



Town of Port Hedland

MINUTES

OF THE

ORDINARY MEETING

OF THE TOWN OF PORT HEDLAND COUNCIL

HELD ON

WEDNESDAY 24 MARCH 2010

AT 5.32 PM

IN COUNCIL CHAMBERS

McGREGOR STREET, PORT HEDLAND

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*Chris Adams  
Chief Executive Officer*

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**OUR COMMITMENT**

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

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**ITEM 1        OPENING OF MEETING****1.1            Opening**

The Mayor declared the meeting open at 5:32 pm and acknowledged the traditional owners, the Kariyarra people.

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

Mayor Kelly A Howlett  
Councillor Arnold A Carter  
Councillor Stan R Martin  
Councillor George J Daccache  
Councillor Jan M Gillingham  
Councillor Steve J Coates  
Councillor David W Hooper  
Councillor Michael (Bill) Dziombak

Mr Chris Adams	Chief Executive Officer
Mr Matthew Scott	Director Corporate Services
Mr Jenella Voitkevich	Acting Director Engineering Services
Mr Paul Martin	Director Community Development
Mr Russell Dyer	Director Regulatory Services
Ms Gaye Stephens	Executive Assistant
Ms Josephine Bianchi	Administration Officer

Members of the Public	11
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Members of the Media	1
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**2.2            Apologies**

Nil.

**2.3            Approved Leave of Absence**

Nil.

**ITEM 3      RESPONSE TO PREVIOUS QUESTIONS TAKEN ON NOTICE****3.1            Questions from Public at Ordinary Council Meeting held on  
Wednesday 24 February 2010***3.1.1        Mr Whalley*

*Is Council building a new heavy haulage transport depot along the North West coastal highway? Also, will any new heavy haulage roads be built?*

Chief Executive Officer advised the heavy haulage route that is planned for the back of Wedgefield is near to completion with regard to design. It is expected that construction will commence around September to December 2010.

He added that a large amount of transport lots are planned to be located to the area west of the existing Shell Roadhouse.

*As the Shire of Roebourne has announced that it will build 100 new units for private employees only, such as shop assistants, with cheap rental; are there any similar project for Port Hedland?*

Mayor confirmed yes.

Mayor added that this has been instigated by the Hon Brendon Grylls and we are currently working on it.

*3.1.2        Mr Wayne Parker*

*With regard to my previous communications with the [Chief Executive Officer] which Privacy Act is the CEO referring to? As previously advised that no building permits are required to build on crown land, can further investigation of this matter be undertaken to prevent unsafe buildings being erected? Shouldn't the same Building Code be applied to all constructors and Council be responsible for this?*

*With regard to a certain gentleman that [has] built without a permit, and without a registered builder, I am told that Council has granted him time to rectify the situation; doesn't Council believe that this is creating a precedent in Port Hedland?*

Mayor advised there has been extensive correspondence between Council and Mr Parker. With regard to the practices, and whether the building is on State or Federal [government] land such as the police station and the hospital which are under the same rule, these are deemed safe as Council's Officers have inspected the buildings.



With regard to the Privacy Act, Council has advised Mr Parker in previous correspondence on how to obtain this information.

### **3.2 Questions from Elected Members at Ordinary Council Meeting held on Wednesday 24 February 2010**

#### *3.2.1 Councillor J M Gillingham*

*When will the new Day Care Centre be opening?*

Chief Executive Officer advised the newly constructed centre is experiencing last minute hold ups, including the finalisation of licensing requirements and building compliance matters. The official opening date has yet to be announced, but should be within two to three weeks.

*[NOTE: Councillor Gillingham read aloud the following letter on behalf of the South Hedland Owners and Trainers Association (Inc.):*

*“February 22<sup>nd</sup>, 2010*

*Dear Councillor Gillingham,*

*I have just been reading the Agenda for the ToPH Ordinary Council Meeting to be held on 24 February, 2010. As I may not be able to make the start of the meeting, could you please ask/make the ToPH council aware of SHOATA's concerns for us please.*

- 1. In regards to Attachment 1, Item 11.5.1.3 Rates Exemption Policy, I have interpreted this as Charitable Organisations (as defined by the ATO) will receive a 100% Concession.*
- 2. Our Club is concerned, that even paying 50% of the rateable charge, it would impose too large a burden on its members and people would start to look at alternate recreation and/or a town to live and work in. Our only source of income is our yearly membership costs and our ongoing water and power bills are paid for by the members (each stable facility has their own water meter and those with power also have their own power meter).*
- 3. On page 237 of the Agenda, in Section 4, the last box asks for “Copies of the current years audited financial statements for the organisation.” According to the Department of Commerce, there is no requirement for Associations to submit annual returns to the department (attached and highlighted in yellow). The imposition of a further expensive cost to every Not for*

*Profit Association in Port Hedland would create more financial burden on our clubs. While we do not see the relevance of this request, we do not have any objections to copies of our Bank Statements and Monthly Financial Reports being requested.*

4. *Finally, there does not appear to be any Appeals Procedure put in place. An Appeals procedure would seem logical if a fair and equitable process is to take place.*

*Yours sincerely,*

*Philip J.Murray  
SHOATA Committee member (Treasurer)"*

**3.3 Questions from Public at Special Council Meeting held on Wednesday 3 March 2010**

Nil.

**3.4 Questions from Elected Members at Special Council Meeting held on Wednesday 3 March 2010**

Nil.

**3.5 Questions from Public at Special Council Meeting held on Wednesday 10 March 2010 at 17:00**

Nil.

**3.6 Questions from Elected Members at Special Council Meeting held on Wednesday 10 March 2010 at 17:00**

**3.6.1 Councillor J M Gillingham**

*Can an Agenda for a Special Council Meeting be delivered to Councillors if they are ready for the Meeting a few days in advance?*

Mayor confirmed yes. The Town will look into being able to do that.

**3.7 Questions from Public at Special Council Meeting held on Wednesday 10 March 2010 at 17:45**

Nil.

**3.8 Questions from Elected Members at Special Council Meeting held on Wednesday 10 March 2010 at 17:45**

**ITEM 4 PUBLIC TIME**

**4.1 Public Questions**

5:33 pm Mayor opened Public Question Time.

*4.1.1 Mr Whalley*

*Does Council have any plans to fill in the ditches on either side of all roads around the Wedgefield area?*

The Engineering Services Manager advised that Council has recently upgraded some ditches along Schillaman Street and is planning on progressively going through Wedgefield and improving on its streets; this is based on an ongoing plan.

*I have been picking up litter such as sheets of plastic, insulation, roof insulation and cardboard from a building site by Captains and Masters Way and Collier Drive; I don't know who is responsible for this, but can Council ensure that all full industrial skip bins on this construction site are emptied promptly?*

Mayor advised yes. The rangers department has been visiting a number of local building sites. Council will also make sure they will have a look in the area specified this evening.

5:35 pm Mayor closed Public Question Time.

**4.2 Public Statements**

5:35 pm Mayor opened Public Statement Time.

*4.2.1 Ms Kellie Loverock – Hedland Playgroup Association (Inc.)*

Ms Kellie Loverock read aloud the following letter addressed to Town of Port Hedland Council Members, Mayor Kelly Howlett and Paul Martin, dated 24 March 2010:

*“ Hedland Playgroup would like to extend a big thank you for the granting of \$20,000 in funds to keep Hedland Playgroup's doors open for the next 12 months. We can not convey the relieve we all feel knowing we have your support. It has not only provided relief but given us a jugs*

*burst of optimism to all current members and a new enthusiasm for all our fundraising events we have planned for the future.*

*A very big thank you to Mayor Howlett your assistance and enthusiasm over the last month, it has been nothing short of inspirational.*

*To Paul Martin and your staff members, we appreciate all your efforts and we look forward in working closely with you over the next year or so in planning another venue for Hedland Playgroup to make it a sustainable fixture in South Hedland's community for many, many years to come.*

*Councillor [former] Jan Ford, thank you for reaching out to us, we look forward to eharing of your experience in local playgroups and this can only be of assistance to us in the future.*

*Playgroup's play sucha an important part in our kids lives but it extends further than that. The friednships us mum's and dad's make from this interaction is invaluable and so necesssary, especially when we live a long way from home.*

*The Town of Port Hedland has just concreted the existence of Hedland Playgroup and we thank you for that.*

*Yours faithfully*

*Kellie Loverock  
Vice-President*

*on behalf of all members of Hedland Playgroup Association (Inc)."*

5:39 pm Mayor closed Public Statement Time.

## **ITEM 5 QUESTIONS FROM MEMBERS WITHOUT NOTICE**

### *5.1 Councillor George Daccache*

*Do we need a paper copy of all minutes as it is a waste of paper?*

Chief Executive Officer advised that if Councillors wish so, staff can email the minutes rather than print out a hard copy for elected members. Staff will circulate a notice to all Councillors to

ascertain who wants emailed copies, and who wants a hard copy; however we do need to produce a hard copy statutorily.

*5.2 Councillor J M Gillingham*

*Residents of 8 Butler Way advise that the laneway by their property has been filled with sand since cyclone George, can Council look into this?*

Mayor advised that Council will look into this.

*5.3 Councillor M Dziombak*

*In relation to the accident last week on the Great Northern Highway, what is happening with the new link road?*

The Chief Executive Officer advised that a tender was advertised in the North West Telegraph a few weeks ago. The design for the new bypass behind Wedgefield is well progressed. Construction is due to start in September 2010 with a 2 year construction program. It is a \$200M project, with \$160M coming from the Federal Government and \$40M from the State Government. It is well progressed, but it will be three years before the project is fully completed.

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

The following Members verbally declared to have given due consideration to all matters contained in the Business Paper presented before the meeting, excepting the Late Item circulated just prior to the meeting:

Cr K A Howlett	Cr J M Gillingham
Cr A A Carter	Cr S J Coates
Cr S R Martin	Cr M (Bill) Dziombak
Cr G J Daccache	Cr D W Hooper

**ITEM 7 CONFIRMATION OF MINUTES OF PREVIOUS MEETING**

**7.1 Confirmation of Minutes of Ordinary Meeting of Council held on Wednesday 24 February 2010**

**200910/306 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr W Dziombak

That the Minutes of the Ordinary Meeting of Council held on Wednesday 24 February 2010 be confirmed as a true and correct record of proceedings, with the following amendment:

1. Item 11.2.2.6 'Proposed Amendment 18 to the Town of Port Hedland Town Planning Scheme No. 5 – Catamore Court, South Hedland' –

**a. insert the following Officer's Recommendation before Council Decision 200910/269 on page 149:**

“Officer's Recommendation

That:

- i) Amendment 18, to Town of Port Hedland Town Planning Scheme No. 5 be adopted with the following changes:
  - a. All lands identified as 'Local Road' amended to Residential.
  - b. The Coding of land adjoining Catamore Court be amended from R30 to R20.
- ii) All required documentation be forwarded to the Western Australia Planning Commission for Ministerial Consent in accordance with the Town Planning Regulations 1967 (as amended).
- iii) The Mayor and Chief Executive Officer be authorized to execute three (3) copies of the amendment documents in accordance with the Town Planning Regulations 1967 (as amended), including the fixing of the Council's seal in the event that the Minister for Planning and Infrastructure approves the Amendment.
- iv) Delegation be given to the Chief Executive Officer to obtain amended subdivision plans that provided for a variety of housing options whilst maximizing the dwelling yield of the land.

- v) Delegation be given to the Director of Regulatory Services to provide comment to the Western Australia Planning Commission on any subdivision proposals on the land affected by Scheme Amendment 18.”
- b. delete the words “/Officer’s Recommendation” from the heading ‘200910/269 Council Decision/Officer’s Recommendation’ on page 149;
- c. delete Clause i) b) of Council’s Decision on page 150; and
- d. insert the following REASON, immediately after Council’s Decision: “REASON: Council supported the higher density residential coding as originally initiated by them for this amendment.”

*CARRIED 8/0*

**7.2 Confirmation of Minutes of Special Meeting of Council held on Wednesday 3 March 2010**

**200910/307 Council Decision/Officer’s Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That the Minutes of the Special Meeting of Council held on Wednesday 3 March 2010 be confirmed as a true and correct record of proceedings.

*CARRIED 8/0*

**7.3 Confirmation of Minutes of Special Meeting of Council held on Wednesday 10 March 2010 at 5:00 pm**

**200910/308 Council Decision/Officer’s Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That the Minutes of the Special Meeting of Council held on Wednesday 10 March 2010 at 5pm be confirmed as a true and correct record of proceedings.

*CARRIED 8/0*

**7.4 Confirmation of Minutes of Special Meeting of Council held on Wednesday 10 March 2010 at 5:45 pm**

**200910/309 Council Decision/Officer's Recommendation****Moved:** Cr A A Carter**Seconded:** Cr J M Gillingham

That the Minutes of the Special Meeting of Council held on Wednesday 10 March 2010 at 5:45 pm be confirmed as a true and correct record of proceedings.

*CARRIED 8/0*

**ITEM 8 ANNOUNCEMENTS BY CHAIRMAN WITHOUT DISCUSSION**

Mayor Howlett's Activity Report for the February/March 2010 period to date follows:

*February 2010*Wednesday, 17<sup>th</sup> February

- Attended 2010 Western Australian RIRDC Rural Women's Award

Saturday, 20<sup>th</sup> February

- Participated In Group "Walk It Hedland" Event At Civic Centre Gardens
- Attended New Teacher Welcome Event At C3 Church, Cr Hooper
- Mayor Coffee Session (Shana's Cafe, Port Hedland)
- Mayor Coffee Session (Muffin Break, South Hedland)

Monday, 22<sup>nd</sup> February

- Mayor Coffee Session (South Hedland Library)
- Meeting With David Abbott To Discuss Updating Hedland Regional Partnership Agreement.
- Visit and Tour Of South Hedland Fire Brigade

Wednesday, 24<sup>th</sup> February

- Meeting With Jabat Dance, Director Community Development
- Weekly Media Meeting, Deputy Mayor
- Weekly Catchup Deputy Mayor and Mayor Meeting
- Chair February Ordinary Council Meeting
- Chair Annual General Meeting of Electors

Thursday, 25<sup>th</sup> February

- Participated In Tour of new South Hedland Hospital Site



- Attended Port Hedland Port Authority Community Consultative Meeting
- Attended WA Planning Committee – Pilbara Meeting, Cr Martin, Chief Executive Officer
- Attended LEMC Meeting
- 
- Friday, 26<sup>th</sup> February
- Attended Weekly Catchup Chief Executive Officer, Deputy Mayor and Mayor Meeting
- Meeting With Centauri Project Manager Dan Caddy – Port Hedland Tourist Park
- Meeting With Auzcorp Mark Irving, Deputy Mayor
- Attended Spoilbank Project Working Group Meeting, Deputy Mayor, Cr Dziombak, Cr Daccache, Chief Executive Officer
- Meeting With Port Hedland Primary School Principal Kane Benson
- Meeting With LandCorp Aaron Grant and Peter McNally

Saturday, 27<sup>th</sup> February

- Attended St Vincent De Paul “Volunteers Thank You” Afternoon Tea

*March 2010*

Tuesday, 2<sup>nd</sup> March

- Attended Tour Of Andrew McLaughlin Community Centre
- Attended Audit and Finance Working Group Meeting, Deputy Mayor, Cr Dziombak, Chief Executive Officer and Directors
- Attended Site Inspection Of Deepwater Illegal Dumping At Deepwater With Peter Starling
- Attended Red Cross Community Group Future Planning Workshop

Wednesday, 3<sup>rd</sup> March

- Attended Staff Housing Working Group Meeting, Deputy Mayor, Cr Dziombak, Chief Executive Officer, Director Community Development, Director Engineering Services and Director Corporate Services
- Chair Special Council Meeting and Informal Briefing Council, Deputy Mayor, Cr Daccache, Cr Gillingham, Cr Coates, Cr Dziombak, Cr Hooper, Chief Executive Officer and Directors
- Weekly Media Meeting, Deputy Mayor
- Weekly Catchup Deputy Mayor and Mayor Meeting
- Meeting With Hedland Playgroup Inc Committee and Director Community Development

Thursday, 4<sup>th</sup> March

- Meeting and Tour Hedland Play and Learn (South Hedland Tafe Campus)
- Meeting Cassia Education Support Principal Deepmala Pillay and Presentation By Students
- Meeting With South Hedland New Living Cec Stapleton and Dept Housing General Manager Commercial and Business Operations Paul Whyte, Chief Executive Officer
- Meeting With President Muslim Womens Association
- Attended BHPBIO CCG Meeting, Cr Daccache
- Participated In Group "Walk It Hedland" Event At JD Hardie Centre

Friday, 5<sup>th</sup> March

- Tour YMCA Early Learning Centre, Deputy Mayor, Cr Daccache
- Attended BHPBIO/TOPH Joint Projects Working Group Meeting, Deputy Mayor, Cr Daccache, Chief Executive Officer and Director Community Development
- Attended South Hedland Labor Party Movie Premiere Fundraiser – Bran Nu Dae

Sunday, 7<sup>th</sup> March

- Participated in TOPH Clean Up Australia Day Activities At Pretty Pool
- Attended and Guest Speaker Soroptimist International – Port Hedland International Women's Day Event, Cr Gillingham

Monday, 8<sup>th</sup> March

- Meeting With Port Hedland Dentist (Peter) Accommodation Issues
- Meeting With Representatives South Hedland Swans Football Club, Cr Daccache, Director Community Development
- Attended Unveiling Of Well Women's Centre Hedland Women's Banner

Tuesday, 9<sup>th</sup> March

- Attended Meet and Greet WA Breastfeeding Association At Well Women's Centre
- Meeting With Representatives Hedland Ambulance Service
- Photograph In Council Chambers As Part Of FORM – Women Of Hedland Project
- Attended Port Hedland Chamber Of Commerce Business After Hours Event, Deputy Mayor, Cr Dziombak

Wednesday, 10<sup>th</sup> March

- Meeting With Creating Communities Andrew Watt and Mark Davis
- Participated In Grocon Potential Hedland Investment Tour Event, Deputy Mayor, Manager Economic and Land Development
- Meeting with LandCorp's Mike Moloney, Peter McNally, Ben Killigrew
- Attended Tender Opening - 09/32 Stairway To The Moon and EOI For Multi Purpose Recreation Centre, JD Hardie And Marquee Park
- Weekly Media Meeting, Deputy Mayor
- Weekly Catchup Deputy Mayor and Mayor Meeting
- Chair Special Council Meeting and Informal Council Briefing Deputy Mayor, Cr Gillingham, Cr Coates, Cr Dziombak, Cr Hooper, Chief Executive Officer and Directors

Thursday, 11<sup>th</sup> March

- Meeting With Mark Bancroft and Andrew Patterson (Taylor Burrell Barnett) Update South Hedland New Living
- Meeting With Centauri Project Manager Dan Caddy – Port Hedland Tourist Park and Manager Planning Services
- Chair Aboriginal Affairs Working Group Meeting, Director Community Development and Manager Community Development
- Chair Combined Hedland Charitable Organisations Meeting

Friday, 12<sup>th</sup> March

- Attended Christian Blind Mission Fundraising Dinner

Saturday, 13<sup>th</sup> March

- Mayor Coffee Session (Shana's Cafe, Port Hedland)
- Mayor Coffee Session (Muffin Break, South Hedland)

Monday, 15<sup>th</sup> March

- Participated In PRC Tourism Working Group Meeting
- Meeting and Tour with Baler Primary School Principal Pauline Johnson
- Weekly Catch up Chief Executive Officer, Deputy Mayor and Mayor Meeting
- Participated In Group "Walk It Hedland" Event At Civic Centre Gardens

Mayor also advised Council of the following:

Attended the interviews for the new CEO position for the Pilbara Regional Council, and an appointment is anticipated soon.

Attended a number of meetings with LandCorp and the following was discussed;

- Tender Evaluation for the South Hedland CBD was closed last week. An announcement and joint press release will be prepared by LandCorp and distributed soon.
- The Murdoch Drive extension will be starting in 4-6 weeks
- Major drainage earthworks are to be completed by June 2010 and civils for future stages to be finished by November 2010
- Balance lot of 6,600m<sup>2</sup> to be tendered in June/July 2010
- Pretty Pool road refurbishment project commences 12 April 2010, during school holidays. All affected residents have been advised in writing
- LandCorp to work with WA Country Health Service with regard to the demolition and decommissioning program for the current hospital site

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

### **9.1            Councillor A A Carter**

Councillor A A Carter advised he attended the Port Hedland Dust Management Taskforce at Council Chambers on 23 March 2010 where Mr Bill Marmion, representing the Premier as Parliamentary Secretary for State Development, presented a very comprehensive report.

### **9.2            Councillor G J Daccache**

Councillor G J Daccache attended the Swans AGM on 10 March 2010 and advised the Club needs to discuss outstanding grounds hire charges with Director Corporate Services. Mayor Kelly Howlett asked Councillor G J Daccache how the Saturday Sports Conference went and Councillor G J Daccache advised it went well and that Peter Matera was a great ambassador.

### **9.3            Councillor J M Gillingham**

Councillor J M Gillingham advised she recently attended the Isolated Children's Parent's Association (ICPA) conference in Perth and that it was motioned for an administration officer at Curtin University to be reassigned locally. The Mayor advised she would like to be kept up to date with regard to this matter.

**9.4 Councillor S J Coates**

Councillor S J Coates advised that the Corruption and Crime Commission (CCC) was in Port Hedland last week for educational community consultation , and that the main points of discussion related to how to identify, prevent, report and deal with areas of misconduct.

**9.5 Councillor M Dziombak**

Councillor M Dziombak advised that the Port Hedland Chamber of Commerce and Industry elected him as President until October 2010. Also, a new Board of Directors for the Hedland Community Foundation (which is an initiative of the Big Sky Group) was formed and Cr Dziombak was elected Chairperson.

**ITEM 10 PETITIONS/DEPUTATIONS/PRESENTATIONS/  
SUBMISSIONS****10.1 Auzcorp – Area B**

*[NOTE: Ms Michelle Hurba, Chief Executive Office of Auzcorp Pty Ltd presented to Council following Agenda Item 11.2.1.3]*

**ITEM 11 REPORTS OF OFFICERS****11.1 Governance – Status of Council Decisions**

Nil.

**11.2 Regulatory and Community Services****11.2.1 Director Regulatory Services***11.2.1.1 Monthly Report – Regulatory Services (File No.: 13/04/0001)*

**Officer** Nellie Mackay  
Executive Assistant  
Regulatory Services

**Date of Report** 11 March 2010

Disclosure of Interest by Officer Nil

**Summary**

Report on activities for the month of February 2010 within the Regulatory Services directorate for Council's information.

**Background**

Regulatory Services report monthly to Council on services provided and provides updates on the directorates progress towards the Strategic Plan.

Consultation Nil

Statutory Implications Nil

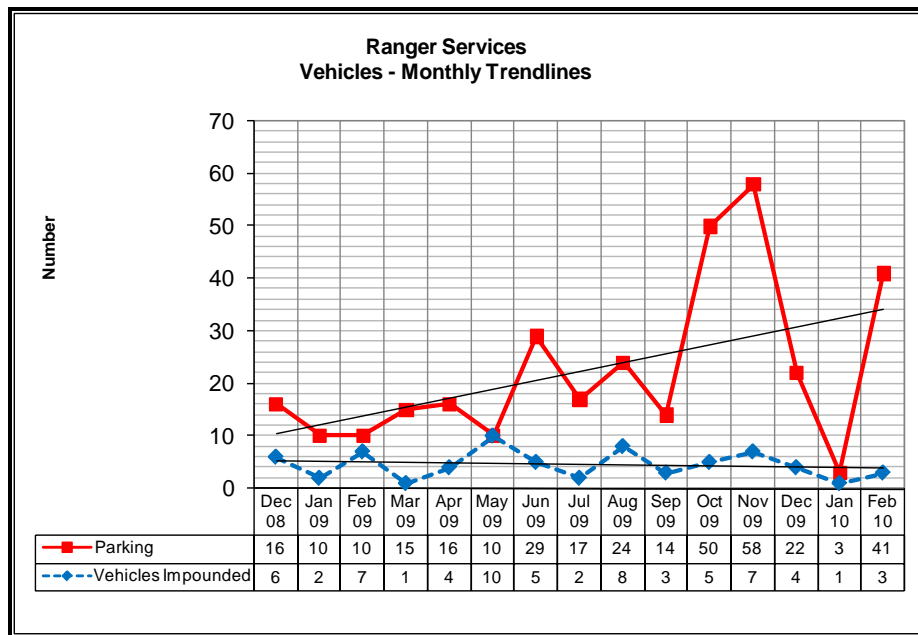
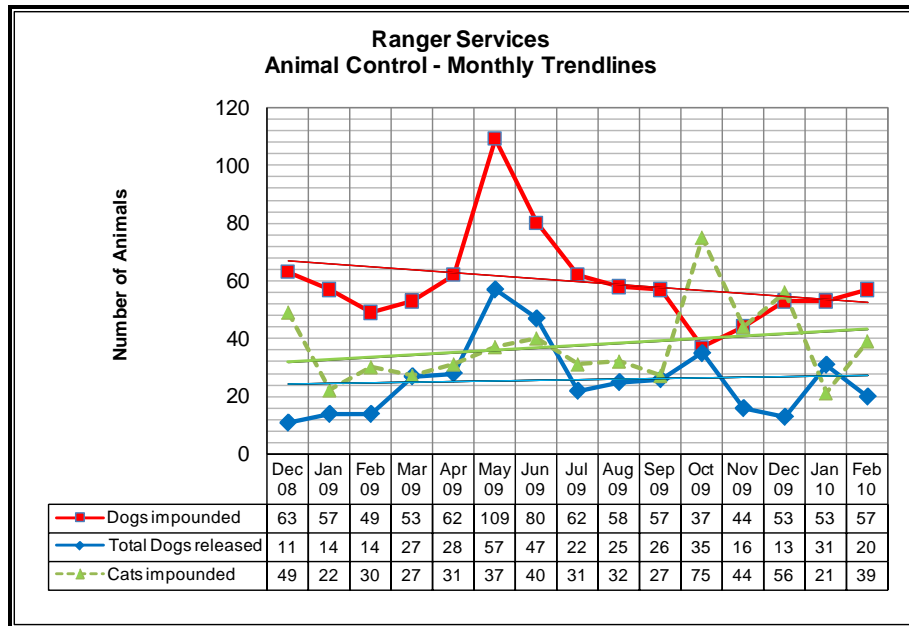
Policy Implications Nil

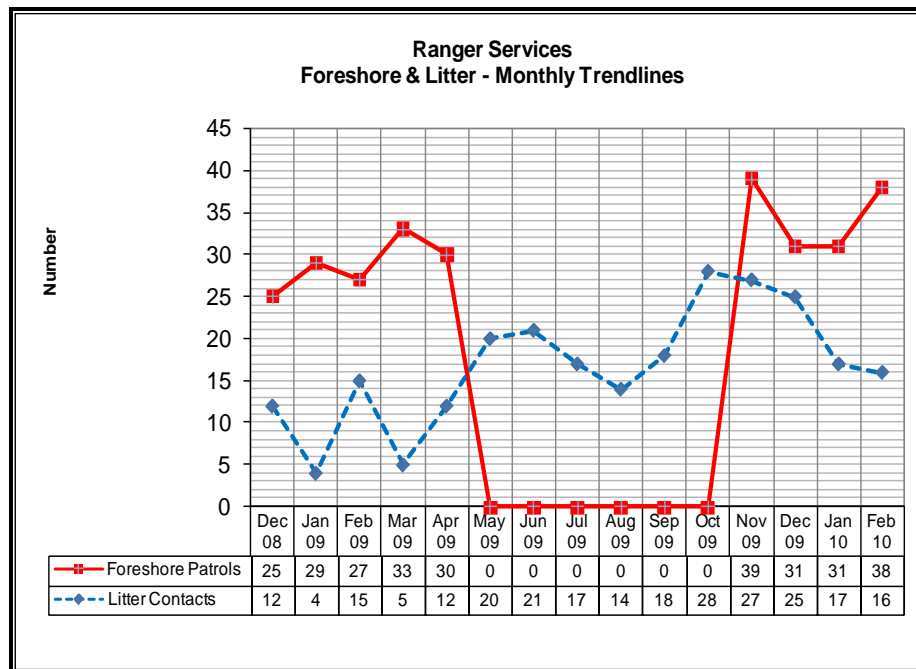
Strategic Planning Implications Nil

Budget Implications Nil

Officer's Comment Nil

Environmental Health Services – Ranger Statistics



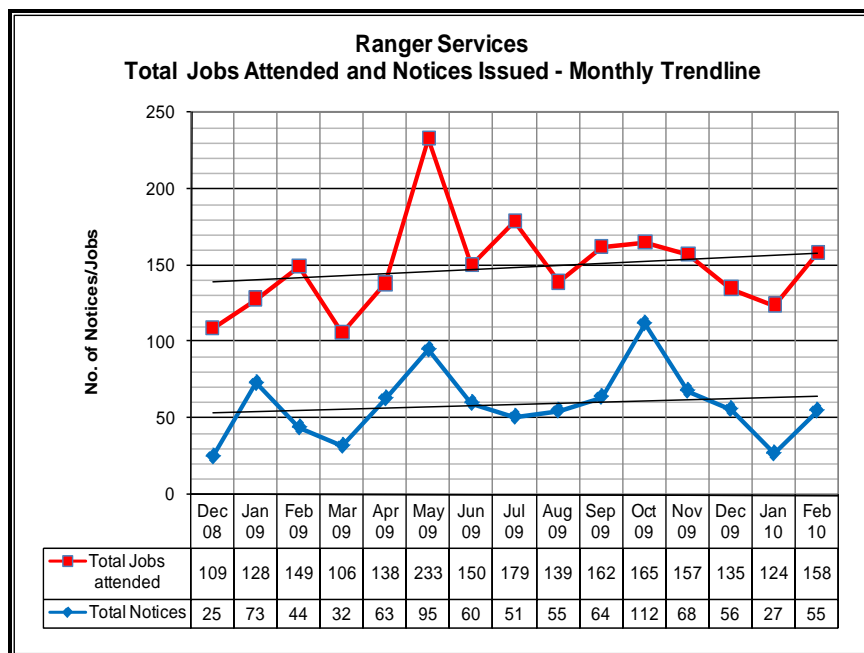


N.B. Dedicated foreshore patrols conducted in Turtle season only.

As an indication of the extent of works which the following table covers, "Total Jobs", the following ranger related areas are covered:

- Dogs - complaints, attacks, barking complaints, wandering at large, surrender of dogs
- Feral cat pickups and cat complaints
- Dead dog and cat pickups on roads and roadside
- Applications for a third dog property inspections
- Fox trapping
- Injured wildlife
- Injured or maimed cattle
- Snake calls
- Animal welfare complaints
- Littering complaints including litter on verge
- Drinking and littering in parks and reserves
- Off road vehicle complaints
- Parking complaints
- Abandoned vehicles
- Caravan and camping complaints
- Issue of fire permits
- Firebreak property inspections
- Fire related calls





*Plan for the Future 2008-2013 Progress Report*

Council's Regulatory Services Directorate has provided an update on the projects that they are currently managing in line with the current Plan for the Future 2008-2013. The attached report provides an update on the progress and status of the strategies within the Regulatory Services Directorate.

**Attachments**

Plan for the Future Works Programme for Regulatory Services for the period 1 July 2009 to 30 June 2010

**200910/310 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council receives the Regulatory Services Report for February 2010.

**CARRIED 8/0**



<b>PLAN FOR THE FUTURE WORKS PROGRAMME FOR REGULATORY SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010</b>			
<b>Officer</b>	<b>Plan for the Future Key Result Area / Goal / Strategy</b>	<b>Strategy</b>	<b>COMMENTS</b>
DRS	KRA 2 - Community Pride Goal 1 - Litter Strategy 3	Review legislative alternatives that are available to Council to improve the visual appearances of untidy properties within Town. Implement agreed initiatives.	Item before OCM of March 2010.
MEH	KRA 3 - Community Development Goal 2 - Sports & Leisure Strategy 4	Explore opportunities for the development of an appropriate off-road/recreational driving area that is away from sensitive beach and dune areas.	Report presented to the May meeting and officers to continue to seek new off road areas – complete
MEH	KRA 3 - Community Development Goal 3 - Health Strategy 3	Review Environmental Health service levels to the Town of Port Hedland and develop a Local Public Health Plan based on risk management principals.	<b>Draft Plan is completed and will be presented to the April OCM.</b>
DRS/ MEH	KRA 3 - Community Development Goal 4 - CSCP Strategy 1	Work with partners to engage a Community Safety & Crime Prevention Coordinator/Facilitator whose primary responsibility is to ensure the timely implementation of initiatives listed in the Town of Port Hedland Community Safety & Crime Prevention Plan.	Community surveys completed/stakeholder input received as a result 2010/2013 draft CSCP plan <b>is being presented to CSCP committee. Once endorsed will be submitted to Council for endorsement.</b>
DRS	KRA 3 - Community Development Goal 4 - CSCP Strategy 4	Install CCTV and/or other appropriate security measures for identified crime and safety "hot spots".	Contractor on site early March to finalise placement of poles and other preparation works. <b>Meeting of working group scheduled for 18 March 10. MOU drafted and awaiting final approval/signature from WAPolice and Horizon Power</b>
MP	KRA 4 - Economic Development Goal 5 - Town Planning & Building Strategy 2	Develop Local Planning Scheme No. 6	Confirmation from WAPC that changes to the model text may still be a long way away, project will be revived.
<b>ONGOING KRA'S</b>			
MP / CEO	KRA 2 - Community Pride Goal 1 - Litter Strategy 4	Work with key stakeholders to commence implementation of the south Hedland CBD Structure Plan to significantly improve the appearance and vitality of this area.	Structure Plan has been forwarded to WAPC for endorsement. Council has support the land activities (vesting, subdivision, amalgamations etc) to facilitate the Town Centre Development. LandCorp and the Administration continue to work with key stakeholders (partners) to implement the recommendations of the structure plan.
MBS	KRA 2 - Community Pride Goal 3 - Townscape Strategy 2	Review, update and continue to implement Council's 5 year Civic Buildings Cyclical Maintenance and Captial Development Plan.	<b>Updated. 5 year plan presented to Council on 10 March 2010. Long term maintenance planning under constant review.</b>
MEH	KRA 3 - Community Development Goal 3 - Health Strategy 4	Monitor commercial and industrial activities that have potential negative impacts on the community, and actively seek Department of Environment and Conservation enforcement of regulatory standards.	Working relationship with the DEC in Karratha has been established and is ongoing.

<b>PLAN FOR THE FUTURE WORKS PROGRAMME FOR REGULATORY SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010</b>			
<b>Officer</b>	<b>Plan for the Future Key Result Area / Goal / Strategy</b>	<b>Strategy</b>	<b>COMMENTS</b>
DRS	KRA 3 - Community Development Goal 4 - CSCP Strategy 2	In conjunction with the Police and other stakeholders, develop initiatives that discourage street drinking, littering, graffiti and other anti-social behaviour in public places and implement appropriate actions.	<i>Program of joint Police and Town of Port Hedland patrols continuing.</i>
MEH	KRA 3 - Community Development Goal 4 - CSCP Strategy 3	Adopt a community based emergency risk management process for the Town, and co-ordinate the development of response plans to natural disasters through the Local Emergency Management Committee (LEMC)	A new booklet titled "Cyclones & You. Be Aware - Be Prepared" has been prepared and distributed. <i>ToPH recovery plan review has been completed and presented to March briefing session.</i> <i>ToPH Emergency Management arrangements to be reviewed.</i> <i>ToPH Cyclone and Tidal Surge Management Plan to be reviewed (internal arrangements).</i>
DRS / CEO	KRA 4 - Economic Development Goal 2 - Mining Strategy 2	Review all mining and port development proposals to ensure that any negative impacts on the community due to their construction or operational activities are minimised.	Ongoing.
MP	KRA 4 - Economic Development Goal 5 - Town Planning & Building Strategy 1	Work with key stakeholders to ensure that the Land Use Master Plan is implemented.	Amendment Scheme 22 has been initiated by Council and forwarded to the Environmental Protection Authority (EPA). EPA has requested a report be prepared, quotes are currently being requested to prepare the required report.
MP	KRA 5 - Environment Goal 1 - Waste Management Strategy 4	Actively pursue the relocation of the Wedgefield Tox Free facility to a location that does not have the land use conflicts that the existing facility currently presents.	Ongoing. Will be picked up in Town Planning Scheme No. 6.
MEH	KRA 5 - Environment Goal 1 - Waste Management Strategy 5	Support water re-use initiatives including residential grey water reuse.	Ongoing.
MEH	KRA 6 - Governance Goal 5 - Policy & Legislation Strategy 3	Work with key agencies to review and develop Council policies in relation to fire prevention and fire management.	A close working relationship with the fire services in Hedland has been established. Currently in process of negotiating on purchase of new Ranger vehicle which will double as a fire response unit as was approved in 09/10 budget. This vehicle has been ordered and will be taking delivery soon. <i>Bush Fire Management Plan to be reviewed by May 2010.</i>

REGULATORY SERVICES - Royalties for Regions Projects Schedule																
Legend																
Commenced Project	Project Completed															
Milestones	On-going project															
Officer	Description	A/c Number	R4R	Jan-10	Feb-10	Mar-10	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	COMMENTS
<b>2009/10 FUNDING</b>																
DCRS	CCTV Stage I CCTV Stage II	503498 503496	110,000 500,000			Contractor on site										Orders placed for supply and installation of antenna as alternative to use of Telstra tower - WAPol approved pending signing of MOU. Tender for Stage 2 - head-end works at airport now not required as present contractor for stage 1 is preferred WALGA supplier. Contractor on site early March to finalise placement of poles and other preparation works. <i>Meeting of working group scheduled for 18 March 10. MOU drafted and awaiting final approval/signature from WAPolice and Horizon Power</i>
MBS	Public Toilets at boat ramps (x2), Cemetery Beach Park (x2) and the Port Hedland Skate Park (x1)	1010311 & 1010410	600,000	Approval granted												Quotes received and item to Council Ordinary meeting for 27 January for approval to commence. Approved through Council 27/1/10 for 5 automated toilets to be procured. <i>Toilets Ordered and awaiting delivery.</i>



*11.2.1.2 Delegated Planning, Building and Environmental Health Approvals and Orders for February 2010 (File No.: 18/07/0002 & 07/02/0003)*

**Officer** Nellie Mackay  
Executive Assistant  
Regulatory Services

**Date of Report** 12 March 2010

Disclosure of Interest by Officer Nil

**Summary**

This item relates to the Planning and Building approvals and Environmental Health Orders considered under Delegated Authority for the month of February 2010. A list of current legal actions is also incorporated.

**Background**

A listing of Planning, Building and Environmental Health approvals and Orders issued by Council's Planning, Building and Environmental Health Services under Delegated Authority for the month of February 2010 are attached to this report. Further to Council's request a listing of current legal actions is also attached to this report.

Consultation Nil

**Statutory Implications**

Town of Port Hedland Delegation Register 2005 outlines the limitations of delegated authority and requires a list of approvals made under it to be provided to Council. This report is prepared to ensure Council is advised of the details of applications which have been dealt with under delegated authority.

Policy Implications Nil

Strategic Planning Implications Nil

Budget Implications Nil

Officer's Comment Nil

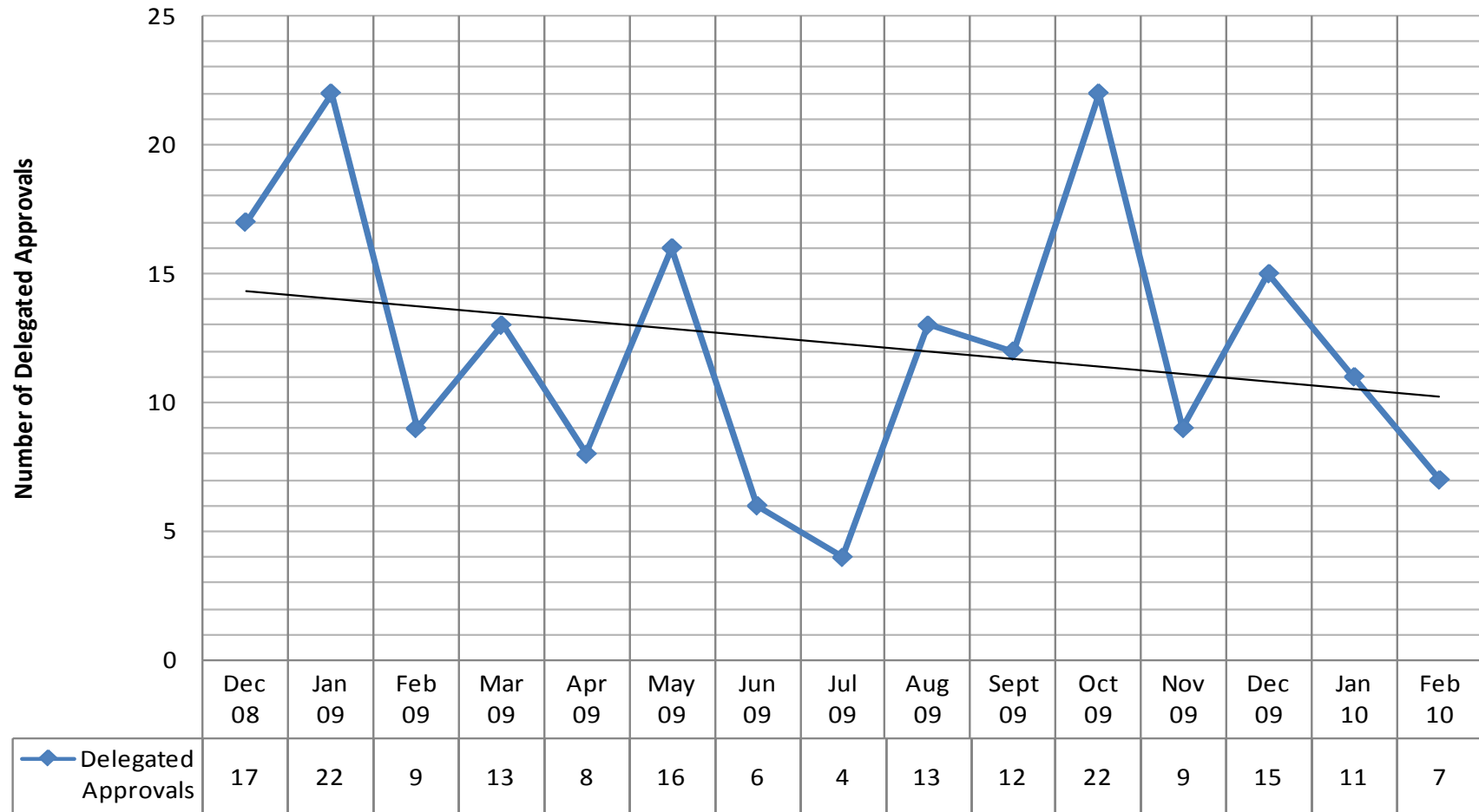
## DELEGATED PLANNING APPROVALS FOR FEBRUARY 2010

PLANNING APPROVALS								
Application Number	Application Date	Date Determined	Description	Lot	Address	Owners Name	Applicants name	Development Value
2009/205	30/04/2009	16/02/2010	GROUPED DWELLING - R CODE VARIATION - 2x Grouped Dwellings with R Code variations - wall heights, open space, site coveratge etc.	132	2 PUNDUL AVENUE SOUTH HEDLAND 6722	REAGAN MICHAEL CHAMBERLAIN	REAGAN MICHAEL CHAMBERLAIN	\$851,000.0
2009/477	20/08/2009	17/02/2010	GROUPED DWELLING - 5x two storey	200	2 HOWE STREET PORT HEDLAND 6721	LASSO HOLDINGS PTY LTD	HELEN TAYLFORTH	\$1,800,000.0
2009/707	06/11/2009	03/02/2010	TRANSIENT WORKFORCE ACCOMMODATION - Store room addition 18m x 12m	5871	5-7 SCHILLAMAN STREET WEDGEFIELD 6724	COMPASS GROUP (AUSTRALIA) PTY LTD	Kim Burges	\$72,000.0
2009/714	11/11/2009	12/02/2010	GROUPED DWELLING - 1 x 2 bedroom dwelling and 3 x 1 bedroom dwellings	249	68 MORGANS STREET PORT HEDLAND 6721	PASQUALE VERSACI	PASQUALE VERSACI	\$500,000.0
2009/748	01/12/2009	02/02/2010	SINGLE HOUSE - R CODE VARIATION - Primary street setback and open space provisions	595	14 YIKARA DRIVE PORT HEDLAND 6721	BRADLEY DUNCAN HOGG	Helen Brody	\$540,625.0
2009/768	17/12/2009	01/02/2010	STORAGE FACILITY / DEPOT/ LAYDOWN AREA - undercover maintenance area	985	11-13 PEAWAH STREET WEDGEFIELD 6724	MARWYN NOMINEES PTY LTD	Dion Italiano	\$150,000.0
2010/2	08/01/2010	16/02/2010	RURAL SETTLEMENT - Dwelling addition - Strelley Community	258	LOC 179 FORREST LOCATION PORT HEDLAND AREA 6721	CROWN	NBC Aboriginal Corporation	\$327,863.0



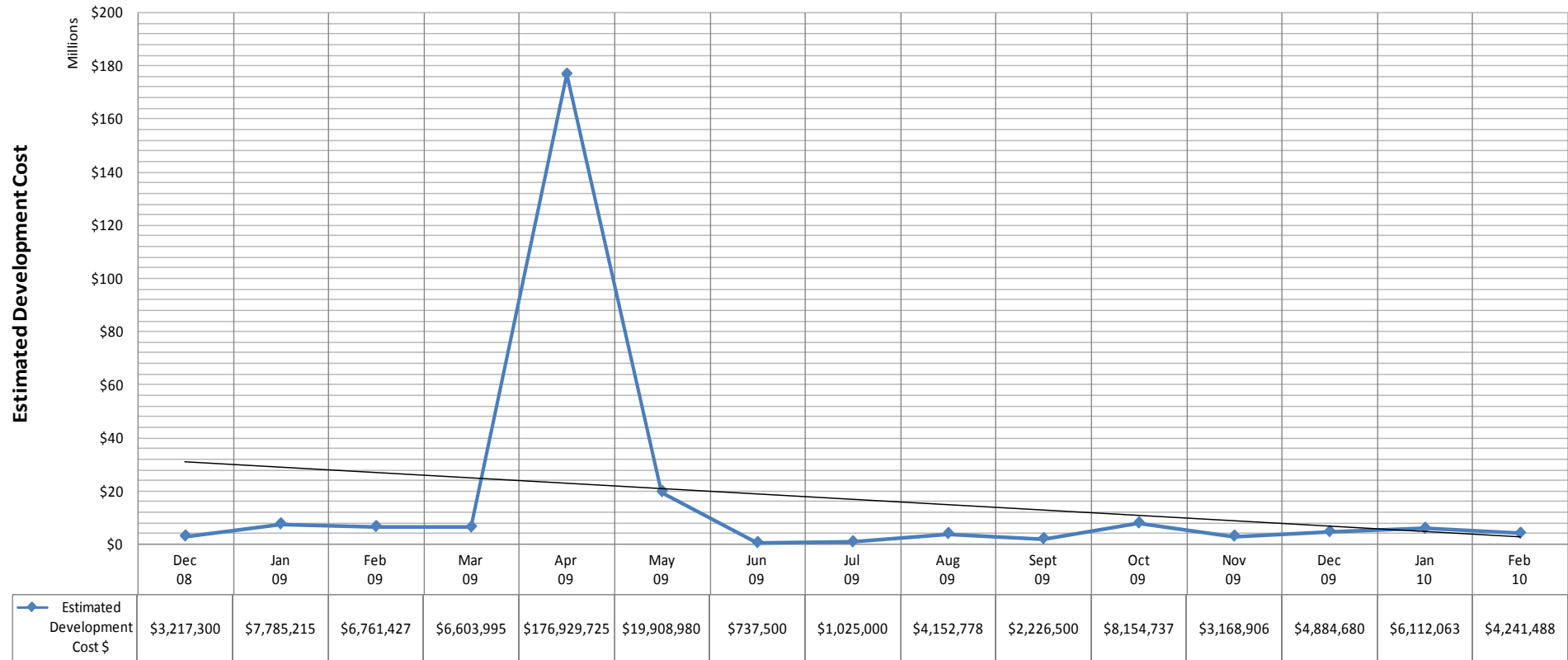
DELEGATED PLANNING APPROVALS FOR FEBRUARY 2010

**Summary & Trendline of  
Town Planning Delegated Approvals**



DELEGATED PLANNING APPROVALS FOR FEBRUARY 2010

Summary & Trendline of  
Town Planning Delegated Approvals  
Estimated Development Costs



*Note: April 2009 Estimated Development Cost included \$150,000,000 for Port Haven development and \$25,000,000 for RPG5.*

## DELEGATED BUILDING APPROVALS FOR FEBRUARY 2010

<b>BUILDING LICENCES</b>						
<b>Licence Number</b>	<b>Decision Date</b>	<b>Locality</b>	<b>Description of Work</b>	<b>Estimated Construction Value (\$)</b>	<b>Floor area square metres</b>	<b>Building Classification</b>
80815	01.02.2010	SOUTH HEDLAND	Outbuilding	\$18,361	54	Class 10a
80824	09.02.2010	SOUTH HEDLAND	Carport	\$6,750	36	Class 10a
80826	10.02.2010	SOUTH HEDLAND	Outbuilding	\$9,000	9	Class 10a
80831	12.02.2010	SOUTH HEDLAND	Patio	\$10,500	38	Class 10a
80832	12.02.2010	SOUTH HEDLAND	Patio	\$12,000	52	Class 10a
80835	17.02.2010	PORT HEDLAND	Patio	\$29,000		Class 10a
80840	18.02.2010	SOUTH HEDLAND	Patio	\$15,000	19	Class 10a
80841	18.02.2010	SOUTH HEDLAND RURAL	Stable	\$19,000	112	Class 10a
80825	09.02.2010	SOUTH HEDLAND	Shelter	\$13,655	16	Class 10b
80827	10.02.2010	SOUTH HEDLAND	Retaining Walls	\$20,000		Class 10b
85069	12.02.2010	PORT HEDLAND	Swimming Pool - B/G	\$34,191		Class 10b
85070	12.02.2010	SOUTH HEDLAND	Swimming Pool - A/G	\$8,000		Class 10b
85071	12.02.2010	SOUTH HEDLAND	Swimming Pool - B/G	\$36,000		Class 10b
85072	12.02.2010	PORT HEDLAND	Swimming Pool - B/G	\$33,000		Class 10b
85068	12.02.2010	SOUTH HEDLAND	Swimming Pool - B/G	\$33,000		Class 10b
80833	17.02.2010	SOUTH HEDLAND	Retaining Wall	\$6,800		Class 10b
85073	24.02.2010	SOUTH HEDLAND	Swimming Pool - A/G	\$5,000		Class 10b
80816	02.02.2010	PORT HEDLAND	Dwelling	\$771,000	176	Class 1a
80817	03.02.2010	SOUTH HEDLAND	Ancillary Accommodation	\$219,408	70	Class 1a
80819	04.02.2010	SOUTH HEDLAND	Addition to Existing Dwelling	\$286,000	145	Class 1a
80820	05.02.2010	SOUTH HEDLAND	Dwelling	\$320,000	251	Class 1a
80821	06.02.2010	SOUTH HEDLAND	Dwelling	\$405,000		Class 1a
80823	09.02.2010	PORT HEDLAND	Dwelling	\$497,270	261	Class 1a
80828	11.02.2010	SOUTH HEDLAND	Grouped Dwelling	\$283,126	121	Class 1a
80829	11.02.2010	SOUTH HEDLAND	Dwelling	\$450,000	149	Class 1a
80769	11.02.2010	SOUTH HEDLAND	Dwelling	\$330,000	139	Class 1a

## DELEGATED BUILDING APPROVALS FOR FEBRUARY 2010 Cont'd...

<b>BUILDING LICENCES Cont'd...</b>						
<b>Licence Number</b>	<b>Decision Date</b>	<b>Locality</b>	<b>Description of Work</b>	<b>Estimated Construction Value (\$)</b>	<b>Floor area square metres</b>	<b>Building Classification</b>
80830	12.02.2010	SOUTH HEDLAND	Additions to existing Dwelling	\$200,000	210	Class 1a
80834	17.02.2010	SOUTH HEDLAND	Dwelling	\$294,752	185	Class 1a
80838	18.02.2010	PORT HEDLAND	Dwelling	\$547,239	171	Class 1a
80839	18.02.2010	PORT HEDLAND	Dwelling	\$547,239	171	Class 1a
80837	18.02.2010	PORT HEDLAND	Dwelling	\$547,239	171	Class 1a
80836	18.02.2010	PORT HEDLAND	Dwelling	\$750,000	328	Class 1a
80842	19.02.2010	SOUTH HEDLAND	Dwelling	\$520,000	242	Class 1a
80844	23.02.2010	SOUTH HEDLAND	Dwelling	\$519,660	274	Class 1a
80843	23.02.2010	SOUTH HEDLAND	Dwelling	\$444,100	233	Class 1a
80847	24.02.2010	PORT HEDLAND	Dwelling	\$547,239	171	Class 1a
80846	24.02.2010	PORT HEDLAND	Dwelling	\$547,239	171	Class 1a
80845	24.02.2010	PORT HEDLAND	Additions to existing Dwelling	\$60,000	58	Class 1a
80848	24.02.2010	PORT HEDLAND	Dwelling	\$547,239	171	Class 1a
80849	26.02.2010	SOUTH HEDLAND	Dwelling	\$390,000	235	Class 1a
80822	09.02.2010	PORT HEDLAND	251 x Accommodation Units	\$21,299,000	15180	Class 3
80818	04.02.2010	WEDGEFIELD	Office Block and Ablutions	\$450,000	255	Class 5
<b>42</b>	<b>TOTAL ESTIMATED CONSTRUCTION VALUE</b>			<b>\$32,078,646</b>		

## DELEGATED BUILDING APPROVALS FOR FEBRUARY 2010 Cont'd...

**DEMOLITION LICENCES**

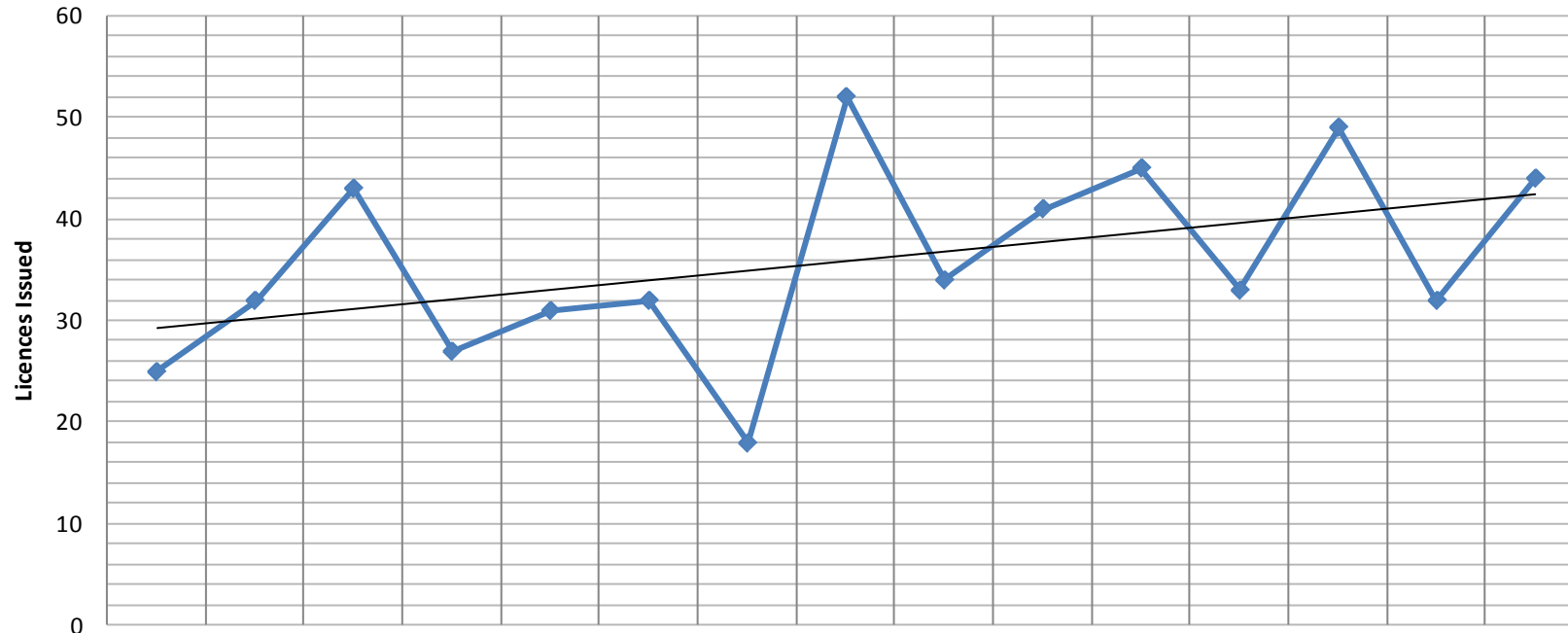
Licence Number	Approval Date	Locality	Description of Work	Estimated Construction Value (\$)
83058	10.02.2010	PORT HEDLAND	Demolition of Restaurant	\$10,000
83059	11.02.2010	PORT HEDLAND	Demolition of Dwelling	\$27,500

**SUMMARY**

Number of Licences	Licence Type	Estimated Construction Value	Floor Area in square metres	Average cost per square metre
2	Demolitions	\$37,500		
23	Dwellings	\$10,023,750	4,103	\$2,443
8	Class 10a	\$119,611	320	\$374
9	Class 10b	\$189,646		
2	Commercial	\$21,749,000	15,435	\$2,146
0	Other	\$0		
<b>44</b>		<b>\$32,119,507</b>		

DELEGATED BUILDING APPROVALS FOR FEBRUARY 2010 Cont'd...

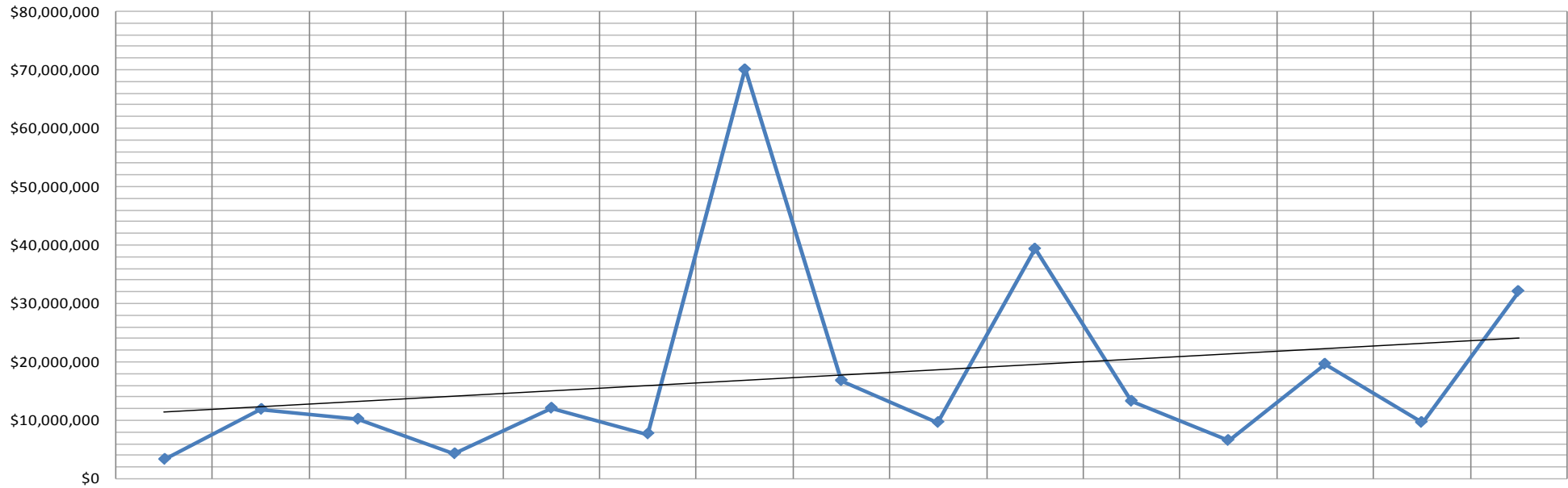
**Summary & Trendline for Building Licence Approvals**



	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10
◆ No of Licences Issued	25	32	43	27	31	32	18	52	34	41	45	33	49	32	44

DELEGATED BUILDING APPROVALS FOR FEBRUARY 2010 Cont'd...

**Summary & Trendline of  
Estimated Construction Value of Building Licences Issued**



	Dec-08	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10
Estimated Construction Value \$	\$3,244,322	\$11,840,566	\$10,139,570	\$4,209,939	\$12,042,120	\$7,619,823	\$70,243,761	\$16,776,179	\$9,586,773	\$39,405,765	\$13,239,101	\$6,495,176	\$19,610,421	\$9,595,165	\$32,119,507

DELEGATED ENVIRONMENTAL HEALTH ORDERS FOR FEBRUARY 2010

**Current Health Orders under Delegated Authority by Environmental Health Services**

<p>30 Weaver Place, South Hedland (Fauntleroy/Mills)</p>	<p>Building Unfit for Human Habitation</p>
<p>207a &amp; 207b Athol Street, Port Hedland (I Yujnovich)</p>	<p>~ SAT hearing occurred 11/8/09. Residences to be restored in accordance with Structural Engineers Report.                  ~ Site meeting on 14/9/09 identified degree of concern that required works outlined in the RSA may not be completed by next scheduled SAT hearing of 17/9/09.                  ~ Hearing listed for 17/9/09 has been vacated and relisted for 22 October 2009.                  ~ Application to SAT by Yujnovich to defer 22/10. Approved and relisted for SAT hearing 26/11/09.                  ~ SAT gave extension until 4 February 2010.                  ~ Inspection occurred 5/2/10 wherein works not completed as ordered.                  ~ Defendant's lawyers requested further extension. Town advised to maintain SAT trial as scheduled for 24/2/2010.                  ~ <b>Relisted for 14/4/2010.</b></p>



## CURRENT LEGAL MATTERS BEING UNDERTAKEN AS AT FEBRUARY 2010

CURRENT LEGAL MATTERS					
File No.	Address	Issue	First Return Date	Current Status	Officer
<b>WEDGEFIELD</b>					
121670G	Lot 3 Trig Street (J Yujnovich)	Non-compliance with planning conditions	~ First return date 21/1/09	~ Court hearing date 14/4/09 ~ Adjourned until 25/5/09. ~ Adjourned to 6/7/09 ~ Trial 23/11/09 ~ Due to length of trial, Court adjourned trial on 23/11 for a mention in Perth on 11/12/09 for a trial date to be set in Perth. ~ Set for trial allocation in Perth on 16 February 2010. ~ <b>Trial set down for 13 &amp; 14 September 2010 in Perth. ToPH witnesses to attend.</b>	MP
803175G	Lot 1402 (34) Pinnacles Street (National Tyres)	Illegal Residential dongas and office		~ Instruction & Docs sent to Solicitors 15 April 09 ~ Further information required prior to prosecution notice to be filed/served.	MP
124590G	Lot 1029 (4) Ridley Street (Carey Gardner Engineering)	Illegal Residential dongas		~ Instruction & Docs sent to Solicitors 4 September 09	MP
125890G	Lot 3787 (2) Munda Way (Macpherson, Pilbara Earthmoving)	Illegal Residential dongas		~ Instruction & Docs sent to Solicitors 7 September 09	MP
<b>REDBANK</b>					
116770G	Lot 134 Roche Road (Western Desert)	Illegal laydown area	~ First Return date 21/1/09	~ Adjourned to 27/2/09 ~ Hearing on 27/2/09 adjourned to 28/4/09 ~ Adjourned until 29/5/09. ~ Court hearing date 29/5/09 adjourned until 6/7/09 ~ Entered into a plea to be heard 4/8/09 - adjourned ~ Court 31/8/09 - matter adjourned ~ Matter adjourned to 21 September 09 ~ Allocated for Court 12 October 09 ~ Adjourned until 30/10/09. ~ 30/10/09 Found guilty and fined \$15,000 with \$1,000 costs. Arrangements being made for payment of fine. ~ Invoiced 9/11/09. Payment not received to date. ~ <b>Unpaid fine lodged with FER.</b>	MP
<b>SOUTH HEDLAND RURAL ESTATE</b>					
1554422G	Lot 11 (39-41) Greenfield St Outlook Contracting	Illegal development and storage of heavy vehicles		~ 11/8/09 fined \$20,000 plus court costs \$700 ~ 21/9/09 case reinstated by Outlook Contracting on grounds of not receiving summons for court appearance on 11/8/09. Fines withheld until court resolved. ~ Court date to set a hearing date 25/1/2010. ~ Trial date set for 9/7/2010.	MP
154412G	Lot 2 (5-7) Quartz Quarry Road (Macpherson - Sunsatin P/L t/as Pilbara Earthmoving)	Earth Moving business & repairs being operated from the property	~ First return date 21/1/09	~ Adjourned to 27/2/09 ~ Adjourned to 20/4/09 ~ Adjourned to 15/6/09 ~ Adjourned to 7/7/09 for plea ~ Listed for Trial 16/11/09 ~ Early listing application 30/10/09 to vacate 16/11. ~ Trial of 16/11/09 vacated until 22/4/2010.	MP

## CURRENT LEGAL MATTERS BEING UNDERTAKEN AS AT FEBRUARY 2010

CURRENT LEGAL MATTERS Cont'd...					
File No.	Address		First Return Date	Current Status	Officer
<b>SOUTH HEDLAND</b>					
	Nil				
<b>PORT HEDLAND</b>					
400330G	83 Athol Street (P Oldenhuis)	Health - Asbestos removal	~ First Return date 25/2/09	<ul style="list-style-type: none"> <li>~ No appearance by Mr Oldenhuis</li> <li>~ Court hearing date 28/4/09 adjourned until 29/5/09.</li> <li>~ Plea hearing date 13/7/09</li> <li>~ Trial 16/11/09 heard to 7pm.</li> <li>~ Decision handed down 23/11 - guilty and issued \$250 in fines and \$4250 in costs.</li> <li>~ Fine registered with FER by Solicitors as not paid by due date.</li> <li>~ <b>Fine unpaid to date.</b></li> </ul>	MEH
108970G	40 Morgans Street (Pilbara Earthmoving)	Health - Asbestos removal	~ First Return date 14/12/09	<ul style="list-style-type: none"> <li>~ First Return date 14/12/09</li> <li>~ Plea hearing date set for 1/2/2010.</li> <li>~ Deferred to 8/3/10 for a Mention.</li> <li>~ Matter adjourned to 3/5/10 for a plea hearing.</li> <li>~ <b>Adjourned to 3/5/10 for plea hearing.</b></li> </ul>	MEH
19/02/0002	M Tompkins	Parking Infringement Parking in loading zone without permission - Wedge Street, Port Hedland	~ First Return date 22/3/10	~ Listed for mention in court 22/3/10	CRS

**Attachments**

Nil

**200910/311 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That the Schedule of Planning and Building approvals, Environmental Health Orders issued by Delegated Authority and the listing of current legal actions for the month of February 2010 be received.

***CARRIED 8/0***

*11.2.1.3 Statutory Options to Improve the Aesthetic Appearance of Properties (File No.: 19/01/0003)*

**Officer** Terry Sargent  
Director Regulatory Services

**Date of Report** 9 March 2010

Disclosure of Interest by Officer Nil

**Summary**

A report to consider legislative options available to Council in order to address the visual appearance of untidy properties within the Town.

**Background**

In adopting its Strategic Plan Council chose to undertake a range of community initiatives aimed at developing community pride. Among those initiatives was an investigation of the legislative options available to the Council in order to address the problem of so many properties within the Town being maintained in an unsightly condition.

The review effectively confirmed that legislative options are limited to the following alternatives:

1. *Local Laws:*

- (a) Under the Health Act, Council can adopt Local Laws that relate to the accumulation of refuse and disused materials. This is quite common throughout the state and will address some issues more effectively than Council's current Health Local Laws. It will not be an effective tool in resolving all matters relating to the untidy appearance of properties but is an option worthy of consideration.
- (b) Under the Local Government Act, Council could adopt a specific Local Law relating to the "tidiness" or general appearance of properties, perhaps limited to the appearance as viewed from the street. This is not a widely used approach, but provided it was properly drafted, Council could prescribe, in a Local Law, the standards to be maintained by property owners and/or occupiers. This is likely to be seen by the community as a very heavy handed and bureaucratic approach.
- (c) Also under the Local Government Act, Council could adopt a more general Local Law relating to nuisances, which by definition can include failing to maintain the appearance of a property.

This is more general in its application and less prescriptive than option 1.a) above, but could be more difficult to prove to the satisfaction of a court, should that be necessary.

2. *Town Planning Scheme Provisions.*

The Town of Port Hedland Town Planning Scheme 5 is quite unusual in that it is almost, if not entirely, silent on the subject of maintaining the appearance of properties. It is quite common for a TPS in WA, and elsewhere, to include references that oblige property owners to maintain their property in a standard which doesn't have a detrimental impact on the streetscape or neighbouring properties. If not drafted and implemented properly, this can be problematic but is probably the most effective vehicle available to Council in order to provide a legislative framework with which Council can seek to effect a change in the approach taken by property owners.

When it is intended to effect a change in attitude, culture or community acceptance, the effectiveness of any legislative instrument depends on effective enforcement/compliance capacity. It also depends to a very large extent on its inclusion within a suite of other initiatives that ensure enforcement of legislation is the last resort (the carrot and stick) reserved for those who do not respond to the more proactive approaches.

### **Consultation**

While the matter has been widely investigated and comparisons have been undertaken with other local governments, no formal consultation has been required to date.

### **Statutory Implications**

No specific legislative change is required to implement the recommended course of action before the proposed drafting of scheme 6

### **Policy Implications**

There are no direct policy implications

### **Strategic Planning Implications**

KRA2- Community Pride

Goal 1 – Litter

Strategy – 3

Review legislative alternatives that are available to Council to improve the visual appearances of untidy properties within the Town. Implement agreed initiatives.

## **Budget Implications**

There are no direct budget implications associated with beautification works resulting from initiatives proposed as these works will not be undertaken by the Town. Additional changes to the Town Planning Scheme and other administrative costs associated with the proposal will be undertaken within existing resource allocations.

## **Officer's Comment**

Of the legislative options suggested, the preferred option and the most widely adopted throughout WA is through the Town Planning Scheme provisions.

In order to achieve any real measure of success in improving the standard of appearance of properties throughout the Town it will be necessary to change the outlook of property owners and occupiers. Absentee landlords and investors need to appreciate there is value to be gained by investing into their property and locally based investors or owner/occupiers need to appreciate the same values and to also be motivated to assume broader sense of ownership and pride in their properties and neighbourhoods.

There is no evidence that legislation alone, no matter how precise, well drafted and well administered, is the most effective method of changing community attitudes so it is suggested that legislative change should follow other community initiatives and incentives. This is also quite timely in that the Town Planning Scheme is currently under review.

It is suggested that community support could be most effectively won for improving the appearance of the Town by a 3 stage approach with the blunt instrument of legislation being the final step.

### *Stage 1. Incentives*

While large cash bonuses are an effective method of motivating change, this could be very expensive and any goodwill created could be lost in acrimonious appeals from people who feel they should qualify but are judged to fall just short of the mark.

Instead it is suggested that a sponsored prize draw (similar to the rates incentive scheme) be staged periodically with eligibility limited to those properties (residential and commercial) that meet or exceed a basic set of aesthetic criteria.

### *Stage 2. Naming and Shaming*

Given that this is intended to motivate rather than cause offence or harm, a well directed program of identifying properties that are examples of the unacceptable, should be an incentive to prevent properties from falling into

disrepair rather than an open and public berating of individuals. This could be done by any of a number of methods.

At the extreme end photos and details could be regularly published, or at the other more conservative end of the spectrum (preferred option), Council could periodically receive a report of those properties deemed ineligible for inclusion in the prize sponsored draw.

### *Stage 3. Town Planning Scheme Amendment*

This is potentially the most effective of the statutory options available to Council and inclusion of *appropriate* provisions in the new scheme, (Town Planning Scheme 6) when it is adopted, could be effective in seeking out the standard of presentation the Council hopes to achieve in the Town as it becomes a City.

Again it should be stressed that this mechanism alone will not be effective and should be included with the previous initiatives.

Accordingly it is recommended that Council:

- Establish an annual sponsored prize draw for the owners of properties (residential and commercial) that are deemed to be maintained in a visually appealing and tidy condition.
- Receive an annual report listing those properties which are deemed to be not maintained in a visually appealing and tidy condition.
- Ensure that suitable provisions are included within the drafting of the Town of Port Hedland Town Planning Scheme 6, to assist Council to improve the visual appearances of untidy properties within the Town.

### **Attachments**

Nil

### **Officer's Recommendation**

That Council:

Establish an annual sponsored prize draw for the owners of properties (residential and commercial) that are deemed to be maintained in a visually appealing and tidy condition.

Receive an annual report listing those properties which are deemed to be not maintained in a visually appealing and tidy condition.

Ensure that suitable provisions are included within the drafting of the Town of Port Hedland Town Planning Scheme 6, to assist Council to improve the visual appearances of untidy properties within the Town.

### **200910/312 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council:

- i) Establish an annual sponsored prize draw in conjunction with Community Tidy Towns for the owners of properties (residential and commercial) that are deemed to be maintained in a visually appealing and tidy condition.
- ii) Receive an annual report listing those properties which are deemed to be not maintained in a visually appealing and tidy condition.
- iii) Ensure that suitable provisions are included within the drafting of the Town of Port Hedland Town Planning Scheme 6, to assist Council to improve the visual appearances of untidy properties within the Town.

***CARRIED 8/0***



6:55 pm Presentation by the Chief Executive Officer of Auzcorp Pty Ltd

*NOTE: Auzcorp presented the Town of Port Hedland with a CD Rom however the viewing was cut short due to technical problems. Auzcorp will look into burning the CD for the Town of Port Hedland.*

**11.2.2 Planning Services****11.2.2.1 Proposed Storage Facility/Depot/Laydown Area –Office and washbay alterations, variation to setback, Lot 5913, 44 Moorambine Street, Wedgefield (File No.: 802145G)**

<b>Officer</b>	Luke Cervi Planning Officer
<b>Date of Report</b>	24 February 2010
Application No.	2009/777
Disclosure of Interest by Officer	Nil

**Summary**

Council has received an application from Custom Construction WA Pty Ltd on behalf of Bungardee Pty Ltd, for a Storage Facility/Depot/Laydown Area – Office and wash bay alterations at Lot 5913, 44 Moorambine Street, Wedgefield. The proposal includes a variation to the street setback of the office from Moorambine Street.

The application is referred to Council for determination as the proposal does not comply with a provision of the Town of Port Hedland Town Planning Scheme No.5.

**Background***The Site*

The site is zoned Industry under the Town of Port Hedland Planning Scheme No. 5 (TPS 5). The site is rectangular in shape and comprises an area of approximately 5979m<sup>2</sup>. The land is on the edge of the Wedgefield Special Control Area with the land to the north being reserved Other Public Purposes – Port Facilities and the land to the West reserved Conservation Recreation and Natural Landscapes. The site is currently approved for Storage Facility/Depot/Laydown Area purposes and is occupied by Gravity Crane Services.

*The Proposal*

The proposal is for alterations to an office and wash bay associated with an existing Storage Facility/Depot/Laydown Area. A verandah and carport are proposed to be added to the office and upgrades to the existing wash bay to achieve better water management and environmental outcomes are also proposed. The proposed verandah and carport would be between 4 and 4.9m from the Moorambine Street Boundary which conflicts with

Section 6.7.8 of TPS 5 which requires a minimum 6m setback from the front boundary.

### **Consultation**

The application has been forwarded to the Town's Building Services section who have indicated that they have no objection to the proposal, however a Building Licence would be required.

### **Statutory Implications**

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

### **Policy Implications**

Nil

### **Strategic Planning Implications**

Nil

### **Budget Implications**

An application fee of \$203.00 was paid on lodgement and deposited into account 10063260.

### **Officer's Comment**

The proposal does not meet with the 6m setback requirements of Section 6.7.8 of TPS5. Although the purpose of the setback is not specified within TPS5, minimum setbacks are a common provision within schemes generally to achieve a consistent or desired streetscape and/or amenity.

Section 6.1.2 of TPS5 enables Council to approve an application that does not comply with a development requirement prescribed by TPS5 if it is satisfied that it would be consistent with the objectives of TPS5. In this regard, it is considered that the relevant objectives of the setback development requirement is to provide a desired streetscape and/or amenity.

It is considered that the verandah and carport addition will enhance the appearance of the building from the streetscape and have a positive impact on the amenity of the area. The proposed encroachment into the street setback will not detract from the surrounds.

### *Options*

Council has the following options for dealing with the matter:

1. Approve the application as submitted.
  2. Refuse the application.
- It is recommended that the application be approved subject to conditions.

### **Attachments**

1. Locality Plan
2. Site Plan
3. Floor Plan
4. Elevation Plan

### **200910/313 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council approves the planning application submitted by Custom Constructions WA Pty Ltd on behalf of Bungardee Pty Ltd, for a Storage Facility/Depot/Laydown Area – Office and washbay alterations at Lot 5913, 44 Moorambine Street, Wedgefield subject to the following conditions:

1. This approval relates only to the proposed STORAGE FACILITY/DEPOT/LAYDOWN AREA – Office and washbay alterations and other incidental development, as indicated on the approved plans. It does not relate to any other development on this lot.
2. The Town of Port Hedland Town Planning Scheme No. 5 defines '*Storage Facility/Depot/Laydown Area*' as:  
  
'any land, buildings or other structures used for the storage and transfer of goods including salvaged items, the assembling of prefabricated components of products and includes milk, transport and fuel depots and salvage yards'.
3. In regard to Condition 2 the use of the office building that is the subject of this approval shall be incidental to the use of the site in accordance with the abovementioned definition.
4. This approval to remain valid for a period of twenty-four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only.
5. Prior to the commencement of the proposed use, the driveways and crossover must be designed and constructed in accordance with Council's Crossover Policy 9/005.

6. An approved effluent disposal system shall be installed for wastewater disposal from the wash down bay to the specification of the Town's Environmental Health Services and to the satisfaction of the Manager of Planning. Be advised that the effluent disposal system may also require the approval of the Department of Environment and Conservation.
7. A minimum of 6 car parking spaces are to be provided in conjunction with the proposed building to the satisfaction of the Manager Planning.
8. Any unenclosed area of the site used for storage must be provided with on site carparking bays at a rate of 1 space per 100m<sup>2</sup> or part thereof in addition to the carparking bays required by condition 7, all to the satisfaction of the Manager Planning.
9. Prior to the development first being occupied, the car parking bays and access way must be designed in accordance with the requirements of the Town of Port Hedland Town Planning Scheme No. 5 - Appendix 8. Such areas are to be constructed, sealed, drained, kerbed, marked and signposted and thereafter maintained to the satisfaction of the Manager Planning.
10. Stormwater disposal to be designed in accordance with Council's Engineering Department Guidelines, and all to the satisfaction of the Manager Planning.
11. Within 30 days of this approval, a detailed landscaping plan for the development site including the first 3m adjacent to the primary street (Moorambine Street) and the adjoining road verge, shall be submitted to and approved by the Manager Planning. The plan to include species and planting details with reference to Council's list of Recommended Low-Maintenance Tree and Shrub Species for General Landscaping included in Council Policy 10/001.
12. Within 60 days, or such further period as may be agreed by the Manager Planning, landscaping and reticulation to be established in accordance with the approved detailed plans to the satisfaction of the Manager Planning.
13. Appropriate dust suppression measures must be implemented at all times where any operation on the site is likely to generate a dust nuisance to nearby properties and be to the satisfaction of the Manager Planning.
14. No accommodation or habitation is permitted in the building approved as part of this application.

15. Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from beyond the boundaries of the development site.

FOOTNOTES:

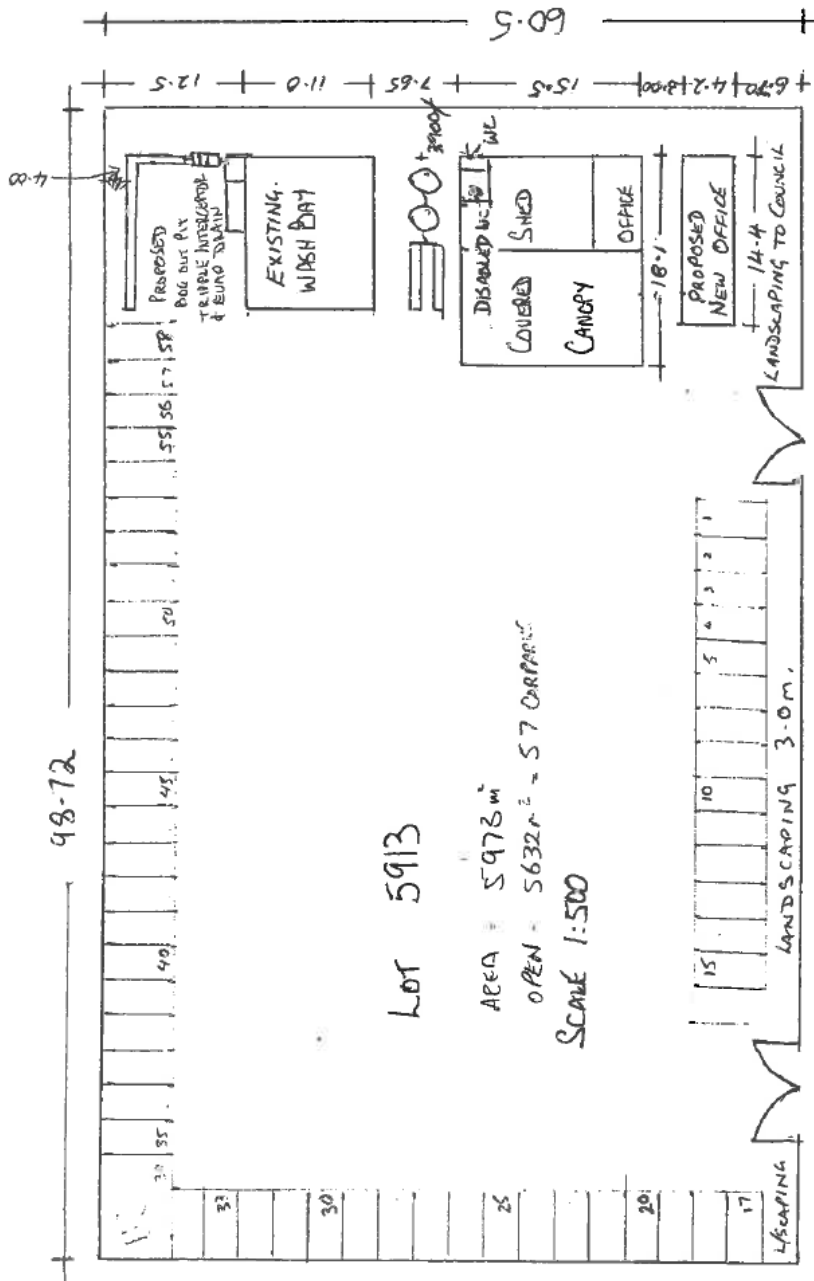
1. You are reminded that this is a Planning Approval only and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements.
2. The applicant must comply with any DEC conditions for Wash Down Bay operation
3. The applicant/owner is required to lodge an application for a Building Licence under the provisions of the Building Regulations and approval from the Town of Port Hedland before commencing any works whatsoever
4. In relation to Conditions 5 & 10 please contact the Manager Infrastructure Development 9158 9350 for further details.
5. The applicant, developer and/or operator are advised that the operations must be conducted in accordance with the Environmental Protection (Unauthorised Discharges) Regulations 2004.
6. During construction and subsequent use, the operation is to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 in respect to noise but, notwithstanding, the operations to have due regard to the health and amenity of any person in the vicinity.
7. The developer to take note that the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year Annual Recurrence Interval cycle of flooding could affect any property below the ten (10)-metre level AHD. Developers shall obtain their own competent advice to ensure that measures adopted to avoid that risk will be adequate. The issuing of a Planning Consent and/or Building Licence is not intended as, and must not be understood as, confirmation that the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.
8. Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.

**CARRIED 8/0**

ATTACHMENT 1 TO AGENDA ITEM 11.2.2.1



ATTACHMENT 2 TO AGENDA ITEM 11.2.2.1



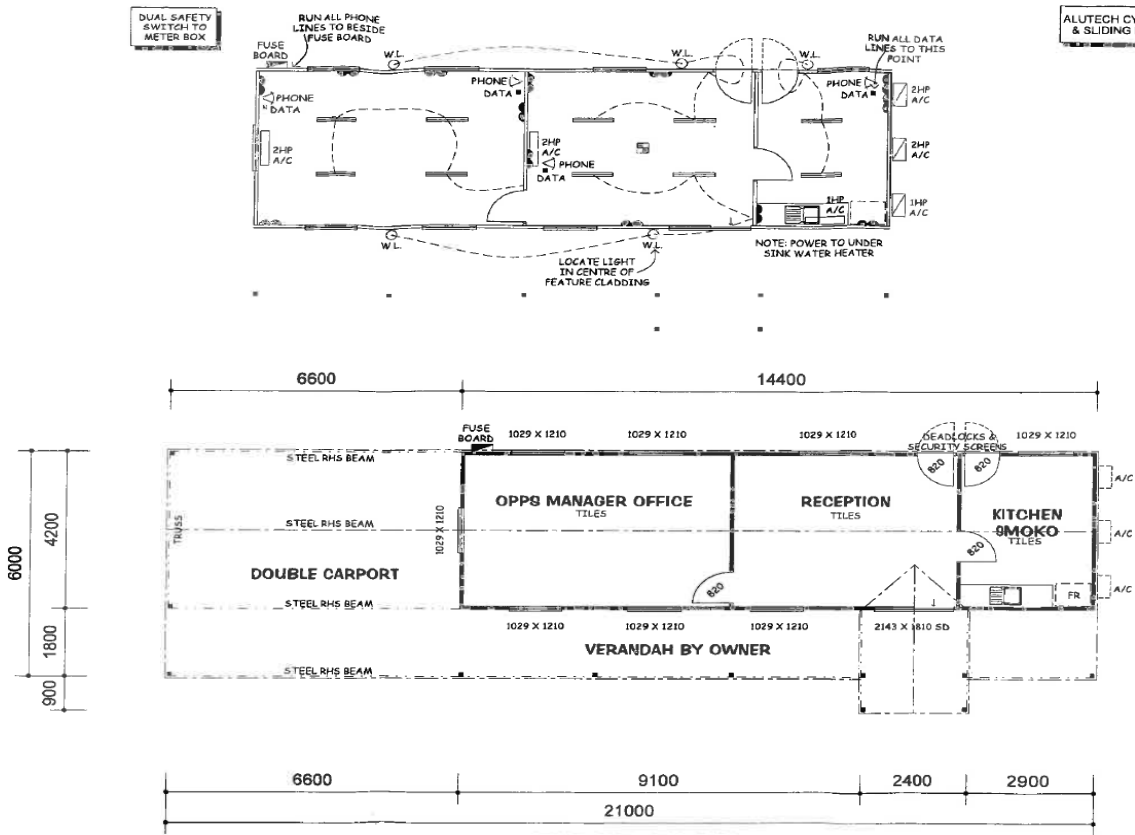
MOORAMBINE STREET



ATTACHMENT 3 TO AGENDA ITEM 11.2.2.1

**LEGEND**

- BUNKER FITTING WALL LIGHT POINT
- CEILING LIGHT BAYONET POINT
- RECESSED DOWN LIGHT POINT
- 36W. DOUBLE TUBE FLURO (OPT.)
- TWO WAY SWITCH
- LIGHT FITTING (SUPPLIED BY OWNER)
- SINGLE POWER POINT
- DOUBLE POWER POINT
- QUADRUPLE POWER POINT
- FLUMED CEILING EXHAUST FAN
- FLUMED HEAT / FAN / LIGHT UNIT (SUPPLIED BY OWNER)
- SMOKE DETECTOR HARD WIRED WITH 9V BATTERY BACK UP
- CAT 5 DATA POINT
- TELEPHONE POINT
- SWEEP FAN
- SWEEP FAN / LIGHT
- SPLIT SYSTEM A/C EXTERNAL UNIT
- SPLIT SYSTEM A/C INTERNAL UNIT



PROPOSED RESIDENCE FOR:  
**TIM PURCELL  
 SUPER FUND**  
 LOT 5913 MOORAMBIANE ROAD  
 PORT HEDLAND

DATE:	REVISION DESCRIPTION:

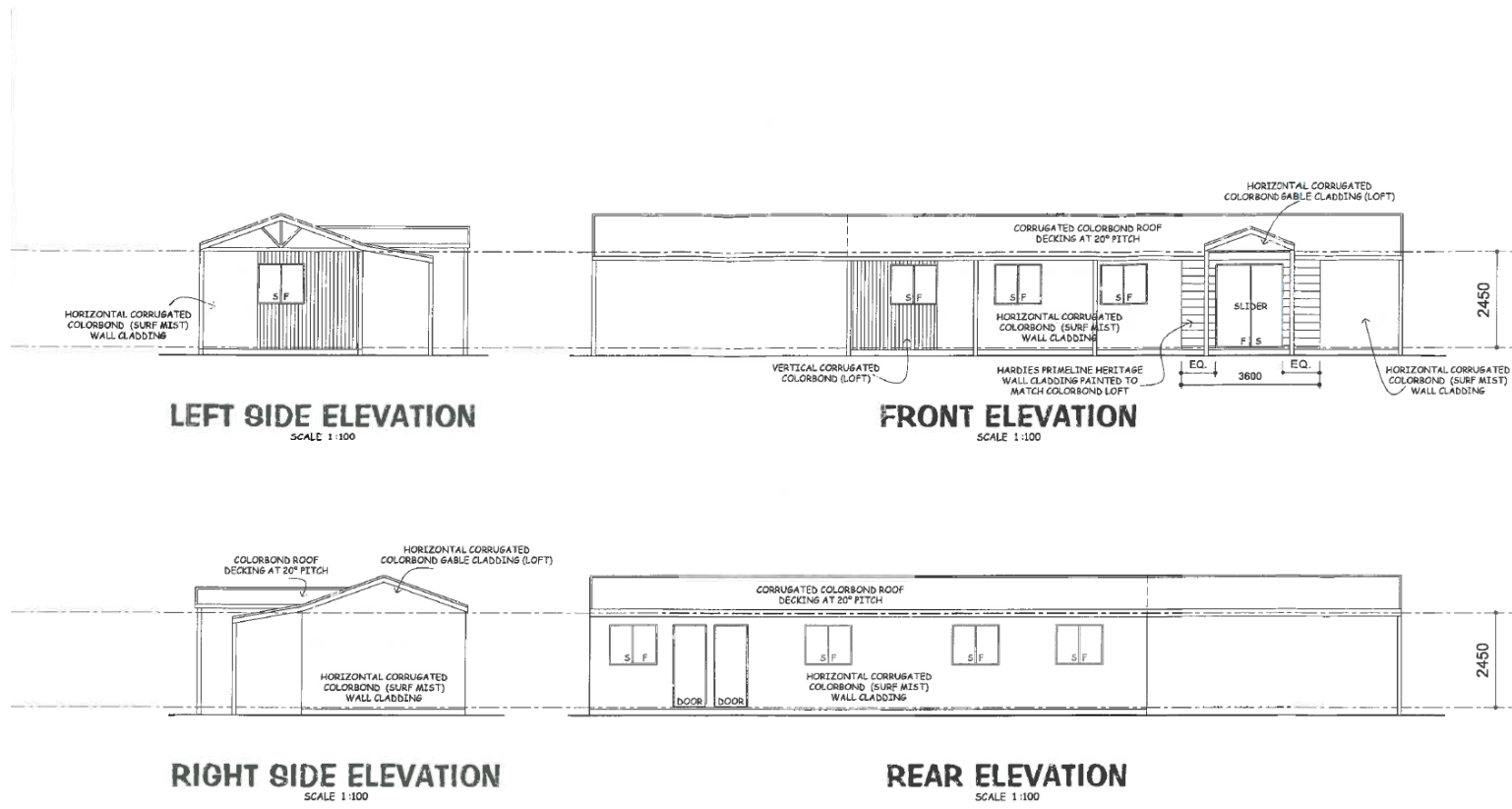
JOB No:  
**911230**  
 DATE: 14/12/2009  
 DRAWN: S.A.L.  
 SHEET No:  
**1 of 4**

PIVOT WAY Pty. Ltd. A.C.N. 053 739 512 A.B.N. 66 053 739 512 TRADING AS  
**McGrath Homes**  
 A.B.N. 37 226 564 377 - REGISTERED BUILDER NUMBER 8570  
 31 CHALLENGE BOULEVARD, WANGARA, W.A. 6065  
 PO BOX 1229, WANGARA, W.A. 6947  
 TELEPHONE: 9302 1131 FAX: 9302 1132  
 COUNTRY TOLL FREE: 1800 62 1131  
 WEBSITE: [www.mcgrathhomes.com.au](http://www.mcgrathhomes.com.au)  
 EMAIL: [mcgrathhomes@mcgrathhomes.com.au](mailto:mcgrathhomes@mcgrathhomes.com.au)

**MANUFACTURERS OF  
 CONCRETE FLOORED PRE-BUILT HOMES**

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ATTACHMENT 4 TO AGENDA ITEM 11.2.2.1



PROPOSED RESIDENCE FOR:  
**TIM PURCELL  
 SUPER FUND**  
 LOT 5913 MOORAMBIANE ROAD  
 PORT HEDLAND

DATE:	REVISION DESCRIPTION:

JOB No: **911230**  
 DATE: 14/12/2009  
 DRAWN: S.A.L.  
 SHEET No: **4 of 4**

PIVOT WAY Pty. Ltd. A.C.N. 053 739 512 A.B.N. 86 053 739 512 TRADING AS  
**McGRATH HOMES**  
 A.B.N. 37 226 554 377 - REGISTERED BUILDER NUMBER 9570  
 31 CHALLENGE BOULEVARD, WANGARA, W.A. 6065  
 PO BOX 1229, WANGARA, W.A. 6947  
 TELEPHONE: 9302 1131 FAX: 9302 1132  
 COUNTRY TOLL FREE: 1800 62 1131  
 WEBSITE: [www.mcgrathhomes.com.au](http://www.mcgrathhomes.com.au)  
 EMAIL: [mcgrathhomes@mcgrathhomes.com.au](mailto:mcgrathhomes@mcgrathhomes.com.au)



MANUFACTURERS OF  
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*11.2.2.2 Proposed Grouped Dwellings x 10 and 13 Lot Survey Strata Subdivision of Lot 251 DP61447, 13 Rutherford Road, South Hedland (File No.: 113352G)*

**Officer** **Leonard Long**  
Manager Planning

**Date of Report** 5 March 2010

**Application No.** **2010/9 & 2010/45**

**Disclosure of Interest by Officer Nil**

### **Summary**

Council has received an application from Trend Developments Pty Ltd on behalf of Pulitano Building Co to construct in addition to the existing 2 dwellings, 10 grouped dwellings on Lot 251 DP61447, 13 Rutherford Road, South Hedland.

In addition, Council has received a request for comments regarding the Survey Strata subdivision of the proposed grouped dwellings from WAPC. Under the delegation approved by Council on 13 December 2006 (as amended), the Director Regulatory Services may not determine applications of 10 or more grouped dwellings or provide referral comments to subdivisions.

As the ultimate development will consist of 12 grouped dwellings and a Survey Strata Subdivision creating 13 lots (1 lot for each grouped dwelling and 1 common lot being the access way), Council determination is required.

### **Background**

#### *The Site*

Lot 251 DP61447 is rectangular in shape and measures 4734m<sup>2</sup>, and is wholly within a Residential Zone. The site previously consisted of two lots with one lot being coded R20 and the other lot R30.

The lots have been amalgamated and a scheme amendment has been completed to recode the amalgamated lot to R30.

The site has two road frontages being Rutherford Road and Murdoch Drive. However, Council's Engineering Department have prohibited vehicle access to Murdoch Drive from this site.

#### *The Proposal*

The lot is currently developed with 2, 3 bedroom units it is proposed to develop the site with an additional 10 dwellings, being single storey 4 bedroom colorbond clad dwellings.

The applicant has also submitted an application to the Western Australian Planning Commission to permit a Survey Strata Subdivision of the development into 13 lots, consisting of 12 residential lots and 1 common property (access way).

### **Consultation**

The department has requested comments from the adjoining neighbour on the eastern side (Lot 252) for the incorporation of a retaining wall over 500mm (up to 1.1m) in height along part of the boundary.

Part of the western boundary will also incorporate a retaining wall greater than 500mm (up to 1.1m) in height. However, as the lot to the west has already obtained Council approval for a similar development including a retaining wall at approximately the same height the neighbours consent was not required.

The application was referred internally to the Engineering, Building and Environmental Health Departments with no objections being raised.

### **Statutory Implications**

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

### **Policy Implications**

Nil

### **Strategic Planning Implications**

The following sections of Council's Plan for the Future 2008-2013 are considered relevant to this proposal:

Key Result Area 4

Goal 4: Land Development Projects

Strategy 2:

Promote and support initiatives that attract new developers, builders and/or tradespeople to the Town

### **Budget Implications**

An application fee of \$7,000.00 was paid on lodgement and deposited into account 10063260.

### Officer's Comment

The proposal is consistent with the type of development within the area. The medium density development of lots adjacent to main arterials (Murdoch Drive) promotes good and orderly planning, it provides a buffer between the main road and the lower density developments. It also provides residents with easier access to public transport routes.

The developer has indicated that he intends to construct a 1.8m high solid colour bond fence on top of the retaining wall along Murdoch Drive, resulting in a 2.8m high fence. This would not provide for an acceptable streetscape or promote passive surveillance of Murdoch Drive.

In terms of the Residential Design Codes the height of a fence is measured from natural ground level, being the level prior to the construction of a retaining wall, any variation to the requirement would require a planning approval.

In regard to the proposed Survey Strata Subdivision, the grouped dwellings have been designed with this subdivision in mind, there are no Planning Scheme or R Code concerns. As such it is recommended that Council not object to the proposed subdivision.

### Attachments

1. Locality Plan
2. Site Plan & Floor and Elevation Plans
3. Survey Strata Plan

### 200910/314 Council Decision/Officer's Recommendation

**Moved:** Cr A A Carter

**Seconded:** Cr M Dziombak

That Council:

- i) APPROVES the planning application submitted by Trend Developments Pty Ltd on behalf of Pulitano Building Co to construct in addition to the existing 2 dwellings, 10 grouped dwellings on Lot 251 DP61447, 13 Rutherford Road, South Hedland, subject to the following conditions:
  1. **This approval relates only to the proposed GROUPED DWELLINGS – construction of 10 dwellings and other incidental development, as indicated on the approved plans. It does not relate to any other development on this lot.**

2. This approval to remain valid for a period of twenty-four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only.
3. No vehicle access is permitted from the site to Murdoch Drive.
4. To prevent vehicle access to Murdoch Drive, a fence or bollards must be installed at the end of the accessway adjacent to Murdoch Drive. The bollards are to be consistent with those installed as part of the South Hedland New Living project (i.e powder coated steel post and rail) and be to the satisfaction of the Manager Planning.
5. The carparking bays and accessway shall be designed and constructed in accordance with the requirements of Town Planning Scheme No. 5 – Appendix 8.
6. The driveways and crossover shall be designed and constructed in accordance with Council’s Crossover Policy 9/005, prior to the occupation of the dwelling(s).
7. Stormwater disposal to be designed in accordance with Council’s Engineering Department Guidelines, and all to the satisfaction of the Manager Planning.
8. The minimum distance between the edge of the roof and the lot boundary shall be no less than 750mm
9. Fencing of the Murdoch Drive frontage is to be consistent with Section 6.2.5 – Street walls and fences, of the Residential Design Codes.
10. All fencing shall be installed in accordance with the Residential Design Codes and/or the Dividing Fences Act and prior to the occupation of the dwelling(s) all to the satisfaction of the Manager Planning.
11. Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from beyond the boundaries of the development site.
12. Within 30 days of the date of this approval, a detailed landscaping plan must be submitted to and approved by the Manager Planning.

13. **Within 60 days, or such further period as may be agreed by the Manager Planning, landscaping and reticulation must be established in accordance with the approved detailed landscaping plans to the satisfaction of the Manager Planning.**
14. **The submission of a construction management plan at the submission of a Building Licence application stage for the proposal detailing how it is proposed to manage:**
  - a. The delivery of materials and equipment to the site;
  - b. The storage of materials and equipment on the site;
  - c. The parking arrangements for the contractors and subcontractors;
  - d. Impact on traffic movement;
  - e. Operation times including delivery of materials; and
  - f. Other matters likely to impact on the surrounding residents;**to the satisfaction of Manager Planning.**

**FOOTNOTES:**

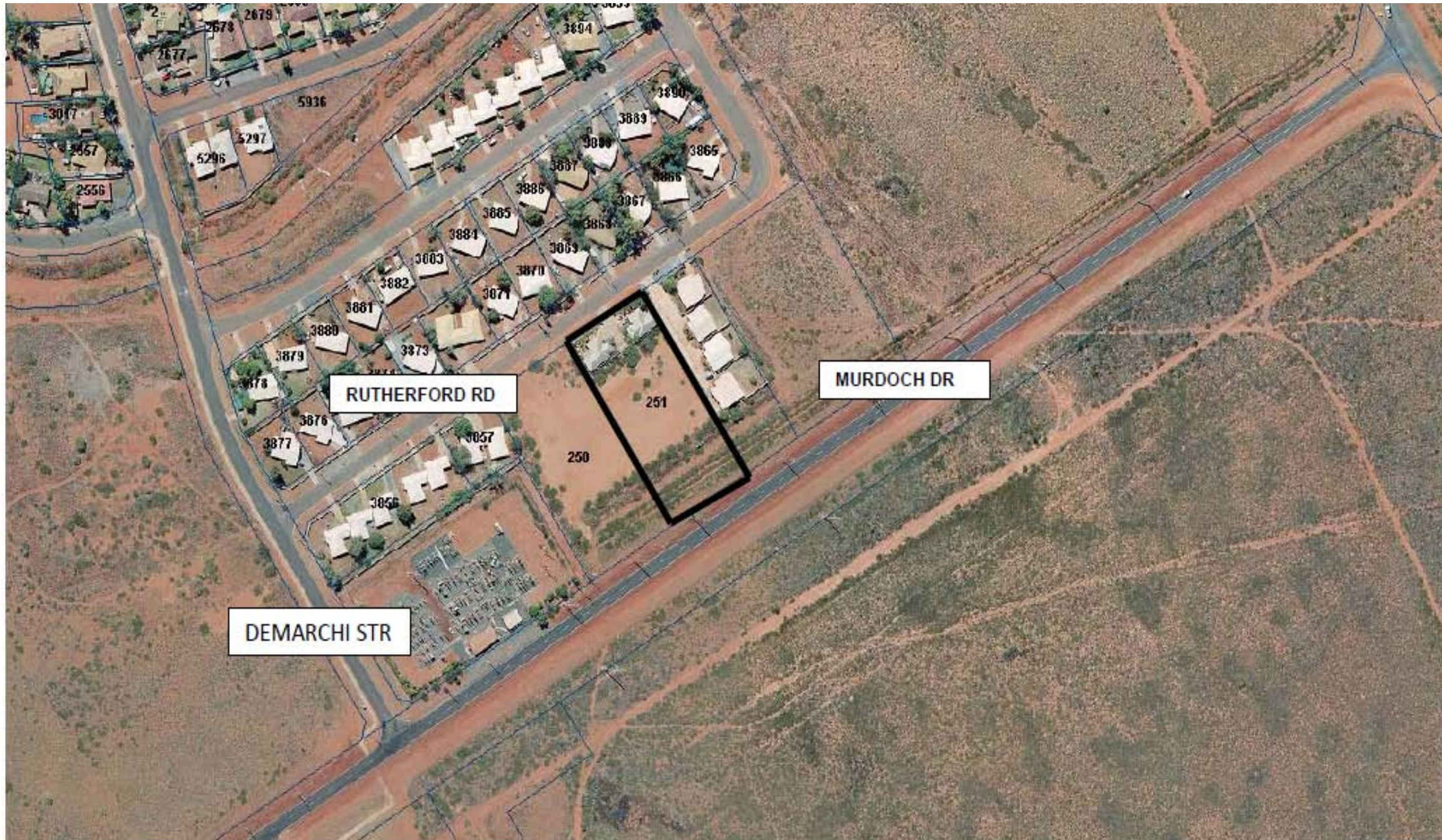
1. **You are reminded that this is a Planning Approval only and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements.**
2. **You are advised that drawings submitted for Building License are to be properly drawn and signed by a practicing structural engineer.**
3. **In relation to Conditions 6 and 7 please contact the Manager Infrastructure Development 9158 9350 for further details.**
4. **The developer to take note that the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year Annual Recurrence Interval cycle of flooding could affect any property below the ten (10)-metre level AHD. Developers shall obtain their own competent advice to ensure that measures adopted to avoid that risk will be adequate. The issuing of a Planning Consent and/or Building Licence is not intended as, and must not be understood as, confirmation that the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.**
5. **Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.**

ii) ADVISE the Western Australian Planning Commission the Council does not object to the proposed Survey Strata subdivision of Lot 251 DP61447, 13 Rutherford Road, South Hedland and RECOMMEND the following condition be imposed:

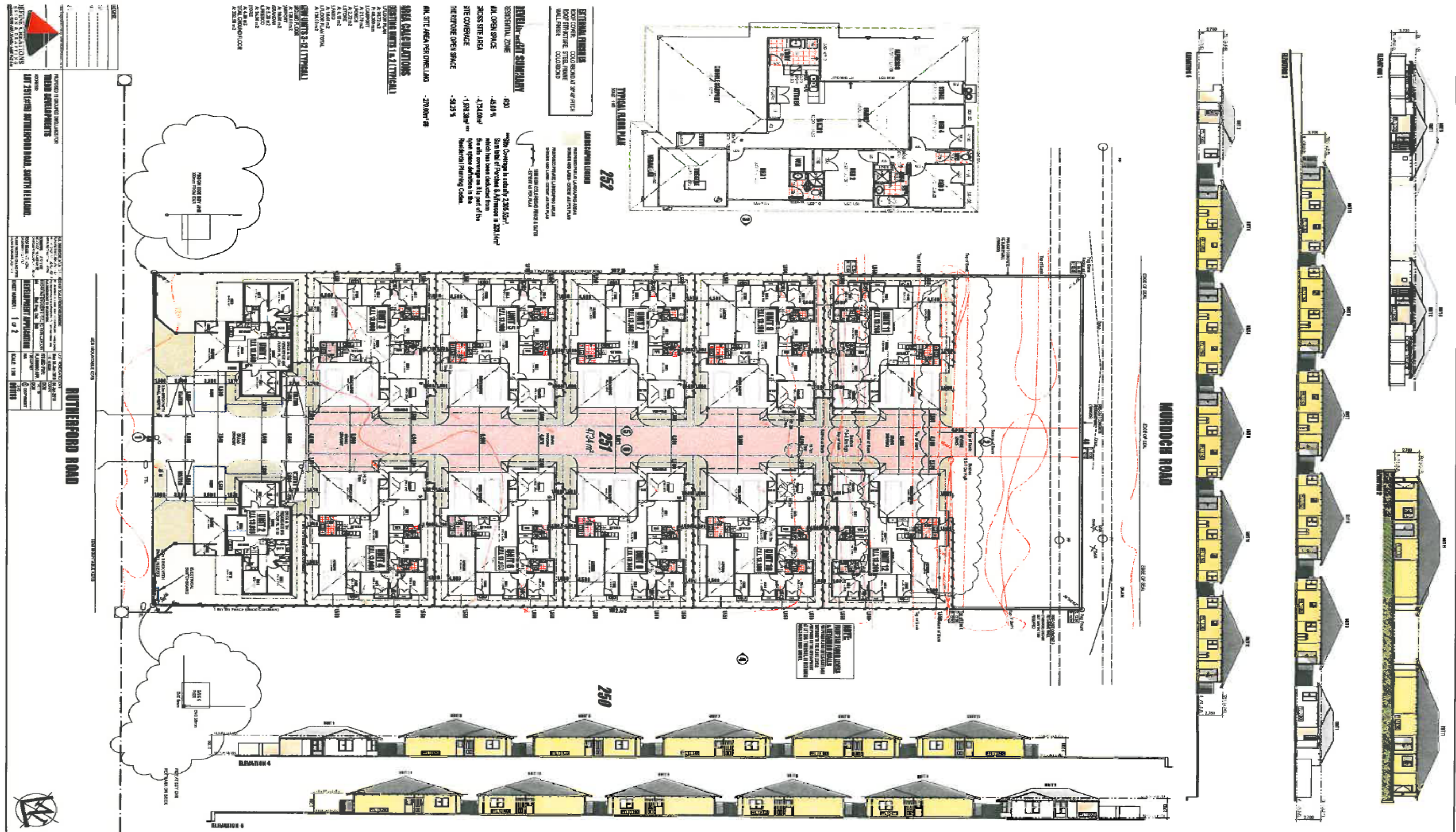
1. **The subdivision is to be consistent with Planning Permit 2010/9 issued by the Town of Port Hedland for Grouped Dwellings on the site.**

***CARRIED 8/0***





ATTACHMENT 1  
LOCALITY PLAN

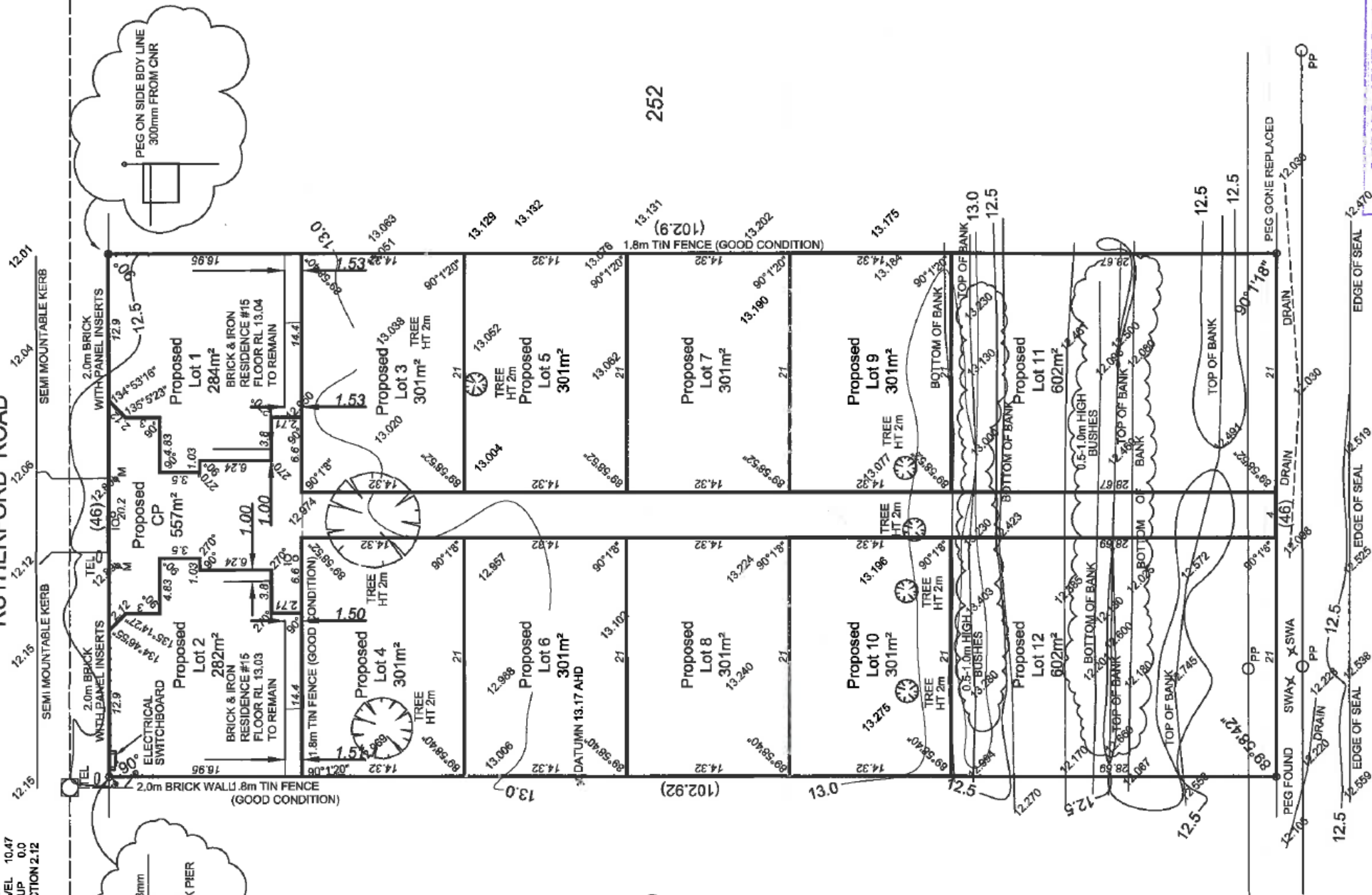
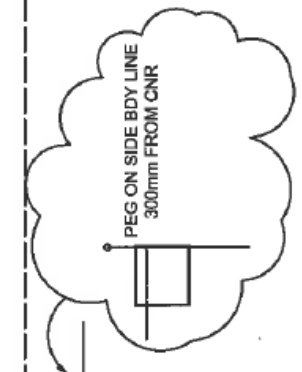
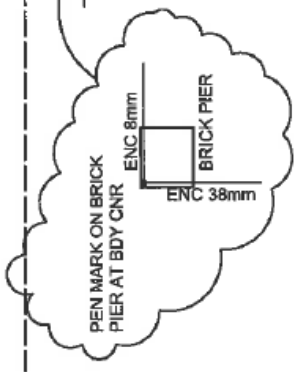


**SURVEY STRATA SUBDIVISION OF LOT 251 ON DP 61447**

10 SEWER CONNECTION POSITION APPROXIMATE ONLY  
SEWER INVERT LEVEL 10.47  
SEWER BROUGHT UP 0.0  
DEPTH TO CONNECTION 2.12

RUTHERFORD ROAD

MURDOCH ROAD



**SERVICE LEGEND**

WATER	SV
STOP VALVE	HY
HYDRANT	FP
FLUSH POINT	TP
WATER TAP	W
WATER MARKER	M
WATER METER	
DRAINAGE	
SW MANHOLE	
GRATE	
SIDE ENTRY PIT	

**SEWERAGE**

SEWER MANHOLE	IS
INSPECT. SHAFT	IO
INSPECT. OPENING	
POWER	
CONSUMER POLE	CP
POWER POLE	PP
LIGHT POLE	LP
STAY POLE	SP
S. WIRE ANCHOR	SWA
U/G CABLE BOX	PCB
CABLE M/H	
CABLE DOME	

**TELSTRA**

TELSTRA MARKER	TEL
TELSTRA PIT	
TELSTRA M/H	
GAS	
GAS MARKER	GM
GAS METER	GM
GAS VALVE	GV
SURVEY	
PEG FOUND	PF
PEG DISTURBED	PD
PEG GONE	PG
CONTROL POINT	
DATUM	

**SERVICE RECORD**

STATUS	SERVICE	
	LOCATED	NO SERVICE AVAILABLE
WATER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEWERAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
GAS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TELSTRA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
POWER U/G	<input checked="" type="checkbox"/>	<input type="checkbox"/>
O/H	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM AVAILABILITY AND / OR POSITION ON SITE.

251  
4734 m<sup>2</sup>



DEPARTMENT OF PLANNING  
FILE  
DATE 8 FEB 2010 8 5 - 1 0

**ATTACHMENT 3 SURVEY STRAT PLAN**

LOT : LOT 251 RUTHERFORD STEET  
SUBURB : SOUTH HEDLAND CT : 1533/392  
BUILDER : TREND DEVELOPMENT PLAN : DP61447

**Land Surveys Pty Ltd**  
PO Box 1875 MIDLAND WA 6 Telephone (08) 9441 1111 Fax (08) 9441 1112 admin@landsurvey.com.au

BUILDER REF No : LS563274 JOB No : DWG No :  
LS563274 01

CLIENT : TREND DEVELOPMENTS PTY LTD SURVEYED ON : NOV '09  
AUTHORITY : TOWN OF PORT HEDLAND PROCESSED BY : AM/TM  
MAP REF : SURVEYED BY : AM

**BUILDERS/CLIENTS**  
SITE SURVEY only. The information shown on this drawing is current as at the Date of Survey. Boundary information, Easements etc. to be verified from the Certificate of Title, Plan Diagram or a Boundary Reprog. Boundary position approximate only. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer/Drainage may vary from those shown on this drawing. Please refer to the relevant authorities for confirmation of these services. For underground services - ring "DIAL BEFORE YOU DIG".

SCALE : 1:400 A3 SHEET

*11.2.2.3 Proposed Change of Road Name and Street Numbering - Huxtable Crescent, Becker Court and Haig Street, South Hedland (File No.: 18/14/0004)*

**Officer** Luke Cervi  
Planning Officer

**Date of Report** 10 March 2010

Application No. 2010/38

**Disclosure of Interest by Officer** Nil

### **Summary**

Council has received a request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNL) to make a number of changes to streets and property addresses in South Hedland. The proposed changes include:

1. Renaming portions of Huxtable Crescent to Becker Court and Haig Corner
2. Renumbering of property addresses in Huxtable Crescent and Becker Place
3. Allocating property addresses to some existing properties that have not been street numbered

### **Background**

A large amount of land within the vicinity of Huxtable Crescent has been underutilised. SHNL have been working with Council to better utilise this land and provide additional opportunities for housing. To enable this to occur in the most practical and efficient manner, a number of changes have been made to the road network in the vicinity of Huxtable Crescent including road extensions and closures. These changes to the road network have enabled additional housing opportunities. However, when attempting to provide property addresses for the new properties conflicts with existing property addresses occur.

#### *Huxtable Crescent*

Huxtable Crescent currently runs from Cottier Drive and Teal Place, Hollings Place, Haig Street and Becker Court access off it. However, Council has recently resolved to close that portion of Huxtable Crescent north of Becker Court (see attachments 3).

Due to what will be a physical separation splitting Huxtable Crescent in two, it is proposed to rename the southern portion of the road. Part of the southern portion of the road is proposed to be included into Becker Court and the rest is proposed to be incorporated in to Haig Street. The incorporation in to Haig Street would also necessitate a new road suffix (Haig Corner is the preferred option).

Council has also resolved to create a road reserve that links Huxtable Crescent and Channel Way resulting in a through road that intersects with Paton Road to both the north and east.

The development of land that has become accessible from Huxtable Crescent due to the changes to the road network will create street numbering problems. "Geographic Names" a section of Landgate has recommended that Huxtable Crescent be renumbered to remove the conflicts.

#### *Channel Way*

Channel Way and Huxtable Crescent will be linked. It is proposed to name the entire resulting road Huxtable Crescent. It is an option to name the entire resulting road Channel Way. However, Channel way presently does not have any property addresses assigned to it whereas Huxtable Crescent does have a number of property addresses assigned to it. In addition, Huxtable Crescent has been associated with the Town for a far greater period of time (the Channel Way subdivision was only approved in 2007). It has been recommended that Huxtable Crescent be retained.

#### *Becker Court*

Becker Court is proposed to be extended to include the portion of Huxtable Crescent that currently links Haig Street to Becker Court. The development of land that has become accessible from Becker Court due to the changes to the road network will create street numbering problems. Geographic Names section of Landgate has recommended that Becker Court be renumbered to remove the conflicts.

#### *Haig Street*

Haig Street is proposed to be extended to include the portion of Huxtable Crescent that currently links Haig Street to Cottier Drive. Due to this change, Geographic Names a section of Landgate requires a change to the street suffix. Options provided include Haig Entrance, Haig Ramble or Haig Corner. Haig Corner is the preferred name of the applicant and the Planning Unit. There are no properties currently addressed to Haig Street, however, two properties are currently addressed for the portion of road currently known as Huxtable Road that will need to be changed to reflect 'Haig Corner'.

### **Consultation**

#### Geographic Names

The proposal was discussed with Geographic Names who identified a number of issues. Geographic Names recommended a number of changes to address these issues which have been incorporated into this report.

Huxtable Crescent Residents

The residents of Huxtable Crescent were advised of new property addresses in 2009. A number of residents expressed displeasure regarding the proposed addresses and subsequently it was decided to defer the matter to investigate other options.

**Statutory Implications**

Nil

**Policy Implications**

Nil.

**Strategic Planning Implications**

Nil

**Budget Implications**

Approximately \$500 would cover the purchase of numbers for properties affected by a change of address.

**Officer's Comment**

Recent changes to the road network in the vicinity of Huxtable Crescent have resulted in problems when trying to address properties. The problems will result in a confusing and complicated situation unless changes to some existing property addresses are made. The changes are considered imperative to enable appropriate identification of properties for Emergency Services and Australia Post amongst others. These changes to the road network have/will result in a simpler more legible street network with improved connectivity as well as providing for additional residential development.

Unfortunately any time a change to the road network or property addressing occurs there is an adjustment period where road users/residents/visitors may become confused or frustrated whilst they adjust to the changes. A number of residents have raised concerns about their property addresses changing and the inconveniences that will result. Whilst these concerns are real, there is no apparent way of retaining existing property addresses and addressing new properties that would not result in confusion and dysfunction in locating some properties. This is of great concern from an emergency services point of view as it could lead to delays in attending to an emergency situation which in a worst case scenario could in fact be a matter of life or death.

Under the current property addressing for Huxtable Crescent, the street numbers 5, 5a, 7 and 7a have been required. Although 5 & 7 and 5a & 7a are located next to each other, 5 & 5a and 7 & 7a are approximately 400m

apart and have a number of properties between them. In total 21 properties will need to be readdressed.

To encourage a prompt transition to the new property addresses and minimise impacts on property owners/residents, it is recommended that Council provided residents with the new numbers for their mail boxes or property and administrative assistance for residents to advise changes of address to utilities and other agencies.

While it is recognised that some residents will be inconvenienced with a one off change of address the benefits of this change will be available for many years ahead.

### **Options**

Council has the following option of dealing with the matter:

- Approve the proposed changes to Road Names and property addresses.
- Refuse the proposed changes to Road Names and property addresses.

It is recommended that Council approve the proposed changes.

### **Attachments**

- Proposed road names
- Huxtable Crescent extensions and closure
- Subdivision plan of lot 6128 including portion of Huxtable Crescent Road Closure

### **Officer's Recommendation**

That Council:

1. Requests Geographic Names to make the following changes to existing road names:
  - a. Channel Way be included into Huxtable Crescent.
  - b. The portion of Huxtable Crescent between Becker Place and Haig Street be included into Becker Place.
  - c. The portion of Huxtable Crescent between Haig Street and Cottier Drive be included into Haig Street.
  - d. Haig Street be renamed Haig Corner
2. Renumbers property addresses in Huxtable Crescent, Becker Place and any other property necessary due to the road name changes mentioned in section 1. of the resolution.
3. Provides new street numbers and administrative assistance for all property owners affected by section 2. of the resolution.

4. Advises affected residents and landowners in writing of the changes and includes the numbers mentioned in section 3 of the resolution to the residents for display.
5. Advises all relevant authorities of the changes.

**200910/315 Council Decision**

**Moved:** Cr S J Coates

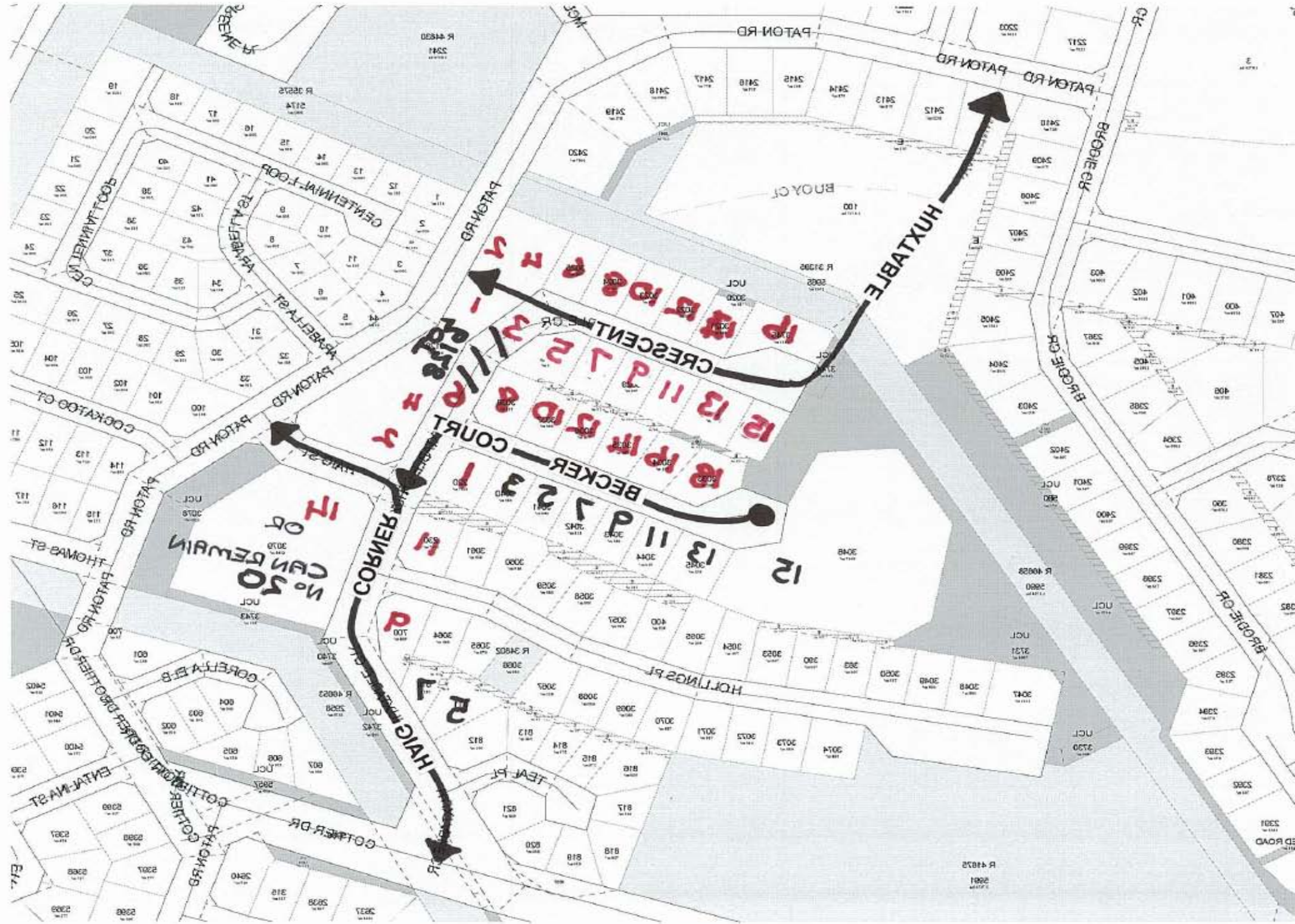
**Seconded:** Cr J M Gillingham

That Council:

1. Requests Geographic Names to make the following changes to existing road names:
  - a. **Channel Way be included into Huxtable Crescent.**
  - b. **The portion of Huxtable Crescent between Becker Place and Haig Street be included into Becker Place.**
  - c. **The portion of Huxtable Crescent between Haig Street and Cottier Drive be included into Haig Street.**
  - d. **Haig Street be renamed Haig Corner**
2. Renumbers property addresses in Huxtable Crescent, Becker Place and any other property necessary due to the road name changes mentioned in section 1. of the resolution.
3. Provides new street numbers and administrative assistance for all property owners affected by section 2. of the resolution.
4. Advises affected residents and landowners in writing of the changes and includes the numbers mentioned in section 3 of the resolution to the residents for display.
5. Advises all relevant authorities of the changes.
6. Advises residents that Council will consider all claims for costs incurred.

***CARRIED 8/0***








 PROPOSED ROAD CONNECTION/CLOSURE  
 REFER TO WAPC REF: 133  
 APPLICATION AREA

**Proposed Road Reserve Plan**

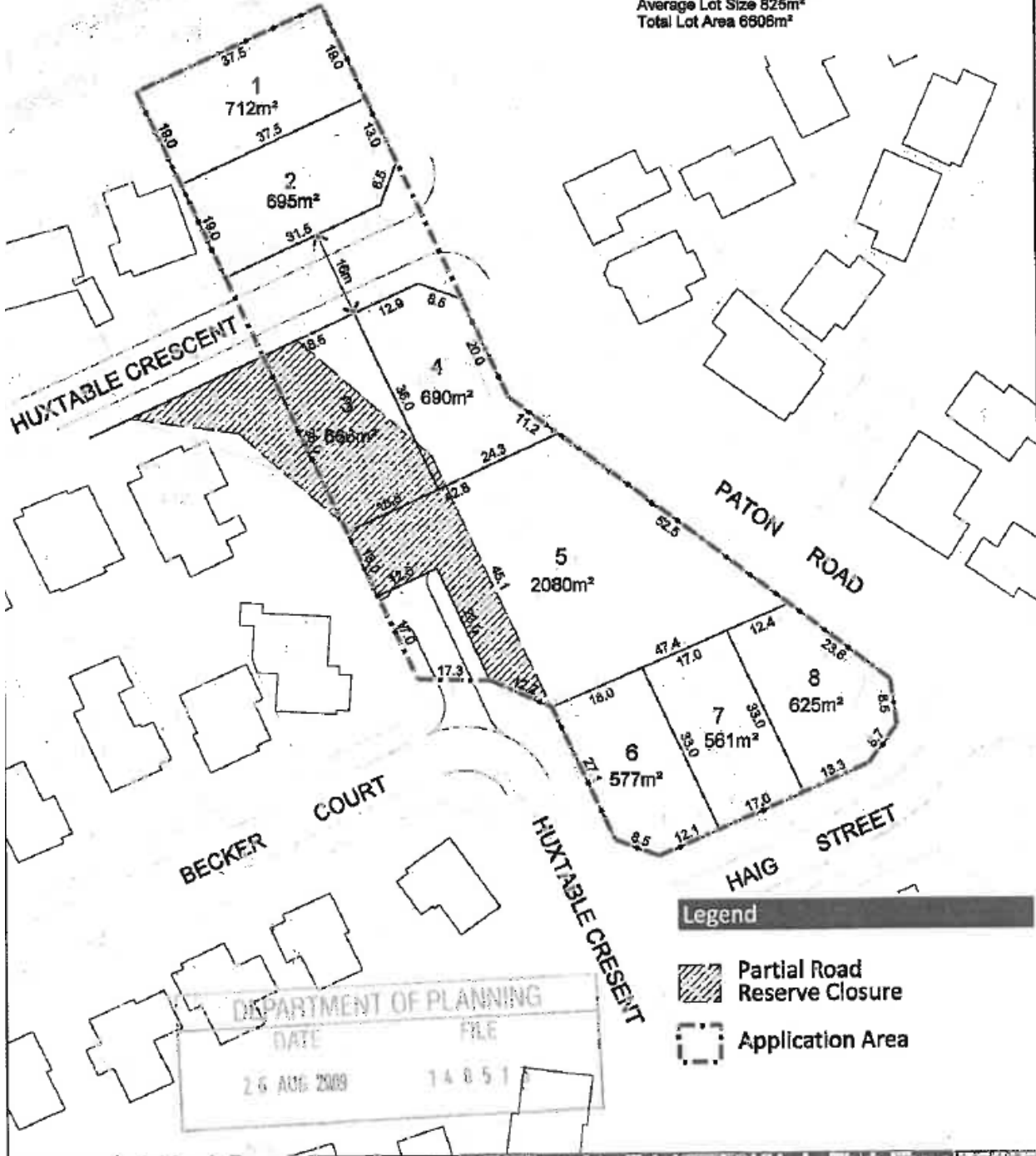
Huxtable Way, South Hedland  
 A New Living Project

**Taylor Burrell Barnett**

DATE: 06/07/06AK	DESIGNED: AP	SCALE: 1:1000@AS	 <p>Taylor Burrell Barnett Town Planning &amp; Design        127 Roberts Road, Subiaco, Western Australia 6008        p: (08) 9462 2811 f: (08) 9462 4366 e: admin@tbbplanning.com.au        All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Taylor Burrell Barnett.</p>
DATE: 17/09/2009	CHECKED: PLANNER	PROJECT: MCL	
DATE: 17/09/2009	DRAWN: MCL		
DATE: 17/09/2009	PROJECT: MCL		

LOT YIELD			LOT AREA		
Size	No. Lots	% Total Lots	Average Size	% of Total Area	Area
550m <sup>2</sup> - 600m <sup>2</sup>	2	25.00%	569m <sup>2</sup>	17.23%	1138m <sup>2</sup>
602m <sup>2</sup> - 750m <sup>2</sup>	5	62.50%	677m <sup>2</sup>	51.29%	3388m <sup>2</sup>
752m <sup>2</sup> +	1	12.50%	2080m <sup>2</sup>	31.49%	2080m <sup>2</sup>
<b>Total Number of Lots</b>	<b>8</b>				

Minimum Lot Size 561m<sup>2</sup>  
 Maximum Lot Size 2080m<sup>2</sup>  
 Average Lot Size 825m<sup>2</sup>  
 Total Lot Area 6906m<sup>2</sup>



**Legend**

- Partial Road Reserve Closure
- Application Area

**Plan of Subdivision**  
 Lot 6128 Paton Road, South Hedland  
 A New Living Project

APPROVED  
 21/03/2009  
 14 0 5 1

1:500  
 0 10 20

Taylor Burnett Barnett Town Planning & Design  
 155 Science Road, Hedland WA 6150  
 P: (08) 9582 2813 F: (08) 9582 4888 or email: info@tbb.com.au

*11.2.2.4 Proposed Permanent Closure and Dedication of Portion of Cottier Drive and Kennedy Street, South Hedland. (File No.: 28/01/0017)*

**Officer** Leonard Long  
Manager Planning

**Date of Report** 10 March 2010

Application No. 2009/687.01

**Disclosure of Interest by Officer Nil**

**Summary**

Council has received a request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNL) to permanently close a portion of Cottier Drive and Kennedy Street, South Hedland.

The closed portions will ultimately form part of a larger subdivision.

**Background**

The subject application achieves a number of good outcomes, Cottier Drive and Kennedy Street have been constructed on land that has not been reserved for road purposes. The subject application will result in the creation of a road reserve over the actual constructed portion of Collier Drive and Kennedy Street.

By creating a road reserve in the correct location, it allows for the closure of portions of Collier Drive and Kennedy Street that is not currently used for road purposes, and the subsequent rezoning and development of such portions.

**Consultation**

*Proposed Road Closure:*

Section 58(3) of the *Land Administration Act 1997* states that a local government must not resolve to make a request under subsection (1) until a period of 35 days has lapsed from the publication in a newspaper circulating in its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.

Statutory advertising period is designed to allow all interested parties, including public service providers, to comment on the proposals prior to Council considering a request to permanently close the road reserves.

**Statutory Implications***Road Closure:*

Section 58 of the *Land Administration Act 1997* and regulation 9 of the *Land Administration Regulations 1998*, establishes the procedure for closing a road.

The subsequent sale of the Crown Land is undertaken by State land Services on behalf of the Minister in accordance with Part 6 of the *Land Administration Act 1997*.

The Town of Port Hedland Delegation 40(12) states:

*“The Director Regulatory Services may forward Road Closure Applications direct to the Department of Land Administration in the event of:*

- i) There being no comment received during the statutory advertising period; and*
- ii) The proposal being of an uncontentious nature.”*

*Proposed Road Dedication:*

The proposed road dedication is done under Section 56 of the *Land Administration Act 1997*.

**Policy Implications**

Nil

**Strategic Planning Implications**

Nil

**Budget Implications***Road Closure:*

The application fee of \$115.00 has been received in accordance with Council’s adopted Town Planning Fees and Charges, and deposited into account 0010063260.

*Road Dedication:*

Nil

**Officer’s Comment**

Collier Drive and Kennedy Street have not been constructed within the dedicated road reserve. To rectify the situation and at the same time free up land that could be developed, the subject application has been submitted.

The proposed portion to be closed will be incorporated into adjoining land and developed accordingly. The partial road closures will not affect traffic flow or adversely impact on the pedestrian or cycle networks in any way as the land is currently not used for that purpose.

### Attachments

- Locality Plan
- Proposed Road Closure and Road Dedication Plan

### 200910/316 Council Decision/Officer's Recommendation

**Moved:** Cr A A Carter

**Seconded:** Cr M Dziombak

That Council APPROVES the request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNL) to permanently close a portion of Cottier Drive and Kennedy Street, with the following conditions:-

- i) The applicant is to provide in a form acceptable to the Manager Planning evidence that the applicant has secured the purchase of Lot 3091,
- ii) Initiates the proposed permanent road closures and advertises the proposed permanent road closure of portion of:
  - a. **Cottier Drive, and**
  - b. **Kennedy Street**for a period of 35 days pursuant to section 58(3) of the *Land Administration Act 1997*,
- iii) Forwards a copy of the request to the various service authorities to obtain comments,
- iv) Delegates the Director Regulatory Services under Delegation 40(12) to submit the roads closure request to the Department of Regional Development and Lands (State Land Services), subject to no adverse submissions being received during the statutory advertising period,
- v) Notifies the applicant to prepare a Deposit Plan depicting the Road Dedication as per Attachment 2,
- vi) Notifies the Department of Regional Development and Lands: State Land Services, that Council concurs to the taking of land as per condition (v) above, contained within the Town of Port Hedland and to its dedication as road under Section 56 of the *Land Administration Act 1997*.

- vii) Advises the applicant that all costs incurred for the advertising of this proposal shall be the responsibility of the applicant.

***CARRIED 8/0***









*11.2.2.5 Use of Common Seal for Surrender of Drainage Easement in Goode and Taylor Streets, Port Hedland (File No.: 128510G)*

<b>Officer</b>	<b>Luke Cervi</b> Planning Officer
<b>Date of Report</b>	11 March 2010
<b>Application No.:</b>	<b>2009/620.1</b>
<b>Disclosure of Interest by Officer</b>	<b>Nil</b>

### **Summary**

Council is requested to resolve to affix the Town's common seal to a Blank Instrument form, which will enable lodgement with the Registrar of Titles for the surrender of a drainage easement previously approved by Council.

### **Background**

Council at its ordinary meeting on 26 August 2009 resolved to surrender a drainage easement that was no longer required for drainage purposes. The easement is registered over nine properties and to finalise the surrender of easement for each property, a Blank Instrument form needs to be lodged with the Registrar of Titles by the property owner and be affixed with the Town's common seal.

In order to use the Town's common seal, a Council resolution is required.

### **Consultation**

Nil

### **Statutory Implications**

Nil

### **Policy Implications**

Nil

### **Strategic Planning Implications**

Nil

### **Budget Implications**

Nil

**Officer's Comment**

The use of the seal will enable the completion of the surrender of easement agreed to by Council at its meeting dated 26 August 2009. Council has only received the Blank Instrument form for affixing of the Town's common seal for one property at this stage. However, all 9 properties owners will need to go through this process to complete the removal of the easement from their particular lot.

It is recommended that Council approve the use of the Town's common seal for all matters pertaining to the surrender of the drainage easement along Goode and Taylor Streets, Port Hedland.

**Attachments**

Nil

200910/317 Council Decision/Officer's Recommendation

Moved: Cr A A Carter      Seconded: Cr S R Martin

That Council Approves the use of the Town's common seal for those purposes necessary to facilitate the surrender of the drainage easement affecting lots 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783 Goode Street and Lot 1785 Taylor Street, Port Hedland.

**CARRIED 8/0**

*11.2.2.6 Minimum Setback of Carports within a Street Setback (File No.: 18/01/0011)*

**Officer** Luke Cervi  
Planning Officer

**Date of Report** 12 March 2010

**Disclosure of Interest by Officer Nil**

**Summary**

This report recommends that Council amend its procedures on the assessing of carports within a street setback area to reflect the provisions of the Residential Design Codes of Western Australia (R Codes)

The Residential Design Codes are less restrictive than the Councils current practice of having carport located a minimum of 1.5m from the boundary. By reviewing the current practice Council will enable lots to be developed in a more efficient manner.

**Background**

The location of carports from street boundaries is subject to the following considerations:

- Section 6.2.3 of the Residential Design Codes of Western Australia states as follows:

*“A3.4 Carports within the street setback area, provided that the width of carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent.*

*(Note: No minimum setback is specified)”*

- Draft Local Planning Policy 11 – Regional R Code Variations states as follows:

*“6.2.3 – Setback of garages and carports*

*A3.4 Carports within the street setback area, provided that the width of carport does not exceed 50 per cent of the frontage at the building line and the construction allows an unobstructed view between the dwelling and the street, right-of-way or equivalent. Further to Acceptable Development Standard A3.4, all carports within a street setback area must:*

- 1. Be a minimum of 1.5 m from the boundary of any street frontage*
- 2. Be of flat roofed construction – to reduce bulk*

3. *Not incorporate posts that are greater than 120 mm in diameter”*

- Delegation No.40 (Town Planning Scheme No.5)

*Item 8 – Carports on Corner Lots for Single Residential Dwellings, states as follows:*

*“The Director Regulatory Services may determine that the setback for a carport on a corner lot on the following basis not withstanding any requirement of the Residential Planning Codes:*

- On the primary street frontage, the carport shall be setback not less than 3.0 metres; and*
- On the secondary street frontage, the carport shall be setback not less than 1.5m”*

Setbacks of carports contribute to the character and streetscape of an area.

### **Consultation**

Council Officers have had discussions with the Broome Shire Planners who have indicated that carports do not have to be setback 1.5m, that they follow the guidelines of the Residential Design Codes.

### **Statutory Implications**

Council cannot require a Planning Permit for a proposal that complies with Section 6.2.3 of the R Codes.

### **Policy Implications**

A conflict exists between the R Codes and Council’s Delegation No.40 (Town Planning Scheme No.5). If Council receives a Planning Application and it complies with Section 6.2.3 of the R Codes Council cannot refuse it based on this provision. However, under Council’s Delegation No.40, a Council decision would be required even if all other considerations were covered under the Delegation.

### **Strategic Planning Implications**

Nil.

### **Budget Implications**

Nil

### **Officer’s Comment**

Under the Residential Design Codes, developers/builders are not required to submit an application for development approval. However, it has been

Council's practice to request development applications for carports located within the required setback for primary or secondary streets.. Council recently initiated Draft Local Planning Policy 11 – Regional R Code Variations, which inter alia seeks to provide the legislative authority for Council to require carports to be setback a minimum of 1.5m from a street boundary.

Council Officer's are receiving an increased number of proposals that require carports to be located on the lot boundary as permitted by the Residential design Codes. The proposals are due to a number of factors such as smaller lot sizes and the ability to maximise the development potential of sites.

From a planning perspective it is considered appropriate to locate carports on the boundary, as is permitted in the Residential Design Codes.

#### Amenity

The Town of Port Hedland has historically been a country town with large lots and low density development however, this is changing. The Town is being promoted and is in the midst of becoming a City with many areas already having transformed from 'country' to 'urban'. With the continued growth, densities will increase and urban streetscapes will result.

In an urban environment where lots are more commonly 600m<sup>2</sup> or smaller and medium and high density development prevalent, a carport in the street setback would have a minor impact on the streetscape as the bulk of buildings diminish the prominence of the carport.

#### Safety

A carport by design and definition is an open structure that enables views through it which creates a safer alternative to a garage (it is noted that garages are required by the R Codes to be setback a minimum of 1.5m from streets). Carports become more dangerous when obstructions occur to views due to fencing. The Residential Design Codes require fencing to be reduced within 1.5m of a driveway/crossover to increase sightlines. The majority of fencing within the Town does not comply with the Residential Design Codes resulting in poor to no ability for sightlines.

#### Options

Council has the following options for addressing the matter:

1. Allow carports within the street setback as permitted by the Residential Design Codes, or
2. Require a carport to be setback a minimum of 1.5m from a street setback (apply a variation to Section 6.2.3 of the R Codes)

● It is recommended that Council allow carports within the street setback.

**Attachments**

Nil

200910/318 Council Decision/Officer's Recommendation

Moved: Cr A A Carter      Seconded: Cr S R Martin

That Council:

- i) Removes the proposed variation relating to Section 6.2.3 of the R Codes from the Draft Local Planning Policy 11 (Regional R Code Variations).
- ii) Amends Delegation 40 (Town Planning Scheme No.5) by removing item 8 – Carports on Corner Lots for Single Residential Dwellings.

**CARRIED 8/0**



*11.2.2.7 Proposed Amendment No. 13 to the Town of Port Hedland Town Planning Scheme No. 5 – Home Occupation (File No.: 18/09/0019 )*

**Officer** Luke Cervi  
Planning Officer

**Date of Report** 9 February 2010

**Disclosure of Interest by Officer Nil**

**Summary**

This item is resubmitted for Council consideration. The item was most recently put before Council at its Ordinary Meeting 28 October 2009 where Council resolved:

*“That Council lay item 11.2.2.3 ‘Proposed Amendment No. 13 to the Town of Port Hedland Town Planning Scheme No. 5 – Home Occupation ’ on the table pending further discussion.”*

Further discussions have since been had with the item being presented at the Councilor Briefing session held on 3 February 2010.

**Background**

At its Ordinary Meeting on 28 February 2007, Council initiated Amendment 13 to the *Town of Port Hedland Town Planning Scheme No.5 (TPS 5)*. This amendment is to modify the way applications for home occupations are assessed under the Scheme. (The amendment was altered at the Ordinary Meeting on 27 February 2008 and renumbered Amendment 17). The purpose of the amendment is to clarify and simplify the home occupation application process. The scheme amendment will result in easier processes for businesses wishing to establish from a residential location, subject to meeting specified requirements.

In preparing this amendment for final adoption, analysis of the amendment text revealed that some administrative matters needed to be readdressed. Having regard to those matters and the changes adopted by the resolution of 27 February 2008 (Amendment 17), it is now recommended to continue with the changes under Scheme Amendment 13 by readvertising as opposed to initiating another Scheme Amendment (17)

**Consultation**

The Scheme amendment has been advertised in the newspaper and no submissions received.

**Statutory Implications**

Any amendment to a Town Planning Scheme is to be in accordance with the *Planning and Development Act 2005* and the *Town Planning Regulations 1967*.

### **Policy Implications**

The Scheme Amendment will conflict with the *Town of Port Hedland Policy 11/001 - Home Occupation Policy* in some areas. As such it is recommended that the Policy be rescinded. It is considered that the Scheme (by way of the Amendment) will provide clarity to requirements and negate the need for a Policy. However, if in the future it is considered that a Policy would be beneficial, appropriate policy can be considered.

### **Strategic Planning Implications**

The following sections of Council's Plan for the Future 2008-2013 are considered relevant to this report:

Key Result Area 4 – Economic Development

Goal 3 – Business Development

Strategy 1 – Work with the BEC, PHCCI and others to investigate..... small business development initiatives within the Town.

Strategy 2 - Develop Council policies and/or incentives that assist in attracting and retaining businesses within the Town of Port Hedland.

### **Budget Implications**

Advertising fees are expected to cost approximately \$140, and will be invoiced from account 1006249 – Advertising.

### **Officer's Comment**

The current definition of Home Occupation is unnecessarily restrictive. The changes proposed will result in the replacement of 'Home Occupation' with the definitions 'Home Business', 'Home Office' and 'Mobile Business' allowing for more accurate definition and more relevant and/or specific controls. The proposed changes are generally consistent with the Model Scheme Text (MST) as published on the Planning WA website although there are some minor amendments proposed to address conditions unique to Hedland. The MST is in essence a template that all Planning Schemes in WA are to be consistent with.

It is important to understand that the general public's understanding of a home business can include a variety of land use definitions not just 'Home Occupation'. In this regard it is noted that there are a number of commercial/industrial land uses that can currently be considered in the Residential Zone. These include Restaurant (includes cafe), Child Care Service, Consulting Rooms, Private Recreation and Industry – Cottage, amongst others.

'Home Occupations' that have previously obtained Planning Approval are unlikely to be impacted by this amendment as the proposed changes are less restrictive. The changes will also permit a number of businesses, currently operating without approval but not causing any adverse impact, to be approved.

Council has approved 30 Home Occupations since December 1998 and another 7 applications are pending. Of these, 3 businesses will not meet the new definitions and will not be capable of approval as 'Home Occupations'. Two of these businesses could be considered under a different land use category under TPS5.

There will still be quite a number of occupations/business activities that will not be deemed suitable to undertake from residential premises. Whilst the amendment will provide greater flexibility from a regulatory aspect, it will not cover all issues. It is believed that a number of businesses currently operate from homes without the required planning approval. Some of these unauthorised businesses may still not fit within the proposed definitions or other land use definitions that can be considered in their location. Therefore, some existing businesses may still be unable to gain Planning Approval.

It is popular opinion that the TOPH does not have the diversity and choice that can be found in other municipalities or towns of similar size. While gaps or difficulties may still exist that are prohibitive to existing and potential new businesses at the conclusion of the amendment the amendment will provide greater flexibility than is currently the case.

### **Attachments**

Nil.

### **200910/319 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr M Dziombak

That Council:

- i) Act on the changes previously adopted at its Ordinary Meeting on 27 February 2008 relating to Home Occupation and the Town of Port Hedland Town Planning Scheme No. 5 by:
  - a. **Proceeding with Scheme Amendment No. 13**
  - b. **Re-advertising Scheme Amendment No.13 with the changes adopted on 27 February 2008 and any consequential administrative changes.**
- ii) Rescind Policy 11/001 - Home Occupation Policy

**CARRIED 8/0**

*11.2.2.8 Proposed Permanent Closure of Portion of Jibson Court road reserve and Brown Place road reserve, South Hedland. (File No.: 28/01/0017)*

**Officer** Leonard Long  
Manager Planning

**Date of Report** 13 March 2010

Application No. 2010/36

**Disclosure of Interest by Officer Nil**

**Summary**

Council has received a request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNL) to permanently close a portion of Jibson Court road reserve and Brown Place road reserve, South Hedland.

The closed portions of reserve will ultimately form part of a larger subdivision.

**Background**

The purpose of the proposed road closures is to excise unused portions of the existing road reserves and amalgamate the closed reserve into adjacent proposed residential lots.

None of the proposed reserve closures will adversely affect traffic, pedestrian or cycle networks. For each reserve closure, appropriate applications for rezoning will be lodged to facilitate the Scheme Amendments where necessary to be consistent with the adjoining lots.

**Consultation**

Section 58(3) of the *Land Administration Act 1997* states that a local government must not resolve to make a request under subsection (1) until a period of 35 days has lapsed from the publication in a newspaper circulating in its district of notice of motion for that resolution, and the local government has considered any objections made to it within that period concerning the proposals set out in that notice.

Statutory advertising period is designed to allow all interested parties, including public service providers, to comment on the proposals prior to Council considering a request to permanently close the road reserves.

In addition the proposed road closures have been circulated to the Towns Engineering Department. The comments received form part of the recommendation.

### **Statutory Implications**

Section 58 of the *Land Administration Act 1997* and regulation 9 of the *Land Administration Regulations 1998*, establishes the procedure for closing a road.

The subsequent sale of the Crown Land is undertaken by State land Services on behalf of the Minister in accordance with Part 6 of the *Land Administration Act 1997*.

The Town of Port Hedland Delegation 40(12) states:

*“The Director Regulatory Services may forward Road Closure Applications direct to the Department of Land Administration in the event of:*

- i) There being no comment received during the statutory advertising period; and*
- ii) The proposal being of an uncontentious nature.”*

### **Policy Implications**

Nil

### **Strategic Planning Implications**

Nil

### **Budget Implications**

The application fee of \$230.00 has been received in accordance with Council’s adopted Town Planning Fees and Charges, and deposited into account 0010063260.

### **Officer’s Comment**

The proposed road closures are associated with adjacent future residential developments that are to be submitted to the Council for comment as well as the Western Australian Planning Commission.

None of the proposed partial road closures will affect traffic permeability or adversely impact pedestrian or cycle networks in any way as the land is currently not used for that purpose.

### **Attachments**

Locality Plan  
Proposed Road Reserve Closure Plan.

200910/319 Council Decision/Officer's Recommendation

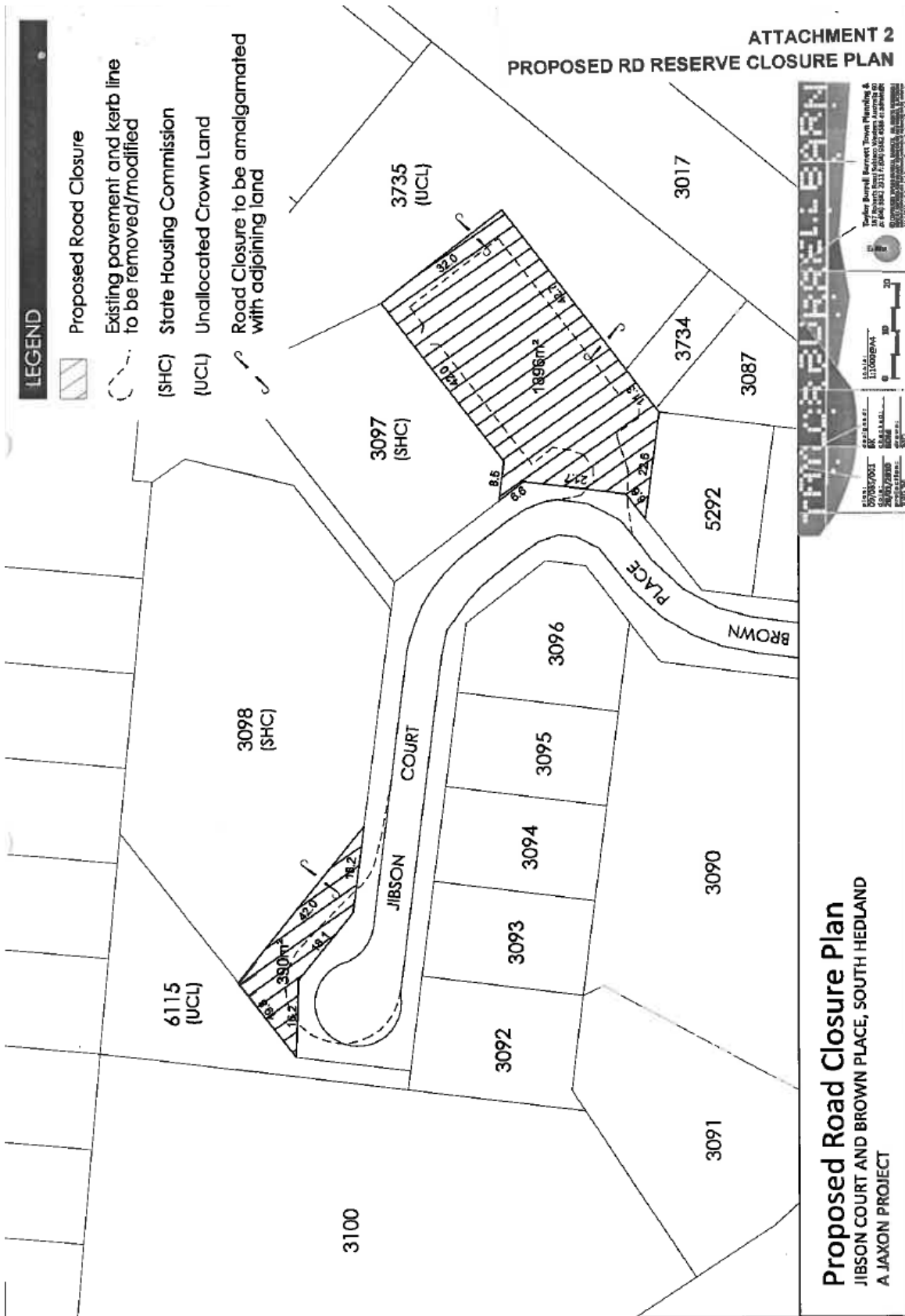
Moved: Cr A A Carter      Seconded: Cr D W Hooper

That Council APPROVES the request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNL) to permanently close a portion of Jibson Court road reserve and Brown Place road reserve, South Hedland, with the following conditions:-

- i) The applicant is to provide in a form acceptable to the Manager Planning evidence that the applicant has secured the purchase of Lot 3735, Lot 3087 and Lot 3734 Brown Place,
- ii) Prior to the initiation of the partial closure of Jibson Court road reserve and Brown Place road reserve, the applicant is to provide a plan as to how the storm water is to be dealt with, to the satisfaction of the Manager Planning,
- iii) Initiates the proposed permanent road reserve closures and advertises the proposed permanent road reserve closure of portion of:
  - a. **Jibson Court road reserve, and**
  - b. **Brown Place road reserve**for a period of 35 days pursuant to section 58(3) of the *Land Administration Act 1997*,
- iv) Forwards a copy of the request to the various service authorities to obtain comments,
- v) Advises the applicant that all costs incurred for the advertising of this proposal shall be the responsibility of the applicant.

**CARRIED 8/0**







6:10 pm Councillor A A Carter declared an impartiality interest with regard to Item 11.2.2.9 Proposed variation to Scheme Amendment No.16 – Moore Street Rezoning, by removing Lots 1399 and 2469 from the proposal, as he lives in Moore Street.

Councillor A A Carter did not leave the room.

*11.2.2.9 Proposed variation to Scheme Amendment No.16 – Moore Street Rezoning, by removing Lots 1399 and 2469 from the proposal (File No.: 18/09/0022)*

**Officer** Luke Cervi  
Planning Officer

**Date of Report** 11 March 2010

**Disclosure of Interest by Officer** Nil

**Summary**

Since the initiation of Scheme Amendment 16 (Moore Street Rezoning), Council has initiated Scheme Amendment 22 (West End Rezoning). Lot 1399 is included in both Amendments which are proposing different zonings. therefore, it is recommended that Council remove Lots 1399 and 2469 from Scheme Amendment 16.

**Background**

*Scheme Amendment 16*

This amendment seeks to rezone lots shown in table 1 from their current zoning or reservation to "Residential R12.5/50".

Lot Number	Zoning or Reservation	Ownership Details
1628	Public Purposes – Cemetery	The Trustees of the Grand Lodge of Western Australia of ancient, free and accepted masons of freemasons hall
5862	Other Public Purposes	The Country Women's Association of Western Australia Inc.
3830	Other Public Purposes	Vest with the Town of Port Hedland (ToPH) for the purposes of a Child Health/Children Pre-school
1399	Residential R12.5/30	Vested with the ToPH
2469	Residential R12.5/30	Unallocated Crown Land
Closed portion of Beart Street	Local Road	Vested with the Crown/ToPH
Beart Street	Parks and Recreation	Vested with the Crown/ToPH

The purpose of this amendment is to facilitate the redevelopment of a substantial holding of underutilised land for residential purposes. This proposal includes lands with a variety of zonings and reservations. The initiation of this Amendment was resolved at Council's Special Meeting on 16 October 2007.

#### *Scheme Amendment 22*

This amendment seeks to increase the size of the Port Hedland Town Centre and create a new West End Residential Zone. The new West End Residential Zone is proposed to address the unique characteristics of the area by incorporating development controls that achieve specific goals and objectives for the precinct.

#### **Consultation**

The EPA has identified that two lots of land are the subject of amendments that seek differing zones.

#### **Statutory Implications**

The EPA has advised that they cannot alter the area subject to a Scheme Amendment without a resolution of Council.

#### **Policy Implications**

Nil

#### **Strategic Planning Implications**

Key Result Area 4 – Economic Development  
Goal 5 – Town Planning & Building  
Strategy 2 - Work closely with the State Government and Resource Companies to ensure that key projects/action identified with the Land use Master Plan are acted upon in a timely manner

#### **Budget Implications**

Nil

#### **Officer's Comment**

Lots 1399 and 2469 are currently proposed to be recoded R12.5/50 under Scheme Amendment 16 and to be rezoned to West End Residential with a minimum R30 coding under Scheme Amendment 22.

Since the initiation of Scheme Amendment 16, Council has undertaken significant work which has emphasised the unique attributes of the West End. Goals and objectives have been developed and as a result Scheme Amendment 22 was initiated.

Amendment 22 seeks to implement specific development controls that address the unique attributes and characteristics of the area and achieve desired goals. Given the substantial developments in the strategic planning for the West End incorporated into Amendment 22, it is considered in the best interests of Council to retain lots 1399 and 2469 within this Amendment and not the earlier Scheme Amendment 16

It is recommended that Council remove lots 1399 and 2469 from Scheme Amendment 16 as rezoning the land to West End Residential will provide for the unique characteristics of the area by providing development controls the will achieve specific objectives based on those characteristics. The lots will then be dealt with as part of Scheme Amendment 22 which proposes rezoning to "West End Residential" along with the surrounding residential land.

**Attachments**

Nil

**200910/321 Council Decision/Officer's Recommendation**

**Moved:** Cr S R Martin

**Seconded:** Cr M Dziombak

That Council

- i) Removes lots 1399 and 2469 from Scheme Amendment 16.
- ii) Advises WAPC, EPA and the applicant for Scheme Amendment 16 of its decision.

**CARRIED 8/0**

*11.2.2.10 Proposed Amendment to the Town of Port Hedland Town Planning Scheme No. 5 to Rezone and Re-Code various lots within South Hedland.*  
(File No.: 18/09/0037)

**Officer Leonard Long**

Manager Planning

**Date of Report**

11 March 2010

**Application Number**

2010/53

**Disclosure of Interest by Officer Nil**

**Summary**

Council has received a request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNLP), to initiate an amendment to the *Town of Port Hedland Town Planning Scheme No. 5* to amend the zoning/coding as listed below.

**Background**

The applicants presented the proposals to the Council at its briefing session on 10 March 2010, explaining their desired outcomes of the various rezoning/up coded lots would be.

In this regard the majority of the required outcomes are agreed between council staff and the applicant, however in some instances the mechanisms that are proposed need to be amended to ensure a suitable outcome for all. The proposed changes are:

Lot Number	Current Zoning	Proposed Zoning
Lot 253 Rutherford Rd	Residential R 20	Residential R 30
Lot 100 Paton Rd	Residential R 20	Residential R 30 & Local Road
Lot 6042 Masters Way & portion of closed road (Kangaroo Place)	Parks & Recreation & Local Road	Residential R30 & Residential R 20
Kennedy/Cottier Roundabout	Residential R 20, Local Road & other purposes – Water & Drainage	Residential R 30 & Local Road
Portion of closed road (Smith Street)	Local Road	Residential R 30
Portion of closed road (Baler Road)	Local Road	Residential R 30
Portion of closed Road (Huxtable Crescent) & Lot 6128 Paton Road	Residential R 20 & Local Road	Residential R 20, Residential R 30 & Local Road

Portion of Greene Place & Lot 2241 & 2240	Parks & Recreation, Local Road & Residential R 20	Residential R 30
Lot 5554 Cassia Place	Parks & Recreation	Residential R 20
Various lots Brown Place and Jibson Court	Local Road & Residential R 20	Residential R 30 & Other Public Purposes – Water & Drainage
Lot 5977 Hamilton Rd	Parks & Recreation	Commercial
Lots 6177 & 6108 Stanley & Kennedy	Residential R 30	Parks & Recreation & Community
Collier POS group dwelling site	Urban Development R 20	Parks & Recreation & Residential R 30

A number of the portions of land proposed to be rezoned form part of closed roads as approved by Council.

Other lots included in the application have been identified in the Land Rationalisation Plan as requiring a rezoning to facilitate their development. The applicant has also proposed to up code a number of lots, which will enable the more efficient development of the land and potentially increase the dwelling yield.

### **Consultation**

Should Council resolve to initiate this amendment to TPS 5 as recommended, the documentation is to be submitted to the Environmental Protection Authority (EPA) for consideration pursuant to section 81 of the *Planning and Development Act 2005* (PDA).

Following approval from the EPA to advertise the amendment, Council is then required pursuant to section 83 of the PDA to consult persons likely to be affected by the amendment, and advertise the amendment for a minimum of 42 days pursuant to section 84 of the PDA.

At the completion of this consultation, Council is to consider all submissions and determine whether to adopt the amendment, adopt the amendment with modifications, or not adopt the amendment.

The Planning Department has discussed the proposal with the applicant and whilst the required outcomes are supported, there are a number of concerns regarding the avenue being used to achieve the desired outcomes. A number of amendments to the applicant's proposals have been made with one of the proposals being opposed as it would conflict with the approved "Parks Improvement Plan".

**Statutory Implications**

The *Planning and Development Act 2005* and the *Town Planning Regulations 1967* provide Council the authority to amend its Local Planning Scheme and establish the procedure required to make this amendment.

**Policy Implications**

Nil

**Strategic Planning Implications**

Key Result Area 4: Economic Development

Goal 4: Land development projects

Strategy 1:

Fast-track the release and development of commercial, industrial and residential land in a sustainable manner including:

- Pretty Pool developments
- South Hedland New Living developments
- Landcorp's Various Industrial land release programs
- Moore St development and West End developments
- South Hedland CBD developments
- Redevelopment of the Port Hedland Telstra/Water Corporation Site.

**Budget Implications**

The applicant has paid the prescribed application fee of \$1,711 for the initiation request. This fee has been deposited into account 1006326.

**Officer's Comment**

Most of the proposed Scheme Amendments/up-coding are supported. However, alternative Amendments are proposed which would still allow the applicant to achieve the desired outcome and at the same time provide the Town with confidence that the proposed developments would be done in a sustainable manner. In addition the applicant has proposed a scheme amendment and up-coding that is not supported. The proposal is in conflict with Councils "Parks Improvement Plan".

As the proposals have been presented to the elected members at the Council briefing session on 10 March 2010, the only proposals that will be dealt with in detail are those that staff are recommending that amendments be made or are suggesting that the amendment be refused.

*Proposals supported without any amendments:*

1. Lot 253 Rutherford Road,
2. Cottier Drive & Kennedy Street (portion of closed roads),

3. Smith Street (portion of closed road),
4. Baler Road (portion of closed road),
5. Lot 100 Paton Road,
6. Kangaroo Place (portion of closed road),
7. Huxtable Crescent (portion of closed road),
8. Lot 6128 Paton Road,
9. Greene Street (portion of closed road),
10. Lot 2241 McDonald Street,
11. Jibson Court & Brown Place (portion of closed roads),
12. Lot 5554 Cassia Place,
13. Lots 6108 & 6177 Kennedy Street (Marquee Park),

Although the applicant has not provided detailed justifications for all the proposals, they have been assessed by this department as follows:

The above proposals are supported, as they either form part of a larger subdivision which is consistent with the existing zoning/coding of the adjoining properties resulting in the better utilization of land currently not used or able to be developed on its own.

Others are located along main arterials, from a Planning perspective medium density development inter alia along main arterials should be encouraged. The development of medium density developments along main arterials provides a number of desirable outcomes:

- The development creates a buffer between the main arterial and related noise and the low density developments. Although this would result in a higher number of people being exposed to the noise levels of the main arterial, the type of dwellings constructed are smaller and more affordable and in most instances appeal to the younger generation or first time home owners not requiring a large home.
- Increased passive surveillance of main arterials which are often constructed with a pedestrian walkway adjacent to it. Although not all the lots mentioned above have a pedestrian walkway located adjacent to it, with the current development trend/demand it is likely that pedestrian walkways will be developed.
- Due to the developments being located adjacent to main arterials it provides the home owner relatively easy access to public facilities through the use of public transportation routes. Again in this regard there may not currently be a route adjacent to the development but as the Town grows so will the demand on additional transportation routes. This strategy allows for a minimum amount of none residential traffic within a low density residential as the transportation routes would be located on the periphery of the low density areas.

*Proposal supported subject to amendments:*

1. Lot 6042 Masters Way,

The applicant has proposed to rezone Lot 6042 from its current zoning of "Parks & Recreation" to "Residential" R30.



The subdivision approved by the Western Australian Planning Commission (WAPC) in September 2009, approved lot sizes that are consistent with an R20 coding. Through discussions with the applicant it has been ascertained that the higher coding is sought so to enable reduced setbacks and open space requirements.

However, the opinion is held that the justification to allow the higher coding in order to achieve less restrictive development controls is not sufficient to require an up coding. The same outcome can be achieved through the submission of a Development Application, allowing council to determine the matter.

Therefore, an alternative is recommended to rezone both Lot 6041 and 6042 Masters Way to "Residential" R 20, this will reflect the actual density of the development, without having an impact on the desired outcome.

2. Lot 5977 & 2939 Hamilton Road,

The applicant has requested that a "Commercial" zoning be permitted on these lots in order to promote a mixed use development that would be able to have a commercial interface with Hamilton Road with the possibility of residential development above, while maintaining a residential character toward Roberts Street.

From a planning perspective this concept is supported and encouraged. However, the officers have concerns about the type of uses allowable under a "commercial" zone which may have a negative impact on the surrounding properties.

In order to facilitate the development as proposed by the applicant and at the same time ensuring that the development does not have a negative impact on the surrounds; it is considered more appropriate to zone the lots "Urban Development". This will enable Council to request a development plan that would be able to control any potential development.

*Proposal not supported:*

1. Collier Drive

In addition to zoning the existing development from "Urban Development" as required by the Port Hedland Town Planning Scheme No. 5, the applicant is proposing to create a reserve for "Parks & Recreation" purposes, and to rezone the land directly south "Residential" R 30.

Council through its approved "Parks Improvement Plan" identified a portion of land adjacent to Koojarra Crescent for the development of a park, as the neighbourhood park servicing this area. The development of an additional small park in this area is potentially counterproductive and while it will be an attractive feature when approached from Captains Way or Steamer Avenue, it will also impose an additional long term cost on the Town.

The applicant has provided little through the justification that would deem the proposed location more desirable or functional. Council officers have already started the preliminary work on the design work for the proposed park.

Therefore with due regard to the above the Council has a number of options:

- (a) Initiate the request as requested by Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNLP), or
- (b) Initiate the request by Taylor Burrell Barnett in an amended format, that will still achieve the desired outcome, at the same time ensuring good orderly planning is being maintained.

### Attachments

Attachment 1 - Scheme No. 5, Amendment No. 30, Maps (to be amended)

### Officer's Recommendation

That Council:

- a) APPROVES the request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNLP) in the following amended format, to initiate an amendment to the *Town of Port Hedland Town Planning Scheme No. 5* to amend the zoning / coding as listed below.

Lot Number	Current Zoning	Proposed Zoning
Lot 253 Rutherford Rd	Rezone from "Residential R20" to "Residential" R30 as depicted on the amendment map.	
Lot 100 Paton Rd	Rezone from "Residential R20" and "Residential R30" to "Local Road" and "Residential" R30 as depicted on the amendment map.	
Lot 6041 and 6042 Masters Way	Rezone from "Parks & Recreation" and "Residential" R30 to "Residential R20" as depicted on the amendment map (to be amended)	
Closed portion of Kangaroo Place	Rezone from "Local Road" to "Residential" R20 as depicted on the amendment map.	
Closed portions of Kennedy Street and Cottier Drive (Roundabout)	Rezone from "Residential" R20, "Local Road" and "other purposes – Water & Drainage" to "Residential" R30 and "Local Road" as depicted on the	

	amendment map.	
Portion of closed road (Smith Street)	Rezoned from "Local Road" to "Residential" R30 as depicted on the amendment map.	
Portion of closed road (Baler Road)	Rezoned from "Local Road" to "Residential" R30 as depicted on the amendment map.	
Portion of closed Road (Huxtable Crescent) & portion of Lot 6128 Paton Road	Rezoned from "Residential" R20 and "Local Road" to "Residential" R20 and "Residential" R30 and "Local Road" as depicted on the amendment map.	
Portion of Greene Place, Lot 2241 & 2240	Rezoned from "Parks & Recreation", "Local Road" and "Residential" R20 to "Residential" R30 as depicted on the amendment map.	
Lot 5554 Cassia Place	Parks & Recreation	Residential R 20
Closed portions of Jibson Court / Brown Place	Rezoned from "Local Road" to "Residential" R30 as depicted on the amendment map.	
Lots 3098, 3097, 3735, 3092, 3093, 3094, 3095, 3096 Jibson Court / Brown place	Rezoned from "Residential" R20 to "Residential" R30 and "Other Public Purposes – Water & Drainage" as depicted on the amendment map. (to be amended)	
Lots 1, 2, 3101, 3102, 3103, 3104, 3105, 3106, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 6081 and 6083 Lovell Place	Rezoned from "Residential" R20 to "Residential" R30 to be depicted on a amendment map	
Lots 5977 and 2939 Hamilton Rd	Rezoned from "Parks & Recreation", "Local Road" to "Urban Development" R50 as depicted on the amendment map (to be amended)	
Lots 6177 & 6108 Stanley & Cottier	Rezoned from "Residential" R30 to "Parks & Recreation" and "Community" as depicted on the amendment map.	
All lots bound by Steamer Avenue, Captains Way, Masters Way, Collier Drive and Beroona Loop.	Rezoned from "Urban Development" R20 to "Residential" R20 as depicted on the amendment map (to be amended)	

- b) Initiates the amendment as proposed in (a) above subject to any portion of roads included in the amendment scheme being closed prior to the final adoption of Amendment Scheme No. 30.
- c) Advise the applicant that a Development Plan for Lot 5977 and 2939 Hamilton Road is to be submitted and approved by Council prior to the development thereof.
- d) Advise the applicant accordingly and request that the applicant prepare the formal amendment documentation to enable referral to the Environmental Protection Authority.

### 200910/321 Council Decision/Alternative Recommendation

**Moved:** Cr S J Coates

**Seconded:** Cr M Dziombak

That Council:

- a) APPROVES the request from Taylor Burrell Barnett, Town Planners on behalf of the South Hedland New Living Project (SHNLP) in the following amended format, to initiate an amendment to the *Town of Port Hedland Town Planning Scheme No. 5* to amend the zoning / coding as listed below.

Lot Number	Current Zoning	Proposed Zoning
Lot 253 Rutherford Rd	Rezone from "Residential R20" to "Residential" R30 as depicted on the amendment map.	
Lot 100 Paton Rd	Rezone from "Residential R20" and "Residential R30" to "Local Road" and "Residential" R30 as depicted on the amendment map.	
Lot 6041 Masters Way	Rezone a portion of Lot 6041 from "Parks & Recreation" to "Residential R20" and "parks and recreation" with a POS of 2292m <sup>2</sup> as depicted on the amendment map (to be amended)	
Lot 6042 Masters Way	Rezone Lot 6042 from "Residential" R30 to "Residential R20" as depicted on the amendment map (to be amended)	
Closed portion of Kangaroo Place	Rezone from "Local Road" to "Residential" R20 as depicted on the amendment map.	
Closed portions of Kennedy Street and Cottier Drive (Roundabout)	Rezone from "Residential" R20, "Local Road" and "other purposes – Water & Drainage" to "Residential" R30 and "Local Road" as depicted on the amendment map.	

Portion of closed road (Smith Street)	Rezone from “Local Road” to “Residential” R30 as depicted on the amendment map.	
Portion of closed road (Baler Road)	Rezone from “Local Road” to “Residential” R30 as depicted on the amendment map.	
Portion of closed Road (Huxtable Crescent) & portion of Lot 6128 Paton Road	Rezone from “Residential” R20 and “Local Road” to “Residential” R20 and “Residential” R30 and “Local Road” as depicted on the amendment map.	
Portion of Greene Place, Lot 2241 & 2240	Rezone from “Parks & Recreation”, “Local Road” and “Residential” R20 to “Residential” R30 as depicted on the amendment map.	
Lot 5554 Cassia Place	Parks & Recreation	Residential R 20
Closed portions of Jibson Court / Brown Place	Rezone from “Local Road” to “Residential” R30 as depicted on the amendment map.	
Lots 3098, 3097, 3735, 3092, 3093, 3094, 3095, 3096 Jibson Court / Brown place	Rezone from “Residential” R20 to “Residential” R30 and “Other Public Purposes – Water & Drainage” as depicted on the amendment map. (to be amended)	
Lots 1, 2, 3101, 3102, 3103, 3104, 3105, 3106, 3109, 3110, 3111, 3112, 3113, 3114, 3115, 3116, 3117, 3118, 6081 and 6083 Lovell Place	Rezone from “Residential” R20 to “Residential” R30 to be depicted on a amendment map	
Lots 5977 and 2939 Hamilton Rd	Rezone from “Parks & Recreation”, “Local Road” to “Urban Development” R50 as depicted on the amendment map (to be amended)	
Lots 6177 & 6108 Stanley & Cottier	Rezone from “Residential” R30 to “Parks & Recreation” and “Community” as depicted on the amendment map.	
Lots bound by Steamer Avenue, Captains Way, Masters Way, Collier Drive and Beroona Loop.	Rezone from “Urban Development” R20 to “Residential” R20, “Urban Development” to “Residential” R30 and “Urban Development” to “Parks and Recreation Reserve” as depicted on the amendment map	

- b) Initiates the amendment as proposed in (a) above subject to any portion of roads included in the amendment scheme being closed prior to the final adoption of Amendment Scheme No. 30.
- c) Advise the applicant that a Development Plan for Lot 5977 and 2939 Hamilton Road is to be submitted and approved by Council prior to the development thereof.
- d) Advise the applicant accordingly and request that the applicant prepare the formal amendment documentation to enable referral to the Environmental Protection Authority.

**CARRIED 8/0**

**REASONS:**

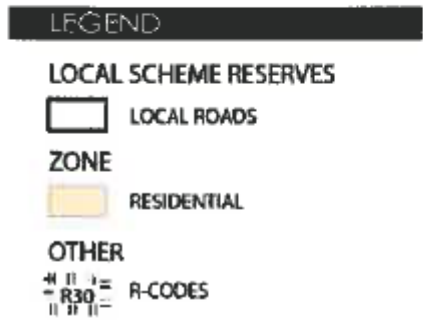
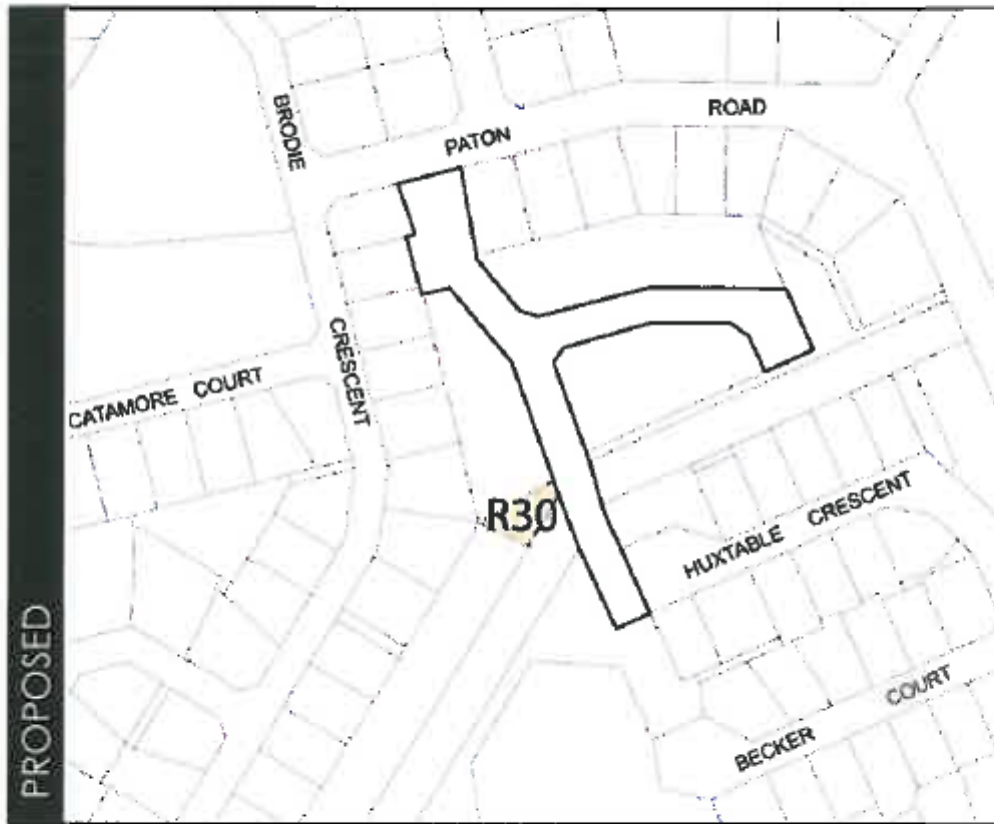
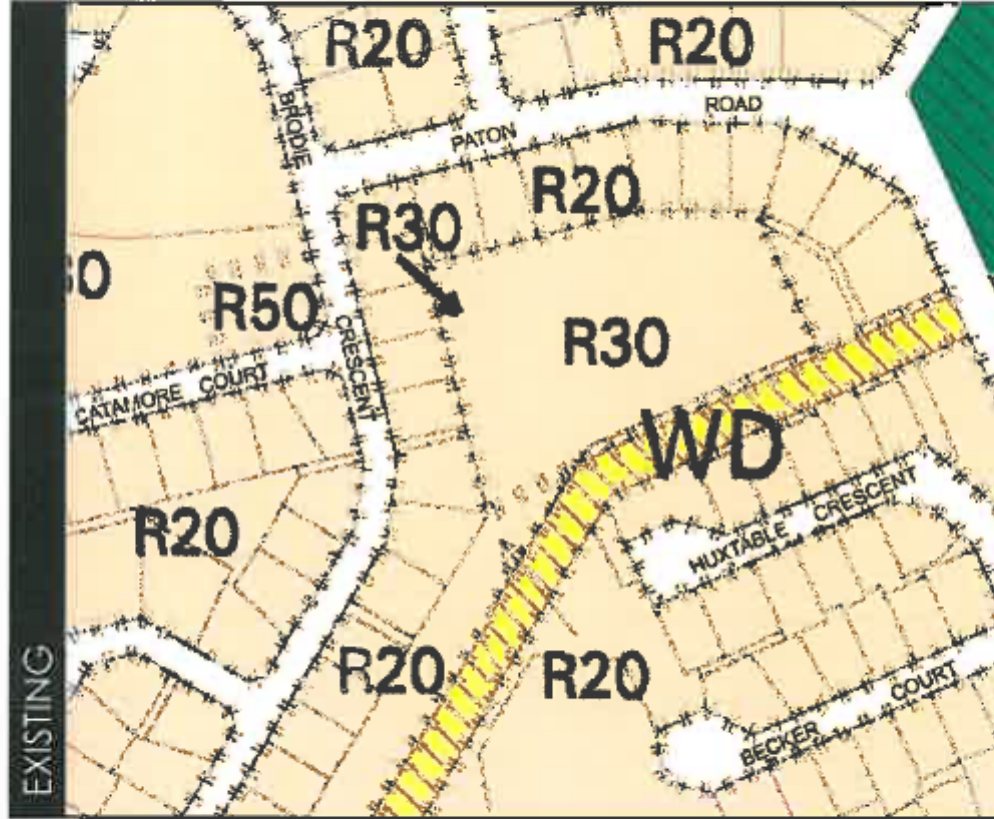
1. *As Council recently received a petition for more parks Council indicated the development of this area reflects the resident's requirement for peaceful enjoyment*
2. *Due to the lack of public parks within the Koombana area the proposed park will fulfil the requirement.*
3. *With the development of a park (as noted above) the higher coding will result in optimal utilization of the park and provide passive surveillance.*


3.1 LOT 253 RUTHERFORD ROAD




 s: NTS  
 d: Feb 2010  
 j: 09/085

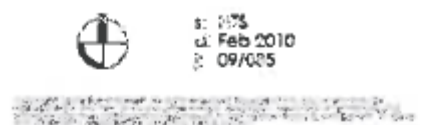
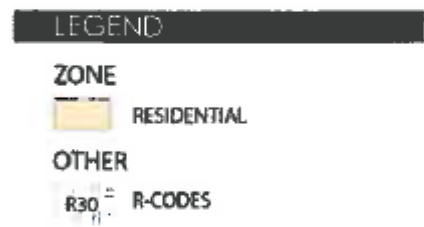
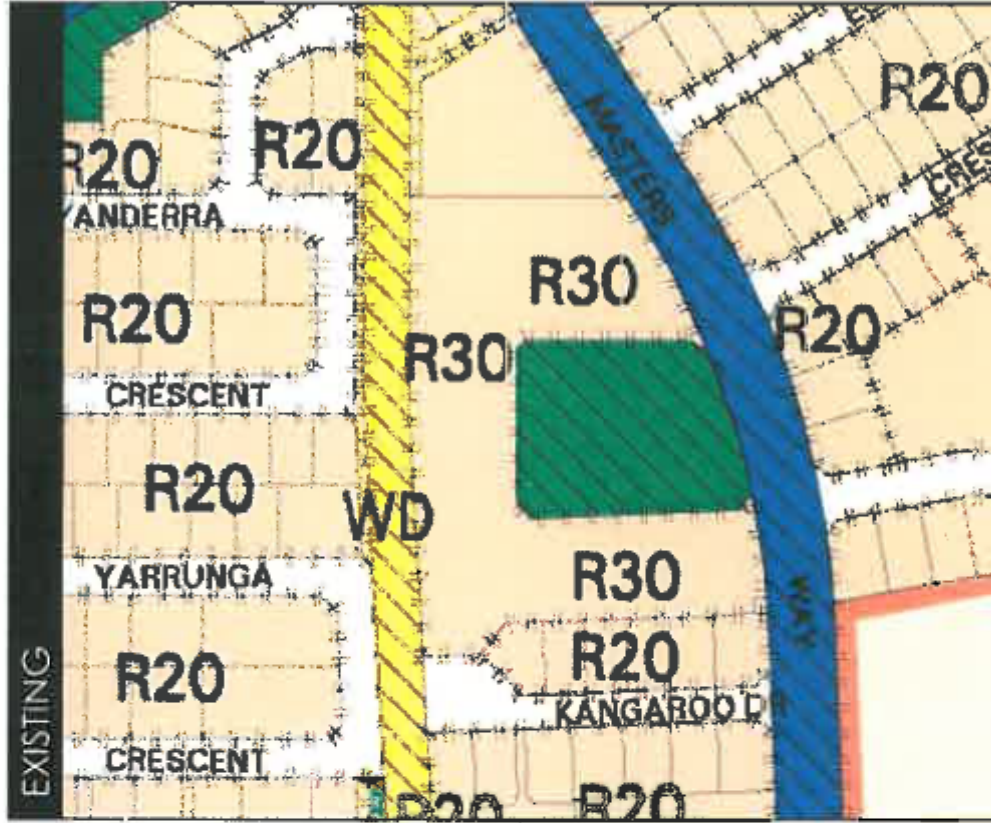
3.2 LOT 100 PATON ROAD



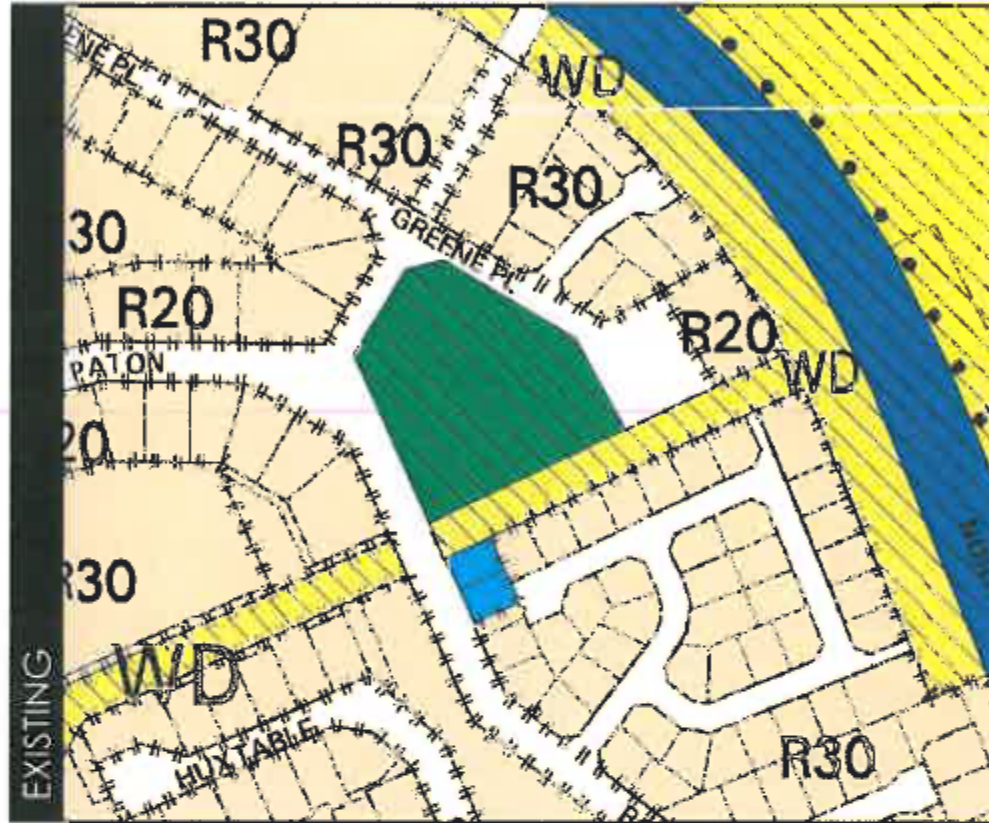

 MTS  
 d: Feb 2010  
 j: 07/025



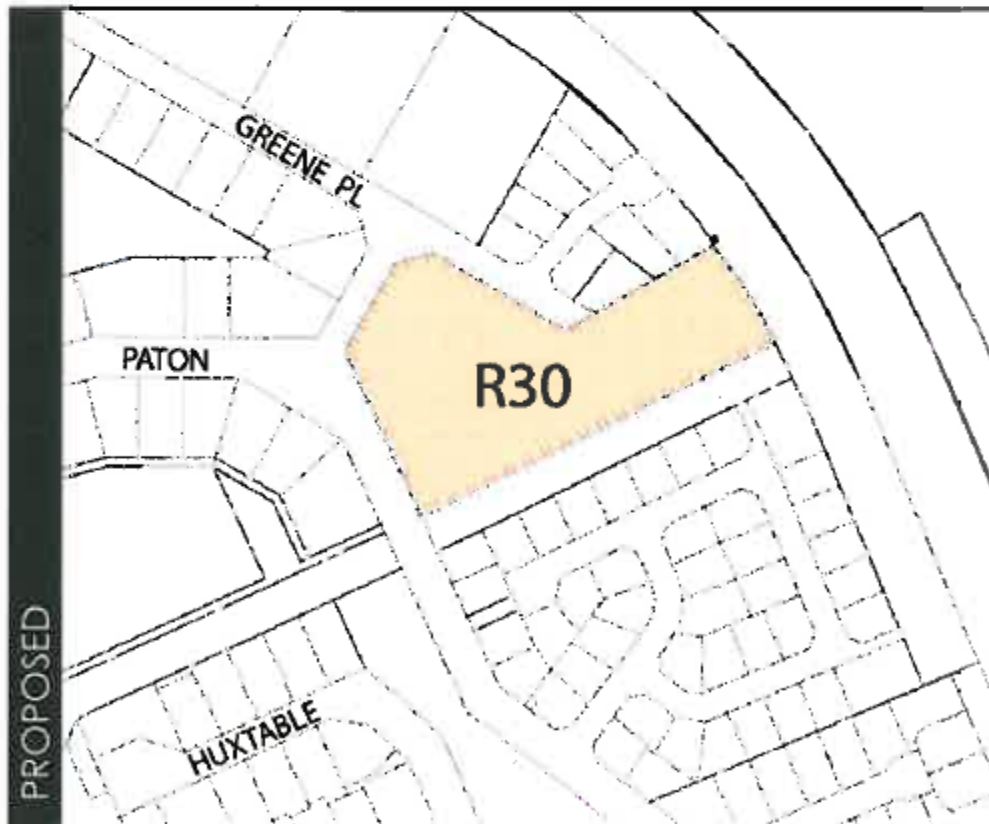
3.3 LOTS 6041 AND 6042 MASTERS WAY



3.8 MCDONALD STREET



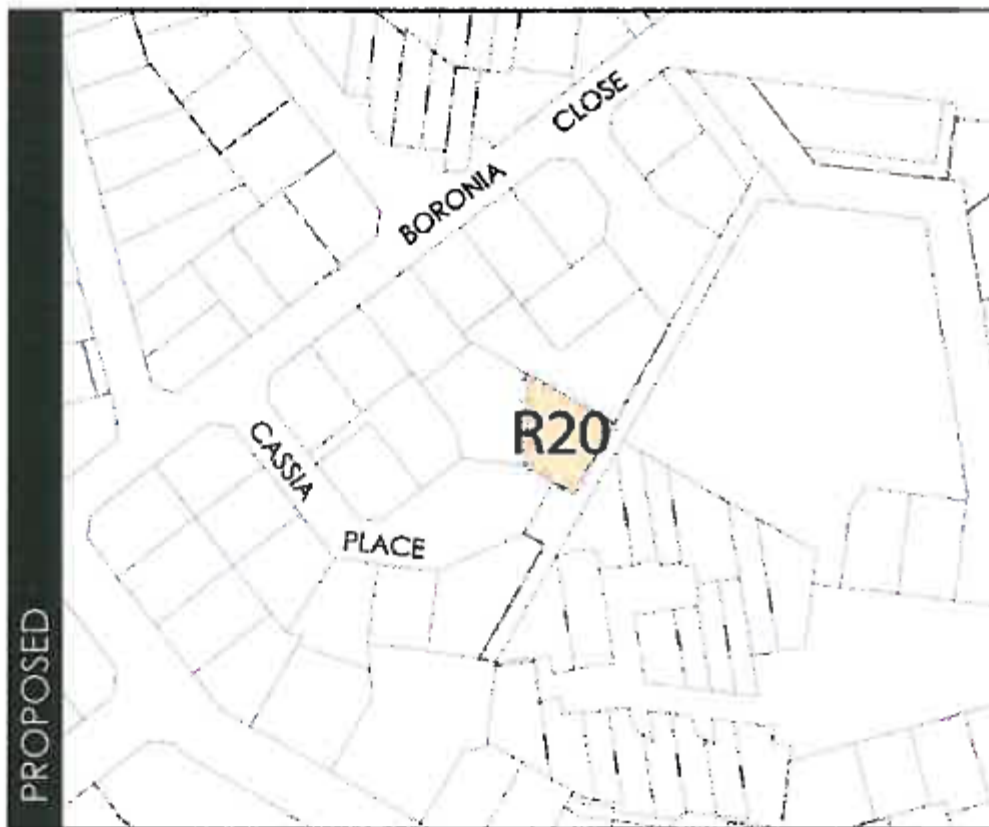
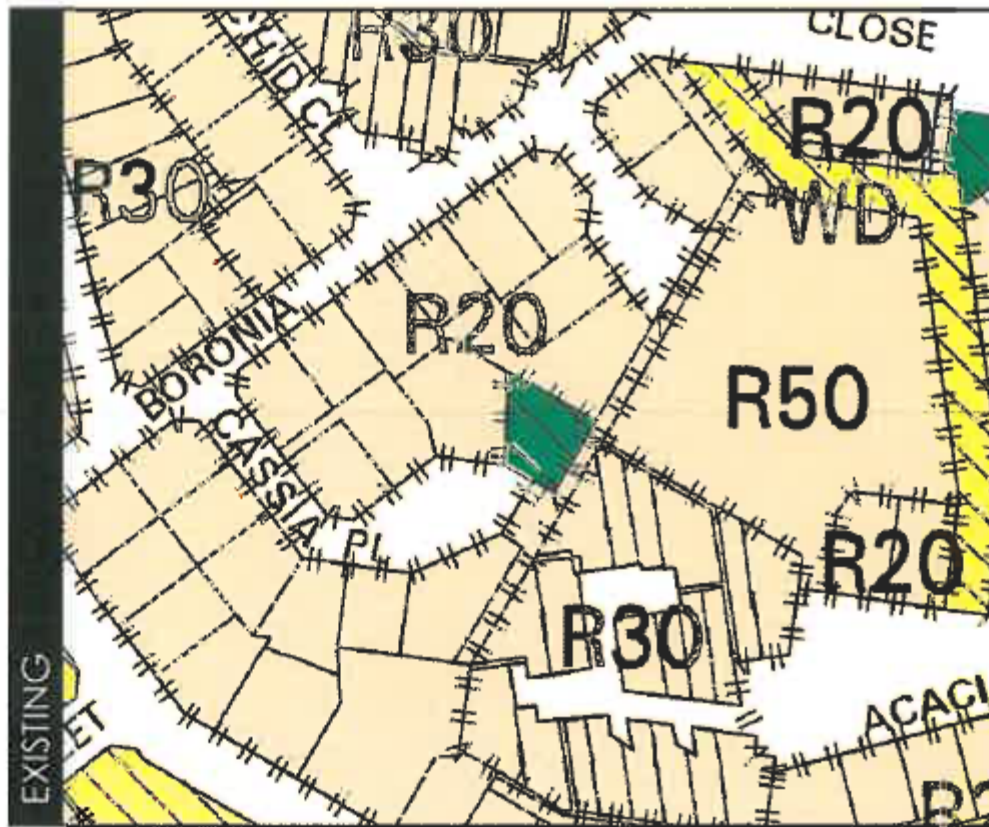
- LEGEND**
- LOCAL SCHEME RESERVES**
- LOCAL ROADS
  - OTHER PUBLIC PURPOSES DENOTED AS FOLLOWS:
    - WD WATER AND DRAINAGE
    - PARKS AND RECREATION
    - DISTRICT ROAD
- ZONE**
- RESIDENTIAL
  - COMMERCIAL
- OTHER**
- R30 R-CODES
  - DEVELOPMENT PLAN AREAS




- LEGEND**
- ZONE**
- RESIDENTIAL
- OTHER**
- R30 R-CODES

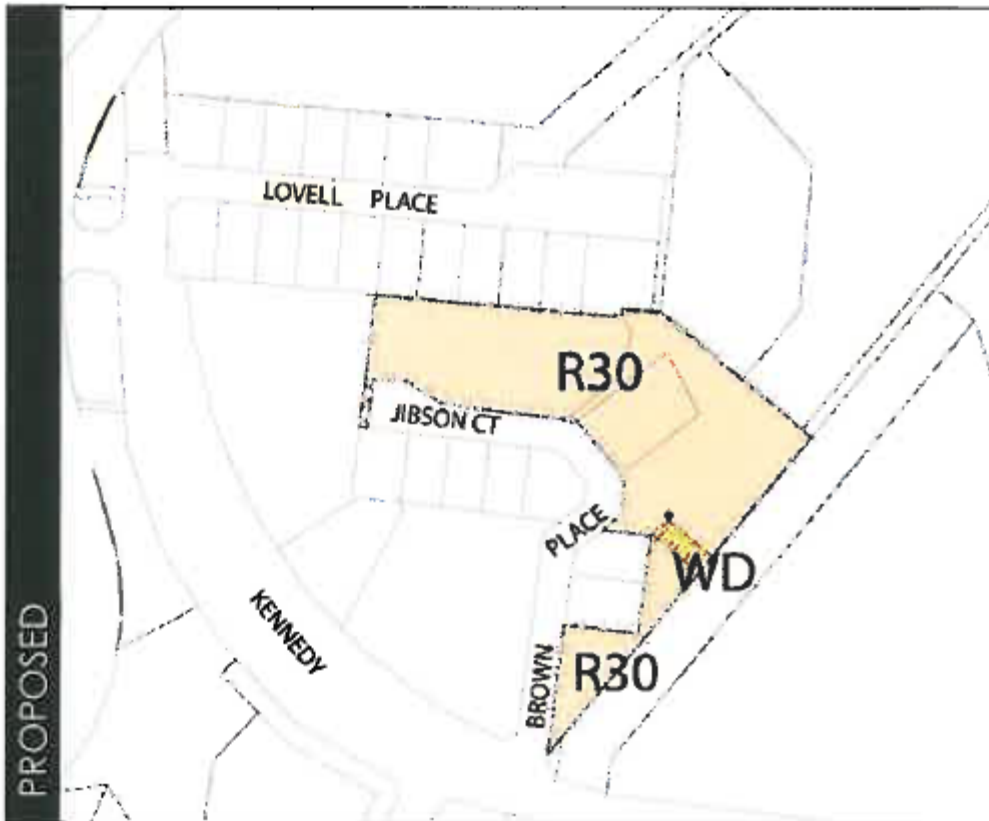
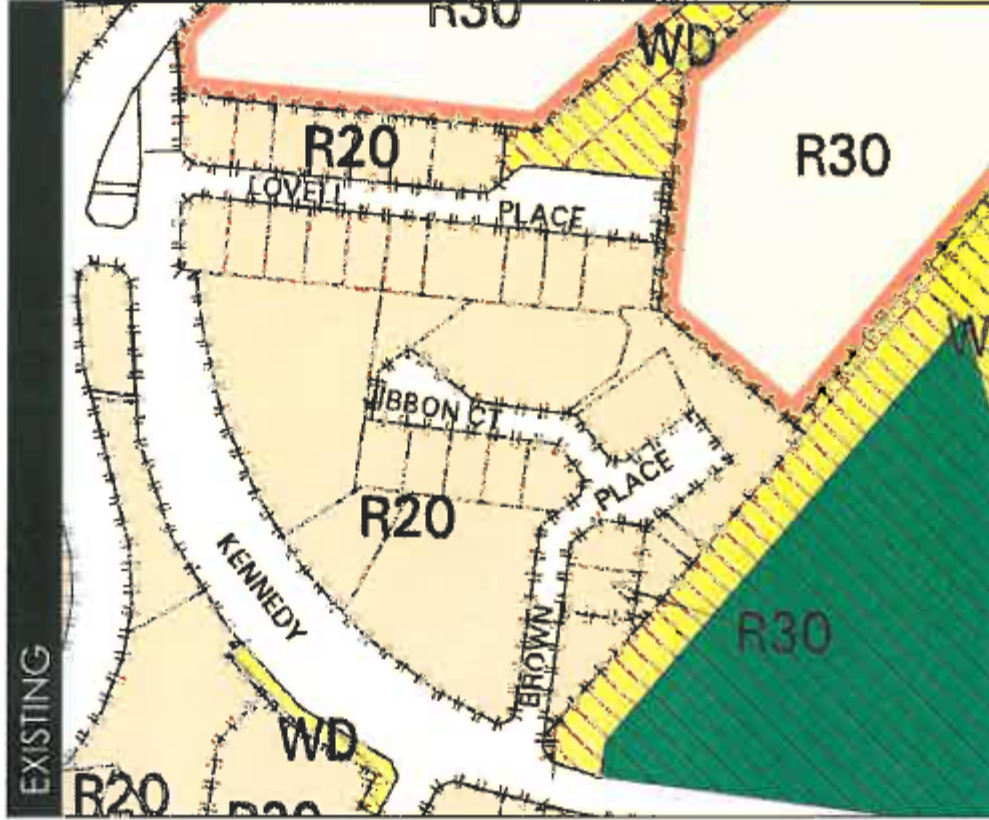
S: FITS  
D: Feb 2010  
J: 09/065

3.9 LOT 5554 CASSIA PLACE



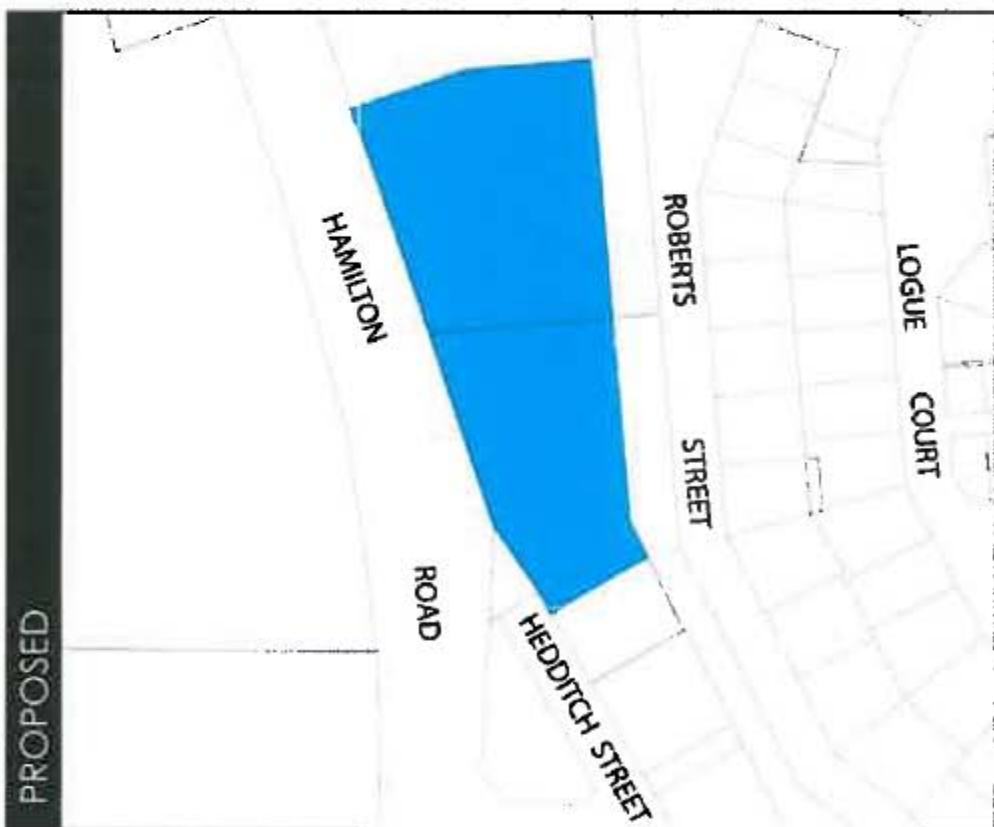
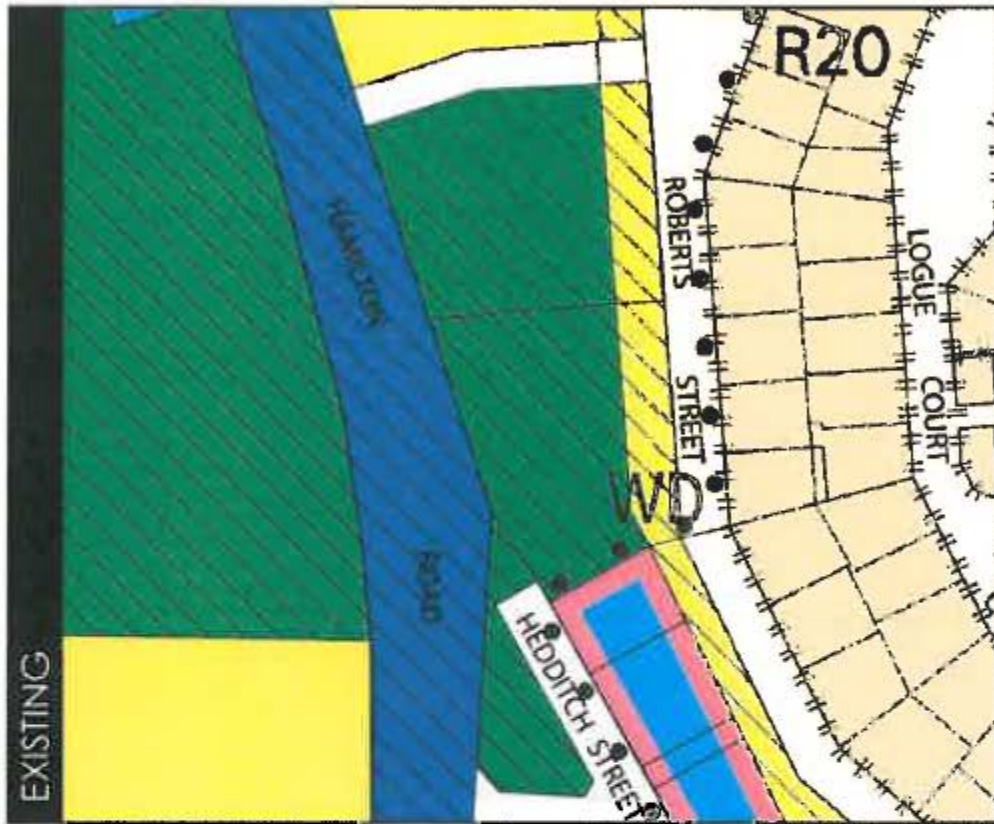

 s: NIS  
 d: Feb 2010  
 j: 09/05

3.10 CLOSED PORTIONS JIBSON COURT AND BROWN PLACE ROAD RESERVES

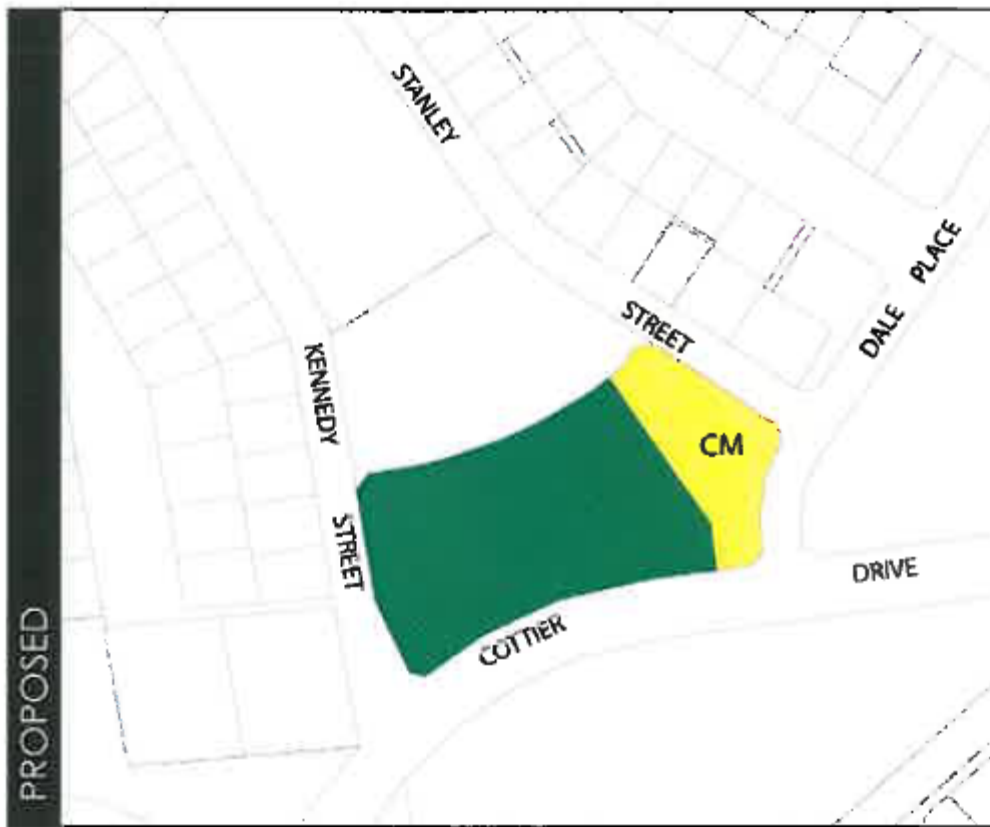
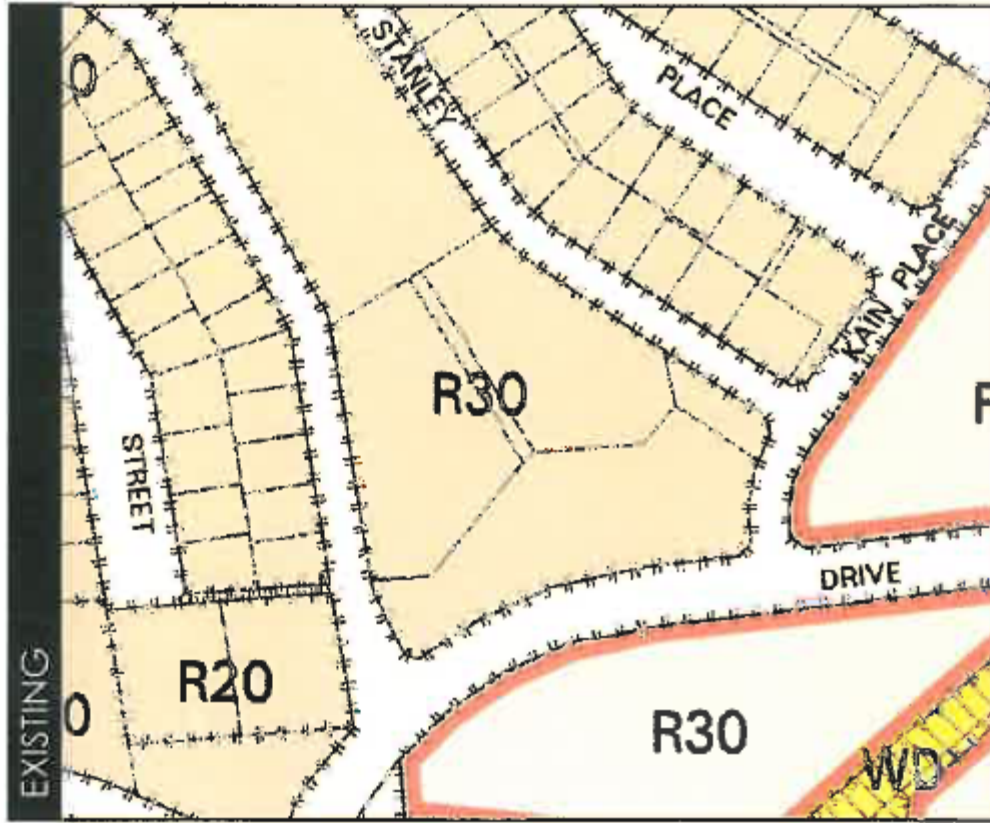



NTS  
d: Feb 2010  
P: 09/066

3.11 LOT 5977 HAMILTON ROAD



3.12 LOTS 6108 & 6177 KENNEDY STREET




 s: NTZ  
 d: Feb 2010  
 f: 09/085

3.13 COLLIER DRIVE



Scale: 1: NTS  
2: d. Feb 2010  
3: G770US

*11.2.2.11 Proposed Marquee Park development on Lot 6108 Stanley Street and Lot 6177 Cottier Drive, South Hedland. (File No.: 21/05/0011)*

<b>Officer</b>	<b>Leonard Long</b> Manager Planning
<b>Date of Report</b>	15 March 2010
<b>Application No</b>	<b>2010/47</b>

**Disclosure of Interest by Officer Nil**

**Summary**

Due to the significance of the development of this Marquee Park to the Town, Council is requested to consider the matter.

**Background**

In August 2008, the proposal to develop Lot 6108 Stanley Street and Lot 6177 Cottier Drive, South Hedland, as a Marquee Park was presented at a Council briefing; no objections were received from the elected members. Council staff subsequently sought and obtained funding to proceed with the project.

From a planning perspective the subdivisions of the lots have been submitted and approved by the Western Australian Planning Commission.

The firm Taylor Burrell Barnett has submitted a rezoning application to create a "Parks and Recreation" reserve and a "Community" zone to enable Council to develop community uses ancillary to the Marquee Park.

**Consultation**

Council in October 2008, resolved to approve the consultation process for the development of the Marquee Park.

Extensive consultation has taken place between the various Council departments to ensure that the development complies in all aspects.

In terms of the Port Hedland Town Planning Scheme No.5, the current zoning of the lots permit the development of the Marquee Park as an "AA" use, and does not require consultation, however the proposed Marquee Park has been substantially advertised in the media and the radio, as well as a sign being located on the actual site depicting a concept plan of the proposed park.



**Statutory Implications**

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

**Policy Implications**

Nil

**Strategic Planning Implications**

Key Result Area 1-Infrastructure

Goal 2:-Parks and Gardens

Strategy 1:

Work in partnership with other stakeholders to implement the Town's Parks Improvement program, with a specific focus on the development of new and/or upgraded park infrastructure in South Hedland.

**Budget Implications**

Nil

**Officer's Comment**

Locality:

The proposed locality of the park in South Hedland, is beneficial as the majority of the population reside in South Hedland. In addition the chosen site is virtually central to the surrounding residential uses, and in close proximity to the JD Centre.

Accessibility:

The proposed park is easily accessible both by road and footpaths, and is located within a close proximity to the existing primary schools within South Hedland.

The current practice of the Town to promote densification along main arterials will result in a higher population immediately in the proximity of the proposed park, due to its location along a main arterial.

Access to the main parking areas will be via Dale and Stanley Streets, provision has been made for a bus drop-off zone along Cottier Drive. The proposed access points and bus drop-off zone will have no impact on the current traffic flow or impede the use of foot and cycle paths.

Streetscape:

The lots are currently undeveloped and do not present an attractive streetscape. However, with the development of a park the streetscape will be enhanced dramatically, and will become an icon in the Town.

The proposed park will be abutting Stanley Street (minor road), Dale Street (minor road) Kennedy Street (minor road) and Cottier Drive (main arterial). The proposed landscaping will provide an attractive streetscape to all the abutting roads, and will uplift the entire area.

Parking:

The Town Planning Scheme No.5, requires a specific amount of parking dependent on the use. In this regard the proposed Marquee Park being the first of its kind in the Town, has resulted in the provision of 100 car bays, which have been located mainly on the eastern side of the park.

Due to the park's central location and its accessibility by both foot and cycle the provided carparking bays are deemed to be sufficient.

### **Attachments**

1. Locality
2. Proposed layout of the Park

### **200910/323 Council Decision/Officer's Recommendation**

**Moved:** Cr S R Martin

**Seconded:** Cr A A Carter

That Council APPROVES the application submitted by McNally Newton Landscape Architects for the development of a Marquee Park on Lot 6108 Stanley Street and Lot 6177 Cottier Drive, South Hedland, subject to the following conditions:

1. This approval relates only to the proposed development of Lot 6108 Stanley Street and Lot 6177 Cottier Drive, South Hedland and other incidental development, as indicated on the approved plans. It does not relate to any other development on this lot.
2. This approval to remain valid for a period of twenty-four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only.
3. Landscaping and reticulation is to be established and maintained to the specifications of the Manager Infrastructure Development and to the satisfaction of the Manager Planning.
4. Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from beyond the boundaries of the development site.

5. All works shall be in accordance with the requirements of the Manager Infrastructure Development and to the satisfaction Manager Planning.
6. Hours of work shall be limited to the following:  
**Monday to Friday.....0700-1700**  
**Saturday.....0730-1700**  
**Sunday and Public Holidays.....WORK NOT PERMITTED**  
**without the prior approval of the Town**
7. No earthworks (including batters), plant or materials shall intrude onto adjacent land or road reserves.
8. Stormwater disposal to be designed in accordance with Council's Engineering Department Guidelines, and all to the satisfaction of the Manager Planning.
9. The proponent and the contractor shall be responsible for the dust and sand drift control in accordance with Department of Environment (DoE) guidelines. Disturbed areas shall be stabilised on completion and thereafter maintained to the satisfaction of the Manager Planning.
10. No burning of cleared vegetation shall be allowed without prior, written approval of the Town. The applicant shall refer to DoE guidelines for alternative methods of treating cleared vegetation.
11. Compaction and stabilisation of the land must be carried out for potential building sites to the satisfaction of the Manager Planning. Only clean fill shall be used on site.
12. Non-sacrificial anti graffiti coating to be applied to walls exposed to any road reserve, POS, PAW or school site. Confirmation that coating has been applied and cleaning specification shall be provided to the Town as part of the 'As-Constructed' provision to the satisfaction of Manager Planning.

FOOTNOTE:

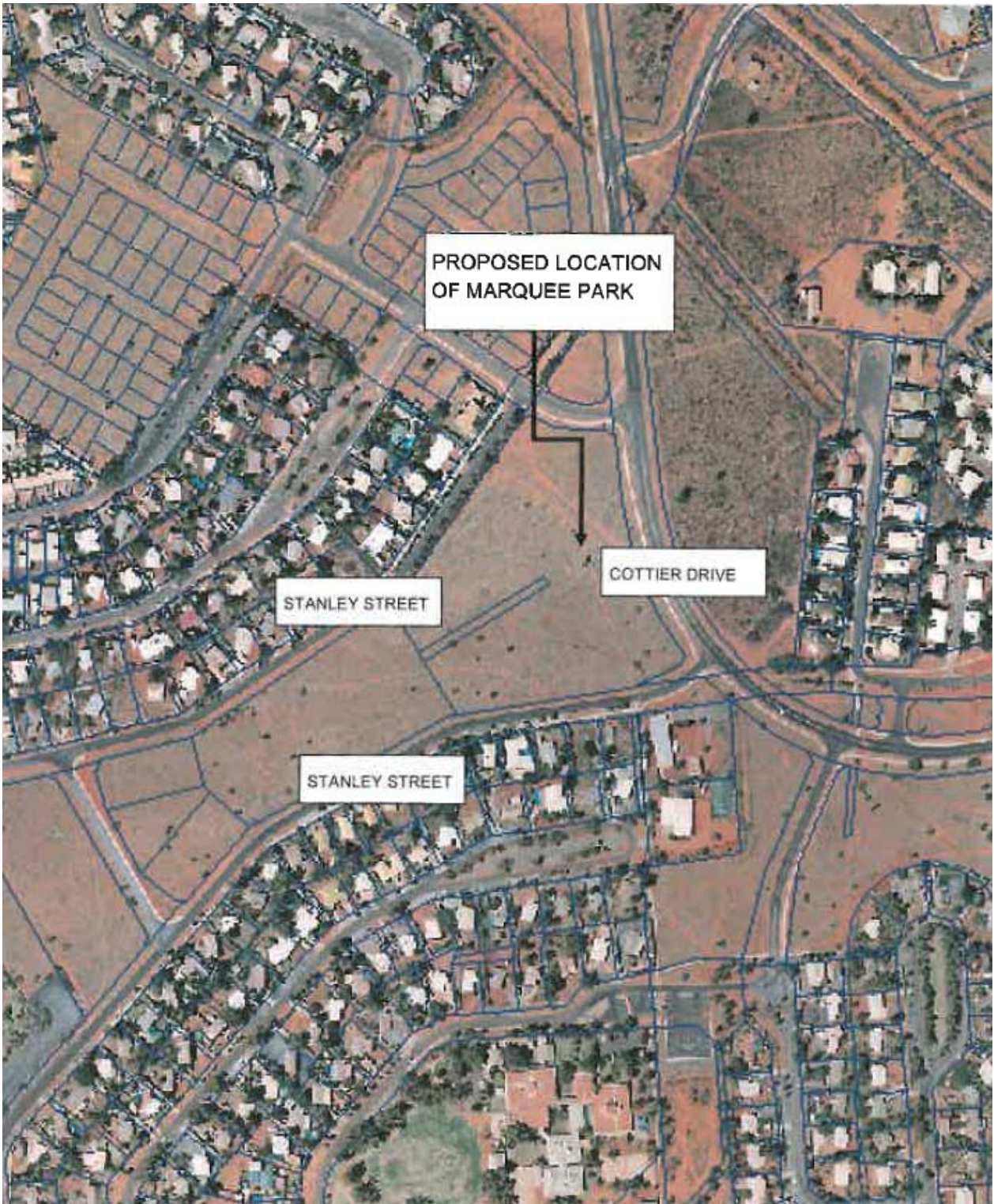
1. You are reminded that this is a Planning Approval only and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements.

2. The developer to take note that the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year Annual Recurrence Interval cycle of flooding could affect any property below the ten (10)-metre level AHD. Developers shall obtain their own competent advice to ensure that measures adopted to avoid that risk will be adequate.

The issuing of a Planning Consent and/or Building Licence is not intended as, and must not be understood as, confirmation that the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.

3. Applicant is to comply with the requirements of Worksafe Western in the carrying out of any works associated with this approval.

**CARRIED 8/0**





**ATTACHMENT 2**  
**LANDSCAPE / DEVELOPMENT PLAN**

- FEATURE PAVEMENT, TYPE 1 (Spaced Aggregate)
- FEATURE PAVEMENT, TYPE 2 (Bound Gravel)
- FEATURE PAVEMENT, TYPE 4 (Fastlane Concrete)
- STONE EMBANKMENT (Lean stone)
- DRAINAGE CHANNELS (Paved stone)
- DRY COVER BED (Local & Imported stone)
- WATERPLAY WEIZONE (Permeable, Synthetic Surface)
- LANDSCAPE WALL HEIGHTS & TYPE VARY, REFER TO PLAN
- 1.2m HIGH SAFETY FENCING, TYPE 1 (Fluted/ribbed steel)
- 1.2m HIGH SAFETY FENCING, TYPE 2 (Galv. sheet)
- PROPOSED CONTOURS & DESIGN LEVELS
- MATURE PALM TREE
- NATIVE FEATURE TREES
- BOLLARDS (Prestressed & Reinforced)

- STANDARD NOTES**
1. SET OUT & DIMENSIONS. THE CONTRACTOR SHALL SET OUT ALL PATHS, WALLS, HARD SURFACES AND ELEMENTS EITHER ON OR OFF SITE PRIOR TO CONSTRUCTION AND SHALL OBTAIN THE SUPERINTENDENT'S SET OUT APPROVAL PRIOR TO WORK COMMENCEMENT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. CHECK ALL DRAWING SCALES IN CONJUNCTION WITH DRAWING SIZE.
  2. SERVICES & SITE ASSETS. THE CONTRACTOR SHALL INVESTIGATE THE NATURE AND LOCATION OF ALL EXISTING SERVICES AND RETAINED SITE ASSETS AFFECTED BY THEIR WORKS. FAILURE TO TAKE DUE CARE SHALL NOT LIMIT THE CONTRACTOR'S LIABILITY.
  3. REFERENCE. THE CONTRACTOR SHALL REFER TO ALL CONTRACT DOCUMENTS, THE SPECIFICATION AND DRAWINGS PRIOR TO AND DURING THE WORKS.
  4. DISCREPANCIES. NOTIFY SUPERINTENDENT OF ANY DISCREPANCIES OR DISCREPANCIES OR ERRORS PRIOR TO THE ORDERING OF AFFECTED MATERIALS AND OR CONSTRUCTION OF AFFECTED WORKS.
  5. RELEVANT STANDARDS. THE CONTRACTOR SHALL UNDERTAKE ALL PRICING AND WORKS IN ACCORDANCE WITH CURRENT INDUSTRY BEST PRACTICE AND ALL RELEVANT AUSTRALIAN STANDARDS.

NO.	DATE	BY	REVISION
1	15/03/10	PB	ISSUE FOR DEVELOPMENT APPROVAL
2	15/03/10	PB	ISSUE FOR DEVELOPMENT APPROVAL
3	15/03/10	PB	ISSUE FOR APPROVAL

THIS IS AN UNCONTROLLED DOCUMENT BEYOND INFORMATION ONLY UNLESS BOUND OR ON A CONTROLLED DOCUMENT.

APPROVAL CHECK REVIEW  
 NAME: [ ]  
 POSITION: [ ]  
 DATE: [ ]

EXTERNAL PRACTICE REVIEW  
 NAME: [ ]  
 POSITION: [ ]  
 DATE: [ ]

AUTHORISED FOR CONSTRUCTION  
 NAME: [ ]  
 POSITION: [ ]  
 DATE: [ ]

PROJECT: MARQUEE PARK

STAGE OF PLAN: N/A

DRAWING TITLE: LANDSCAPE MASTERPLAN

CLIENT: TOWN OF PORT HEDLAND

port hedland (08) 9228 4511 | busuaban (08) 9754 1499 | port hedland (08) 9172 3052

DESIGNED BY: PB | PRELIM PACKAGE REVIEWED BY: PB  
 DRAWING BY: PJP | PRELIM PACKAGE REVIEWED BY: PB  
 DATE: 15/03/2010

SCALE: 1:400 AT A1

*11.2.2.12 Proposed Use Not Listed – Airport Operations Staff Accommodation – Lot 11 Forrest Location (Port Hedland International Airport) (File No.: 802468G)*

**Officer** **Leonard Long**  
Manager Planning

**Date of Report** 16 March 2010

**Disclosure of Interest by Officer Nil**

**Summary**

An application has been received for the construction of 3 Airport Operations Staff dwellings with the possibility of an additional 8 dwellings to be located on Lot 11 Forrest Location (Port Hedland International Airport) of which Council is the registered owners.

The proposal is being referred to Council for determination as the development is deemed a “USE NOT LISTED”. A use for which the Director Regulatory Services does not in terms of the current delegation register, have delegation to consider.

The ability to house airport related staff at the airport will allow the Airport to operate during emergencies. Therefore, the proposed development to construct a limited amount of dwellings is recommended for approval.

**Background**

*The Site:*

In terms of the Port Hedland Town Planning Scheme No. 5, Lot 11 Forrest Location is zoned “Airport”, with its main frontage towards Great Northern Highway.

*The Proposal:*

It is proposed to construct 3 dwellings on the lot to house people who can fit the definition of airport operations staff who are required to be located at the airport to ensure continued operation of the airport should an emergency result from a cyclone or other disaster and critical airport-based services such as the Royal Flying Doctor Service and/or other agencies or services who operate from this airport.

In addition to the proposed 3 dwellings it is also proposed to define 8 additional sites for future development resulting in the overall development consisting of up to 11 dwellings.

However, as the zoning table within the Port Hedland Scheme No. 5, does not make provision for “Airport Operations Staff Accommodation”, the proposed development is considered a “Use Not Listed”.

### **Consultation**

No external consultation is required; the development complies to all relevant legislation.

### **Statutory Implications**

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

### **Policy Implications**

Nil

### **Strategic Planning Implications**

Nil

### **Budget Implications**

An application fee of \$3290 is applicable

### **Officer’s Comment**

The Town Planning Scheme does not permit residential land uses on land zoned “airport” with the exception of Hotel, Motel and Transient Workforce accommodation, where the very nature of the use recognises that the benefits of close proximity to the airport outweigh the reduced level of amenity associated with exposure to noise, fumes and other impacts related to airport operations.

The proposed development of “Airport Operations Staff Accommodation” is treated as a “use not listed” because of the unique requirement for housing at, or in very close proximity to, the airport, for a very limited number of personnel with unique responsibilities. This is essential in order to ensure the continued operation of the airport during and immediately following an emergency, as it is likely that the most important, if not the only access to the Town may be via aircraft. This is markedly different from the provision of housing on land used for other commercial or industrial purposes because of the importance of the airport which is an essential service for the town. Port Hedland’s location within an area of heightened cyclonic risk further justifies this view.



In seeking to define allotments for the development, an area has been surveyed adjacent to the existing houses (neither of which have planning approval). This plan identifies 11 potential lots. It is less certain that the same argument could be used to justify the development of a total of 11 buildings for "Airport Operations Staff Accommodation" at this stage. This may change as the level of operational activity at the PHIA increases. For this reason the approval is recommended just for three, houses, which is likely to fulfill or exceed the current demand.

The development of 11 dwellings for more general usage is regarded as a "group dwelling" development, a use which in terms of the Port Hedland Town Planning Scheme, No. 5 is not permitted on land zoned "Airport".

Because of the reduced amenity and higher risks associated with land at the airport it is strongly recommended that no consideration be given to incorporating provisions into Town Planning Scheme 6 that would permit a more general residential land use on the airport. In fact for airports subjected to any more than the most minimal levels of air traffic it is normal to have substantial buffer zones applied between the airport and the nearest residential development.

The one "exception to the rule" would be specialized housing for aircraft owners who may have direct access to the taxiways and a privately owned hangar on their lot. This sort of specialized housing could be suitable for other portions of land, such as that currently used for transient workforce accommodation, but is not relevant to the current consideration.

Council has access to several parcels of land better suited to residential development as identified in the Land Rationalisation Plan. The future development of this land has a range of benefits to the Town, including the potential return on investment and flexibility of being able to dispose of any houses when appropriate.

It should also be recognised that periodic revaluations of Council's housing stock have demonstrated that in addition to the reduced amenity and increased risk associated with the airport location, there are serious financial considerations. While all buildings will depreciate and lose value over time, it is normal for land on which the house stands to appreciate in value. This does not happen at the airport, where valuations show that both the existing airport houses (recognizing one is in poor condition anyway) are worth considerably less than comparable structures in South Hedland. Construction on the airport land is also restrictive as the structures become financially unviable maintain, because Council does not then have the option of disposing of the building as it could do simply in any of the residential locations within the town.

For these reasons it is recommended that the proposed development be approved as a use not listed and not as a step towards providing additional housing for the town on land that is zoned "Airport"

**Attachments**

1. Locality Plan
2. Proposed Site Plan

**Officer's Recommendation**

That Council APPROVES the application for a "USE NOT LISTED" – "Airport Operations Staff Accommodation", for up to 3 dwellings, subject to the following:

1. This approval relates only to 3 "Airport Operations Staff Accommodation" dwellings. It does not relate to any other development on this lot;
2. This approval to remain valid for a period of twenty four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only.
3. Prior to the submission of a Building Licence application, a site plan is to be submitted indicating the location of the proposed dwellings to the satisfaction of the Manager Planning .
4. All fencing shall be installed in accordance with the Residential Design Codes and/or the Dividing Fences Act and prior to the occupation of the dwelling(s) all to the satisfaction of the Manager Planning.
5. Fences must be reduced to no higher than .75m when within 1.5m of where the Vehicle Access Point (driveway) meets a street and where two streets intersect.
6. The private yard areas shall be nominated and suitably screened from adjoining dwellings and the street prior to the development first being occupied.
7. Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from beyond the boundaries of the development site.
8. A minimum of 2 parking bays are to be provided per dwelling in accordance with Appendix 7 of Council's Town Planning Scheme No. 5, and to the satisfaction of the Manager Planning.

9. The car parking bays and access way shall be designed and constructed in accordance with the requirements of Town Planning Scheme No. 5 – Appendix 8.
10. The driveways and crossovers shall be designed and constructed to specifications of the Manager Infrastructure Development, and to the satisfaction of the Manager Planning, prior to the occupation of the buildings.
11. Storm water disposal to be designed in accordance with council's Engineering Department Guidelines, and all to the satisfaction of the Manager Planning.

**FOOTNOTES:**

1. You are reminded that this is a Planning Approval only, and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements.
2. The developer to take note that the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year average recurrence interval (A.R.I) cycle of flooding could affect any property below the ten (10) meter level AHD. Developers shall obtain their own competent advice to ensure that measures adopted to avoid that risk will be adequate. The issuing of a Planning Consent and/or Building Licence is not intended as, and must not be understood as, confirmation that the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.
3. Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval

**200910/324 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council:

- i) APPROVES the application for a “USE NOT LISTED” – “Airport Operations Staff Accommodation”, for up to 3 dwellings, subject to the following:
  1. This approval relates only to 3 “Airport Operations Staff Accommodation” dwellings. It does not relate to any other development on this lot;

2. This approval to remain valid for a period of twenty four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only.
3. Prior to the submission of a Building Licence application, a site plan is to be submitted indicating the location of the proposed dwellings to the satisfaction of the Manager Planning .
4. All fencing shall be installed in accordance with the Residential Design Codes and/or the Dividing Fences Act and prior to the occupation of the dwelling(s) all to the satisfaction of the Manager Planning.
5. Fences must be reduced to no higher than .75m when within 1.5m of where the Vehicle Access Point (driveway) meets a street and where two streets intersect.
6. The private yard areas shall be nominated and suitably screened from adjoining dwellings and the street prior to the development first being occupied.
7. Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from beyond the boundaries of the development site.
8. A minimum of 2 parking bays are to be provided per dwelling in accordance with Appendix 7 of Council's Town Planning Scheme No. 5, and to the satisfaction of the Manager Planning.
9. The car parking bays and access way shall be designed and constructed in accordance with the requirements of Town Planning Scheme No. 5 – Appendix 8.
10. The driveways and crossovers shall be designed and constructed to specifications of the Manager Infrastructure Development, and to the satisfaction of the Manager Planning, prior to the occupation of the buildings.
11. Storm water disposal to be designed in accordance with council's Engineering Department Guidelines, and all to the satisfaction of the Manager Planning.

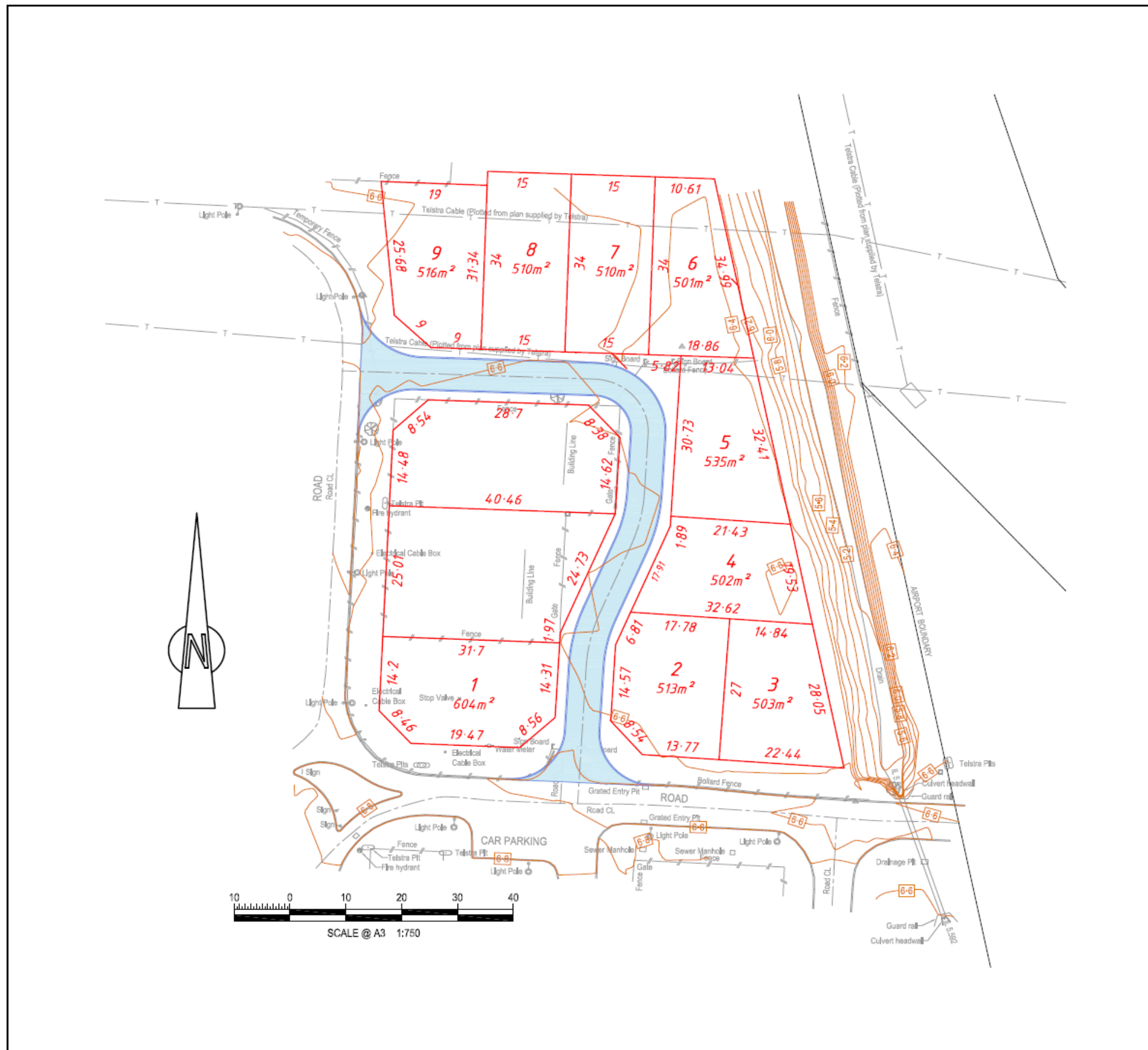
FOOTNOTES:

1. You are reminded that this is a Planning Approval only and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements.
2. The developer to take note that the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year average recurrence interval (A.R.I) cycle of flooding could affect any property below the ten (10) meter level AHD. Developers shall obtain their own competent advice to ensure that measures adopted to avoid that risk will be adequate. The issuing of a Planning Consent and/or Building Licence is not intended as, and must not be understood as, confirmation that the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.
3. Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval
  - ii) Authorises the Chief Executive Officer or his delegate to call tenders for the construction of three dwellings to be completed by 31 December 2010 according to budget allocation

**CARRIED 8/0**

*REASON: Council indicated its desire to ensure the dwellings will be constructed by 31 December 2010.*





General Notes:

CONTOUR INTERVAL: 0.2m  
 HORIZONTAL DATUM: PHG94  
 VERTICAL DATUM: AHD



NOTES:

C.T.:  
 Area:  
 Local Authority: Town of Port Hedland

This plan was prepared for the Town of Port Hedland and shows an indicative residential development within the residential precinct of the Port Hedland Airport.

The total number of lots to be created is subject to approval; and all dimensions and areas are subject to field survey and amendment.

No reliance is to be placed on the information shown on this plan for any financial dealings involving the proposed development.

Where visible; services shown hereon have been located by field survey. Services that are below ground (e.g. sewer pipes) have been plotted from information obtained through Dial Before You Dig.

Before any construction, demolition or excavation on this site, all servicing authorities should be contacted for detailed location of services in the area.

This note forms an integral part of the plan.

REV	DATE	DETAILS	AUTHD
0	6 Feb 2010	ISSUED TO CLIENT	D.T.G.

	SIGNATURE	DATE
SURVEYED BY: K.THANABALASINGAM	<i>K.Thanabala</i>	14 Jan 2010
PROCESSED BY: K.THANABALASINGAM	<i>K.Thanabala</i>	15 Jan 2010
DRAWN BY: D.T.GROGAN	<i>D.T.Grogan</i>	6 Feb 2010
DESIGNED BY: D.T.GROGAN	<i>D.T.Grogan</i>	6 Feb 2010
CHECKED BY: D.T.GROGAN	<i>D.T.Grogan</i>	6 Feb 2010
APPROVED BY: D.T.GROGAN	<i>D.T.Grogan</i>	6 Feb 2010

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DRAWING No.: 3528 Deslgn	JOB No.: P3528	REV. No. 0
FILE NAME: 3528 Deslgn.DWG	DATE 6 Feb 2010	<b>A3</b>
SCALE: 1:750		

**PROPOSED RESIDENTIAL DEVELOPMENT  
 RESIDENTIAL PRECINCT  
 PORT HEDLAND AIRPORT**

CLIENT: **TOWN OF PORT HEDLAND**

**MAKJaP PTY LTD**  
 Consulting Engineers & Surveyors

6/11 Kingsmill Street Port Hedland  
 PO Box 384 Port Hedland WA 6721  
 Telephone: (08) 9173 1298 Facsimile: (08) 9173 2894  
 Email: porthedland@makjap.com.au

OPERATIONAL OFFICES  
 Western Australia: Perth - Broome - Derby - Kununurra - Port Hedland International: Sultanate of Oman

6:14 pm Councillor George Daccache declared a financial interest in Item 11.2.2.13 Proposed Amendment No. 31 to the Town of Port Hedland Town Planning Scheme No. 5 – Lot 502 Scadden Road (Site B) from Rural to Urban Development as he is employed by Auzcorp.

Councillor Daccache left the room



*11.2.2.13 Proposed Amendment No. 31 to the Town of Port Hedland Town Planning Scheme No. 5 – Lot 502 Scadden Road (Site B) from Rural to Urban Development (File No.: 18/09/0038)*

<b>Officer</b>	<b>Luke Cervi</b> Planning Officer
<b>Date of Report</b>	19 March 2010
<b>Application Number</b>	<b>2010/58</b>
<b>Disclosure of Interest by Officer</b>	<b>Nil</b>

### **Summary**

This report outlines the proposed changes to the Town of Port Hedland Town Planning Scheme No.5 (TPS5) to facilitate the rezoning of Lot 502 Scadden Road (Site B) to enable development to occur in a manner consistent with the proposed amended South Hedland Town Centre Development Plan (SHTCDP).

### **Background**

The SHTCDP has been developed in response to the recommendations of the Land Use Master Plan. The Hon. Minister for Planning and Infrastructure directed LandCorp, in conjunction with the Town of Port Hedland, to commission a Development Plan as the precursor to encouraging significant public and private investment in the revitalisation process of the SHTC.

The SHTCDP was considered by Council at its meeting on 28 May 2008 and subsequently endorsed by WAPC on 10 November 2009. Part of Lot 502 is identified as 'Residential – Surrounds' on the SHTCDP which conflicts with the current zoning of the land as Rural.

### **Consultation**

Extensive consultation with many government and private organisations as well as public consultation occurred prior to the adoption of the SHTCDP. If Council decides to initiate the amendment, further consultation will be undertaken in accordance with the requirements of TPS5.

## **Statutory Implications**

The *Planning and Development Act 2005* and the *Town Planning Regulations 1967* provide Council the authority to amend its Local Planning Scheme and establish the procedure required to make this amendment.

*Clause 5.2.3 of TPS No. 5 states that:*

*“Development of land shall be generally consistent with the requirements of endorsed development plans, subject to compliance with the Scheme.”*

The SHTCDP identifies the land as “Residential – Surrounds”, under the Rural Zone many residential uses are not permitted. It is therefore necessary to rezone the land to enable the land to be developed in accordance with the SHTCDP and achieve the desired outcomes. It is considered that applying an Urban Development zone will provide the best framework for achieving these desired outcomes.

## **Policy Implications**

Nil

## **Strategic Planning Implications**

Key Result Area 2 – Community Pride

Goal 1 – Litter

Strategy 4 - Work with key stakeholders to commence implementation of the South Hedland CBD Structure Plan to significantly improve the appearance and vitality of this area.

Key Result Area 4 – Economic Development

Goal 4 – Land Development Projects

Strategy 1 - Fast-track the release and development of commercial, industrial and residential land in a sustainable manner including:

- South Hedland New Living developments.....
- South Hedland CBD Developments.....

Key Result Area 4 – Economic Development

Goal 5 – Town Planning & Building

Strategy 1 - Work with key stakeholders to ensure that the Land Use Master Plan is implemented.

## **Budget Implications**

A fee of \$1711 to initiate the Scheme Amendment has been received.

### Officer's Comment

Council has committed significant time, effort and resources towards the improvement and revitalisation of the South Hedland CBD. As stated within the LUMP, the Development Plan is a precursor to encouraging significant public and private investment in the revitalisation process of the SHTC.

Council has been involved in extensive negotiations in regard to the development of this site with the landowner (State Government) and proposed purchaser. To enable this land to develop in a manner consistent with the discussions and negotiations of the parties the land needs to be rezoned. The Urban Development zone is considered most appropriate as Clause 6.4 of TPS5 states that the purpose of the Urban Development zone is to:

*“Identify land where detailed planning and the provision of infrastructure is (sic) required prior to the further subdivision and development of the land. This planning should be documented in the form of a Development Plan”;*

In this case an amended development plan has been submitted to Council for consideration which will be in line with the proposed amendment.

### Options

Council has the following options in dealing with the matter:

Initiate the Scheme Amendment.

Refuse to initiate the Scheme Amendment

### Attachments

Proposed Scheme Amendment

### 200910/325 Council Decision/Officer's Recommendation

**Moved:** Cr A A Carter

**Seconded:** Cr S J Coates

That Council:

Pursuant to Section 75 of the Planning and Development Act 2005 (as amended), initiate a Town Planning Scheme Amendment to the Town of Port Hedland Town Planning Scheme No. 5 by:

- 1) Rezoning Lot 502 South Hedland (as indicated on Deposited Plan 64542) from the current zone “Rural” to “Urban Development”;

2) Amending the Scheme Map accordingly.

**CARRIED 7/0**

6:15pm Councillor George J Daccache re-entered the room and assumed his chair. Mayor advised Councillor Daccache of Council's decision.



# Proposed Scheme Amendment (Site B)



Town of Port Hedland Town Planning Scheme No. 5

March 2010



Lot 502 Scadden Road, South Hedland

---

## **PROPOSED SCHEME AMENDMENT (SITE B)**

MARCH 2010

---

Prepared for

**Auzcorp**

Prepared by



Town Planners, Project Managers,  
Development Consultants & Urban Designers

A.B.N. 45 108 680 977

141 Burswood Road

BURSWOOD WA 6100

Telephone: (08) 9486 2222

Facsimile: (08) 9486 2233

w: [www.ksap.com.au](http://www.ksap.com.au)    [www.rpsgroup.com](http://www.rpsgroup.com)

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Figure 1 Location Plan

Figure 2 South Hedland Town Centre Development Plan

Figure 3 Zoning Map

Figure 4 Amended South Hedland Town Centre Development Plan

## **I. INTRODUCTION**

This submission, prepared on behalf of Auzcorp, seeks support to amend the Town of Port Hedland Town Planning Scheme No. 5 (TPS No. 5) to rezone Lot 502 Scadden Road, South Hedland (the 'subject land') to Urban Development.

The Town Planning Scheme Amendment has been lodged concurrently with a request to amend the South Hedland Town Centre Development Plan (SHTCDP), which will facilitate the development of a mix of high, medium and low density residential development in the western portion of the South Hedland Town Centre precinct.

### **1.1 LOCATION AND CONTEXT**

The subject land is located west of the South Hedland Town Centre precinct in the locality of South Hedland. Lot 502 is generally bound by the Scadden Road Reserve to the east, James Street reserve to the South, and a drainage reserve (Reserve 35380) to the north and west (refer **Figure 1 - Location Plan**).

The subject land is located approximately 1km from the main commercial centre of South Hedland. The area generally east of Scadden Road has either been developed for commercial and retail services; or, is planned for development through the South Hedland Town Centre Development Plan (SHTCDP) which envisages the development of a new vibrant centre supported by increased commercial and retail development; and increased housing diversity. The revitalised town centre will be oriented around a new main street along Colebatch Way.

The new South Hedland regional hospital is located at the corner of Wise Street and Colebatch Way in the South Hedland Town Centre and approximately 750m from the subject site. Existing regional recreational and education facilities including the South Hedland Oval and South Hedland TAFE are located directly north of the subject site.

### **1.2 BACKGROUND**

Lot 502 is the subject of a development agreement between the State Government and Auzcorp, with master planning for the area having been developed in discussion with the Town of Port Hedland, LandCorp and the State Government. Lot 502 is commonly referred to as 'Site B' and has been recognised as a key urban development opportunity by the State Government. Our client has a contractual arrangement with the Department of Regional Development and Lands (DRDL) to purchase the land. It is a requirement of the contract of tenure that Auzcorp complete the construction of all residential and commercial premises as soon as practicable in accordance with an agreed development plan and schedule, which at this time the Lessee envisages, within 5 years from the approximate date of rezoning of the Land.

The initial phase of development over the subject land will be for the purposes of a temporary Transient Workers Accommodation facility. A development application for this proposal has been recently lodged with the Town of Port Hedland under the provisions of the Rural zone of TPS No. 5.





**LEGEND**  
 - - - - Site B Boundary

**FIGURE 1**

**LOCATION PLAN**

Lot 502 Scadden Road, SOUTH HEDLAND



## 2. TOWN PLANNING CONSIDERATIONS

### 2.1 STATUTORY FRAMEWORK

#### 2.1.1 TOWN OF PORT HEDLAND TOWN PLANNING SCHEME NO. 5

The Town of Port Hedland Town Planning Scheme No. 5 (TPS No. 5) is the operative town planning scheme in the area and was gazetted on 31 August 2001. The following outlines the current statutory town planning framework as it affects the subject land.

##### 2.1.1.1 Rural Zone

Lot 502 is currently zoned 'Rural' under TPS No. 5. The Rural zoning reflects the existing use of land, being vacant. While Clause 6.8.1 allows Council to consider proposed development in Rural zoned areas where strategic proposals for urban or industrial development, the Rural zone is not considered to represent the most appropriate zoning for the ultimate development of Lot 502.

##### 2.1.1.2 Development Plans

The subject land is located within the 'South Hedland Town Centre' Development Plan Area, as identified in Appendix 5 of TPS No. 5. Council requires the preparation of a Development Plan for these areas in accordance with the provisions of Clause 5.2 of TPS No. 5.

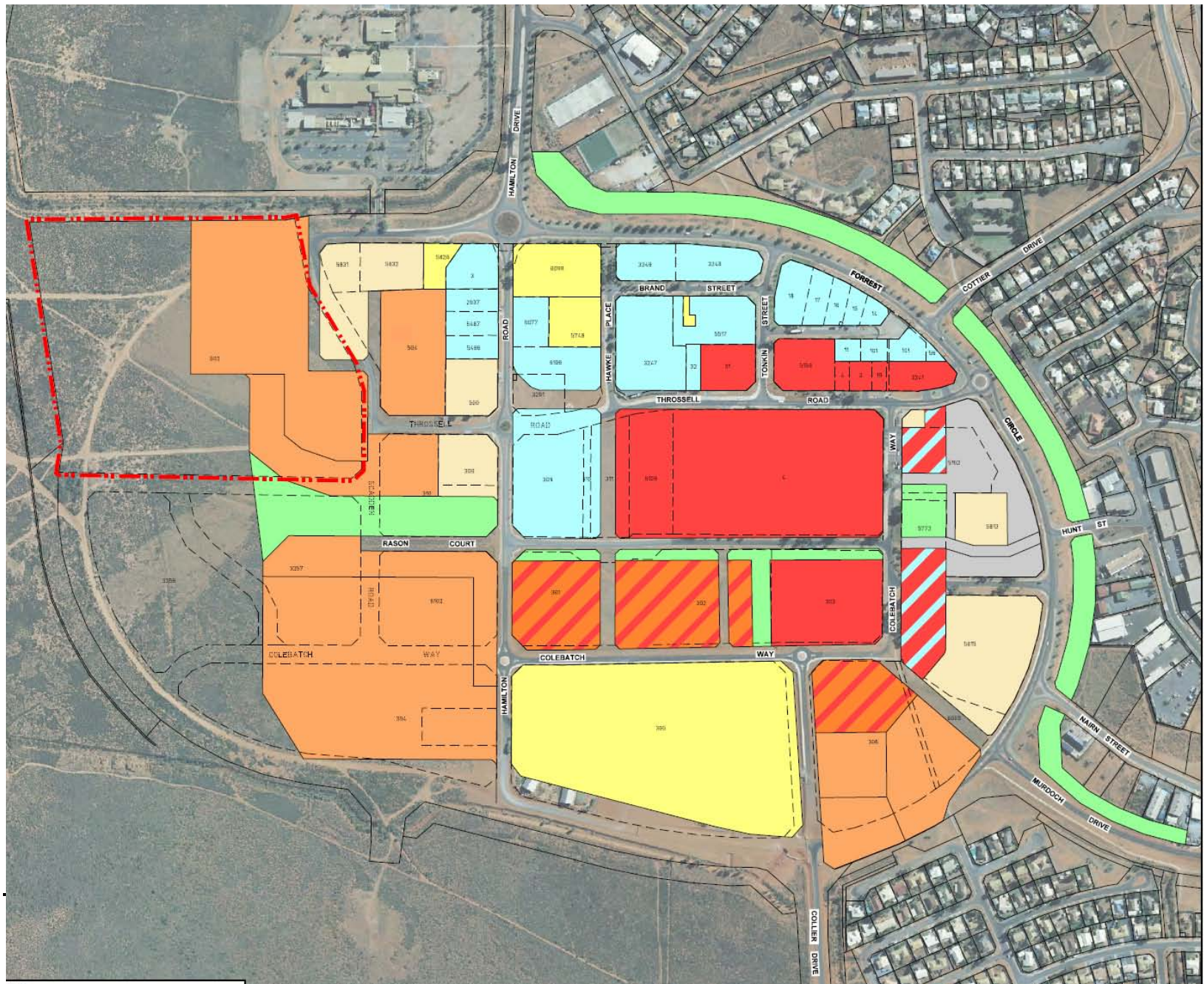
A Development Plan currently exists for the area defined as the South Hedland Town Centre in TPS No. 5, titled the South Hedland Town Centre Development Plan (SHTCDP). The SHTCDP partially affects the subject land, identifying it as 'Residential – Surrounds' and 'Community Use'. Residential density codes of R30 and R40 apply to a portion of the subject land (refer **Figure 2 – South Hedland Town Centre Development Plan**).

A Master Plan, covering the entirety of the subject landholding, has been prepared and lodged with the Town of Port Hedland concurrent with this Town Planning Scheme amendment request. The Master Plan includes a proposal to amend the existing SHTCDP. The supporting technical information within the Master Plan submission addresses the requirements contained in Appendix 6 of TPS No. 5.

##### 2.1.1.3 Urban Development Zone

Clause 6.4.1 of TPS No. 5 explains the purpose of the Urban Development zone, and specifically states:

*"The purpose of the Urban Development zone is to identify land where detailed planning and the provision of infrastructure is required prior to the further subdivision and development of land. This planning should be documented in the form of a Development Plan. Although subdivision and development may take place prior to the Scheme maps being amended to reflect*



# SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN

Lot 502 Scadden Road, SOUTH HEDLAND

## LEGEND

- Site B Boundary
- Existing Lot Boundaries
- Town Centre
- Retail
- Residential - Town Centre
- Residential - Surrounds
- Mixed Use - Retail/Commercial
- Public Purpose
- Community Use
- Public Open Space
- Parking and Access
- R50 R-Code Boundary and Density Code
- Area Subject to Further Investigation

## FIGURE 2

Autocorp : CLIENT  
 1:5,000@A3 : SCALE  
 25 February 2010 : DATE  
 3581\_3-4-006.dgn : PLAN No  
 . : REVISION  
 R.D. : PLANNER  
 M.H. : DRAWN  
 N.T. : CHECKED

Base data supplied by MAPS

Projection PHQ84, Aerial Photography dated January 2008.

Areas and dimensions shown are subject to final survey calculations. All cartageways are shown for illustrative purposes only and are subject to detailed engineering design.

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PROPOSED SCHEME AMENDMENT

TOWN OF PORT HEDLAND TOWN PLANNING SCHEME NO. 5

---

*the details of Development Plans; the Scheme maps should be amended as soon as practicable following the creation of lots and Crown reserves.”*

The Development Plan is required to address the matters outlined in Appendix 6. Clause 6.4.4 allows Council to impose additional conditions under Appendix 10 of the Scheme for Development Plans in Urban Development zones. It is considered that the Urban Development zone represents the most appropriate zoning for Lot 502.

### 3. PROPOSED TOWN PLANNING SCHEME AMENDMENT

#### 3.1 PROPOSED ZONING

It is proposed to rezone the subject land from 'Rural' to 'Urban Development' under TPS No. 5 (refer **Figure 3 – Zoning Map**).

The Zoning Table in TPS No. 5 provides for a range of land uses under the Urban Development zone with the focus on residential development (including Transient Workers Accommodation), health and community land uses, but limited commercial and industrial development. This provides a general outline of the range of land use desired for the Urban Development zone and its intended purpose. It is possible however, to modify and tailor the permissibility of land uses to provide for the desired range of uses over the site through the preparation of the Development Plan itself.

The application of an Urban Development zone is considered the most suitable mechanism to facilitate development of the desired mix and scale of land uses through a Development Plan, rather than the Transient Workforce Accommodation zone, Residential zone or Town Centre zone. NOTE: Transient Workforce Accommodation is not a permitted use in the Town Centre zone under TPS No. 5.

Overall, TPS No. 5 provides a very robust set of provisions to guide and manage the land use and development of the site through a Development Plan over the short and long-term. The approach to rezone the land to 'Urban Development' under TPS No. 5 is consistent with the recently initiated Scheme Amendment for Lot 503 Forrest Circle, South Hedland (Site A).

#### 3.2 DEVELOPMENT PLAN AMENDMENT

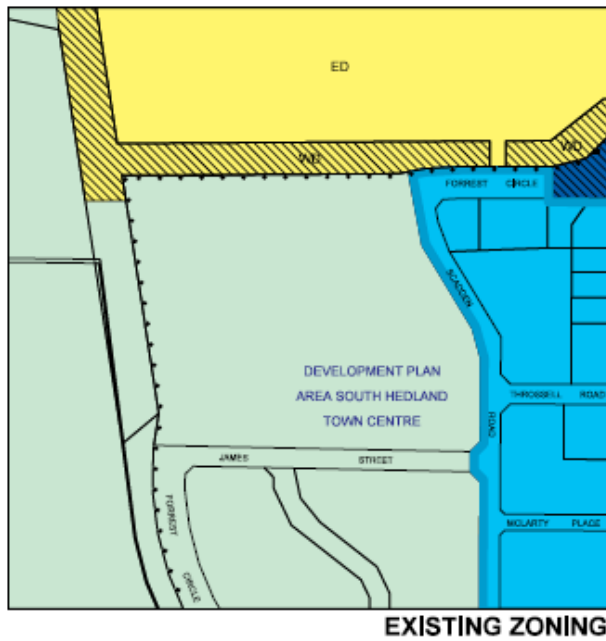
The area immediately east of the subject land is zoned 'Town Centre' and is subject to the requirements of the SHTCDP.

Rezoning of the subject land to 'Urban Development' will facilitate the endorsement of an amended Development Plan that depicts the land uses, road layout, residential densities as well as matters relating to open space, services, drainage and staging relating to Site B as well as its integration with the wider Town Centre area.

A copy of the proposed amended Development Plan, relating to Site B, is included as **Figure 4** of this submission.

# SCHEME AMENDMENT MAP

TOWN OF PORT HEDLAND  
TOWN PLANNING SCHEME No. 5  
AMENDMENT No. ??



**EXISTING ZONING**







**PROPOSED ZONING**

## LEGEND

### LOCAL SCHEME RESERVES

-  DISTRICT ROAD
-  OTHER PUBLIC PURPOSES  
Denoted as:  
WD WATER AND DRAINAGE

### ZONES

-  URBAN DEVELOPMENT
-  TOWN CENTRE
-  OTHER PUBLIC PURPOSES  
Denoted as:  
ED EDUCATION
-  RURAL

### OTHER

-  DEVELOPMENT PLAN AREAS



**FIGURE 3**

0 50 100 200 300 400m

Scale 1:7,500@A4  
Date:2/3/2010

3581\_3-5-004a.dgn  
CHECKED : N.T.



**AMENDED SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN**  
 Lot 502 & Lot 504 Scadden Road, SOUTH HEDLAND

**SHTC Development Plan Policy Provisions**

**1) Description of Area**  
 The South Hedland Town Centre Development Plan applies to all land identified as lying within the Development Plan boundary in accordance with the established area under TP55.

**2) Policy Provisions**

a. Subdivision, strata subdivision and development of land within the SHTC Development Plan land shall be undertaken in accordance with these policy provisions and as depicted on the Development Plan.

b. The development area is divided into 8 categories of prevailing use precincts (generally exclusive of roads).

c. No development shall occur (except demolition of existing structures) and no subdivision or strata subdivision shall occur except superlot creation for land release purposes in accordance with the Development Plan on land earmarked:

- i. as either "Residential - Town Centre" or "Residential - Surrounds" unless the land is appropriately zoned "Town Centre" or "Urban Development" under TP55 and site specific Design Guidelines for a street block, or if the Town of Port Hedland agrees, a portion of a street block, have first been approved by the Town of Port Hedland; or
- ii. as either "Retail" or "Town Centre" unless SHTC General Guidelines have first been approved by the Town of Port Hedland for application in part, or throughout the Development Plan area, as required by the Town of Port Hedland.

d. The uses permitted within the Development Plan shall accord with those permitted under the Zoning Table of Town Planning Scheme No. 5 (as amended) as they relate to the underlying zoning of the land with the addition of the following modifications:

- i. "Residential - Surrounds" shall be limited in use to single, grouped or multiple residential development to the R-Code density shown on the Development Plan and in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- ii. "Residential - Town Centre" shall be developed to accommodate a mixed use of commercial uses at ground level and residential above in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- iii. The prevailing use of land designated other than "Town Centre" on the Development Plan shall be consistent with the SHTC Development Plan. The use of land designated "Town Centre" on the Development Plan shall be in accordance with land use permissibility under TP55 for the "Town Centre" zone.
- iv. Where a single land use is stipulated in text form on the SHTC Development Plan for any site, the stated use in text shall be the predominant use. Ancillary uses shall accord with the use permissibility of the underlying zoning of the land under TP5 No. 5.

e. An application for a development approval must be made to the Town of Port Hedland for all land within the SHTC Development Plan.

f. Development height shall be in accordance with endorsed Design Guidelines for the site.

g. Design Guidelines shall, if appropriate, include details as to:

- i. building envelopes, building materials and finishes;
- ii. distribution of land uses within a lot or within a development;
- iii. minimum and/or maximum numbers and plot ratio floor area of dwellings or other structures;
- iv. private open space;
- v. services;
- vi. vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;
- vii. the location, orientation, height and design of buildings and the space between buildings in response to the Hedland climate;
- viii. advertising signs, lighting and fencing;
- ix. landscaping, finished site levels and drainage;
- x. protection of sites of heritage, conservation or environmental significance;
- xi. elements of the SHTC Development Plan Sustainability Goals as appropriate; and
- xii. other provisions or information considered to be appropriate by the Town of Port Hedland.

LEGEND	
	Development Plan Area
	Amendment Boundary
	Existing Lot Boundaries
	Town Centre
	Residential - Town Centre
	Residential - Surrounds
	Mixed Use - Retail/Commercial
	Public Purpose
	Public Open Space
	Parking and Access
	R-Code Boundary and Density Code
	Area Subject to Further Investigation

Base data supplied by Landgate  
 Aerial Photography dated January 2008, accuracy +/- 4m, Projection PHG94  
 Areas and dimensions shown are subject to final survey calculations.  
 All cartageways are shown for illustrative purposes only and are subject to detailed engineering design.

Auzcorp : CLIENT  
 1:5,000@A3 : SCALE  
 22 February 2010 : DATE  
 3581\_3-5-005.dgn : PLAN No  
 - : REVISION  
 R.D. : PLANNER  
 M.H. : DRAFTER

**RPS koltasz smith**  
 TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING

FIGURE

#### **4. SUMMARY AND JUSTIFICATION**

The purpose of the amendment is to facilitate the endorsement of an amended Development Plan over the site to guide the development of a mix of high, medium and low density residential development (refer Figure 4 – Amended South Hedland Town Centre Development Plan).

The current zoning of the land as 'Rural' does not represent an appropriate zone for the orderly and proper planning of the land in both the short and long term.

Rezoning of the land to 'Urban Development' under TPS No. 5 will facilitate the development of appropriate land use and development that will contribute towards the revitalisation of the South Hedland Town Centre.



*11.2.2.14 Proposed Advertising of the South Hedland Town Centre Development Plan (File No.: 18/12/0010)*

<b>Officer</b>	Leonard Long Manager Planning
<b>Date of Report</b>	19 March 2010
Application No	2010/59
Disclosure of Interest by Officer	Nil

**Summary**

In May 2008 Council resolved to adopt the South Hedland Town Centre Development Plan (SHTCDP) for final approval by the Western Australian Planning Commission.

An application has now been submitted by Koltasz Smith on behalf of Auzcorp for the amendment of the SHTCDP, to include the area known as Area B. (*Attachment 1*)

The application is submitted to Council for initiation, for the purpose of advertising in accordance with the requirements of Town Planning Scheme No. 5 (TPS5).

**Background**

*Development Area (Attachment 2)*

The approved SHTCDP comprises approximately 100 hectares of land within the designated 'Development Plan Area – South Hedland Town Centre. Approximately 72 hectares is zoned 'Town Centre' and the remaining 28 hectares is zoned 'Rural' under TPS5.

The proposed amendment covers approximately 14 hectares of land lying within the approved Development Plan area of which approximately 13 hectares is zoned "Rural". An application for a scheme amendment has been submitted concurrently with the subject application to rezone Lot 502 from "Rural" to "Urban Development" which is consistent with the subject application.

*History*

In response to the recommendations of the Land Use Master Plan, the Hon. Minister for Planning and Infrastructure directed LandCorp in conjunction with the Town of Port Hedland, to commission a Development Plan as the precursor to encouraging significant public and private investment in the revitalisation process of the SHTC.

- The SHTCDP incorporates two components:
- The Master Plan, which is a comprehensive plan to guide the long-term physical development of a particular area; and
- The Development Plan, consists of the statutory map and written text, which formalises the Plan.

At the time a number of options were put forward, following the review and discussion of the options with the Town, LandCorp and key stakeholders, including community groups and Macquarie Bank (owners of the South Hedland Shopping Centre), Option 1 (See Attachment 3) – Colebatch Way was considered most likely to succeed, it was assumed that the SHTC revitalisation hub would take place along Colebatch Way, drawing on the established Throssell Road, and taking advantage of the vacant land potential to the south. This option was used as the basis for drafting of the Development Plan layout.

### **Consultation**

During the assessment of the initial SHTCDP an evaluation panel was appointed by the Department of Regional Development and Lands, which consisted of:

- Town of Port Hedland,
- LandCorp, and
- Urban Design Centre

In preparing the proposed amendment to the SHTCDP, Koltasz Smith and Auzcorp worked closely with the evaluation panel, resulting in the subject application.

In addition TPS5 requires that Development Plans be advertised in accordance with the requirements of sub clauses 4.3.3 and 4.3.4 which state:

*“4.3.3 Where the Council is required or decides to give notice of an application for planning approval the Council shall:*

- (a) determine a submission period of not less than 14 days which is appropriate to the potential impact of the development and takes into account calendar events which may detract from the effective advertising of the proposal or the preparation of submissions,*
- (b) determine the level of notice required as one or more of the following:*

- (i) *servicing notice of the proposed development, adequately describing and illustrating the proposal, on the owners and occupiers as likely to be affected by the granting of planning approval, stating that submissions may be made to the Council within the submission period,*
  - (ii) *publishing notice of the proposed development, adequately describing and illustrating the proposal, in a local newspaper circulating in the Scheme area stating that submissions may be made to the Council within the submission period, which may be 14 days or longer as determined by Council pursuant to subclause 4.3.3 (a), and*
  - (iii) *erecting a sign or signs displaying notice of the proposed development, adequately describing and illustrating the proposal, in a conspicuous position on the land for the duration of the submission period,*
- (c) *give notice of the proposed development in accordance with its determination pursuant to subclause 4.3.3 (b).*

*4.3.4 The Council may require that further plans, sketches, scale models, photographs or other similar aids to explain the proposal, are deposited at the offices of the Council for viewing during normal office hours for the duration of the submission period. All costs associated with the advertising and display of a proposed development shall be borne by the applicant.”*

### **Statutory Implications**

In terms of TPS5, clause 5.2 (Development Plans), provides Council the opportunity to prepare or require the preparation of a development plan prior to considering a subdivision or development proposal. It also outlines the procedure and requirements for development plan submissions.

More specifically, the requirement for a development plan is dealt with by subclause 5.2.1 (a) of TPS5, with the subject land identified in Appendix 5 as the “South Hedland Town Centre”.

### **Policy Implications**

The South Hedland Town Centre Development Plan, upon endorsement, is required to be included in the ToPH Local Planning Policy Manual as a policy statement.

## Strategic Planning Implications

Key Result Area 4: Economic Development

Goal 5: Town Planning & Building

Strategy 1: Work with the key stakeholders to ensure that the Land Use Master Plan is implemented.

## Budget Implications

Nil

## Officer's Comment

The SHTCDP is recognised as an important step in the revitalization of South Hedland. The Town of Port Hedland's Land Use Master Plan recognises that the South Hedland Town Centre, should be extended to the west this would achieve a higher density, mixed-use district, including a variety of permanent housing types, as well as tourist and transient workforce accommodation, additional retail, office and entertainment functions and public facilities.

As part of the assessment of the proposed amendment to the SHTCDP, a number of concerns were raised by the evaluation panel. The subject plan has addressed a number of those concerns, whilst the applicant has provided clarification / status on the following concerns:

Concern:

Ultimate location of the western and southern boundaries are yet to be determined as current investigations into drainage and traffic are proposed to be completed during the first quarter of 2010.

Response:

*"Alignment and position of the future Western Ring Road and future Rason Court extension are still subject to confirmation. Both drainage and traffic documents are in the process of being provided to LandCorp as working drafts. It should be noted that the actual western and southern edges of the residential areas forming the Master Plan will not be affected by any possible changes to the location or width of the POS / Drainage corridors or alignment of the future road extensions."*

Concern:

The western edge drainage corridor is to be relocated on the other side of future perimeter road. POS buffer only e.g. 15m.

Response:

*"This is a matter to be considered by LandCorp as part of its broader planning initiatives. Any changes to the drainage corridor will not affect the Site B area."*

Planning comment:

The remaining concerns to be addressed would not preclude the initiation of the subject application and will all be addressed prior to the final adoption of the amended SHTCDP.

As part of the planning assessment of the amended SHTCDP, the following has been taken into consideration:

*Movement Network (Attachment 3)*

- Vehicle Movement,
- Pedestrian and Cyclist Movement,

The applicant has achieved a high grade of overall movement network through the grid pattern design layout of the roads, which promote permeability and access to open space. The proposed north-south route will promote the flow of traffic to disperse into the regional road network via the extension of Forrest Circle to the north and Rason Court to the south.

Continuing with the Council's established practise of having shared use paths throughout South Hedland, the proposed amended SHTCDP promotes and builds upon the objectives of creating convenient, safe and shaded, shared use paths with connectivity throughout the overall development plan area.

*Residential Density*

The applicant has proposed a range of densities (Attachment 4) throughout the proposed amended area. However, taking into consideration the close proximity to not only the Town Centre but also other public facilities i.e. Kevin Scott Oval, TAFE, South Hedland High School, South Hedland Aquatic Centre and the Matt Dan Cultural Centre it is deemed appropriate to promote higher densities. The higher densities would ultimately form a high density spine that continues through to Area A, and would lead to a high concentration of the population being located centrally to the majority of public facilities. (Attachment 5)

*Public Open Space*

The applicant has proposed a total area of 2364m<sup>2</sup> of public open space. Due to the close proximity of the Kevin Scott Oval and the South Hedland Aquatic Centre the need for open space is drastically reduced. The provided open space is deemed acceptable and will result in the utilisation of the surrounding public facilities.

Taking into consideration the above, Council has the following options:

- 
- Endorse the current plan for advertising;

- Endorse the current plan, subject to the amendments pertaining to the density coding being made prior to the plan being released for public comment.

Option 2 is the preferred option of the Town and this is reflected within the recommendation.

As outlined in the consultation section of the report, Council is only required to advertise the amended SHTCDP for a minimum period of 14-days, it is recommended that the minimum period of 14-days is provided to allow submissions to be lodged by all, including relevant Government Agencies.

The officer's recommendation has been prepared to reflect this advertising period and documentation referrals.

#### **Attachments**

Overall Development Plan Area

Amended Development Plan Area

Approved Master Plan

Proposed Development Plan Densities

Amended Development Plan Densities

#### **200910/326 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

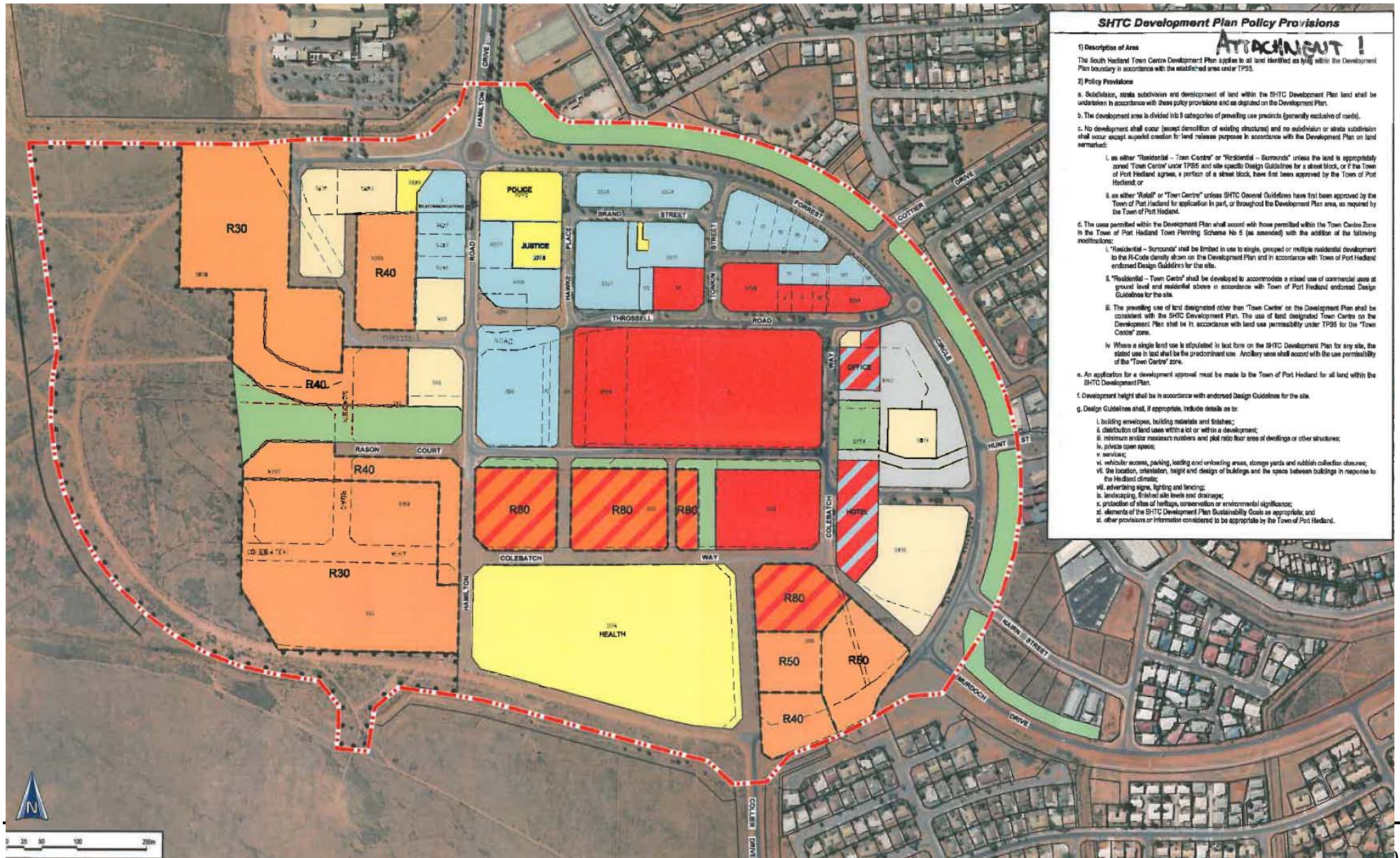
**Seconded:** Cr M Dziombak

That Council:

1. Endorses the amended South Hedland Town Centre Development Plan as per attachment 5 for advertising in accordance with subclause 5.2.8, 4.3.3 and 4.3.4 of Town Planning Scheme No. 5, the submission period shall be 14 days;
2. Refers the amended South Hedland Town Centre Development Plan and supporting documentation to relevant government agencies for comment with a request that any comments be received within the designated advertising period or it will be considered that the agency has no comment; and
3. Attends to any additional consultation methods that the Chief Executive Officer or his nominated representative may consider relevant to the advertising the amended South Hedland Town Centre Development Plan

4. At the conclusion of the adverting period the South Hedland Town Centre Development Plan is referred back to Council for final adoption

***CARRIED 8/0***



**SHTC Development Plan Policy Provisions**

ATTACHMENT 1

1) Description of Area  
The South Hedland Town Centre Development Plan applies to all land identified as being within the Development Plan boundary in accordance with the established area under TP55.

2) Policy Provisions

a. Subdivision, strata subdivision and development of land within the SHTC Development Plan land shall be undertaken in accordance with these policy provisions and as dictated on the Development Plan.

b. The development area is divided into 5 categories of prevailing use precincts (generally exclusive of needs).

c. No development shall occur (except demolition of existing structures) and no subdivision or strata subdivision shall occur except pursuant to creation for land release purpose in accordance with the Development Plan on land earmarked:

- i. as either "Residential - Town Centre" or "Residential - Surrounds" unless the land is appropriately zoned "Town Centre" under TP55 and site specific Design Guidelines for a street block, or if the Town of Port Hedland agrees, a portion of a street block, have first been approved by the Town of Port Hedland; or
- ii. as either "Retail" or "Town Centre" unless SHTC General Guidelines have first been approved by the Town of Port Hedland for application in part, or throughout the Development Plan area, as required by the Town of Port Hedland.

d. The uses permitted within the Development Plan shall accord with those permitted within the Town Centre Zone in the Town of Port Hedland Town Planning Scheme No 5 (as amended) with the addition of the following modifications:

- i. "Residential - Surrounds" shall be limited in use to single, grouped or multiple residential development to the R-Code density shown on the Development Plan and in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- ii. "Residential - Town Centre" shall be developed to accommodate a mixed use of commercial uses at ground level and residential above in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- iii. The prevailing use of land designated other than "Town Centre" on the Development Plan shall be consistent with the SHTC Development Plan. The use of land designated Town Centre on the Development Plan shall be in accordance with land use permissibility under TP55 for the "Town Centre" zone.
- iv. Where a single land use is stipulated in text form on the SHTC Development Plan for any site, the stated use in text shall be the predominant use. Ancillary uses shall accord with the use permissibility of the "Town Centre" zone.

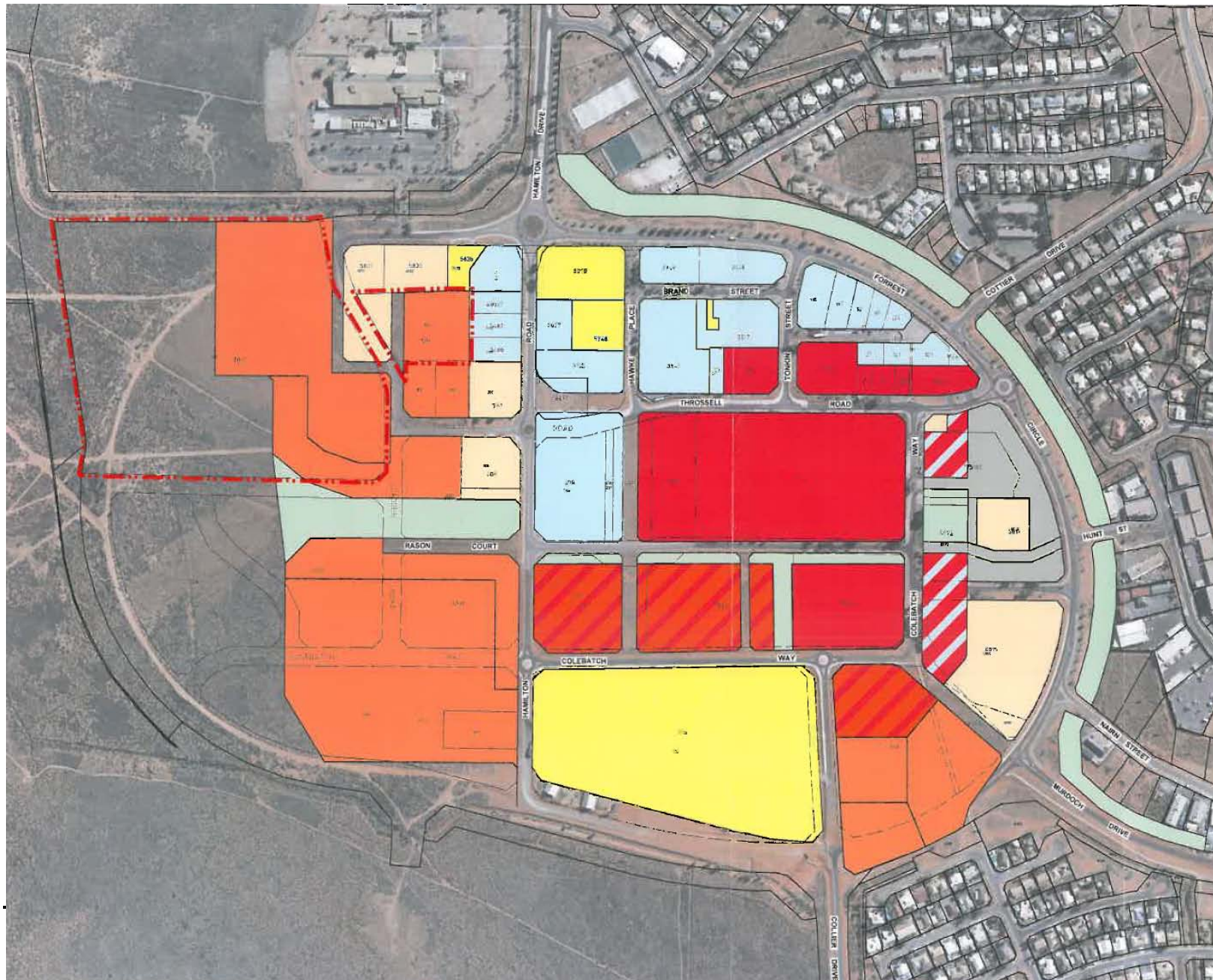
e. An application for a development approval must be made to the Town of Port Hedland for all land within the SHTC Development Plan.

f. Development height shall be in accordance with endorsed Design Guidelines for the site.

g. Design Guidelines shall, if appropriate, include details as to:

- i. building envelopes, building materials and finishes;
- ii. distribution of land uses within a lot or within a development;
- iii. minimum and/or maximum numbers and plot ratio floor area of dwellings or other structures;
- iv. public open spaces;
- v. signage;
- vi. vehicular access, parking, loading and unloading areas, storage yards and rubbish collection enclosures;
- vii. the location, orientation, height and design of buildings and the space between buildings in response to the Hedland climate;
- viii. advertising signs, lighting and landscaping;
- ix. landscaping, finished site levels and drainage;
- x. protection of sites of heritage, conservation or environmental significance;
- xi. elements of the SHTC Development Plan Sustainability Goals as appropriate; and
- xii. other provisions or information considered to be appropriate by the Town of Port Hedland.





# SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN

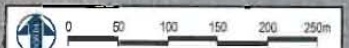
Lots 502 & 504 Scadden Road, SOUTH HEDLAND

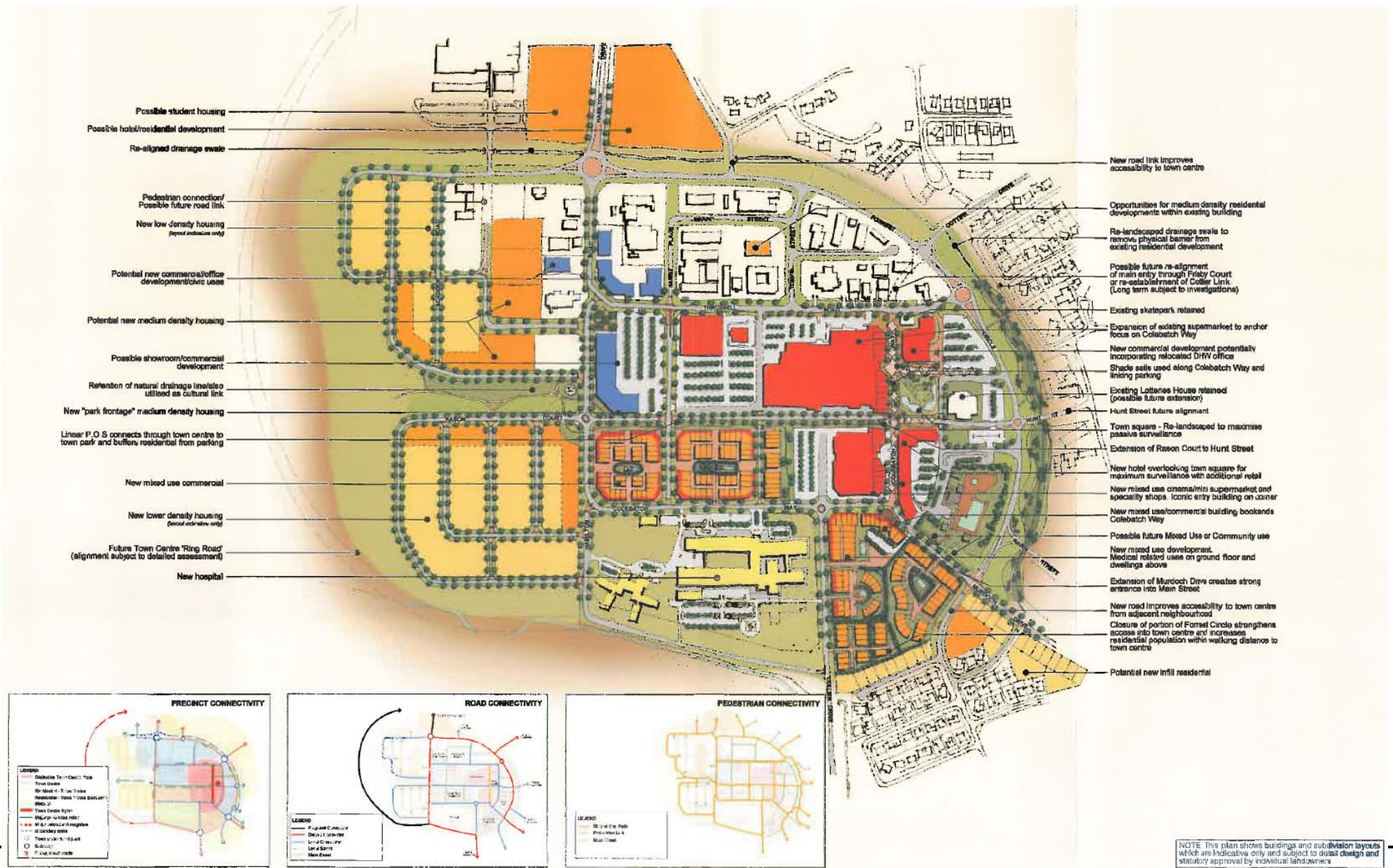
- LEGEND**
- Site B Boundary
  - Existing Lot Boundaries
  - Town Centre
  - Retail
  - Residential - Town Centre
  - Residential - Surrounds
  - Mixed Use - Retail/Commercial
  - Public Purpose
  - Community Use
  - Public Open Space
  - Parking and Access
  - R50 R-Code Boundary and Density Code
  - Area Subject to Further Investigation

**FIGURE 5**

Aurcorp : CLIENT  
 1:5,000@A3 : SCALE  
 2 March 2010 : DATE  
 3661\_2-0-003.dgn : PLAN No  
 c : REVISION  
 R.D. : PLANNER  
 M.H.L. : DRAWN  
 N.T. : CHECKED

Base data supplied by MAPS  
 Projection: PHIG04, Aerial Photography dated January 2003.  
 Areas and dimensions shown are subject to final survey calculations.  
 All cartographies are shown for illustrative purposes only and are subject to detailed engineering design.  
 The concepts presented in this plan remain the © copyright of RPS Kottase Smith. No copies in whole or in part may be made without RPS Kottase Smith's permission.





NOTE: This plan shows buildings and subdivision layouts which are indicative only and subject to detail design and statutory approval by individual landowners



**SHTC Development Plan Policy Provisions**

**1) Description of Area**  
 The South Hedland Town Centre Development Plan applies to all land identified as lying within the Development Plan boundary in accordance with the established area under TP55.

**2) Policy Provisions**

a. Subdivision, strata subdivision and development of land within the SHTC Development Plan land shall be undertaken in accordance with these policy provisions and as depicted on the Development Plan.

b. The development area is divided into 9 categories of prevailing use precincts (generally exclusive of roads).

c. No development shall occur (except demolition of existing structures) and no subdivision or strata subdivision shall occur except pursuant to a land release application in accordance with the Development Plan on land earmarked:

- as either "Residential - Town Centre" or "Residential - Surrounds" unless the land is appropriately zoned "Town Centre" or "Urban Development" under TP55 and the specific Design Guidelines for a street block; or if the Town of Port Hedland agrees, a portion of a streetblock, have first been approved by the Town of Port Hedland;
- as either "Retail" or "Town Centre" unless SHTC General Guidelines have first been approved by the Town of Port Hedland for application in part, or throughout the Development Plan area, as required by the Town of Port Hedland.

d. The uses permitted within the Development Plan shall accord with those permitted under the Zoning Table of Town Planning Scheme No 5 (as amended) as they relate to the underlying zoning of the land with the addition of the following modifications:

- "Residential - Surrounds" shall be limited in use to single, grouped or multiple residential development to the R-Code density shown on the Development Plan and in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- "Residential - Town Centre" shall be developed to accommodate a mixed use of commercial uses at ground level and residential above in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- The prevailing use of land designated other than "Town Centre" on the Development Plan shall be consistent with the SHTC Development Plan. The use of land designated "Town Centre" on the Development Plan shall be in accordance with land use permissibility under TP55 for the "Town Centre" zone.
- Where a single land use is stipulated in two forms on the SHTC Development Plan for any site, the stated use in text shall be the predominant use. Ancillary uses shall accord with the use permissibility of the underlying zoning of the land under TP5 No. 5.

e. An application for a development approval must be made to the Town of Port Hedland for all land within the SHTC Development Plan.

f. Development height shall be in accordance with endorsed Design Guidelines for the site.

g. Design Guidelines shall, if appropriate, include details as to:

- building envelopes, building materials and finishes;
- distribution of land uses within a lot or within a development;
- minimum and/or maximum numbers and plot ratio floor area of dwellings or other structures;
- private open spaces;
- services;
- vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;
- the location, orientation, height and design of buildings and the space between buildings in response to the Hedland climate;
- advertising signs, lighting and fencing;
- landscaping, finished site levels and drainage;
- protection of sites of heritage, conservation or environmental significance;
- elements of the SHTC Development Plan Sustainability Goals as appropriate; and
- other provisions or information considered to be appropriate by the Town of Port Hedland.

**AMENDED SOUTH HEDLAND TOWN CENTRE DEVELOPMENT PLAN**  
 Lot 502 & Lot 504 Scadden Road, SOUTH HEDLAND.

Base data supplied by Landgate

Aerial Photography dated January 2006, accuracy +/- 4m, Projection PHG94

Areas and dimensions shown are subject to final survey calculations. All cartways are shown for illustrative purposes only and are subject to detailed engineering design.

**LEGEND**

- Development Plan Area
- Amendment Boundary
- Existing Lot Boundaries
- Town Centre
- Residential - Town Centre
- Residential - Surrounds
- Mixed Use - Retail/Commercial
- Public Purpose
- Public Open Space
- Parking and Access
- R-Code Boundary and Density Code
- Area Subject to Further Investigation

Auzcord: 1:5,000@A3  
 CLIENT: 22 February 2010 : DATE  
 3581\_3-6-005.dgn : PLAN No  
 REVISION  
 R.D. : PLANNER

**RPS koltasz smith**

TOWN PLANNING, PROJECT MANAGEMENT, URBAN DESIGN, DEVELOPMENT CONSULTING

FIGURE

**SHTC Development Plan Policy Provisions**

**1) Description of Area**  
 The South Hedland Town Centre Development Plan applies to all land identified as lying within the Development Plan boundary in accordance with the established area under TPSS.

**2) Policy Provisions**

a. Subdivision, strata subdivision and development of land within the SHTC Development Plan land shall be undertaken in accordance with these policy provisions and as depicted on the Development Plan.

b. The development area is divided into 6 categories of prevailing use precincts (generally exclusive of roads).

c. No development shall occur (except demolition of existing structures) and no subdivision or strata subdivision shall occur except pursuant to creation for land release purposes in accordance with the Development Plan on land surrendered:

- as either "Residential - Town Centre" or "Residential - Surrounds" unless the land is appropriately zoned "Town Centre" or "Urban Development" under TPSS and site specific Design Guidelines for a street block, or if the Town of Port Hedland agrees, a portion of a street block, have first been approved by the Town of Port Hedland;
- as either "Retail" or "Town Centre" unless SHTC General Guidelines have first been approved by the Town of Port Hedland for application in part, or throughout the Development Plan area, as required by the Town of Port Hedland.

d. The uses permitted within the Development Plan shall accord with those permitted under the Zoning Table of Town Planning Scheme No. 5 (as amended) as they relate to the underlying zoning of the land with the addition of the following modifications:

- "Residential - Surrounds" shall be limited in use to single grouped or multiple residential development as the R-Code density shown on the Development Plan and in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- "Residential - Town Centre" shall be developed to accommodate a mixed use of commercial uses at ground level and residential above in accordance with Town of Port Hedland endorsed Design Guidelines for the site.
- The prevailing use of land designated other than "Town Centre" on the Development Plan shall be consistent with the SHTC Development Plan. The use of land designated "Town Centre" on the Development Plan shall be in accordance with land use permissibility under TPSS for the "Town Centre" zone.
- Where a single land use is stipulated in text form on the SHTC Development Plan for any site, the stated use in text shall be the predominant use. Ancillary uses shall accord with the use permissibility of the underlying zoning of the land under TPSS No. 5.

e. An application for a development approval must be made to the Town of Port Hedland for all land within the SHTC Development Plan.

f. Development height shall be in accordance with endorsed Design Guidelines for the site.

g. Design Guidelines shall, if appropriate, include details as to:

- building envelopes, building materials and finishes;
- distribution of land uses within a lot or within a development;
- minimum and/or maximum numbers and plot ratio floor area of dwellings or other structures;
- private open space;
- services;
- vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures;
- the location, orientation, height and design of buildings and the space between buildings in response to the Hedland climate;
- advertising signs, lighting and fencing;
- landscaping, finished site levels and drainage;
- protection of sites of heritage, conservation or environmental significance;
- elements of the SHTC Development Plan Sustainability Goals as appropriate; and
- other provisions or information considered to be appropriate by the Town of Port Hedland.



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

**Officer** Russell Dyer  
Director Engineering  
Services

**Date of Report** 15<sup>th</sup> March 2010

Disclosure of Interest by Officer Nil

**Summary**

For Council's information.

**Background**

Engineering Services monthly report to Council.

**Consultation**

Engineering Services officers.

**Statutory Implications** Nil

**Policy Implications** Nil

**Strategic Planning Implications** Nil

**Budget Implications** Nil

**Officer's Comment** Nil

**Attachments**

Works Schedule  
Airport PAX numbers  
Recreation Update

**200910/326 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council receive Engineering Services report for March 2010

**CARRIED 8/0**

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

ALL CONTRACT WORK IS TO BE SUPERVISED BY THE MES

Legend - Current Project Phase

	Concept
	Development
	Implementation
	Finalisation
	Project completed and acquitted

Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1111437	Recreation Reserve Redevelopment Scope: Upgrade of oval and irrigation at Colin Matheson Oval	COUNCIL/CONTRACTORS		Grassing complete, minor replacements to be undertaken, variation to contract to include grassing playground area. Effluent reticulation not operational as yet, liaising with water corp., effluent to be operational by the end of April. Surface is planned to be ready for play 21 May 2010.												
1011410	Waste Water Re-Use System Scope: Included in Colin Matheson Oval upgrade															
1009480	Old Port Hedland Cemetery Scope: Landscaping and verge treatment along Sutherland street adjacent to Old PH Cemetery	COMPLETE		Complete												
1201487, 1201422 & 1201421 (R4R)	Street Lighting Upgrades Scope: 0809 stage 2 - Captains, Dongara, Dulverton, Koolama, Scadden, plus 0910	HORIZON POWER		New quotes have been received and purchase orders raised for remainder of program.												
1201451	Finucane Island Boat Ramp shade Scope: Installation of 1 shade structure	CONTRACTOR		Complete												
1105410	Finucane Island Boat Ramp Scope: parking, solar lighting	CONTRACTOR		4 new solar lights have been ordered and will be installed by Depot staff when they are delivered. Reseal has been scheduled approx. April when contractors are next available.												
1105410	Finucane Island Boat Ramp Scope: Completion of ramp reconstruction	COMPLETE		Dept of Transport advised that licence is required for boat ramp. Application has been sent. Final acquittal and invoicing of the funding will be finalised once licence received.												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

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Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1201451	Playground Shade Scope: Installation of shade at Daylesford and Marapikurrinya parks	CONTRACTOR		Complete												
1111446 & 1111403 (R4R)	Playground Equipment Scope: Marie Marland Reserve, Gratwick Aquatic Centre, PH Skate Park as per Dec OCM	CONTRACTOR		Purchase orders have been raised for supply and installation of equipment. To be installed April/May due to temperature requirements for rubber surfacing.												
1105424	Port Hedland Boat Ramp Scope: Asphalt seal to top of ramp	CONTRACTOR		Contractor breakdown has resulted in the delay of the completion of this project. Pending further advice from contractor regarding availability. Likely that this will now be completed approx. April. Investigations underway to upgrade light at top of boat ramp.												
1009481	Cemetery Upgrade Scope: Main Cemetery, concrete lintels, replace plot markers, fencing, landscaping and lighting	CONTRACTOR		Clean up, new rear fencing and replacement of side fencing is complete. Remainder of project scope delayed due to staffing vacancies. Project expected to recommence end March.												
1201481 & 1201418 (R4R)	Walkway/Park Lighting Scope: Baler car park, Lions park, Koombana Lookout, Greene place and Civic Centre walkway	CONTRACTOR		Quotes are being sourced for lighting installations as Horizon Power are not able to undertake the works.												
1201439 & 1201412 (RFR)	Public Infrastructure Scope: Bins, seating, shade, water fountains, etc. Inc shade as per AAWG	CONTRACTOR		Slight project delays due to staff vacancy. New bus shelters and BBQ are currently being installed. Expect project to get back on track when staff commence in end March.												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

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Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1201450 & 1201415 (R4R)	Boulevard Tree Planting Scope: Planting of street trees to Murdoch drive	CONTRACTOR		Additional trees have been ordered to accommodate early planting in future programs. 2009/10 project scheduled to commence April. Currently scheduling installation works.												
1201475 & 1201416 (R4R)	PH Footpath Construction Scope: Harper, Butler, Kingsmill, Anderson	CONTRACTOR		Quotes have been received for additional paths. Approved in budget review. To be completed March/April.												
1201476 & 1201417 (R4R)	SH Footpath Construction Scope: Clam, Cone, Dorrigo, Kwinana, Lovell and Mauger	CONTRACTOR		Quotes have been received for additional paths. Approved in budget review. To be completed March/April.												
1111436	Bore Installations Scope: Investigation and installation of bores at McGregor street and KSO re-use tanks	CONTRACTOR		Secondary investigations completed 12th March. Report to be submitted to Dept of Water for approval of commissioning of a bore.												
1201458	Throssell Street Streetscape Scope: median planting, street trees, turf, banner poles, garden planting	COUNCIL		Tree planting towards Hamilton road to be completed to finalise project. Scheduled for March along with Boulevard tree planting.												
1111448	Kevin Scott Oval Reservoir Flushing System Scope: Installation of flushing system to re-use water tanks (Tender 09/01)	CONTRACTOR		Complete. Funding acquittal pending payment of invoices from contractor. Effluent system to be operational end of March.												
1203440	Floodwater Pump Upgrade Scope: Design and installation of new electrical cabinet at West End Flood Pumps	CONTRACTOR		Design contract has been awarded. Expect designs to be completed and installation contract awarded by April/May.												
1201411	Richardson street Parking	COUNCIL/		2 options presented to Council at												



FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

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Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
	Scope: Design and installation of street parking on Richardson street (kerbing, linemarking, tree planting)	CONTRACTORS		March SCM. Proceeding with detailed civil and landscaping designs for preferred option. BHP Billiton working on landscaping project to compliment parking design.												
1111435	Stairway to the Moon Scope: Viewing platform construction near Taylor street, dune rehab, interpretive signage, car park	CONTRACTOR		Refer Council item this month.												
1201461	Town Entry Statement Scope: Landscaping component at GNH information bay sculpture	COUNCIL/ CONTRACTOR		Complete.												
1201435	Limpet crescent (Blackspot) Scope: RSA, design and cost estimate for construction	DESIGN ONLY 09/10		Design consultant to be engaged pending commencement of staff, approximately end March.												
1201486	Wedgefield Upgrades Scope: Pinga street/Cajarina intersection upgrades, turning lane and reconstruction	DESIGN ONLY 09/10		Design consultant to be engaged pending commencement of staff, approximately end March.												
1201457	Yandeyarra road Scope: Resheeting and formation improvements	COUNCIL		Staff will consult with Yandeyarra Community prior to finalising works scope. Scheduled to commence after cyclone season. Some minor maintenance to the road surface was undertaken early February to make it safe for vehicle use after some washouts.												
1201473	Drainage Construction Scope: Survey, design and cost	DESIGN ONLY 09/10		Pending response from RFQ for design consultants.												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

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	Implementation
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Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
	estimates for 5 year plan of PH LIA drainage improvements															
1201452	North Circular road West Scope: Forming and sealing of shoulders - 1m wide each side	COUNCIL/ CONTRACTOR		As per budget review - project identified and funded through unallocated R2R funding. Scheduled for April/May when sealing contractors are available for 2nd visit Shoulder preparation has commenced.												
1201453	Hamilton road Scope: Forming and sealing of shoulders - 1m wide each side (Nth Circular to GNH)	COUNCIL/ CONTRACTOR		As per budget review - project identified and funded through unallocated R2R funding. Scheduled for April/May when sealing contractors are available for 2nd visit												
1201449	Murdoch drive Scope: Forming and sealing of shoulders - 1m wide each side	COUNCIL/ CONTRACTOR		As per budget review - project identified and funded through unallocated R2R funding. Scheduled for April/May when sealing contractors are available for 2nd visit												
1201492	North Circular road East Scope: Form and sealing of shoulders. 2 projects - roundabout to Buttsweld, Buttsweld to Landfill	COUNCIL/ CONTRACTOR		As per budget review - project identified and funded through unallocated Regional Road Group funding. Scheduled for April/May when sealing contractors are available for 2nd visit. LG contribution required which was reallocated from Reseals budget. Section from Buttsweld to Landfill complete												
1201493	Athol street RRG Scope: Asphalt reseal - Thompson to Keesing	CONTRACTOR		Asphalt works completed. RRG funding acquittal to be completed on receipt of invoices. Minor line marking to be undertaken when line markers in Town.												
1201473	Drainage Construction	COUNCIL		Spot improvements to be												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

ALL CONTRACT WORK IS TO BE SUPERVISED BY THE MES

Legend - Current Project Phase

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Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
	Scope: Spot improvements			assessed during wet season. Works scheduled - Cooke Point road (under path), McGregor street opposite Boulevard Shopping Centre. Additional budget allocation for Wedge street and spot improvements received at Dec review. Wedge street commenced												
1201401	Manhilinha drive Reconstruction Scope: Repair potholes and apply Sam seal	CONTRACTOR		Works completed.												
1201478	Reseals Scope: To be reviewed	CONTRACTOR		First stage of reseals scheduled for 1 December Both stage 1 projects, asphalt and spray seals, have experience delays due to contractor breakdowns. Asphalt due back April/May												
1208443	Light Vehicle Replacement Scope: PH9639, PH9681, PH10018, PH9083, PH9689, PH9782, PH9383, PH9582, PH9912 plus new staff (director, compliance, youth co-ord)	PURCHASE		Vehicles for sale will now be advertised by public tender. To be presented to Council for approval April OCM.												
1201480	Kerbing Construction Scope: To be reviewed	CONTRACTOR		Program 09/10 set, removal of existing kerbing to be replaced has commenced.												
1105421	Disabled Beach Access Scope: installation of disabled access to Finucane Island boat ramp shelters/beach	CONTRACTOR		Complete.												
1201438	West End Greening Stage 2 Scope: Shrub, tree planting and retic -	COUNCIL		Complete.												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

ALL CONTRACT WORK IS TO BE SUPERVISED BY THE MES

Legend - Current Project Phase

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Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
	Frewer to Short street															
1105426	Turtle Interpretive Loop Scope: Pavillion & nodes from Cemetery beach/GAC/All Seasons loop, interpretive signage	CONTRACTOR		Site works commencing 15th March. Epcad Pty Ltd are acting as Council's superintendent for the project.												
1111439 & 1111402 (R4R)	Marquee Park Development Scope: Development of an iconic park on Cottier drive, South Hedland. Water play, playgrounds, kiosk, cctv, caretaker, landscaping, etc	CONTRACTOR		DA submitted. EOI for preferred contractors to be presented at March OCM. Variety funding application submitted, pending board meeting end March.												
1201483	Nth Circular Rd East Culverts Scope: Widen culverts to A.S., install new headwall	CONTRACTOR		Construction of headwalls has been awarded. Project to be completed in April/May once risk of cyclone or heavy rain is minimised to ensure that works aren't compromised during construction.												
1201423 & 1201424 (R4R)	Shade Structures Scope: permanent shade structures at PH skate park and GAC	CONTRACTOR		Scope change approved at Feb OCM for PH Skate Park. RFQ sent to consultants for design, procurement and project management of construction process. Designs to commence end March.												
1201437	Hedditch - Forrest Circle Rd Scope: Design and construction of road link from Hedditch to Forrest circle	COUNCIL/ CONTRACTOR		Request for road dedication sent to State Land Services. Finalising cost estimates prior to advertising construction tender. Expect tender to be awarded at May OCM.												
1201413 & 1201414 (R4R)	Murdoch drive Nodes Scope: Construction of 2 'nodes' along pathway similar to Sutherland street	COUNCIL/ CONTRACTOR		Refer Council item this month.												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

ALL CONTRACT WORK IS TO BE SUPERVISED BY THE MES

Legend - Current Project Phase

	Concept
	Development
	Implementation
	Finalisation
	Project completed and acquitted

Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1201420 (R4R)	Recycling Project Scope: Crushing concrete for re-use in footpaths	CAPITAL PURCHASE		Staff visiting several landfills and recycling centres in Perth on 15th March with waste management consultant.												
1201447	Buttweld road Scope: Survey and design of road reconstruction	DESIGN ONLY 0910		Design consultant to be engaged pending commencement of staff, approximately end March.												
1204294	Flood Study Scope: Investigate and prepare management plan for South Hedland stormwater drainage	DESIGN ONLY 0910		Project recently handed over to Engineering from Planning department. Consultants brief has been prepared. Project to commence upon employment of project officer (March)												
1201489	Hillside-Woodstock road Scope: Resheeting and formation improvements	COUNCIL		Scheduled after cyclone season.												
1201419	Parks Upgrades Scope: Upgrade of existing parks (fencing, planting, seats, retic, etc) as per audit. Includes drainage swale	COUNCIL/ CONTRACTOR		Shay Gap - Bollards have been installed. Footpath to ablution block completed. New signs ordered. Basketball hoop and backboard ordered. Streetscapes - Trees ordered, species are Pink Tabebuia, Yellow Tabebuia and Frangipani. Turf renovation program for all parks is to commence early March 2010. Turf replacement on various park areas being investigated along with reticulation upgrades. All effluent tank watering automatic systems to be upgraded and connected to council Central												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

ALL CONTRACT WORK IS TO BE SUPERVISED BY THE MES

Legend - Current Project Phase

	Concept
	Development
	Implementation
	Finalisation
	Project completed and acquitted

Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
				control System currently being investigated for quote. maxicom compatible reticulation controllers to be installed to all existing and future systems, current tender for service being developed												
1202401	Depot Flammable Storage Cpbd Scope: For workshop	Complete		Complete												
1111401	Replace Effluent Line Scope: SH Oval main reticulation line to be replaced with polypipe	CONTRACTOR		Works commenced in September utilising approved Panel contractor. Project will include as constructed plans for distribution on 'Dial Before You Dig' searches, project due to be complete by end of February 2010, 75% complete budget was under estimated to complete works. Extra funds have been confirmed and will be finished by the end of March Have already seen a massive reduction n lines breaks.												
1102415	Civic Centre Verge Landscaping Scope: Retaining & native planting of steep embankment	COUNCIL		Plant species have been finalised and ordered, job implemented in the new year, works to commence end of March.												
1210410	Terminal Extensions	COUNCIL/DESIGN		Transferred to Economic Development department.												
1210403	Depot Development	COUNCIL/DESIGN		Transferred to Economic Development department.												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

ALL CONTRACT WORK IS TO BE SUPERVISED BY THE MES

Legend - Current Project Phase

	Concept
	Development
	Implementation
	Finalisation
	Project completed and acquitted

Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1210402	Parking/ Hire car development	COUNCIL		Construction works complete. Leasing arrangements to be carried out by Corporate Services/Economic Development.												
1210453	Northern Apron Extension	COUNCIL		Complete.												
1213420	Café Modifications	CONTRACTOR		Scope of works transferred to Lessee of Café.												
1210407	Common user Check-in Facilities	CONTRACTOR		Installation commenced 12/01/2010. Completion of installation and commissioning 22/01/2010												
1210405	Flight Information Display screens	CONTRACTOR		Quotes received from the only two system suppliers - Evaluation in progress - Screens ordered and data lights being installed												
1210406	International Carousel	CONTRACTOR		Installation commenced 12/01/2010. Completion of installation and commissioning 22/01/2010												
1210271	Solar Lights-Landside	COUNCIL/CONTRACTOR		External pole fitted battery boxes manufactured and installed. Luminaries being manufactured to fit into existed light head covers with Australian designed												

FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

ALL CONTRACT WORK IS TO BE SUPERVISED BY THE MES

Legend - Current Project Phase

	Concept
	Development
	Implementation
	Finalisation
	Project completed and acquitted

Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
				lenses to amplify LUX output with no additional heat generation. All goods should be delivered by the end of March												
1210401	Taxiway and runway 18/36 Lighting.	CONTRACTOR		Minister approved amended scope of works to install reticulated lighting and to upgrade centre line lighting on twy Alpha. Parts & equipment ordered. Completion date by 31/05/2010												
1210440	Automated Weather information Broadcast	COUNCIL/CONTRACTOR		AWIB received and radio type required for constant broadcast have been received. Conflict between BOM and Telstra appears resolved. Installation will be completed end January. Frequency allocation 133.2mhz												
1210440	PA & CCTV	CONTRACTOR/DESIGN		Existing PA system repaired but is only temporary due to age. Quotes being sourced for new system - Terminal CCTV may well link in with FIDS application and New radio/fibre optic connection - This possibility being investigated with a view to reduced costs. Testing carried out operational - needs to be commissioned												
1210473	Electrical Upgrades	CONTRACTOR		Agenda item to March OMC for Aurecons report on stage 1 and fee proposal for stage 2 electrical upgrade												
901424	Airport Housing	COUNCIL/DESIGN		Transferred to Building department.												



FINANCIAL PROGRAMME FOR ENGINEERING SERVICES FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010

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Legend - Current Project Phase

	Concept
	Development
	Implementation
	Finalisation
	Project completed and acquitted

Cyclone Watch/Season



A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June

## 11.3.2 Infrastructure Development

### 11.3.2.1 *Tender 09/32 Construction of the Stairway to the Moon Viewing Platform (File No.: 21/07/0006)*

**Officer** Helen Taylor  
Project Officer

**Date of Report** 12 March 2010

Disclosure of Interest by Officer Nil

#### **Summary**

The purpose of this report is to provide a summary and assessment of submissions received for Tender 09/32 construction of Stairway to the Moon viewing platform, to enable Council to award the Tender.

#### **Background**

The Stairway to the Moon Viewing Platform will be constructed on the dune foreshore near the intersection of Goode Street & Taylor Street, Port Hedland. The project will involve the construction of a viewing platform, capable of holding approximately 124 people. The objective of this project is to provide visitors and residents of the Town of Port Hedland a viewing platform on the dune foreshore to watch the naturally occurring phenomenon, *Stairway to the Moon*.

The idea of Stairway to the Moon Viewing Platform was originally conceived by Rotary (Port Hedland) approximately 6 years ago and was then handed to the Port Hedland Visitors Centre for further development. The initial conceptual planning for the Stairway to the Moon Viewing Platform was undertaken by the Port Hedland Visitors Centre (PHVC) in response to the number of people that view the natural phenomenon each year. The Project was officially handed over to the Town of Port Hedland at the end of March 2008.

The relevant project designs, cost estimates and approvals are complete, therefore the platform is ready for construction pending awarding the contract to a suitably qualified company.

#### **Consultation**

- Council's Engineering staff
- Council's Building staff
- EPCAD Pty Ltd

### **Statutory Implications**

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

*3.57. Tenders for providing goods or services*

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

*(2) Regulations may make provision about tenders.*

### **Policy Implications**

This tender was called in accordance with Council's Procurement Policy 2/015.

### **Strategic Planning Implications**

Key Result Area 2 – Community Pride

Goal 2 – Events

Strategy 4 – Explore and actively seek to attract 'draw card' events to the Town of Port Hedland

Key Result Area 2 – Community Pride

Goal 3 – Townscape

Strategy 1 – In conjunction with industry, business and the community, develop improved verge and streetscape treatments throughout the Town.

Key Result Area 4 – Economic Development

Goal 1 – Tourism

Strategy 5 – Implement both the Turtle Boardwalk project and the Stairway to the Moon project and work with stakeholders to identify other tourism product development initiatives

### **Budget Implications**

In Council's 2009/10 budget, a total of \$388,747 has been allocated toward this project in account 1111435. This budget allocation has been calculated based on the following:

- Platform construction \$293,747
- Interpretive signage \$5,000
- Dune rehabilitation \$5,000
- Administration (advertising, applications) \$2,000
- Carpark Construction \$68,000
- Project Management \$15,000  
(inclusive of \$5,000 spent YTD)

Funding for this project has been provided by Fortescue Metals Group, Pilbara Fund, Port Hedland Enhancement Scheme,

Regional and Local Community Infrastructure Program and Council. If the project doesn't proceed Council will lose this funding. The scope of tender 09/32 is for the construction of the viewing platform only. The lowest price submitted for tender 09/32 is greater than the full budget allocation, therefore to award this contract Council would be required to allocate additional funds and commit to funding the remainder of the project in the 2010/11 budget. Cost estimates were reviewed prior to calling the tender, therefore the increase in construction costs as submitted were unexpected.

### Officer's Comment

Tender 09/32 closed at 2.30pm on Wednesday 10<sup>th</sup> March 2010. Tenders were opened and recorded by Councillor Carter and Council staff members. Tender packages were sent out to 15 companies and submissions were received from 3 companies as listed below:

- Ribshire Pty Ltd trading as Goodline
- Freo Constructions
- Environmental Industries

Table 1 below indicates the lump sum price submitted by the above tenderers.

Table 1:

Tenderer	Lump Sum Price (excluding GST)
Ribshire Pty Ltd Trading as Goodline	\$469,719.30
Freo Constructions	\$700,952.92
Environmental Industries	\$440,304.00
Environmental Industries (alternative)	\$415,913.00

The alternative tender submitted by Environmental Industries does not include a price component for a registered builder. This tender will not be considered within the assessment process as staff have confirmed that a registered builder is required to undertake this project.

Table 2 below indicates the evaluation criteria as described in the tender documentation

Table 2:

Assessment Criteria	Loading Factor	Max Score	Max Loaded Score
Price		50	50
Experience	4	5	20
Resources (supervisory, plant, equipment)	2	5	10
Demonstrated understanding of <i>WUC</i>	2	5	10
Local Industry Development	2	5	10
Max Loaded Score			100

The lowest price Tender ( $T_{lp}$ ) shall be awarded a score of 50 for the Price criterion. The remaining priced Tenders ( $T_{slp}$ ) shall be awarded a score determined in the following manner:

$$T_{slp} \text{ Score} = 50 - \left[ \frac{(\$T_{slp} - \$T_{lp}) \times 50}{\$T_{lp}} \right]$$

Each non-price criterion is awarded a score from 0 to 5. However, to reflect a particular criterion's relative importance, a "loading factor" is applied to each criterion's score to generate a "loaded score" for that criterion. Loaded scores are then summed to give a total score to a maximum of 100.

Each non-price criterion shall be scored out of 5 in increments of 0.5 as described below:

- A score of 4-5 shall be awarded where the Tenderer's credentials are judged to exceed the minimum requirements for that criterion
- A score of 3.5 shall be awarded where the Tenderer's credentials are judged to satisfy the minimum requirements for that criterion
- A score of 0-3 shall be awarded where the Tenderer's credentials are judged inadequate to meet the minimum requirements for that criterion

The comparison of each of the assessment criteria for the tender submissions received is as follows and is summarised in Table 3 below:

Table 3

Contractor/ Assessment Criteria	Price		Experience		Resources		Understand WUC		Local Industry Development		Total Score
	Score		Score	Loaded	Score	Loaded	Score	Loaded	Score	Loaded	
Ribshire Pty Ltd trading as Goodline	46	4	16	3.5	7	4	8	5	10	87	
Freo Constructions	20	3.5	14	3.5	7	4	8	5	10	59	
Environmental Industries	50	4.5	18	4	8	4	8	5	10	94	

### *Experience*

Environmental Industries received the highest score in this criterion as they demonstrated their experience on projects of a similar nature in Port Hedland, such as the decking at Captain Bert Madigan Park. Environmental Industries has been awarded the Tender 09/26 Turtle Interpretive Loop that has the same material and construction type, due to commence mid March.

### *Resources*

All tenderers demonstrated suitable resources, however Environment Industries have nominated specific contractors for construction.

### *Understanding of Works Under Contract*

All tenderers demonstrated a high level of understanding in their methodology and work schedule.

### *Local Industry Development*

All tenderers have advised that all works will be undertaken by local contractors using local materials where applicable.

### *Summary*

Environmental Industries received the highest score in accordance with the selection criteria, however the current budget allowance doesn't permit the tender to be awarded. This tender is for the construction of the viewing platform only. The other elements of the project such as carparking, interpretive signage, dune rehabilitation, etc, are a requirement of this project and must not be omitted. The carparking in particular is a

requirement under the Town Planning Scheme. These will be completed separately to the viewing platform.

To award this contract Council would be required to allocate additional funds for the platform construction and commit to funding the remainder of the project in the 2010/11 budget. Council therefore has 3 options:

- Reject all tenders and withdraws the project due to budget implications
- Reject all tenders and review the project scope to decrease construction costs. This will result in a smaller viewing platform, however additional design costs must be considered
- Award the contract to the preferred tenderer, increasing the budget allocation and committing to funding the remainder of the project in the 2010/11 budget

Attachments

Nil

### **Officer's Recommendation**

That Council:

- i) Awards Tender 09/32 Construction of Stairway to the Moon Viewing Platform to Environmental Industries for the lump sum price of \$440,304 (ex. Gst)
- ii) Precommits an additional \$67,000 to account 1111435 from the 2010/11 budget to accommodate tender 09/32 costs and project management costs
- iii) Considers the allocation of a further \$90,000 to account 1111435 for car park construction, dune rehabilitation, interpretive signage and additional project management costs as a component of its 2010/11 budget recommendations.

### **200910/328 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr M Dziombak

That Council:

- i) Awards Tender 09/32 Construction of Stairway to the Moon Viewing Platform to Environmental Industries for the lump sum price of \$440,304 (ex. Gst)

- ii) Precommits an additional \$67,000 to account 1111435 from the 2010/11 budget to accommodate tender 09/32 costs and project management costs
- iii) Considers the allocation of a further \$90,000 to account 1111435 for car park construction, dune rehabilitation, interpretive signage and additional project management costs as a component of its 2010/11 budget recommendations.
- iv) Applies to Pilbara Development Commission for possible funding.

***CARRIED 8/0***



### 11.3.2.2 *Murdoch Dr Nodes (File No.: 21/05/0012)*

<b>Officer</b>	Helen Taylor Project Officer
<b>Date of Report</b>	08 <sup>th</sup> March 2010
Disclosure of Interest by Officer	Nil

#### **Summary**

This report is to provide Council with a progress update in relation to Murdoch Dr Nodes project.

#### **Background**

Murdoch drive is one of the major thoroughfares providing a route to the South Hedland CBD from the outskirts of the Town. It is a popular exercise route for cyclists, joggers and walkers as it has a dual use path located a safe distance off the road. Murdoch drive is promoted as an integral part of Council's 'Walk-it Hedland' exercise trails.

This project will see the construction of 2 landscaped and shaded destination points, or rest areas, along the 2.19km road. These will be located near the intersections of Captains way and Banksia Street, approximately 800m apart.

As well as providing a meeting place for exercise enthusiasts and promoting exercise within the community, the Nodes will improve the street appearance along the popular route. The areas will compliment the scheduled boulevard tree planting along Murdoch drive as well as the landscaping at the recently developed South Hedland New Living subdivisions near Brolga way and Banksia street.

#### **Consultation**

- Council staff
- EPCAD Pty Ltd

**Statutory Implications** Nil

**Policy Implications** Nil

#### **Strategic Planning Implications**

Key Result Area 1 – Infrastructure

Goal 2 – Parks & Gardens

Strategy 2 – Implement Council's street tree planting policy by:

- Developing treed boulevards along major thoroughfares
- Actively encourage the planting and maintenance of verge trees in accordance with Council policy

- Ensuring that no trees are removed from public places by Council without the prior consent of Council
- Key Result Area 2 – Community Pride  
Goal 3 – Townscape  
Strategy 1 – In conjunction with industry, business and the community, develop improved verge and streetscape treatments throughout the Town.  
Strategy 2 – Provide additional shade through the installation of trees and formal shade structure in strategic locations

### **Budget Implications**

A total of \$300,000 has been allocated towards this project held in accounts 1201413 (\$200,000) and 1201414 (\$100,000).

### **Officer's Comment**

After Council's Engineering and Recreation staff reviewed the project scope, concept designs were prepared by Epcad Pty Ltd. These designs have since been revised to achieve the best layout in accordance with the project scope, objectives and budget. Features at the Nodes will include items such as:

- Shade provided by tree planting and formal structures
- Seating
- Drink fountains
- Solar lighting
- Lawn area
- Path link to existing footpath
- Play equipment suitable for toddlers
- Feature wall with seating and infill panels

Cost estimates for this project have been prepared based on the attached concept plans. EPCAD Pty Ltd is now progressing with detailed design drawings and preparation of specifications which will be reviewed by Council's engineering, planning and building officers prior to tendering the construction of the Nodes. It is anticipated that the construction tender will be awarded at the May Council meeting.

### **Attachments**

1. A1 Concept Node 1 rev B
2. A1 Concept Node 2 rev B

### **200910/329 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr J M Gillingham

That Council approve the scope of works for the Murdoch Drive Nodes project

***CARRIED 8/0***





*11.3.2.3 Richardson Street Parking – Layout Options (File No.: 30/14/0004)*

**Officer** **Jenella Voitkevich**  
Manager Infrastructure  
Development

Date of Report 9 March 2010

**Disclosure of Interest by Officer Nil**

**Summary**

The purpose of this report is to seek Council approval for the preferred layout of the proposed Richardson street Parking project, in order to proceed with detailed design and construction.

**Background**

Council approved the Country Local Government Funding contribution to the development of parking on Richardson street, Port Hedland in April 2009. The parking layout was based on a sketch presented to Council at an informal briefing session on the possible parking opportunities in the West End. This sketch was conceptual only and did not accommodate pedestrian access or traffic engineering design principles. The Richardson street parking sketch identified 59 bays located centrally between 2 traffic lanes.

In conjunction with this project, Council's Planning Department is in the process of preparing a West End Parking Strategy, which will further identify parking opportunities in more detail.

The development of parking on Richardson street also incorporates streetscaping works and the general improvement of public amenity. This project is being managed separately by BHP Billiton in liaison with ToPH.

**Consultation**

- Council's Engineering Department
- Council's Community Development Department
- BHP Billiton Iron Ore – Public Amenity Enhancement project team
- Main Roads WA
- Parsons Brinckerhoff (design consultants)

**Statutory Implications**

The concepts provided have been designed in accordance with Austroads Guide to Traffic Engineering and Geometric Design and the Australia Standards for Parking Facilities.

### **Policy Implications**

The parking bay sizes comply with the requirements of Council's Town Planning Scheme 5.

### **Strategic Planning Implications**

The items within the Strategic Plan that relate to this project (in terms of the streetscape component) are:

Key Result Area 1 – Infrastructure

Goal 2 - Parks & Gardens: That Council's parks are recognised by the community as being well maintained, well utilised, safe and accessible.

Strategy 1 - Implement Council's street tree planting policy by:

Developing treed boulevards along major thoroughfares.

Key Result Area 2 – Community Pride

Goal 3 – Townscape: That both Port and South Hedland are recognised as being attractive and well maintained.

Strategy 1 - In conjunction with industry, business and the community, develop improved verge and streetscape treatments throughout the Town.

### **Budget Implications**

The civil component of this project has been allocated to account 1201411 with a budget of \$180,000. The landscaping and streetscaping components of this project are being managed and funded by BHP Billiton.

### **Officer's Comment**

Our design consultants and Main Roads WA identified several issues with the original concept plan presented to Council. The main points of concern were:

- Lack of/poorly positioned pedestrian crossings
- Poor sight distance from parking area to oncoming traffic – high risk of pedestrian injury
- Median island design doesn't accommodate turning movements of vehicles, particular vehicles towing caravans
- Access to some properties or roads has been restricted by central parking

The Town's design consultants recommended to redesign the parking along each side of the verge, instead of central to the road as this would alleviate the majority of the concerns. This could potentially reduce the amount of parking bays achieved significantly. Our consultants were requested to produce 2 options for the parking

layouts, 1 central and 1 vergeside, designing out the issues identified as much as possible. Below is a summary of the options proposed:

#### *Option 1*

This layout offers 47 standard parking bays plus 2 motorcycle bays located adjacent to the existing kerb. There is scope within the design to widen some of the bays to accommodate disabled parking facilities.

#### Option 1 advantages:

- Safer pedestrian access – motorists have the opportunity to exit their vehicles and access the footpath, without crossing the traffic lane
- Reduced construction costs – although minimal, the reduced amount of kerbing will be a cost saving to the project

#### Option 1 disadvantages:

- Fewer parking bays provided compared to option 2
- Minimal opportunity for landscaping and public amenity improvements in the central median island. The island is 2m wide, which doesn't allow for tree planting with a 1.5m clearance each side
- Parking bays may be reduced in the future if adjacent properties are developed and require driveway accesses

#### *Option 2*

This layout offers 55 standard parking bays located centrally along Richardson street. The traffic lanes are situated on either side of the parking area. Motorcycle bays can be added (1 standard parking bay = 2 motorcycle bays plus additional tree planting). There is scope within the design to widen some of the bays to accommodate disabled parking facilities.

#### Option 2 advantages:

- More parking bays offered compared to option 1
- Greater opportunity for landscaping and public amenity improvements. The central medians can accommodate tree planting, feature paving treatments, shrub planting and artistic works. This creates a more attractive connection from Bert Madigan Park to Marrapikurinya Park than option 1
- Improves connectivity from Wedge street to Marrapikurinya Park and through to Bert Madigan Park
- 3 large, clearly defined pedestrian crossings are provided
- Parking design has a minimal impact on property driveway access, particularly for future development

#### Option 2 disadvantages:

- Higher construction costs due to kerbing configuration, however the budget allocation was estimated on this type of configuration therefore construction will still be achieved within the budget allocation

- Pedestrian crossing risk still apparent – for example, a person parked in the central area needing to cross the traffic lane may have difficulty seeing oncoming traffic if a large vehicle is parked beside it

It is recommended to proceed with the detailed design and construction of option 2 due to the increased parking provided and greater opportunity for streetscape and public amenity. The following modifications are also suggested as the design proceeds to the detailed drawing stage:

- Deletion of 2 standard parking bays (new total 53) to accommodate 4 motorcycle bays and 2 additional street trees
- Widening of 1 bay to accommodate disabled parking
- Inclusion of traffic calming measures to reduce the speed of vehicles along Richardson street
- Investigate and apply for the reduction of the posted speed limit of this section of Richardson street to 40km/hr

Council staff will continue to liaise with BHP Billiton for the design and delivery of the streetscaping component of this project based on the preferred civil design option.

### **Attachments**

Civil design and landscaping opportunities – Option 1  
Civil design and landscaping opportunities – Option 2

### **Officer's Recommendation**

That Council approves the selection of Option 2 (central parking) for the Richardson Street Parking Project.

### **200910/330 Council Decision**

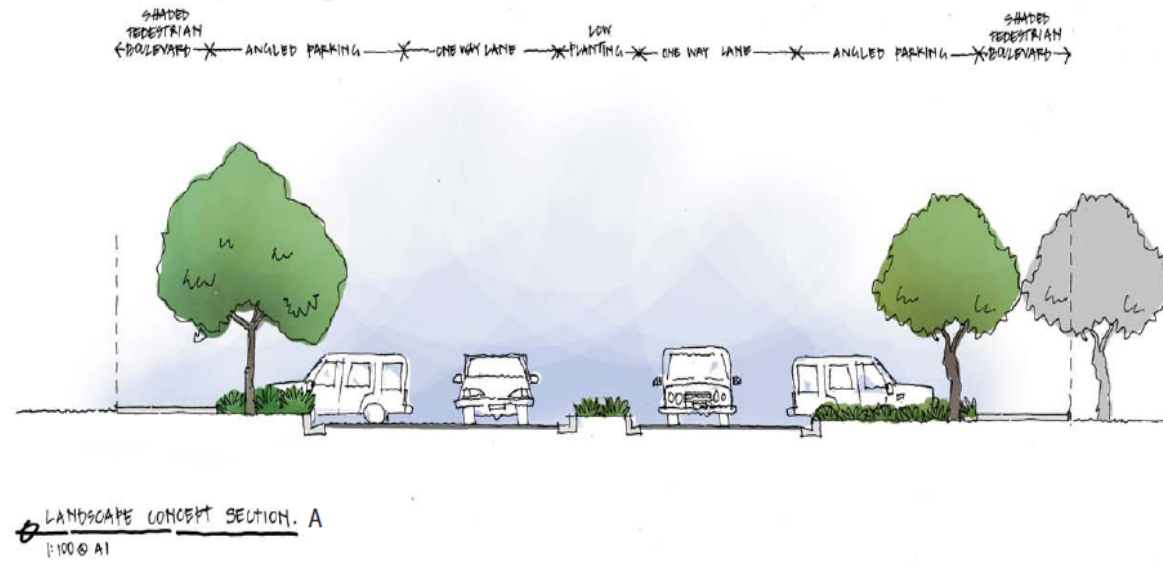
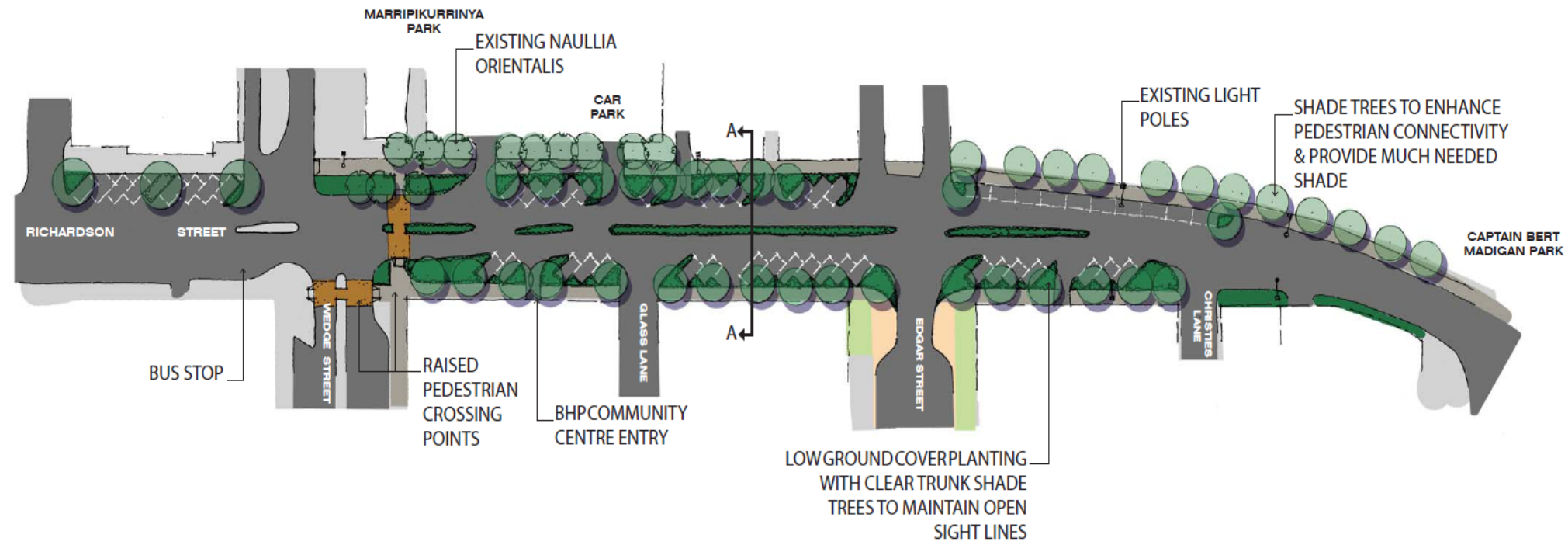
**Moved:** Cr A A Carter

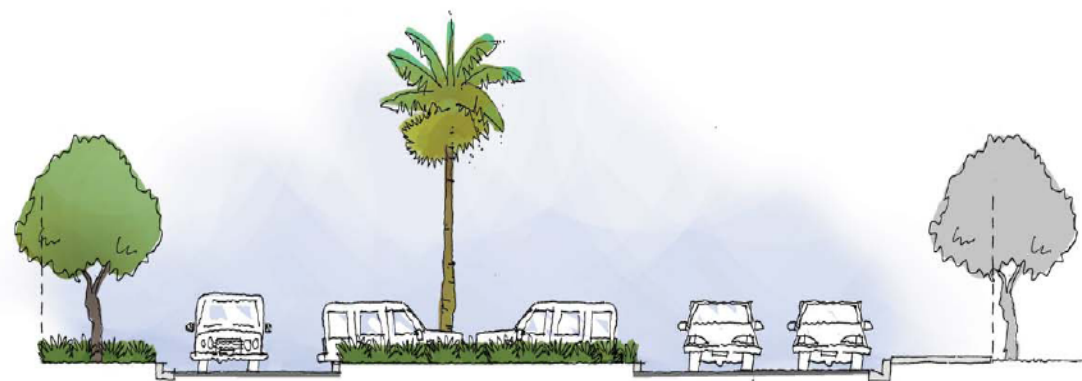
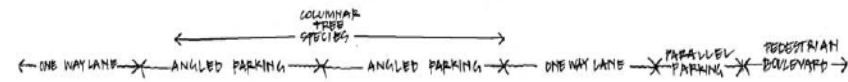
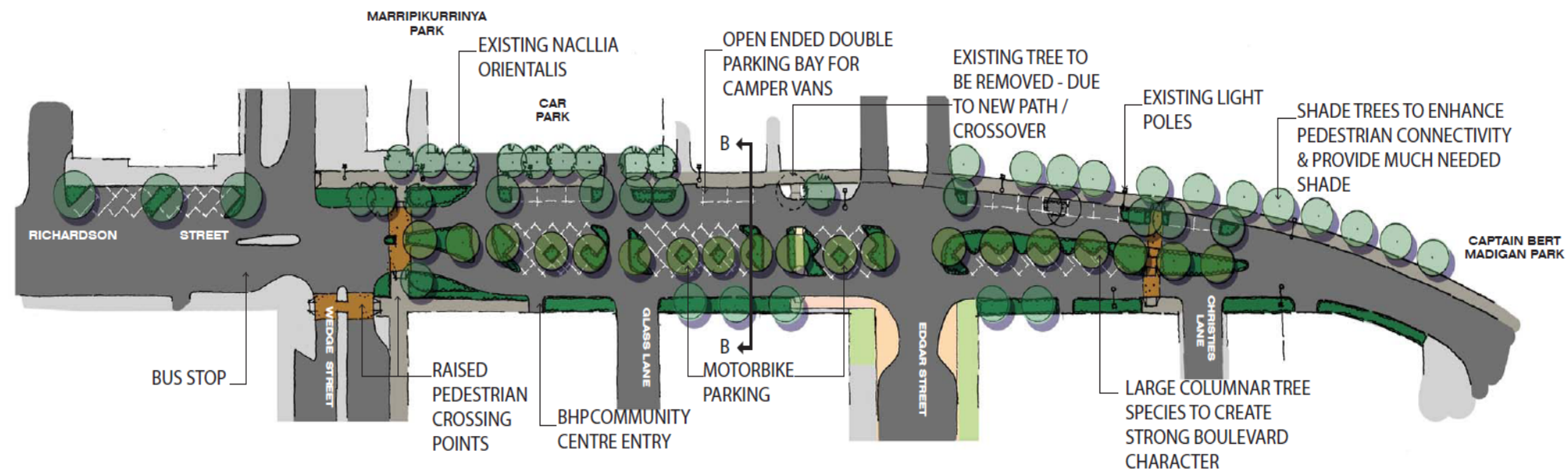
**Seconded:** Cr S R Martin

That Council approves the selection of Option 2 concept B (central parking) for the Richardson Street Parking Project.

***CARRIED 8/0***







LANDSCAPE CONCEPT SECTION B  
1:100 @ A1

*11.3.2.4 Consideration of Expression of Interest 10/03: Construction of Level 1 District Park Project (File No.: 21/05/0011)*

**Officer** Jenella Voitkevich  
Manager Infrastructure  
Development

**Date of Report** 18 March 2010

Disclosure of Interest by Officer Nil

**Summary**

The purpose of this report is to provide a summary and assessment of submissions received for Expression of Interest 10/03 Construction of Level 1 District Park Project (Marquee Park). This Expression of Interest (EOI) stage has been implemented to allow a shortlist of suitably qualified Building Contractors to be invited to tender for the construction of the Park.

**Background**

The development of a Level 1 District Park on Lot 6108 Stanley Street and Lot 6177 Cottier Drive, South Hedland was originally approved by Council during the 2008/09 budget process after initial concepts were developed by South Hedland New Living. This project has been dubbed 'Marquee Park', although the official naming process of the Park is yet to be determined.

The project originates from research undertaken through the Town's Land Use Master Plan process and through feedback received from Council's annual community surveys in 2006 and 2007. These research and community consultation programs identified that public open space provision was below average and that the community expects far better quality parks than those that currently exist in the town. The development of this major Park will assist in transforming Port and South Hedland into a vibrant regional centre, where people want to live, work and play.

The aim of the project is to develop and deliver one of the best community parks in the Northwest and for the park to become a positive icon for the Hedland community. The project is one of the most significant immediate term infrastructure programs planned by the Town.

This project has developed substantially over the 2008/09 and 2009/10 financial years and has included the completion of:

- Concept designs
- Risk assessment and potential design issues identified

- Community and stakeholder consultation
- Preparation of cost estimates
- Engagement of appropriate consultants
- Completion of final design drawings
- Securing of funding
- Submission of Development Application (refer item this meeting)
- Commencement of detailed design drawings for construction tender

Thinc Projects have been engaged to manage the further development and construction of this project in conjunction with the Multipurpose Recreation Centre and JD Hardie Centre refurbishment projects. These 3 iconic projects are all approaching the stage where they are ready to be tendered for construction. The EOI for all 3 projects were advertised simultaneously, with the intention to attract a high caliber of contractor capable of potentially undertaking all 3 projects.

### **Consultation**

The following people formed the EOI evaluation panel:  
Chief Executive Officer  
Director Community Development  
Director Engineering Services  
Manager Recreation and Youth Services  
Manager Infrastructure Development  
Thinc Projects (project managers appointed by Council)

### **Statutory Implications**

The Expression of Interest's were called in accordance to the Local Government Act (1995) for tendering, to ensure legal compliancy:

*“3.57. Tenders for providing goods or services*

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

### **Policy Implications**

This tender was called in accordance with Council's Procurement Policy 2/015.

### **Strategic Planning Implications**

Key Result Area 1 – Infrastructure  
Goal 2 – Parks and Gardens  
Strategy 1 – Work in partnership with other stakeholders to implement the Towns Park Improvement Program, with a specific focus on the

development of a new and/or upgrade park infrastructure in South Hedland

**Key Result Area 3 – Community Development**

Goal 1 – Youth and Children

Strategy 4 – Ensure that the community has an opportunity to become involved in Council infrastructure projects such as park developments, tree planting, event planning, etc

Goal 4 – Community Safety and Crime Prevention

Strategy 4 – Install CCTV and/or other appropriate security measures for identified crime and safety hot spots

**Key Result Area 4 – Economic Development**

Goal 2 – Mining

Strategy 1 – Partner with BHP, FMG, Dampier Salt, Newcrest Mining and other mining companies to develop community infrastructure and a stronger community

Goal 5 – Town Planning and Building

Strategy 1 – Work with key stakeholders to ensure that the Land Use Master Plan is implemented

**Budget Implications**

Nil. The EOI process is a pre-approval of potential construction contractors only. The formal tender process for the construction of Marquee Park will be issued to these contractors to enable them to submit a construction price.

The 2009/10 budget for the development of Marquee Park is \$7,906,363. This comprises of funding contributions from BHP Billiton Iron Ore, South Hedland New Living, Newcrest Mining, Royalties for Regions and Council.

**Officer's Comment**

Expression of Interest 10/03 closed at 2.30pm on Wednesday 10<sup>th</sup> March 2010. EOI's were opened and recorded by Councilor Carter and Council staff members. EOI packages were sent to 18 companies and submissions were received from 6 companies as listed below:

- Doric Constructions Australia
- Broad Construction Services
- Rapley Wilkinson
- Insitu Construction & Maintenance
- Environmental Industries
- Earthcare Landscapes

A late tender submission was received on 16<sup>th</sup> March from Pindan Contracting and will not be considered for assessment.

The EOI evaluation panel first assessed the submissions based on conformity to the EOI requirements. It was determined that both Environmental Industries and Insitu Construction & Maintenance did not conform and therefore would not be assessed further as they didn't complete any of the required EOI submission forms. The remaining submissions would be considered pending minor requests for further information.

The assessment panel then determined the scores of each submission based on the selection criteria identified in the EOI documentation:

Assessment Criteria	Loading Factor	Max Score	Max Loaded Score
Experience	10	5	50
Resources (supervisory, plant, equipment)	4	5	20
Demonstrated understanding of WUC	4	5	20
Local Industry Development	2	5	10
Max Loaded Score			100

Registrants provided information on each of the assessment criteria as requested in the EOI documentation. Each criterion has been evaluated on the following:

#### *Experience*

- Projects experience of similar type
- Projects experience of similar size and budget
- Working in remote location
- Referee testimonial

#### *Resources*

- Sufficient resources internally to manage the projects over the entire project timeline
- Resources with demonstrated relevant experience
- Contractor relationships in the Pilbara region

#### *Understanding of Works*

- Knowledge of the scope of the project
- Demonstration of management approach

#### *Local Industry Development*

- Sourcing workforce from the Pilbara region
- Sourcing goods and services from the Pilbara region
- Investing in the Town of Port Hedland Community

The comparison of each of the assessment criteria for the tender submissions received is summarized in the table overleaf:

Contractor/ Assessment Criteria	Experience (50 max)	Resources (20 max)	Understand WUC (20 max)	Local Industry Developme nt (10 max)	Total Score
Doric Constructions Australia	33	17.6	16	6	72.6
Broad Construction Services	26.5	14.8	13	3	57.3
Rapley Wilkinson	29	8.4	1	2	40.4
Earthcare Landscapes	32	12.6	11	2	57.6

Further detail on the evaluation process is available in the attached summary.

Following the review of all of the conforming EOI submissions, as outlined in the EOI evaluation matrix, we recommend that the following Registrants should be selected for inclusion on a select tender list for the Level 1 District Park:

- Doric Constructions Australia
- Broad Construction Services
- Earthcare Landscapes

The expression of interest process has identified a number of contractors that are capable of delivering individual or multiple projects for the Town of Port Hedland, considering the construction of the Multipurpose Recreation Centre and JD Hardie Centre refurbishments received similar EOI submissions. Further, the EOI process has enabled the project team to focus on the management structures, experience and resources of each contractor, knowledge that will be instrumental in contract negotiations and the preparation of contract documentation to minimise risk to the Town of Port Hedland.

The select list of contractors and the project team are now able to focus on procurement strategies to minimise project costs and deliver value to the Town of Port Hedland and project stakeholders.

### **Attachments**

EOI Evaluation Report – Thinc Projects

### **Officer's Recommendation**

That Council:

- i) Advise the following registrants that their submission for Expression of Interest 10/03: Construction of Level 1 District Park Project has been successful:
  - a) Doric Constructions Australia

- b) Broad Construction Services
  - c) Earthcare Landscapes
- ii) Advise the following registrants that their submission for Expression of Interest 10/03: Construction of Level 1 District Park Project has been unsuccessful:
- a) Rapley Wilkinson
  - b) Insitu Construction & Maintenance
  - c) Environmental Industries
- iii) Invite successful registrants to submit a tender for the Construction of Level 1 District Park Project

### **200910/331 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr D W Hooper

That Council:

- i) Advise the following registrants that their submission for Expression of Interest 10/03: Construction of Level 1 District Park Project has been successful:
- a) Doric Constructions Australia**
  - b) Broad Construction Services**
  - c) Earthcare Landscapes**
- ii) Advise the following registrants that their submission for Expression of Interest 10/03: Construction of Level 1 District Park Project has been unsuccessful:
- a) Rapley Wilkinson**
  - b) Insitu Construction & Maintenance**
  - c) Environmental Industries**
- iii) Invite successful registrants to submit a tender for the Construction of Level 1 District Park Project
- iv) Invite unsuccessful tenderers to an informal debriefing session to discuss tender documentation

**CARRIED 8/0**

*REASON: Council indicated its desire to debrief the unsuccessful tenderers.*



**11.3.3 Port Hedland International Airport***11.3.3.1 Electrical Services Specification Port Hedland International Airport Part Two (File No.: ...)*

**Officer** **Russell Dyer**  
Director Engineering

**Date of Report** 24 March 2010

**Disclosure of Interest by Officer Nil**

**Summary**

For Council to consider the Aurecon Inspection Report of the Electrical Infrastructure Upgrades to stage 1 at Port Hedland International Airport, and to progress stage 2 electrical upgrade.

**Background**

The report was commissioned by the Town of Port Hedland to establish the following in relation to the electrical infrastructure installation at Port Hedland Airport carried out by ODG late in 2008. The scope included,

- That the installation of the Electrical Infrastructure Upgrade Works by ODG has been completed in accordance with Stage 1 Contract requirements.
- The standard of the electrical installation works carried out by ODG is of an acceptable standard.
- To recommend a way forward in relation to the ongoing upgrade of the electrical infrastructure at the airport.

Aurecon have worked on the electrical services infrastructure at Port Hedland International Airport over the last 4 years and were commissioned in 2007 to provide an Electrical Services Infrastructure Upgrade Specification. It was agreed with the TOPH to split this work into Stages 1 and stage 2.

The stage 1 works have been completed and Aurecon have inspected these works (Attachment Aurecon Inspection Report), with the following general comments.

The electrical installation by ODG appears to have been carried out to a good standard and is in accordance with the documented requirements for stage 1 works.

Aurecon have put forward a fee proposal for stage 2 Electrical upgrade works for the Port Hedland International Airport with the following project scope.

- Produce tender documentation for stage 2 electrical infrastructure works to be generally as detailed in the stage 2 section of Aurecon inspection report of stages 1 & 2.
- Carry out tender assessment of returned tenders following Stage 2 tender procedure carried out by the TOPH.
- Review and comment on switch board working drawings produced by selected contractor plus carry out factory inspection of all switchgear prior to delivery to Port Hedland.
- Provide cost for a site visit by Aurecon to inspect completed works and report.

#### Project Programme

Stage	Date
Award of Design Contract	26 March
Produce draft tender documentation	7 April
Issue of Final Tender Documentation	23 April
Working drawings and factory inspection	31 August
Site Inspection of Completed Works	December

Time and Expense Upper Limit	Fee
Fee 1- Tender Documentation	\$8,500
Fee 2- Tender Assessment	\$4,500
Fee 3- Drawings and Factory Inspections	\$4,800
Fee 4- Final site visit	\$5,000
Total	\$22,800

#### Consultation

Airport Manager  
Aurecon (Connell Wagner Pty Ltd)

#### Statutory Implications

Officers are seeking Council's permission to complete the above listed projects without inviting public tenders for the work on the basis that the "local government has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier". (LG (F&G) Reg 11(2)(f))

#### Policy Implications

Council policy requires staff to get 3 quotes to undertake works of >\$15,000.00. Given the unique knowledge that Aurecon has of this project it is recommended that Council forego this requirement in this instance.

### **Strategic Planning Implications**

Key Result Area 1 - Infrastructure

Goal 3 – Airport

Strategy 1. Undertake necessary capital upgrades to airport including redevelopment of the electrical infrastructure.

### **Budget Implications**

Airport Non Operating Expenditure account 1210473 includes an allocation of \$343,000 for this project.

### **Officer's Comment**

Aurecon is the only company that knows the status of airport electrical works at the Port Hedland Airport and is acutely aware of the works that are required. Given this, it is recommended that they be awarded the design contract for the subsequent stage without seeking tenders.

### **Attachments**

Aurecon Inspection Report

Aurecon Stage 2 Electrical Fee Proposal

### **200910/332 Council Decision/Officer's Recommendation**

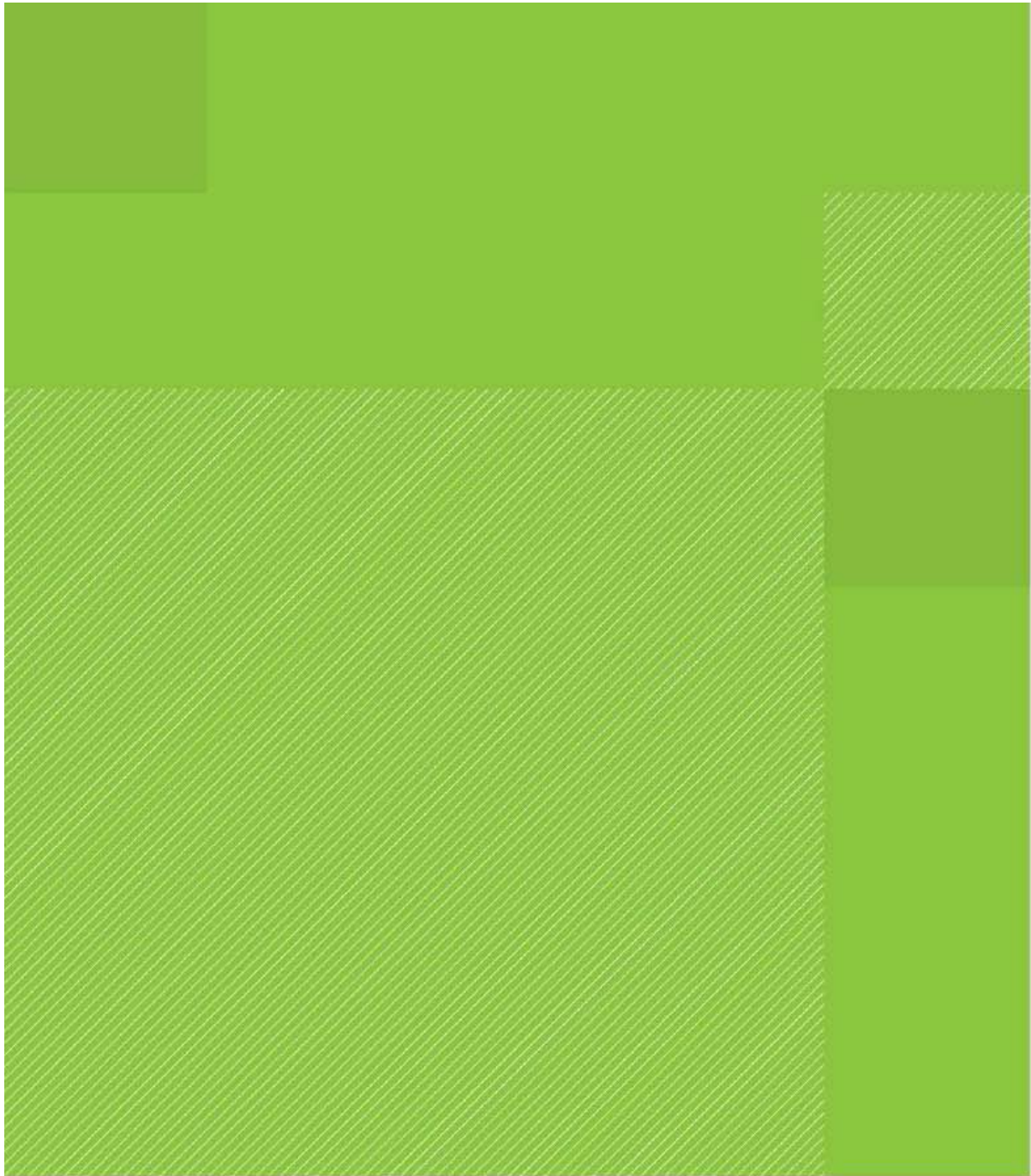
**Moved:** Cr S R Martin

**Seconded:** Cr S J Coates

That Council:

1. Due to the technical nature of the work already carried out by Aurecon on the Electrical Services Upgrade Stage 1& 2, Council authorize Aurecon to produce tender documentation for stage 2 electrical infrastructure works .
2. Carry out tender assessment of returned tenders following stage 2 tender procedure and provide technical comment for engineering services to assess and make recommendation to Council for the awarding of the stage 2 Electrical Infrastructure Upgrade Tender,
3. Approve Aurecons Fee proposal as set out in the Time and Expense Upper limit table total \$22,800.00 excluding GST

***CARRIED 8/0***



**Inspection Report**

**Port Hedland International  
Airport**

**Electrical Infrastructure  
Upgrade – Stages 1 & 2**

**Town of Port Hedland**

**Report ref:**  
203081/6.0  
24 February 2010  
Revision 0



Document prepared by:

Aurecon Australia Pty Ltd  
 ABN 54 005 139 873  
 Level 1, Septimus Roe Square  
 256 Adelaide Terrace  
 Perth  
 Western Australia 6000 Australia

T: +61 8 9223 1500  
 F: +61 8 9223 1605  
 E: perth@ap.aurecongroup.com  
 W: aurecongroup.com

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## 1. Executive Summary

The stage 1 electrical infrastructure services upgrade has been completed by O'Donnell Griffin (ODG) and is generally in compliance with the contract documents and works required.

The installation appears to be of a good standard; however a few defects have been noted. Details of defects noted are contained within this report and it is recommended that items noted are addressed by ODG.

Although stage 1 has been completed there are still major parts of the electrical infrastructure installation that remain and are passed there design life. It is recommended that the stage 2 electrical infrastructure works are now carried out.

The stage 2 electrical Infrastructure works will require updating due to changes at the Airport since the original scope was compiled.

It must be noted that access was not given to the Administration Building during the inspection.

DRAFT

## 2. Introduction

### 2.1 General

This report was commissioned by the Town of Port Hedland (ToPH) to establish the following in relation the electrical Infrastructure Installation at Port Hedland Airport carried out by ODG late in 2008;

- That the installation of the Electrical Infrastructure Upgrade Works by ODG has been completed in accordance with the Stage 1 Contract requirements.
- The standard of the electrical installation works carried out by ODG is of an acceptable standard.
- To recommend a way forward in relation to the ongoing upgrade of the electrical infrastructure installation at the airport.

### 2.2 History

The Port Hedland International Airport was first constructed in 1971, and has subsequently undergone significant alterations, additions and refurbishments. The main electrical changes occurred in 1983/84, 1989/90 and 2000 prior to the current stage 1 upgrades carried out in 2008 by ODG. Other upgrades including works associated with the new Horizon Power Substation have also been carried out in late 2009/early 2010.

The Airport is made up of the main Terminal buildings, hangars, workshops, support towers and other office and administration buildings.

The Town of Port Hedland (ToPH) requested Aurecon (formally Connell Wagner) to provide a condition report on the existing electrical services at Port Hedland Airport. This request was made following the initial report on the inspection of electrical services carried out by Aurecon for the Terminal Building in November 2006.

In order to ascertain the state of existing electrical services at the Airport a one week site inspection was conducted from 26 February to 2 March 2007.

The electrical services inspected included predominantly power distribution, general power and lighting. Fire detection and alarm systems were also observed.

A second report dated May 2007 detailed findings obtained during the 2007 site inspection with regards to the condition of the electrical services was also issued. The reports concluded that the condition of the existing electrical services was found to be unsatisfactory or in poor condition with remedial works recommended. The remedial were prioritised in the conclusion of the second report and a schedule of recommendation appended for easy reference.

Following the issue of the second report in 2007 Aurecon were commissioned to provide an Electrical Services Infrastructure Upgrade Specification. It was agreed with the ToPH to split this works into Stage 1 (or Part 1) works and Stage 2 (or Part 2) works. These specifications were produced in August 2007.



## Inspection Report

The Stage 1 works were tendered and ODG were awarded the contract which they carried out in late 2008. The Stage 2 works have not been tendered or installed with the exception of elements identified later within this report.

This report is for the inspection of the Stage 1 installation; review of the proposed stage 2 works and to recommend a way forward. It does not attempt to update findings of the first two condition reports.

### 2.3 Inspection

Following an in house review of all previous documentation including a review of the ODG scope of Works an inspection of the electrical installation carried out by ODG was carried by Aurecon over a two day period, 3<sup>rd</sup> and 4<sup>th</sup> February 2010. The inspection was carried out Senior Electrical Engineer Adrian J Thomas CEng. MIET with assistance from Airport maintenance personnel and an electrician from ODG.

In addition to an inspection of the electrical works completed by ODG the proposed Stage 2 works were reviewed on site to ensure that items documented were still relevant. The review of the proposed Stage 2 works was to establish and confirm a recommended way forward and was not intended to be a second condition survey. The original two surveys reports should be referred to for details of the condition of the electrical installations.

It should be noted that at the time of this inspection the Administration Building had been evacuated indefinitely. Aurecon were not able to access the Administration building during this inspection.

## 3. Scope of Works

The following details Aurecon's Scope of Works in relation to this inspection and report;

- Review of previous documentation
- Review of scope of works issued to ODG
- Arranging a local electrical trade's person to assist with the inspection.
- Inspect works carried out by ODG to comment on standard of workmanship plus identify any gaps between the scope required and the works carried out.
- Summarise the site visit and give recommendations on the way forward.

It should be noted that as part of this inspection Aurecon have not seen or commented on any Operation and Maintenance Manuals or As Built Drawings associated with the stage 1 works.

## 4. Stage 1 Electrical Works

### 4.1 General

The electrical installations by ODG appear to have been carried out to a good standard and are generally in accordance with the documented requirements for the Stage 1 works. The following clauses comment on each individual part of the installation highlighting any defects noted. The installation covered by the stage 1 documentation was generally as follows;

- Replace the existing Terminal Main Switchboard with new.
- Provide new escutcheon for Power House Generator Main Distribution Board (MDB).

## Inspection Report

- New Sub main cable from Pillar 1 to Mechanical Workshop MDB.
- New sub main cable from Powerhouse MDB to Airport Lighting Cubical.
- Replace existing Café sub board DB2 and adjacent sub board with new.
- Replace existing Mechanical Workshop MDB and sub board with new.
- DB4 to have Residual Current Device (RCD) Miniature Circuit Breakers (MCB's) fitted on General Power Outlet (GPO) circuits plus relabel.
- Mechanical protection to be added to all cables leaving the sub boards.
- Sub boards DB1, DB3, & DB4 to be cleaned.
- Provide Operation and maintenance manuals including As Built Record Drawings.

#### 4.2 Terminal Main Switch Board

The Terminal MSB has been installed as required by the documentation and to a good standard. All labelling appears to be correct in terms of circuits noted but will require updating should alterations to circuits be made.

The following defects were noted;

- Fixing screw missing from top left corner panel.
- Breaker ratings missing from Schedules.
- Apron lighting switch not labelled.
- Bolted earth bond required between above switch board metal cable protection and the MSB.
- Non Essential section DB has spare way blanking shields missing.
- Edge protection missing from low level cable entry holes in base of MSB.

#### 4.3 Power House Generator MDB

From inspection no missing escutcheon plates were noted.

#### 4.4 New Sub Main Cables

The new sub main cables from Pillar 1 to the Mechanical Workshop MDB and from the Power House MDB to the new Airport Lighting Cubical have been installed correctly in accordance with the documentation. It appears that the installation has generally been carried out to a good standard; however the following defects were noted;

- Powerhouse end of sub main to Airport Lighting Control Cubical has a damaged outer sheath on one single core cable. Suggest that 'Zip heat shrink' is fitted to the damaged section of the outer sheath.

## Inspection Report

- The termination box on the side of Airport Lighting Control Cubical requires a label stating '*Sub main cable Termination box – Sub main from Power House MDB*'.
- The terminal box on the side of the Power House MDB requires a label similar to the one for the Airport Lighting Control Panel noted above, i.e. '*Sub main cable Termination box – Sub main to Airport Lighting Cubical*'.

#### 4.5 Café Switchgear

The new Café switchgear has been installed correctly in accordance with the documentation. It appears that the installation has generally been carried out to a good standard; however the following defects were noted;

- Cable protection/trunking above the switchboard requires extending down to the switchboard. Currently a gap of approximately 50mm exists.
- Cable protection/metal trunking and cable tray requires a bolted earth connection to the switch board.
- Temporary labelling fitted in the form of tape with writing on plus no circuit schedules found.

#### 4.6 Mechanical Workshop MDB and Sub Board

The new Mechanical Workshop MDB has been installed correctly in accordance with the documentation. It appears that the installation has generally been carried out to a good standard; however the following defects were noted;

- Door not installed. It was leaning against the wall next to the MDB, door swing may require handing.
- Main switch shrouds missing.
- Circuit charts missing.
- Blank spacers missing in empty MCB ways. White insulating tape used.
- Cable trunking above MDB does not extend to top of MDB; only the lid extends to the MDB not the actual trunking. Trunking needs extending and bolted earth connection to MDB also required.
- Mechanical protection required to cables above MDB installed on cable tray.
- Protection strip required to sharp bottom edge of cable tray above MDB to prevent damage to cables.

The new Mechanical Workshop Sub Board has been installed correctly in accordance with the documentation. It appears that the installation has generally been carried out to a good standard; however the following defects were noted;

- Circuit charts missing.
- Blank spacers missing in empty MCB ways. White insulating tape used.

#### 4.7 Sub Board DB 4 - Qantas Office

The required MCB/RCD's have been installed and the works appears to be to a good standard plus the DB appeared to be clean and tidy. The following defect was noted,

- No labelling or circuit schedule fitted.

#### 4.8 Mechanical Protection to cable leaving Sub Boards

Unless noted against specific sub boards as a defect all other outgoing cables from sub boards appeared to be adequately mechanically protected.

#### 4.9 Sub Boards DB 1, DB3 & DB4

Sub boards DB1, DB2 & DB4 were all clean and tidy with no defects noted.

#### 4.10 Provide Operation and maintenance manuals including As Built Record Drawings

No operating and maintenance manuals or As Built Record drawings have been seen by Aurecon.

## 5. Stage 2 Electrical Works

### 5.1 General

The Stage 2 Proposed Electrical Infrastructure Upgrade Works were checked against the actual existing electrical installation as it was on the day of this inspection, 4<sup>th</sup> February 2010. This section of the report summarises that inspection and highlights changes that are recommended to the currently proposed Stage 2 Electrical Infrastructure Upgrade Works following this inspection. The installation covered by the stage 2 documentation was generally as follows;

- Comprehensive testing of various cables.
- New Pillar 9 (now Pillar 10) with new consumer mains from a new Horizon Power Substation.
- New LV ring main to supply pillars 1 to 8.
- Replacement Pillars 1 to 8.
- New sub main cable from the Site Main Switch Board (SMSB) to Pillar 1.
- New non essential LV ring main.

## Inspection Report

- New sub main cable from the Horizon Power LV switchboard to Workshop Compound DB.
- New sub main cables from Pillar 3 to the Terminal Building main switchboard (both essential and non essential).
- New sub main cable from the Airport Powerhouse MDB to Pillar 6 essential supply

## 5.2 Testing

Aurecon do not believe that the Stage 2 testing has been carried out to date.

This section on testing within the stage 2 works should remain in the scope.

## 5.3 New Pillar 9 (now Pillar 10) Works associated with the New Horizon Power Sub Station

The Horizon Power Substation has now been installed and was in the process of being commissioned to 'go live' whilst the inspection was being carried out. It should be noted that the external LV Pillar noted as 'Pillar 9' on the Single Line Diagram of Distribution drawing EL-013 has now been installed and is labelled 'Pillar 10'. It was noted that a Pillar 9 already existed. The existing Pillar 9 being a non essential external LV Pillar that provides a supply to the Polar Hanger. No works to existing Pillar 9 are included in either stage 1 or 2. All works associated with the new Horizon sub station were about to be completed at the time of our survey including the installation of a new Pillar 10 and associated consumer mains, however the following defect was noted:

- New Pillar 10 MEN earth rod is located too close to the sub station earth rods. It is recommended that a distance of at least 4m separates the earth rods. Aurecon were informed that the earth rod was to be relocated the next day.

This section of the works should be removed from the stage 2 scope.

## 5.4 New LV ring main to supply Pillars 1 to 8

The existing LV ring main had not been replaced at the time of the inspection. It should be noted that the LV sub main from the SMSB to the existing Pillar 9 is not currently documented to be replaced in either stages 1 or 2.

This section of the stage 2 works to replace the LV ring main to Pillars 1 to 8 should remain in the scope

## 5.5 New external LV Pillars 1 to 8

The existing external LV Pillars 1 to 8 had not been replaced at the time of the inspection. It should be noted that the existing external LV Pillar 9 that provides a non essential supply to the Polar Hanger is not currently documented to be replaced in either stages 1 or 2.

This section of the stage 2 works to replace external LV Pillars 1 to 8 should remain in the scope.

#### 5.6 New sub main cable from the Site Main Switch Board (SMSB) to Pillar 1

This sub main does not appear to have been replaced recently.

This section of the stage 2 works to replace the sub main should remain in the scope.

#### 5.7 New non essential LV Ring Main

The non essential LV Ring Main does not appear to have been replaced recently.

This section of the stage 2 works to replace the non essential LV Ring main should remain in the scope.

#### 5.8 New sub-main cable from the Horizon Power LV switchboard to the Workshop Compound DB

These works appeared to have been carried out. Final 'go live' of the Horizon Power sub station awaited to be able to complete the works.

This section of the works should be removed from the stage 2 scope.

#### 5.9 New sub main cables from Pillar 3 to the Terminal Building main switchboard

Both a new essential and a new non essential sub mains cable from Pillar 3 to the Terminal Main Switch Boards have been installed recently.

This section of the works should be removed from the stage 2 scope.

#### 5.10 New sub main cables from the Airport Powerhouse MDB to Pillar 6 essential supply

The essential sub main cable from the Airport Power House to Pillar 6 does not appear to have been replaced recently.

This section of the stage 2 works to replace the essential sub main should remain in the scope.

## 6. Summary and Recommendations

### 6.1 Stage 1 Works

The installation is generally to a good standard and also is generally in line with the scope of works required for stage 1. However there are some defects that require attention. It should be noted that access to the Administration Building was not possible at the time of the inspection.

It is recommended that the electrical contractor O'Donnell Griffin be advised of the defects noted and requested to correct them.

## Inspection Report

It should be noted that access to the Administration Building was not possible at the time of the inspection.

## 6.2 Stage 2 Works

Whilst the majority of the currently documented stage 2 electrical infrastructure upgrade works had not been carried out at the time of the inspection the following items documented had been installed recently;

- All works associated with the new Horizon Power sub station including pillar 10 (noted as pillar 9 in the stage 2 documents), associated consumer mains and supply to the Workshop Compound DB.
- Both the essential and non essential sub main cables from Pillar 3 to the Terminal Building main switchboard.

It was further noted that an existing external LV Pillar 9, associated sub mains and Polar Hanger sub distribution board have no testing or upgrade works included in either stages 1 or 2.

It is recommended that the stage 2 electrical infrastructure works should now be carried out.

It is further recommended that the items noted above as having been completed recently are removed from the stage 2 scope of works.

It should be noted that access to the Administration Building was not possible at the time of the inspection.

Aurecon Australia Pty Ltd  
 ABN 54 005 139 873  
 Level 1, Septimus Roe Square  
 256 Adelaide Terrace  
 Perth Western Australia 6000  
 Australia

T +61 8 9223 1500  
 F +61 8 9223 1605  
 E perth@ap.aurecongroup.com  
 W aurecongroup.com



9<sup>th</sup> March 2010

Russell Dyer  
 Director of Engineer  
 Town of Port Hedland  
 PO Box 41  
 Port Hedland WA 6721

Dear Russell

**RE: Fee Proposal for Port Hedland International Airport Electrical Infrastructure Upgrade Stage 2**

Thank you for the opportunity to submit a proposal for this project. Having worked on the electrical services infrastructure at Port Hedland International Airport over the last 4 years we believe we bring the skills and experience necessary to deliver the engineering services required for the project.

**1. Our Team**

Lead Electrical Engineer      Adrian Thomas  
 Assisting Electrical Engineer      Luke Dennis/Stephen Lee  
 Drafter                                      Steve Thatcher

**2. Project Brief**

The project brief is as discussed between yourself and the writer on Wednesday 3<sup>rd</sup> March 2010 when the following scope was agreed;

- Produce tender documentation for the stage 2 electrical infrastructure works at Port Hedland International Airport. Works to be generally as detailed in the stage 2 section of Aurecon Inspection Report for Port Hedland International Airport Electrical Infrastructure Upgrade Stages 1 & 2 revision 0 dated 24<sup>th</sup> February 2010.
- Carry out tender assessment of returned tenders following Stage 2 tender procedure carried out by the Town of Port Hedland (ToPH).
- Review and comment on switch board working drawings produced by the selected contractor plus carry out factory inspection of all switchgear prior to delivery to Port Hedland.
- Provide cost for a site visit by Aurecon to inspect completed works and report.

**3. Project Programme**

We would propose the following programme of works for this project;

Stage	Date
Award of Design Contract	19 <sup>th</sup> March 2010
Produce draft tender documentation	31 <sup>st</sup> March 2010
Issue of Final Tender Documentation	16 <sup>th</sup> April 2010
Working drawings and factory inspection	Prior to End of August 2010
Site Inspection of Completed Works	Prior to end of December 2010





### 3.1 Methodology

Aurecon would produce an up dated tender specification and drawings for the stage 2 electrical infrastructure works required at Port Hedland International Airport. Draft copies being issued for comment prior to final copies being produced. It is assumed within the proposal that only a single set of comments will require incorporating into the final document.

Aurecon would have no involvement in the tender procedure over and above answering technical questions from the tendering contractors. Once tenders have been received Aurecon would carry out a tender assessment with recommendations.

Once the contract has been let Aurecon would have no involvement over and above answering technical queries. Once the works are complete Aurecon would go to site as and when instructed by ToPH to inspect the completed works with the contractor in attendance and produce a completion report.

### 3.2 Excluded Services

We understand the following services are not required and we have excluded them. Excluded items listed below for the purposes of clarity

- X Any further surveys.
- X Electrical installations within buildings.
- X Quantity surveying role.
- X Payment approvals.
- X Project Management.

### 4. General Assumptions

- No meetings are required.
- Shop drawings are all issued to Aurecon in a single issue. All comments are incorporated correctly and a single re-issue of drawings is made to Aurecon.
- Factory Inspections of Switchgear are carried out in Perth on a single visit.
- The final inspection can be carried out in a single day visit with no over night accommodation.

### 5. Work by other Organisations

Our proposal assumes the following activities by Town of Port Hedland;

- All tender procedures.
- Selection of Tendering Contractors

### 6. Conditions of Engagement

Aurecon Standard Short Form Consultancy Agreement - P 1.2, enclosed

### 7. Fees for Professional Services

We propose the following fee based on a time and expense basis with upper limit for professional services, excluding GST.



Our time and expense fee with an upper limit is based on ToPH being charged for the hours actually spent on the project using the hourly rates noted below plus actual travel & accommodation expenses. This upper limit would not be exceeded without prior written instruction from ToPH.

Time and Expense Upper Limit		Fee
Fee 1	Tender Documentation	\$8,500.00
Fee 2	Tender Assessment	\$4,500.00
Fee 3	Drawing and Factory Inspections	\$4,800.00
Fee 4	Final site visit	\$5000.00
<b>TOTAL</b>		<b>\$22,800.00</b>

#### Hourly Rates

Hourly Rates		Per Hour
EN6	Adrian Thomas	\$240.00
EN2	Luke Dennis/Stephen Lee	\$145.00
DF5	Steve Thatcher	\$176.00

Fees and hourly rates are expressed as a cost excluding GST.

We trust we have interpreted your requirements correctly. Should you have any queries please contact the writer on 08 9223 1537.

We await further instruction.

Yours faithfully

Adrian Thomas  
Senior Electrical Engineer

**11.4 COMMUNITY DEVELOPMENT****11.4.1 Community Services****11.4.1.1 *Monthly Report – Community Development***  
*(File No.: 13/04/0001)*

**Officer** **Sonya Stewart**  
**Executive Assistant**  
Community Development

**Date of Report** **15 March 2010**

**Disclosure of Interest by Officer** **Nil**

**Summary**

Report on activities for the month of February 2010 within the Community Development directorate for Council's information.

**Background**

Community Development report monthly to Council on services provided and provides updates on the directorate's progress towards the Strategic Plan.

As at 1 February 2010 youth services was to be included in the Recreation Services Community Development Monthly Report. Youth Services

**Consultation** **Nil**

**Statutory Implications** **Nil**

**Policy Implications** **Nil**

**Strategic Planning Implications** **Nil**

**Budget Implications** **Nil**

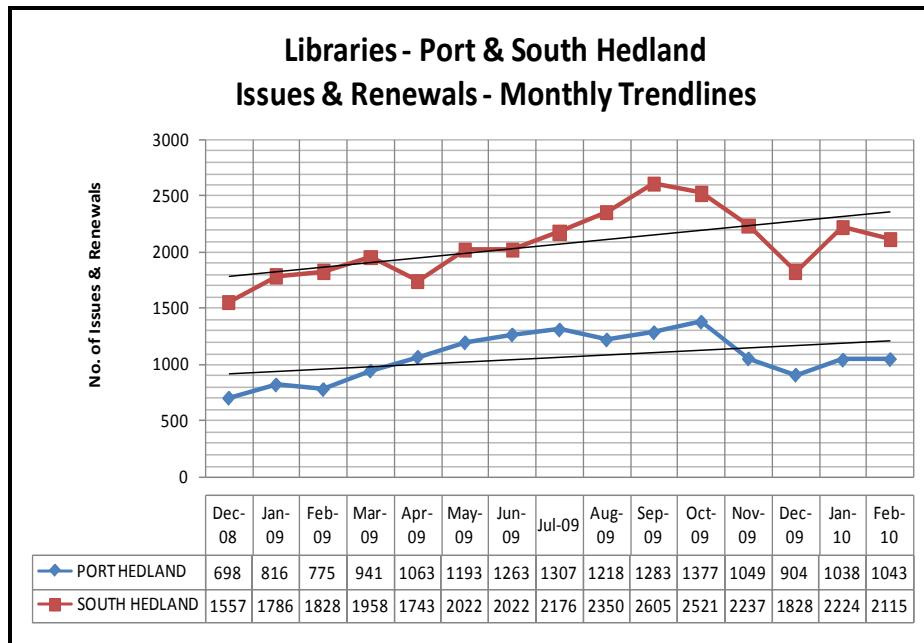
**Officer's Comment** **Nil**

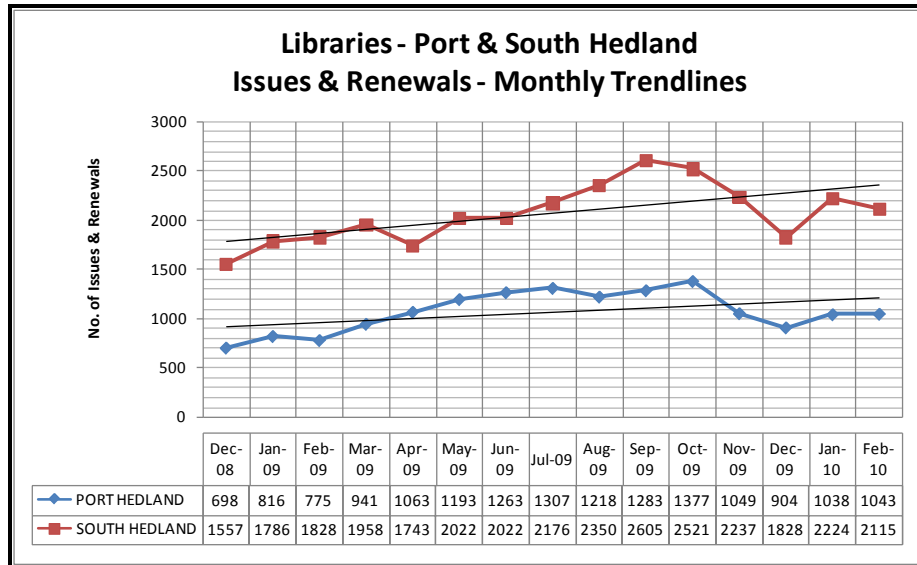
**Library and Information Services**

<b>PORT HEDLAND LIBRARY</b>	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10
Issues & Renewals	1307	1218	1283	1377	1049	904	1038	1043
Reservations	47	50	65	105	52	50	70	67
New Borrowers	20	17	28	33	14	10	17	36
Public Computer Users	198	169	188	180	94	116	114	151
Door Count	969	994	1098	946	759	579	724	904
Reference Enquiries	95	56	91	61	46	65	67	108
General Enquiries	57	32	38	9	33	17	32	38
Technical/Computer	13	7	19	8	3	6	18	23
<b>SOUTH HEDLAND LIBRARY</b>	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10
Issues & Renewals	2176	2350	2605	2521	2237	1828	2224	2115
Reservations	44	39	39	110	91	51	53	81
New Borrowers	43	70	62	69	34	39	62	64
Public Computer Users	556	511	573	573	461	366	435	547
Door Count	2085	2267	2444	2447	2002	1669	2106	1894
Reference Enquiries	146	138	152	140	123	111	185	171
General Enquiries	121	99	94	69	91	98	105	110
Technical/Computer	41	59	60	43	44	43	75	82
Local History Enquiries	Commenced Sept 09		8	7	7	9	0	7

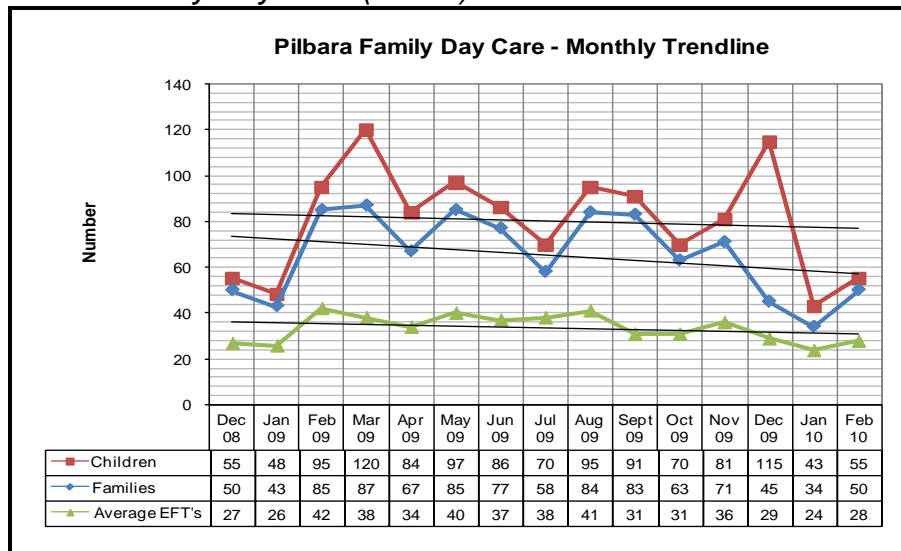
Story-time resumed at both Port and South Libraries with a total attendance of 86 preschoolers, 27 babies and 69 adults. Rhyme-time sessions for babies were also re-introduced with a total attendance of 27 babies, 27 adults and 4 preschoolers.

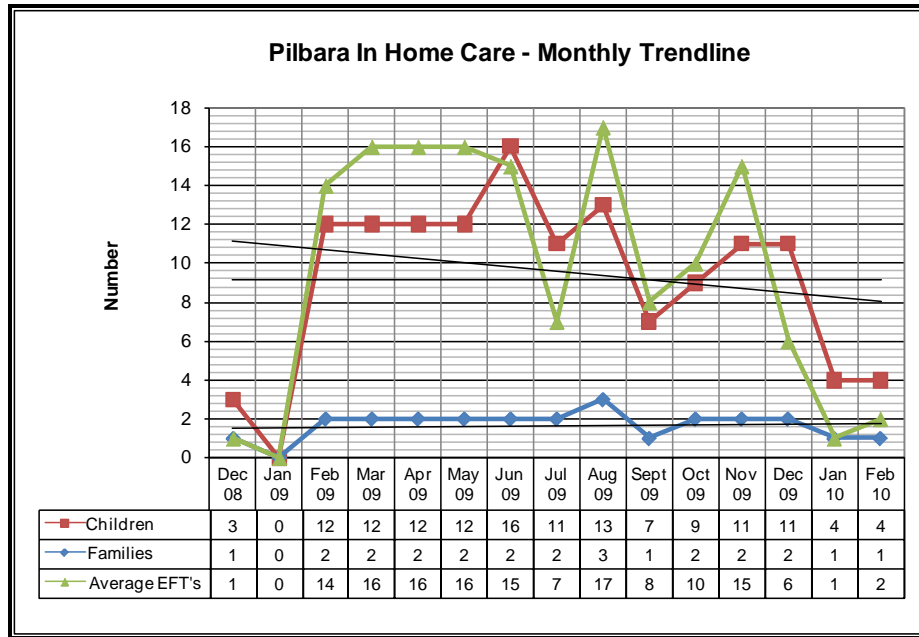
Book Club for both day and evening was promoted with the first sessions to be held in early March. 25 participants have registered their interest in participating in this monthly event.





*Pilbara Family Day Care (PFDC)*

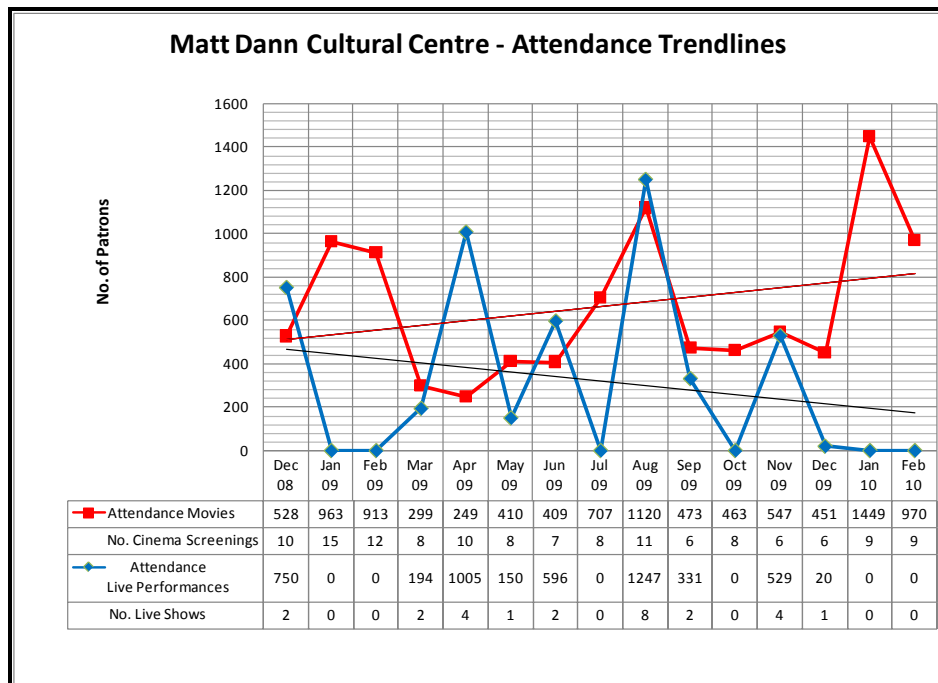




### Events and Matt Dann Cultural Centre (MDCC)

During February, other than the movies shown, which are depicted in the table below, there were 14 venue hires for the month.

The average movie attendance for January was 105.5 people, with Alvin and the Chipmunks: The Squeakqual attracting 301 people.

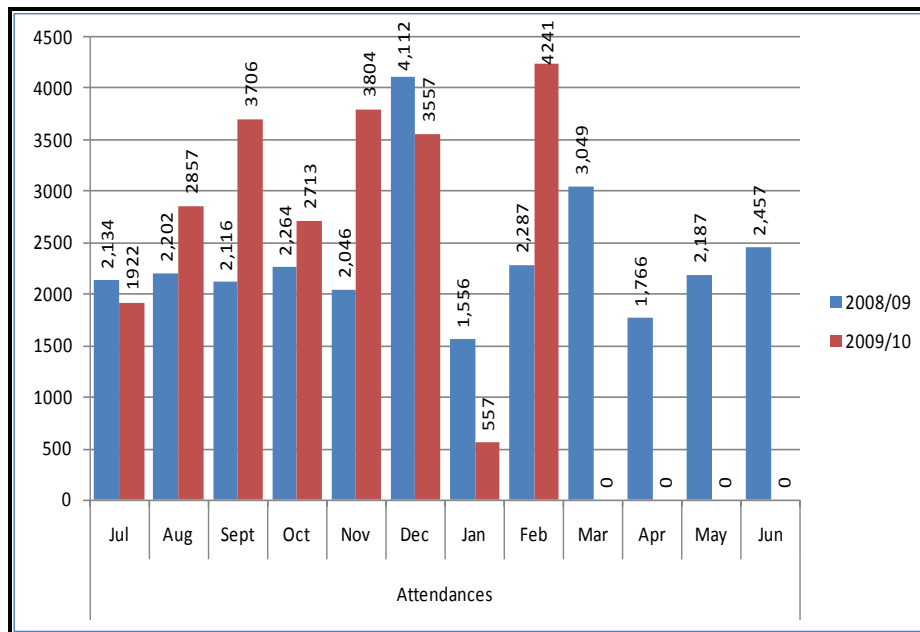


*Recreation Services*

*JD Hardie Centre*

Attendances – 2009/10

	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	TOTAL
2007/08	1721	2228	2544	2273	2046	4087	0	1803	1751	1436	2140	1927	23,956
2008/09	2134	2202	2116	2264	2046	4112	1556	2287	3049	1766	2187	2457	28,176
2009/10	1922	2857	3706	2713	3804	3557	557	4241	0	0	0	0	23,357



*Programming*

Programming - General

- Term 1
  - Term Programs (After school)
  - Sports Programs
  - Classes
- Gym and Fitness
- External Hire

Events

- North West Basketball Cup
- Dodgeball Tournament – senior
- Dodgeball Tournament – junior
- Disco – Pump up the Base

*Aquatic Centres*

The monthly reports in full from the YMCA can be obtained by contacting the Manager Recreation Services, however a summary is detailed below.

## South Hedland Aquatic Centre

## Financials

Month to date:

	Budget	Actual	Variance
Income	28,745	28,530	(215)
Expenditure	69,362	68,176	1,185
Net	(40,617)	(39,646)	(1,400)

Year to date:

	Budget	Actual	Variance
Income	126,070	147,464	21,394
Expenditure	471,461	495,508	(24,048)
Net	(345,391)	(348,044)	(2,654)

## Attendances

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL
ADULT		15	1,258	1,189	907	1,173	1047	5,589
CHILD		45	1,696	1,008	804	912	669	5,134
UNDER 2'S		1	170	141	77	109	137	635
OFF PEAK			261	304	253	0	287	1,105
CONCESSION			100	61	102	89	68	420
COUNCIL			32	20	14	23	25	114
SPECTATOR			222	191	65	42	138	658
USER GROUPS		2	975	946	398	570	716	3,607
COACHES			14	31	7	0	30	82
FUNCTIONS			0	903	1,581	505	0	2,989
SWIM LESSONS			245	412	219	0	0	876
SCHOOL ATTEND.			10	221	59	0	41	331
AQUA AEROBICS			0	0	0	0	0	0
PROGRAMS			334	12	46	7	32	431
VAC. SWIMMING			0	0	0	685	0	685
FAMILY		10	467	248	255	413	195	1,588
Total Family Visits		40	1,868	992	1,020	1,652	780	6,352
Non Paying Spect.			287	412	252	105	22	1,078
<b>TOTAL</b>		<b>103</b>	<b>7,472</b>	<b>6,843</b>	<b>5,804</b>	<b>5,872</b>	<b>3,992</b>	<b>31,674</b>



*Gratwick Aquatic Centre*

## Financials

Month to Date:

	Budget	Actual	Variance
Income	33,517	33,269	(247)
Expenditure	67,846	67,037	809
Net	(34,329)	(33,408)	(562)

Year to Date:

	Budget	Actual	Variance
Income	199,357	193,352	(6,005)
Expenditure	497,698	489,835	7,863
Net	(298,341)	(296,483)	(1,858)

## Attendances

	Aug	Sep	Oct	Nov	Dec	Jan	Feb	TOTAL
ADULT	255	703	1,622	1,513	1,130	1,522	1,177	<b>7,922</b>
AQUA AEROBICS	0	0	77	92	48	22	54	<b>293</b>
CHILD	42	181	912	714	755	616	478	<b>3,698</b>
COACHES	17	22	28	23	13	2	17	<b>122</b>
CONCESSION	7	24	86	108	89	97	93	<b>504</b>
COUNCIL	12	36	79	85	43	28	35	<b>318</b>
HEALTH CLUB	393	788	691	663	503	664	588	<b>4,290</b>
OFF PEAK	0	0	337	307	273	0	272	<b>1,189</b>
PROGRAMS	0	186	617	112	107	287	0	<b>1,309</b>
SCHOOL ATTEND.	0	0	29	63	203	870	474	<b>1,639</b>
SPECTATOR	53	194	306	177	86	93	130	<b>1,039</b>
UNDER 2'S	5	54	256	252	110	170	136	<b>983</b>
USER GROUPS	134	432	719	648	595	0	111	<b>2,639</b>
YMCA LESSONS	0	0	309	432	286	0	677	<b>1,704</b>
FAMILY	11	96	328	267	224	470	220	<b>1,616</b>
Total Family Visits	44	384	1,312	1,068	896	1,880	880	<b>6,464</b>
Non Paying Spect.	0	0	309	432	286	0	677	<b>1,704</b>
<b>TOTAL</b>	<b>962</b>	<b>3,004</b>	<b>7,689</b>	<b>6,689</b>	<b>5,423</b>	<b>6,251</b>	<b>5,799</b>	<b>35,817</b>

## Sports and Recreation – Operational

## Community Recreation

- Events:
- Walk it Hedland

## Corporate and Community Challenge – Feb - March 2010

- Bike Week – March 2010
- Hip Hop Workshops – April 2010
- Physical Activity Week – May 2010
- Have a Try Night – March 2010
- Workplace Physical Activity Initiatives – weekly
- Security Training

Community Facilities

- Aquatic Centres
- Skateparks

Other

- Hawks Clubrooms
- Tennis Club Wall

Club and Project Development - Operational

Review of existing policies and procedures

Marketing and Management

Stakeholder collaboration and strengthening: Events:  
Clubs Conference – March 2010

Disability Inclusion

Evolving with the Times

Association Management (Funding, grants, sponsorship)

Volunteer Retention

Health Legislation

- Strapping Course – May 2010
- President's Dinner – May 2010
- Have a Try Night – March 2010
- Sports Awards – June 2010
- Seminars - Assoc. and Incorp. evening – May 2010

Association development

Facility Management

Youth Services – Operational

Management, Marketing and Administration

- Youth Directory
- Youth Charter
- Youth consultation

Programs/Events

Weekly programming –Youth Zone

- Hip Hop Movie Arvo's
- HLYC weekly Meetings

Leadership Programs

- Hedland Young Leaders Program
  - 2009 evaluation
  - 2010 funding and facilitation
- Hedland Youth Leadership Coalition (HLYC) – Mentoring and Support

Collaborative Events/Programs

- Blue light discos
- Skatepark Sizzle
- Hedland Youth Services Action Group (HSYAG)
  - Priority 1- Executive Management
  - Priority 2 – Youth Leadership
  - Priority 3 - Fun and events

Participation and Programs

Data recording commenced in Oct 2009, with the appointment of ToPH's Youth Development Coordinator.

ToPH ACTIVITY/EVENT	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
HLYC				32	20	14	-	36
Consultation (inc. In school prog)				69	70	20	35	20
Youth Weekly Program (run by ToPH Youth Service)				8 (L)	42(L)	3(L)	-	7(L) 70(M)
Other				2(R) 1(P)	0	1	1	1
<b>TOTAL</b>				<b>112</b>	<b>132</b>	<b>38</b>	<b>36</b>	<b>170</b>

COLLABORATIVE ACTIVITY/EVENT	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB
Community Events (supported by ToPH Youth Services)				0	200(N)	100(JB) 300(F)	0	360(H)
Youth Events (supported by ToPH Youth Service)				0	0	69(JB)	0	160(S)
<b>TOTAL</b>				<b>0</b>	<b>200</b>	<b>469</b>	<b>0</b>	<b>520</b>

F=Family Movie Nights	L=Hedland Young Leaders Program
YB=Youth Bluelights	H='The Hood' Weekly Hip Hop Program
JB=Junior Bluelights	S=Skate Park Events
N=Hedland Says No To Violence Events	P=Studetn Placement
M=Projector Screen Movie at the JD Hardie	R=Referral

*Plan for the Future 2008-2013 Progress Report*

Council's Community Development Directorate has provided an update on the projects that they are currently managing (48 of the 110 strategies defined) in line with the current Plan for the Future 2008-2013. The attached report provides an update on the progress and status of the strategies within the Community Development Directorate.

**Attachments**

1. Plan for the Future Works Programme for Community Development for the period 1 July 2000 to 30 June 2010
2. Capital Programme for Recreation Services for the period 1 July 2009 to 30 June 2010.
3. Royalties for Regions Projects Schedule for Dommunity Development for the period 1 July 2009 to 30 June 2010.

**200910/333 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr M Dziombak

That Council receives the Community Development Report for February 2010.

**CARRIED 8/0**

PLAN FOR THE FUTURE WORKS PROGRAMME FOR COMMUNITY DEVELOPMENT FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010						
<b>Legend - Current Project Phase</b>						
	Concept					
	Milestones					
	Project completed and acquitted					
<b>OPERATIONAL PROGRAMMES</b>						
KRA 3 - Community Development Goal 5 - Arts & Culture Strategy 3	Develop a unique entry statement to the Town. MIS developing landscaping for this project	MCD / MIS / MES	Completed. Up lighting is about to be installed.			
KRA 3 - Community Development Goal 5 - Arts & Culture Strategy 4	Undertake initiatives that both increase patronage levels and improve the financial performance of the Matt Dann Theatre.	MCD	Co-ordinator of MDCC and Events Co-ordinator role split to create additional capacity. Co-ordinator to be advertised . Review of business unit to commence on co-ordinator's appointment. In discussion with BHP on new entry sign on MDCC.	Start July 2008	Completed June 2009	
KRA 3 - Community Development Goal 5 - Arts & Culture Strategy 5	Actively pursue the development of additional arts and cultural facilities within the Town including a new commercial cinema and an aboriginal arts facility.	DCD	Initial consultation and concept development commenced. Stakeholders identified that further resources required and Wangka Maya have made a Royalties for Regions application for \$250K to do further consultation and concept development. FMG exploring concept of full-time co-ordinator PACDAC and Art Source.			
KRA 4 - Economic Development Goal 1 - Tourism Strategy 3	Redevelop the visitor entry bays on the northern and southern roads entrances to the Town.	DCD	Redevelopment of Southern entry commencing. Signage to be finalised to ensure consistency.			
KRA 6 - Governance Goal 2 - Traditional Owners & Aboriginal People Strategy 1	Work with the State and Federal Government to sustainably progress the implementation of the 2006 Bilateral Agreement on Services to Indigenous Community.	DCD	Currently awaiting outcomes of service level review by State & Federal Government Agencies. Item coming April Council Meeting to explore further of AAWG/aboriginal engagement.	Start July 2008		
KRA 6 - Governance Goal 2 - Traditional Owners & Aboriginal People Strateav 2	Work with relevant agencies to implement an appropriate action plan to address community visitors including the development of a	DCD	Advice has been sought from AAWG as to site needs and design requirements. Access to land to be secured through DPI. Attempted to source information from AAWG however meeting lacked a quorum. Consultation from Aboriginal community members.	Start August 2008	Completed June 2009	
KRA 6 - Governance Goal 3 - Communication Strategy 3	Install community notice boards that advertise local services and events.	COUNCIL	Completed. Working very week.			

PLAN FOR THE FUTURE WORKS PROGRAMME FOR COMMUNITY DEVELOPMENT FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010						
<b>Legend - Current Project Phase</b>						
	Concept					
	Milestones					
	Project completed and acquitted					
<u>OPERATIONAL PROGRAMMES</u>						
<b>Ongoing KRA's</b>						
KRA 2 - Community Pride Goal 1 - Litter Strategy 4	Work with key stakeholders to commence implementation of the south Hedland CBD Structure Plan to significantly improve the appearance and vitality of this area.	MP / CEO	Structure Plan has been forwarded to WAPC for endorsement. Council has support the land activities (vesting, subdivision, amalgamations etc) to facilitate the Town Centre Development. LandCorp and the Administration continue to work with key stakeholders (partners) to implement the recommendations of the structure plan.	Earthworks Commence Dec 09		
KRA 2 - Community Pride Goal 2 - Events Strategy 1	Play an integral role in the coordination, operation and communication of community events via a range of strategies including:- Managing and operating at least six	DCD	<b>Celebrate Hedland! Inc established and held AGM with election of office bearers. The first committee meeting was held on 11th February, the next meeting will be held on 25th March in the Council Chambers. Following this meeting it is anticipated an item will be presented to Council to get direction on resources and advice to run some/all Council events.</b>			
KRA 2 - Community Pride Goal 2 - Events Strategy 2	Work with community groups to implement neighbourhood competitions and events (eg Tidy Towns, Best Maintained Business, Best Gardens, Street Parties, Xmas	MCD	<b>Propose to have signage made for winners of Christmas lights "Best Street" and installed annually.</b>		Judging	
KRA 2 - Community Pride Goal 2 - Events Strategy 3	Develop a well known, all inclusive calendar of community events.	MCD	<b>Draft Community Pride calendar has been developed. Events calendar will be discussed with Celebrate Hedland! Inc.</b>			
KRA 3 - Community Development Goal 1 - Youth & Children Strategy 1	Work with stakeholders to develop a consolidated plan to improve the availability of Child Care (both centre based and Family Day Care) places available with the Town. Implement	MCD	<b>Grant submitted for review of childcare and plan for the expansion of PFDCS.</b>			
KRA 3 - Community Development Goal 1 - Youth & Children Strategy 3	Establish regular formalised consultation mechanisms between Council and Young People.	MCD	<b>HLYC now meeting weekly for 2010. Input given to HYSAG on Youth priorities in 2010.</b>			
KRA 3 - Community Development Goal 1 - Youth & Children Strategy 4	Ensure that the community has an opportunity to become involved in Council infrastructure projects such as park developments, tree planting, event planning etc	MCD	<b>Ongoing. Engagement has occurred with traditional owners on landscaping amenity projects. Further engagement is expected with proposed upgrades to Cemetery Beach and Marapikurrinya Park.</b>			
KRA 3 - Community Development Goal 1 - Youth & Children Strategy 5	Work with key youth stakeholders to ensure that a range of events/functions are available for local youth including recreation, leisure, adventure and art/craft	MCD	<b>Graduates from Young Leaders program active in planning young activities gave input to HYSAG for 2010 Youth priorities including Youth Week.</b>			
KRA 6 - Governance Goal 1 - Leadership Strategy 2	Investigate options to develop new and emergent leaders in our community.	MCD	<b>HLYP identified as HYSAG priority for 2010. Young Leaders Program being enhanced for 2010. YLP project Youth DVD to be presented to Briefing in April.</b>			

PLAN FOR THE FUTURE WORKS PROGRAMME FOR COMMUNITY DEVELOPMENT FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010																
Legend - Current Project Phase				Cyclone Watch/Season												
Concept Development Implementation Finalisation Project completed and acquitted																
CAPITAL PROGRAMMES																
A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
1108420	<b>Hawks Clubrooms</b> Scope: Installation of temporary clubhouse at McGregor Street Reserve	COMPLETE	Project completed and acquitted	Complete	Development	Finalisation	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted
	<b>Diamond 1 Backnet</b> Scope: Replacement of backnet at Diamond 1 following Cyclone George	COMPLETE	Project completed and acquitted	Complete	Development	Development	Development	Finalisation	Finalisation	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted
1107430	<b>SHAC Upgrade</b> Scope: Design, purchase and installation of 7 x shade sails at SHAC	COMPLETE	Project completed and acquitted	Complete	Development	Development	Development	Finalisation	Finalisation	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted
	<b>SHAC Upgrade</b> Scope: Replacement of filters, installation of lockers and changeables.	COMPLETE	Project completed and acquitted	Complete	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted
1106430	<b>GAC Upgrade</b> Scope: Replacement of filters and installation of shade structures	COMPLETE	Project completed and acquitted	Complete	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted
1106413	<b>GAC P &amp; E</b> Scope: Purchase of P & E at GAC	COMPLETE	Project completed and acquitted	Complete	Development	Development	Development	Development	Development	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted	Project completed and acquitted
1109451	<b>McGregor Street Oval Upgrade</b> Scope: Completion of Master Plan for McGregor St Reserve	COMPLETE	Project completed and acquitted	Complete	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation	Finalisation
1111437	<b>Recreation Reserve Redevelopment</b> Scope: Upgrade of oval and irrigation at Colin Matheson Oval	COMPLETE	Project completed and acquitted	Complete. Grand Opening Scheduled for May 21st (separate project)	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
1108269	<b>Multi-Purpose Rec. Centre - Architectural Design</b> Scope: Completion of Architectural Designs	COUNCIL	Finalisation	C/F Project. Expressions of Interest Called - shortlist being presented to Council at OCM March 10. Tenders to be called 6th April following completion of architectural designs. Project handed over to Thinc Projects for Project Management.	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
1108420 1108421	<b>Multi Purpose Recreation Centre - construction</b> Scope: Construction of MPRC - Stage 1			Tender to be advertised 6th April 2010.												
1109455	<b>Colin Matheson Clubrooms</b> Scope: Design and Construction of Colin Matheson Clubrooms	COUNCIL	Development	C/F Project. Tenders called Feb 27th, with presentation to Council for endorsement or otherwise to OCM April 10. Project to be handed over to Building Dept. following selection of tenderer.	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
1201440	<b>Town Cycle Plan: Bicycle Parking</b> Scope: Year 1 component of the Town Cycle Plan	COUNCIL	Finalisation	Bike racks received and contract awarded. Bike racks to be installed at identified locations throughout March 2010.	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
	<b>Town Cycle Plan: On-road Circuits</b> Scope: Year 1 component of the Town Cycle Plan	COMPLETE	Project completed and acquitted	2009/10 Complete due to superceding of identified circuits.	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
	<b>Town Cycle Plan: Shared Paths</b> Scope: Year 1 component of the Town Cycle Plan	COUNCIL	Development	With Infrastructure Development Department for investigation into Crawford St shared path. Styles and Counihan Rd complete.	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
	<b>Town Cycle Plan: Port to South Hedland Path</b> Scope: Year 1 component of the Town Cycle Plan	COUNCIL	Finalisation	Marin Roads WA, Porter Engineering and ToPH representatives meeting re: final designs. Detailed designs expected late March 2010.	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
	<b>Town Cycle Plan: Spot Improvements</b> Scope: Year 1 component of the Town Cycle Plan	COUNCIL	Development	Being investigated according to MRWA regulations	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development
1107239	<b>SHAC Design</b> Scope: Detailed designs for complete upgrade at SHAC	CONTRACTOR	Finalisation	Community consultation complete. Creating Communities to present to Informal Council briefing in April re: final designs based on feedback from Landcorp and ToPH. CSRFF Grant approved for 2010/11 for \$600,000.	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development	Development





ROYALTIES FOR REGIONS PROJECTS SCHEDULE FOR COMMUNITY DEVELOPMENT FOR THE PERIOD 1 JULY 2009 TO 30 JUNE 2010																																		
Legend - Current Project Phase													Cyclone Watch/Season																					
<table border="1"> <tr><td style="background-color: yellow;"> </td><td>Concept</td></tr> <tr><td style="background-color: lightgreen;"> </td><td>Development</td></tr> <tr><td style="background-color: lightblue;"> </td><td>Implementation</td></tr> <tr><td style="background-color: lightorange;"> </td><td>Finalisation</td></tr> <tr><td style="background-color: lightpurple;"> </td><td>Project completed and acquitted</td></tr> </table>														Concept		Development		Implementation		Finalisation		Project completed and acquitted												
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2009/10 FUNDING																																		
A/c Number	Scope	Construction Responsibility	Current Project Phase	Month Update	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June																		
1104411 & 1104413	<b>JD Hardie Centre</b> Undertake Stage 1 and Stage 2 development of project. Preliminary QS estimate for project is \$6.5M excluding external works.	CONTRACTOR		Project VM underway with Thinc to bring project in to budget range so tender can be called																														

*11.4.1.2 Yandeyarra Bus Service (File No.: 28/01/0007; 30/18/0001)*

**Officer** **Julie Broad**  
Manager Community  
Development

**Date of Report** 14 January 2010

**Disclosure of Interest by Officer** Nil

**Summary**

To provide a report and the recommendation of the Aboriginal Affairs Working Group on the trial of a bus service to the community of Yandeyarra, enabling residents to travel to Port and South Hedland for medical appointments, banking, shopping and social purposes.

**Background**

At the 24<sup>th</sup> June 2009 Ordinary Council Meeting, Council resolved to

- “i) Proceed with a twelve week trial bus service to Yandeyarra (8 services per week); and*
- ii) Include the following charges within the schedule of fees and charges in the 09/10 budget.*

Adult Fare between Yandeyarra and Port Hedland – one way	\$20
Child over 5 yrs Fare between Port Hedland and Yandeyarra – one way	\$5
Patient transport	As per PATS subsidy
Freight	\$20 per passenger equivalent by weight or volume

“

The trial was proposed to evaluate if provision of the bus service would improve the very low rates of attendance at specialist medical appointments made on behalf of Yandeyarra residents, an issue identified by health professionals in Port Hedland.

The intent of the trial was also to establish if the provision of the bus service is a viable business opportunity, in line with Council's economic development objectives.

The trial of a bus service to the community of Yandeyarra commenced on 31<sup>st</sup> August 2009.

At the 9<sup>th</sup> December 2009 Ordinary Council Meeting, Council resolved:

*"That Council:*

- 1. Not continue the service after another 6 weeks to Yandeyarra as the service is not being utilised to its expectancy from the information supplied from the 12 week trial statistics.*
- 2. Lobby State and Federal Governments to provide a suitable bus service that accommodates the needs of outlying aboriginal communities. "*

This is the report on outcomes of the trial.

### **Consultation**

Consultations on the trial have been undertaken with:-

- Jamie Coppin, then Chair, Mugarinya Council
- Sai Lim, Coordinator Yandeyarra community
- Mugarinya Council current Chair Tony Taylor and Council members (6)
- Andrew Waters, Manager Pilbara Population Health
- Judith Bennett – Yandeyarra Remote Community Nurse
- Ernest Richard – Pilbara Outpatient Service Manager
- Stephen Comeagain – Regional Manager ICC
- Potential contractors of the bus service
- Director and Manager Engineering Services
- Manager Information Services and Administration Coordinator
- A/Manager Library Services (ticket location)

### **Statutory Implications**

The driver requires the necessary MR Licence, F Licence (to carry paying passengers) and possibly a "working with children licence" if children were permitted to travel without the supervision of adults.

### **Policy Implications**

Nil.

### **Strategic Planning Implications**

While the Plan for the Future addresses issues related to community visitors (and this initiative may reduce camping in South Hedland) and improvement of access to medical services, there are no specific strategic planning implications related to this initiative.

### **Budget Implications**

It was estimated in the proposal to trial this bus service that each trip to or from Yandeyarra would cost approx \$260 net, giving an estimate of \$12,480 plus administrative costs for the 12 weeks of the trial.

An extension of 6 weeks was granted to complete the trial, with a proposed four trips per week excepting Christmas and New Years Day, increasing to six trips per week once cultural observance has been declared.

20 additional trips were actually completed within the trial period, with the additional costs totaling \$5,200. This gives a total for the trial of \$17,680, which was accommodated in the existing budget G/L 811257: Yandeyarra Road – Community Services.

A ticket fare was proposed for each passenger, but because drivers did not have an “F” class licence, fares could not legally be charged. Drivers were in the process of obtaining this licence during the trial period, which would have allowed the fares to be collected as originally intended.

### **Officer’s Comment**

Consultation with the community on the effectiveness of the service has occurred at regular intervals throughout the trial.

The community store remains closed, with major upgrades required to the refrigeration facilities before it can re-open, so food shopping is still a high priority for Yandeyarra families.

The days of the bus run were determined in discussion with community management and passengers. A request was received to increase the frequency of travel once cultural observance was declared, as community numbers were anticipated to increase to approximately 2,000 over this time.

Advice from the Mugarinya Council was received 8<sup>th</sup> January 2010 that dispensation had been obtained from the elders for the bus service to operate normally during the period of cultural Lore.

As the date of Lore observance was deferred from the original start date the need for additional trips per week to accommodate increased community numbers did not occur during the trial period.

*Total Number of passengers to date:*

Patient Assisted Travel Scheme (PATS):	14
Agency staff and potential drivers:	4
Community passengers estimated to 9 <sup>th</sup> Dec 09	360
Passengers 10 <sup>th</sup> Dec – 15 <sup>th</sup> Jan 2010	75
TOTAL:	<u>453</u>

A proposal was developed with Yandeyarra for the Mugarinya Council to pay Council directly for the bus service, based on an agreed average occupancy and the number of actual trips. Community members would then travel free of charge.

This charge has been calculated using:

av of 15 passengers x \$40 return fare \$600 per trip  
2 trips per week \$4,800 per 4 wks

WA Country Health Service (WACHS) is billed in addition to this agreed amount for PATS passengers who travel on the route.

This recommendation was put to the Mugarinya Council at it's meeting of 4<sup>th</sup> March, and following discussion it was agreed that until the cash flow from current enterprise development projects is realised, the Council is not in a position to fund the bus service.

The Mugarinya Council does wish the bus service to continue, but cannot afford to pay for the service at this point in time.

Further discussion with State and Federal agencies, has sought to identify alternative funding options for the bus service. These discussions have not been successful in identifying alternative sources of funding for the service to date.

There is interest from two commercial operators in taking on the service based on it's commercial viability. One operator has taken the bus trip as orientation to the service, and is willing to

tender for the service or enter into negotiations with the funding body.

A second operator will consider purchasing a bus specifically for this purpose, on condition of a five year contract. Discussion is continuing with these operators.

One objective of the trial was to evaluate if provision of the bus service would improve the very low rates of attendance at specialist medical appointments made on behalf of Yandeyarra residents. Feedback from health professionals in WACHS hospital and community-based services indicates that this improvement in attendance has not occurred.

Discussion with Combined Universities Centre for Rural Health (CUCRH) staff indicates an improvement in Yandeyarra children attending CUCRH for ear health examinations, which they relate to the availability of the bus service.

The bus trial was to be discussed at the March 11<sup>th</sup> meeting of the Aboriginal Affairs Working Group to solicit their recommendations to Council, but no quorum was attained for the meeting.

Officers consider the Council has three options in respect to this service.

### **Attachments**

Nil.

### **200910/334 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council hand over the negotiations with private bus contractors to the Yandeyarra community.

***CARRIED 8/0***

**11.4.2 Recreation Services****11.4.2.1** *Department of Sport and Recreation – Community Sport and Recreation Facilities Fund Application (File No.: 26/04/0018)*

**Officer** Bec Pianta  
Manager Recreation  
and Youth Services

**Date of Report** 10<sup>th</sup> March 2010

Disclosure of Interest by Officer Nil

**Summary**

As part of the Department of Sport and Recreation's Community Sport and Recreation Facilities Funding (CSRFF) Small Grants round, the relevant local government authority must approve and endorse funding application/s to the state government department for contributions towards applicable projects.

It needs to be noted that this report is to allow Council to rank the projects in order of perceived priority, not specifically endorse the individual project. Applications are due to the Department of Sport and Recreation by March 31<sup>st</sup>, therefore Council endorsement at this Ordinary Council Meeting is required.

**Background**

The Community Sporting and Recreation Facilities Fund (CSRFF) program is administered by the Department of Sport and Recreation (DSR). This program invites sporting associations and local governments to submit proposals for funding assistance, providing all relevant guidelines are met. It is a requirement of the DSR that all applications be approved by the local government before being submitted to the Department of Sport and Recreation regional office.

CSRFF assistance is available for local sporting groups, associations and local governments to develop infrastructure that will encourage physical activity and healthy communities, through the development of recreation related facilities.

The role of the Town of Port Hedland within this process is to rank the order of priority of the projects that have been received (two projects may not be equally ranked and all projects must be given a ranking).

The local government is also required to rate all applications as high, high/medium, medium, medium/low, low or not recommended. This rating reflects how worthwhile the project is considered to be, and indicate its importance, actual need and benefit to the community.

The recreation department have developed a funding application for the overhead lights at the Port Hedland Skatepark, and have worked with the Port Hedland Speedway Association to develop an application for their upgrades to their amenities (including overhead lights, ablutions, canteen and fence). This item has therefore been prepared to request Council approval for the two submissions to the DSR.

### **Consultation**

The Department of Sport and Recreation advertised the CSRFF round via all standard media avenues, including newspaper, email, written letters and website promotion.

### **Statutory Implications**

Nil

### **Policy Implications**

Nil

### **Strategic Planning Implications**

Key Result Area 3 – Community Development

Goal 2 – Sports and Leisure

Strategy 1: Progressively implement the recommendations of the Sports Facility Audit with a particular focus on... upgrading all existing facilities to an appropriate standard...

### **Budget Implications**

The DSR will fund up to 33% of a project, with other funding to be sources from additional avenues. The DSR may consider funding 50% of the project should the Development Bonus apply. In this instance, both projects meet this category.

The additional funding for the Port Hedland Skatepark Overhead Lights will be requested from the Town of Port Hedland as part of the 2010/11 budget process, and the Port Hedland Speedway Association will be sourcing all funds from their association.



**Officer's Comment**

The Department of Sport and Recreation's CSRFF round is an annual program aimed at improving the sporting and recreational infrastructure within the state. The DSR will give consideration to projects that do not request more than 1/3 of the total project amount, will not commence prior to the funding being announced, and encourage/promote physical activity through the development/upgrade of recreational infrastructure.

The Port Hedland Speedway Association is not currently compliant with the relevant requirements, and has indicated that they have sufficient funding to complete this project should the CSRFF application be approved; there will be no additional request to the Town of Port Hedland for funds. The Port Hedland Skatepark Overhead Lighting project will require the Town of Port Hedland to consider 50% of the project cost as part of the budget process for 2010/11.

In February 2009, the DSR Manager Pilbara visited Port Hedland to ascertain the upcoming projects for the region. The Port Hedland Overhead Lights and the Port Hedland Speedway Association upgrades were identified as feasible projects for CSRFF for this financial year. As the Port Hedland Speedway Association request falls classically into the requirements to meet CSRFF status, it is recommended that this project be ranked number 1, with the Port Hedland Skatepark Overhead Lights ranked as number 2.

**200910/335 Council Decision/Officer's Recommendation****Moved:** Cr A A Carter**Seconded:** Cr G J Daccache

That Council endorses two applications to the Department of Sport and Recreation for the Community Sport and Recreation Facilities Fund Small Grants Scheme, with the Port Hedland Speedway Association application ranked as the highest priority, and the Port Hedland Skatepark Overhead Lights ranked as the second highest priority.

**CARRIED 8/0**

*11.4.2.2 Hydrotherapy Pool (File No.: 26/04/0010)*

**Officer** Nicole Roukens  
Sport and Recreation  
Officer

**Date of Report** 11<sup>th</sup> March 2010

**Disclosure of Interest by Officer** Nil

**Summary**

An item was raised at the Annual General Meeting of Electors regarding the need for a hydrotherapy pool in Port or South Hedland.

**Background**

At the Annual General Meeting of Electors held on the 24<sup>th</sup> February 2010 an item was raised by Renae Coles regarding the need for a hydrotherapy pool in Port or South Hedland to services residents with disabilities and injuries.

Hydrotherapy pools are commonly used as a tool during physical therapy, and are usually heated at approximately 34°C.

It is timely that the request for a hydrotherapy pool has been requested as, in late 2009, the Town of Port Hedland contracted Creating Communities to undertake concept designs for the redesign of the South Hedland Aquatic Centre. As part of this project, Creating Communities consulted with a number of key stakeholders, community groups and community members via meetings, shopping centre surveys and online surveys.

During this consultation process there was one request received regarding the desire for a hydrotherapy pool in Port or South Hedland. Due to this request, preliminary investigations into the possibility were undertaken.

A hydrotherapy pool is predominantly used as a physical therapy pool or often, during winter when the larger pools decrease in temperature. In Port Hedland, where each facility is considered warm or hot during the summer, the provision of a hydrotherapy pool is not essential as water temperatures can exceed 34°C in summer months. This is not the case in winter months. Currently, neither aquatic centre is heated which is the likely explanation for lower attendance rates during these months. A reasonable alternative to therefore consider is the solar or other heating options that may be available for the

South Hedland Aquatic Centre as a part of the redesign process.

### **Consultation**

Manager Recreation Services  
Sports and Recreation Officer  
Club and Project Development Officer

Statutory Implications Nil

Policy Implications Nil

### **Strategic Planning Implications**

Key Result Area 3: Community Development

Goal 2: Sports and Leisure

Strategy 1: Progressively implement the recommendations of the Sports Facility Audit with a particular focus on...upgrading all existing facilities to an appropriate standard...

Strategy 3: Identify and implement opportunities to sustainably upgrade programs and services at the Town Aquatic facilities.

Goal 3: Health

Strategy 5: Review the Town's Disability Service Plan and undertake actions to improve access to services and all facilities.

### **Budget Implications**

Unknown at this stage. Should the Town of Port Hedland choose to install a hydrotherapy pool, costs and associated capital requirements would need to be investigated.

### **Officer's Comment**

Although a hydrotherapy pool would be an asset to the members of the community that require access to one, our climate conditions it is not required. As part of the South Hedland Aquatic Centre redesign however, a component that should be considered is the potential to heat the main body of water during the winter months, so as to give all year access to warm water.

### **Officer's Recommendation**

That Council considers heating options at the South Hedland Aquatic Centre as part of the South Hedland Aquatic Centre redesign process.

**200910/336 Council Decision**

**Moved:** Cr D W Hooper

**Seconded:** Cr A A Carter

That Council considers heating options and/or hydrotherapy pool (including costs) at the South Hedland Aquatic Centre as part of the South Hedland Aquatic Centre redesign process.

**CARRIED 8/0**

*REASON: Council indicated it will consider heating options and/or a hydrotherapy pool at South Hedland Aquatic Centre.*

*11.4.2.3 Allocation of Cricket Pitches in Port and South Hedland (File No.:*)

<b>Officer</b>	Bec Pianta Manager Recreation and Youth Services
<b>Date of Report</b>	15 <sup>th</sup> March 2010
Disclosure of Interest by Officer	Nil

**Summary**

The Port Hedland Cricket Association has contacted Council to express their disappointment over the lack of facilities currently available for cricket to operate during their standard season and recommend improvements that may assist them. Currently, Port Hedland houses three (3) cricket pitches located in the centre of the Town Oval.

**Background**

The Town of Port Hedland undertakes the management and related responsibilities for most sporting facilities within the Town. With regards to sporting fields and reserves, the Town provides public open spaces, green spaces and basic infrastructure for the broader community.

With regards to the ongoing development of sporting fields, continuous planning must occur to ensure the Town has the capacity to provide facilities that meet ongoing population projections, community demand and need, and all relevant planning requirements.

In August 2006 the Recreation Facilities Audit was noted by Council as the primary recreation upgrade guide for the following five (5) years. With regards to cricket facilities (excluding cricket practice nets), the following recommendations for the development of cricket within Port Hedland included:

- Development of a cricket pitch at Marie Marland Reserve (Diamond 2 area)
- Redevelop the playing fields along McGregor Street to allow for the accommodation of cricket... lit to a standard sufficient for night competition...

Currently, the Port Hedland Cricket Association are required to play out-of season as there is no access to a cricket pitch under lights. The standard cricket season is during Summer, however

daytime play during the Summer has been deemed inappropriate by the association due to the heat.

Three (3) cricket pitches are located within the Town Oval (inside the Turf track), along with cricket practice nets. The Port Hedland Cricket Association operates their games in an entirely mobile manner; there are no clubroom or kiosk facilities near the pitches, and limited spectator spaces/viewing areas.

As recommended within the Recreation Facilities Audit, the Town of Port Hedland commenced master planning for Colin Matheson Oval, South Hedland Sporting Precinct (including Kevin Scott Oval and Marie Marland Reserve), and the entirety of the McGregor Street Reserve. The status of these master plans is as follows:

#### *Colin Matheson Oval*

Master Plan complete. Oval redevelopment has occurred, with clubroom construction to commence September 2010. Neither the Recreation Facilities Audit nor the Master Plan recommended the insertion of a cricket pitch in the centre of this oval due to conflicts with grass integrity and players, and the recommendations for insertions at other reserves.

#### *South Hedland Sporting Precinct*

Master Plan being undertaken as part of the Multi Purpose Recreation Centre development. Both the Recreation Facilities Audit and the Master Plan is recommending insertion of pitches at Marie Marland Reserve, to enable co-location with rugby and soccer, with no impact on playing areas. It is unknown when this will be completed, although anticipated to form part of Stage 2 of the South Hedland Sporting Precinct Development (pending Council and financial approval). It was not recommended in either the Recreation Facilities Audit or the Master Plan that a cricket pitch be inserted at Kevin Scott Oval due to conflicts with grass integrity and players, and the recommendations for insertions at other reserves.

#### *McGregor Street Reserve*

The Master Plan was noted at the Ordinary Council Meeting in January 2010, with recommendations to consider the design as part of the Land Rationalisation Plan. The recommendations in both the Recreation Facilities Audit and the recently created Master Plan included the installation of cricket pitches under a lit area, with no impact to other sporting codes, including rugby and soccer. As this Master Plan is now no longer being considered due to the Land Rationalisation Plan, the future location of cricket pitches is unknown.

Port Hedland Cricket Association have written to the Town of Port Hedland requesting access to cricket pitches under lights as a minimum. (Refer attachment 1).

### **Consultation**

The location of future cricket pitches has been discussed amongst Town of Port Hedland staff including:

- Chief Executive Officer
- Director Community Development
- Manager Recreation and Youth Services
- Sports and Recreation Officer
- Club and Project Development Officer

The Port Hedland Cricket Association was involved in the McGregor Street Master Plan Redevelopment and South Hedland Sporting Precinct Master Planning process.

The development of the related Master Plans were all undertaken with Council and community consultation.

### **Statutory Implications**

Nil

### **Policy Implications**

Nil

### **Strategic Planning Implications**

Key Result Area 3: Community Development

Goal 2: Sports and Leisure

Strategy 1: Progressively implement the recommendations of the Sports Facility Audit with a particular focus on... the development of additional quality facilities...

### **Budget Implications**

It is likely that there will be nil budget implications should Council endorse to undertake no alterations to existing reserves or facilities. Should Council deem it feasible to provide temporary lighting initial investigations indicate this to cost in the vicinity of \$27,000 for a season. . There may be an opportunity for local financial support in terms of these lighting towers due to the length of hire and the community assistance this company feels they would be providing.

**Officer's Comment**

The Port Hedland Cricket Association have contacted the Town of Port Hedland with regards to their preference for future locations of cricket pitches, primarily at both Kevin Scott Oval in South Hedland and Colin Matheson Oval in Port Hedland. Whilst cricket pitches centrally located within oval reserves was a common practice, this is now not the case for newly developed reserves primarily due to conflicts between sporting codes. One of the solutions developed to mitigate against this conflict is to house cricket pitches between square/rectangular pitches (such as rugby and soccer), and light the entire area. Such designs have been proposed for both the South Hedland Sporting Precinct and the McGregor Street Reserve.

The Colin Matheson Oval has only recently been completed, and to install a cricket pitch at this reserve goes against all recommendations within previous reports and audits. Kevin Scott Oval is in a similar situation, however it is expected that by September 2010 the oval will be relocated to allow for construction of the new Multi Purpose Recreation Centre. Should Council endorse to locate a pitch within this oval (despite this not being recommended), it would not be available for use until at least April 2011.

The Port Hedland Cricket Association do not currently access any amenities or facilities located at the Town Oval, and cannot play their season during the standard Summer months due to climatic challenges. Playing during the winter, at an area unsuitable for growth promotion means that the association must compete with other Winter sports (football and rugby), and struggle for increased membership. Unfortunately, no existing facilities are available currently for use by the Port Hedland Cricket Association during the summer, in the evening.

Although the South Hedland Sporting Precinct project planning is underway, there will not be an immediate solution for the Port Hedland Cricket Association. As the McGregor Street Master Plan project has now also been completed but halted, an immediate solution is now also not available along this reserve. A decision therefore needs to be made as to the potential location of cricket to enable them to play during the cricket season, and under lights.

The Town of Port Hedland recreation team is currently struggling to house all sporting associations on reserves within the town, especially on reserves that have overhead lights compliant to their sport.



It is important to realise that with the growth anticipated for the town, a planning solution must be developed, and developed relatively quickly to ensure the Town of Port Hedland meets expectations and demands for lit, green space. The Recreation team considers the Port Hedland Cricket Association's request to be reasonable, as it is Council's responsibility to provide public open green space available for use.

Council therefore has six (6) options:

- Provide temporary lighting towers at the Town Oval to allow cricket to play during the evening during Summer (note: compliancy for small ball sports would need to be determined);
- Install a cricket pitch at Colin Matheson Oval (note: compliancy for small ball sports would need to be determined);
- Install a cricket pitch at Kevin Scott Oval (note: compliancy for small ball sports would need to be determined); or
- Commence the detailed design for Stage 2 of the South Hedland Sporting Precinct (Marie Marland Reserve)
- Advise the Port Hedland Cricket Association that there is no lit space available for cricket use for the 2010/11 cricket season.
- Revisit the McGregor Street Reserve master plan to investigate opportunities to accommodate cricket and other sports on lit green space.

### **Attachments**

Letter – Port Hedland Cricket Association, 2<sup>nd</sup> March 2010

### **200910/337 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council:

- a) Consider the Design Development for Stage 2 of the South Hedland Sporting Precinct Development as part of the 2010/11 budget process;
- b) Consider as part of the budget process for 2010/11 the hiring of temporary lighting towers to allow use of the Town Oval during the Summer season for a trial of two (2) seasons to determine the suitability of cricket during Summer;

- c) Undertake a risk assessment of the Town Oval with temporary overhead lighting to ensure compliancy with LUX requirements; and
- d) Revisit the McGregor Street Reserve master plan to investigate opportunities to accommodate cricket and other sports on lit green space.

***CARRIED 8/0***

**From:** scott leech [mailto:rise.west@live.com.au]  
**Sent:** Tuesday, 2 March 2010 12:15 PM  
**To:** Sarah Cunningham  
**Subject:** FW: CRICKET

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To The Town Of Port Hedland and Members Concerned,

Living in this town is great for everyone I meet, whether it's the money people chase; the lifelong friend's people meet; sporting conquests or fishing at 12 mile, there seems to be something for everyone.

That is unless you're a cricketer playing out of season, in the middle of a race track, away from family, friends and potential viewers. This turns away even the most interested of people, both spectators and players alike.

We have no meaningful club rooms or facilities to speak of, we run our clubs from purpose built trailers with Bbq's built in to them and eskies bolted to the side. Not that we complain, we love our clubs. But this does not help with attracting new members, supporters or sponsors easily! Infact it makes it hard to attract anyone at all!

Cricket: The Great Australian Game. A game that is being let down in Port Hedland for both juniors and seniors, for all the reasons I have mentioned. We need to play in the true and proper cricket season. This will allow us a chance at a great Country Week result and permit this fantastic sport to grow throughout the community for future young cricketers.

The key to achieving this is making use of the lights at Colin Matheson oval in Port Hedland and Kevin Scott oval in South Hedland. Cricket was originally played at Colin Matheson Oval many years ago before the pitch was removed for reasons unknown. In Perth and around Australia, Cricket and Football clubs have been playing side by side for over 100 years on the same ovals. This works harmoniously for both clubs involved (shared grounds costs etc.) and often attracts the same players as the seasons do not overlap. All football teams in the Pilbara, including Karratha, Paraburdoo and Tom Price play under lights during winter with sand over the cricket pitch. At the end of the football season the sand is easily removed to allow cricket to be played under lights during summer. This will increase interest in the game thus bringing in more spectators, players and sponsors to take the game to new heights.

Other sports in Hedland play in their preferred seasons and all have the choice of playing under lights when the day has cooled. Most have great club rooms, grounds and facilities to the credit of the town. Cricket players and sporting spectators alike would greatly benefit from a drop-in pitch located at both Colin Matheson Oval and Kevin Scott Oval. This would also benefit the Town of Port Hedland and the Football club by sharing costs with the Port Hedland Cricket Association allowing supporters, sponsors and players a convenient location and time to appreciate this great Australian sport.

Our proposal is for all cricket games to be played at Colin Matheson oval and Kevin Scott Oval from 2010 -2011 starting mid October to the end of March, under lights. We would like the Town of Port Hedland to consider this proposal and assist PHCA to move forward in our Town's sporting community.

Sincerely Scott leech & Nathan Whitney.



It needs to be noted that Cooper and Oxley prepared and submitted Expressions of Interest for these projects, however all documentation was received after the closure time. Pindan Contracting also submitted an Expression of Interest for the JD Hardie Centre, however this was received six (6) days after the closing date, and has therefore also not been considered.

### **Consultation**

The following key stakeholders have been involved in the evaluation process, prior to presentation to Council:

Chief Executive Officer  
Director Community Development  
Director Engineering Services  
Manager Recreation and Youth Services  
Manager Infrastructure Development  
Thinc Projects

### **Statutory Implications**

The Expression of Interest's were called in accordance to the Local Government Act (1995) for tendering, to ensure legal compliancy:

*“3.57. Tenders for providing goods or services*

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

### **Policy Implications**

This tender was called in accordance with Council's Procurement Policy 2/015.

### **Strategic Planning Implications**

Key Result Area 3: Community Development  
Goal 2: Sports and Leisure  
Critical Success Strategy 1: Development of a range of activities for local young people, including the upgrade of the JD Hardie Centre;

and,

Strategy 1: Progressively implement the recommendations of the Sports Facility Audit with a particular focus on... the development of a Multi Purpose Recreation Centre

## Budget Implications

Prior to calling tenders, it is a requirement that Council be satisfied that it has sufficient funds to undertake the project/s. To ensure that the budgets for both of these projects will be managed effectively, a value management process has been undertaken. The following budget management strategies have been implemented across both projects:

1. Tenders will be called for elements of the projects that relate specifically to the construction of each facility. Items that have been excluded that have the capacity to be undertaken internally (and thus at a reduced rate) includes:
  - . Car parking
  - . Storm water management
  - . External Lighting
  - . LandscapingIt is important to note that these items will be required to be budgeted separately by Council in either 2010/11 or 2011/12 financial years.
2. Tenders will be called for the construction of the facilities (and related works), and itemise individual components of cost savings should certain aspects not be undertaken. This gives Council the flexibility to ensure budget parameters can be met.
3. The calling of three (3) Expression of Interest projects simultaneously (including Marquee Park) will provide the opportunity to determine any discount which may be available if one contractor is awarded two or three contracts.

It is considered that these strategies are the most suitable options to ensure the budget parameters can be met for each project, without revisiting the design process (and thus delaying the construction commencement). With the introduction of these strategies, staff are satisfied the most up to date project estimates are within the budgets for these projects and are therefore recommending tenders be invited.

Relevant financial information for each project is as follows:

### *Multi Purpose Recreation Centre*

The total construction budget for this project is \$35.6 million. The most recent QS estimate for this project is \$36 million, however Town of Port Hedland staff, Thinc Projects and ARM (architects) are confident the final QS will meet required budget limitations, as the detailed designs are still in the process of being completed.

*JD Hardie Youth Centre*

The total construction budget for this project is \$8.7 million, with the most recent QS estimate at \$8.5 million.

**Officer's Comment**

The assessment of these Expressions of Interest has occurred in two steps. The first is an assessment of compliance; the second is a qualitative assessment based on the evaluation criteria as stipulated within the documentation.

The submissions were reviewed to ensure compliance by Town of Port Hedland staff and Thinc Projects. Insitu Construction and Maintenance did not submit any of the required documentation for either project - their submission has therefore been deemed non-conforming.

A number of requests for further information were forwarded to the remaining companies expressing an interest. Registrants were given a deadline to submit the requested information, however two points to note are:

- a) Pilbara Constructions requested a 24 extension to the deadline for submitting additional information, which was granted to all registrants. Pilbara Constructions were however, 4 hours late in providing this information, despite the 24 hour extension.
- b) After the closing time for additional information Doric had not provided some insurance details. The project manager made contact with Doric and these were provided.

Notwithstanding these issues Town of Port Hedland staff considered the Expressions of Interest from both Doric and Pilbara Constructions as compliant and they were therefore assessed.

The Expressions of Interest document for each project was structured to enable assessment of the capabilities of contractors in the areas of:

- Experience
- Relevant to the specific characteristics of each project
- Of similar size to each project
- Working in remote location
- Resources
- Sufficient resources internally to manage the projects over the entire project timeline
- Resources with demonstrated experience
- Contractor relationships in the Pilbara region
- Understanding
- Knowledge of the scope of each project
- Management plan of each project



- Local Industry Development
- Sourcing workforce from the Pilbara region
- Sourcing goods and services form the Pilbara region
- Investing in the Town of Port Hedland Community

On Wednesday 17<sup>th</sup> March 2010 the evaluation panel (comprising the Town of Port Hedland CEO, Director Community Development, Manager Recreation and Youth, Manager Infrastructure Development and Thinc Projects) met and reviewed the remaining Expressions of Interest. The summary of this evaluation is as follows:

Town of Port Hedland EOI Evaluation										
17-Mar-10		Multipurpose Recreation Centre								
PERFORMANCE CRITERIA	Criteria Weightings	Broad Construction Services Pty Ltd		DORIC Constructions (Australia) Pty Ltd		Pindan Contracting Pty Ltd		Rapley Wilkinson		Legend for Performance Scores 0-10
		Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	
<b>Experience</b>	<b>50%</b>									0 - Not Submitted
Projects Experience of Similar Type	15%	7	10.50	7	10.50	5	7.50	5	7.50	1 - Poor
Projects Experience of Similar Size and Budget	15%	7	10.50	9	13.50	3	4.50	7	10.50	2 -
Remote Project Experience	10%	7	7.00	9	9.00	7	7.00	8	8.00	3 - Reasonable
Referee Testimonial	10%	0	0.00	0	0.00	0	0.00	0	0.00	4 -
<b>Loaded Score - Experience</b>			<b>28.00</b>		<b>33.00</b>		<b>19.00</b>		<b>26.00</b>	5 - Good
<b>Resources (supervisory, plant and equipment)</b>	<b>20%</b>									6 -
Resources Roles & Responsibilities	6%	8	4.80	9	5.40	8	4.80	6	3.60	7 - Above Average
Relevant Resource Experience	6%	9	5.40	9	5.40	9	5.40	6	3.60	8 -
Resources Plan	2%	9	1.80	9	1.80	9	1.80	0	0.00	9 - Excellent
Resources Back Up Plan	2%	7	1.40	7	1.40	9	1.80	0	0.00	10 - Exceeds Request
Nominated Contractors Suitability	2%	3	0.60	9	1.80	6	1.20	0	0.00	
Resources Availability	2%	7	1.40	9	1.80	7	1.40	3	0.60	
<b>Loaded Score - Resources</b>			<b>15.40</b>		<b>17.60</b>		<b>16.40</b>		<b>7.80</b>	
<b>Demonstrated Understanding of WUC</b>	<b>20%</b>									
Acknowledgement of Scope and Understanding of the Project	10%	5	5.00	9	9.00	3	3.00	1	1.00	
Demonstration of Management Approach	10%	8	8.00	9	9.00	7	7.00	1	1.00	
<b>Loaded Score - Demonstrated Understanding</b>			<b>13.00</b>		<b>18.00</b>		<b>10.00</b>		<b>2.00</b>	
<b>Local Industry Development</b>	<b>10%</b>									
Volume of Workforce to be sourced from the Pilbara Region	3%	3	0.90	6	1.80	6	1.80	2	0.60	
Volume of Goods & Services to be sourced from the Pilbara Region	3%	3	0.90	6	1.80	6	1.80	2	0.60	
Training and Skills Development Programs to be provided to	2%	3	0.60	6	1.20	6	1.20	2	0.40	
Benefits to the ToPH	2%	3	0.60	6	1.20	6	1.20	2	0.40	
<b>Loaded Score - Local Industry Development</b>			<b>3.00</b>		<b>6.00</b>		<b>6.00</b>		<b>2.00</b>	
<b>PERFORMANCE WEIGHTED SCORE</b>	<b>100%</b>		<b>59.40</b>		<b>74.60</b>		<b>51.40</b>		<b>37.80</b>	

Town of Port Hedland EOI Evaluation										
17-Mar-10		JD Hardie Youth Centre								
PERFORMANCE CRITERIA	Criteria Weightings	Broad Construction Services Pty Ltd		DORIC Constructions (Australia) Pty Ltd		Pilbara Constructions Pty Ltd		Rapley Wilkinson		Legend for Performance Scores 0-10
		Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	
<b>Experience</b>	<b>50%</b>									0 - Not Submitted 1 - Poor 2 - 3 - Reasonable 4 - 5 - Good 6 - 7 - Above Average 8 - 9 - Excellent 10 - Exceeds Request
Projects Experience of Similar Type	15%	7	10.50	8	12.00	3	4.50	7	10.50	
Projects Experience of Similar Size and Budget	15%	7	10.50	9	13.50	7	10.50	7	10.50	
Remote Project Experience	10%	7	7.00	9	9.00	10	10.00	8	8.00	
Referee Testimonial	10%	0	0.00	0	0.00	0	0.00	0	0.00	
<b>Loaded Score - Experience</b>			<b>28.00</b>		<b>34.50</b>		<b>25.00</b>		<b>29.00</b>	
<b>Resources (supervisory, plant and equipment)</b>	<b>20%</b>									
Resources Roles & Responsibilities	6%	8	4.80	9	5.40	5	3.00	6	3.60	
Relevant Resource Experience	6%	8	4.80	9	5.40	0	0.00	6	3.60	
Resources Plan	2%	9	1.80	9	1.80	7	1.40	0	0.00	
Resources Back Up Plan	2%	7	1.40	7	1.40	0	0.00	0	0.00	
Nominated Contractors Suitability	2%	3	0.60	9	1.80	9	1.80	0	0.00	
Resources Availability	2%	7	1.40	9	1.80	8	1.60	3	0.60	
<b>Loaded Score - Resources</b>			<b>14.80</b>		<b>17.60</b>		<b>7.80</b>		<b>7.80</b>	
<b>Demonstrated Understanding of WUC</b>	<b>20%</b>									
Acknowledgement of Scope and Understanding of the Project	10%	5	5.00	9	9.00	3	3.00	1	1.00	
Demonstration of Management Approach	10%	8	8.00	9	9.00	5	5.00	1	1.00	
<b>Loaded Score - Demonstrated Understanding</b>			<b>13.00</b>		<b>18.00</b>		<b>8.00</b>		<b>2.00</b>	
<b>Local Industry Development</b>	<b>10%</b>									
Volume of Workforce to be sourced from the Pilbara Region	3%	3	0.90	6	1.80	10	3.00	2	0.60	
Volume of Goods & Services to be sourced from the Pilbara Region	3%	3	0.90	6	1.80	9	2.70	2	0.60	
Training and Skills Development Programs to be provided to	2%	3	0.60	6	1.20	6	1.20	2	0.40	
Benefits to the ToPH	2%	3	0.60	6	1.20	10	2.00	2	0.40	
<b>Loaded Score - Local Industry Development</b>			<b>3.00</b>		<b>6.00</b>		<b>8.90</b>		<b>2.00</b>	
<b>PERFORMANCE WEIGHTED SCORE</b>	<b>100%</b>		<b>58.80</b>		<b>76.10</b>		<b>49.70</b>		<b>40.80</b>	

Refer to Attachment 1 for the detailed summary of evaluation.

Having completed the Expression of Interest process, the project team has a greater level of understanding of the systems, resources, capabilities and approach of each contractor. This understanding will be instrumental in the tender and contract negotiation process prior to the award of contracts, and will assist in minimising risk to the Town of Port Hedland.

The evaluation panel is confident that the above summary has been undertaken in an objective and independent manner, and is therefore recommending the registrants listed below be short-listed for tender submission. It is anticipated that tenders will be evaluated based upon price, construction plan and timeline.

Multi Purpose Recreation Centre (10/01) Registrant Shortlist (alphabetical order):

- Broad Construction Services
- Doric
- Pindan Contracting Pty Ltd

JD Hardie Youth Centre (10/02) Registrant Shortlist (alphabetical order):

- Broad Construction Services
- Doric
- Pilbara Constructions Pty Ltd

It is anticipated for the outcomes and recommendations from the tenders will be reported to the Ordinary Council Meeting in May.

### **Attachment/s**

Thinc Projects Expression of Interest Evaluation Report – Circulated under separate cover.

### **Officer's Recommendation**

That Council

- i) Advise the following registrants that their submission for Expression of Interest 10/01: Construction of the Multi Purpose Recreation Centre has been successful:
  - a) Broad Construction Services
  - b) Doric
  - c) Pindan Contracting Pty Ltd;
- ii) Invite successful registrants to submit a tender for the Construction of the Multi Purpose Recreation Centre;

- iii) Advise the following registrants that their submission for Expression of Interest 10/01: Construction of the JD Hardie Youth Centre has been successful:
  - a) Broad Construction Services
  - b) Doric
  - c) Pilbara Constructions Pty Ltd
- iv) Invite successful registrants to submit a tender for the Construction of the JD Hardie Youth Centre; and
- v) Advise all unsuccessful registrants of the outcome.

### **200910/338 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr S J Coates

That Council

- i) Advise the following registrants that their submission for Expression of Interest 10/01: Construction of the Multi Purpose Recreation Centre has been successful:
  - a) Broad Construction Services**
  - b) Doric**
  - c) Pindan Contracting Pty Ltd;**
- ii) Invite successful registrants to submit a tender for the Construction of the Multi Purpose Recreation Centre;
- iii) Advise the following registrants that their submission for Expression of Interest 10/01: Construction of the JD Hardie Youth Centre has been successful:
  - a) Broad Construction Services**
  - b) Doric**
  - c) Pilbara Constructions Pty Ltd**
- iv) Invite successful registrants to submit a tender for the Construction of the JD Hardie Youth Centre; and
- v) Advise all unsuccessful registrants of the outcome.
- vi) Invite unsuccessful tenderers to an informal debriefing session to discuss tender documentation

**CARRIED 8/0**

*REASON: Council indicated its desire to debrief the unsuccessful tenderers*

ADVICE + ACTION



**Town of Port Hedland**

**Expression of Interest Evaluation Report**

- Multipurpose Recreation Centre
- JD Hardie Youth Centre
- Level 1 District Park

18<sup>th</sup> March 2010



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## 1.0 Introduction / Expression of Interest Overview

### 1.1 Background

On the 24<sup>th</sup> February 2010, the Town of Port Hedland sought Expressions of Interest (EOI) from suitably qualified, registered and experienced Building Contractors to deliver the following key projects:

- Multipurpose Recreation Centre
- JD Hardie Youth Centre
- Level 1 District Park

The Expression of Interest process was recommended by Thinc Projects, acting as project managers for the Town of Port Hedland, as a key step in ensuring the successful delivery of these projects for the Town of Port Hedland.

The Expression of Interest process has allowed the selection of key contractors that have best demonstrate their experience and capacity to deliver one or more of the above projects. Thinc Projects believe this step is critical in addressing the specific contractor requirements for the successful delivery of each project, inturn minimising risk to the Town of Port Hedland.

The EOI document for each project was structured to enable assessment of the capabilities of contractors in the areas of:

- Experience
  - Relevant to the specific characteristics of each project
  - Delivering projects of similar size
  - Working in remote locations
- Resources
  - Sufficient resources internally to manage the projects over the entire project timeline
  - Resources with relevant qualifications and demonstrated experience
  - Contractor relationships in the Pilbara region
- Understanding
  - Knowledge of the scope of each project





- Management systems and approach to each project
- Local Industry Development
  - Sourcing workforce from the Pilbara region
  - Sourcing goods and services from the Pilbara region
  - Investing in the Town of Port Hedland community

Further, registrants were requested to outline their Occupational Health and Safety framework and provide evidence of their management practices in the areas of:

- Quality Assurance
- Industrial Relations
- Environmental, Waste and Contamination Management
- Risk Management
- Project Commissioning and Handover

Having completed the EOI process, the project team has a greater level of understanding of the systems, resources, experience, capabilities and approach of each contractor. This understanding will be instrumental in the tender and contract negotiation process prior to the award of contracts, and will assist in minimising risk to the Town of Port Hedland.

Further, the project team is keen to examine the possibility of potential savings from the award of multiple contracts to a single contractor. Having successfully completed the EOI process, the shortlisted contractors are now better able to focus on the delivery of value to the Town of Port Hedland during the tender process.



## 2.0 Expression of Interest Registrants

The Expression of Interest (EOI) period was held from 24-02-2010 to 10-03-2010 2.30pm for each project. In all there were 20 registrants. 11 registrants requested EOI documents for each project, 2 requested EOI documents for the JD Hardie Youth Centre only and 7 registrants requested EOI documents for the Level 1 District Park Only. Table 1 below provides an overview of the registrants and the EOI documents requested.

Table 1: Registrants and EOI Documents Requested

Number	Registrant Name	Multipurpose Recreation Centre EOI 10/01	JD Hardie Youth Centre EOI 10/02	Level 1 District Park EOI 10/03
1	DORIC Constructions (Australia) Pty Ltd	✓	✓	✓
2	Earth Care Landscapes Australia Pty Ltd			✓
3	FTE Engineering	✓	✓	✓
4	AVP / Perkins Builders			✓
5	Cooper and Oxley	✓	✓	✓
6	Midcon Construction	✓	✓	✓
7	Frogmat Quality Built Landscapes	✓	✓	✓
8	Broad Construction Services Pty Ltd	✓	✓	✓
9	Pindan Contracting Pty Ltd	✓	✓	✓
10	Badge Constructions	✓	✓	✓
11	Tim Davies Landscaping			✓
12	Environmental Industries			✓
13	EMCO Building	✓	✓	✓
14	Water Features by Design			✓
15	ITT Water and Waste Water			✓
16	Pilbara Constructions Pty Ltd		✓	
17	Brustolin Builders	✓	✓	✓
18	DME Contractors		✓	
19	Carr Civil Contracting			✓
20	Rapley Wilkinson	✓	✓	✓
<b>Total</b>		<b>11</b>	<b>13</b>	<b>18</b>



From the table above, it is evident that there is widespread interest in these projects, reflective of the high profile of the projects and specific project characteristics. The combined value of the projects has drawn interest from larger construction firms operating in Western Australia, with a high level of interest received from firms operating in Port Hedland, the Pilbara region and Perth. The specialist Landscaping component of the Level 1 District Park has resulted in a high level of interest from specialist Landscape Contractors.

### 3.0 EOI Submissions Received

The Expression of Interest period closed at 2.30pm Wednesday 10<sup>th</sup> March 2010, with submissions placed in the tender box situated at the Town of Port Hedland Civic Centre. Submissions from eight (8) registrants were received before the closing time, with one late submission received though excluded from the EOI process in accordance with the EOI request.

Table 2: EOI Submissions Received – Registrant and Project

Registrant Name	Multipurpose Recreation Centre EOI 10/01	JD Hardie Youth Centre EOI 10/02	Level 1 District Park EOI 10/03
DORIC Constructions (Australia) Pty Ltd	✓	✓	✓
Earth Care Landscapes Australia Pty Ltd			✓
Broad Construction Services Pty Ltd	✓	✓	✓
Pindan Contracting Pty Ltd	✓		
Environmental Industries			✓
Pilbara Constructions Pty Ltd		✓	
Rapley Wilkinson	✓	✓	✓
In-Situ Construction & Maintenance	✓	✓	✓
<b>Total</b>	<b>5</b>	<b>5</b>	<b>6</b>



## 4.0 Expression of Interest Evaluation Methodology

The evaluation of EOI submissions is a two step process. First there is an evaluation of the non-weighted criteria to ascertain if submissions are conforming. This review will generate a list of submissions that are conforming and a list of submissions that are non conforming.

### 4.1 Non Conforming Submissions

Submissions are classified as non-conforming if it is determined by the evaluation panel that it cannot be established that the registrant will comply with the Australian Code of Tendering AS4120 – 1994 and / or the registrant has failed to include the Collusive Declaration schedule, or there contains insufficient information in the submission to allow the evaluation panel to adequately assess the submission.

### 4.2 Conforming Submissions – Non Weighted Evaluation

Submissions classified as conforming are evaluated based on the information provided in non-weighted schedules:

- Schedule 1: Form of Submission
- Schedule 2: Collusive Declaration
- Schedule 5: Competing Projects Plan
- Schedule 8: Schedule of Management Practices
- Schedule 10: Financial and Insurance Details

Further, registrants were requested to submit an Occupation Health and Safety plan and a Table of Contents of a typical Site Safety Plan. The evaluation panel reviewed the inclusion of these plans and the accreditation or not with AS/NZS 4801:2001 Occupational Health and Safety Management Systems.

Submissions classified as conforming are reviewed for completeness. An output of this review is a request for further information, if required, to seek clarification of the information provided.



### 4.3 Conforming Submissions –Weighted Evaluation

The second step in the evaluation of submissions is the evaluation against the weighted criteria outlined within the EOI call document. This step is undertaken by the evaluation panel after the receipt of further information (if required) from the conforming registrants, requested after evaluation against the non-weighted schedules.

Upon completion of the weighted evaluation, the evaluation panel reviews the Performance Weighted Score of each submission and decides which of the submissions received has achieved a performance weighted score sufficiently high enough to be recommended to be included in the Select tender List.

## 5.0 EOI Evaluation - Conforming Submission

On Thursday 11<sup>th</sup> March 2010, submissions were evaluated to ascertain if they were conforming. Of the eight submissions received, two (2) were determined to be non-conforming as the EOI Request Schedule 1 (Form of Submission) and Schedule 2 (Collusive Declaration) were not included. These submissions were not considered further.

Conforming submissions were then evaluated to determine the adequacy of the information provided and a list of requests for further information was developed.

Table 3: Conforming Submissions

Registrant Name	Multipurpose Recreation Centre EOI 10/01	JD Hardie Youth Centre EOI 10/02	Level 1 District Park EOI 10/03
DORIC Constructions (Australia) Pty Ltd	✓	✓	✓
Earth Care Landscapes Australia Pty Ltd			✓
Broad Construction Services Pty Ltd	✓	✓	✓
Pindan Contracting Pty Ltd	✓		
Pilbara Constructions Pty Ltd		✓	
Rapley Wilkinson	✓	✓	✓
<b>Total</b>	<b>4</b>	<b>4</b>	<b>4</b>



Requests for further information (RFI's) were issued Thursday 11<sup>th</sup> March to each conforming registrant. Responses to RFI's were requested by Monday 15<sup>th</sup> March 2010 at 12.00pm. This time was later extended to Tuesday 16<sup>th</sup> March 2010 at 12.00pm. Responses were to be delivered by hand to Thinc Project's Offices in Perth or sent by email to Thinc Project's Perth.

The response to the RFI from Pilbara Constructions was received at 4.19 pm Tuesday 16<sup>th</sup> March 2010. It was apparent from the email history that the RFI response had been sent at 11.11am Tuesday 16<sup>th</sup> March (before the closing time) however the email address had a typing error. It was decided by the tender evaluation panel that as the registrant had submitted the original EOI response on time and had sent the RFI response before time, this information would be accepted.

An EOI submission from Pindan Constructions for EOI 10/02 and EOI 10/03 was received during the RFI response time. It was decided by the tender evaluation panel that these EOI documents could not be accepted.

## 6.0 EOI Evaluation – Weighted Criteria

On Wednesday 17<sup>th</sup> March 2010, conforming submissions were evaluated against the weighted criteria outlined within the EOI call document. From this evaluation, a recommendation to the Town of Port Hedland is made on who the Evaluation panel believes to be the most suitable contractors to be included on a select tender list for the upcoming projects.

Table 4: Weighted Evaluation Criteria

Item	Assessment Criteria	Loading Factor	Max Score	Max Loaded Score
1	Experience	10	5	50
2	Resources (supervisory, plant and equipment)	4	5	20
3	Demonstrated understanding of WUC	4	5	20
4	Local Industry Development	2	5	10
	<b>Max Loaded Score</b>			<b>100</b>



## 6.1 Multipurpose Recreation Centre

### 6.1.1 Executive Summary and Recommendation

The evaluation panel has undertaken an evaluation of the conforming EOI submissions that were received for the Multipurpose Recreation Centre on the 17<sup>th</sup> March 2010. This evaluation was performed based on the weighted evaluation criteria noted within the EOI document.

Following the review of all of the conforming EOI submissions, as outline in the EOI Evaluation Matrix, we recommend that the following registrants should be selected for inclusion on a select tender list for the Multipurpose Recreation Centre:

**Table 5: Recommended Select Tender List – Multipurpose Recreation Centre**

A	<ul style="list-style-type: none"> <li>DORIC Constructions (Australia) Pty Ltd</li> </ul>
B	<ul style="list-style-type: none"> <li>Broad Construction Services Pty Ltd</li> </ul>
C	<ul style="list-style-type: none"> <li>Pindan Contracting Pty Ltd</li> </ul>

We request approval from the Town of Port Hedland to proceed with going out to a select tender with the nominated registrants above.

## 6.2 JD Hardie Youth Centre

### 6.2.1 Executive Summary and Recommendation

The evaluation panel has undertaken an evaluation of the conforming EOI submissions that were received for the JD Hardie Youth Centre on the 17<sup>th</sup> March 2010. This evaluation was performed based on the weighted evaluation criteria noted within the EOI document.

Following the review of all of the conforming EOI submissions, as outline in the EOI Evaluation Matrix, we recommend that the following registrants should be selected for inclusion on a select tender list for the JD Hardie Youth Centre:

**Table 6: Recommended Select Tender List – JD Hardie Youth Centre**

A	<ul style="list-style-type: none"> <li>DORIC Constructions (Australia) Pty Ltd</li> </ul>
B	<ul style="list-style-type: none"> <li>Broad Construction Services Pty Ltd</li> </ul>
C	<ul style="list-style-type: none"> <li>Pilbara Constructions Pty Ltd</li> </ul>



We request approval from the Town of Port Hedland to proceed with going out to a select tender with the nominated registrants above.

### 6.3 Level 1 District Park

#### 6.3.1 Executive Summary and Recommendation

The evaluation panel has undertaken an evaluation of the conforming EOI submissions that were received for the Level 1 District Park on the 17<sup>th</sup> March 2010. This evaluation was performed based on the weighted evaluation criteria noted within the EOI document.

Following the review of all of the conforming EOI submissions, as outline in the EOI Evaluation Matrix, we recommend that the following registrants should be selected for inclusion on a select tender list for the Level 1 District Park:

Table 7: Recommended Select Tender List – Level 1 District Park

A	<ul style="list-style-type: none"><li>• DORIC Constructions (Australia) Pty Ltd</li></ul>
B	<ul style="list-style-type: none"><li>• Broad Construction Services Pty Ltd</li></ul>
C	<ul style="list-style-type: none"><li>• Earth Care Landscapes Australia Pty Ltd</li></ul>

We request approval from the Town of Port Hedland to proceed with going out to a select tender with the nominated registrants above.

Attached for information is the EOI evaluation worksheet for each project.





## 7.0 Summary

The Expression of Interest process was undertaken to identify suitably qualified, registered and experienced Building Contractors to deliver key projects for the Town of Port Hedland. This process is grounded in the desire to minimise risk to the Town of Port Hedland with delivery of these projects.

The Expression of Interest process received requests for documentation from 20 registrants, with extensive interest across all projects. Conforming submissions were received across all projects allowing the evaluation panel to rigorously evaluate contractor systems, resources, capability, experience and approach to the delivery of these projects.

The success of this approach has allowed for the establishment of a select tender list for each project. Having established this list, the project team and the select tenderers can focus on procurement strategies to minimise project costs and deliver maximum value to the Town of Port Hedland and project stakeholders.

It is the recommendation of Thinc Projects that the Town of Port Hedland approve the Request for Tender from the Recommended Select Tender Lists identified above for the projects:

- Multipurpose Recreation Centre
- JD Hardie Youth Centre
- Level 1 District park



**Town of Port Hedland EOI Evaluation**

17-Mar-10

**Multipurpose Recreation Centre**

PERFORMANCE CRITERIA	Criteria Weightings	DORIC Constructions (Australia) Pty Ltd		Broad Construction Services Pty Ltd		Rapley Wilkinson		Pindan Contracting Pty Ltd		Legend for Performance Scores 0-10
		Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	
<b>Experience</b>	<b>50%</b>									
Projects Experience of Similar Type	15%	7	10.50	7	10.50	5	7.50	5	7.50	
Projects Experience of Similar Size and Budget	15%	9	13.50	7	10.50	7	10.50	3	4.50	
Remote Project Experience	10%	9	9.00	7	7.00	8	8.00	7	7.00	
Referee Testimonial	10%	0	0.00	0	0.00	0	0.00	0	0.00	
<b>Loaded Score - Experience</b>			<b>33.00</b>		<b>28.00</b>		<b>26.00</b>		<b>19.00</b>	
<b>Resources (supervisory, plant and equipment)</b>	<b>20%</b>									
Resources Roles & Responsibilities	6%	9	5.40	8	4.80	6	3.60	8	4.80	
Relevant Resource Experience	6%	9	5.40	8	4.80	6	3.60	9	5.40	
Resources Plan	2%	9	1.80	9	1.80	0	0.00	9	1.80	
Resources Back Up Plan	2%	7	1.40	7	1.40	0	0.00	9	1.80	
Nominated Contractors Suitability	2%	9	1.80	3	0.60	0	0.00	6	1.20	
Resources Availability	2%	9	1.80	7	1.40	3	0.60	7	1.40	
<b>Loaded Score - Resources</b>			<b>17.60</b>		<b>14.80</b>		<b>7.80</b>		<b>16.40</b>	
<b>Demonstrated Understanding of WUC</b>	<b>20%</b>									
Acknowledgement of Scope and Understanding of the Project	10%	9	9.00	5	5.00	1	1.00	3	3.00	
Demonstration of Management Approach	10%	9	9.00	8	8.00	1	1.00	7	7.00	
<b>Loaded Score - Demonstrated Understanding</b>			<b>18.00</b>		<b>13.00</b>		<b>2.00</b>		<b>10.00</b>	
<b>Local Industry Development</b>	<b>10%</b>									
Volume of Workforce to be sourced from the Pilbara Region	3%	6	1.80	3	0.90	2	0.60	6	1.80	
Volume of Goods & Services to be sourced from the Pilbara Region	3%	6	1.80	3	0.90	2	0.60	6	1.80	
Training and Skills Development Programs to be provided to	2%	6	1.20	3	0.60	2	0.40	6	1.20	
Benefits to the ToPH	2%	6	1.20	3	0.60	2	0.40	6	1.20	
<b>Loaded Score - Local Industry Development</b>			<b>6.00</b>		<b>3.00</b>		<b>2.00</b>		<b>6.00</b>	
<b>PERFORMANCE WEIGHTED SCORE</b>	<b>100%</b>		<b>74.60</b>		<b>58.80</b>		<b>37.80</b>		<b>51.40</b>	



17-Mar-10		JD Hardie Youth Centre											
PERFORMANCE CRITERIA	Criteria Weightings	DORIC Constructions (Australia) Pty Ltd		Broad Construction Services Pty Ltd		Rapley Wilkinson		Pilbara Constructions Pty Ltd		Legend for Performance Scores 0-10			
		Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)				
<b>Experience</b>	<b>50%</b>									0 - Not Submitted 1 - Poor 2 - 3 - Reasonable 4 - 5 - Good 6 - 7 - Above Average 8 - 9 - Excellent 10 - Exceeds Request			
Projects Experience of Similar Type	15%	8	12.00	7	10.50	7	10.50	3	4.50				
Projects Experience of Similar Size and Budget	15%	9	13.50	7	10.50	7	10.50	7	10.50				
Remote Project Experience	10%	9	9.00	7	7.00	8	8.00	10	10.00				
Referee Testimonial	10%	0	0.00	0	0.00	0	0.00	0	0.00				
<b>Loaded Score - Experience</b>			<b>34.50</b>		<b>28.00</b>		<b>29.00</b>		<b>25.00</b>				
<b>Resources (supervisory, plant and equipment)</b>	<b>20%</b>												
Resources Roles & Responsibilities	6%	9	5.40	8	4.80	6	3.60	5	3.00				
Relevant Resource Experience	6%	9	5.40	8	4.80	6	3.60	0	0.00				
Resources Plan	2%	9	1.80	9	1.80	0	0.00	7	1.40				
Resources Back Up Plan	2%	7	1.40	7	1.40	0	0.00	0	0.00				
Nominated Contractors Suitability	2%	9	1.80	3	0.60	0	0.00	9	1.80				
Resources Availability	2%	9	1.80	7	1.40	3	0.60	8	1.60				
<b>Loaded Score - Resources</b>			<b>17.60</b>		<b>14.80</b>		<b>7.80</b>		<b>7.80</b>				
<b>Demonstrated Understanding of WUC</b>	<b>20%</b>												
Acknowledgement of Scope and Understanding of the Project	10%	9	9.00	5	5.00	1	1.00	3	3.00				
Demonstration of Management Approach	10%	9	9.00	8	8.00	1	1.00	5	5.00				
<b>Loaded Score - Demonstrated Understanding</b>			<b>18.00</b>		<b>13.00</b>		<b>2.00</b>		<b>8.00</b>				
<b>Local Industry Development</b>	<b>10%</b>												
Volume of Workforce to be sourced from the Pilbara Region	3%	6	1.80	3	0.90	2	0.60	10	3.00				
Volume of Goods & Services to be sourced from the Pilbara Region	3%	6	1.80	3	0.90	2	0.60	9	2.70				
Training and Skills Development Programs to be provided to	2%	6	1.20	3	0.60	2	0.40	6	1.20				
Benefits to the ToPH	2%	6	1.20	3	0.60	2	0.40	10	2.00				
<b>Loaded Score - Local Industry Development</b>			<b>6.00</b>		<b>3.00</b>		<b>2.00</b>		<b>8.90</b>				
<b>PERFORMANCE WEIGHTED SCORE</b>	<b>100%</b>		<b>76.10</b>		<b>58.80</b>		<b>40.80</b>		<b>49.70</b>				



Town of Port Hedland EOI Evaluation										
17-Mar-10										
Level 1 District Park										
PERFORMANCE CRITERIA	Criteria Weightings	DORIC Constructions (Australia) Pty Ltd		Broad Construction Services Pty Ltd		Rapley Wilkinson		Earth Care Landscapes Australia Pty Ltd		Legend for Performance Scores 0-10
		Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	Score 0-10	Weighting x Score (%)	
<b>Experience</b>	<b>50%</b>									0 - Not Submitted 1 - Poor 2 - 3 - Reasonable 4 - 5 - Good 6 - 7 - Above Average 8 - 9 - Excellent 10 - Exceeds Request
Projects Experience of Similar Type	15%	7	10.50	6	9.00	7	10.50	7	10.50	
Projects Experience of Similar Size and Budget	15%	9	13.50	7	10.50	7	10.50	5	7.50	
Remote Project Experience	10%	9	9.00	7	7.00	8	8.00	7	7.00	
Referee Testimonial	10%	0	0.00	0	0.00	0	0.00	7	7.00	
<b>Loaded Score - Experience</b>			<b>33.00</b>		<b>26.50</b>		<b>29.00</b>		<b>32.00</b>	
<b>Resources (supervisory, plant and equipment)</b>	<b>20%</b>									
Resources Roles & Responsibilities	6%	9	5.40	8	4.80	6	3.60	6	3.60	
Relevant Resource Experience	6%	9	5.40	8	4.80	7	4.20	7	4.20	
Resources Plan	2%	9	1.80	9	1.80	0	0.00	7	1.40	
Resources Back Up Plan	2%	7	1.40	7	1.40	0	0.00	3	0.60	
Dominated Contractors Suitability	2%	9	1.80	3	0.60	0	0.00	7	1.40	
Resources Availability	2%	9	1.80	7	1.40	3	0.60	7	1.40	
<b>Loaded Score - Resources</b>			<b>17.60</b>		<b>14.80</b>		<b>8.40</b>		<b>12.60</b>	
<b>Demonstrated Understanding of WUC</b>	<b>20%</b>									
Acknowledgement of Scope and Understanding of the Project	10%	7	7.00	5	5.00	0	0.00	5	5.00	
Demonstration of Management Approach	10%	9	9.00	8	8.00	1	1.00	6	6.00	
<b>Loaded Score - Demonstrated Understanding</b>			<b>16.00</b>		<b>13.00</b>		<b>1.00</b>		<b>11.00</b>	
<b>Local Industry Development</b>	<b>10%</b>									
Volume of Workforce to be sourced from the Pilbara Region	3%	6	1.80	3	0.90	2	0.60	2	0.60	
Volume of Goods & Services to be sourced from the Pilbara Region	3%	6	1.80	3	0.90	2	0.60	2	0.60	
Training and Skills Development Programs to be provided to	2%	6	1.20	3	0.60	2	0.40	2	0.40	
Benefits to the ToPH	2%	6	1.20	3	0.60	2	0.40	2	0.40	
<b>Loaded Score - Local Industry Development</b>			<b>6.00</b>		<b>3.00</b>		<b>2.00</b>		<b>2.00</b>	
<b>PERFORMANCE WEIGHTED SCORE</b>	<b>100%</b>		<b>72.60</b>		<b>57.30</b>		<b>40.40</b>		<b>57.60</b>	

*11.4.2.5 Naming of the Multi Purpose Recreation Centre File No.: 26/14/0006)*

<b>Officer</b>	Bec Pianta Manager Recreation and Youth Services
<b>Date of Report</b>	10 <sup>th</sup> March 2010
Disclosure of Interest by Officer	Nil

**Summary**

At the Annual General Meeting of Electors held on the 24<sup>th</sup> February 2010 an item was raised regarding the establishment of a formal name of the Multi Purpose Recreation Centre. This report is to consider how the determination of a formal name will be determined.

**Background**

Since the inception of the Multi Purpose Recreation Centre project, there has been no formal name allocated towards the facility, and has thus anecdotally been known as the Multi Purpose Recreation Centre (MPRC).

Many of the facilities and amenities within Port Hedland have been allocated formal identities, and the development of a specific title for this facility would allow for a unique identifier to be allocated towards this iconic building.

**Consultation**

Nil to date

**Statutory Implications**

Nil

**Policy Implications**

Nil

**Strategic Planning Implications**

Key Result Area 3 – Community Development  
Goal 2 – Sports and Leisure  
Strategy 1: Progressively implement the recommendations of the Sports Facility Audit with a particular focus on... the development of a Multi Purpose Recreation Facility...

**Budget Implications**

Nil

**Officer's Comment**

The Multi Purpose Recreation Centre project will soon be tendered for construction. At this stage, a rough estimate of construction timeframes is 12 – 18 months following endorsement of successful contractor, meaning that the facility will not likely be available until late 2011, early 2012.

The Town of Port Hedland has awarded the Project Management of the Multi Purpose Recreation Centre to Thinc Projects, with part of their scope including the community engagement and awareness aspect. It is anticipated that naming of this iconic building will form part of this component, and requesting community input for the development of a potential name will occur. It is recommended that the development of a formal name occur towards the completion of the project, to enable the Grand Opening to include the announcement of the official name of the centre.

**Officer's Recommendation**

That Council:

- i) Undertake the community consultation for the official name of the Multi Purpose Recreation Centre as part of the community engagement process of the construction process;
- ii) Consider all submissions for the official name of the Multi Purpose Recreation Centre to select the most appropriate (if any); and,
- iii) Make the official announcement at the Grand Opening of the Multi Purpose Recreation Centre.

**200910/339 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council:

- i) Undertake the community consultation for the official name of the Multi Purpose Recreation Centre as part of the community engagement process of the construction process;

- ii) Consider all submissions for the official name of the Multi Purpose Recreation Centre to select the most appropriate (if any); and,
- iii) Make the official announcement at the Grand Opening of the Multi Purpose Recreation Centre.
- iv) That Council adopt a Working group for naming of the recreation centre and report back to Council for consideration with the following elected members: Mayor K A Howlett, Councillor A A Carter, Councillor S J Coates and Councillor J M Gillingham.

**CARRIED 8/0**

*REASON: Council indicated its desire to form a working group for the naming of the recreation centre.*

**11.5 GOVERNANCE AND ADMINISTRATION****11.5.1 Corporate Services****11.5.1.1 *Financial Reports to Council for Period Ended 28 February 2010 (File Nos: FIN-008, FIN-014 and RAT-009)***

Officer Lee Crombie  
Senior Finance Officer

**Date of Report** 12 February 2010

Disclosure of Interest by Officer Nil

**Summary**

The objective of this item is to present a summary of the financial activities of the Town to 28 February 2010, and to compare this with that budgeted for the period. With regard to the Town's Utility and Fuel Costs, a comparison is made with 2008/09.

**Background****1. *Financial Statements***

Presented (see attachments) in this report for the financial period ended 28 February 2010, are the:

- Statements of Financial Activity – see Schedules 2 to 14;
- Notes (1 to 10) to and forming part of the Statements of Financial Activity for the period ending 28 February 2010;
- Review of Transaction Activity.

Note: Interest Rates for investments are selected from those provided from the following financial institutions: National Australia Bank, BankWest, Commonwealth Bank, AMP, Westpac Bank, Big Sky, Citigroup and the Australian and New Zealand Bank.

**2. *Utility and Fuel Costs***

Presented in graph form (see attached), is the 2009/10 monthly water, power and fuel costs compared with 2008/09.

**3. Schedule of Accounts Paid**



The Schedule of Accounts paid (see attachment) under delegated authority as summarised below, and which is submitted to Council on 24 March 2010 for receipt, has been checked and is fully supported by vouchers and invoices which have been duly certified as to the receipt of goods and rendition of services, and verification of prices, computations and costs.

Voucher No's		Value \$	Pages		Fund No.	Fund Name	Description
From	To		From	To			
CHQ19471	CHQ19522	\$201,739.18	1	6	1	Municipal Fund	
EFT28721	EFT28939	\$2,371,408.83	7	40	1	Municipal Fund	
CMS080210	CMS080210	\$192.39	40	40	1	Municipal Fund	Photocopier lease – Engineering Dept
20310	20310	\$1,652.55	7	7	1	Municipal Fund	
PAY090210	PAY090210	\$273,119.30	40	40	1	Municipal Fund	
230210	230210	\$272,815.66	40	40	1	Municipal Fund	
BOQ010310	BOQ010310	\$891.10	1	1	1	Municipal Fund	Finance Equipment
NMF010210	NMF010210	\$1,244.32	1	1	1	Municipal Fund	Photocopier lease x2 – Civic centre
	Municipal Total	\$3,123,063.33					
3001813	3001824	\$5,200.00	40	41	3	Trust Fund	
	Trust Total	\$5,200.00					
	Sub-Total	\$3,128,263.33					
LESS: one-off pays	-						
Total		\$3,128,263.33					

Consultation

Nil

### Statutory Implications

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

*“34. Financial activity statement report - s. 6.4*

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

*In this regulation:*

*“committed assets” means revenue unspent but set aside under the annual budget for a specific purpose;*  
*“restricted assets” has the same meaning as in AAS 27.*

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

- “(1) Subject to subsection (2) and any other written law, a local government may –*
- (a) when adopting the annual budget, grant\* a discount or other incentive for the early payment of any amount of money;*
  - (b) waive or grant concessions in relation to any amount of money; or*
  - (c) write off any amount of money, which is owed to the local government.*
- (2) Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.”*

### **Policy Implications**

2/003 Financial Statements – Copies for Councillors

*“Apart from the financial reports that are required to be presented to Council by way of legislation, the following reports will be presented to Council:*

<i>Monthly</i>	<i>Bank Reconciliation of the Municipal, Reserve and Trust Fund</i>
	<i>+90 day outstanding Sundry</i>
<i>Debtors report</i>	<i>List of Accounts paid under</i>
<i>Delegated Authority</i>	<i>Register of Investments</i>
	<i>Rates Summary Trail Balance</i>
	<i>Reserve Account Balances</i>
<i>Quarterly</i>	<i>Quarterly Budget Review</i>
	<i>Report on all Budgeted</i>
<i>Grants of \$50,000 or more.</i>	

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

### **Strategic Planning Implications**

- Key Results Area 5 Environment

- Goal 2 Natural Resources
- Strategy 1. Continue to monitor and report on the level of Council's energy, fuel and water use.

### **Budget Implications**

At the Special Meeting held on 29 July 2009, Council resolved to adopt item 6.1.1.1 '2009/2010 Budget Adoption' en block, which included Recommendation 12 as follows:

#### *"Recommendation 12*

*That Council adopts the following percentage or dollar value for determining and reporting material variances as follows:*

1. *10% of the Function amended budget; or*
2. *\$100,000 of the Function amended budget*  
*whichever is the lesser, for the following categories of revenue and expenditure:*
  - a. *Operating Revenue*
  - b. *Operating Expenditure*
  - c. *Non-Operating Revenue*
  - d. *Non-Operating Expenditure"*

### **Officer's Comment**

For the purpose of explaining Material Variance (Expense/Revenue Up or Down, and see attachment Schedule 2) a three-part approach was taken:

#### *Period Variation*

Relates specifically to the value of Variance between the Budget and Actual figures for the period of the report.

#### *Primary Reason*

Identifies the primary reasons for the period Variance. As the report is aimed at the higher level analysis, minor contributing factors are not reported.

#### *Budget Impact*

Forecasts the likely \$ impact on the Amended Annual Budget position. It is important to note that figures in this part are 'indicative only' at the time of reporting, and that circumstances may subsequently change.

**Attachments**

- Page 1–3 of 12. Schedule 2 being a Statement of Financial Activity
- Pages 4 to 12. Notes 3 to 12 which form part of the Statements of Financial Activity. Also Note 10 – February 2010 Bank Reconciliations.
- Pages 1 to 49. Detailed Financial Activity by Program.
- February 2010 Accounts for Payment
- Comparison Between 2008/09:2009/10 Utility & Fuel Costs

**200910/340 Council Decision/Officer's Recommendation****Moved:** Cr A A Carter**Seconded:** Cr S R Martin

That:

- i) the:
  - a) **Statements of Financial Activity (represented by Schedules 2 to 14);**
  - b) **Notes (1 to 11) to and forming part of the Statements of Financial Activity for the period ending 28 February 2010; and**
  - c) **Review of Transaction Activity, as attached and/or presented be received;**
- ii) graphic representation of the Town's energy, water and fuel use as attached be received; and
- iii) the list of Accounts paid during February 2010 under Delegated Authority, as presented and/or attached be received.

**CARRIED 8/0**

*11.5.1.2 Write Off Debtors... (File No.: Fin-005/Fin-100)*

<b>Officer</b>	Lee Crombie Senior Finance Officer
<b>Date of Report</b>	12 March 2010
<b>Disclosure of Interest by Officer</b>	Nil

## Summary

Requesting for Council to write off debtors over 90 days that are deemed to be unrecoverable.

## Background

The following outstanding debts are accounts that have now been outstanding for several months and are deemed uneconomical to pursue in both cases.

*Ozjet Airlines:*

This debt has been outstanding since May 2008 and relates to landing fees at the Port Hedland International Airport. The debt was initially referred to Dun & Bradstreet in February 2009. Correspondence was then received from Ngan & Co on 21<sup>st</sup> May 2009 as appointed administrators of Ozjet Airlines regarding the liquidation of Ozjet Airlines. In February 2010 we received 0.90 cents in the dollar as the first and final unsecured dividend against the debt. This company is now liquidated and no further action is possible.

*Hallin Aviation Inc. Trustee:*

This debt has been outstanding since October 2008 and relates to landing fees at the Port Hedland International Airport. The debt was initially referred to Dun & Bradstreet in June 2009. Correspondence was then received from Dun & Bradstreet in June 2009 advising that their international department would not pursue the debt as the invoice amount is too low.

*Excel Group:*

This debt dates back to January 2009 and relates to Landfill tipping fees. The debt was initially referred to Dun & Bradstreet in 25 June 2009. Correspondence was then received from Dun & Bradstreet on 25 June 2009 advising that their collection efforts were unsuccessful and they recommended that due to the size of the debt, it would be uneconomical to pursue legally.

*Roadnorth Pty Ltd:*

This debt has been outstanding since January 2009 and relates to Landfill tipping fees. The debt was initially referred to Dun & Bradstreet in July 2009. Correspondence was then received from Dun & Bradstreet in August 2009 advising that the company is now deregistered and therefore cannot pursue the debt.

*Centreline Aerospace Inc.:*

This debt has been outstanding since May 2009 and relates to landing fees at the Port Hedland International Airport. The debt was initially referred to Dun & Bradstreet in January 2010. Correspondence was then received from Dun & Bradstreet in January 2010 advising that their international department would not pursue the debt as the invoice amount is too low.

*Wendy Hendry:*

This debt has been outstanding since September 2009 and relates to overpayment of salary on 8<sup>th</sup> September 2009. All efforts to contact the ex staff member have been exhausted and the cost to refer the debt to Dunn & Bradstreet is greater than the outstanding debt.

**Consultation**

Nil

## Statutory Implications

Section 6.12 of the Local Government Act 1995 provides that Council may resolve to write-off any amount of money as debt, which is owed to the Local Government.

- “6.12. Power to defer, grant discounts, waive or write off debts*
- (1) Subject to subsection (2) and any other written law, a local government may —*
- (a) when adopting the annual budget, grant\* a discount or other incentive for the early payment of any amount of money;*
  - (b) waive or grant concessions in relation to any amount of money; or*
  - (c) write off any amount of money, which is owed to the local government.*
- \* Absolute majority required.*
- (2) Subsection (1)(a) and (b) do not apply to an amount of money owing in respect of rates and service charges.*
- (3) The grant of a concession under subsection (1)(b) may be subject to any conditions determined by the local government.*

- (4) *Regulations may prescribe circumstances in which a local government is not to exercise a power under subsection (1) or regulate the exercise of that power.”*

Policy Implications

2/012 Sundry Debt Collections

Strategic Planning Implications

Nil

Budget Implications

The proposed write-offs equate to:

1.	Ozjet Airlines	\$5,102.21
2.	Hallin Aviation Inc. Trustee	\$30.29
3.	Excel Group	\$340.20
4.	Roadnorth Pty Ltd	\$1,224.00
5.	Centreline Aerospace Inc.	\$92.51
6.	Wendy Hendry	\$253.97

Total \$7,043.18

These write-offs should be applied to the Provision of Doubtful Debts. This is a balance sheet account and therefore does not directly affect the Municipal Budget.

The Provision is reviewed annually, and net adjustment is applied to the Municipal budget at that stage.

Officer's Comment

In any organisation or business it is not preferable to write-off debt. Essentially this write-off is a loss of income, which any organisation requires to remain viable. In particular circumstances the cost of collecting the debt can exceed the debt itself and a decision must be made to either pursue or extinguish the debt.

The Debts included in this report are reasonably minor, and any further attempts to simply locate the debtors, let alone collect the money will exceed any benefit to the Council.

It is therefore recommended that Council proceed to write-off these minor debts. If the Council knows the debtor after this occurs, Council can still attempt to recover debts, if appropriate.



**200910/341 Council Decision/Officer's Recommendation****Moved:** Cr S R Martin**Seconded:** Cr G J Daccache

That Council write-off the following debts and apply the write-off to the Provision of Doubtful Debts:

## i) Ozjet Airlines

Debtor No	Invoice No	Amount
7367	0643	\$5,102.21

## ii) Hallin Aviation Inc. Trustee

Debtor No	Invoice No	Amount
7663	22695	\$30.29

## iii) Excel Group

Debtor No	Invoice No	Amount
635	23033	\$340.20

## iv) Roadnorth Pty Ltd

Debtor No	Invoice No	Amount
7344	22998	\$1,224.00

## v) Centreline Aerospace Inc.

Debtor No	Invoice No	Amount
7759	24486	\$92.51

## vi) Wendy Hendry

Debtor No	Invoice No	Amount
7809	25103	\$253.97

**CARRIED 8/0**

### 11.5.1.3 Lease Renewal – Rose Nowers Child Care Centre

**Officer** **Matthew Scott**  
Director Corporate  
Services

**Date of Report** 11 March 2010

**Disclosure of Interest by Officer** Nil

#### Summary

For Council to consider renewing the lease with Rose Nowers Child Care Centre.

#### Background

On 1 April 2000 the Town of Port Hedland entered into a 5 year lease arrangement with Rose Nowers Child Care Incorporated for Port Hedland Lot 2791, commonly known as the Rose Nowers Child Care Centre. In 2005, as per the provisions of the Lease agreement, the lease was automatically renewed for additional 5 years.

*“The current lease will expire on the 31 March 2010; however there is no additional option to renew the lease for any further period of time. In January 2010, Council received a request from Rose Nowers Child Care Inc to renew the lease, on similar terms as per the current lease, being:*

*Term: 5 Years + 5 Year Option  
Rental: \$1.00 per annum  
Permitted use: Day Care Centre*

#### Consultation

Discussions with Community Services indicate no issues regarding the delivery of services from the Rose Nowers Child Care.

#### Statutory Implications

3.58. *Disposing of property*

(1) *In this section —*

*“dispose” includes to sell, lease, or otherwise dispose of, whether absolutely or not;*

*“property” includes the whole or any part of the interest of a local government in property, but does not include money.*

- (2) *Except as stated in this section, a local government can only dispose of property to —*
- (a) *the highest bidder at public auction; or*
  - (b) *the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*
- (3) *A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property —*
- (a) *it gives local public notice of the proposed disposition —*
    - (i) *describing the property concerned;*
    - (ii) *giving details of the proposed disposition; and*
    - (iii) *inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given;**and*
  - (b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*

**Policy Implications****Nil****Strategic Planning Implications Nil****Budget Implications**

The current lease provides for a rental of \$1.00 per annum.

**Officer's Comment**

As Council is acutely aware, there is a significant lack of Child Care Services in the district, and therefore it is essential for Council to retain the services of the Rose Nowers Child Care Centre.

Though Council has limited options in renewing a lease (given it is form of disposal under the Act), entering into a lease, by way of private treaty seems to be best method of renewing the lease. This will involve having the centre revalued and Council issuing a public notice advising of its intent to lease the centre to Rose Nowers Child Care Services Inc.

Though Council's standard facility lease document will be used, Council will need to determine the conditions of the lease, being the term and rental payable. The current lease rental is \$1.00 per annum, which is considerable less than other recent notional lease fees for Community Groups. It could be argued that given the importance of the service delivered to the wider Port Hedland Community, the community benefits outweigh the possible financial gain to Council. Also a 5 year lease is relatively short term and as such, Council has the option to revisit this fee, the option for renewal to be taken up.

**Attachments****Nil****200910/342 Council Decision/Officer's Recommendation****Moved:** Cr S R Martin**Seconded:** Cr A A Carter

That Council:

- i) Agrees to dispose, by way of lease, of the land and buildings, on Port Hedland Lot 2791, commonly known as the Rose Nower Child Care Centre to the Rose Nowers Child Care Services Incorporated, as per section 3.58 (3), by private treaty; and
- ii) Authorises the Chief Executive Officer (or his delegate), subject to meeting Section 3.58(3) requirements, negotiate and enter into a lease arrangement with Rose Nowers Child Care Services Incorporated, of the land and building of Port Hedland Lot 2791, with the following minimum conditions:
  - a) **Term: 5 years + 5 years;**
  - b) **Rental: \$1.00 per annum;**
  - c) **Permitted Use: Day Care Centre**

**CARRIED 8/0**

6:28 pm Councillor A A Carter declared an impartiality interest in item 11.5.1.4 Staff Housing Working Group: Recommendations to Council, as he lives in Moore Street

Councillor A A Carter did not leave the room

*11.5.1.4 Staff Housing Working Group: Recommendations to Council*

**Officer** Chris Adams  
Chief Executive Officer

**Date of Report** 16 March 2010

Disclosure of Interest by Officer

Report author has access to subsidised Council housing.

**Summary**

Report seeks Council's consideration of the recommendations from the Staff Housing Working Group.

**Background**

Council's staff housing Working group was formed with the aim of "periodically considering alternatives for potential staff housing." The Working Group includes four Councillors along with staff representatives. The group met on the 3<sup>rd</sup> of March to discuss current issues and initiatives. Listed below is a brief summary of the discussions and recommendations of the group.

*Supply and Demand*

Status: Current Council Dwelling Stock = 38 Dwellings

Likely dwelling demand by 2012 = 43-45 Dwellings

Dwelling shortfall = 5-7 dwellings

Action required: Council will need to access additional dwellings over the next 12-18 months. While ideally we will achieve this through development of new housing stock, it may be necessary to rent houses in the interim period.

Working Group recommendation: That Council note that there is likely to be a need for further 5-7 dwellings for staff housing within the next 12-24 months.

*Catmore Court*

Status: Council owns approx 8,000m<sup>2</sup> freehold block in Catmore Court. Amalgamation and rezoning processes are nearing completion and development of the site is imminent. The site is adjacent to land that the South Hedland New Living (SHNL) project is proposing to develop.

Action Required: Council needs to determine whether it wishes to develop the site in its own right, develop the site in a Joint venture arrangement with SHNL or sell the block and use the funds for another purpose

Working Group Recommendation: That the CEO commence negotiations with the SHNL project regarding the development of a Joint Venture agreement for the development of the Council owned Catamore Court land and the SHNL's adjacent residentially zoned land.

#### *Moore St Development*

Status: Council has a vesting order over a large land parcel (approx 3ha) in Moore St, Port Hedland. The purpose of the land, as listed on the vesting order, is housing. Council has previously agreed to relinquish its management control over the land on the proviso that the Town obtains access to 5% of the land value when it is sold. Agreement was reached with the State Government and the preferred developer of the site (Mirvac) in 2008 but progress has stalled due to uncertainty pertaining to planning constraints that may apply due to the sites proximity to dust. These issues have recently been resolved but other issues such as EPA concerns and potentially flooding issues remain.

Action Required: Council needs to ensure that the development as proposed is still going to proceed as significant time has passed with little or no action.

Working Group Recommendation: That Council writes to both the Minister for Land and Mirvac seeking confirmation that the proposed Moore St development will proceed in a timely manner and that the previously agreed arrangements pertaining to the Town of Port Hedland receiving 5% of the land value as a component of the development remain valid.

#### *Airport Housing*

Status: Council allocated funds in July 2008 for the construction of housing at the Port Hedland International Airport (PHIA). In August 2009 Council selected the preferred site for the housing development. Planning, site surveying and service connection investigations are proceeding.

Action Required: The Town's Planning Scheme states that housing is not a permitted use at the PHIA. Planning scheme amendments will be required to achieve this project.

Working Group Recommendation: That Council receive a report on the planning issues and proposed project delivery timelines for this project.

#### *96 Sutherland Street*

Status: Council has an old property on a largish block at 96 Sutherland St. Proposal mooted for at least six (6) years to demolish existing property and construct two dwellings on the site. Funding for proposal considered as component of 2009/10 budget but not provided.

Action required: Council consideration of whether it wishes to pursue this development in the short/medium term

Working Group Recommendation: That Council not pursue the proposed redevelopment of 96 Sutherland St in the short/medium term as the current dwelling is required for staff housing and Council's housing related efforts are focused on larger development projects.

#### *Land Rationalisation Plan Projects*

Status: The Town has identified a number of vacant developable blocks in both Port and South Hedland and has requested that the Minister for Land allocate some of this land to the Town for development of housing. The 1<sup>st</sup> release of this 'Land Rationalisation Plan' land has now been released to the market via an EOI. Council was been advised that it

Action Required: Assuming that Council is successful in obtaining land from the Minister for Land (as has been requested), funds will need to be allocated for planning and development related activity on these blocks.

Working Group Recommendation: That Council consider allocating funds in the 2010/11 Budget for the development of land that is provided to it as a component of the Land Rationalisation Plan process so that land development can be undertaken in a timely manner.

#### *Port Hedland Port Authority (PHPA) Housing*

Status: The PHPA has approached the Town regarding the potential of the Town acting as a developer of land on its behalf. While discussions have been preliminary in nature, the concept is that the Town develops property for the PHPA with the PHPA 'signing up' to long term lease agreements which all cover capital, operating and financing costs with a reasonable rate of return being provided to the Town.

Action Required: Council decision is required on whether it wishes to pursue this matter.

Working Group Recommendation: That Council not pursue the proposed housing development opportunity with the Port Hedland Port Authority at this stage as the Town would prefer to focus on other development opportunities at this stage.

#### *Financing Opportunities*

Status: While the development of land is ultimately likely to provide a financial return to the Town, it is capital intensive. A possibility exists to utilize some of Council's Reserve Funds to assist in financing development. These reserve funds are currently solely invested in interest bearing bank accounts. While these funds are required for specific purposes (ie rehabilitating the Landfill site in the future), in many instances the funds are not required to be utilized for several years.

Action Required: Council consideration is required on how it plans to finance the proposed development projects that it has planned for the coming years. This may be through municipal funds, loans, joint venture agreements, reserve funds or a combination of any/all of these options

Working Group Recommendation: That all methods of project financing be for proposed land development projects be explored, including the possibility of investing Council Reserve funds in housing related development.

#### **Consultation**

Nil

#### **Statutory Implications**

Council is required to follow normal statutory processes when it comes to the development of land (ie Planning and building approvals)

Financing of developments is likely to be considered a major trading undertaking or a major land transaction under the terms and definitions of the Local Government Act. This means that a business plan for each transaction will need to be prepared, publicly advertised and any submissions received must be considered by Council prior to the proposal proceeding.

#### **Policy Implications**

Nil



### **Strategic Planning Implications**

The following strategy from the Town's Strategic Plan relates to this matter:

*“Develop and progress implementation of the Town of Port Hedland Staff Housing Strategy with the aim of making staff housing more self-supporting.”*

### **Budget Implications**

Council has allocated funds for the Airport Housing related projects in the 2009/10 budget but has not currently allocated any funds for any of the other above listed development opportunities. These will need to be considered as a component of the 2010/11 budget process.

### **Officer's Comment**

Appropriate quantum and quality of staff housing is becoming increasingly important for the attraction and retention of quality local government officers in the Pilbara. Over the past few years the Town has invested in upgrades to existing housing stock to bring the vast majority of the houses to a reasonable standard and has built additional dwellings but more work is required.

With a growing population and growing level of responsibility of the Town, an increase in staffing levels is inevitable. In an ideal world Council would not be required to provide subsidized housing for staff, but the reality is housing is currently required to attract and retain staff. Given growth projections, an increase in housing stock is required.

### **Attachments**

Map of Catamore Crt Development  
Map of Moore St Development

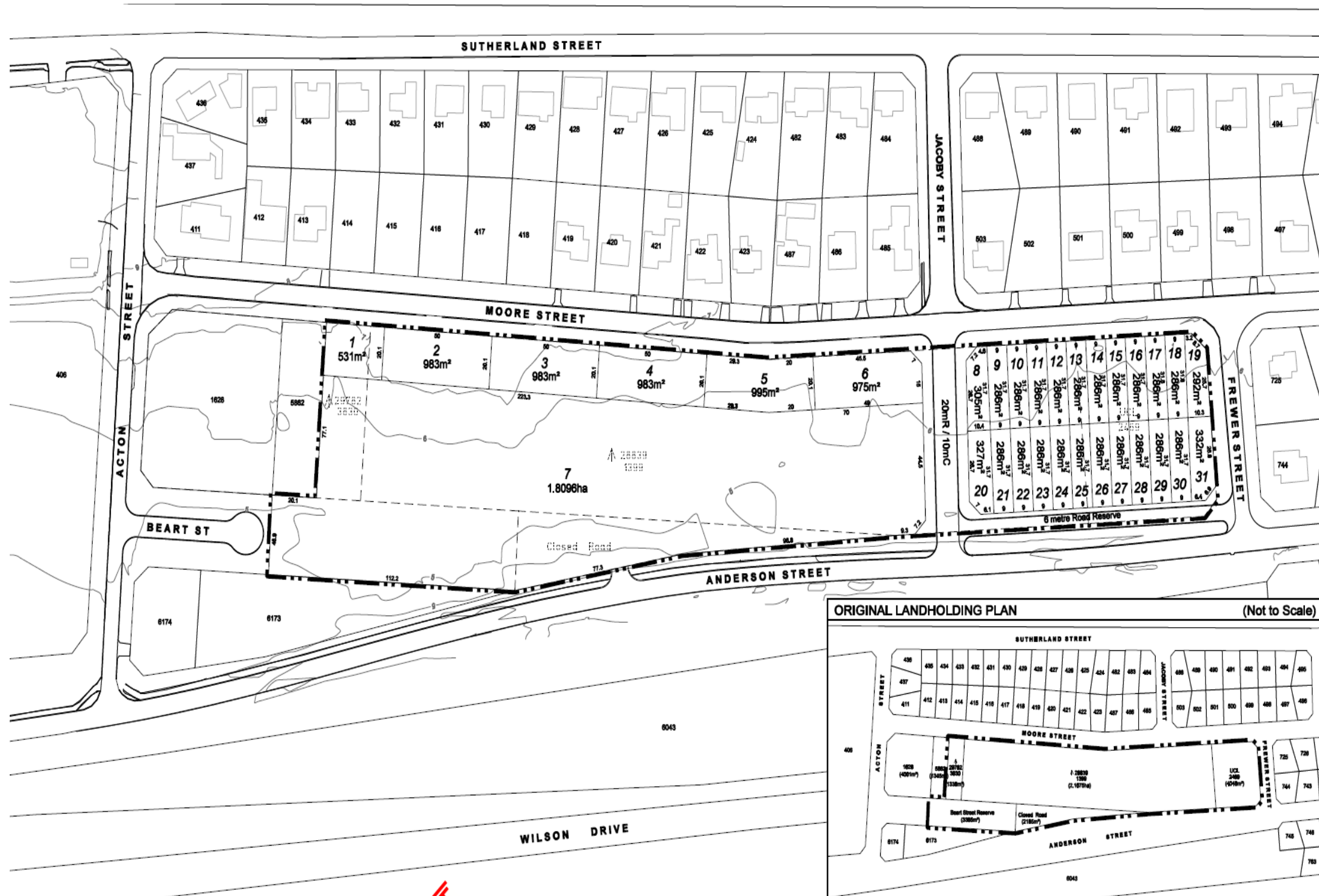
**200910/343 Council Decision/Officer's Recommendation****Moved:** Cr S R Martin**Seconded:**Cr G J Daccache

That Council:

- 1) note that there is likely to be a need for further 5-7 dwellings for staff housing within the next 12-24 months.
- 2) authorises the Chief Executive Officer to commence negotiations with the SHNL project regarding the development of a Joint Venture agreement for the development of the Council owned Catamore Court land and the SHNL's adjacent residentially zoned land.
- 3) writes to both the Minister for Land and Mirvac seeking confirmation that the proposed Moore St development will proceed in a timely manner and that the previously agreed arrangements pertaining to the Town of Port Hedland receiving 5% of the land value as a component of the development remain valid.
- 4) not pursue the proposed redevelopment of 96 Sutherland St in the short/medium term as the current dwelling is required for staff housing and Council's housing related efforts are focused on larger development projects.
- 5) consider allocating funds in the 2010/11 Budget for the development of land that is provided to it as a component of the Land Rationalisation Plan process so that land development can be undertaken in a timely manner.
- 6) not pursue the proposed housing development opportunity with the Port Hedland Port Authority at this stage as the Town would prefer to focus on other development opportunities at this stage.
- 7) explores all methods of project financing be for proposed land development projects, including the possibility of investing Council Reserve funds in housing related development.

**CARRIED 8/0**

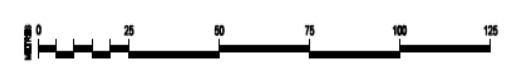




**DRAFT**

**PROPOSED SUBDIVISION**  
Various Lots Moore Street, PORT HEDLAND

- LEGEND**
- ■ ■ APPLICATION BOUNDARY
  - - - EXISTING LOT BOUNDARIES
  - ○ ○ EXISTING CONTOURS



**NOTES**

Base data supplied by Landgate, accuracy ±4-6m, Projection MGA94  
 Areas and dimensions shown are subject to final survey calculations.  
 All cartographies are shown for illustrative purposes only and are subject to detailed engineering design.  
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LANDCORP : CLIENT  
 1:1,500@A3 : SCALE  
 3 December 2007 : DATE  
 2800\_8-1-008 : PLAN No  
 - : REVISION  
 R.D : PLANNER  
 M.H : DRAWN

PERTH  
 141 Burrwood Road BURSWOOD  
 P.O.Box 127 BURSWOOD  
 Western Australia 6100  
 Tel. (08) 9486 2222  
 Fax. (08) 9486 2233  
 Email: perth@kasp.com.au

**koltasz smith**  
 TOWN PLANNING • PROJECT MANAGEMENT  
 URBAN DESIGN • DEVELOPMENT CONSULTING

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### *11.5.1.5 Spoilbank Working Group*

<b>Officer</b>	Chris Adams Chief Executive Officer
<b>Date of Report</b>	16 March 2010
Disclosure of Interest by Officer	Nil

#### **Summary**

Report updates Council on the recent discussions held at the Spoilbank Working Group and confirmation of the proposed way forward on this project.

#### **Background**

For the past 3-4 years Council has been working with stakeholders to progress the proposal to develop a Safe Boating Harbor/Marina precinct at the Spoilbank. A variety of works have been undertaken including:

- Master Planning for the Spoilbank Site
- Development and continual refinement of concept plans for the Marina Precinct
- Core hole drilling
- Geotechnical investigations
- Wave modeling
- Preliminary design
- Detailed Site Survey of Spoilbank (currently being undertaken)
- Land Development Options: Economic Analysis (scheduled to be done once site survey arrives)

The project scope has modified over time as items get included and/or excluded from the development as new information arises. These scope changes are discussed at the Working Group and referred to Council for consideration. At the most recent Spoilbank Working Group (held on 26/2/10) the primary items of discussion were:

- Current design
- Revised design requirements
- Design process from here
- Cost estimates
- Land development options and economic model

A summary of the outcomes of the discussions has been listed below:

Design: The current design includes provision for up to 162 boat pens and 12 tug bays. The proposal includes the development of large rock revetments, dredging to -6m Chart Datum, the construction of a dual lane boat ramp and other associated facilities.

Revised design requirements: The Spoilbank Working Group reviewed the current design. It is now highly unlikely that tugs will be located in the facility as plans are now in place for them to be at Lumsden Point. As a result of this development the following design modifications have been suggested:

- Reduce dredge volumes as only need to dredge -3 Chart Datum as depth is not required if tugs aren't in the facility. This will create additional recreation boating space.
- Height of breakwater walls needs to be further studied as these are a major cost and current design is conservative.
- North/South breakwater location can be moved based on demand.
- Instead of tug pens, add in another row of commercial or recreational pens.
- Consider inclusion of boat stacker in at same time - this suits cyclone management needs.

Design Process: The concept design for the facility needs to be modified to reflect the proposed changes. This is a relatively simple process and can be dealt with as a variation to the existing contract. More complex is the proposed 'flume modelling' of the marina project. Flume modeling involves making a scale model of the development and then testing the model in a range of simulations to determine whether the proposed design will/would cope with wave impacts, cyclones, etc. Council is advised by the Port Hedland Port Authority and other relevant government bodies that this process is a necessary, logical design step to take in this project proposal.

There are very few places in Australia where flume modeling is undertaken. Council's Coastal engineers are currently seeking quote/s on Council's behalf to undertake this process and, while we are yet to receive a quote, we are advised that the total cost is likely to be approximately \$100,000.

Cost: The revised cost estimate for the project (based on the December 2009 design) is approximately \$86Million. It is anticipated that by making the design modifications (ie reducing dredging and refining the design of walls through the flume modeling process) the project cost estimate will be reduced.

Land Development: If this project is to proceed, it is imperative that there is some land based development (ie housing/hotels) associated with the marina complex. Without these elements the project will not be economically feasible. Discussion at the Working Group focused on how the project should be 'packaged' so as to maximize the opportunity for success. There was agreement that the marina project needed to be 'packaged up' with adjacent land that is potentially developable. This land includes:

- Land that is above 8.4AHD and/or could be made to be above this height through land reclamation;
- The existing Port Hedland Hospital Site; and
- The old Port Hedland School site (if the current proposed project does not proceed).

For this to occur Council will need to get the agreement of Minister for Land and the Minister for Health as they are currently the custodians of the adjacent land.

#### **Consultation**

The Spoilbank Working Group meets periodically to discuss the progress of the development. This group includes representation from:

- Council
- Port Hedland Port Authority
- Port Hedland Yacht Club
- Port Hedland RSL
- Volunteer Sea Search and Rescue
- Pilbara Development Commission
- BHPBIO
- Department for Planning and Infrastructure
- Department for Land
- Landcorp

#### **Statutory Implications**

Nil

#### **Policy Implications**

Nil

#### **Strategic Planning Implications**

The development of this project is specifically mentioned within the Town's Strategic Plan.

#### **Budget Implications**

Council allocated \$295,676 for this project in its 2009/10 2010/11 Budget. At a Special Council Meeting December 2009,

Council authorized a further \$100,000 expenditure from this account so that economic feasibility work could be undertaken. Year to date expenditure on the project is \$190,756. These funds have been spent on geotechnical investigations and coastal engineering/design costs.

The Council's budgeted funds have been accessed from the Town's Spoilbank Development Reserve. This reserve contains funds that have been obtained from the Port Hedland Enhancement Scheme (\$300K), the sale of sand from the Spoilbank (approximately \$550K) plus interest that has accumulated over the life of the reserve. The current reserve balance is \$479,042.61.

The table below illustrates the income and expenditure projections for the project for the remainder of the 2009/10 financial year:

Income		Expenditure	
Council Budget	295,676	YTD Expenditure	190,756
Additional Funds allocated in Dec 2009	100,000	Economic Feasibility	100,000
		Design Costs	25,000
		Flume Modelling	100,000
<b>TOTAL</b>	<b>\$395,676</b>	<b>TOTAL</b>	<b>\$415,756</b>

There is a shortfall of approximately \$20,000.

#### **Officer's Comment**

While it has taken considerable time and expenditure, the Spoilbank Marina project is gaining momentum with design progressing well and a growing level of interest from State Government Agencies and the private sector. For the project to proceed it is imperative that the design of the facility is further refined and the economic feasibility of the project is established.

#### **Attachments**

Plan of current Marina Project

#### **200910/344 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr M Dziombak

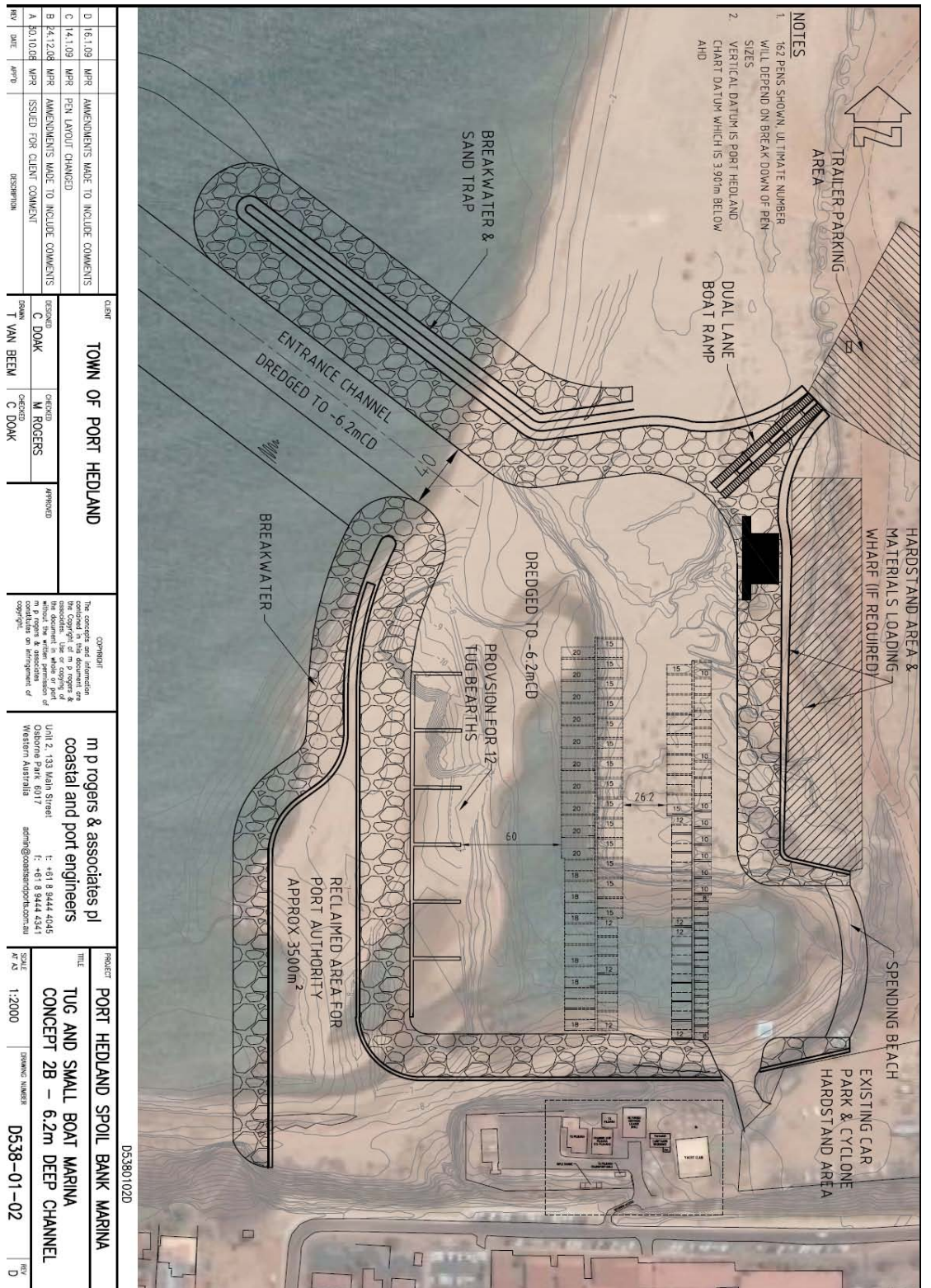
That Council:

- 1) Notes the current status of design for the Safe Boating Harbour/Marina project.



- 2) Allocates an additional \$20,000 from the Spoilbank Development Reserve to enable the further design works and flume modeling to be undertaken on the marina project (Total expenditure of \$415,000 in 09/10 financial year).
- 3) Commences discussions/negotiations with the Minister for Lands and the Minister for Health regarding the possibility of parceling up the proposed Marina project up with the development of the spoilbank, old hospital site and/or the old Port Hedland school site.

***CARRIED 8/0***



- NOTES**
1. 1/62 PENS SHOWN UTILIMATE NUMBER WILL DEPEND ON BREAK DOWN OF PEN SIZES
  2. VERTICAL DATUM IS PORT HEDLAND CHART DATUM WHICH IS 390m BELOW AHD

REV	DATE	APP'D	DESCRIPTION
D	16.1.09	MFR	AMENDMENTS MADE TO INCLUDE COMMENTS
C	14.1.09	MFR	PEL LAYOUT CHANGED
B	24.12.08	MFR	AMENDMENTS MADE TO INCLUDE COMMENTS
A	30.10.08	MFR	ISSUED FOR CLIENT COMMENT

DESIGNED	C DOAK	CHECKED	M ROGERS	APPROVED	
DRAWN	T VAN BEEW	CHECKED	C DOAK		

CLIENT	TOWN OF PORT HEDLAND
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PROJECT	PORT HEDLAND SPOIL BANK MARINA
TITLE	TUG AND SMALL BOAT MARINA CONCEPT 2B - 6.2m DEEP CHANNEL
SCALE	1:2000
DRAWING NUMBER	D538-01-02
REV	D

*11.5.1.6 Annual General Meeting of Electors Held on Tuesday 24 February 2010 (File No.: .....)*

**Officer** Gaye Stephens  
Executive Assistant

**Date of Report** 17 March 2010

Disclosure of Interest by Officer Nil

**Summary**

The Local Government Act 1995 requires Council to consider all decisions made at the Annual General Elector's Meeting.

**Background**

Section 5.27 of the Local Government Act 1995 requires Local Governments to hold a General Meeting of Electors once every financial year and within 56 days of adopting its Annual Report for the previous financial year.

Section 5.33 provides that all decisions made at an Electors Meeting are to be considered at the next Ordinary Council Meeting, or if that is not practicable the following Ordinary Council Meeting.

Consultation Nil

**Statutory Implications**

Sections 5.32 and 5.33 of the Local Government Act ensure that copies of the minutes are available to the public, prior to Council's consideration of any decisions made by electors.

*“5.32. Minutes of electors' meetings*

*The CEO is to –*

- (a) cause minutes of the proceedings at an electors' meeting to be kept and preserved; and*
- (b) ensure that copies of the minutes are made available for inspection by members of the public before the council meeting at which decisions made at the electors' meeting are first considered.*

*5.33. Decisions made at electors' meetings*

*(1) All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable –*

- (a) at the first ordinary council meeting after that meeting; or*

- (b) *at a special meeting called for that purpose, whichever happens first.*
- (2) *If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting."*

Policy Implications

Nil

### **Strategic Planning Implications**

Key Result Area 6 – Governance

Goal 3 – Communication

That Town of Port Hedland is recognised by residents and ratepayers as being an open, informative, accountable local government that listens to community views and keeps stakeholders informed.

Budget Implications

Nil

### **Officer's Comment**

A copy of the Minutes of the Annual General Meeting of Electors is attached.

At the Annual General Meeting of Electors held on Wednesday 24 February 2010, the following decisions were made:

*"That the Minutes of the Annual General Meeting of Electors held on Tuesday 7 April 2009 be confirmed as a true and correct record of proceedings, with the following amendments:*

- i) Cover Page – Amend Date of Meeting to read "Tuesday 7 April 2009"; and*
- ii) Header – Amend Date of Meeting to read "Tuesday 7 April 2009"*

*That the Mayor and Chief Executive Officer Reports be received.*

*That the Town of Port Hedland Annual Report for the 2008/09 Financial Year be received.*

*That Council consider changing the name of the MPRC to the South Hedland Sport and Recreation Centre.*

**Attachments**

Minutes of Annual General Meeting of Electors held on  
24 February 2010

**200910/345 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr J M Gillingham

That the decisions from the Annual General Meeting of  
Electors held on Wednesday 24 February 2010 be received.

***CARRIED 8/0***



**Town of Port Hedland**

**MINUTES**

**OF THE**

**ANNUAL GENERAL MEETING OF ELECTORS**

**HELD ON**

**WEDNESDAY 24 FEBRUARY 2010**

**AT 7:30 PM**

**IN THE CIVIC CENTRE,  
McGREGOR STREET, PORT HEDLAND**

**DISCLAIMER**

*No responsibility whatsoever is implied or accepted by the Town of Port Hedland for any act, omission, statement or intimation occurring during Council Meetings. The Town of Port Hedland disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission, and statement of intimation occurring during Council Meetings.*

*Any person or legal entity that acts or fails to act in reliance upon any statement, act or omission occurring in a Council Meeting does so at their own risk. The Town of Port Hedland advises that any person or legal entity should only rely on formal confirmation or notification of Council resolutions.*

*Chris Adams  
Chief Executive Officer*

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**COUNCIL MISSION STATEMENT**

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

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**MINUTES: ANNUAL GENERAL MEETING OF ELECTORS 24 FEBRUARY 2010****ITEM 1 OPENING**

The Chairman declared the meeting open at 7:33 pm and acknowledged the traditional owners, the Kariyarra people.

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

Mr Mark Postans  
Ms Kerri McGregor  
Ms Renae Coles  
Mr Mark Sibley  
Ms Joan Foley  
Mr Mark Rhodes  
Mr Chris Whalley  
Ms Jane Scott  
Mr Jeff Pas  
Ms Lorna O'Hagan  
Mr Ron Morley  
Mr Christopher Amiradaki  
Mrs Sarah Amiradaki  
Ms Rosie Vrancic

Mayor Kelly A Howlett  
Councillor Arnold A Carter  
Councillor Stan R Martin  
Councillor George J Daccache  
Councillor Jan M Gillingham  
Councillor Steve J Coates  
Councillor David W Hooper  
Councillor Michael (Bill) Dziombak

Mr Chris Adams	Chief Executive Officer
Mr Matthew Scott	Director Corporate Services
Mr Russell Dyer	Director Engineering Services
Mr Paul Martin	Director Community Development
Mr Russell Dyer	Director Regulatory Services

**2.2 Apologies**

Councillor Stan R Martin

**2.3 Approved Leave of Absence**

Nil.



**MINUTES: ANNUAL GENERAL MEETING OF ELECTORS 24 FEBRUARY 2010****ITEM 3 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING****3.1 Confirmation of Minutes of Annual General Meeting of Electors held on Tuesday 7 April 2009**

Minutes of the Annual General Meeting of Electors for the 2007/08 financial year and held on Tuesday 7 April 2009 have been circulated.

**AGM Decision/Staff Recommendation**

Moved: Cr A A Carter      Seconded: Cr W (Bill) Dziombak

**That the Minutes of the Annual General Meeting of Electors held on Tuesday 7 April 2009 be confirmed as a true and correct record of proceedings, with the following amendments:**

- i) Cover Page – Amend Date of Meeting to read “Tuesday 7 April 2009”; and**
- ii) Header – Amend Date of Meeting to read “Tuesday 7 April 2009**

*CARRIED*

**3.2 Matters Arising**

Nil.

**3.2.1 Response for Previous Question – On Notice**

Nil.

**ITEM 4 ANNUAL REPORT**

The Town of Port Hedland Annual Report 2008/09 adopted at the Special Meeting of Council held on Tuesday 12 January 2010, has been circulated.

**4.1 Mayors Report****4.2 Chief Executive Officer’s Report****AGM Decision**

Moved: Cr A A Carter      Seconded: Cr W (Bill) Dziombak

**That the Mayor and Chief Executive Officer Reports be received.**

*CARRIED*

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**PAGE 6**

**MINUTES: ANNUAL GENERAL MEETING OF ELECTORS 24 FEBRUARY 2010****AGM Decision/Staff Recommendation**

Moved: Cr A A Carter      Seconded: Cr W (Bill) Dziombak

**That the Town of Port Hedland Annual Report for the 2008/09 Financial Year be received.**

**CARRIED**

**ITEM 5      GENERAL BUSINESS****5.1      Mr Chris Whalley****AGM Decision**

Moved: Mr C Whalley      Seconded: Cr A A Carter

**That Council consider changing the name of the MPRC to the South Hedland Sport and Recreation Centre.**

**CARRIED**

*Can the Town of Port Hedland lobby for a proper stand-alone ABC radio facility within the Town?*

Mayor advised Council will write letter to relevant stakeholders in this regard.

*Is there plans to move the piano back to the Courthouse Art Gallery?*

Director Community Development and Mayor advised that Council will be considering a report regarding this at the Ordinary Council Meeting to be held in March 2010.

**5.2      Mr Ron Morley**

*Are the rangers employed to work on weekends?*

Mayor and Chief Executive Officer explained that the Town's Ranger Services work during the morning on weekends, and are on-call for urgent matters.

*In relation to recently discovering lots of ammunition at the landfill facility on a weekend; and not unable to access Rangers quickly, the Police came to address the situation; shouldn't the Town's Ranger Services be available more quickly?*

**MINUTES: ANNUAL GENERAL MEETING OF ELECTORS 24 FEBRUARY 2010**

Mayor and Chief Executive Officer advised that the Town's Ranger Services work closely with Police on a range of issues. Council is considering additional resources for rangers as a component of current budget deliberations.

**5.3 Mrs Sarah Amiradaki**

*Due to the excessively high cost of housing, the eligibility criteria for the Federal Government's First Home Owner Grants needs be lifted in the North West of Western Australia; will Council assist in raising this issue with appropriate stakeholders?*

Mayor advised that Council is willing to work with other stakeholders to address this matter.

**5.4 Ms Renae Coles**

*In relation to concerns about child safety around parks – particularly road safety issues in and around Shay Gap Park, Daylesford Park and Colin Matheson Oval, can Council assist to improve the road safety in these areas?*

Chief Executive Officer advised that road safety audits will be undertaken and reported back to Council.

*Can Ranger Services and WA Police do more to address littering, loitering and public drinking issues in and around Gemini Medical Centre?*

Mayor advised that the Town has recently stepped up joint efforts with the local police to address these types of issues. It is hoped that some improvements will be seen in the near future.

*The Town needs better facilities for visitors from aboriginal communities, as there are currently none available which results in people hanging-out at the shops, in parks, etc.; what is Council planning to do to address this issue?*

Mayor advised that the plans for the New Town Square do include some shade facilities that may assist in this regard.

Chief Executive Officer added that Council's Aboriginal Affairs Working Group is aware of this issue and is continuing to discuss options relating to what can and/or should be done.

*Can Council consider the Town's need of a hydrotherapy pool for people with disabilities and people with sports injuries?*

**MINUTES: ANNUAL GENERAL MEETING OF ELECTORS 24 FEBRUARY 2010**

Mayor advised that the needs of a hydrotherapy pool will be considered as a component of the South Hedland Aquatic Centre redevelopment works.

**5.5 Ms Joan Foley**

*Can the Town ensure that people with a disability are consulted if/when a hydrotherapy pool is installed?*

Mayor confirmed that consultation would happen if/when a hydrotherapy pool is installed.

*After noticing that kerning is being replaced; will all new kerbing be roll-over kerbing making it easier for wheelchair access?*

Chief Executive Officer advised that new kerbing will be a combination of rollover and barrier kerbing. Some barrier kerbing is required from a safety perspective.

*As there is a need for kerbing on both sides of the road, can this be done?.*

Mayor and Chief Executive Officer noted the need for kerbing on both sides of the road, and advised this will be considered, within budget constraints.

**5.6 Mr Ron Morley**

*Are the new parking signs [effective] 24 hours a day?*

Mayor confirmed yes, although Council does not currently actively patrol them on a 24hr basis.

**ITEM 6 CLOSURE**

There being no further business, the Chairman declared the meeting closed at 7:58 pm.

CONFIRMATION: \_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

- 6:31 pm Councillor S J Coates declared a financial interest in Agenda Item 11.5.1.7 Carpark Licence – Keesing Street Child Care Centre as he owns BHP shares and is employed by BHP Billiton.
- Councillor S J Coates left the room.
- 6.31 pm Councillor G J Daccache declared a financial interest in Agenda Item 11.5.1.7 Carpark Licence – Keesing Street Child Care Centre as he owns BHP shares.
- Councillor G J Daccache left the room.
- 6.31 pm Councillor M Dziombak declared a financial interest in Agenda Item 11.5.1.7 Carpark Licence – Keesing Street Child Care Centre as he owns BHP shares.
- Councillor M Dziombak left the room.
- 6.31 pm Councillor A A Carter declared a financial interest in Agenda Item 11.5.1.7 Carpark Licence – Keesing Street Child Care Centre as he owns BHP shares.
- Councillor A A Carter did not leave the room

*NOTE: Mayor advised Council of formal notification from the Department of Local Government, dated 24 March 2010 which provides Ministerial exemption for Agend Item 11.5.1.7 Carpark Licence – Keesing Street Child Care Centre to be considered by the remaining four (4) elected members as follows:*

*“Dear Mr Adams*

*REQUEST FOR REDUCED QUORUM*

*I wish to advise that, in accordance with authority delegated by the Minister for Local Government, the Director General has approved the Town’s application of 17 March 2010, under section 5.7(1) of the Local Government Act 1995, for a reduced quorum of four (4) Councillors at the Council’s ordinary meeting to be held on 24 March 2010 subject to the following condition;*

*The reduced quorum is approved only to enable the Council to deal with the following item;*

*6.4.1.1 – Carpark Licence – Keesing Street Child Care Centre.*

*Yours sincerely*

*Brendan Peyton  
MANAGER GOVERNANCE*

*24 March 2010”*

*11.5.1.7 Carpark Licence – Keesing Street Child Care Centre (BHPB/YMCA) (File No.: ...)*

**Officer** Matthew Scott  
Director Corporate  
Services

**Date of Report** 11 January 2010

Disclosure of Interest by Officer Nil

Summary

For Council to consider approving a licence for BHP Billiton to utilise part of the road reserve at lot 11 Keesing Street, Port Hedland to facilitate parking at the new Keesing Street Child Care Centre.

Background

At the November 2008 Ordinary meeting of Council, Council provided planning approval for a new Child Care Centre at lot 11 Keesing Street Port Hedland (Minute 200809/123). Condition i) 6 of this approval required the provision of 35 car parking bays, in accordance to Council's Town Planning Scheme No.5 and the satisfaction of Council's Manager Planning.

To accommodate this requirement, and in discussion with the Town of Port Hedland, the car park has been built on part of the road reserve of Keesing Street, adjacent to the Child Care Centre (see attached diagram).

In order to formalise this arrangement between BHPB and the Town of Port Hedland, BHPB has offered to lease this section of road reserve from Council.

As the road reserve is effectively Crown Land, Council does not have the power lease, and therefore cannot accept BHPB proposal. Council does however the power to issue a licence over the part of road reserve, subject to approval of State Land Services.

It is understood that the car park has been built to Council standards and in a section of the Road Reserve which will not impact future development of Keesing Street.

Given that the road reserve forms part of a public thoroughfare, Council must consider the requirements of Regulation 17, Local Government (Uniform Local Provisions) Regulations 1996, which regulates private works on public places.

## Consultation

Initial discussions with BHPB have indicated that they would be prepared to licence instead of a lease.

## Statutory Implications

### Local Government (Uniform Local Provisions) Regulations 1996

#### *17. Private works on, over, or under public places — Sch. 9.1 cl. 8*

- (1) A person who constructs anything on, over, or under a public thoroughfare or other public place that is local government property without first obtaining written permission from the local government commits an offence.*
- (2) A local government may —*
  - (a) grant permission to construct anything on, over, or under a public thoroughfare or other public place that is local government property; and*
  - (b) impose conditions in respect of the permission, which may include a condition imposing a charge for any damage to the public thoroughfare or public place resulting from the construction.*
- (3) It is a condition of the permission that the ordinary and reasonable use of the public thoroughfare or public place for the purpose to which it is dedicated is not to be permanently or unreasonably obstructed.*
- (4) A person who fails to comply with a condition of the permission commits an offence.*
- (5) A person who constructs anything in accordance with permission under this section is required to —*
  - (a) maintain it; and*
  - (b) obtain from an insurance company approved by the local government an insurance policy, in the joint names of the local government and the person, indemnifying the local government against any claim for damages which may arise in, or out of, its construction, maintenance or use.*
- (6) A person who fails to comply with subregulation (5) commits an offence.*
- (7) The penalty for an offence under subregulation (1), (4), or (6) is \$1 000.*

Policy Implications Nil

Strategic Planning Implications Nil



### Budget Implications

There has been no provision in the Annual Budget for this licence fee, however the proposed annual fee of \$500 per annum is not considered to have material effect on the overall Cash Surplus of the Town.

### Officer's Comment

The proposed car park is a necessary requirement, especially to ensure the safe pick up and drop off of children and parents. If this car park was built within the property boundary, there would be a material reduction in the size of the facility, and therefore the reduction in the capacity of the centre.

Though this car park has effectively now been built it is necessary in the interest of all parties to have a formal agreement regarding the car park, this can be achieved through a licence.

The car park has been built to Council's requirements, and as per regulation 17, BHP Billiton would be required to maintain it at their cost. Regulation 17 also requires that appropriate insurance is taken out to protect Council during the term of the licence.

It is also proposed to require a \$500 per annum licence fee to cover the cost of administration and annual inspections from Council staff. Given that child care is a priority of Council it is believed this fee is not considered onerous and is reasonable.

### Attachments

Diagram of portion of Keesing Street Road Reserve request by BHP Billiton for use as a car park.

**200910/346 Council Decision/Officer's Recommendation****Moved:** Cr D W Hooper**Seconded:** Cr S R Martin

That Council offer BHP Billiton a licence to utilise a portion of the Keesing Street road reserve for a car park for 15 years (as identified), subject to following conditions:

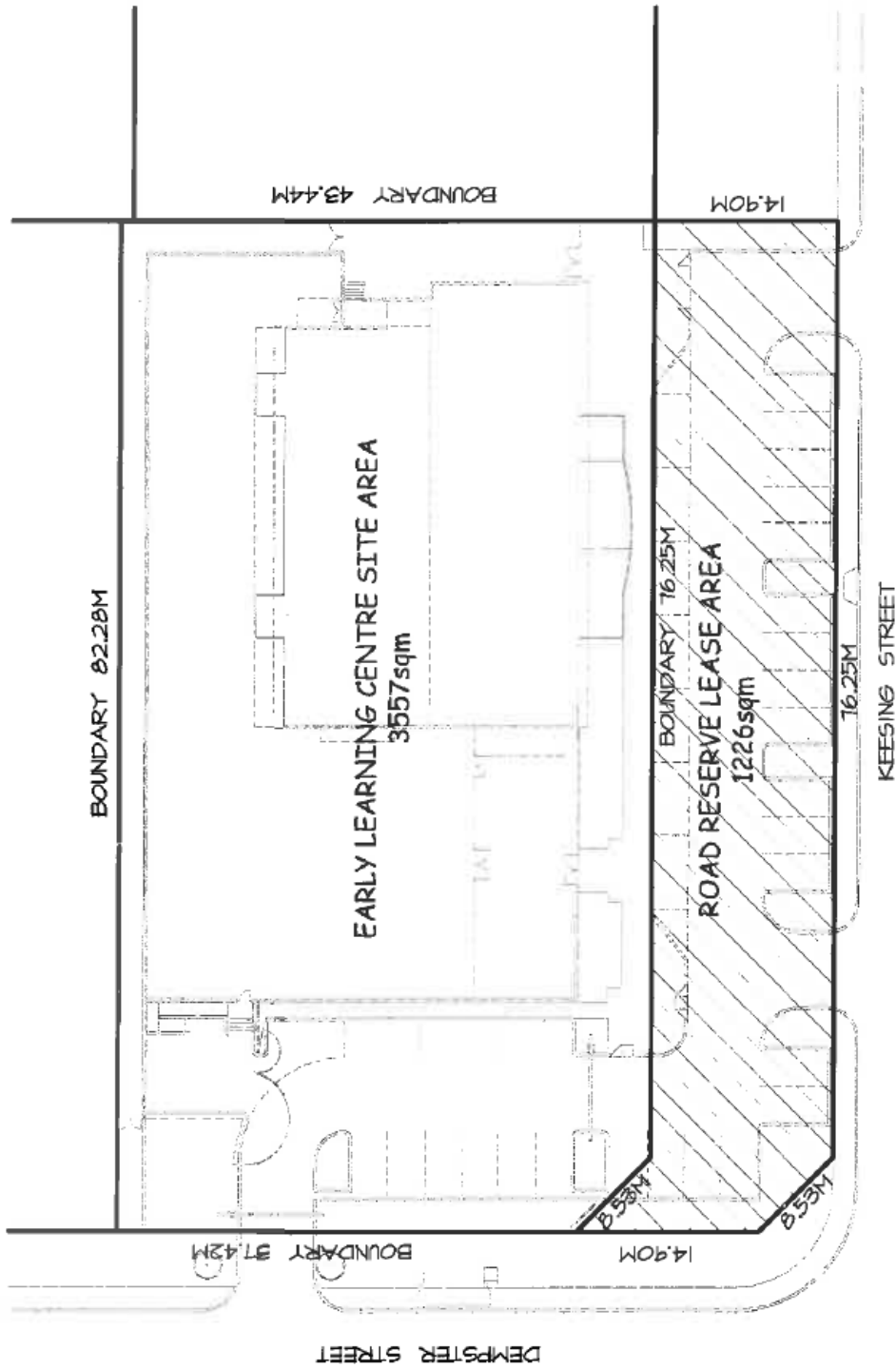
1. BHP Billiton (or their agents) construct and maintain the car park to Council's requirements; and
2. BHP Billiton indemnify the Town of Port Hedland against any claim for damages which may arise in, or out of, the car park's construction, maintenance or use; and
3. Annual Licence Fee of \$500 per annum; and
4. Licence approved by State Land Services.

**CARRIED 4/0**

6:32pm

Councillor S J Coates, Councillor G J Daccache and Councillor M Dziombak re-entered the room and assumed their chair. Mayor advised Councillor S J Coates, Councillor G J Daccache and Councillor M Dziombak of Council's decision.

ATTACHMENT TO AGENDA ITEM 6.4.1.1



SITE PLAN scale 1:500 on A4 sheet

EARLY LEARNING CENTRE PT HEDLAND - ROAD RESERVE LEASE AREA

*11.5.1.8 Request for Fee Waiver of Marrapikurinya Park – Creating Communities Australia Pty Ltd. Classic Movie Series (File No.: 02/05/0003)*

Officer Riekie Long  
Co-coordinator Customer Services

**Date of Report** 10 March 2010

Disclosure of Interest by Officer Nil

Summary

Council has received a request from Creating Communities to waive fees associated with holding a series of Outdoor Movie screening nights at the Marrapikurinya Park for the community, on the following Saturday evenings:

1<sup>st</sup> May 2010  
8<sup>th</sup> May 2010  
15<sup>th</sup> May 2010  
22<sup>nd</sup> May 2010  
29<sup>th</sup> May 2010  
5<sup>th</sup> June 2010

Creating Communities being a non-profit organization is requesting Council to consider waiving there required fee to host the event in Marrapikurinya Park.

Background

Creating Communities has requested Council to waive the park hiring fees for the series of screenings during May 2010 at Marrapikurinya Park. The screening will be hosted free of charge to the community.

Ms Kim Wiltshire, Community Development Coordinator for Creating Communities Australia Pty Ltd, has provided the following information in support of their request:

*“This is a community event held by Creating Communities Australia Pty Ltd (as a nonprofit organisation) The aim of this series events is to help activate the West End and encourage community use of the facilities available in this area. Each movie event will provide a community group with the opportunity to fundraise through the sale of food and drink or any other product deemed to be appropriate. (It should be noted that these events will be advertised as*

*alcohol free). Each movie event will be free of charge however it will be encouraged that those who attend offer a monetary donation. All donations will be forwarded to the not for profit community group in attendance at the event. In lieu of the fact this Classic Movie Series aims to enhance social community and build the capacity of not for profit community groups it is requested that the venue fee associated with the hire of Marrapikurinya Park to be waived.*

Council reviewed its Schedule of Fees and Charges as part of the 2009/10 budget process and adopted the following facility hire charges (GST inclusive):

*...Community Facilities  
Discounts – Hire fees – All facilities*

<i>Community Groups</i>	<i>25%</i>
<i>Junior Community Groups</i>	<i>50%</i>
<i>Not for Profit, no Alcohol, and Open to Public no charge</i>	<i>100%</i>

*Bond – All Events/All Facilities (unless stated otherwise)*

<i>...Non Commercial – No Alcohol</i>	<i>\$1,000</i>
---------------------------------------	----------------

*...Parks*

<i>Commercial per day)</i>	<i>\$311.10</i>
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Consultation **Nil**

Statutory Implications **Nil**

Policy Implications

Creating Communities Australia Pty Ltd is not specifically listed in Council's Community Recreation Celebrations and Events policy.

Strategic Planning Implications **Nil**

Budget Implications

If the request is supported. Council will forego revenue of up to \$1866.60 in hire fees. The bond equates to a further \$1,000. Should there be no damage to Council facilities or follow-up clean up required, the bond amount would be fully refundable.

Creating Communities is advertising the events as alcohol free, and will be free of charge to the community, only requesting a voluntary monetary donation that will be passed on to the relevant community group in attendance on the evening.

A fee of \$311.10 is required for the hiring of Council parks per day. For the series of screenings proposed this equates to \$1866.60.

Council did review its schedule of fees and charges as part of the 2009/10 budget process, setting the hire charges for these facilities, and discounts for the following groups/events:

- Community Groups – 25% discount;
- Junior Community Groups – 50% discount; and
- Not for Profit, no Alcohol, and Open to Public no charge – 100% discount.

#### Officer's Comment

Council's standard hiring fees are charged to all organizations in an endeavour to recoup the marginal costs of maintenance of the hire venue. In order for the fee structure of the Town of Port Hedland to be maintained and respected, a consistent approach is taken towards all groups who wish to hire Council facilities.

Creating Communities Australia Pty Ltd is a not for profit organization and will not be charging an entry fee to the event, an event which is being advertised as alcohol free. The request to waive the fees is in line with the schedule of fees and charges approved by Council as part of the 2009/10 budget, which inter alia makes the following concession:

*"Not for Profit, no Alcohol, and Open to Public no charge – 100% discount."*

Therefore, the request to waive only the fees and not the bond (bond \$1000.00) is deemed reasonable.

Council has two (2) options:

1. Approve the request to waive the hire fees of \$1866.60, or.
2. Refuse the request to waive the hire fees as requested by Creating Communities Australia Pty Ltd.

#### **Attachments**

Letter from the Creating Communities Australia Pty Ltd, dated 5<sup>th</sup> March 2010

**200910/347 Council Decision/Officer's Recommendation**

**Moved:** Cr G J Daccache

**Seconded:** Cr J M Gillingham

That Council:

- i) advises Creating Communities that its request for hiring fees for the use of Marrapikurinya Park, totalling \$1,866.60, on the following Saturday evenings is approved:

1. 1<sup>st</sup> May 2010
2. 8<sup>th</sup> May 2010
3. 15<sup>th</sup> May 2010
4. 22<sup>nd</sup> May 2010
5. 29<sup>th</sup> May 2010
6. 5<sup>th</sup> June 2010

and

- ii) advise Creating Communities that the bond payable for the use of Marrapikurinya Park on the abovementioned dates is required.

**CARRIED 8/0**



5 March, 2010

Kim Wiltshire  
Creating Communities Australia  
PO Box 544  
Wembley, WA 6913

**RE: REQUEST TO WAIVE VENUE FEE**

Dear Riekie Long,

As per your request, I am writing to confirm that the Classic Movie Series is a series of community events that will be held in Marrapikurinya Park. The aim of this series of events is to help activate the West end and encourage community use of the facilities available in this area.

Each movie event will provide a community group with the opportunity to fundraise through the sale of food and drink or any other product deemed to be appropriate. (It should be noted that these events will be advertised as alcohol-free).

Each movie event will be free of charge however it will be encouraged that those who attend offer a monetary donation. All donations will be forwarded to the not for profit community group in attendance at the event.

In lieu of the fact this Classic Movie Series aims to enhance social community and build the capacity of not for profit community groups, it is requested that the venue fee associated with the hire of Marrapikurinya Park be waived.

Thank you for your time and consideration.

Yours sincerely,

Kim Wiltshire

Community Development Coordinator  
Creating Communities Australia Pty Ltd™



*11.5.1.9 Port Hedland Golf Club Inc. – Request for Sponsorship of the Club’s 15<sup>th</sup> Annual Port Hedland Pro-Am Event (File No.: .....)*

**Officer** Chris Adams  
Chief Executive Officer

**Date of Report** 18 March 2010

Disclosure of Interest by Officer

The author of this report is a Member of the Port Hedland Golf Club Inc.

**Summary**

For Council to consider sponsoring the Port Hedland Golf Club’s 15<sup>th</sup> Annual Pro-Am Event, a four-day event that attracts 40 professional golfers and 80 local and visiting amateur golf players.

**Background**

The Port Hedland Golf Club Inc. have formally requested the Town to consider being a major Sponsor of the Club’s 15<sup>th</sup> Annual Pro-Am Event, a four-day event to commence on Thursday 24 June. (Copy of letter attached).

In the covering email to the letter of request, the Club’s Secretary has advised that “a donation \$5k would go a long way to ensuring the success of the event.”

Consultation Nil

Statutory Implications Nil

Policy Implications

Council’s Policy 3/003 ‘Community Recreation Celebrations and Events : Although the above policy does not specifically list the Port Hedland Golf Club Inc.’s Annual Pro-Am event, it does state the following:

*“Recreation is an aspect of a community’s way of life. Council will work in collaboration with the community to support the delivery of recreational events and celebrations for all which reflect the unique recreational identity of the*

*town of Port Hedland. Council will encourage excellence and innovation, and inclusive community participation.*

*Council has delegated authority to the Chief Executive Officer to determine the level of assistance provided to community organisations and events within the constraints of annual budgets and staff resources.”*

### **Strategic Planning Implications**

Key Result Area 3 – Community Development

Goal 2 – Sports & Leisure

That the community has access to sports and leisure facilities at or above the quality that they would be able to access in the metropolitan area.

#### **Budget Implications**

There is no allocation in the 2009/10 Budget for a donation to the Port Hedland Golf Club for the Annual Pro-Am Event. If Council opts to sponsor the event, expenditure can be made from General Ledger Account 401275 ‘Public Relations’.

In December 2009, Council amended its Delegation Register by increasing the level of delegated authority to Chief Executive Officer from \$500 to \$1,000.

*“The Chief Executive Officer is delegated authority to determine requests for donation of monies up to the value of \$1,000 when a group or individual can demonstrate:*

- 1. Significant direct benefit to the local community.*
- 2. The group is a community group or non profit making organisation or running a non profit activity.*
- 3. The group’s financial status is such as to justify a donation from Council.*
- 4. Special circumstances or needs exist in the opinion of the Chief Executive Officer to warrant a donation, e.g. support of needy groups and individuals who bring credit to the municipality by achieving state or national representation or awards, which sees them requiring financial assistance for travelling, accommodation or other incidental expenses.”*

Expenditure for the purpose of donations to a group or individual made under Delegation No 6 (Donations) is made from General Ledger Account 401275 ‘Public Relations’

**Officer's Comment**

Council does support other similar events, such as the Boodarie Bowls Carnival/Competition to the value of \$21,000; and also Regional Championships by waiving fees and providing in kind support.

The Port Hedland Golf Club's Annual Pro-Am Tournament is the Club's major annual event. Commencing on Thursday 24 June, is the traditional Sponsors Day, where sponsors, officials and professional players play an 18-hole game. The three-day professional events then starts on Friday, who will be joined by amateurs on Saturday for their two-day event.

Four (4) options Council may consider include:

- i) sponsorship this unique sporting event, which attracts visiting and local professional and amateur players to the Port Hedland Golf Club and Town;
- ii) considering ongoing support in future years to the Port Hedland Golf Club Inc.'s Annual Pro-Am Event by reviewing Policy 3/003 'Community Recreation Celebrations and Events';
- iii) considering ongoing financial support for the Port Hedland Golf Club Inc.'s Annual Pro-Am Event through the development of Council's 2010/11 budget process;
- iii) not supporting or sponsoring the event;

**Attachments**

Letter from Port Hedland Golf Club Inc., dated 10 March 2010.

**Officer's Recommendation**

That Council:

- i) advises the Port Hedland Golf Club Inc. that it will sponsor an amount of \$5,000 for the Club's 15<sup>th</sup> Annual Port Hedland Pro-Am event to be held from Thursday 24 June 2010, from General Ledger Account Number 401275;
- ii) reviews Council Policy 3/003 'Community Recreation Celebrations and Events' to consider including ongoing support in future years to the Port Hedland Golf Club Inc.'s Annual Pro-Am event;

- iii) considers ongoing financial support for the Port Hedland Golf Club Inc.'s Annual Pro-Am event in future years through its 2010/11 budget process.

OR

That Council advises the Port Hedland Golf Club Inc. that it will not be sponsoring the Club's 15<sup>th</sup> Annual Port Hedland Pro-Am event to be held this year; and that Council may:

- ii) review Council Policy 3/003 'Community Recreation Celebrations and Events' to consider including ongoing support in future years to the Port Hedland Golf Club Inc.'s Annual Pro-Am event; and
- iii) consider ongoing financial support for the Port Hedland Golf Club Inc.'s Annual Pro-Am event in future years through its 2010/11 budget process.

#### **200910/348 Council Decision/Officer's Recommendation**

**Moved:** Cr S J Coates

**Seconded:** Cr D W Hooper

That Council:

- i) advises the Port Hedland Golf Club Inc. that it will sponsor an amount of \$5,000 for the Club's 15<sup>th</sup> Annual Port Hedland Pro-Am event to be held from Thursday 24 June 2010, from General Ledger Account Number 401275.
- ii) reviews Council Policy 3/003 'Community Recreation Celebrations and Events' to consider including ongoing support in future years to the Port Hedland Golf Club Inc.'s Annual Pro-Am event;
- iii) considers ongoing financial support for the Port Hedland Golf Club Inc.'s Annual Pro-Am event in future years through its 2010/11 budget process.

**CARRIED 8/0**

**Port Hedland Golf Club Inc.**

ABN: 96 688 724 259

North West Coastal Highway, South Hedland

All correspondence to the Secretary  
PO Box 2483 South Hedland WA 6722  
Ph: 9172 2046

Town of Port Hedland.  
PO Box 41  
Port Hedland  
WA 6721

10th-March-2010

Att: Chris Adams.

**The 15<sup>th</sup> Annual Port Hedland Pro-Am.**

Dear Chris.

The Port Hedland Golf Club is preparing for its 15<sup>th</sup> Pro-Am Tournament and invites the Town of Port Hedland to play a part in what is the largest golfing event North of Perth. The Pro-Am is a 4 day event that attracts 40 professional golfers and 80 local and visiting amateurs with the professionals vying for \$50,000.00 in prize money. (2010 target)

The event begins on Thursday, the 24<sup>th</sup> of June with all sponsors, officials and the professionals playing in the traditional, 18 hole sponsors day. Friday sees the start of the 3 day professional event with the amateurs teeing off on the Saturday for their 2 day event. Sponsors day in the past has seen representatives from BHP, Port Hedland Port Authority, Pilbara Motor Group, Westrac, Earthex & many others playing alongside the professionals on sponsors day.

Feel free to contact the club secretary should you require any further information.

Sincerely Yours.

***Jeff Brockman.***

Jeff Brockman  
Club President.

***Shane Jamieson-0428 911 977***

JAMO  
Club Secretary.

[shane.j@alliancecontracting.net.au](mailto:shane.j@alliancecontracting.net.au)

**11.5.2 Economic and Land Development****11.5.2.1 Office Relocation- Community Consultation... (File No.: 08/02/0015)**

**Officer** Chris Adams  
Chief Executive Officer

**Date of Report** 16 March 2010

Disclosure of Interest by Officer Nil

**Summary**

The location of the Town Civic and office space has been the subject of much discussion in recent time. This report outlines the feedback that has been received from recent Public consultation regarding this matter and seeks a Council decision on the preferred location of future office and Civic spaces.

**Background**

Growth in both the Town's population and service base has lead to an increase in the staffing levels at the Town Council. This in turn, has lead to office accommodation shortages. These shortages are likely to be exacerbated by further growth in the staffing numbers over the coming years.

At the November 2009 Council meeting, it was resolved (in part):

*"That Council:*

- i) Prepare and widely distribute an options paper that seeks community feedback on their preferred direction/location for the Council offices in the longer term with the following options being canvassed:*
  - . Option 1: Expanding the existing Civic Centre office building.*
  - . Option 2: Selling the Civic Centre building and building/leasing a new Council office facility in the West End of Port Hedland.*
  - . Option 3: Selling the Civic Centre building and building/leasing a new Council office building in the South Hedland CBD.*
  - . Option 4: Any other option as identified by the public"*

A decision on the location of office space is required so that planning for the development can commence.

## Consultation

Community consultation was undertaken between the 19<sup>th</sup> February 2010 and 15<sup>th</sup> March 2010. The consultation process included:

On-line: A locality map and outline of the different areas was uploaded onto the Council website on the 19th February 2010.

Newspaper advertisements: The 3<sup>rd</sup> March 2010 North West Telegraph directed the community to comment on the options via the website, e-mail or feedback form available at Council.

Council news at your fingertips E-mail: The community were encouraged to provide feedback in the Friday 26<sup>th</sup> Feb, 5<sup>th</sup> and 12th March issues.

Feedback Forms: Feedback forms were also placed on the front counter at the Civic Centre.

There were 81 responses received in total from the community by 4pm on Monday 15th March, 2010. A summary of the feedback obtained through this consultation is provided in the table below.

Option	Description	Number	%
1	Expand existing Civic Centre office building	45	56%
2	Sell the Civic Centre building and build/lease new offices in West-End	5	6%
3	Sell the Civic Centre building and build/lease new offices in South Hedland	25	31%
4	Other	6	7%
Total		81	

A copy of all comments received in the community consultation phase has been appended to this report.

## Statutory Implications

Nil

## Policy Implications

Nil

## Strategic Planning Implications

KRA- 4 Economic Development  
Goal 4 Land Development Projects

Strategy 7- "Review options for the development of office space and depot accommodation for the Town of Port Hedland."

### **Budget Implications**

The two most preferred options (ie extension of existing Civic Centre buildings and the development of replacement offices in South Hedland) will cost a significant amount. As no detailed planning or design work has been undertaken, it is not currently possible to estimate the costs.

Costs of developing a new office in South Hedland could possibly be defrayed through the sale of the civic centre to a third party.

It should be noted that Council does not currently own the land on which the Civic Centre sits on, the land is simply vested to the Town by the State. Council does have the ability to purchase the land at its unimproved value (ie relatively cheaply) and may potentially re-sell/lease or the land at commercial level. Preliminary discussions have commenced in this regard and site survey and a valuation has been commissioned.

### **Officer's Comment**

Additional office space will be required by the Town of Port Hedland in the short/medium term. This could be an extension of the existing Civic Centre building or the creation of a new building.

Community consultation has indicated a preference from respondents for the Council Office and civic space to remain in the current location.

While it is important that Council listens to the feedback from the community and considers their views, it must also consider the strategic direction that the Town is proposing to take in the long term.

There was clearly a strong desire from many respondents to retain the existing Civic Centre building for a range of historical, public use and amenity reasons. These issues are real and need to be considered seriously.

The counter argument is that public consultation undertaken during the development of both the Town's Land Use Master Plan and the South Hedland CBD Structure Plan indicated a desire for the South Hedland CBD to be transformed into the 'major city hub' for the Town. These plans indicate that Port Hedland's major commercial/retail areas should be the West End (entertainment, culture and history focus),



Spoilbank (tourism and recreational focus), the Boulevard (Local retail, office and convenience) with smaller corner stores being developed where appropriate.

Council essentially has to choose between maintaining and developing office space in the place where it has strong community and historic links or relocate the primary civic/office space to the future city-centre of Town of Port Hedland.

Given that:

The Council has expressed desire to transform the Town into a City;

The South Hedland CBD will become the major commercial and office space for the district; and

Moving the offices to South Hedland sends a message to the community that the Council is serious about transforming the South Hedland CBD;

It is recommended that Council indicate its preference for a new office building space to be built in the South Hedland CBD.

### **Attachments**

Summary of Responses

Proposed Freehold lot at existing Civic Centre

### **Officer's Recommendation**

That Council:

- i) Notes the results of the community consultation regarding the development of new/additional Council office space.
- ii) States its preference for the development of a new civic building and office space in the South Hedland CBD to replace the existing Civic Centre on the proviso that:
  - a) The public open space at the rear of the civic centre is retained by the Town for public uses.
  - b) That any future redevelopment of civic centre must be required to include function spaces and must appropriately recognize the history of the site.
- iii) Commences the development of this project by:
  - a) Working with Landcorp to identify the exact location available for the proposed new civic building in the South Hedland CBD.
  - b) Commencing negotiations to purchase the existing Civic Centre site freehold (as shown in Attachment 2) from the State Government.

- c) Commencing discussions with developers regarding options to package the proposed development of a new civic building in South Hedland with the potential sale of the current civic centre building.

OR

#### **Alternate Recommendation**

That Council:

- i) Notes the results of the community consultation regarding the development of new/additional Council office space.
- ii) States its preference for the retention of the current Civic Centre building and the development of new Council office space to occur at the current civic centre location.
- iii) Considers the allocation of funding for building design works as a component of the 2010/11 budget process.

#### **200910/349 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council:

- i) Notes the results of the community consultation regarding the development of new/additional Council office space.
- ii) States its preference for the development of a new civic building and office space in the South Hedland CBD to replace the existing Civic Centre on the proviso that:
  - a) **The public open space at the rear of the civic centre is retained by the Town for public uses.**
  - b) **That any future redevelopment of civic centre must be required to include function spaces and must appropriately recognize the history of the site.**
- iii) Commences the development of this project by:
  - a) **Commencing negotiations to purchase the existing Civic Centre site freehold (as shown in Attachment 2) from the State Government.**

- b) Working with Landcorp to identify the exact location available for the proposed new civic building in the South Hedland CBD.
- c) Commencing discussions with developers regarding options to package the proposed development of a new civic building in South Hedland with the potential sale of the current civic centre building.

**CARRIED 7/1**

Record of Vote:

FOR	AGAINST
Cr S R Martin	Cr G J Daccache
Cr A A Carter	
Cr S J Coates	
Cr J M Gillingham	
Cr M Dziombak	
Cr D W Hooper	
Mayor Kelly Howlett	

*REASON: Council changed order of subclasses a) and b) of section iii.*

## Appendix 1: Summary of results

Option	Location	Respondents	%
1	Leave where is	41	57%
2	West End	4	6%
3	South Hedland	23	32%
4	Other	4	6%
	Total responses	72	

Respondent	Option	Comments
1	3	I think the South Hedland option is the best option as it is where the majority of population are and also can link to the redevelopment opportunities in the Town Centre and surrounding suburbs. (Note: I am not a resident of Hedland, but have staff in Hedland)
2	3	
3	3	
4	4	Keep the civic Centre as it is a prime location for civil and Port Hedland "showcase" events. Our fore fathers used this location for just these reasons, and it should not be lost to "progress" Build a 2nd location in South Hedland for normal duties, but leave the upper echelon of the council in town at the present location. A third option would be to build a office complex in south Hedland larger than what is required for the council (when 2 locations is use), relocate all the council to south Hedland for the duration of building a NEW Civic Centre, Iconic to the area, capable of all the civic requirements, Office and chambers, town hall as per now, and open parks. Relocate the council, back into this new building, have the second office in south Hedland, now with extra offices for retail or office use by the public, at reduced rates, to foster small business "incubators". Port Hedland is the town, Not South Hedland, so we do not want to lose our identity or heritage. There is no heritage in South Hedland, and never will be.
5	3	My personal support would go towards leasing the current facility with a requirement that in maintain a function centre provisions that the community can hire and relocate the Council Offices as part of the new town centre plans in South Hedland
6	3	
7	3	

8	4	
9	3	
10	1	
11	3	
12	1	
13	1	
14	3	
15	1	
16	1	
17	1	
18	3	
19	1	
20	1	
21	1	
22	1	
23	1	
24	2	
25	3	Any new premises in South Hedland will be made available for private functions and just as accessible to the community as if owned by the ToPH. Land can be made available through Landcorp by partnerships and negotiations in relation to land swaps etc. I have to comment that these two disadvantages have obviously been placed as a deterrent to the move to South Hedland. South Hedland has the Regions' hospital and will become a city in its own right with a population exceeding 25,000 in the foreseeable future. For ANY major government administration to not see that one needs to be where the people are is an open failing of any government
26	1	Cost would be a significant factor but I think keep it where it is
27	1	Would be more cost effective to upgrade existing complex! And you have lovely ocean views.
28	3	
29	3	Our south Hedland- the place to live, work and play. Landcorp doing a great job with the town centre revitalisation
30	3	
31	1	
32	1	

33	1	
34	1	
35	1	The civic centre is in a fantastic location and should remain as land available to the community for use and to enjoy, rather than the risk of it becoming privately owned land to which community members have no access. Can the turf club and community centre come to an agreement to use their land as a car park?
36	3	
37	1	I think on a personal basis, that historically where it is now is the more convenient option, and yes use the hall and upstairs facilities as office space as well. Can a third floor perhaps solve some congestion, re: council chambers and hall, only a suggestion, as for costs, yes that may be a problem
38	2	
39	1	Don't move from the existing building!!! It's a historic part of Hedland and dear to all who have lived here for many years. The upstairs concert/meeting/ballroom is complimented by all visitors to it - the view is fantastic as are the cooling sea breezes. The outside grassed venue on the seafront is just as special, for Carol's by Candlelight, wedding, funerals as well as a quiet family barbeque. Please don't move to the hot ugly dustbowl in the middle of South Hedland, it is many degrees hotter there and has no character
40	1	Plus have an annex in South Hedland CBD. An office in South so people can pay fees etc and get information.
41	3	
42	4	From an outsiders perspective and a presumption that ([where the great northern hwy meets the road between Port & South Headland]as per aerial map) is the International Airport which Council owns 900 odd hectares of land, and appears to be half way between the 2 headlands that leasing the civic centre to appropriate civil parties and building a new facility at the airport is the obvious way to go. That way, if council leases the civic centre for a time and works on a builder, leased back option at the airport, there would be little if any cost to council and all facilities could be retained.
43	1	
44	1	
45	1	Cooler in the current location and has a nice outlook
46	1	
47	1	
48	1	
49	1	
50	1	

51	1	
52	1	
53	1	
54	2	
55	1	
56	1	
57	2	
58	1	
59	3	Relocation to the West End would contribute to the consolidation of the West End as a business hub and divert from it being a cultural/entertainment precinct. Relocating to South would make South the Government Hub with many other government bodies having their offices there. South will ultimately end up with the larger population base and by relocating to there, the Council will become more accessible to a larger proportion of residents.
60	3	
61	1	
62	3	
63	1	
64	1	
65	1	
66	3	Given the majority of the population is currently based in South Hedland and this is where the majority of likely expansion in the town will take place, it only makes sense that council administration services are located in South Hedland. Whilst it does remove the use of the civic centre for private functions, I cannot see why the Council can continue to own the current building and lease it out to private users, whilst maintaining the Gratwick Hall. This will supplement Councils income and I am sure, given the the lack of commercial office space in Port Hedland, it would not be difficult to lease out the bottom floor
67	3	Needs to be in South Hedland where the 'new' CBD is going for public confidence
68	4	How about redbank? A nice big 4 story building half-way between our two 'suburbs'? - with a rooftop BBQ Garden
69	3	
70	3	
71	1	
72	1	

73	1	we have enough drainage of services to South Hedland as it is now. The selling of town/state land is just a money maker for developers at the expense of locals. The hospital was in the right place for the benefit of patients and should never have been moved - every hospital is upgraded on site - just a land grab for inflated property prices. There is a very good case for bringing back govt services to Port. All Hedlanders appreciate the unique views from the offices and gardens. The Council can open a branch office in South with which today's technology could cope
74	1	I think the civic centre should remain in Port Hedland, whether moved to the West end or remain where it is. Yes it is inconvenient to South Hedland, but there is a lot of venues that are inconveniently in South Hedland too. i.e vet, motor vehicle registry(only available South)and large shopping facilities. This is always going to be a problem because of distance.
75	2	
76	3	
77	4	Keep the civic centre and have additional space for separate departments somewhere else.
78	3	
79	4	It is the Municipality of Town of Port Hedland, not South Hedland. The question is who will benefit from any sale of the Civic Centre site? I bet it will be the greedy developers and the very well-off few or a large local mining company? If the Civic Centre (CC)is to be moved, then it should be to the race course area; that area could be easily developed for such infrastructure. The race course can be moved to near the motor X site or Shoata Road. The existing CC site could be further developed as a creational hub. Extended gym, indoor sports and swimming facilities with water slides and wading pools etc....and opened to all public! The existing Olympic pool can then be freed up for the swimming clubs, swimming carnivals and anyone who use the pool; i.e. lappers. I have lived in Port Hedland for most of my 50 years and hope that you consider my views. I am in great support of new development in our town and wish that further recreational and cultural infrastructure be developed to accommodate its growth.
80	1	There really is not enough detail/information on this form to understand what will be included in the "expansion", other than staff office space. eg Will the needs long term be for other Services, local Government related or not? Therefore in the short to mid-term use the Civic Building and properly plan the next phase of Council Development at another site in the Long Term - after the population growth is backing the statistics from the main industries developing up here.I did re-read the above information you gave which says approx 35 more staff will be employed. Are these all Office workers? or are the majority out in the field? Also with building new premises (conservatively speaking) what would be the length of time involved in the process to make plans/submissions/build etc New Council premises? eg 2-3 years? ** ALSO work on getting more People on the ELECTORAL Role to help with Long Term Plans. I notice with the suggestion of South Hedland there was not a specific area/site suggested - just CBD
81	1	





**General Notes and Legend**

ORIENTAL NORTH EAST HEDLAND DISTRICT  
 ORIGINAL DRAWING DATE: 2008  
 THIS DRAWING IS FOR CLARITY OF THE PLAN

1. - UNCL. LOT	11 - UNCL. ROAD	12 - UNCL. TYP.
2. - UNCL. LOT	13 - UNCL. ROAD	13.1 - UNCL. TYP.
3. - UNCL. LOT	14 - UNCL. ROAD	14.1 - UNCL. TYP.
4. - UNCL. LOT	15 - UNCL. ROAD	15.1 - UNCL. TYP.
5. - UNCL. LOT	16 - UNCL. ROAD	16.1 - UNCL. TYP.
6. - UNCL. LOT	17 - UNCL. ROAD	17.1 - UNCL. TYP.
7. - UNCL. LOT	18 - UNCL. ROAD	18.1 - UNCL. TYP.
8. - UNCL. LOT	19 - UNCL. ROAD	19.1 - UNCL. TYP.
9. - UNCL. LOT	20 - UNCL. ROAD	20.1 - UNCL. TYP.
10. - UNCL. LOT	21 - UNCL. ROAD	21.1 - UNCL. TYP.

The plan is subject to the relevant planning and other laws.  
 The plan is subject to the relevant planning and other laws.  
 The plan is subject to the relevant planning and other laws.

Scale 1:100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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DATE: 15/03/11  
 DRAWING: 1413201100.DWG

**MAKJaP PTY. LTD.**  
 Consulting Engineers and Surveyors  
 AEN 63 001 185 831

Kingoak Street, PORT HEDLAND  
 Western Australia  
 P.O. Box 204, WA 6721  
 Tel: (08 977) 1120 Fax: (08 977) 289  
 eMail: porthedland@makjap.com.au

OPERATIONAL OFFICES  
 Hedland Office 7th Floor  
 Port Hedland Office 1st Floor

*11.5.2.2 Outcomes and Further Actions as a Result of Public Consultation on the Spoilbank and Pretty Pool Concepts (File No.: 18/12/0014)*

**Officer** Richard Bairstow  
Manager Economic and  
Land Development

**Date of Report** 16 March 2010

Project No: 3

**Disclosure of Interest by Officer Nil**

**Summary**

Community consultation on the Pretty Pool and Spoilbank Concepts closed on the 12<sup>th</sup> February 2010. During the advertising period, 196 submissions were received. Council is requested to note the outcomes of the consultation, and endorse a set of broad design principles for both the Spoilbank and Pretty Pool.

In addition it is proposed to delegate to the CEO the ability to investigate the feasibility of the concepts and negotiate with Department of Regional Development and Lands (DRDL) and Landcorp for the release of the sites, with these negotiations being reported back to Council prior to any action being undertaken.

**Background**

Council is aware of the background to the Spoilbank and Pretty Pool Concepts and was briefed on the outcomes of the Community Consultation at its Internal Briefing in early March.

**Consultation**

An extensive public consultation program has been completed, with Ruth Durack of the Urban Design Centre (UDC) preparing a summary. (See Attachment No. 1)

**Statutory Implications**

Nil

**Policy Implications**

Nil

**Strategic Planning Implications**

Key Result Area 4 – Economic Development  
Goal No. 4 – Land Development Projects  
Strategy 1

Fast-track the release and development of commercial, industrial, and residential land, in a sustainable manner, including:

- Pretty Pool Developments
- South Hedland New Living developments
- Landcorp's Various Industrial Land release programs.
- Moore St Development and West End Developments
- South Hedland CBD Developments
- Redevelopment of the Port Hedland Telstra/Water Corporation Site

Key Result Area 4 – Economic Development

Goal No. 4 – Land Development Projects

Strategy 4

Commence the development of a marina/safe boating harbour.

### **Budget Implications**

Council has already made budget allowances for the costs associated with the development of the Spoilbank Design Concept Guidelines. Any budget variation associated with undertakings associated with the Pretty Pool Precinct will be appropriately reported.

### **Officer's Comment**

The community response to the Community Consultation on the Spoilbank and Pretty Pool Precincts is considered to be a good outcome. With nearly 200 submissions and a range of responses it has provided a good insight in the communities views on the future of the precincts. An assessment of these submissions has resulted in the following Broad statements:

#### *Spoilbank*

That 77% of submissions from the Community Consultation wish to see the development of the Spoilbank Area. It's recommended that the next step would be to further investigate the feasibility of the preferred option. Inconjunction develop the general layout shown in the preferred concept design, relating building form (footprint and height) to access constraints and parking capacity, to produce a preliminary development program that can be tested against the market and order-of-magnitude infrastructure costs. Preliminary engineering studies will be required to establish these costs, confirm the feasibility and characteristics of the lagoon, and identify potential construction premiums. To assist in the further development of this precinct the recommendation contains more detailed broad design principles.

#### *Pretty Pool*

The next step for Pretty Pool is to investigate the hybrid options, in order to define their relative environmental impacts and estimate their different yields.

Community consultation made it clear that the community wants to protect the Pretty Pool entrance and mangrove stands. It is most likely that a staged approach will emerge, with immediate development opportunities on high ground that can proceed with minimal impact on the creek or existing infrastructure, designed to expand into a more comprehensive scheme as the future of the Waste Water Treatment Plant and the area south of Styles Road unfolds. The recommendation details a more specific list of broad design principles and recommended staging of development.

### **Attachments**

- Attachment No. 1 - Spoilbank and Pretty Pool Concepts community consultation summary.
- Attachment No. 2 – Port Hedland Port Authorities (PHPA) recommended design for the Pretty Pool Precinct.

### **Officer's Recommendation**

That Council

1. Notes the outcomes of the Community Consultation.
2. Endorses the further investigation of development design principles including economic feasibility for the Pretty Pool and Spoilbank Precincts and ensures the following points are incorporated:
  - a. Spoilbank
    - i. Economic feasibility to consider developable land footprint, building form limitations (footprint and height), access constraints and parking capacity, to produce a preliminary development program that can be tested against the market and order-of-magnitude infrastructure costs. Further preliminary engineering studies will be required to establish these costs, confirm the feasibility and characteristics of the lagoon, and identify potential construction premiums.
    - ii. Development Design Principles to include:
      - aa. Mixed use development – including residential, commercial, mixed use, community purpose and other accommodation uses that intergrates with the surrounding uses and is complimentary to other non-residential uses within the Town;
      - bb. Range of building heights up to 10 storeys that intergrates with surrounding built form;

- cc. Include a perched/benched public access lake (if proven economically feasible); and
  - dd. The development of the site is to be intergrated with the most current marina design.
- b. Pretty Pool Development Design Principles to include:
- i. A water based /focused development is desirable;
  - ii. Where possible mangrove areas are to be protected;
  - iii. Predominately residential development;
  - iv. Design for immediate development of perimeter sites on Athol Street and Styles Road – mid-rise apartments on Styles Road, if there is a market for this unit type, or a mix of apartments and R30 or R50 lots; and
  - v. Investigate expansion of the area to include the waste water treatment plant and other surrounding areas;
  - vi. Futher investigate the potential expansion towards the creek with imported fill – this area may include relocation of the caravan park for higher density residential development on the released site, including a hotel.
3. Endorses the Chief Executive Officer, or his nominated representative, to investigate opportunities with the Department of Regional Development and Land and others for the packaging, release, and development of the Spoilbank and Pretty Pool Precincts. These options are to be reported to Council prior to further actions being undertaken.

### **200910/350 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr D W Hooper

That Council

1. Notes the outcomes of the Community Consultation.
2. Endorses the further investigation of development design principles including economic feasibility for the Pretty Pool and Spoilbank Precincts and ensures the following points are incorporated:

#### **Spoilbank**

- i. Economic feasibility to consider developable land footprint, building form limitations (footprint and height), access constraints and parking capacity, to produce a preliminary development program that can be tested against the market and order-of-magnitude infrastructure costs. Further preliminary engineering studies will be required to establish these costs, confirm the feasibility and characteristics of the lagoon, and identify potential construction premiums.
- ii. Development Design Principles to include:
  - aa. Mixed use development – including residential, commercial, mixed use, community purpose and other accommodation uses that intergrates with the surrounding uses and is complimentary to other non-residential uses within the Town;
  - bb. Range of building heights up to 6 storeys that intergrates with surrounding built form;
  - cc. Include a perched/benched public access lake (if proven economically feasible); and
  - dd. The development of the site is to be intergrated with the most current marina design.

**Pretty Pool Development Design Principles to include:**

- i. A water based /focused development is desirable – creek or weir option ;
- ii. Where possible mangrove areas are to be protected;
- iii. Predominately residential development;
- iv. Design for immediate development of perimeter sites on Athol Street and Styles Road – mid-rise apartments on Styles Road, if there is a market for this unit type, or a mix of apartments and R30 or R50 lots ; and
- v. Investigate expansion of the area to include the waste water treatment plant and other surrounding areas;
- vi. Futher investigate the potential expansion towards the creek with imported fill – this area may include relocation of the caravan park for higher density residential development on the released site, including a hotel.

3. Endorses the Chief Executive Officer, or his nominated representative, to investigate opportunities with the Department of Regional Development and Land and others for the packaging, release, and development of the Spoilbank and Pretty Pool Precincts. These options are to be reported to Council prior to further actions being undertaken.

**CARRIED 8/0**

*REASON: Council indicated its support for buildings up to 6 storeys high on the Spoil bank area and amended Clause 2.a.11.bb of the Officers Recommendations accordingly. Council also indicated its support for a creek or weir development at Pretty Pool, and amended Clause 2.b.1 accordingly.*



Port Hedland Waterfront Development Concepts  
**COMMUNITY CONSULTATION REPORT**

February 16, 2010

**Background**

The Town of Port Hedland commissioned the UDC to prepare sketches of alternative development approaches for the Spoil Bank and Pretty Pool Creek areas. Two options were illustrated for the Spoil Bank and three for Pretty Pool:



**Spoil Bank : High density option**  
 Development up to 10 storeys enclosing an artificial lagoon with a fixed water level controlled by a weir.



**Spoil Bank : Lower density option**  
 Development to a maximum of 3 storeys around a tidal lagoon that flushes naturally.



**Pretty Pool : Creek option**  
 Development on existing high ground on Athol Street and Styles Road, overlooking Pretty Pool Creek in its natural state.



**Pretty Pool : Weir option**  
 Development around an artificial lake created by a weir connecting Pretty Pool and Cooke Point.



**Pretty Pool : Loch option**  
 Boat access to an artificial lake created by a loch at the mouth of Pretty Pool Creek.



The alternatives were presented to Council on November 11, 2009 and approved for public review.

#### Consultation process

Four methods were used to publicise the alternatives and generate feedback:

1. **On-line:**  
The sketches and a copy of the Powerpoint presentation made to Council on November 11<sup>th</sup> were available on the Town of Port Hedland website from November 24<sup>th</sup>, 2009. A form to record preferences and comments (see Attachment 1) was also available for completion on-line.
2. **Newspaper advertisements:**  
The alternatives and a copy of the response form were published in the *North West Telegraph* on December 17<sup>th</sup>, 2009 and January 14<sup>th</sup>, 2010, on each occasion, advertising the opportunity to view the sketches in a larger size at public displays in Port and South Hedland on the following Saturday.
3. **Shopping Centre displays:**  
Poster summaries of the options were displayed at key retail locations in South Hedland and the West End on December 19<sup>th</sup>, 2009 and January 16<sup>th</sup>, 2010 respectively. Planning staff were available to answer questions and visitors were encouraged to fill out a response form.
4. **Public Information Meeting:**  
An open public forum was hosted by the Town of Port Hedland on February 9<sup>th</sup>, 2009. This meeting was delayed until February to avoid the holiday season, but because most interested participants had already viewed and commented on the sketches, it was poorly attended, attracting only eight (8) members of the public, less than half of whom were present throughout the meeting.

#### Consultation results

A total of 196 submissions were received before closing of the comment period at the end of the day on February 16<sup>th</sup>, 2010. Attachment 2 provides a transcription of these submissions, divided into separate sections on the Spoil Bank and Pretty Pool.

Of the 196 submissions, 70% were collected at the retail location displays (51% in Port and 19% in South Hedland), indicating that this is the most effective way to generate community feedback on planning issues in Port Hedland. On-line submissions accounted for only 23% of the total and the remaining 7% of the forms were posted or delivered directly to the ToPH Administrative Offices.

As shown in the response form of Attachment 1, the community was asked to vote for a preferred alternative for the Spoil Bank and Pretty Pool, with an additional "leave it as it is" option provided for each site. The results are as follows:

<i>Spoil Bank:</i>	No.	%
• High density option:	59+4 (see notes)	33%
• Lower density option:	82+3	44%
• Leave it as it is:	45	23%
	<hr/> 193	

The total number of responses is only 193 (not 196) because 3 chose not to comment on the Spoil Bank.

Four (4) submissions indicated a preference for a mix of building heights, from 3 storeys to 10, so these responses were added to the High Density option.

Three (3) submissions marked the High Density choice but included comments that clearly indicated a preference for low rise development, so these were added to the Lower Density option.

<i><b>Pretty Pool:</b></i>	No.	%
• Creek option:	44	23%
• Weir option:	38	20%
• Loch option:	52	27%
• Leave it as it is:	59	30%
	193	

As above, the total number of responses is only 193 (not 196) because 3 chose not to comment on the Pretty Pool options.

**Interpretation**

There appears to have been some misunderstanding of the purpose, or "status", of these options. In the meeting on February 9<sup>th</sup>, it was clear that the attendees misunderstood the conceptual nature of the sketches and that the necessary technical studies of soil conditions, environmental and traffic impacts, etc. had not been completed at this stage. It is likely that this lead to a more than usually conservative response to the options overall and the relatively high score for "leave it as it is" alternatives – particularly at Pretty Pool.

**Spoil Bank:**

The confusion for this site seems to have been over an apparent choice between 10 and 3 storey development and the connection between density and the level of public amenity. Obviously, a 10 storey development throughout is not an attractive prospect, but it is possible that the High Density option achieved a lower score than it might have, had the drawings shown a more variable and sculpted skyline, and had there been an opportunity to emphasize that the alternative proposes *up to* 10 storeys and that this kind of density is essential to the feasibility of a weir and a controlled water level.

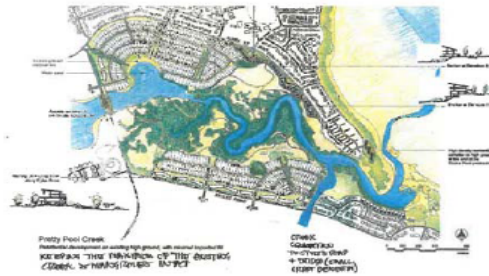
Nevertheless, there is strong support for mixed-use development of the Spoil Bank (77% for development vs. 23% to leave it like it is). The next step would be to further develop the general layout shown in the concept diagram, relating building form (footprint and height) to access constraints and parking capacity to produce a preliminary development program that can be tested against the market and order-of-magnitude infrastructure costs. Preliminary engineering studies will be required to establish these costs, confirm the feasibility and characteristics of the lagoon and identify potential construction premiums.

**Pretty Pool:**

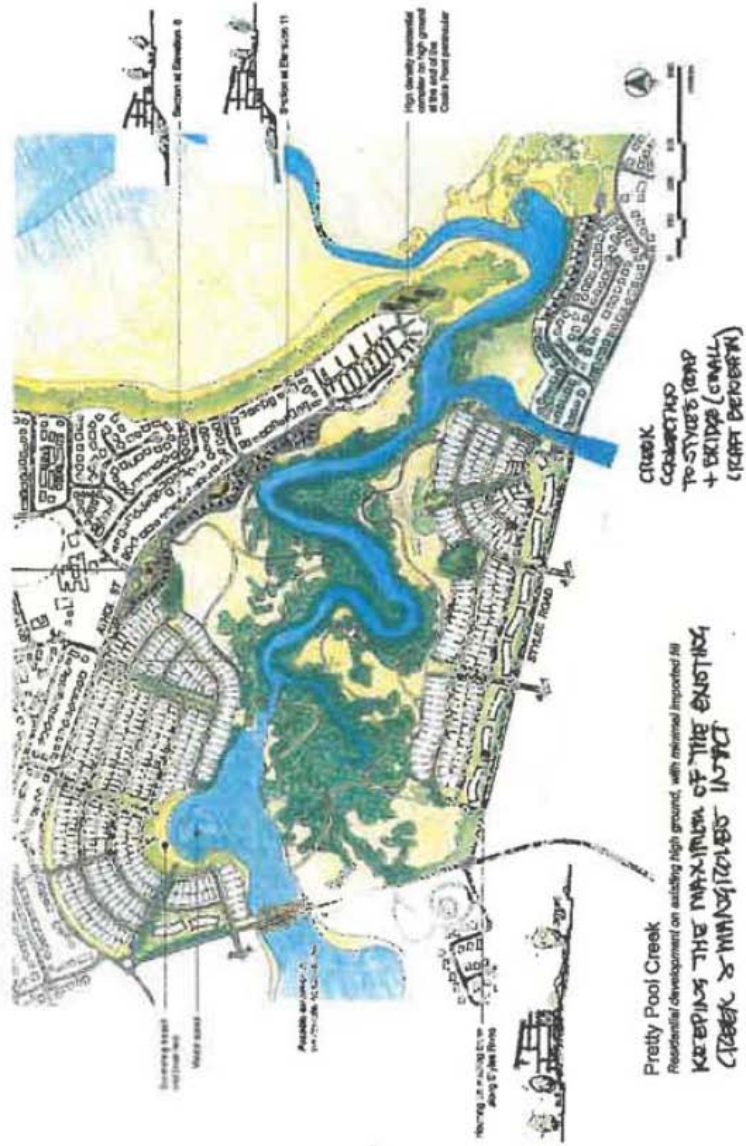
The conclusions for Pretty Pool are less clear with all four options apparently scoring fairly evenly. However, combining the Creek and Leave-it-as-it-is options, which both imply leaving Pretty Pool Creek in its natural state, shows an overall preference for maintaining the creek

(53%), as opposed to one of the more aggressive development options (47%). This position is supported by some very persuasive, and often poetic, comments in the submissions about the beauty of the creek and its fragile ecology, and was further reinforced by the attendees at the public meeting on February 9<sup>th</sup>.

The difference between the conservation and development positions, however, is not dramatic (53% vs. 47%) and it is worth noting an even smaller difference between the Leave-it-as-it-is group and the proponents of the Loch option (30% vs. 27%). Fortunately, there are a number of compromises that should be investigated, including the suggestion by the Port Hedland Port Authority to combine elements of the Creek and Weir concepts:



The next step for Pretty Pool is to investigate these hybrid options to define their relative environmental impacts and estimate their different yields. It is most likely that a phased approach will emerge, with immediate development opportunities on high ground that can proceed with minimal impact on the creek or existing infrastructure, designed to expand into a more comprehensive scheme as the future of the WasteWater Treatment Plant and the area south of Styles Road unfolds.



**ITEM 12 LATE ITEMS AS PERMITTED BY CHAIRPERSON/COUNCIL**

**12.1 Governance**

**200910/351 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That the Meeting be adjourned.

*CARRIED 8/0*

6:44 pm Mayor advised the meeting is adjourned.

**200910/352 Council Decision**

**Moved:** Cr S R Martin

**Seconded:** Cr M Dziombak

That the Meeting be resumed.

*CARRIED 8/0*

6:46 pm Mayor advised the meeting is resumed.

### 12.1.1 *Pilbara to the Parliament Initiative (File No.: ...)*

**Officer** Chris Adams  
Chief Executive Officer

**Date of Report** 24 March 2010

Disclosure of Interest by Officer Nil

#### **Summary**

Report seeks Council's direction in relation to the Shire of Roebourne's Pilbara to the Parliament initiative.

#### **Background**

For the past 6-12 month the concept of running a Pilbara-wide lobby campaign to Canberra has been mooted. The concept has focused on getting a professional delegation from the four Council's, Regional Development Australia, Pilbara Regional Council, Pilbara Development Commission and key industry stakeholders to Canberra to lobby on key Federal government related messages and issues that affect the Pilbara region.

While there has been universal support for the proposal, it has not progressed in a timely manner – primarily due to a lack of leadership on the initiative by any of the key Pilbara-wide authorities (PRC, PDC and/or RDA).

In recent times the Shire of Roebourne has 'grabbed the bull by the horns' and initiated a '*Pilbara to the Parliament*' project. Extensive pre-planning and promotion has been undertaken by the Shire of Roebourne and a sponsorship prospectus has been prepared and distributed (See attachment.)

While it is encouraging to see some leadership being shown on this initiative, there is concern that the proposal looks and feels like a Shire of Roebourne initiative – not a Pilbara wide initiative. The Shire of Roebourne is seeking the Town of Port Hedland's support for the initiative.

#### **Consultation**

The issue has been discussed by a range of agencies including:

- The four Pilbara LGA's
- Regional Development Australia
- Pilbara Regional Council
- Pilbara Development Commission

**Statutory Implications**

Nil

**Policy Implications**

Nil

**Strategic Planning Implications**

Council has not specifically resolved to be involved with the Pilbara to the Parliament initiative but, during its recent Strategic Planning Sessions, did indicate that it supports a coordinated Pilbara-wide approach to lobbying the Federal Government.

**Budget Implications**

While it is not clear exactly what level of sponsorship is being sought from the Shire of Roebourne for the Pilbara to the Parliament initiative the sponsorship packages range from \$10,000 to \$25,000.

The State Government's Pilbara Revitalisation plan has allocated \$358M to the Pilbara over four years and the State has submitted a bid to infrastructure Australia (Federal Government) for in excess of \$400M. To date there has been no Federal Government commitment on this bid.

**Officer's Comment**

The Town of Port Hedland and the Pilbara in general have been reasonably successful in gaining the attention (and subsequent financial commitments) from the State Government but, to date, the region has not received any substantial support/recognition from the Federal Government. Given the importance of the region to the nation this issue needs to be rectified.

While the Shire of Roebourne should be commended for their initiative in driving the Pilbara to the Parliament initiative, for it to be successful the initiative needs to be Pilbara-wide – not Shire of Roebourne focused. The Federal Government is clearly more likely to fund a coordinated regional approach rather than individual approaches by LGA's.

The approach to the Federal Government should be run by the PRC, RDA and/or the PDC and may include a delegation to Canberra and/or actively pursuing senior Federal Government figures to the region.

**Attachments**

Sponsorship proposal from Shire of Roebourne

**Officer's Recommendation**

That Council:

1. Advise the Shire of Roebourne that, while it is not willing sponsor the Pilbara to the Parliament initiative as circulated on Friday 19/3/10, it is willing to consider financial support towards a coordinated, Pilbara-wide delegation to Canberra that includes all key stakeholders.
2. Request that the issue of a coordinated, Pilbara-wide Federal Government delegation be raised by the Town of Port Hedland delegates for discussion/consideration by the Pilbara Regional Council at its meeting on the 29/3/10.

**200910/353 Council Decision**

**Moved:** Cr S R Martin

**Seconded:** Cr A A Carter

That Council:

1. Advise the Shire of Roebourne that, while it is not willing sponsor the Pilbara to the Parliament initiative as circulated on Friday 19/3/10, it is willing to consider financial support towards a coordinated, Pilbara-wide delegation to Canberra that includes all key stakeholders.
2. Request that the issue of a coordinated, Pilbara-wide Federal Government delegation be raised by the Town of Port Hedland delegates for discussion/consideration by the Pilbara Regional Council at its meeting on the 29/3/10.
3. In the event that the Pilbara Regional Council does support the initiative and the two other Shires of East Pilbara and Ashburton decide not to participate in the Pilbara to Parliament Initiative, Council will consider partnering with Shire of Roebourne on an equal partnership basis.

**CARRIED 8/0**

*REASON: Council indicated its desire to participate in the Pilbara to Parliament initiative and sharing costs associated with other participating Shires and included clause three (3) accordingly.*



**ATTACHMENT TO AGENDA ITEM 12.1.1**

**From:** Bobbie Laine [<mailto:Bobbie.Laine@roebourne.wa.gov.au>]  
**Sent:** Friday, 19 March 2010 3:52 PM  
**To:** Collene Longmore; Nicole Lockwood; Jodi Elston  
**Subject:** FW: Pilbara to Parliament - Sponsorship Prospectus

“The Shire of Roebourne would like to thank its valuable industry, business and government partners for the opportunity to meet and discuss its exciting “Pilbara to Parliament” initiative with you over the past month. Your enthusiasm and feedback has been greatly appreciated.

Please join us in taking the first of many steps towards Canberra – your official Pilbara to Parliament Sponsorship Prospectus is attached.

In the coming weeks, you will receive more detailed information about Pilbara to Parliament its objectives and outcomes, as well as regular updates as the event progresses. Already we can reveal that the Opposition Leader Tony Abbott has agreed to participate in the Pilbara Insights Forum.

If you have any questions regarding your sponsorship of or involvement in this historic event please call Shire of Roebourne president Nicole Lockwood on 0457 104 118.

We look forward to hearing from you soon.”

*Jodi Elston* | Public Affairs Manager



Welcome Road Karratha WA 6714  
PO Box 219 Karratha WA 6714  
m 0417 966 041  
e [jodi.elston@roebourne.wa.gov.au](mailto:jodi.elston@roebourne.wa.gov.au)  
w [www.roebourne.wa.gov.au](http://www.roebourne.wa.gov.au)

\* Available Tuesdays and Wednesdays - if urgent please contact mobile

An initiative of the



## Pilbara to Parliament

Tuesday, June 15 2010



### Introducing Pilbara to Parliament

Travelling over four states and more than 5500 kilometres, Pilbara to Parliament, is a rare opportunity to pair Australia's wealth creators with Australia's decision makers to cement the Pilbara's role as a major driver of national prosperity.

On Tuesday, June 15 the people of the Pilbara will travel to Canberra to tell Australia their story with a day of debate, culture and discovery of a region that is driving the nation's prosperity.

With a series of professionally organized events in and around the Federal Parliament, Pilbara to Parliament, will be the chance for our community to introduce Australia to the reality of life on the economic frontier – and highlight the huge benefits for all Australians in investing in the region.

Key partners include the Shires of Roebourne, East Pilbara, Ashburton and the Town of Port Hedland through our Regional body, the Pilbara Regional Council.

Pilbara to Parliament sponsors have a unique opportunity to invest in our community by assisting the Shire of Roebourne and our principal partner, Regional Development Australia – Pilbara, in this historic event.



**Nicole Lockwood**  
President  
Shire of Roebourne



## Pilbara to Parliament

Tuesday, June 15 2010



### Background

The resources-rich Pilbara is Australia's most productive region and in 2008-09 contributed more than \$34 billion to the national economy. With more than \$80.3 billion in committed or under construction iron ore and offshore oil and gas projects the region's enviable growth shows no signs of slowing.

Driving national economic growth and development, the Pilbara produces 23 per cent of Australia's merchandise exports with just 0.2 per cent of the population.

In the Shire of Roebourne - the Pilbara's fastest growing local government area - population figures boomed 31.9 per cent in the 10 year period ending 2008. It is now home to about 18,500 local residents and a fly-in, fly-out workforce that is expected to peak at 10,000 workers later this year.

*But we're struggling to keep up.*

The massive influx of workers to the region has not been matched with investment in the infrastructure our community needs. Despite all the stories of six-figure salaries, the Pilbara has an average annual labour turnover rate of about 20 per cent, and up to 40 per cent in key resource sector positions. According to a recent survey more than 45 per cent of Karratha residents confirmed that the main reason for the high labour turnover is the lack of quality family, community and education services.

Failure to provide these services does not just make life harder in our communities, it actually threatens our nation's prosperity.

*Help us set the pace.*

Our message to the nation is that we are living on the frontier, where the services that most people take for granted are just not there. We want to build a community where we can put down roots and raise our families and ensure that the wealth we are generating continues to grow and is sustained for the nation's long-term benefit.

An initiative of the



# Pilbara to Parliament

Tuesday, June 15 2010



## Pilbara to Parliament – Proposed Events

### Exhibition at Mural Hall

This one-day exhibition is located in Mural Hall – one of Parliament House’s premier public spaces – and will accommodate up to 15 invited exhibitors from industry, business and government. It will be an opportunity for exhibitors to communicate key organisational messages and attract the attentions of the hundreds of parliamentarians and bureaucrats who pass through Mural Hall each day. An event highlight will be the “artists in residence” program showcasing a group of the region’s best-known Aboriginal artists and an intimate exhibition of works from across the Pilbara.

### Pilbara Insights Forum

Renowned Australian journalist and broadcaster, Geraldine Doogue, will facilitate an insightful panel discussion with six of the country’s brightest minds, including high-profile politicians, industry leaders and respected social and economic commentators. Prepare for some lively debate as panelists strip back the spin, ditch the scripts and respond to audience questions face-to-face. Pilbara Insights will explore the many challenges and opportunities of operating in the Pilbara, ways to capitalise on the potential of the region and set the tone for the day’s discussion.

### Keynote Speakers

A captivating program of keynote speakers will be invited to address topics such as indigenous employment strategies and the importance of regional economic diversification.

### Cocktail Reception

A cocktail reception for 100 invited guests will be held in Mural Hall to close the day’s events. It will be an outstanding networking opportunity for exhibitors and event participants.



# Pilbara to Parliament

Tuesday, June 15 2010



## Who will attend?

Many representatives from key industry, business and government stakeholders – from across the region - have already expressed their interest in participating in the Pilbara to Parliament exhibition.

The list of invited exhibitors will include:

- Regional Development Australia – Pilbara
- WA Government
- Pilbara Regional Council
- Pilbara Development Commission
- Australia's North West – Warlu Way
- WA Chamber of Minerals and Energy
- Town of Port Hedland, Shire of East Pilbara and Shire of Ashburton
- Rio Tinto
- BHP Billiton
- Citic Pacific Mining
- Fortescue Metals Group
- Woodside
- Chevron Australia
- Australian Premium Iron (API)
- FORM

An initiative of the



# Pilbara to Parliament

Tuesday, June 15 2010



## Why sponsor?

Pilbara to Parliament presents a rare and outstanding opportunity to capture the attention and imagination of both sides of government while showcasing your organisation to hundreds of the country's key decision makers.

With intense media interest in the development of the region's booming resources industry, Pilbara to Parliament, is expected to generate headlines across the country.

As a result, Pilbara to Parliament, presents as an excellent sponsorship proposition. Sponsorship opportunities include:

- Principal Partner – Regional Development Australia - Pilbara
- Pilbara Insights Forum
- Cocktail Reception
- Arts and Culture
- Platinum Sponsor
- Gold Sponsor
- Silver Sponsor

Details of these sponsorship opportunities are provided on the following pages.



## Pilbara to Parliament

Tuesday, June 15 2010



### Pilbara Insights Forum - \$25,000

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This is an exclusive opportunity. This curtain-raiser event will attract participation from some of the country's brightest minds, including high-profile politicians, industry leaders and respected social and economic commentators. It is also expected to generate intense media interest.

#### **The Pilbara Insights sponsor will receive:**

- An exclusive opportunity to address the 100-strong audience prior to the start of the Pilbara Insights forum.
- Acknowledgement of the sponsorship in the introduction to the forum.
- An exclusive opportunity to display banners and other portable signage at the Pilbara Insights forum.
- Logo recognition on all promotional/marketing material used to promote the Pilbara Insights Forum.
- Media announcements about the sponsorship and the Pilbara Insights forum.
- Logo recognition in all media campaigns to promote Pilbara to Parliament.
- A booth at the Pilbara to Parliament exhibition in Mural Hall\*.
- Recognition of your sponsorship on the Pilbara to Parliament website, including logo and link to your organisation's website.
- Inclusion of approved promotional materials in Pilbara to Parliament gift bag.
- Invitation to the Cocktail Reception.

*\*Please Note\**

*Exhibitors to supply all banners/signage, promotional/marketing material and audio visual/multimedia presentations.*

An initiative of the



## Pilbara to Parliament

Tuesday, June 15 2010



### Cocktail Reception - \$25,000

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This is an exclusive opportunity. The Cocktail Reception will be an outstanding social networking event for exhibitors and event participants.

#### The Cocktail Reception sponsor will receive:

- An exclusive opportunity to address guests at the Cocktail Reception.
- An exclusive opportunity to display banners and other portable signage at the function.
- Logo recognition on all promotional/marketing material used to promote the Pilbara to Parliament Cocktail Reception.
- Media announcements about the sponsorship and the Pilbara to Parliament Cocktail Reception.
- Logo recognition in all media campaigns to promote Pilbara to Parliament.
- A booth at the Pilbara to Parliament exhibition in Mural Hall\*.
- Recognition of your sponsorship on the Pilbara to Parliament website, including logo and link to your organisation's website.
- Inclusion of approved promotional materials in Pilbara to Parliament gift bag.
- Invitation to the Cocktail Reception.

*\*Please Note\**

*Exhibitors to supply all banners/signage, promotional/marketing material and audio visual/multimedia presentations.*





# Pilbara to Parliament

Tuesday, June 15 2010



## Platinum Sponsor - \$20,000

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This is a limited opportunity.

### The Pilbara to Parliament platinum sponsor will receive:

- An opportunity for the organisation's chief executive officer or chairman to provide a 20-minute key note address on an approved topic.
- An opportunity to supply a one to two minute fully narrated multi media presentation about the organisation to be shown at the beginning of the keynote address.
- Media announcements about the sponsorship and your support of the Pilbara to Parliament event.
- Logo recognition in all media campaigns to promote Pilbara to Parliament.
- A booth at the Pilbara to Parliament exhibition in Mural Hall\*.
- Recognition of your sponsorship on the Pilbara to Parliament website, including logo and link to your organisation's website.
- Inclusion of approved promotional materials in Pilbara to Parliament gift bag.
- Invitation to the Cocktail Reception.

*\*Please Note\**

*Exhibitors to supply all banners/signage, promotional/marketing material and audio visual/multimedia presentations.*

An initiative of the



## Pilbara to Parliament

Tuesday, June 15 2010



### Gold Sponsor - \$15,000

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#### The Pilbara to Parliament gold sponsor will receive:

- Media announcements about the sponsorship and your support of the Pilbara to Parliament event.
- Logo recognition in all media campaigns to promote Pilbara to Parliament.
- A booth at the Pilbara to Parliament exhibition in Mural Hall\*.
- Recognition of your sponsorship on the Pilbara to Parliament website, including logo and link to your organisation's website.
- Inclusion of approved promotional materials in Pilbara to Parliament gift bag.
- Invitation to the Cocktail Reception.

*\*Please Note\**

*Exhibitors to supply all banners/signage, promotional/marketing material and audio visual/multimedia presentations.*

An initiative of the



## Pilbara to Parliament

Tuesday, June 15 2010



### Silver Sponsor - \$10,000

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#### The Pilbara to Parliament silver sponsor will receive:

- Media announcements about the sponsorship and your support of the Pilbara to Parliament event.
- Logo recognition in all media campaigns to promote Pilbara to Parliament.
- A booth at the Pilbara to Parliament exhibition in Mural Hall\*.
- Recognition of your sponsorship on the Pilbara to Parliament website, including logo and link to your organisation's website.
- Inclusion of approved promotional materials in Pilbara to Parliament gift bag.
- Invitation to the Cocktail Reception.

*\*Please Note\**

*Exhibitors to supply all banners/signage, promotional/marketing material and audio visual/multimedia presentations.*

An initiative of the



# Pilbara to Parliament

Tuesday, June 15 2010



	Pilbara Insights \$25,000	Cocktail Reception \$25,000	Arts/Culture \$25,000	Platinum \$20,000	Gold \$15,000	Silver \$10,000
Exclusive address at Pilbara Insights Forum	✓					
Formal sponsorship acknowledgement at Pilbara Insights Forum	✓					
Exclusive opportunity to display banners at Pilbara Insights Forum	✓					
Logo recognition on all Pilbara Insights promotional material.	✓					
Acknowledgement in media announcements about Pilbara Insights Forum	✓					
Exclusive address at Pilbara to Parliament cocktail reception		✓				
Formal sponsorship acknowledgement at Pilbara to Parliament cocktail reception		✓				
Exclusive opportunity to display banners at Pilbara to Parliament cocktail reception		✓				
Logo recognition on all Pilbara to Parliament cocktail reception promotional material.		✓				
Acknowledgement in media announcements about Pilbara to Parliament cocktail reception		✓				
Logo recognition on Pilbara to Parliament Art Exhibition promotional material			✓			
Acknowledgement in media announcements about Pilbara to Parliament Art Exhibition			✓			
Opportunity for the chief executive officer or chairman to provide a 20-minute key note address on an approved topic.				✓		
Opportunity to supply a one to two minute fully narrated multi-media presentation about the organisation to be shown at the beginning of the keynote address.				✓		
Acknowledgement in media announcements about Pilbara to Parliament sponsorship.				✓	✓	
Logo recognition in all media campaigns to promote Pilbara to Parliament	✓	✓	✓	✓	✓	✓
A booth at the Pilbara to Parliament exhibition in Mural Hall.	✓	✓	✓	✓	✓	✓
Recognition of your sponsorship on the Pilbara to Parliament website.	✓	✓	✓	✓	✓	✓
Inclusion of approved promotional material in Pilbara to Parliament gift bag.	✓	✓	✓	✓	✓	✓
Invitation to cocktail reception.	✓	✓	✓	✓	✓	✓

An initiative of the



## Pilbara to Parliament

Tuesday, June 15 2010



### Sponsorship agreement

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Thank you for your consideration of a sponsorship opportunity supporting the Pilbara to Parliament exhibition. To proceed with sponsorship, please fill in the details below.

I \_\_\_\_\_ being an authorised representative of \_\_\_\_\_ agree to sponsor the Pilbara to Parliament exhibition.

Our level of sponsorship is \_\_\_\_\_ and we will be invoiced for \$ \_\_\_\_\_ for our part in sponsoring this event.

Signed and authorised by:

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

**ITEM 13      MOTIONS OF WHICH PREVIOUS NOTICE HAVE BEEN GIVEN**

Nil

*NOTE: Council considered Item 15 APPLICATIONS FOR LEAVE OF ABSENCE immediately after item 13.*

*NOTE: As Council is to consider a confidential item, Mayor advised members of the public that Council was at the conclusion of matters of public involvement. Mayor requested members of the public to leave.*

**ITEM 14 CONFIDENTIAL ITEMS**

*14.1 Confidential Item: Airnorth Airlines – Request to Waive Fees (File No.: ...)*

**200910/355 Council Decision/Officer's Recommendation**

**Moved:** Cr A A Carter

**Seconded:** Cr S J Coates

That the Meeting be closed to members of the public as prescribed in Section 5.23 (2) (c) and (d) of the Local Government Act 1995, to enable Council to consider Agenda Item 14.1.1 14.1 Confidential Item: Airnorth Airlines – Request to Waive Fees’.

**CARRIED 8/0**

*NOTE: Section 5.23 (2) of the Local Government Act 1995 states:*

*“(2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —  
...;...”*

**200910/ 356 Council Decision**

**Moved:** Cr A A Carter

**Seconded:** Cr S R Martin

That Council:

- i) Approves a 100% discount for all Landing Fees for Airnorth flights to the Port Hedland International Airport for an initial period of one (1) year, for the provision of a bi-weekly flight to the Port Hedland International Airport;
- ii) Approves a direct contribution to Airnorth for marketing the new Bi-weekly service of no more than \$20,000, funded from the Airport Reserve;
- iii) Advises Airnorth that concessions for any additional services would have to be considered separately, once it is identified; and

- iv) Advises Airnorth that the above arrangements will be reviewed at the end of the 12 month period.

***CARRIED BY ABSOLUTE MAJORITY 8/0***



**ITEM 15 APPLICATIONS FOR LEAVE OF ABSENCE****200910/ 354 Council Decision/Officer's Recommendation****Moved:** Cr A A Carter**Seconded:** Cr S R Martin**That the following Applications for Leave of Absence:**

- i) Councillor A A Carter from 14 April to 24 April 2010 inclusive
- ii) Councillor J M Gillingham from 11 April to 18 April 2010 inclusive
- iii) Councillor S J Coates from 27 March to 31 March 2010 inclusive
- iv) Councillor Davide Hooper from 4 April to 11 April 2010 inclusive
- v) Mayor Kelly Howlett from 15 April to 24 April 2010 inclusive

be approved.

*CARRIED 8/0*

*NOTE: Council returned to Item 14 Confidential Item: Airnorth Airlines – Request to Waive Fees (File No.: ... )immediately after considering Item 15.*

**ITEM 16 CLOSURE****16.1 Date of Next Meeting**

The next Ordinary Meeting of Council will be held on Wednesday 28 April 2010, commencing at 5.30 pm.

**16.2 Closure**

There being no further business, the Chairman declared the meeting closed at 6:56 pm.

**Declaration of Confirmation of Minutes**

I certify that these Minutes were confirmed by the Council at its Ordinary Meeting of 28 April 2010.

CONFIRMATION:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE