



Town of Port Hedland

MINUTES

OF THE

SPECIAL MEETING

OF THE TOWN OF PORT HEDLAND COUNCIL

HELD ON

MONDAY 16 MARCH 2009

COMMENCING AT 7:15 PM

IN COUNCIL CHAMBERS

McGREGOR STREET, PORT HEDLAND

*Purpose of Meeting: To consider*

- . *New Living Project Subdivision Application for 6 lots into 31 lots involving lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland;*
- . *Purchase of Automated Public WC – Lot 1483 McGregor Street, Port Hedland*
- . *Authorisation of Temporary Camping on Lot 254 Shoata Road, South Hedland (South Hedland Owners and Trainers Association);*
- . *Lease with BHP Billiton to Increase the Colin Matheson Oval;*
- . *2007/08 Annual Report and Proposed Date for Annual General Meeting of Electors;*
- . *Port Hedland: Tax Reform Initiatives; and*
- . *2008/09 Budget Amendment/Royalties to Regions*

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*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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**OUR COMMITMENT**

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

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7.1 CLOSURE ..... 74

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

The Mayor declared the meeting open at 7:15pm and acknowledged the traditional owners, the Kariyarra people.

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

Cr S R Martin  
Cr A A Carter  
Cr G D Bussell  
Cr G J Daccache  
Cr J E Ford  
Cr A A Gear  
Cr K A Howlett

Mr Chris Adams	Chief Executive Officer
Mr Matthew Scott	Directory Corporate Services
Mr Terry Dodds	Director Engineering Services
Mr Terry Sargent	Director Regulatory and Community Services

Members of Public	5
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Members of the Media	1
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**2.2 Apologies**

Nil.

**2.3 Approved Leave of Absence**

Cr S J Coates  
Cr J M Gillingham

**ITEM 3 PUBLIC TIME****3.1 Public Questions**

7:15 pm Mayor opened Public Question Time.

Nil.

7:15 pm Mayor closed Public Question Time.

**3.2 Public Statements**

7:15 pm Mayor opened Public Question Time.

Nil

7:15 pm Mayor closed Public Question Time.

**ITEM 4 QUESTIONS FROM MEMBERS WITHOUT NOTICE****4.1 Councillor George Daccache**

*As I will not be present when Council considers Agenda Item 6.3.1.1 'Lease with BHP Billiton to Increase the Colin Matheson Oval', can Councillors please consider to extend the three (3) year lease to a longer lease for a much greater period like twenty or thirty years, to ensure it is retained as a sporting oval?*

Mayor advised that Council will have an opportunity to move an alternative motion when it considers tonight's Agenda Item 6.3.1.1 'Lease with BHP Billiton to Increase the Colin Matheson Oval'.

**ITEM 5 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.

Cr S R Martin	Cr S J Coates
Cr A A Carter	Cr J E Ford
Cr G D Bussell	Cr J M Gillingham

**ITEM 6 REPORTS OF OFFICERS**

**6.1 REGULATORY AND COMMUNITY SERVICES**

**6.1.1 Planning Services**

**6.1.1.1 *New Living Project Subdivision Application for 6 lots into 31 lots involving lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland (File Nos.: 18/14/004, 130083G, 130082G, 130036G and 803128G)***

**Officer** Richard Bairstow  
Manager Planning

**Date of Report** 10 March 2009

**Application No.** 2009/23

**Disclosure of Interest by Officer** Nil

Summary

Taylor Burrell Barnett on behalf of the Department of Housing Works (DHW) – New Living Project in South Hedland, has submitted a subdivision application for Lots 6177, 6108, 6107, 2424, 2430, 2429 – Cottier, Kennedy, Coppin and Stanley Street, South Hedland – (See Attachment No. 1)

Council has previously determined not to support the application at its January 2009 Ordinary Meeting. The application was placed before Council for reconsideration at its 25 February 2009 meeting with the resolution as follows:-

*“That Agenda Item 11.1.2.1 South Hedland New Living Project Subdivision Application for Six (6) lots into 31 Lots Involving Lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland, lay on the table pending further discussion.”*

Accordingly this item is placed before Council to reconsider its previous decisions.

Background

The current application represents the continued effort to rationalise the large unused portions of land within the South Hedland town site via subdivision proposals undertaken by the South Hedland New Living Project.

While this proposal represents a significant narrowing of the corridor of open space that currently exists at this location, it occurs immediately adjacent to the proposed Marquee Park and will not result in an undersupply of open space in the area.

The application is generally in accordance with the New Living Concept Development Plan, which has been presented to Council. A condition has been imposed however to ensure that the Plan is updated to reflect recent refinements and changes.

Subsequent, to Council's Resolution at its Ordinary Meeting in January 2009, the applicant made a further detailed presentation to Council's Informal Briefing Session on 11 February 2009 (See Attachment No. 2)

#### *Site*

The site is vacant and is zoned R30 and has an area of 4.66ha.

#### *Proposal*

The proposal comprises Lots 6177, 6108, 6107, 2424, 2430, 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland. The proposal is to create 31 lots with a minimum lot size of 474m<sup>2</sup> and a maximum lot size of 1385m<sup>2</sup> (with the exception of one 2.88ha site), with an average lot size of 593m<sup>2</sup> (with the exception of the 2.88ha site). The site also includes a 2.88ha Public Open Space (POS) site (see Attachment No. 1), which includes the proposed Marquee Park. The applicant proposes to further subdivide the larger 2.88ha lot when the Marquee Park size, location and adjoining lot design is finalised.

#### *Consultation*

The applications require no external comments, however, it is noted that the New Living Project has been extensively advertised within the general community by way of various media releases.

The applicant and DHW have been previously advised of all the issues noted in the conditions contained within the recommendation.

#### *Internal comments*

The applications were referred to Council's Engineering Services for comment and appropriate comments have been incorporated as conditions, and or footnotes, within the recommendation.

#### *Statutory Implications*

The Western Australian Planning Commission (WAPC) is required under Part 10 – Subdivision and Development Control,



Clause 142 – Objections and Recommendations of the Planning Development Act 2005 (P&D2005) to refer for comment any applications for subdivision.

The Town is required to provide these comments within 42 days of receiving the application.

#### Policy Implications

- 9/007 – Roadside, verge and reserve parking policy
- 9/008 – Verge treatment policy
- 12/002 - Off site car parking policy

#### Strategic Planning Implications

Key Result Area 4 – Economic Development

Goal Number 4 – Land Development Projects

Strategy 2 – “Work with the South Hedland New Living Project to ensure that sustainable development lots consistent with the principles of Council are made available within South Hedland within a timely manner.”

Key Result Area 2 – Community Pride

Goal Number 3 – Townscape

Strategy 1 – “Work closely with the Department of Housing and Works to implement the South Hedland New Living project.”

Key Result Area 1 – Infrastructure

Goal Number 2 – Parks and Gardens

Strategy 1 – “In conjunction with the South Hedland New Living Project and the Land Use Master Plan, develop a Park Improvement Program that identifies which parks should be more intensively developed and which parks could potential be surplus to community requirements.”

#### Budget Implications

The applications are only referred to the Town for a recommendation and therefore no fees are payable.

#### Officer’s Comment

The subdivision plan has been assessed against the Town’s Local Planning Strategy (Land Use Master Plan), The Parks Improvement Plan and Residential Land Rationalisation Plan and assessed to be compliant.

The assessment has identified two (2) strategic design areas that should be suitably addressed by the applicant prior to the commencement of subdivision works. These areas are:

- Design Guidelines for the treatment, development and upgrading of proposed linear open space, which relates to the central spine of the Parks Improvement Plan; and
- Design Guidelines for corner lots to ensure that the development addresses and provides passive surveillance of the primary and secondary streets.

To ensure that these points are addressed, conditions have been included to require the applicant to develop suitable statutory documents, i.e., Guidelines, Policy, or similar, prior to the commencement of subdivision works.

The application is recommended subject to those conditions and footnotes contained within the recommendation.

#### Attachments

1. Location Plan
2. Applicant's February Presentation

#### Officer's Recommendation

That Council advises the Western Australian Planning Commission that having been provided with additional information it now SUPPORTS the subdivision application (WAPC Ref 139193) for the creation of 31 lots on Lots 6177, 6108, 6107, 2424, 2430, 2429 – Cottier, Kennedy, Coppin and Stanley Street, South Hedland subject to the following conditions and footnotes:

- a) The submission to and approval by the Town of an updated Overall Concept Plan for the proposed area, past and future proposed subdivision areas. The Concept Plan is to consider and address the following matters:
  - 1) Parks Improvement Plan;
  - 2) Town Cycle Plan; andall to the satisfaction of the Manager Planning.
- b) Prior to the commencement of works:
  - 1) Detailed designs for the proposed Linear Open Space which reflects the intended functions of the linear open spaces as a Local Reserve – Level 2 which acts as a connector between the Water Tower and Marquee Park
  - 2) Development works to include landscaping at civil works (dual use path) within the median dividing Stanley Street and the new road (parallel to Stanley);

3. Dual use paths to be provided to all roads where not already existing;
4. Develop Design Guidelines for all corner lots to ensure that these lots are developed with the dwelling/s addressing both the primary and secondary street and be submitted to and approved by the Town;

all to the satisfaction of the Manager Planning;

- c) The approved plans/documentation relating to conditions "a" being implemented to the satisfaction of the Manager Planning.
- d) Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost. As an alternative, the Western Australian Planning Commission is prepared to accept the subdivider paying to the Local Government the cost of such works as estimated by the Local Government subject to the Local Government giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission.
- e) Subdivisional roads to be constructed and dedicated to the boundary of the application area.
- f) Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision.

#### Footnotes

- a) Be advised that any development (including retaining walls not exempted by R-Codes) not covered by this approval or conditions attached there to will require a separate planning approval.

*NOTE: to revoke the decision made in accordance with the Local Government (Administration) Regulations 1996:*

***“10. Revoking or changing decisions made at Council or Committee meetings – s5.25(e)***

- 1. If a decision has been made at a council or committee meeting then any motion to revoke or change the decision must be supported –*
  - (a) Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover; or*
  - (b) in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover*
- 2. If a decision has been made at a council or a committee meeting then any decision to revoke or change the first-mentioned decision must be made –*
  - (a) In the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority;*
  - (b) In any other case, by an absolute majority.*
- 3. This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.*

***Voting Requirements***

- 1. To consider – 1/3 of members (3).*
- 2. To revoke – absolute majority.*

*NOTE: Mayor called for a show of hands in favour to consider the revoking of resolution of Item 12.1.1 'New Living Project Subdivision Application for 6 lots into 31 lots involving lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland' presented to Council's Ordinary Meeting held on 28 January 2009, and recorded on page 186 of those Minutes.*

The following Councillors were in favour to consider the revoking the resolution of Item 12.1.1 'New Living Project Subdivision Application for 6 lots into 31 lots involving lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland' presented to Council's Ordinary Meeting held on 28 January 2009, and recorded on page 186 of those Minutes:

Councillor G J Daccache;  
Councillor A A Carter; and  
Councillor S R Martin.

200809/.... Council Decision

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

That Council rescinds the following Council Decision 200809/202 from its Ordinary Meeting held on 28 January 2009, as follows:

That Council advises the Western Australian Planning Commission that it opposes the subdivision application (WAPC Ref 139193) for the creation of 31 lots on Lots 6177, 6108, 6107, 2424, 2430, 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland.

*LOST 3-4*

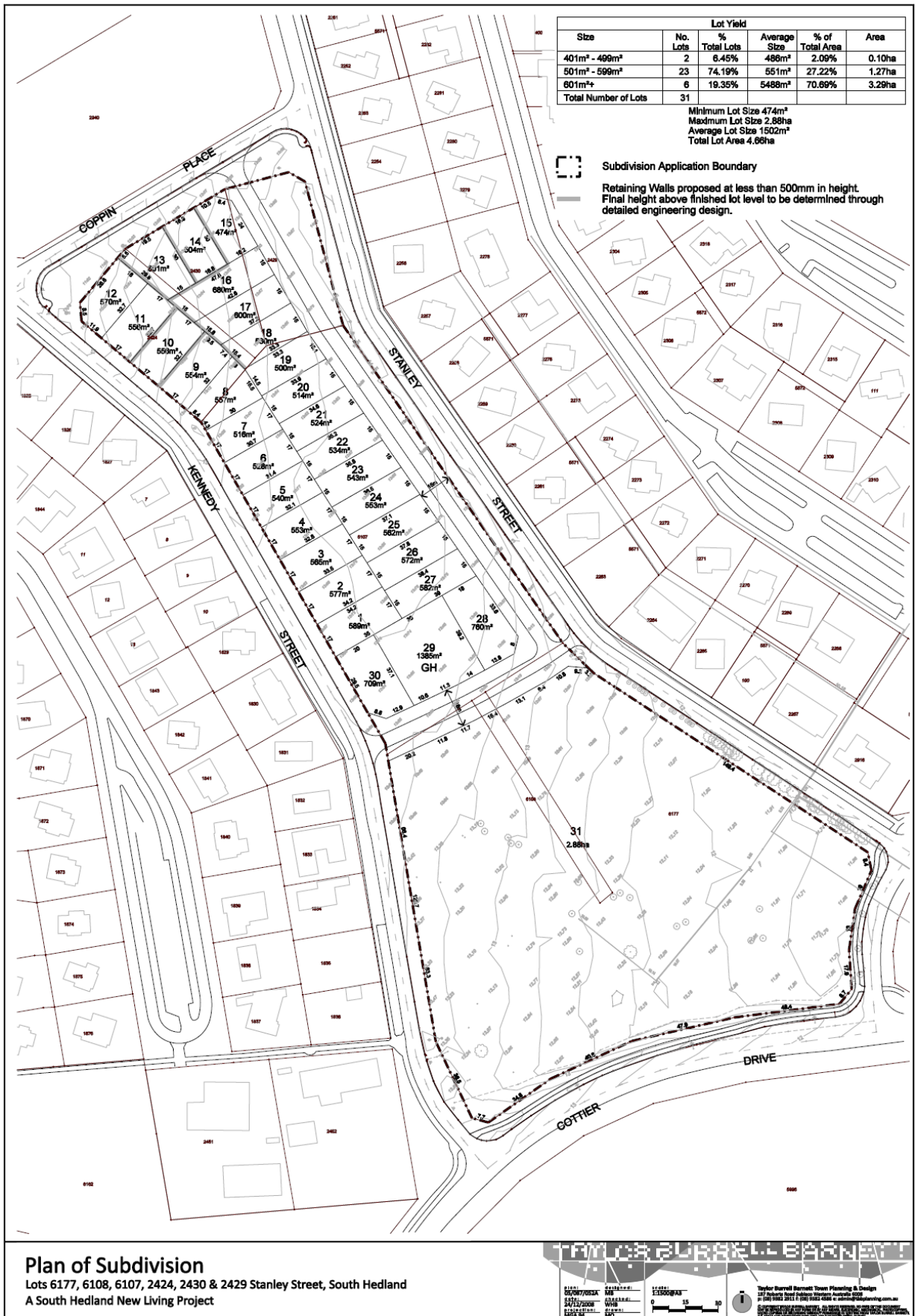
200809/253 Council Decision

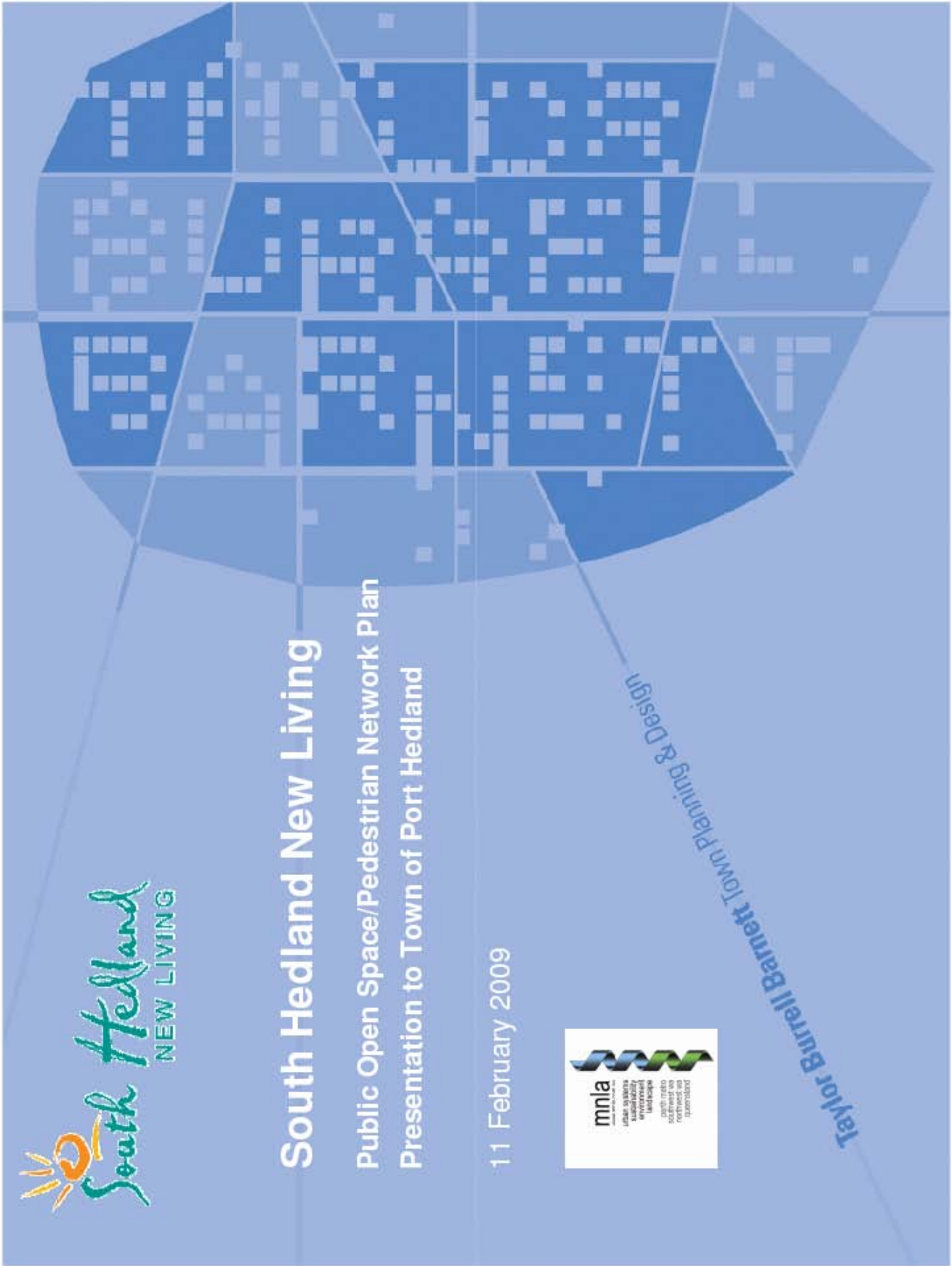
**Moved:** Cr A A Carter                      **Seconded:** Cr A A Gear

That Agenda Item 6.1.1.1 'New Living Project Subdivision Application for 6 lots into 31 lots involving lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland' be deferred until later in the meeting, pending further information.

*CARRIED 7/0*

ATTACHMENT 1 TO AGENDA ITEM 6.1.1.1





**South Hedland New Living**  
**Public Open Space/Pedestrian Network Plan**  
**Presentation to Town of Port Hedland**

11 February 2009



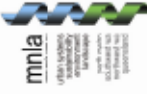
*Taylor Burrell Barnett Town Planning & Design*



## Presentation Format

- Introduction/Purpose
- Proposed Public Open Space Pedestrian Network
  - Broad Principles
  - Alignment
  - Landscape Design Principles
- Discussion on relationship with current Council Policy



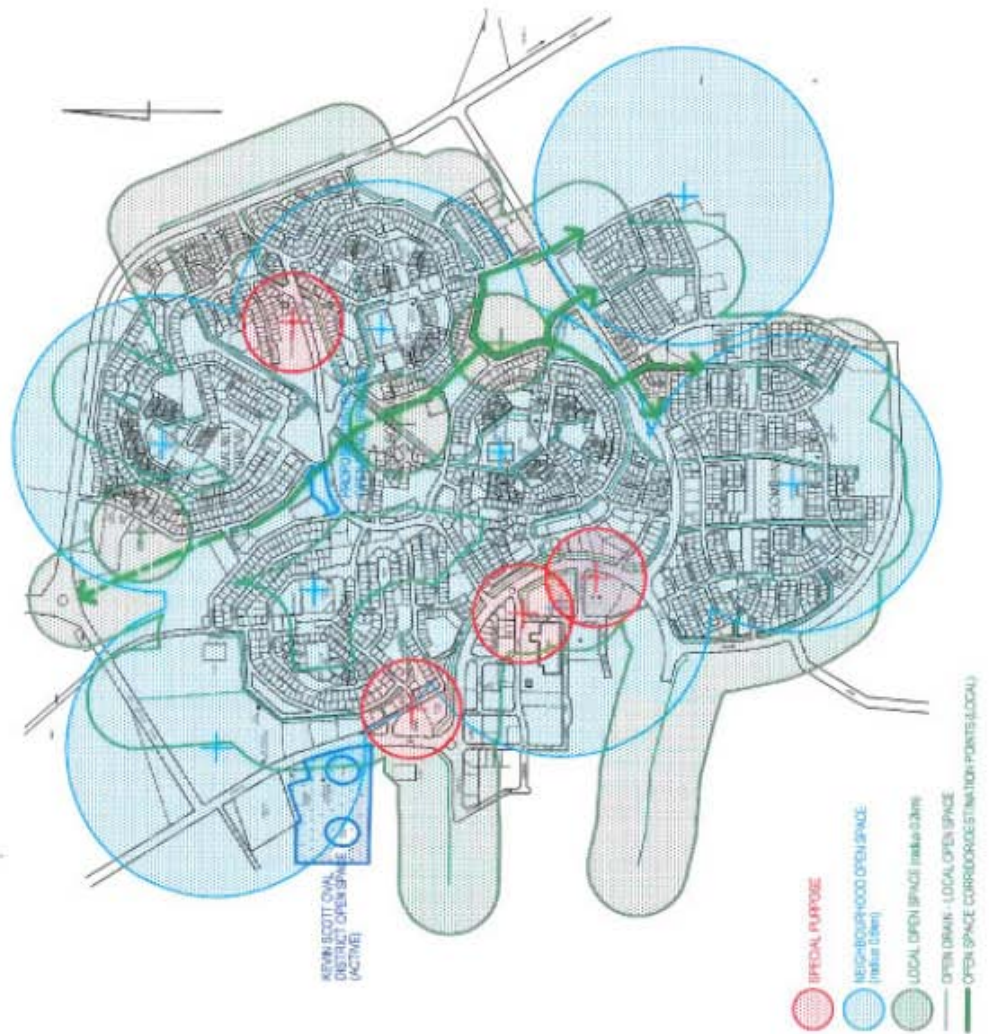


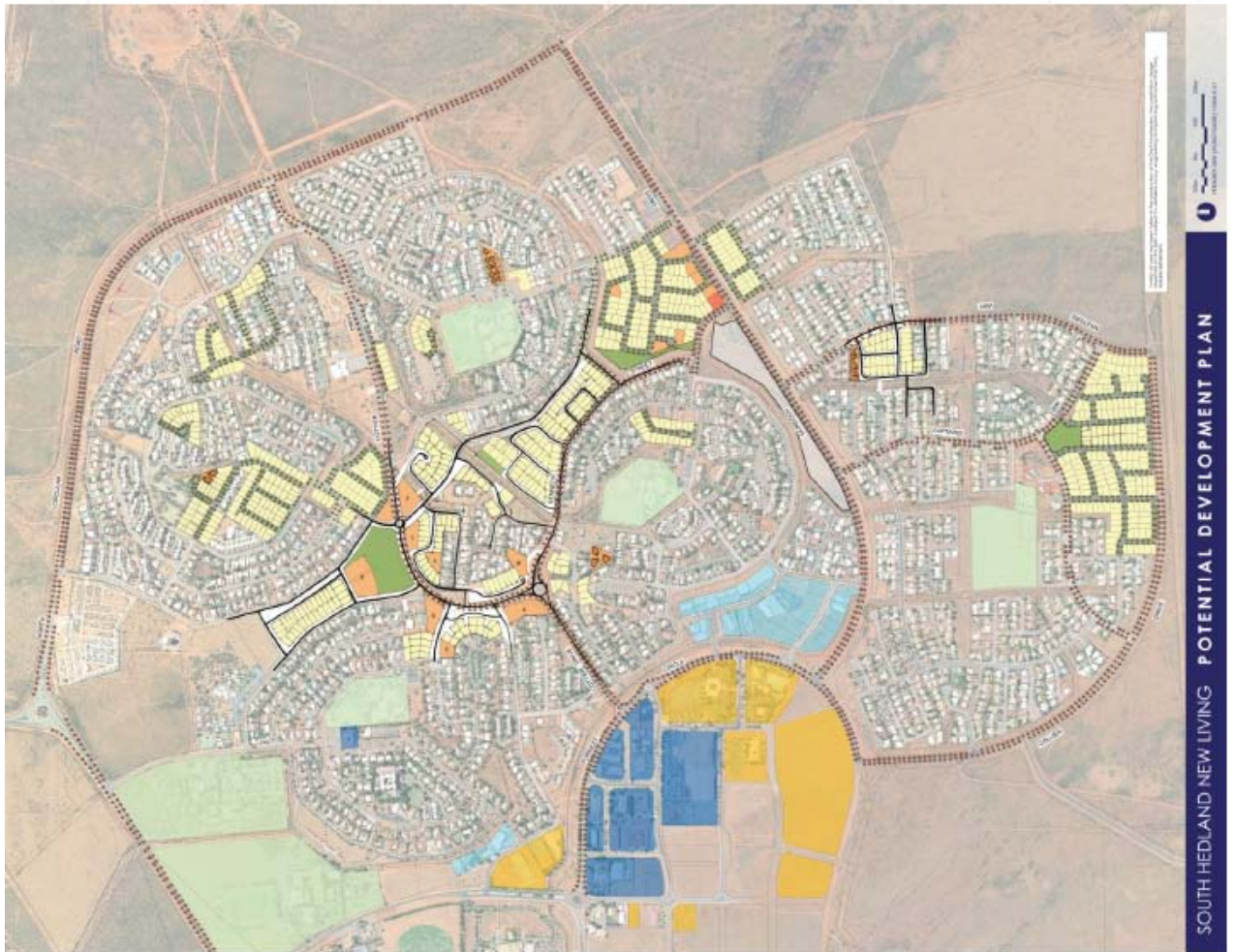
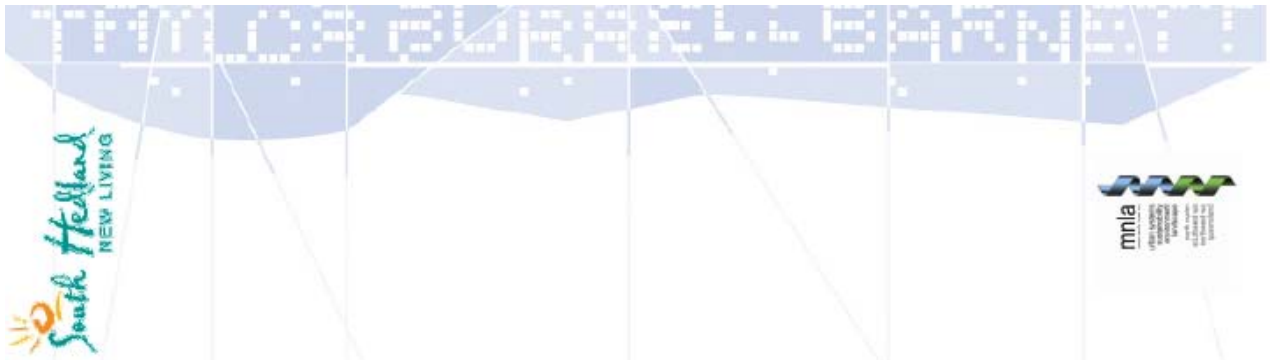
## Purpose

- Review/clarify Council Policy on Public Open Space Provisions
  - Minimise creation of new parks
  - Maximise shared use of other resources e.g. Drains, schools
  - Encourage strong pedestrian network
  
- Does the recent decision regarding Stanley Street signal a policy shift?



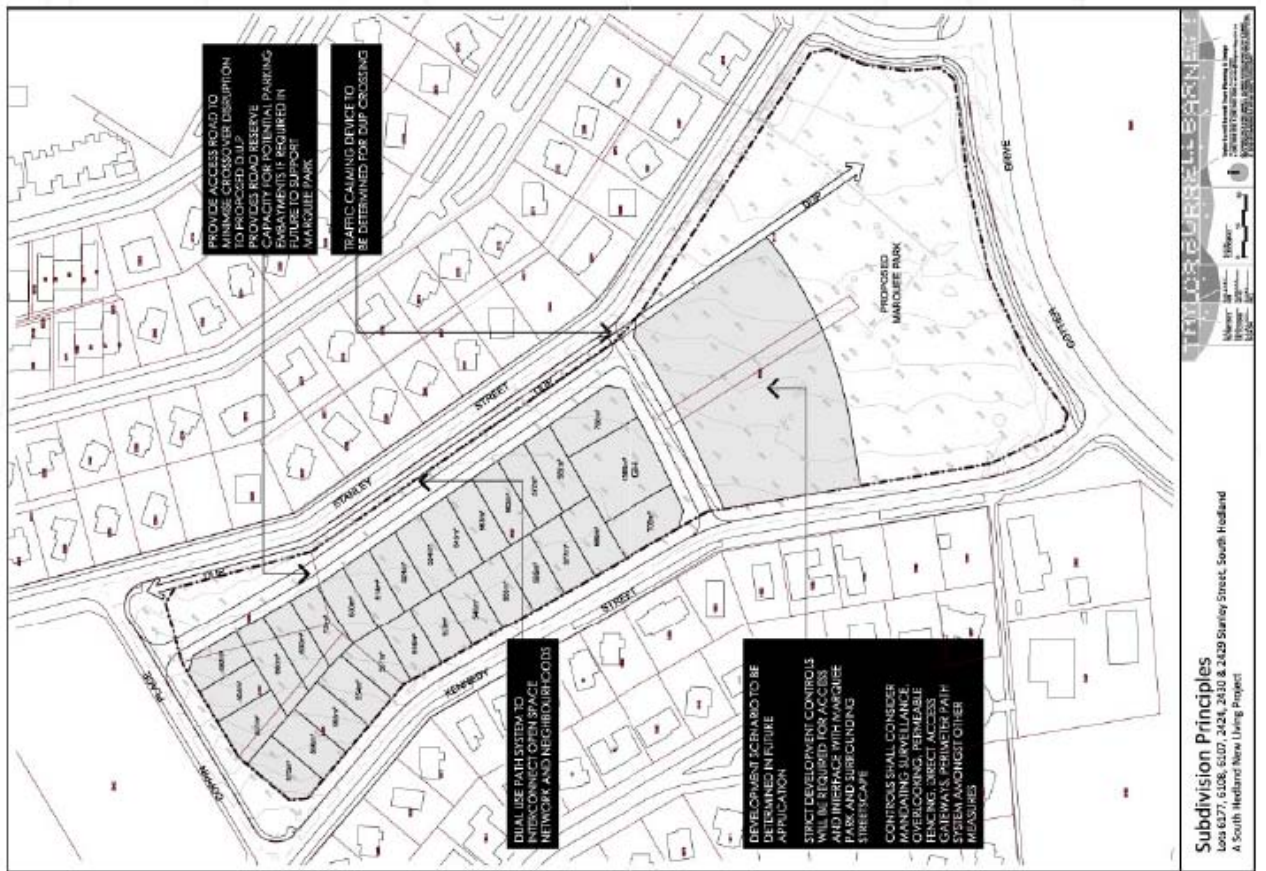
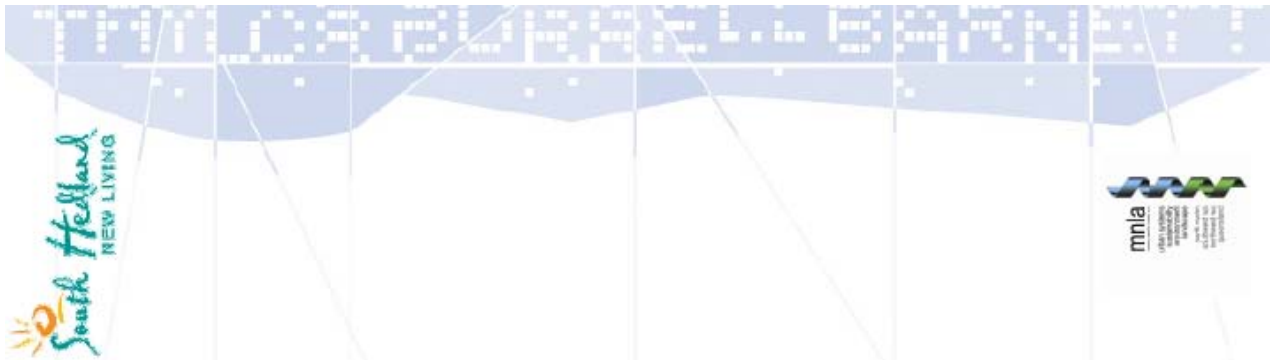
# Parks Improvement Plan





## Potential Development Plan

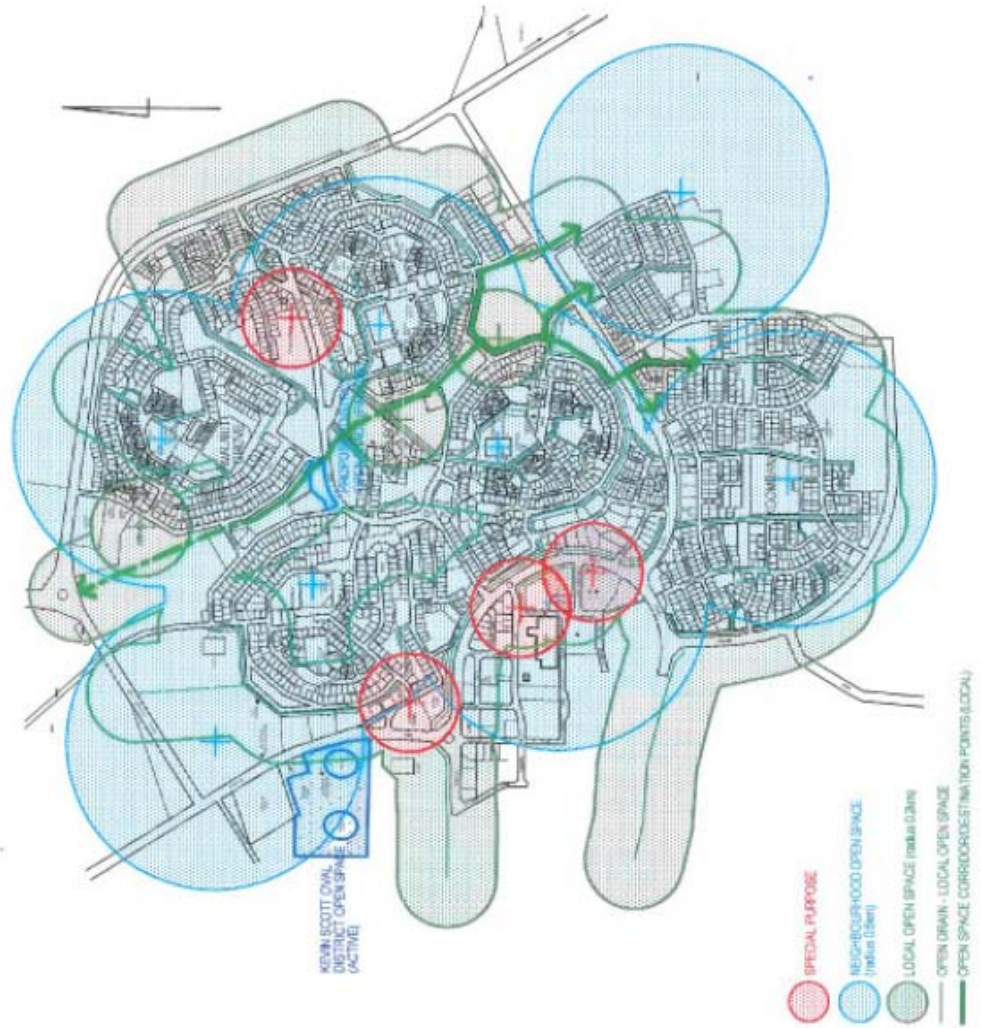




# Stanley/Kennedy Design Principles Plan



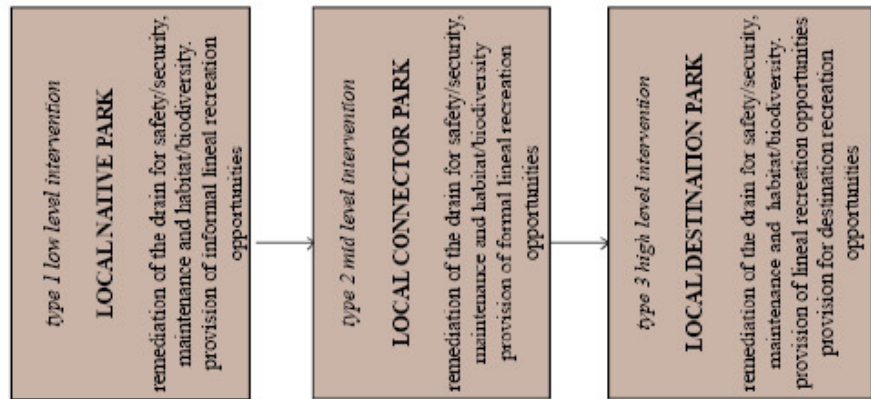
# Parks Improvement Plan



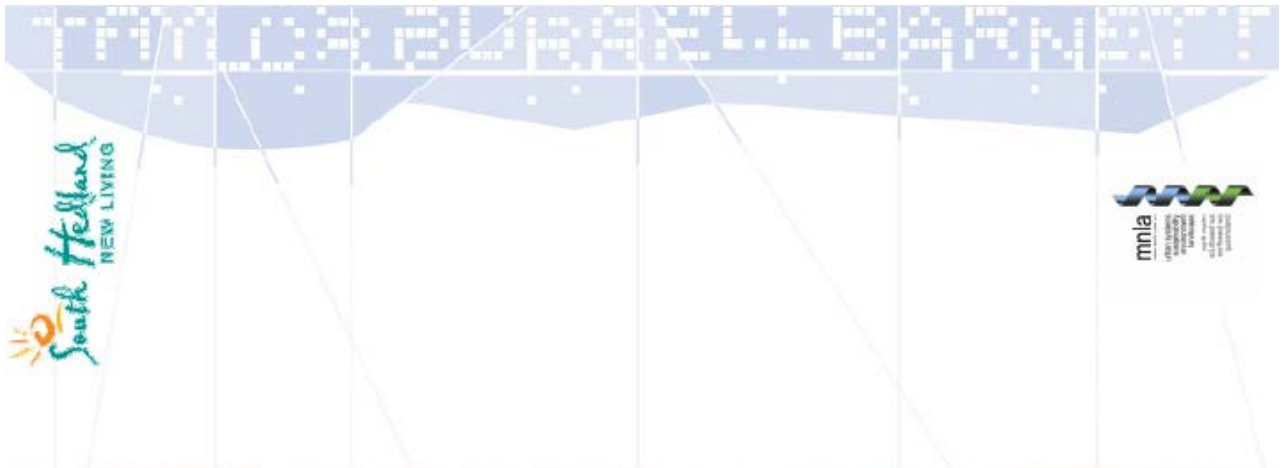


# The definition of 'Local Open Space'

What does the three level development model involve?



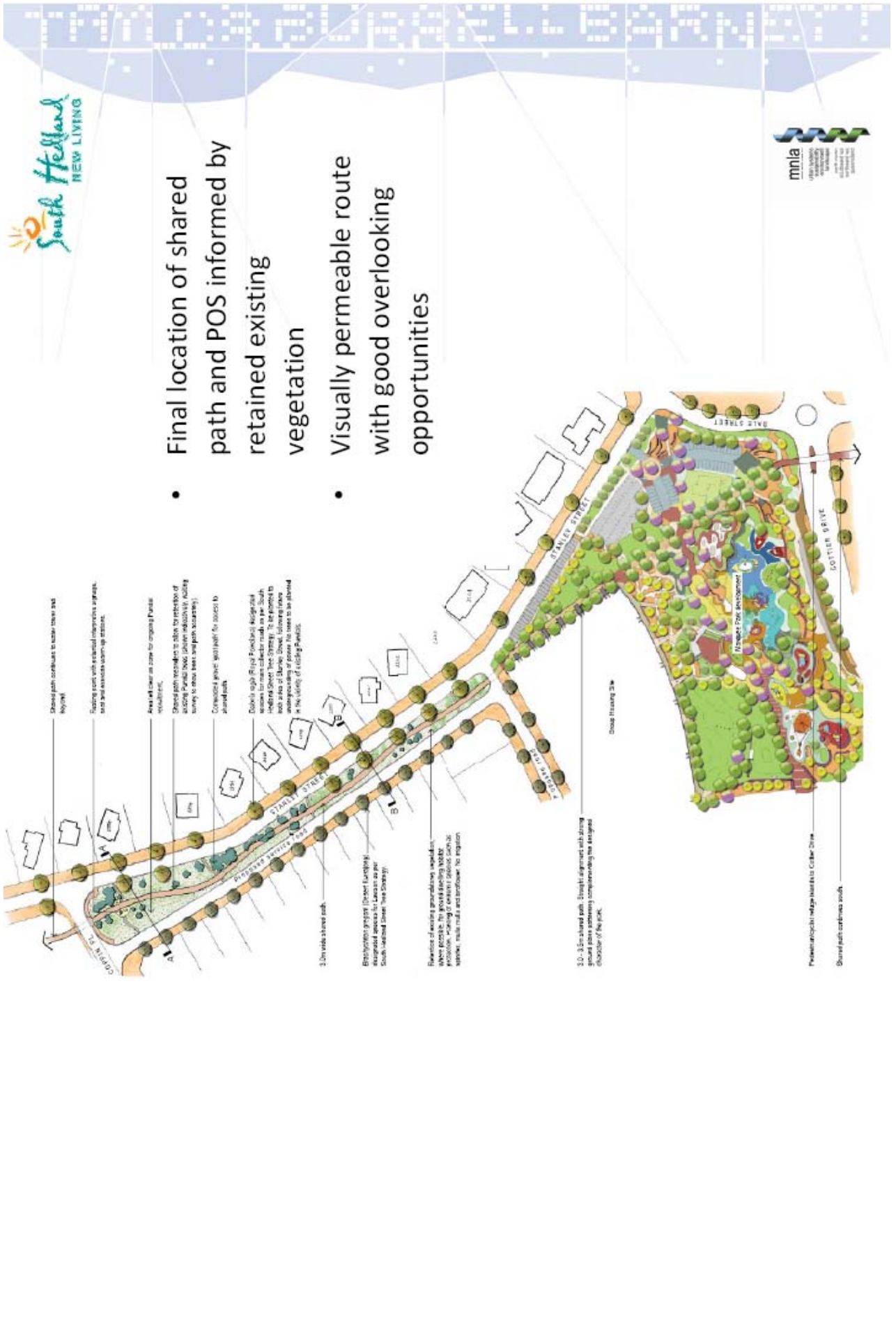
- The conversion of drainage reserves and pedestrian walkways to lineal open space and local parks will be considered as a multi-level intervention approach.
- Type 1 (low level) Local Native Park
- Type 2 (mid level) Local Connector Park
- Type 3 (high level) Local Destination Park
- A given site will be assessed against certain criteria to identify which intervention level type (low, mid, high) it should be developed as.



# South Hedland Open Space Experience and Sequence Plan

SOUTH HEDLAND NEW LIVING POS EXPERIENCE & SEQUENCE PLAN





- Final location of shared path and POS informed by retained existing vegetation
- Visually permeable route with good overlooking opportunities



Shared path continues to water tower and beyond.

Existing road with residual vegetation retained and new access across-up stream.

Area will be used as zone for ongoing future residential.

Shared path requires to allow for retention of existing natural bush (open meadow) routing survey to show how best path location.

Connected green path for access to shared path.

Duke's High Play (Wooded) adjacent to open meadow area as per South Holland Council's strategy for play spaces to be located in the vicinity of Stanley Street, between the intersection of power line tower to be shown in the vicinity of existing Parkview.

3. On-site shared path.

Employment project (Dune) landscape designed aspects for Lagoon as per South Holland Council's strategy.

Retention of existing groundcover vegetation, where possible, to ground-leveling table. Retention of existing groundcover vegetation, including the retention of existing groundcover vegetation, to be shown in the vicinity of Stanley Street.

3.0. 3.0. Shared path through adjacent with design ground path address compliance with design character of the park.

Permeable route through meadow to Carron Drive.

Shared path continues south.

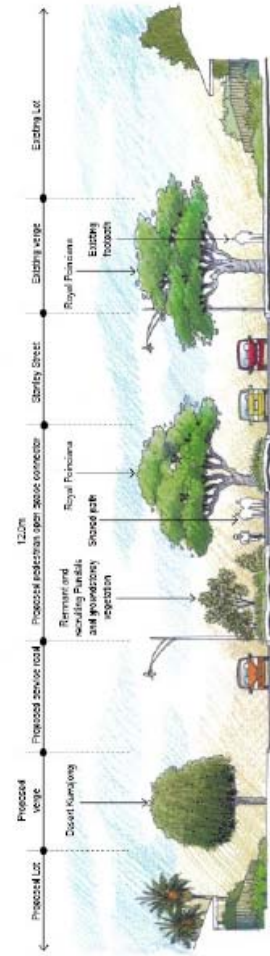


# Stanley/Kennedy Indicative Sections

- 12m wide open space link
- widens to north adjacent Coppin Place to accommodate tree retention and resting point elements



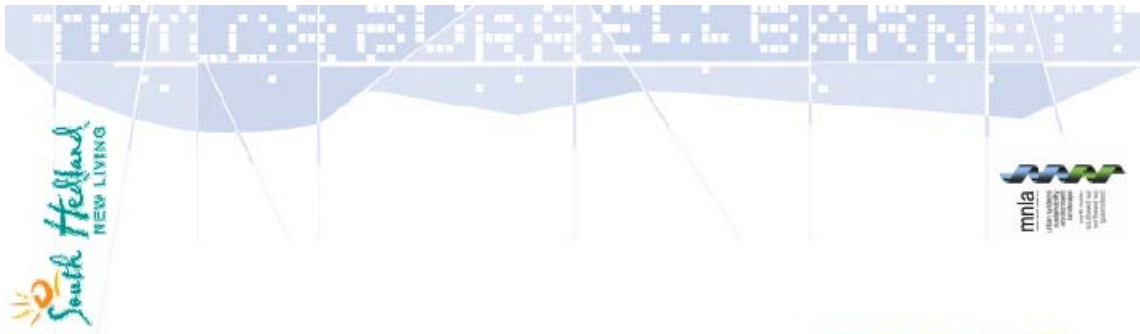
SECTION A - A



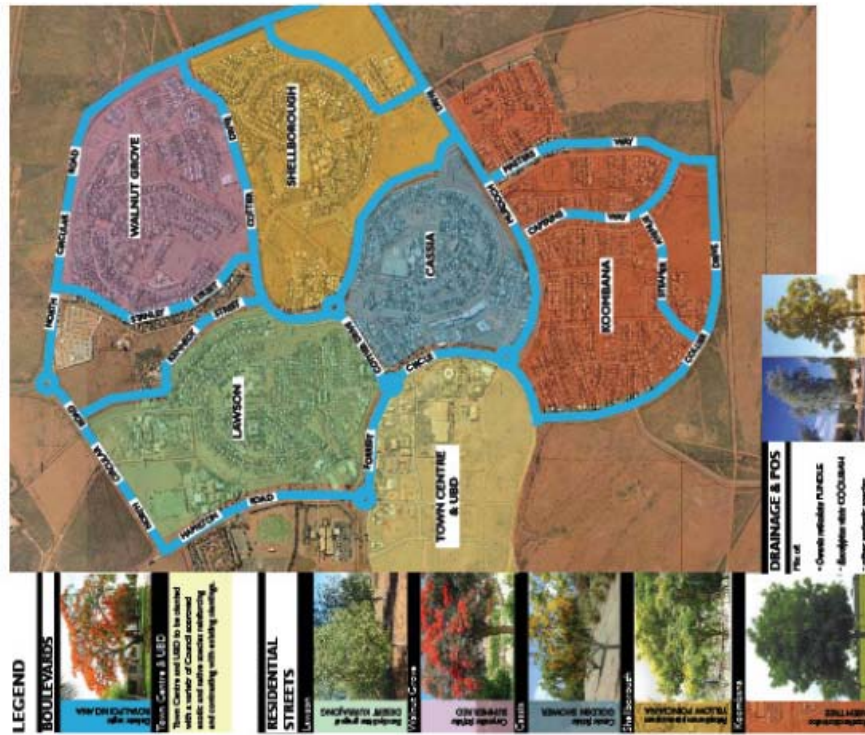
SECTION B - B







# South Hedland Street Tree Strategy



Yellow Jacaranda (Shellborough)



Royal Poinciana (main collectors)



Desert Walnut (Lawson)



Cassia (Cassia)





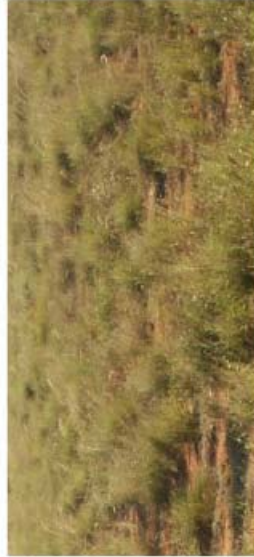
# 'Creating Green': Planting Selections



Local wildflowers



Local shrubs with open habitiform



Protection and enhancement of Spinifex grassland



Conservation and enhancement of Pundulus





# 'A Pilbara Landscape Aesthetic'



Use of local stone with varying sizes, shapes and colour.



Elevation and interest through placement of boulders.



No more lawn. Groundcovers, compacted gravel and stone as groundplane treatments.



Innovative mass planting of indigenous species. Not just 'kash'.



# Lineal Open Space Elements



interpretation, orientation and way-finding.



Public art, stories and sequences.



Resting points, events, fitness stations, distance markers and outdoor gym equipment.

### south hedland

**walk & bike paths**

- 1. **South Hedland Loop**  
A 3.5km loop through the heart of the town, connecting the main shopping centre, lakes, and the beach. It is a great way to explore the town and its surroundings.
- 2. **Stay Gap Park Walk**  
A 1.5km loop through the Stay Gap Park, featuring a mix of walking and cycling paths. It is a great way to enjoy the park and its surroundings.
- 3. **Lagoon Loop**  
A 1.5km loop around the lagoon, featuring a mix of walking and cycling paths. It is a great way to enjoy the lagoon and its surroundings.
- 4. **City Walk**  
A 1.5km loop through the city, featuring a mix of walking and cycling paths. It is a great way to explore the city and its surroundings.
- 5. **Acornham Loop**  
A 1.5km loop through the Acornham area, featuring a mix of walking and cycling paths. It is a great way to explore the area and its surroundings.

**Make it part of your day**  
**Go with a friend**  
**Set yourself goals**

South Hedland Walk Map - provide connections in a north south direction

**Recreation**

**education**

**culture**

**6.1.2 Building Services**

**6.1.2.1 Purchase of Automated Public WC – Lot 1483  
McGregor Street, Port Hedland (File No.: ...)**

**Officer** Andy Taylor  
Manager Building Services

**Date of Report** 5 March 2009

**Disclosure of Interest by Officer** Nil

Summary

The purpose of this report is to seek Council approval to purchase an Exeloo Automated Public WC for Lot 1483 McGregor Street, Port Hedland (Civic Centre Gardens) without the usual tender process being observed.

Background

At the ordinary Council meeting held on the 25<sup>th</sup> February 2009 Council resolved to install an automated public toilet in the Civic Centre Gardens adjacent to the existing BBQ.

Consultation

Council's decision, meeting of 25<sup>th</sup> February 2009 Item 11.3.2.2  
Chief Executive Officer  
Director Community and Regulatory Services

Statutory Implications

Part 4 Regulation 11(2)(f) Local Government (Functions and General) Regulations 1996, states (in part)

- “11. Tenders to be invited for certain contracts**
- (2) *Tenders do not have to be publicly invited according to the requirements of this Division if—*
- ... (f) *the local government has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier; or ...”*

Policy Implications

2/007 Procurement Policy

This policy requires all purchases in excess of \$100,000.00 to be made through the tender process.



**Strategic Planning Implications Nil**

## Budget Implications

A quotation has been received from W.C. Convenience Management Pty Ltd for the supply and delivery of an Exeloo III 01 Automated Public WC in the amount of \$99,271 including GST.

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

- Water and electrical connection
- Excavation and reinstatement of services run in
- Construction of concrete pad
- Construction of access path

These costs are estimated to be \$50,000.

The total amount budgeted for by Council for this project is \$150,000.00, pursuant to the funds disbursed from the Royalties for Regions – Country Local Government Fund

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

- Power
- Water
- Consumables
- Cleaning
- Building Maintenance

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

## Officer's Comment

If approved, this will be the third automated WC purchased by Council. As with past purchases, there is still only one supplier of this type of product in Australia.

Part 4 Regulation 11(2) of the Local Government (Functions and General) Regulations 1996 is cited as permitting the acquisition of goods of a specialised nature where only one supplier is available without observing the tender process.

This purchase meets the provisions of the regulations in that there is only one supplier and on each of the previous occasions automated toilets have been purchased without calling tenders.

**Attachments Nil**

200809/254 Council Decision/Officer's Recommendation

**Moved:** Cr A A Carter

**Seconded:** Cr A A Gear

That Council:

- i) set aside the provisions of Policy 2/007 Procurement Policy in the purchase of an automated public WC for Lot 1483 McGregor Street, Port Hedland; and
- ii) pursuant to Part 4 Regulation 11(2)(f) Local Government (Functions and General) Regulations 1996 authorize the Chief Executive Officer to place an order with W.C. Convenience Management Pty Ltd for the supply and delivery of an Exeloo III 01 Automated Public WC with a stainless steel façade in the amount of \$99,271 including GST.

*CARRIED 5/2*

*NOTE : Cr G J Daccache requested the votes be recorded.*

*Record of Vote:*

FOR	AGAINST
Cr S R Martin	Cr G D Bussell
Cr A A Carter	Cr K A Howlett
Cr G J Daccache	
Cr J E Ford	
Cr A A Gear	

**6.1.3 Environmental Health Services**

**6.1.3.1 *Authorisation of Temporary Camping on Lot 254 Shoata Road, South Hedland (South Hedland Owners and Trainers Association) (File No.: A802155G)***

**Officer** Darryal Eastwell  
Manager Environmental  
Health Services

**Date of Report** 4 March 2009

**Disclosure of Interest by Officer**

Member of Port Hedland Turf Club

**Summary**

The South Hedland Owners and Trainers Association (SHOTA) has requested Council to consider authorising camping on their lease at Lot 254 Shoata Road, South Hedland for a limited time of the year to accommodate visiting racehorse trainers and other members of the equestrian industry during the North West racing season.

**Background**

Lot 254 Shoata Road South Hedland is a recreation reserve vested to the Town of Port Hedland which currently leases the lot to SHOTA for horse related activities.

To accommodate visiting equestrian/racehorse trainers the association has requested permission from Council to permit camping on the lot during the North West racing season similar to that permitted at the Pretty Pool stables in Port Hedland.

**Consultation**

Meetings have been held with representatives of the association and the Directors of Corporate Services. and Regulatory and Community Services. The Manager of Environmental Health has also held a meeting on site with Committee members of SHOTA.

**Statutory Implications**

Under Regulation 11(2) (a) of the Caravan Parks & Camping Ground Regulations 1997 a Local Government of the district may give written approval for a person to camp on land if such approval will not result in the land being camped on for longer than 3 months in any 12 month period.

It will be recommended to Council that camping be permitted on the leased lot for any 3 month period during the North West racing season between the dates 14 April – 31 August each year.

**Policy Implications** Nil

**Strategic Planning Implications** Nil

**Budget Implications** Nil

Officer's Comment

It is felt that providing approval to camp on site is consistent with established practice at the Port Hedland Turf Club and provides assistance to SHOTA in order to prevent permanent occupation of the area.

For camping to be permitted restrictions will need to be imposed as conditions of approval to ensure that minimum standards are maintained. The conditions of approval will control the type of accommodation, permitted numbers and period of camping.

An inspection of the facility has revealed that the entry to both ablution facilities need to be improved and lighting is to be provided.

It will be recommended to Council that the Chief Executive Officer be given delegated authority to approve applications so they can be processed in a timely manner.

**Attachments** Nil

200809/255 Council Decision/Officer's Recommendation

**Moved:** Cr A A Carter

**Seconded:** Cr A A Gear

That Council:

- i) approves camping on Lot 254 Shoata Road, South Hedland subject to the following conditions.
  - a) **South Hedland Owners and Trainers Association is required to make a formal application for consideration to the Town each year;**
  - b) **persons will only be permitted to camp for up to 3 months between the dates 14 April – 31 August each year;**

- c) temporary accommodation will only be permitted in the form of a licensed caravan, (As defined under the Road Traffic Act) or Town approved building. All caravans are to be removed at the end of each approved camping period;**
  - d) a maximum of 12 persons to camp on the lot at any one time during the approved period;**
  - f) any camping is to be overseen by the South Hedland Owners and Trainers Association;**
  - g) temporary accommodation must be undertaken within the lot boundaries;**
  - i) the South Hedland Owners and Trainers Association are to improve access and provide lighting to both toilet blocks to the satisfaction of the Manager of Environmental Health; and**
  - j) Council reserves the right to review and withdraw any approvals at any time; and**
- ii) delegates authority to the Director Regulatory and Community Services to approve future camping applications by the South Hedland Owners and Trainers Association on Lot 254 Shoata Road, South Hedland.

*CARRIED 7/0*

**6.2 ENGINEERING SERVICES****6.2.1 Recreation Services****6.2.1.1 *Regional Aquatic Management Tender 08/09 – T1 -  
(File No.: 26/13/0006)***

**Officer** Bec Pianta  
Manager Recreation Services

**Date of Report** 3 March 2009

**Disclosure of Interest by Officer** Nil

**Summary**

The Pilbara Regional Council (PRC) called tenders for the Management and Operation of all Aquatic Centres within the Town of Port Hedland, Shire of Roebourne and Shire of East Pilbara. The contract period for the proposed tender was from 1<sup>st</sup> July 2009 – 30<sup>th</sup> June 2011.

In-house bids were submitted for each shire, with the YMCA being the only external tender received.

At the Ordinary Council Meeting on the 25<sup>th</sup> February 2009 the report considering the Management and Operation of the Town of Port Hedland's Aquatic Centre's was deferred due to additional budget information being received from the YMCA after the previous agenda had been compiled and distributed. This report contains the most recent budget information provided.

**Background**

In line with the Pilbara Recreation Plan, joint procurement is being favoured where possible by the PRC to increase efficiencies of scale for Pilbara Council's. In September 2008, the PRC was authorised to call for tenders for the Management and Operation of six (6) aquatic centres, including:

- South Hedland Aquatic Centre
- Gratwick Aquatic Centre
- Roebourne Aquatic Centre
- Karratha Aquatic Centre
- Newman Aquatic Centre
- Marble Bar Aquatic Centre

The Town of Port Hedland, Shire of Roebourne and Shire of East Pilbara each submitted internal tender bids for the operation of their respective aquatic centres, as a means of comparison and identification of internal costs to the shires should they choose to manage their centres in-house.

Information with regards to the Regional Aquatic Tender was presented at the Ordinary Council Meeting on the November 2008, where it was resolved that Council:

- “...i) authorise the Chief Executive Officer and relevant staff to enter into discussions with the YMCA in relation to:*
- a) their tender price for the proposed period contract, being 1 January 2009 to 30 June 2011;*
  - b) a potential short-term extension of their existing contract which expires on 1 January 2009; and*
- ii) the Chief Executive Officer or his nominated officer report the outcomes of the discussions to Council.”*

As can be seen from the resolution of Council above, the PRC is no longer involved in the tender negotiation process. The Town of Port Hedland is currently the only Pilbara Council that is still negotiating the potential out-sourcing of their Aquatic Facilities.

The YMCA and the Town of Port Hedland commenced negotiation discussions on the both contracts (the short term and proposed period contract) in December 2008. Following initial discussions, the YMCA have submitted updated budgets with an altered nett operational cost to the Town of Port Hedland.

#### Consultation

The tender process was undertaken by Town of Port Hedland staff, including:

- Manager Recreation Services
- Sports and Recreation Officer
- Director Engineering
- Chief Executive Officer
- Director Corporate Support
- Human Resources Coordinator

The PRC review committee (for initial review of the tender bids) includes:

- Adrian Ellson (Executive Officer, PRC)
- Nick Sloan (Department of Sport and Recreation)
- Craig Grant (WALGA)

The PRC is made up of each of the four (4) council's within the Pilbara.

This tender was publicly advertised, and any clarifications sought were fielded through the Pilbara Regional Council as a component of the tender submission process.

Negotiations have occurred with both representatives from the YMCA and the Town of Port Hedland.

### **Statutory Implications**

This tender was called by the PRC on behalf of the Town of Port Hedland.

Policy Implications Nil

Strategic Planning Implications

Key Result Area 3

Goal 2 – Sports and Leisure

1. Identify and implement opportunities to sustainably upgrade programs and services at the Town Aquatic Facilities.

Budget Implications

While the original tender documentation sought tender prices for a 2.5year period

This report seeks considering the contract period of 1<sup>st</sup> July 2009 – 30<sup>th</sup> June 2011. As the YMCA's tender price indicates that prices would increase by CPI for the second financial year, the primary focus of negotiations has been the cost to Council for the 2009/10 financial year.

Should the Town of Port Hedland accept the YMCA updated budget as submitted by the YMCA, the operational costs to the Town will be:

	2008/09 Projected Cost	2009/10 YMCA Bid	2010/11 YMCA Bid
GAC	\$ 255,297	\$ 495,081	\$ 512,409
SHAC	\$ 263,645	\$ 604,176	\$ 625,322
TOTAL	\$518,942	\$1,099,257	\$1,137,731
% Increase from 2008	26%	34%	38%



Notes:

- For the purposes of comparison, the cost of Council providing housing at the SHAC have been removed from the YMCA 2009-2011 contract price as they currently access this property for no cost.

The internal bid that was submitted by staff indicated that the projected costs (excluding costs that would be required regardless of management) would be as follows:

	2008/09 Projected Cost	2009/10 Internal Management	2010/11 Internal Management
GAC	\$ 258,574	\$ 611,799	\$ 633,212
SHAC	\$ 247,287	\$ 591,782	\$ 612,494
Sub- Total	\$ 505,864	\$1,203,581	\$1,245,706
Competitive Neutrality (7.35%)	\$ 37,181	\$ 88,463	\$ 91,559
TOTAL	\$543,045	\$1,292,044	\$1,337,265
% Increase from YMCA 2008	32%	57%	63%

Staff have indicated that it is likely to be more expensive to run the facility in-house than have the facility operated by YMCA. Primary reasons for this conclusion are:

- Staff wages. The ToPH EBA states the wages that YMCA staff would earn should they be ToPH employees. These wages are higher than the YMCA's proposed wages.
- Competitive neutrality. In accordance with the Local Government Act, a percentage must be added to a Local Government tender bid to ensure competitive neutrality when comparing prices with a non-government body. In this instance, 7.35% has been added to the final total.
- Human Resource expenses. The ToPH allocates distributed administration costs, superannuation levy's etc to the expenses for operations should ToPH staff be employed at the centres.

Should Council resolve to tender for the outsourcing of the Human Resource component of the management and operations of the Aquatic Centres, the cost to Council is unknown at this stage.

Officer's Comment

While the tender price submitted by YMCA is cheaper than estimated cost of operating the facility 'in-house', the price represents a significant increase in operating cost. Council's budget assumptions indicated that it is aiming for a CPI increase in operating costs. The bid prepared by YMCA significantly exceeds this budget parameter.

Town of Port Hedland staff have queried certain aspects of the YMCA's submitted budget. The tender clarification in its entirety can be seen in Attachment 1, however to summarise, the issues raised were:

- Gardening
- Guarantees
- Attendance Targets
- Housing expenses
- Café and merchandise expenses versus income
- Duty Management Expense
- Management Expense

It is evident that the primary area for concern in the operation and management of Aquatic Facilities is the industry-wide lack of qualified staff; not a unique issue to Port Hedland. One of the major benefits of outsourcing aquatic facilities is the guarantee of staff; the Port Hedland pools were the only facilities within the Pilbara that did not have to close due to staff shortages. Of course, one of the major disadvantages of out-sourcing is the resultant loss of control over the centre operations and management.

A model that may be suitable to the current situation at the Town of Port Hedland (when considering the industry-wide shortage of qualified aquatic staff) is to outsource the Human Resource component of the operations. For example, in November 2006 the Town of Port Hedland resumed management of the JD Hardie Centre from the YMCA. Whilst this has been a positive move (attendances and programming has increased dramatically), staff shortages continue to impact on the operations of the centre. Should human resources be guaranteed, provision of services and outcomes in-line with the Town of Port Hedland vision may be accomplished.

It is therefore believed that with regards to the Operation and Management of the two Aquatic Centres in Port Hedland, the Council has four (4) options:

- 1) Contract the YMCA to undertake the Management and Operations of the South Hedland and Gratwick Aquatic Centres, at the negotiated operational cost of \$1,099,257 for 2009/10;
- 2) Reject the proposed operational expense for the Management and Operations of the South Hedland and Gratwick Aquatic Centres for 2009/10, however continue negotiations with the YMCA for this service;

- 3) Reject the YMCA's submission to manage and operate the Aquatic Centres from the 1<sup>st</sup> July 2009, and negotiate a contract to manage the facilities until that date, with the expectation that the Town of Port Hedland will manage and operate the facilities in-house; or
- 4) Reject the YMCA's submission to manage and operate the Aquatic Centres from the 1<sup>st</sup> July 2009, and negotiate a contract to manage the facilities until that date, and call for tenders for the out-sourcing of the Human Resource component at the Aquatic Centres.

Officer's Recommendation

That Council advises the YMCA that:

- 1) Council rejects all bids that were received for the Pilbara Regional Council Tender 08/09 – T1 for the Management and Operation of the Pilbara Aquatic Centres [Town of Port Hedland element];
- 2) Council remains willing to continue contract negotiations with the YMCA for an extended contract but is not willing to pay the tendered price as it far exceeds the budget parameters that the Town has set for the 2009/10 budget;
- 3) The Town invites the YMCA to resubmit revised, reduced prices for the operation of the Gratwick Aquatic Centre and the South Hedland Aquatic Centre for the 1/1/09 – 30/6/09 and 1/7/09 – 30/6/11 periods;
- 4) The Town requests that the revised prices indicate what service level reductions (or enhancements) will need to be undertaken to achieve the revised YMCA price; and
- 5) Requests that the prices be submitted by 5 pm Thursday 2nd April 2009

*NOTE: Chief Executive Officer advised Council of correct figures (bolded) in Officer's Report as follows:*

	2008/09 Projected Cost	2009/10 YMCA Bid	2010/11 YMCA Bid
GAC	\$ 255,297	\$ 495,081	\$ 512,409
SHAC	\$ 263,645	<b>\$ 561,132</b>	<b>\$ 580,772</b>
TOTAL	\$518,942	\$1,099,257	\$1,137,731
% Increase from 2008	26%	<b>29%</b>	<b>33%</b>

200809/256 Council Decision

**Moved:** Cr A A Carter

**Seconded:** Cr A A Gear

That Council advises the YMCA that:

- 1) Council rejects all bids that were received for the Pilbara Regional Council Tender 08/09 – T1 for the Management and Operation of the Pilbara Aquatic Centres [Town of Port Hedland element];
- 2) The Town invites the YMCA to resubmit revised, reduced prices for the operation of the Gratwick Aquatic Centre and the South Hedland Aquatic Centre for the 1/1/09 – 30/6/09 and 1/7/09 – 30/6/11 periods;
- 3) The Town requests that the revised prices indicate what service level reductions (or enhancements) will need to be undertaken to achieve the revised YMCA price; and
- 4) Requests that the prices be submitted by 5 pm Thursday 2nd April 2009.

*CARRIED 7/0*

*REASON: Council removed Clause 2) of the Officer's recommendation, as it felt the same intent was covered by Clause 3) of the Officer's Recommendation.*

**6.3 GOVERNANCE AND ADMINISTRATION****6.3.1 Finance and Administration Services**

7:41 pm Councillor George J Daccache declared a financial interest in Agenda Item 6.3.1.1 'Lease with BHP Billiton to Increase the Colin Matheson Oval', as he owns greater than \$10,000 value in BHP Billiton shares and is employed by BHP.

7:41 pm Councillor Arnold A Carter declared a financial interest in Agenda Item 6.3.1.1 'Lease with BHP Billiton to Increase the Colin Matheson Oval', as he owns greater than \$10,000 value in BHP Billiton shares.

7:41 pm Councillor Arthur A Gear declared a financial interest in Agenda Item 6.3.1.1 'Lease with BHP Billiton to Increase the Colin Matheson Oval', as he is a member of a native title group who is currently in negotiations with BHP Billiton.

*[NOTE: Chief Executive Officer clarified that if those Councillors who have declared a financial interest were to leave the room, there would not be a quorum present to consider Agenda Item 6.3.1.1 'Lease with BHP Billiton to Increase the Colin Matheson Oval. The item lapsed for want of a quorum.]*

*Mayor invited Councillors to remain in the room.*

### 6.3.1.1 **Lease with BHP Billiton to Increase the Colin Matheson Oval (File No.: ...)**

**Officer** Matthew Scott  
Director Corporate Services

**Date of Report** 12 March 2009

**Disclosure of Interest by Officer** Nil

#### **Summary**

For Council to consider accepting a lease of a Portion of Lot 3263 Dempster Street from BHP Billiton to facilitate modifications to Colin Matheson Oval.

#### **Background**

The Colin Matheson Oval, for many years, has actually extended outside the current reserve 34344, and into Lot 3263, the old St Cecilia school site. This was not a significant issue while St Cecilia used the site, however BHP Billiton now own the land, and given the recent development on the site, the company wish to formalise the use of their land with Council.

To accommodate these changes, BHP Billiton has formally offered Council use of a portion of Lot 3263 Dempster Street, by way of a three (3) year lease.

The significant terms of the lease are follows:

Date of Commencement	1 July 2008
Term	3 Years
Rental	\$1 per annum
Permitted Use	Sports Oval

The lease document has been drawn up, which now requires Council to authorise the Mayor and Chief Executive Officer to execute, by way of attaching the town seal.

**Consultation** Nil

**Statutory Implications** Nil

Local Government Act 1995, Section 9.49, states:

*“9.49. Documents, how authenticated*

*A document, is, unless this Act requires otherwise, sufficiently authenticated by a local government without its common seal if signed by the CEO or an employee of the local government who purports to be authorised by the CEO to so sign. “*

**Policy Implications**

Though not a formal policy, Council has previously resolved that any documents that require the Town's Seal be reported to Council.

**Strategic Planning Implications** Nil

**Budget Implications**

The lease fee of \$1 per annum will not have an impact on Council current or future budget.

**Officer's Comment**

The proposed lease has been reviewed and does not create any onerous requirements on Council, as long as the lease area is used for the permitted purpose of "Sport Oval". Given the current development on Lot 3263 Dempster Street, it is unlikely the affected land could be used for anything else other than public open space, and activities on Sport Oval probably will provide some passive entertainment for prospective tenants.

BHP Billiton currently owns Lot 3263, however this may not be the case in the future, and Council should consider the effects should any future owner of Lot 3263 choose not to renew a lease with Council in the future. Council should plan to reposition the current Oval back over onto the current reserve, to avoid any possible future conflicts, while the current proposed lease is in place.

**Attachments**

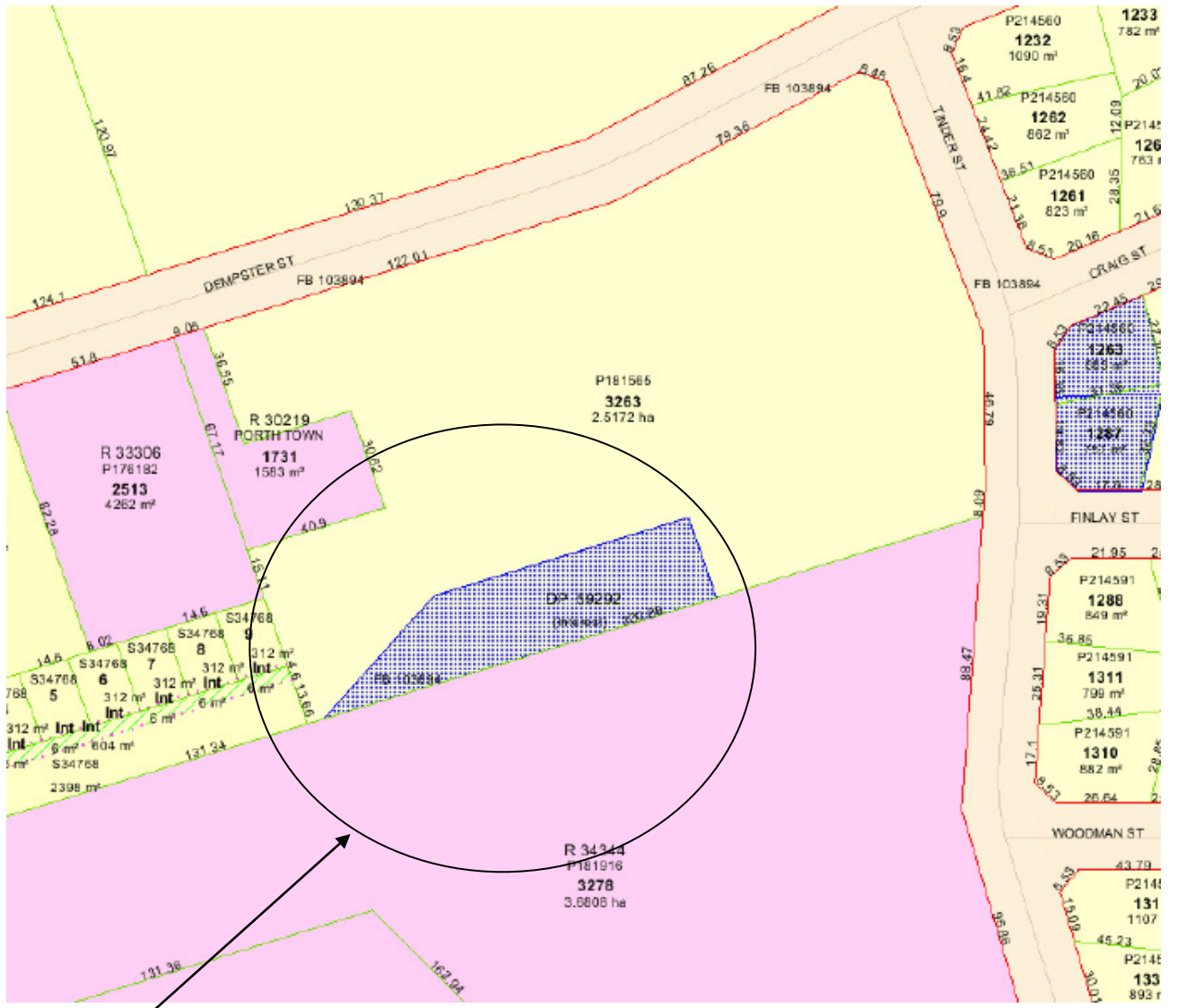
Map Indicating proposed lease area.

**Officer's Recommendation**

That Council authorises the Mayor and Chief Executive Officer to attach the Town's seal and execute the lease agreement between BHP Billiton and the Town of Port Hedland, to lease a portion of Lot 3263 (as shown) for three (3) years, commencing 1 July 2008, for a rental of one (1) dollar per annum.

*MOTION LAPSED FOR WANT OF QUORUM*

ATTACHMENT TO AGENDA ITEM 6.3.1.1



Proposed portion of Lot 3263.



**6.3.1.2 2007/08 Annual Report and Proposed Date for Annual General Meeting of Electors (File No.: ....)**

**Officer** Matthew Scott  
Director Corporate Services

**Date of Report** 12 March 2009

**Disclosure of Interest by Officer** Nil

**Summary**

For Council to adopt the annual Report for 2007/08 and the proposed date for the Annual General Meeting of Electors

**Background**

On the 25 February 2009, Council received the completed 2007/08 Financial Statements and Audit Report, which has subsequently been endorsed by the Audit & Finance Committee. Council must now adopt the Annual Report for 2007/08, and subsequently convene the Annual Meeting of Electors.

The Annual Report is the final report for the 2007/08 and effectively is the Council's report card to the Community. The contents of the Annual report are prescribed by the Local Government Act 1995, and associated regulations and must contain:

1. A report from the Mayor; and
2. A report from the CEO; and
3. An overview of the plan for the future of the district made in accordance with section 5.56, including major initiatives that are proposed to commence or to continue in the next financial year; and
4. The financial report for the financial year; and
5. Information relation to the payments made to employees;
6. The auditor's report for the financial year; and
7. A report must be made under section 29(2) of the *Disability Services Act 1993*; and
8. Such other information as may be prescribed.

Once the Council adopts the Annual Report, the Council can advertise the report (14 days notice) and convene the Annual Meeting of Electors, no more than 56 days after the Council adopts the Annual Report.

Council has a briefing session booked in for the Wednesday, 8 April 2009, which would be 23 days since adopting the Annual Report (if adopted on the 16 March 2009). This would allow for 14 days advertising (West Australian/North West Telegraph), and be within the 56 days threshold.

Scheduling the Annual General Meeting of Electors on the same date of Council's Informal Briefing Session may also better expose to the public the nature of Briefing Sessions, and their importance to Council operations.

Consultation

Advice has be sourced from the Department of Local Government to ensure the contents of the Annual Report meet statutory requirements

Statutory Implications

Local Government Act 1995

*“5.54. Acceptance of annual reports*

*(1) Subject to subsection (2), the annual report for a financial year is to be accepted\* by the local government no later than 31 December after that financial year.*

*\* Absolute majority required.*

*(2) If the auditor's report is not available in time for the annual report for a financial year to be accepted by 31 December after that financial year, the annual report is to be accepted by the local government no later than 2 months after the auditor's report becomes available.*

*5.27. Electors' general meetings*

*(1) A general meeting of the electors of a district is to be held once every financial year.*

*(2) A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.*

*(3) The matters to be discussed at general electors' meetings are to be those prescribed.*

*5.29. Convening electors' meetings*

*(1) The CEO is to convene an electors' meeting by giving —*

*(a) at least 14 days' local public notice; and*

*(b) each council member at least 14 days' notice, of the date, time, place and purpose of the meeting.*

*(2) The local public notice referred to in subsection (1)(a) is to be treated as having commenced at the time of publication of the notice under section 1.7(1)(a) and is to continue by way of exhibition under section 1.7(1)(b) and (c) until the meeting has been held.”*

Policy Implications Nil

Strategic Planning Implications Nil

Budget Implications

Nil

Officer's Comment

The Annual Report and its contents are a statutory requirement, which Council needs to adopt, if it wishes to have the Annual Electors Meeting within the statutory timeframe.

Council has the option to choose the date and time of this meeting, however it is recommended to have the meeting on Tuesday 7 April 2009, starting at 7:30 pm, following Council's scheduled Informal Briefing Session.

Attachments

2007/08 Annual Report

200809/257 Council Decision/Officer's Recommendation

**Moved:** Cr G J Daccache

**Seconded:** Cr A A Carter

That Council:

- i) adopts the 2007/08 Annual Report as presented;
- ii) advertises the 2007/08 Annual Report and Annual Meeting of Electors giving at least 14 days' local public notice in accordance with Section 5.29 of the Local Government Act; and
- iii) holds the Annual Meeting of Electors on the Tuesday 7 April 2009 commencing at 7:30 pm, at the Port Hedland Civic Centre.

*CARRIED 7/0*

**6.3.2 Governance****6.3.2.1 Port Hedland: Tax Reform Initiatives (File No.: ...)**

**Officer** Chris Adams  
Chief Executive Officer

**Date of Report** 4 March 2009

**Disclosure of Interest by Officer** Nil

**Summary**

Report seeks Council support for proposal to further develop specific taxation initiatives that make Port Hedland a more attractive location for business and personal investment.

**Background**

The concept of changing taxation regimes to make living in Port Hedland and/or the Pilbara has been discussed for at least 30 years. Over the past few months the issues has been raised with a variety of comment and interested generated at all levels of government and amongst key industry and business leaders. The discussions have been initiated by a desire to develop the Town of Port Hedland into a regional city that is a more attractive place for companies and individuals to be based from.

Tax Havens and Tax Free Zones are relatively common on an international scale with examples or being:

- Ireland - Shannon Free Zone: This 2.43km<sup>2</sup> international business park which is adjacent to the Shannon Airport offers very attractive tax packages for international companies and has been successful in attracting a large number of international companies.
- United Arab Emirates - Jeb Ali Free Zone: Offers a number of tax benefits to companies including (but not limited) no corporate tax and no personal income tax,
- Low Tax Zones: Many countries or localities offer low taxation rates in an effort to attract business investment. Examples include Hong Kong, Switzerland, and New Zealand.

While there would seem to be a level of interest in the concept and support from key players, the major issues that we currently face is *'What is the best model for tax incentives or tax free initiatives in Port Hedland?'* and *'What do we have to do make this happen'*

### Consultation

Council has discussed this matter informally at briefing sessions and the item was discussed at the Council's Strategic Planning Session. Councillor Ford has been championing the project and has elicited comment and/or support from a range of areas including:

- Port Hedland Port Authority
- Pilbara Development Commission
- Department for State Development
- Gina Rinehart: Hancock Prospecting
- Haniff Kassim: Auscorp
- Several State and Federal Politicians

On the 4/3/09 discussions were held at the Pilbara Development Commission regarding the most effective and appropriate manner to progress this proposal. People involved with the discussion included:

- Councillor Jan Ford: Town Councillor and Port Hedland Progress Association
- Steve Webster: Chief Executive Officer, Pilbara Development Commission
- Stan Martin: Town Mayor and Pilbara Development Commission Chair
- Chris Adams: Chief Executive Officer.

The agreed position at this meeting was that to progress this initiative more detail on the model/mechanism for achieving the desired outcome is required.

To obtain the detail it was suggested that a major Economic/Accounting firm (such as Access Economics, JP Morgan Stanley, KPMG, etc.) could be engaged to:

1. Review international models of tax havens and taxation incentives with the aim of determining their relevance and potential applicability to Port Hedland.
2. Identify a preferred model for the development of tax incentives that are specific to Port Hedland.
3. Identify the legislative and administrative procedures that need to be undertaken to achieve the delivery of the preferred model.
4. Develop a business case to Government (both State and Federal) that indicates why the development of tax incentives within Port Hedland and/or the Pilbara makes sound economic sense.

In her role as Chair of Port Hedland Progress Association, Councillor Ford has agreed to pursue the engagement of consultants to achieve the above outcomes.

#### Statutory Implications

It is highly likely that any moves to make Port Hedland a 'special case' from a taxation perspective will require legislative change by either or both the State and Federal governments. Until such time that a preferred model or proposal is developed, we are unsure of what legislative change may be required.

**Policy Implications** Nil

#### Strategic Planning Implications

The following extracts from the Economic Development section of the Towns' Plan for the Future are relevant to this matter:

*"While the Town of Port Hedland is currently experiencing resource driven 'boom times' the Town Council recognises that a diverse, well planned business community is needed to create a sustainable economic base for the future. Council believes that the Town needs to become more than just a mining/port Town. To achieve this support is required for other industries including tourism, agriculture, light industrial and small business operators."*

#### Budget Implications

At this point, the cost to engage an economic consultant to develop the model for Port Hedland specific tax free or tax haven incentives is unknown but it has been estimated that the model development is likely to cost in the order of \$100,000.

Councillor Ford has suggested that the Town commit to providing \$10,000 for towards the on the proviso that the Port Hedland Progress Association accesses a further \$90,000 from other sources.

#### Officer's Comment

While there is a level of cynicism and disbelief amongst some people about the concept of Port Hedland becoming a Tax Haven, it is clear that the concept has worked elsewhere and does have potential to be developed if there is enough political will to make it occur.

While the concept may turn out to be fruitless, it is worthwhile expending some time, effort and resources to undertake a review and pre-feasibility of the concept as the benefits of achieving a positive outcome far outweigh the relatively small associated with the preliminary work.

From a whole of Town perspective, we (meaning government, industry and community) clearly need to change to the way business is being done if we are going to achieve our vision of being a significant, sustainable region city where people want to live. The provisions of tax incentives in Port Hedland would clearly assist us in achieving this goal.

**Attachments**

Nil

## Officer's Recommendation

That Council:

- i) indicates its formal support for the concept of developing taxation incentives that assist in making Port Hedland a more attractive location for business development; and
- ii) advises the Port Hedland Progress Association (PHPA) that it is willing to contribute \$10,000 towards the development of a model for the potential delivery of taxation incentives to the Town on the proviso that:
  - The PHPA accesses a further \$90,000 from other sources.
  - The Town is integrally involved with the development of the project scope and management of the project.

200809/258 Council Decision

**Moved:** Cr A A Carter

**Seconded:** Cr A A Gear

That Council:

- i) indicates its formal support for the concept of developing taxation incentives that assist in making Port Hedland a more attractive location for business development; and
- ii) advises the Port Hedland Progress Association (PHPA) that it is willing to contribute \$10,000 from its 2009/10 budget towards the development of a model for the potential delivery of taxation incentives to the Town on the proviso that:
  - the PHPA accesses a further \$90,000 from other sources.
  - the Town is integrally involved with the development of the project scope.

*CARRIED 7/0*

*REASON: Council amended the Officer's Recommendation as it wished to indicate it would contribute funding in 2009/10; and Council does not need to be involved in the management of the taxation incentives project.*



**6.3.2.2 2008/09 Budget Surplus Allocation/Royalties to Regions (File No.: ...-...)**

**Officer** Chris Adams  
Chief Executive Officer

**Date of Report** 12 March 2009

**Disclosure of Interest by Officer** Nil

**Summary**

For Council to consider how to allocate the remaining Royalties for Regions funds and unallocated budget surplus, as resolved at the February Ordinary Meeting of Council.

**Background**

At its Ordinary Meeting on 25 February 2009, Council considered:

- the Second Quarter Budget review (11.3.1.5); and
- the Allocation of the \$1.4million from the Country Local Government Fund (CLGF) (11:3:2:2).

Two amounts of unallocated funds resulted, being:

1. amended Budget Surplus \$202,734 (Unconditional); and
2. unallocated CLGF \$227,617 (Conditional on being spent in South Hedland).

On both Items, Council sought to reconsider the unallocated funds (\$430,351) at its next available Council meeting.

On reviewing the proposed CLGF projects approved by Council in February, the following projects are considered to be outside the scope for the CLGF funding:

Project	Cost \$
Electronic Records Implementation	32,000
IT Infrastructure	66,000
Pools - Automatic Cleaners	30,000
Total	128,000

CLGF Projects must relate to either new building or infrastructure projects, however these projects relate to Plant and Equipment.

Given that these projects have already been approved by Council, it is suggested that they be removed from the list of projects for CLGF funding; to be funded from the amended 2008/09 Budget cash surplus.

Source	Current Unallocated Funds Balance	Movement between Funds	Revised Unallocated Funds Balance
Cash Surplus	\$202,734	(\$128,000)	\$74,734
CLGF	\$227,617	\$128,000	\$355,617
Net	\$430,351	\$0	\$430,351

Council will still need to allocate these funds, however the creation of the following restrictions is recommended:

1. Less unconditional funding (ie from Cash Surplus) which could be used for any proposed service/project;
2. \$227,617 of CLGF funding still allocated for South Hedland Projects
3. CLGF project must either building or infrastructure related, and must be completed by 30 November 2009.

Council’s staff have reviewed the remaining projects considered by Council at its Ordinary Council Meeting held in February 2009 (Item 11.3.2.2 Royalties for Regions – Country Local Government Fund); and have included some additional projects identified since that meeting (attached).

Consultation

The process used to develop the recommendations for the expenditure of the 2008/09 CLGF expenditure included:

1. Reviewing the Town’s Plan for the Future to identify projects that are unfunded or underfunded.
2. Reviewing project listing from 2008/09 – particularly ‘orange’ and ‘red’ projects that were not funded.
3. Reviewing the 2008/09 Budget (as at 30 December 2009) with each Council Manager to determine which projects could/should have more funds allocated to them to deliver a higher quality finish.
4. Requesting items from Managers for new projects that could be completed easily in 2008/09.

Both the remaining existing CLFG projects and new identified projects were split into two (2) groups, being Building or Infrastructure Projects to be funded from CLGF, and other projects (i.e. operational, plant, etc.) which could be funded from the budget surplus, as follows:

Funding Source	No. Project	Total Project Value	Funds Available
CLGF Funding	29	\$3,416,500	\$355,617
Surplus	5	\$96,400	\$74,734
Total	34	\$3,512,900	\$430,351

As per the previous listings, the projects were then ranked based on the following criteria:

- Identified Need 5 points
- Prior Planning 5 points
- Ability to complete works by 30/10/09 5 points
- Total 15 points

Based on these rankings, a priority list was created. On the initial review of this list CLGF funds allocated to South Hedland only totaled \$140,000. Therefore, the Records Facility (\$90k) was changed to Pedestrian Bridge – Demarchi Park (\$100K) to ensure South Hedland received its allocation of at least \$227,617.

**Statutory Implications** Nil

**Policy Implications** Nil

Strategic Planning Implications

The projects listed within the Town’s Plan for the Future 2008-2013 were the key consideration that was used when developing the list of potential projects for funding.

Budget Implications

Council currently has \$430,351 of surplus funds that are not allocated to any project or activity. This item proposes to allocate these funds on various projects proposed by the Town’s staff.

Officer’s Comment

Given the movement of projects between the two funding sources, it is very easy to be confused with regards to exactly what has been, and is proposed to be funded.

Council has received \$1,457,617 from CLGF and has an unallocated surplus of \$202,734 from the Second Quarterly 2008/09 Budget review. This effectively provides Council with \$1,660,353 of funds available to be spent on new items.

As its Ordinary Meeting held in February, Council has allocated/approved the following projects:

	Project	Cost \$
1	Civic Centre Balustrade	73,000
2	Electronic Records Implementation	32,000
3	Street Lighting Upgrades - Captains Loop	176,000
4	South Hedland Street Lighting	270,000
5	Richardson Street Streetscape/Parking	180,000
6	IT Infrastructure	66,000
7	Airport Café – Refrigeration	15,000
8	Pool Blanket	40,000
9	Pools - Automatic Cleaners	30,000
10	Toilet block for Civic Centre	150,000
11	5 x lids for reuse tanks	150,000
12	Finucane Island Boat Ramp	30,000
13	JD Hardie Centre	18,000
	Total	\$1,230,000

Therefore Council has a balance of \$430,353 (\$1,660,353-\$1,230,000) available for new projects.

Of the \$430,353, \$355,617 needs to be used for CLGF (Building and Infrastructure) projects, with the balance (\$74,734) being unrestricted.

Based on the rankings of the attached new project list, the following projects are being recommended.

<b>CLGF Projects</b>	<b>Cost \$</b>
Shade Sail - SHAC Pool	50,000
Kevin Scott Oval - Clubroom floors	10,000
Security System for Council Offices	25,000
Additional CCTV Coverage	80,000
Foreshore Protection/Restoration project	90,000
Pedestrian Bridge - Demarchi Park	100,000
Total	355,000

<b>Budget Surplus (Non CLGF) Projects</b>	<b>Cost \$</b>
PC Microfilm Reader	10,000
Compliance Officer	20,000
Community BBQ trailer	20,000
Human Resources module	21,400
Total	71,400

The Proposed projects will result in a small (\$3,953) unallocated surplus, however this is extremely insignificant to Council's current operating and non-operating budget.

Council has two (2) options available to consider:

1. endorse the proposed list of projects recommended by staff, for both unallocated 2008/09 budget surplus, and Country Local Government Funding; or
2. make amendments to allocations presented by staff;

The proposed list of projects, and a full list of possible projects has been attached for Council's review.

Attachments

Project listing and ranking as prepared by Town's staff.

Officer's Recommendation

That Council:

- i) amends it's 2008/09 Budget by allocating the remaining unallocated cash surplus (\$202,734) and unallocated Country Local Government Funding (\$227, 617) on the following projects:

Project	\$
Shade Sail - SHAC Pool	50,000
Kevin Scott Oval - Clubroom floors	10,000
Security System for Council Offices	25,000
Additional CCTV Coverage	80,000
Foreshore Protection/Restoration project	90,000
Pedestrian Bridge - Demarchi Park	100,000
PC Microfilm Reader	10,000
Compliance Officer	20,000
Community BBQ trailer	20,000
Human Resources module	21,400
<b>Total</b>	<b>426,400</b>

and

- ii) retains the balance of \$3,953 as unallocated surplus.

200809/259 Council Decision

**Moved:** Cr A A Carter

**Seconded:** Cr A A Gear

That Council:

- i) amends its 2008/09 Budget by allocating the remaining unallocated cash surplus (\$202,734) and unallocated Country Local Government Funding (\$227, 617) on the following projects :

Project	\$
Shade Sail - SHAC Pool	50,000
Kevin Scott Oval - Clubroom floors/air conditioning	20,000
Security System for Council Offices	25,000
Additional CCTV Coverage	110,000
Foreshore Protection/Restoration project	90,000
PC Microfilm Reader	10,000
Compliance Officer	20,000
Community BBQ trailer	20,000
Human Resources module	21,400
Lighting at Port Hedland International Airport	60,000
<b>Total</b>	<b>426,400</b>

and

- ii) retains the balance of \$3,953 as unallocated surplus.

*CARRIED BY ABSOLUTE MAJORITY 5/2*

*REASON: Council made the following amendments to the Officer's Recommendation:*

- . *adding 'Lighting at Port Hedland International Airport' \$60,000;*
- . *increasing allocation for additional CCTV Coverage to \$110,000; and*
- . *increasing allocation for Clubroom's air-conditioning.*

**Regional Local Government Fund - Potential Project Expenditure**

	<b>Project</b>	<b>Description</b>	<b>Cost</b>	<b>Need</b>	<b>Prior Planning</b>	<b>Can complete by 30/10/09</b>	<b>TOTAL</b>	<b>Cumulative Spend</b>
1	Shade Sail - SHAC Pool	Purchase a new shade sail for the babies pool at the South Hedland Aquatic Centre	50,000	5	4	5	<b>14</b>	50,000
2	Kevin Scott Oval - Clubroom floors	Replace very old carpet in Swans Change rooms with tiles	10,000	2	4	5	<b>11</b>	60,000
3	Security System for Council Offices	Implement electronic swipe card system to the Civic Centre at 5 main points of entry (replacing key system). Will make management of keys and external users easier.	25,000	3	4	4	<b>11</b>	85,000
4	Additional CCTV Coverage	Expand current proposed CCTV coverage in both Port & South Hedland (8*\$10,000)	80,000	3	4	4	<b>11</b>	165,000
5	Foreshore Protection/Restoration project	Construct 850m of post and rail fencing to restrict access to Pretty Pool beach and manage access to 4 mile creek	90,000	3	4	4	<b>11</b>	255,000
6	Records Facility	The current record store facility at the Airport does not meet current State Storage requirements. Proposal to build a new storage facility (shed) inc false ceiling, install insulation and provide air-conditioning.	96,000	4	3	4	<b>11</b>	351,000
7	Disability Access and Inclusion Plan: Disabled Access to Cemetery Beach	Construct a concrete ramp/path with handrails to enable people with limited mobility to access beach.	100,000	4	3	4	<b>11</b>	451,000



8	Matt Dann Cultural Centre	Replace fixed lighting trusses with modern lighting truss that can be lowered and raised. Current system cannot be safely used without hiring elevated work platform each time.	120,000	5	3	3	<b>11</b>	571,000
9	Sutherland St Nodes	Build a 3rd 'Node' . Two currently under construction	200,000	1	5	5	<b>11</b>	771,000
10	Re-Use System Transportation Augmentation Port Hedland/ South Hedland	The underground piping at Port Hedland and South Hedland was built 20 years ago. Most of the pipe system has started to fail. These pipes deliver Class C recycled effluent water to sporting fields. Leakages are creating health issue and when failures occur, ovals do not get watered. Repair costs are upwards of \$3500 each incident. There has been 10 failures in less than five months.	750,000	5	2	4	<b>11</b>	1,521,000
11	CCTV Network available to TOPH stakeholders	Establish IT infrastructure to allow CCTV to be accessed via public intranet page which monitors the Civic Centre and Spoil Bank Area.	25,000	3	3	4	<b>10</b>	1,546,000
12	McGregor St Reserve - Rehab works	McGregor St Reserve playing surface is least level of all Council sports facilities. Funds would be used for surface repairs and leveling of playing surface.	40,000	4	3	3	<b>10</b>	1,586,000
13	Bleachers - Marie Marland and McGregor St Ovals	Construct scaffold type spectator seating at sport reserves.	40,000	2	4	4	<b>10</b>	1,626,000
14	SH Library Air conditioning	Remove old ducted system and replace with 10 new split system air conditioners	50,000	2	4	4	<b>10</b>	1,676,000

15	Pedestrian Bridge - Demarchi Park	Bridge over drainage reserve at new Demarchi park. Item was removed from original scope due to budget constraints	100,000	3	4	3	<b>10</b>	1,776,000
16	PH Skate Park	Install 1 x Exceloo. No public toilet facilities are available at this location.	150,000	3	3	4	<b>10</b>	1,926,000
17	Courthouse Art Gallery - Upgrades	Undertake upgrades that did not occur in most recent 'facelift'. Includes roof replacement (\$150K), Disabled Toilets (\$45K), Air conditioner replacement (\$30K) & Kitchen upgrade for catering req'ments (\$30K)	255,000	3	3	4	<b>10</b>	2,181,000
18	Cemetery Beach Park toilets	Install 2 x Exceloos. Existing infrastructure struggles to cope with large numbers.	300,000	3	3	4	<b>10</b>	2,481,000
19	Library Server and Workstation	Port Hedland library is planning a project to record the history of TOPH. Allows people to add photos, documents, letters, etc that capture history of TOPH. Project requires purchase of server, router and workstation.	12,500	2	3	4	<b>9</b>	2,493,500
20	Water Foundations SH	Install vandal proof water foundations at various locations in South Hedland	20,000	3	2	4	<b>9</b>	2,513,500
21	Staff Housing - Sheds	Construct storage sheds in Council owned properties in South Hedland that currently do not have them.	30,000	3	2	4	<b>9</b>	2,543,500

22	Off-Site Backup location	All data used by ToPH is currently backed up at the Civic Centre. A portable backup is performed but this is only a temporary measure until a backup replication can occur. A storage area is required which will hold identical data for all sites used by the ToPH in the event of a fire or damage to the Civic Centre, other sites can continue to function normally. Requires purchase of another server, networking and software.	33,000	2	3	4	9	2,576,500
23	Disable Footpath Civic Centre	Construct a disable accessible footpath from the Civic Centre to the BBQ's in the Civic gardens	50,000	3	3	3	9	2,626,500
24	New Fence SH Skate Park	Construct a vandal proof fence at the SH Skate Park	50,000	3	2	4	9	2,676,500
25	Aboriginal Arts Centre	Purchase transportable building for establishment of aboriginal arts centre adjacent to South Hedland Library. Includes landscaping	480,000	4	1	4	9	3,156,500
26	1/2 Basketball Court PH	Build a 1/2 Court Basket Ball court at the PH Skate park, effectively creating a "teenage" playground	40,000	3	2	3	8	3,196,500
27	South Hedland Footpath Nodes	Construct footpath nodes, similar to those being built on Sutherland Street	100,000	3	2	2	7	3,296,500
28	Masters Way Street scaping	Streetscape Masters Way , South Hedland	100,000	2	2	3	7	3,396,500
29	"Funky" Bus Shelters	Design & construct some interesting Bus shelters for Port & South Hedland	20,000	2	1	2	5	3,416,500

**Amended Surplus (Non CLGF) - Potential Project Expenditure**

	<b>Project</b>	<b>Description</b>	<b>Cost</b>	<b>Need</b>	<b>Prior Planning</b>	<b>Can complete by 30/10/09</b>	<b>TOTAL</b>	<b>Cumulative Spend</b>
21	PC Microfilm Reader	Replacement existing older microfilm reader with new computer based facility	10,000	2	4	5	<b>11</b>	10,000
	Compliance Officer	Fund a regulatory Services compliance officer to investigate and prosecute town planning, building or health non compliance/complaints	20,000	4	3	4	<b>11</b>	30,000
30	Community BBQ trailer	Construct a bbq/events trailer that can used at community events that houses all necessary equipment	20,000	3	2	5	<b>10</b>	50,000
33	Human Resources module	HR system not currently linked to Corporate IT system. Linking will allow training and other HR functions to be managed within a linked corporate system.	21,400	2	4	4	<b>10</b>	71,400
	TOPH Marketing Strategy	Develop a organisational marketing strategy to better advertise TOPH achievements, with a emphasis on Crime and Safety outcomes	25,000	3	3	4	<b>10</b>	96,400

**6.1.1.1 New Living Project Subdivision Application for 6 lots into 31 lots involving lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland (File Nos.: 18/14/004, 130083G, 130082G, 130036G and 803128G)**

**Officer** Richard Bairstow  
Manager Planning

**Date of Report** 10 March 2009

**Application No.** 2009/23

**Disclosure of Interest by Officer** Nil

Summary

Taylor Burrell Barnett on behalf of the Department of Housing Works (DHW) – New Living Project in South Hedland, has submitted a subdivision application for Lots 6177, 6108, 6107, 2424, 2430, 2429 – Cottier, Kennedy, Coppin and Stanley Street, South Hedland – (See Attachment No. 1)

Council has previously determined not to support the application at its January 2009 Ordinary Meeting. The application was placed before Council for reconsideration at its 25 February 2009 meeting with the resolution as follows:-

*“That Agenda Item 11.1.2.1 South Hedland New Living Project Subdivision Application for Six (6) lots into 31 Lots Involving Lots 6177, 6108, 6107, 2424, 2430 and 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland, lay on the table pending further discussion.”*

Accordingly this item is placed before Council to reconsider its previous decisions.

Background

The current application represents the continued effort to rationalise the large unused portions of land within the South Hedland town site via subdivision proposals undertaken by the South Hedland New Living Project.

While this proposal represents a significant narrowing of the corridor of open space that currently exists at this location, it occurs immediately adjacent to the proposed Marquee Park and will not result in an undersupply of open space in the area.

The application is generally in accordance with the New Living Concept Development Plan, which has been presented to Council. A condition has been imposed however to ensure that the Plan is updated to reflect recent refinements and changes.

Subsequent, to Council's Resolution at its Ordinary Meeting in January 2009, the applicant made a further detailed presentation to Council's Informal Briefing Session on 11 February 2009 (See Attachment No. 2)

#### *Site*

The site is vacant and is zoned R30 and has an area of 4.66ha.

#### *Proposal*

The proposal comprises Lots 6177, 6108, 6107, 2424, 2430, 2429 – Cottier, Kennedy, Coppin and Stanley Streets, South Hedland. The proposal is to create 31 lots with a minimum lot size of 474m<sup>2</sup> and a maximum lot size of 1385m<sup>2</sup> (with the exception of one 2.88ha site), with an average lot size of 593m<sup>2</sup> (with the exception of the 2.88ha site). The site also includes a 2.88ha Public Open Space (POS) site (see Attachment No. 1), which includes the proposed Marquee Park. The applicant proposes to further subdivide the larger 2.88ha lot when the Marquee Park size, location and adjoining lot design is finalised.

#### *Consultation*

The applications require no external comments, however, it is noted that the New Living Project has been extensively advertised within the general community by way of various media releases.

The applicant and DHW have been previously advised of all the issues noted in the conditions contained within the recommendation.

#### *Internal comments*

The applications were referred to Council's Engineering Services for comment and appropriate comments have been incorporated as conditions, and or footnotes, within the recommendation.

#### *Statutory Implications*

The Western Australian Planning Commission (WAPC) is required under Part 10 – Subdivision and Development Control, Clause 142 – Objections and Recommendations of the Planning Development Act 2005 (P&D2005) to refer for comment any applications for subdivision.

The Town is required to provide these comments within 42 days of receiving the application.

#### *Policy Implications*

- 9/007 – Roadside, verge and reserve parking policy
- 9/008 – Verge treatment policy

- 12/002 - Off site car parking policy

#### Strategic Planning Implications

##### Key Result Area 4 – Economic Development

##### Goal Number 4 – Land Development Projects

Strategy 2 – “Work with the South Hedland New Living Project to ensure that sustainable development lots consistent with the principles of Council are made available within South Hedland within a timely manner.”

##### Key Result Area 2 – Community Pride

##### Goal Number 3 – Townscape

Strategy 1 – “Work closely with the Department of Housing and Works to implement the South Hedland New Living project.”

##### Key Result Area 1 – Infrastructure

##### Goal Number 2 – Parks and Gardens

Strategy 1 – “In conjunction with the South Hedland New Living Project and the Land Use Master Plan, develop a Park Improvement Program that identifies which parks should be more intensively developed and which parks could potential be surplus to community requirements.”

#### Budget Implications

The applications are only referred to the Town for a recommendation and therefore no fees are payable.

#### Officer’s Comment

The subdivision plan has been assessed against the Town’s Local Planning Strategy (Land Use Master Plan), The Parks Improvement Plan and Residential Land Rationalisation Plan and assessed to be compliant.

The assessment has identified two (2) strategic design areas that should be suitably addressed by the applicant prior to the commencement of subdivision works. These areas are:

- Design Guidelines for the treatment, development and upgrading of proposed linear open space, which relates to the central spine of the Parks Improvement Plan; and
- Design Guidelines for corner lots to ensure that the development addresses and provides passive surveillance of the primary and secondary streets.

To ensure that these points are addressed, conditions have been included to require the applicant to develop suitable statutory documents, i.e., Guidelines, Policy, or similar, prior to the commencement of subdivision works.

The application is recommended subject to those conditions and footnotes contained within the recommendation.

## Attachments

1. Location Plan
2. Applicant's February Presentation

## Officer's Recommendation

That Council advises the Western Australian Planning Commission that having been provided with additional information it now SUPPORTS the subdivision application (WAPC Ref 139193) for the creation of 31 lots on Lots 6177, 6108, 6107, 2424, 2430, 2429 – Cottier, Kennedy, Coppin and Stanley Street, South Hedland subject to the following conditions and footnotes:

- a) The submission to and approval by the Town of an updated Overall Concept Plan for the proposed area, past and future proposed subdivision areas. The Concept Plan is to consider and address the following matters:

- 1) Parks Improvement Plan;
- 2) Town Cycle Plan; and

all to the satisfaction of the Manager Planning.

- b) Prior to the commencement of works:

- 1) Detailed designs for the proposed Linear Open Space which reflects the intended functions of the linear open spaces as a Local Reserve – Level 2 which acts as a connector between the Water Tower and Marquee Park
- 2) Development works to include landscaping at civil works (dual use path) within the median dividing Stanley Street and the new road (parallel to Stanley);
3. Dual use paths to be provided to all roads where not already existing;
4. Develop Design Guidelines for all corner lots to ensure that these lots are developed with the dwelling/s addressing both the primary and secondary street and be submitted to and approved by the Town;

all to the satisfaction of the Manager Planning;

- c) The approved plans/documentation relating to conditions "a" being implemented to the satisfaction of the Manager Planning.
- d) Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost. As an alternative, the Western Australian



Planning Commission is prepared to accept the subdivider paying to the Local Government the cost of such works as estimated by the Local Government subject to the Local Government giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission.

- e) Subdivisional roads to be constructed and dedicated to the boundary of the application area.
- f) Suitable arrangements being made with the local government for the provision of vehicular crossover(s) to service the lot(s) shown on the approved plan of subdivision.

#### Footnotes

- a) Be advised that any development (including retaining walls not exempted by R-Codes) not covered by this approval or conditions attached there to will require a separate planning approval.

200809/260 Council Decision

**Moved:** Cr G D Bussell

**Seconded:** Cr K A Howlett

That Council advise the Department of Housing Works (DHW) – New Living Project in South Hedland to consider the development of residential blocks that:

1. maintain a continuous greenbelt from the cyclone sculpture to the water tower;
2. maintains sightlines to the water tower and the cyclone sculpture;
3. respect the location and cultural significance of the three (2) churches and the mosque in the central area of the original four suburbs;
4. identify opportunities to use residential subdivision that also provide advances to traffic permeability in South Hedland, e.g. a road that links Barrow Place and Somerset Crescent with Smith Street, or directly to Cottier Road might allow seven (7) or eight (8) new residential blocks, or one (1) or two (2) group housing sites; and
5. requests a report from Officers identifying opportunities for infill development in South Hedland.

*CARRIED 7/0*

*REASON: Council seeks to preserve the existing greenbelt spine for aesthetic and possible future public purposes, and produce infill lots that conform with the original South Hedland Plan, while improvign traffic permeability, the attractiveness of the townscape and builds a sense of place for South Hedland.*

**ITEM 7 CLOSURE**

**7.1 Closure**

There being no further business, the Chairman declared the meeting closed at 8:00 pm.

Declaration of Confirmation of Minutes

I certify that these Minutes were confirmed by the Council at its Ordinary Meeting of 25 March 2009.

CONFIRMATION:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
DATE