



ORDINARY COUNCIL MEETING

AGENDA

**NOTICE IS HEREBY GIVEN that an
Ordinary Meeting of Council will be held
in the Council Chambers, Welcome Road, Karratha,
on Monday 18 May 2009 at 6.30pm**

A handwritten signature in black ink, appearing to read "Allan Moles", is positioned above a horizontal line.

**Allan Moles
CHIEF EXECUTIVE OFFICER**



SHIRE OF ROEBOURNE

No responsibility whatsoever is implied or accepted by the Shire of Roebourne for any act, omission or statement or intimation occurring during Council or Committee Meetings. The Shire of Roebourne 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 or statement or intimation occurring during Council or Committee Meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or Committee Meeting does so at that persons or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a license, any statement or intimation of approval made by any member or Officer of the Shire of Roebourne during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Roebourne.

The Shire of Roebourne warns that anyone who has any application lodged with the Shire of Roebourne must obtain and should only rely on

WRITTEN CONFIRMATION

of the outcome of the application, and any conditions attaching to the decision made by the Shire of Roebourne in respect of the application.

Signed: _____

A handwritten signature in black ink, appearing to read 'A R Moles', is written over a horizontal line.

Mr A R Moles - Chief Executive Officer

DECLARATION OF INTERESTS (NOTES FOR YOUR GUIDANCE) *(updated 13 March 2000)*

A member who has a **Financial Interest** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest:

- (a) In a written notice given to the Chief Executive Officer before the Meeting or;
- (b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:

- (c) Preside at the part of the Meeting, relating to the matter or;
- (d) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the Local Government Act 1995.

NOTES ON FINANCIAL INTEREST (FOR YOUR GUIDANCE)

The following notes are a basic guide for Councillors when they are considering whether they have a **Financial Interest** in a matter. I intend to include these notes in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measure in money terms. There are exceptions in the Local Government Act 1995 but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
4. If in doubt declare.
5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **MUST** be given when the matter arises in the Agenda, and immediately before the matter is discussed.
6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:
 - 6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the Local Government Act; or
 - 6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the Local Government Act, with or without conditions.

INTERESTS AFFECTING IMPARTIALITY

DEFINITION: An interest that would give rise to a reasonable belief that the impartiality of the person having the interest would be adversely affected, but does not include an interest as referred to in Section 5.60 of the 'Act'.

A member who has an **Interest Affecting Impartiality** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest:

- (a) in a written notice given to the Chief Executive Officer before the Meeting; or
- (b) at the Meeting, immediately before the matter is discussed.

IMPACT OF AN IMPARTIALITY CLOSURE

There are very different outcomes resulting from disclosing an interest affecting impartiality compared to that of a financial interest. With the declaration of a financial interest, an elected member leaves the room and does not vote.

With the declaration of this new type of interest, the elected member stays in the room, participates in the debate and votes. In effect then, following disclosure of an interest affecting impartiality, the member's involvement in the Meeting continues as if no interest existed.

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AGENDA

- 1 OFFICIAL OPENING
- 2 PUBLIC QUESTION TIME
- 3 RECORD OF ATTENDANCES / APOLOGIES / LEAVE OF ABSENCE

Councillors:

- Cr Brad Snell [President]
- Cr Des Rothe [Deputy President]
- Cr Fay Cechner
- Cr Gary Wieland
- Cr Nicole Lockwood
- Cr Harry Hipworth
- Cr Garry Bailey
- Cr Fiona White-Hartig
- Cr Ben Lewis
- Cr Sharon Vertigan
- Cr John Lally

Staff:	<ul style="list-style-type: none"> Allan Moles Ray McDermott Simon Kot Bob Sharkey Troy Davis Ronnie Bursey 	<ul style="list-style-type: none"> Chief Executive Officer Exec Manager, Corporate Svces Exec Manager, Community Svces Exec Manager, Development Svces Exec Manager, Technical Svces Minute Secretary
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Apologies:
Absent:
Leave of Absence:

Members of Public:
Members of Media:

- 4 PETITIONS/DEPUTATIONS/PRESENTATIONS
- 5 CONFIRMATION OF MINUTES AND BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION
 That the Minutes of the Ordinary Meeting of Council held on 20 April 2009 be confirmed as a true and correct record of proceedings.

6 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

- 22 Apr Youth Festival Dinner-7.30pm-Cr Snell
- 23 Apr Lunch with Attorney General-7.30pm Location-MillarsWell,Yaandina-Sobering Up Shelter, Roebourne-Cr Snell
- 28 Apr Citizenship Ceremony-4pm-Shire Office-Cr Snell
- 28 Apr Official Opening of St Lukes College-5.30pm-Cr Snell
- 8 May Open Day at Nickol Bay Hospital-9am-3pm-Cr Snell
- 15 May UNE Research Project, Dr Alison McIntosh-4pm-Airport-Cr Snell

7 CORPORATE SERVICES

7.1 FINANCE

7.1.1 KARRATHA CINEMA COMPLEX YOUTH CENTRE – PUBLIC SUBMISSIONS

File No:	AA/4/1
Responsible Officer:	Ray McDermott Executive Manager Corporate Services
Author Name:	Ray McDermott Executive Manager Corporate Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To seek Council's consideration of Public Submissions pertaining to Council's intent to borrow funds for the purpose of financing the purchase of the Karratha Cinema Complex for the purpose of a Youth Centre.

Background

At a Special Council Meeting 5 March 2009 Council resolved:

That Council:

- 1. Amend the 2008/2009 budget to enable the purchase and redevelopment of the Karratha Cinema complex for the purpose of a Youth Centre with a budget allocation of \$3,500,000 sourced from borrowings.***
- 2. Advertise it's intention to source a new loan for the purpose of the purchase and redevelopment of the Karratha Cinema complex in accordance with the Act.***
- 3. Delegate authority to the Chief Executive Officer to negotiate the purchase of the Karratha Cinema complex within the parameters set by Council.***

Local Public Notice of the intent to borrow was undertaken with the period for submissions having closed on 28 April 2009. One email submission was received, being from Peta Mott, a copy of which is attached for Council consideration.

The Executive Manager Community Services and Cr Hipworth met with community representatives on the 5th May to broadly discuss the proposal. Key issues raised at the meeting included;

- How is the purchase and proposed use of the Cinema related to the K2020 Plan?
- If the needs of youth, parents and children are to met in this project does this mean that those needs won't be considered at the Karratha Learning and Leisure site or as a stand-alone Youth Centre in the town Centre as depicted in the K2020 Plan?
- Strategically, is this a short or long term decision of Council? Eg Is the intent to provide this amenity for residents now and then sell the building when other facilities are provided?
- Has Council considered a lease option of property if the intent is short term?

- How does this purchase compromise financial ability of the Shire to deliver a Youth Centre as a stand-alone project, the Karratha Learning and Leisure Precinct project or any other priority?
- What is Councils approach to the maintenance and security to the premises?

Issues

There are no issues.

Options

Having received submissions Council has the following options available:

1. Proceed with intent to borrow funds for the purpose of purchasing the Karratha Cinema complex for the purpose of a Youth Centre.
2. Resolve not to proceed with the intent to borrow.

Policy Implications

There are no relevant Policy implications pertaining to this matter.

Legislative Implications

Section 6.20(2)(a) – where Council proposes to borrow funds one month's local public notice of the proposal is required.

Financial Implications

Nil

Conclusion

Rates will be to hand at the Council meeting and then a determination can be made as to which financial organisation will be successful.

Voting Requirements

Absolute

RECOMMENDATION

That Council resolve to, having considered public submissions, proceed with its advertised intent to borrow funds for the purchase and redevelopment of the Karratha Cinema Complex for the purpose of a Youth Centre.

ATTACHMENT 1 – AGENDA ITEM 7.1.1 KARRATHA CINEMA COMPLEX YOUTH CENTRE – PUBLIC SUBMISSIONS

Helen Nielsen

From: petamott@westnet.com.au
Sent: Sunday, 29 March 2009 3:02 PM
To: Helen Nielsen
Cc: Brad Snell; Gary.Weiland@roebourne.wa.gov.au; Nicole.Lockwood@roebourne.wa.gov.au; Ben.Lewis@roebourne.wa.gov.au
Subject: Shire Purchase of Cinemas in Karratha

Dear Councillors,

I read in the paper this week the shire's intention to purchase the cinema building for a youth centre.

Whilst I agree there is a great need for a centre and facilities for the youth in Karratha, I'm not convinced this is the right location. There has been quite a lot of concern by proprietors in the Village complex about youth causing vandalism / graffiti and the complex wanting the pedestrian accessway removed because of this. Encouraging large numbers of youth into one area that is tucked away from sight is not, I believe, in the community's best interest.

Is there a plan for this facility at all? With land in the town centre at such a premium is this the best use of this building?

I don't think Council need rush into this purchase and should seek further public input before developing a plan and a costing so that an informed decision can be made.

Regards

Peta Mott

7.1.2 LOAN 94 STAFF HOUSING

File No:	AA/4/1
Responsible Officer:	Ray McDermott Executive Manager Corporate Services
Author Name:	Ray McDermott Executive Manager Corporate Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To seek Council's consideration of Loan 94 for the purpose of financing the construction of 14 residences, 12 being for the purpose of Staff Housing and 2 as part of the Medical Services Incentive Scheme.

Background

At the budget meeting held 28 July 2008 it was resolved to borrow \$4,500,000 for the purpose of construction of 14 residences, 12 being for the purpose of Staff Housing and 2 as part of the Medical Services Incentive Scheme.

Letters have been sent to 6 financing organisations seeking proposals to fund the loan based on the following information:

Loan No.	94
Purpose:	Staff Housing
Amount:	\$4,500,000
Term:	15 years
Details:	Equal Half Yearly Repayments
Drawn Down Date:	19 May 2009
1st Payment Date:	19 November 2009

Proposals for this loan do not close until 1.00pm Monday 18 May 2009. Figures will be presented to the Council meeting.

Issues

There are no issues.

Options

Council has the following options available:

1. Accept the lowest quote
2. Accept a quote received from another institution
3. Resolve not to proceed with the loan

Policy Implications

There are no relevant Policy implications pertaining to this matter.

Legislative Implications

Process for raising the loan has been carried out in accordance with State Treasury procedures and the loan was advertised in the budget.

Financial Implications

The loan was included in the budget.

Conclusion

Rates will be to hand at the Council meeting and then a determination can be made as to which financial organisation will be successful.

Voting Requirements

Simple

RECOMMENDATION

That the loan proposal from (TO BE ADVISED) No 94 for \$4.5m for 15 years for the purpose of construction of 14 residences, 12 being for the purpose of Staff Housing and 2 as part of the Medical Services Incentive Scheme be accepted.

7.1.3 COSSACK RATES CONCESSION

File No: AA/5/1

Responsible Officer: Lynette Reeves
Manager Financial Services

Author Name: Belinda Tussler
Revenue Accountant

Disclosure of Interest: Nil

REPORT PURPOSE

For Council to consider writing off previous financial year rates equal to the Cossack Concession for those years and penalty that has accrued on those rates for Lots 121, 144, 145, 151, 152, 153, 167 and 170 amounting to \$21,265.31.

Background

At the 2005 Budget meeting Council adopted the Cossack rates concession as follows,

That Council grant a concession of \$580.00 upon receipt of rates payment of \$176 in respect of the rates on each property in the Cossack town site, in recognition of the fact that the properties are not serviced and they are part of the heritage precinct. The concession will only apply to properties where the rates have been paid prior to 30th June 2006. Normal penalties will apply until payment is received.

At the 2006 Budget meeting Council adopted the Cossack rates concession as follows,

That Council grant a concession of \$580.00 upon the receipt of rates payment of \$218 in respect of the rates on each property in the Cossack town site, in recognition of the fact that the properties are not serviced and they are part of the heritage precinct. The concession will only apply to properties where the rates have been paid prior to the 30th June 2007. Normal penalties will apply until payment is received.

Council then received correspondence from the landowner of Lots 121, 144, 145, 151, 152, 153, 167 and 170 in Cossack regarding the outstanding rates on these properties.

At its meeting held 16 October 2006 resolution # 14000 (copy attached) Council resolved to:

- 1. Write off \$580.00 in rates on Lots 121, 144, 145, 151, 152, 153, 167 and 170 in Cossack, which is an amount equivalent to the 2005/2006 Cossack rates concession, subject to all other rates, penalties and the Emergency Services Levy being paid prior to the 30 June 2007.*
- 2. Amend the budget accordingly.*
- 3. Not amend the amount of the 2006/2007 Cossack rates concession.*

Payment was not forthcoming.

At the 2007 and 2008 Budget meetings Council adopted the Cossack rates concession to enable the Cossack Landholders to pay only \$50 in rates plus the Emergency Services Levy on each property in the Cossack town site, in recognition of the fact that the properties are not serviced and they are part of the heritage precinct. The concession will only apply to properties where the rates have been paid prior to 30th June 2008. Normal penalties to apply until payment is received.

Payments have now been received and the landowner is requesting the concession be applied for the 2005/06, 2006/07, 2007/08, 2008/09 years.

Issues

Under Council's differential rates model properties are rated according to their zoning and land use. Council also applies a minimum rate across all properties. The Cossack rates concession has been applied for a number of years and is in recognition that the land at Cossack cannot currently be developed. The future development of Cossack is subject to the outcomes of the Master Plan project, which is being undertaken by consultants engaged by the State Government. All properties, with the exception of the abovementioned lots, received the rates concession in 2006, 2007, 2008 and 2009.

Options

Council has the following options available:

1. advise that the rates are required to be paid in full
2. write off an amount equivalent to the 2005/2006, 2006/07 and 2007/2008 rates concession subject to all other penalties and Emergency Services Levy being paid totalling \$15,576.00, this will require a budget amendment increasing expense account 100200 Rate/Penalty Write-offs by this amount or
3. write off an amount equivalent to the 2005/2006, 2006/07 and 2007/08 rates concession and all penalty that has accrued to date on these properties totalling \$21,265.31, thereby allowing the 2008/09 Cossack Concession to be applied and the rates paid in full. This will require a budget amendment increasing expense account 100200 Rate/Penalty Write-offs by this amount.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Local Government Act 1995 s6.47.

Financial Implications

The write off of a debt is effectively an expense to the Council as the money has been shown as income in a previous year therefore it will have a negative effect on the surplus/deficit position. A budget amendment resolved by Absolute Majority will be required.

Conclusion

As Council has previously resolved to write off the concession for the 2005/06 rates it would seem prudent to do so for the 2006/07 and 2007/08 years going with option 3.

Voting Requirements

Absolute.

RECOMMENDATION

That Council write off an amount equivalent to the 2005/2006, 2006/2007 and 2007/2008 rates concession and all penalty that has accrued to date on these properties totalling \$21,265.31, thereby allowing the 2008/2009 Cossack Concession to be applied and the rates paid in full and amend the budget on account 100200 accordingly.

7.1.4 ADOPTION OF PERCENTAGE OR VALUE FOR REPORTING MATERIAL VARIANCES

File No:	MAY 09
Attachment(s)	NIL
Responsible Officer:	Lynette Reeves Manager Financial Services
Author Name:	Lynette Reeves Manager Financial Services
Disclosure of Interest:	Nil

REPORT PURPOSE

For Council to adopt a percentage or value for reporting material variances which is to be used in the monthly Statement of Financial Activity. This needs to be set for the 2009/10 financial year.

Background

Regulation 34 (5) of the Local Government (Financial Management Regulations) 1996 requires Council to, each year, adopt a percentage or value to be used in statements of financial activity for reporting material variances.

The material variance is between the budget estimates to the end of the reporting period and the actuals to the end of the reporting period.

Definition of material as taken from AASB1031 paragraph 9

“Information is material if its omission, misstatement or non-disclosure has the potential to adversely affect:

- a) decisions about the allocation of scarce resources made by users of the financial report or
- b) the discharge of accountability by the management or governing body of the entity.”

Issues

Council needs to decide on the amount to be used for reporting material variances. A combination of percentage (equal to or greater than 10%) or value (equal to or greater than \$10,000) would capture all major variances and eliminate small variances. These variances would be reported on each month in conjunction with the monthly financial reporting.

Options

Council has the following options available:

- 1) adopt a material variance of percentage (equal to or greater than 10%) or value (equal to or greater than \$10,000)
- 2) adopt a material variance of 10%
- 3) adopt another percentage variance

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

As per section 34(5) of the Local Government (Financial Management Regulations) 1996.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

A combination of percentage (equal to or greater than 10%) or value (equal to or greater than \$10,000) would capture all major variances and eliminate small variances.

Voting Requirements

Simple.

RECOMMENDATION

That Council adopt a level of materiality of percentage (equal to or greater than 10%) or value (equal to or greater than \$10,000) for the 2009/10 financial year.

7.1.6 LIST OF ACCOUNTS FOR APRIL 2009

File No: LOA0307

Attachment(s) List of Accounts April '09

Responsible Officer: Jim Goulias
Manager Financial Services

Author Name: Tricia Solari
Creditors Officer

REPORT PURPOSE

To advise Council of payments made since the previous Ordinary Council Meeting.

Background

Council has given delegated authority that allows the Chief Executive Officer to approve payments from Council's bank accounts either via cheque or electronic lodgement.

Issues – None.

Options – None.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion – None.

Voting Requirements

Simple.

RECOMMENDATION

That Voucher numbers 70702 to 70878 and EP003096 to EP003287 inclusive, totalling \$3,172,499.56 submitted and checked with vouchers, be passed for payment.

Date	Chq/EFT	Name	Description	Value
03/04/2009	EFT3096	Aspen Parks Property Management	Payroll Deductions	\$ 588.00
03/04/2009	EFT3097	Coles, Nina	07/08 Travel - N. Coles	\$ 1,900.00
03/04/2009	EFT3098	The Cove Caravan Park	Payroll Deductions	\$ 1,360.00
03/04/2009	EFT3099	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 250.00
03/04/2009	EFT3100	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 760.00
03/04/2009	EFT3101	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 514.60
03/04/2009	EFT3102	Chambers, Scott	08/09 Travel	\$ 1,980.00
03/04/2009	EFT3103	Fox, Chris	C46-08/09 Conference Expenses	\$ 150.90
03/04/2009	EFT3104	Gajic, Joel Lee Dieter	C07-08/09 Conference Expenses	\$ 455.45
03/04/2009	EFT3105	Karratha Caravan Park	Payroll Deductions	\$ 1,600.00
03/04/2009	EFT3106	Lee, Wayne	06/07 Travel	\$ 1,493.29
03/04/2009	EFT3107	Mcewan, Shelley Anne	08/09 Travel	\$ 1,980.00
03/04/2009	EFT3108	Oatway & Osborn, Damien & Nicola	Payroll Deductions	\$ 600.00
03/04/2009	EFT3109	Sharkey, Robert Brian	08/09 Conference Expenses	\$ 187.15
03/04/2009	EFT3110	Wardell-Johnson, Hayley	08/09 Travel	\$ 1,980.00
03/04/2009	EFT3111	Tony Dodd	08/09 Travel	\$ 1,980.00
03/04/2009	EFT3112	Osborne, Richard Noel	Payroll Deductions	\$ 500.00
03/04/2009	EFT3113	Vertigan, Sharon	08/09 Conference Expenses	\$ 649.35
09/04/2009	EFT3114	Australian Taxation Office	GST February 2009	\$ 68,528.00
09/04/2009	EFT3115	Amnet It Services	9/4-9/5/09 : Broadband Access	\$ 145.00
09/04/2009	EFT3116	All Food Equipment	Upright Storage Freezer - Airport	\$ 5,670.00
09/04/2009	EFT3117	Glen Bonanno,	Reimburse-Relocation Exp, Flight, Accom ,Care, Clearance	\$ 1,177.90
09/04/2009	EFT3118	Booth, Michael	Reimburse - Msic Card, Dampier Port	\$ 190.00
09/04/2009	EFT3119	Commander Australia Limited	Keystation & 5 Phones	\$ 3,151.10
09/04/2009	EFT3120	Clarke, Vicki Anne	Reimburse - Airfares:Financial Mgmt. Workshop	\$ 180.00
09/04/2009	EFT3121	ISPX	Broadband Internet Access 1/4-30/6/09	\$ 542.55
09/04/2009	EFT3122	Moore, Kevin	Reimburse-Tech Reference Manuals	\$ 189.95
09/04/2009	EFT3123	Megan Nash	Reimburse - Relocation Insurance	\$ 515.00
09/04/2009	EFT3124	Boundaries WA	Fencing & Gates-Millars Well Daycare	\$ 12,895.16
09/04/2009	EFT3125	Custom Service Leasing Pty Ltd	Lease-Vehicle : Pilbara Area Cons.	\$ 735.63
09/04/2009	EFT3126	Department Of Environment & Conservation	Renew Licence - 7Mile Waste Disposal Facility	\$ 8,311.23
09/04/2009	EFT3127	Trasan Contracting	Prog.Claim#1 - Pt.Samson Ablution Works	\$ 247,719.27
09/04/2009	EFT3128	Wormald Australia Pty Ltd	Repair System Fault/Fire Doors - Airport	\$ 2,383.43
09/04/2009	EFT3129	Downer EDI Works Pty Ltd	Progress Claim 11 - Airport Upgrade	\$ 378,529.56
14/04/2009	EFT3130	Australian Taxation Office	Payroll Deductions	\$ 89,400.13
14/04/2009	EFT3131	Child Support Agency	Payroll Deductions	\$ 347.85
16/04/2009	EFT3132	Aspen Parks Property Management	Payroll Deductions	\$ 588.00
16/04/2009	EFT3133	The Cove Caravan Park	Payroll Deductions	\$ 1,360.00
16/04/2009	EFT3134	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 250.00

Date	Chq/EFT	Name	Description	Value
16/04/2009	EFT3135	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 760.00
16/04/2009	EFT3136	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 514.60
16/04/2009	EFT3137	Lockwood, Nicole	08/09 Conference Expenses	\$ 171.60
16/04/2009	EFT3138	Oatway & Osborn, Damien & Nicola	Payroll Deductions	\$ 600.00
16/04/2009	EFT3139	Osborne, Richard Noel	Payroll Deductions	\$ 500.00
22/04/2009	EFT3140	Australian Taxation Office	Payroll Deductions	\$ 88,757.23
22/04/2009	EFT3141	Child Support Agency	Payroll Deductions	\$ 490.86
17/04/2009	EFT3142	Ascott, Nicole	Student Practicum Placement Allowance	\$ 400.00
17/04/2009	EFT3143	British American Tobacco Australia Ltd	Tobacco Stock-TTI	\$ 5,717.76
17/04/2009	EFT3144	Drake Australia Pty Ltd	Temp Staff 2/3 to 22/3/09 - TTI	\$ 12,516.14
17/04/2009	EFT3145	Karratha Tavern	Liquor Stock-TTI	\$ 37,467.33
17/04/2009	EFT3146	Pilbara Iron Company (Services) Pty Ltd	Electricity 13.01.09 To 9.03.09 Wickham Library & Clinic	\$ 4,118.05
17/04/2009	EFT3147	Parry'S Merchants	Stock-TTI	\$ 9,068.98
17/04/2009	EFT3148	Shell Company Of Australia	Fuel Cards 16/3/09-22/3/09	\$ 6,482.84
17/04/2009	EFT3149	St Andrews Medical Group	Staff - Pre Employment Medical	\$ 150.00
17/04/2009	EFT3150	Assetic Australia Pty Ltd	Building Works Management Software Setup	\$ 5,500.00
17/04/2009	EFT3151	Abcb Publications	Building Codes of Australia Volumes 1 & 2 And Guide	\$ 695.00
17/04/2009	EFT3152	CJD Equipment	Filters & Belts	\$ 527.50
17/04/2009	EFT3153	Centurion Transport Co Pty Ltd	Freight	\$ 634.31
17/04/2009	EFT3154	Comgroup Australia Pty Ltd	Base Site Rental For 3 Months At Karratha	\$ 3,212.32
17/04/2009	EFT3155	E & MJ Rosher Pty Ltd	Grass Catcher & Boot Kit	\$ 5,231.60
17/04/2009	EFT3156	Fuel Fix Pty Ltd	Check/Repair Bowser Ktha Airport	\$ 775.50
17/04/2009	EFT3157	Institute Of Public Works Engineering, A	Systems Plus Subscription 1/4/09-31/3/10	\$ 550.00
17/04/2009	EFT3158	Indigenous Hip Hop Projects	Artist Fees & Expenses - Hip Hop Project	\$ 12,100.00
17/04/2009	EFT3159	Worley Parsons	Feb 2009 - Engineering Serv. Effluent Reuse Scheme Mngmnt Plan	\$ 4,488.21
21/04/2009	EFT3160	Western Australian Treasury Corp	Loan No. 91 Repayment instalment	\$ 421,788.87
21/04/2009	EFT3161	GFI Asia Pacific Pty Ltd	Software Renewals - Mail Archiver Up To 125 Mailboxes	\$ 4,820.75
22/04/2009	EFT3162	Associate Contracting Electrical	Disconnect & Removal Of Telstra Service	\$ 264.00
22/04/2009	EFT3163	Atrium - Cambridge	Conference Accommodation Training	\$ 902.00
22/04/2009	EFT3164	Baker's Temptation	Bakery Stock-TTI	\$ 1,744.45
22/04/2009	EFT3165	British American Tobacco Australia Ltd	Tobacco Stock- TTI	\$ 812.35
22/04/2009	EFT3166	Bullivants	Degreaser	\$ 51.74
22/04/2009	EFT3167	Corporate Express Australia Limited	Stationery and supplies	\$ 5,063.95
22/04/2009	EFT3168	Chandler Macleod	Temp Staff 2/3 to 22/3/09 - TTI	\$ 11,639.90
22/04/2009	EFT3169	James Cutfield	Entertainment-Bushfire Appeal	\$ 1,150.00
22/04/2009	EFT3170	Core Entertainment	Live Entertainment - Twilight Tunes	\$ 100.00
22/04/2009	EFT3171	Drake Australia Pty Ltd	Temp Staff 18.03.09 - 29.03.09 KEC	\$ 2,382.25

Date	Chq/EFT	Name	Description	Value
22/04/2009	EFT3172	Editorial And Publishing Consultants	Annual Subscription Renewal: Engineering /Waste Mngmt	\$ 198.00
22/04/2009	EFT3173	Finchers	A1 Bond Paper	\$ 151.80
22/04/2009	EFT3174	Goulias, James	Reimb Airfares Kta - Per Return 25.4.09- 4.05.09 & 027.05.09 - 7.06.09	\$ 836.69
22/04/2009	EFT3175	GHD Pty Ltd	Fesa Karratha - Height Training Tower	\$ 5,082.00
22/04/2009	EFT3176	Geraldton Building Services & Cabinets	Excavate Site And Complete Footings To Design Spec Given	\$ 222,344.42
22/04/2009	EFT3177	Gajic, Joel Lee Dieter	Reimburse - Taxi Fare; Fuel For Hire Car	\$ 81.95
22/04/2009	EFT3178	Grabski, James	Student Practicum Placement Allowance	\$ 400.00
22/04/2009	EFT3179	Harvey World Travel	Staff Airfares Kta - Pth Return	\$ 1,323.99
22/04/2009	EFT3180	Karratha Florist	Flower Supply 16.03.09 -16.04.09 - TTI	\$ 135.00
22/04/2009	EFT3181	Karratha News agency	Newspapers & Mags W/E 5.04.09 - TTI	\$ 12,078.41
22/04/2009	EFT3182	Karratha Visitors Centre	May 2009 Funding	\$ 24,774.39
22/04/2009	EFT3183	Karratha Tile Centre	Tiling Around New Trough-Staff house	\$ 319.00
22/04/2009	EFT3184	Karratha Tavern	Liquor Stock - TTI	\$ 12,643.24
22/04/2009	EFT3185	LRW'S Electrical	Parts - Depot	\$ 294.80
22/04/2009	EFT3186	Leisure Institute Of WA Aquatics (Inc)	North West Seminar Regn Pool Staff x2	\$ 160.00
22/04/2009	EFT3187	WALGA (Market force)	Advertising - February '09	\$ 42,938.76
22/04/2009	EFT3188	New Wave Caterers	Catering Council Meeting - 16/03/09	\$ 1,069.00
22/04/2009	EFT3189	Hotel Ibis Perth	Staff x2 Training-Accommodation : 25-27/2/09	\$ 1,076.00
22/04/2009	EFT3190	Philip Morris Limited	Tobacco Stock - TTI	\$ 1,580.50
22/04/2009	EFT3191	Water 2 Water	Tubing	\$ 197.50
22/04/2009	EFT3192	Poinciana Nursery	Planter Boxes & Plants - Airport	\$ 2,390.08
22/04/2009	EFT3193	SFD Plumbing & Gas	Replace Corroded Section Copper Water Main	\$ 1,797.40
22/04/2009	EFT3194	SAI Global Ltd	Document Download 2021-00	\$ 102.51
22/04/2009	EFT3195	The Shell Company Of Australia Limited	Unleaded Petrol - Depot Stock	\$ 2,285.14
22/04/2009	EFT3196	Reliance Petroleum	Diesel 13,000 litres Dept Stock	\$ 15,867.53
22/04/2009	EFT3197	Sealanes	Office Kitchen Refreshments- Admin.	\$ 515.39
22/04/2009	EFT3198	Technical Irrigation Imports	Reticulation Program Controllers	\$ 2,266.66
22/04/2009	EFT3199	The Royal Life Saving Society Australia	Re-Qualifications Lifeguard Course - Pool Staff	\$ 1,550.10
22/04/2009	EFT3200	TNT Express	Freight	\$ 375.09
22/04/2009	EFT3201	Truck Centre (WA)Pty.Ltd	Gasket	\$ 271.17
22/04/2009	EFT3202	Toll Express	Freight	\$ 18.34
22/04/2009	EFT3203	Whelans	Prog Clm#5: Millars Well Subdivision	\$ 2,420.00
22/04/2009	EFT3204	Worksense Safety & Workwear	Staff Uniforms	\$ 195.84
22/04/2009	EFT3205	Atom Supply	Water Bottles With Taps	\$ 850.71
22/04/2009	EFT3206	Atkins Carlyle Ltd	Riggers Gloves	\$ 535.16
22/04/2009	EFT3207	Auslec	Halagoen Globes : Ktha Airport	\$ 286.00

Date	Chq/EFT	Name	Description	Value
22/04/2009	EFT3208	Computelec Pty Ltd	Symc Backup Server & Software Renewal 2009	\$ 829.08
22/04/2009	EFT3209	Protector Alsafe	Staff Uniforms	\$ 1,414.34
22/04/2009	EFT3210	SGS Australia Pty Ltd	Water Analysis	\$ 3,685.00
22/04/2009	EFT3211	Attorney-General'S Department	Airport Auschecks For March 2009	\$ 616.00
22/04/2009	EFT3212	Australian Art Collector	Advertising - Cossack Art Awards	\$ 700.00
22/04/2009	EFT3213	Boc Limited	7 X Gas Bottles For KAC BBQ'S	\$ 2,331.57
22/04/2009	EFT3214	Beaurepaires	Tyre X 1	\$ 834.09
22/04/2009	EFT3215	BC Lock & Key	Deadlock	\$ 1,002.10
22/04/2009	EFT3216	Wickham Service Station	Fuel	\$ 588.60
22/04/2009	EFT3217	CJD Equipment	Idler And Screw	\$ 62.13
22/04/2009	EFT3218	Centurion Transport Co Pty Ltd	Freight	\$ 2,721.28
22/04/2009	EFT3219	Coventry Group Ltd	Misc Stock	\$ 1,762.01
22/04/2009	EFT3220	Coral Coast Print & Design	Business Cards X 2750	\$ 1,050.50
22/04/2009	EFT3221	E & MJ Rosher Pty Ltd	Blades And Bolts	\$ 1,137.35
22/04/2009	EFT3222	Gym Care: Commercial Fitness Specialists	Repair Alternator On Gym Bike - KEC	\$ 467.50
22/04/2009	EFT3223	Handy Hands Pty Ltd	Regular Garden Maintenance For Shire Offices & Degrey Place	\$ 2,849.00
22/04/2009	EFT3224	Haines Norton (WA)Pty Ltd	Registration For 28Th & 29Th May 2009 Accounts Workshops	\$ 2,860.00
22/04/2009	EFT3225	Haden Engineering Pty Ltd	Repair U/S Chiller - Kta Airport	\$ 12,378.71
22/04/2009	EFT3226	Holt Music	Glow Sticks - Hip Hop Project	\$ 412.50
22/04/2009	EFT3227	Hammel International	Transport/Hire - Demo Of Hammel Primary Shredder	\$ 11,000.00
22/04/2009	EFT3228	Impay Pty Ltd	Vehicle Repairs - Rangers	\$ 675.00
22/04/2009	EFT3229	Jasol Australia	Gleem Lotion	\$ 176.16
22/04/2009	EFT3230	Karratha Tyre Service	Tyre Repairs for Council Vehicles	\$ 1,727.00
22/04/2009	EFT3231	Karratha Auto Electrics	Locate Fault With A/C/ Replace Condenser Fan Assembly	\$ 5,502.03
22/04/2009	EFT3232	Karratha Fluid Power	Replaces Hoses On Loader	\$ 3,548.89
22/04/2009	EFT3233	Karratha Contracting Pty Ltd	Wickham Day Care Major Roof Repairs & Assorted Other Electrical Repairs	\$ 117,179.87
22/04/2009	EFT3234	Loscam Limited	Pallet Hire - TTI	\$ 15.84
22/04/2009	EFT3235	Landgate	Gross Rental Valuations	\$ 3,299.04
22/04/2009	EFT3236	Moxham Motors	Reflector	\$ 21.05
22/04/2009	EFT3237	NBS Signmakers	Advert Signage - TTI	\$ 121.00
22/04/2009	EFT3238	Pilbara News	Feb'09 Advertising	\$ 2,029.55
22/04/2009	EFT3239	Redwave Media Ltd	Avert: Cyclone Awareness March 2009	\$ 1,253.23
22/04/2009	EFT3240	Northwest Copier & Fax Services	Oki Drum & Toner	\$ 1,949.17
22/04/2009	EFT3241	Orica Australia Pty Ltd	Chlorine Gas for Gap Ridge Effluent Scheme	\$ 1,943.70
22/04/2009	EFT3242	Pilbara Distributors	Kiosk Stock - KAC	\$ 1,991.60
22/04/2009	EFT3243	Pilbara Motor Group	Hub Nut	\$ 11.51
22/04/2009	EFT3244	Pilbara Echo	Community Bus Logo Design Package	\$ 1,153.90
22/04/2009	EFT3245	Skipper Truck Parts	Fan Assembly	\$ 467.12
22/04/2009	EFT3246	Sigma Chemicals	1000W Spa Blower: RAC	\$ 219.00
22/04/2009	EFT3247	Statewide Access Pty Ltd	Scissor Lift Hire 17.03.09 - 31.03.09 Kta Airport	\$ 2,784.33

Date	Chq/EFT	Name	Description	Value
22/04/2009	EFT3248	Seasons Of Perth	Conferences Accommodation 11.03.09 to 14.03.09 & 29.3.09 to 31.03.09	\$ 895.00
22/04/2009	EFT3249	Telford Industries	Chem Chlor	\$ 624.80
22/04/2009	EFT3250	Tru-Blue Torque Australia Pty Ltd	Hire Scissor Lift 28.02.09-12.03.09: Airport	\$ 2,057.65
22/04/2009	EFT3251	Transoft Solutions (Aust) Pty Ltd	Autoturn Upg Single 5.0 & Map - I.T.	\$ 3,300.00
22/04/2009	EFT3252	Vantage Systems Pty Ltd	Hire Conference Room - 12/2/09	\$ 926.20
22/04/2009	EFT3253	Westrac Equipment Pty Ltd	Antifreeze	\$ 293.23
22/04/2009	EFT3254	Woolworths (WA) Ltd	Stock-TTI	\$ 3,052.08
22/04/2009	EFT3255	Wa Chainsaws & Mower Centre	Air Filter	\$ 145.00
22/04/2009	EFT3256	Wormald Australia Pty Ltd	Fault Repairs - Fire Panel Ktha Airport	\$ 756.80
22/04/2009	EFT3257	Downer EDI Works Pty Ltd	Footpaths/Road repairs & Dampier Pram Ramps. Concrete works Tender:M2-08/09	\$ 166,289.20
22/04/2009	EFT3258	West-Sure Group	Cash in Transit Services March 2009	\$ 1,996.50
22/04/2009	EFT3259	Zetta Florence	Gallivant Archive Boxes - Local History Office	\$ 362.54
23/04/2009	EFT3260	Business Improvements Pty Ltd	Consulting Services Mar 2009 To 6th April 2009	\$ 22,828.43
24/04/2009	EFT3261	Karratha First National Real Estate	Rent - 20E & 20F Kallama Parade & 25 Marsh Way	\$ 16,250.00
24/04/2009	EFT3262	Karratha City Real Estate	Rent - 5B Bergin Way & 5 Nelson Court	\$ 8,255.95
24/04/2009	EFT3263	Pilbara Real Estate	Rent - 28 Walkington Circle & 18 Bowerbird Drive	\$ 17,163.69
24/04/2009	EFT3264	Ray White Real Estate	Rent - 13 Gecko Circle, 4 Flannelbush, 4 Petrel, 52 Desert Pea.	\$ 30,815.83
24/04/2009	EFT3265	Shell Company Of Australia	Fuel Cards For 23.03.09 - 31.03.09	\$ 8,316.93
24/04/2009	EFT3266	LJ Hooker Karratha	Rent 1/5 - 31/5/09 : 13 Nickol Road	\$ 5,200.00
24/04/2009	EFT3267	Vibra Industrial Filtration Australasia	Air Filters	\$ 811.80
30/04/2009	EFT3268	Aspen Parks Property Management	Payroll Deductions	\$ 588.00
30/04/2009	EFT3269	Crawford-Ferguson, Desiree	08/09 Travel Assist	\$ 1,980.00
30/04/2009	EFT3270	Crawford-Ferguson, Ian	08/09 Travel Assist	\$ 1,980.00
30/04/2009	EFT3271	The Cove Caravan Park	Payroll Deductions	\$ 1,360.00
30/04/2009	EFT3272	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 250.00
30/04/2009	EFT3273	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 760.00
30/04/2009	EFT3274	Dept Of Housing & Works- Rent	Payroll Deductions	\$ 514.60
30/04/2009	EFT3275	Fox, Chris	08/09 Conference Expenses	\$ 225.25
30/04/2009	EFT3276	Lockwood, Nicole	08/09 Conference Expenses	\$ 189.65
30/04/2009	EFT3277	Nielsen, Helen Elizabeth	08/09 Travel Assistance	\$ 1,980.00
30/04/2009	EFT3278	Oatway & Osborn, Damien & Nicola	Payroll Deductions	\$ 600.00
30/04/2009	EFT3279	Wright, Allan Steven	08/09 Conference Expenses	\$ 225.25
30/04/2009	EFT3280	Valerie Maas	08/09 Conference Expenses	\$ 311.00
30/04/2009	EFT3281	Osborne, Richard Noel	Payroll Deductions	\$ 500.00
30/04/2009	EFT3282	Belinda Anne Stayt	08/09 Travel Assistance	\$ 1,980.00
01/05/2009	EFT3283	Snell, Brad	08/09 Conference Expenses	\$.....340.30
01/05/2009	EFT3284	Information Services & Technology	V. Maas Training 4.05.09 - 5.05.09	\$.....220.00
06/05/2009	EFT3285	Australia Taxation Office	Payroll deductions	\$ 90691.17
06/05/2009	EFT3286	Child Support Agency	Payroll deductions	\$.....490.86

Date	Chq/EFT	Name	Description	Value
06/05/2009	EFT3287	Shire of Roebourne Social Club	Payroll deductions	\$ 1540.20
17/04/2009	69876	Cancelled Cheque		
21/04/2009	70363	Cancelled Cheque		
17/04/2009	70552	Cancelled Cheque		
17/04/2009	70617	Cancelled Cheque		
19/03/2009	70702 - 70736	Cancelled Cheques	Bank cheque used for creating crystal reports-Synergy Soft	
8/04/2008	70737 - 70742	Cancelled Cheques	Bank cheque used for creating crystal reports-Synergy Soft	
08/04/2009	70743	Shire Of Roebourne	Recoup Petty Cash To 2/4/09	\$ 1,136.05
08/04/2009	70744	Horizon Power	5 Nelson Court-Recovered From Wages	\$ 253.50
08/04/2009	70745	Cancelled Cheque		-
09/04/2009	70746	Chefmaster Australia	Bin Liners	\$ 1,643.50
09/04/2009	70747	Karratha Family Centre	Community Cultural Grant Payment	\$ 457.33
09/04/2009	70748	Autotrans Express Pty Ltd	Relocation Costs - Staff Vehicle	\$ 1,910.12
14/04/2009	70749	Shire Of Roebourne	Payroll Deductions	\$ 445.96
16/04/2009	70750	Shire Of Roebourne	Payroll Deductions	\$ 445.96
17/04/2009	70751	Awesome Plumbing & Gas Pty Ltd	Repairs To Effluent Retic Line	\$ 14,450.04
17/04/2009	70752	Austral Mercantile Collections Pty Ltd	Debt Collection Services	\$ 90.24
17/04/2009	70753	Esplanade Hotel Fremantle	Staff Training Accommodation 24/2/09	\$ 200.00
17/04/2009	70754	Point Samson Community Association Inc	Annual Community Sponsorship 08/09 (Acs/20)	\$ 5,500.00
17/04/2009	70755	Savannah Engineers (WA) Pty Ltd	Fabricate & Install Luggage Screening Frame	\$ 14,883.00
17/04/2009	70756	Telstra	20/01/09 - 19/02/09: Satellite Phones	\$ 538.53
17/04/2009	70758	Horizon Power	Electricity - Council Facilities & Street Lights Feb/March 2009	\$ 137,466.72
17/04/2009	70759	Water Corporation	04.02.09 - 06.03.09: Karratha Airport, Roebourne School Oval and Other Council Facilities Water Usage	\$ 26,874.30
17/04/2009	70760	Australasian Performing Right Assoc.	Licence Background Music Ktha Airport	\$ 550.00
17/04/2009	70761	Carroll & Richardson	Australian Flag/WA Flag - Reception	\$ 190.00
17/04/2009	70762	Earthhouse Pty Ltd	Design Concept- Snake Gully Pk	\$ 2,520.00
17/04/2009	70763	State Library Of Western Australia	Recoveries Of Lost & Damaged Books - Roebourne Library	\$ 350.90
17/04/2009	70764	Dept Of Planning Infrastructure-	SOR Plates	\$ 135.00
17/04/2009	70765	Pioneer Medical Centre	Staff Pre Employment Medical	\$ 132.00
17/04/2009	70766	Super K Mart	DVD's - Dampier Library	\$ 384.43
17/04/2009	70767	Wickham Newsagency	Papers/Mags - Wickham Library Feb'09	\$ 112.80
17/04/2009	70768	WA Library Supplies	Chairs X 4 - Roebourne Library	\$ 228.00
22/04/2009	70769	Australia Post	March'09 Postage Charges	\$ 1,714.55
22/04/2009	70770	Avis Australia	Staff - Vehicle Hire	\$ 897.22
22/04/2009	70771	Bull Bar Foods Pty Ltd	Stock - TTI	\$ 278.40
22/04/2009	70772	Chefmaster Australia	Bin Liners	\$ 388.90
22/04/2009	70773	Choice	09/10 Magazine Subscription - Wickham Library	\$ 78.00

Date	Chq/EFT	Name	Description	Value
22/04/2009	70774	Thorn Dnt Airfield Lighting Pty Ltd	Secondary Cable - Kta Airport	\$ 1,155.00
22/04/2009	70775	Dampier Plumbing And Gas	Maintenance Ktha Airport: Check & Repair Water Flow	\$ 9,215.80
22/04/2009	70776	Everbetter Pty Ltd T/As Eaton Building	Vehicle Crossover Subsidy	\$ 561.00
22/04/2009	70777	Westralia Airports Corporation Pty Ltd	ASIC Cards X 11	\$ 550.00
22/04/2009	70778	First Steps Playgroup	Community Cultural Grant Payment	\$ 124.35
22/04/2009	70779	Freo Machinery	Transport Of Loader	\$ 431.20
22/04/2009	70780	Garrards Pty Ltd	Biflex Ultra	\$ 825.00
22/04/2009	70781	Harvey Norman	USB Card Readers X 3, 320Gb My Passport X 3	\$ 689.72
22/04/2009	70782	Healthy Building Systems	Mould Remediation - Depot	\$ 20,167.33
22/04/2009	70783	Karratha Adventure Sports	Steel Pegs X 100 - Airport	\$ 110.00
22/04/2009	70784	Karratha International Hotel	Consultant - Accommodation 20-25/3/09	\$ 1,431.50
22/04/2009	70785	Karratha Speech Pathology Clinic	Hearing Tests - D.Wilson, H. De Beer, W.Smith, C.Thompson	\$ 540.00
22/04/2009	70786	Best Western Karratha Central Apartments	Consultant - Accommodation 5/4-9/4/09 (Synergy)	\$ 980.00
22/04/2009	70787	Lil'S Retravision Karratha	Belkin Universal Ups X 2	\$ 1,383.00
22/04/2009	70788	Local Government Managers Australia	Staff Conference - Regn. 2009 LGMA Finance Conference	\$ 1,003.00
22/04/2009	70789	Manpower Services (Aust) P/L	Labour Hire X 4 X 154.90 Hours W/E 8/3/09	\$ 12,137.56
22/04/2009	70790	Market Creations Pty Ltd	Advert: KEC Gym 2009-2010 Kta Business/Community Directory	\$ 948.15
22/04/2009	70791	Maphaka, Sammi	Peformance Fee - Dampier Twilight Tunes 15.03.09	\$ 100.00
22/04/2009	70792	Pilbara Plant Hire	Wet Hire Of Truck	\$ 4,301.00
22/04/2009	70793	Professional Business Equipment Pty Ltd	Service OCE Planning Printer - S.O.R	\$ 1,959.99
22/04/2009	70794	Pixel It Network Solutions	Net Support Mngr. License & Maint.	\$ 5,390.00
22/04/2009	70795	Prime Health Group	Staff Pre Employment Medical	\$ 1,314.50
22/04/2009	70796	Bryan Retter	Entertainment - Twilight Tunes	\$ 100.00
22/04/2009	70797	Sheraton Perth Hotel	Staff Training Accommodation 25-26/3/09	\$ 480.00
22/04/2009	70798	St John Ambulance-Karratha	Training Equipment - KAC	\$ 950.70
22/04/2009	70799	Signswest, Stick With Us Sign Studio	Arc 60 Brackets	\$ 440.00
22/04/2009	70800	Telstra	01/03/09-31/303/09 : ISDN & Mobile Phone Charges	\$ 26,621.86
22/04/2009	70801	Travelworld Karratha	Airfares x 14 Booked- Kta/Per/Kta 4.03.09 to 15.4.09	\$ 6,634.00
22/04/2009	70802	3 Hutchison Telecommunications	26.03.09 - 25.04.09 SES Messaging	\$ 197.65
22/04/2009	70803	Video Ezy Karratha	Video's/DVD'S - Dampier Library	\$ 179.50
22/04/2009	70804	Horizon Power	Electricity usage - Effluent Schemes, Pavilions, Parks	\$ 8,062.40
22/04/2009	70805	Water Corporation	Gecko Circle - Headwork Charges	\$ 52,896.90
22/04/2009	70806	Wickham Primary School	Books, CD's For Roebourne Library	\$ 314.50
22/04/2009	70807	West Pilbara Junior Cricket Association	Refund - 2009 Light Tokens	\$ 216.00
22/04/2009	70808	Whisson, Todd	Performance Fee - Dampier Twilight Tunes 15.03.09	\$ 100.00

Date	Chq/EFT	Name	Description	Value
22/04/2009	70809	BP Roebourne	Diesel	\$ 339.26
22/04/2009	70810	Bunzl Ltd	Toilet Tissue	\$ 2,090.67
22/04/2009	70811	Coca-Cola Amatil (Holdings) Ltd	Stock-TTI	\$ 10,868.28
22/04/2009	70812	Chadson Engineering Pty Ltd	Tablets Chlorine	\$ 641.08
22/04/2009	70813	Coates Hire	1 Day Hire: Mini Loader 09.10.08 (Stop Payment)	\$ 371.25
22/04/2009	70814	Dy Mark Pty Ltd	Spray & Mark White	\$ 150.74
22/04/2009	70815	De Neefe Signs Pty Ltd	Steel Bollards - Airport	\$ 1,320.00
22/04/2009	70816	Dc Project Services Pty Ltd	Refund Planning Application Fee	\$ 127.00
22/04/2009	70817	Dolphins	Catering - K2020 Launch	\$ 1,488.00
22/04/2009	70818	Scottish Pacific Business Finance P/L	Safety Glasses	\$ 836.98
22/04/2009	70819	Electronic Keying Australia	EKA Key Batts, Brushes & Authorizer - Airport	\$ 3,705.77
22/04/2009	70820	Home Hardware	Equipment For Youth Festival 4.04.09 & 5.04.09	\$ 832.20
22/04/2009	70821	Karratha Glass Service	Supply & Install New Window	\$ 814.00
22/04/2009	70822	Karratha Smash Repairs	Front Door Glass	\$ 539.04
22/04/2009	70823	Keyspot Services	Engraved Plaque For Opening Of Child Care Centre	\$ 600.00
22/04/2009	70824	Karratha Veterinary Hospital	Euthanasia & Burial Services	\$ 674.30
22/04/2009	70825	State Library Of Western Australia	7 X Digital Images - Local History	\$ 188.80
22/04/2009	70826	Mcleods & Co Barristers And Solicitors	Legal Advice - Health Act	\$ 410.85
22/04/2009	70827	Lovegrove Turf Services Pty Ltd	Operators & Plant To Slash Open Areas, Drains, Paths & Verges 9.03.09 to 5.04.09	\$ 56,342.00
22/04/2009	70828	Macdonald Johnston Engineering	Parts - Depot	\$ 588.50
08/04/2009	70829	Cancelled Cheque		-
22/04/2009	70830	North West Tree Services	Pruning Shrubs, Palms, Stump Grinding Services 13.03.09 to 26.03.09	\$ 13,299.00
22/04/2009	70831	Nuturf	Klin Up Biaquatic - Depot Stock	\$ 1,122.00
22/04/2009	70832	Peerless Jal Pty Ltd	Floor Pads -Depot Stock	\$ 55.11
22/04/2009	70833	Pilbara Glass	Grey Laminated Glass And Reglaze Door	\$ 601.61
22/04/2009	70834	Picton Press	Postage Paid Envelopes	\$ 1,849.10
22/04/2009	70835	Pilbara Tafe	March 2009 : Contributions Karratha Library	\$ 41,196.11
22/04/2009	70836	Cemex Australia Pty. Ltd.	Crusher Dust X 60.72 Tonne	\$ 2,337.72
22/04/2009	70837	Repcos Auto Parts	Trolley Jack, Truck/Trailer Lamp & Globes - Airport	\$ 148.98
22/04/2009	70838	Roy Galvin & Co Pty Ltd	Wire Brush & Pvc Gutter Grates - Kac	\$ 117.61
22/04/2009	70839	Statewide Bearings	Parts - Depot	\$ 305.79
22/04/2009	70840	Truck-Mart DMH	Check Cab Tilt And Tacho Faults	\$ 203.10
22/04/2009	70841	Tudor House	Banners-St.Georges Tce X 12	\$ 1,188.00
22/04/2009	70842	Total Eden Watering Systems Pty Ltd	Reticulation Parts	\$ 4,187.33
22/04/2009	70843	Thingz Gifts	Supplies - Hip Hop Project	\$ 1,000.00
22/04/2009	70844	Dept. Treasury & Finance, Building Ind. Development	Staff- Registration Fee BCA Regional Seminar	\$ 88.00
22/04/2009	70845	Vanguard Press	Time Cards X 15,000	\$ 1,749.00

Date	Chq/EFT	Name	Description	Value
22/04/2009	70846	WA Library Supplies	Stationery - Roe Lib	\$ 117.75
22/04/2009	70847	Wattleup Tractors	Solenoid	\$ 580.30
22/04/2009	70848	Welcome Lotteries House	Hire Venue - Video Conference 20/3/09	\$ 454.00
22/04/2009	70849	Woodhouse Legal Solicitors & Legal Consultant	Standard Leases - Kta Airport	\$ 2,282.50
22/04/2009	70850	Kristy Watts	Refund - 3Mths. Aerobic Membership	\$ 66.15
24/04/2009	70851	Lajanta Pty Ltd T/As Jamaicablue- Ktha	Gift Vouchers -Netball Grand Final (Reissue Chq.70363Cnclld)	\$ 247.00
24/04/2009	70852	North West Realty	Rent 23/4 - 22/5/09 : 15 Gecko Circle	\$ 7,386.99
24/04/2009	70853	North West Realty	Rent 1/5 - 31/5/09 : 19 Leonard Way & 11B Swetman Way	\$ 9,559.52
24/04/2009	70860	Melbourne IT Ltd	Registration Domain Name - Karrathaairport.com.Au	\$ 140.00
30/04/2009	70861	Shire Of Roebourne	Petty Cash Recoup	\$ 1,255.70
30/04/2009	70862	Shire Of Roebourne	Payroll Deductions	\$ 1,700.91
30/04/2009	70863	Cancelled Cheque		-
01/05/2009	70864	CBUS Superannuation contributions	Superannuation contributions	\$ 824.42
01/05/2009	70865	WA Local Govt Superannuation Plan	Superannuation contributions	\$ 163,420.08
01/05/2009	70866	Australian Services Union (ASU/MEU DIV.)	Payroll deductions	\$ 429.60
01/05/2009	70867	AMP Life Limited	Superannuation contributions	\$ 1,362.62
01/05/2009	70868	AXA Australia	Superannuation contributions	\$ 554.40
01/05/2009	70869	Catholic Super & Retirement Fund	Superannuation contributions	\$ 188.39
01/05/2009	70870	H.E.S.T. Australia Ltd	Superannuation contributions	\$ 718.08
01/05/2009	70871	Health Super	Superannuation contributions	\$ 596.58
01/05/2009	70872	LG Super	Superannuation contributions	\$ 193.22
01/05/2009	70873	LGRCEU	Payroll Deductions	\$ 123.00
01/05/2009	70874	MTAA Superannuation Fund	Superannuation contributions	\$ 1,988.15
01/05/2009	70875	Navigator Australia Limited (Aviva Investment Services	Superannuation contributions	\$ 140.54
01/05/2009	70876	REST Superannuation	Superannuation contributions	\$ 1,443.68
01/05/2009	70877	Westscheme	Superannuation contributions	\$ 2,194.82
01/05/2009	70878	Water Corporation Superannuation Plan	Superannuation contributions	\$ 247.10
				\$3,172,499.56

7.1.7 FINANCIAL STATEMENT FOR PERIOD ENDING 31 MARCH 2009

File No:	MAR 09
Attachment(s)	NIL
Responsible Officer:	Jim Goulias Acting Manager Financial Services
Author Name:	Vicki Clarke Expenditure Accountant
Disclosure of Interest:	Nil

REPORT PURPOSE

To provide Council with a summary of the financial position as at the specified period.

Background

In accordance with the Local Government Act 1995 and Local Government (Financial Management) Regulations 1996, a Statement of Financial Activity is required to be presented to Council as a minimum requirement.

In accordance with the regulations, a report must be compiled on variances greater than the materiality threshold adopted by Council (10% or \$10,000).

With this report being composed at programme level, only a general comment can be made regarding the variances.

The Act states that a statement of financial activity, and accompanying documents, are to be;

- 1) presented to the Council;
 - (a) at the next ordinary meeting of council following the end of the month to which the statement relates; or
 - (b) if the statement is not prepared in time to present it to the meeting referred to in (a) above, to the next meeting of Council after that meeting; and
- 2) recorded in the minutes of the meeting at which it is presented.

As a consequence, the financial reports for the month ending March 2009 are presented to Council.

Issues

It should be noted that the Shire of Roebourne changed Accounting software during this period. All processing into InfoLGS ceased on 19th March, 2009 to allow IT Vision the time required to convert the 2007/08 and 2008/09 data into SynergySoft format. The March statements produced are as at 19th March as no further processing was done for March 2009. The Shire of Roebourne recommenced processing on 1 April, 2009 in SynergySoft. March 2009 transactions posted into the April period will be reported as at 30th April 2009.

Options

None

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

As per section 34 of the Local Government (Financial Management) Regulations 1996.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

None

Voting Requirements

Simple.

RECOMMENDATION

That the Financial reports for the period ending 31 March 2009 be received.

Shire Of Roebourne

Statement Of Financial Activity

for the period 1 July 2008 to 31 March 2009

	Original Budget	Amended Budget	Year to Date Amended Budget	Year To Date Actual	Material Variance ≥10%	\$10,000 or more
	\$	\$	\$	\$	%	\$
Rate Setting Statement						
Operating						
Revenues (Sources)						
General Purpose Funding (excluding Rates)	4,230,523	4,230,523	2,606,548	3,343,474	28.27%	-736,926
Governance	93,882	93,882	122,620	51,573	-57.94%	71,047
Law, Order And Public Safety	158,737	158,737	63,887	109,261	71.02%	-45,374
Health	17,715	17,715	14,559	8,828	-39.37%	-
Education and Welfare	437,782	437,782	398,036	289,012	-27.39%	109,025
Housing	492,438	492,438	71,575	102,288	42.91%	-30,713
Community Amenities	4,300,641	4,300,641	4,620,103	5,280,833	14.30%	-660,730
Recreation And Culture	4,322,122	4,322,122	2,705,249	1,583,892	-41.45%	1,121,357
Transport	14,868,036	14,868,036	10,615,456	10,478,875	-	136,581
Economic Services	714,597	714,597	911,505	1,113,239	22.13%	-201,734
Other Property And Services	444,150	444,150	567,620	605,403	-	-37,783
	30,080,623	30,080,623	22,697,158	22,966,676	-	-269,518
Expenses (Applications)						
General Purpose Funding	(524,677)	(524,677)	(302,773)	(266,118)	-12.11%	-36,655
Governance	(1,599,412)	(1,599,912)	(1,162,049)	(1,306,107)	12.40%	144,058
Law, Order And Public Safety	(1,189,311)	(1,189,311)	(969,623)	(807,167)	-16.75%	-162,456
Health	(834,206)	(834,206)	(586,888)	(539,530)	-	-47,358
Education and Welfare	(229,179)	(229,179)	(159,737)	(128,354)	-19.65%	-31,384
Housing	(2,300,349)	(2,300,349)	(1,056,145)	(444,782)	-57.89%	-611,363
Community Amenities	(5,699,801)	(5,702,348)	(4,043,014)	(3,663,950)	-	-379,064
Recreation And Culture	(12,097,806)	(12,170,565)	(8,005,179)	(6,606,533)	-17.47%	-1,398,646
Transport	(12,433,023)	(12,459,818)	(5,944,495)	(4,784,886)	-19.51%	-1,159,610
Economic Services	(1,127,382)	(1,133,382)	(864,962)	(861,348)	-	-
Other Property And Services	370,102	367,728	(132,063)	(513,130)	288.55%	381,067
	(37,665,044)	(37,776,019)	(23,226,928)	(19,921,904)	-14.23%	-3,305,024
Capital						
Revenue						
Proceeds From Disposal Of Assets	2,360,956	2,360,956	331,741	331,741	-	-
Tsf From Aerodrome Reserve	11,447,813	11,447,813	7,112,701	7,112,701	-	-
Tsf From Airconditioning Reserve	80,000	80,000	0	0	-	-
Tsf From Walkington Theatre Res	0	20,000	0	0	-	-
Tsf From Plant Replacement Reserve	657,000	657,000	0	0	-	-
Tsf From Dampier Drainage Reserve	0	0	0	0	-	-
Tsf From Infrastructure Reserve	6,318,942	6,318,942	0	0	-	-
Tsf From Waste Management Res	1,315,458	1,315,458	0	0	-	-
Tsf From Housing Reserve	929,815	929,815	0	0	-	-
Tsf From Parks, Ovals & Rec Facilities	106,864	106,864	0	0	-	-
Tsf From Information Technology Res	110,806	110,806	0	0	-	-
New Loans Raised	14,500,000	18,000,000	10,000,000	10,000,000	-	-
Repayments Of Self Supporting Loans	16,170	16,170	10,465	10,465	-	-
Repayments Of Interest Free Loans To Local Groups	20,616	20,616	19,212	19,212	-	-
	37,864,440	41,384,440	17,474,118	17,474,117	-	-

Shire Of Roebourne**Statement Of Financial Activity (con't)****for the period 1 July 2008 to 31 March 2009**

Expenses						
Purchase Of Assets - Land	(1,434,581)	(1,434,581)	(1,433,211)	(1,388,105)		
))))		-45,106
Purchase of Assets - Artwork	0	0	0	0		-
Purchase Of Assets - Buildings	(14,102,497)	(17,777,497)	(2,965,394)	(1,634,526)	44.88%	-
))		1,330,868
Purchase Of Assets - Equipment	(764,740)	(717,944)	(769,510)	(405,185)	47.35%	-364,325
Purchase Of Assets - Furniture & Equip	(445,444)	(445,096)	(379,777)	(217,362)	42.77%	-162,415
Purchase Of Assets - Plant	(2,710,072)	(2,763,970)	(1,823,561)	(1,477,281)	18.99%	-346,280
))))		
Purchase Of Assets - Infrastructure	(30,747,834)	(30,747,834)	(20,491,954)	(14,919,255)	27.19%	-
						5,572,699
Loan Principal Repayments	(1,135,236)	(1,135,236)	(695,939)	(349,535)		-346,404
Tsf To Aerodrome Reserve	(144,577)	(144,577)	(381,064)	(381,064)		-
Tsf To Airconditioning Reserve	(1,976)	(1,976)	(3,270)	(3,270)		-
Tsf To Dampier Drainage Reserve	(852)	(852)	(607)	(607)		-
Tsf To Plant Replacement Reserve	(925,008)	(925,008)	(35,676)	(35,676)		-
Tsf To Walkington Theatre Reserve	(191)	(191)	(669)	(669)		-
Tsf To Workers Compensation Reserve	(193,089)	(193,089)	(24,588)	(24,588)		-
Tsf To Infrastructure Reserve	(2,655,483)	(2,655,483)	(125,028)	(125,028)		-
))				
Tsf To Waste Management Reserve	(214,626)	(214,626)	(66,773)	(66,773)		-
Tsf To Housing Reserve	(8,725)	(8,725)	(30,259)	(30,259)		-
Tsf To Parks, Ovals & Rec	(12)	(12)	(3,152)	(3,152)		-
Tsf To Aged Persons Home	(13,844)	(13,844)	(1,327)	(1,327)		-
Tsf To Information Technology	(28)	(28)	(6,108)	(6,108)		-
Tsf To Junior Sport Reserve	(4,160)	(4,160)	(1,657)	(1,657)		-
Tsf To Public Open Space Reserve	(1,191,626)	(1,191,626)	(14,690)	(14,690)		-
))				
Tsf To Mosquito Control Reserve	(572)	(572)	(30)	(30)		-
Tsf To History & Cultural Publications Reserve	(3,124)	(3,124)	(1,314)	(1,314)		-
Tsf To Medical Services Assistance Package Reserve	(7,568)	(7,568)	(6,364)	(6,364)		-
Income Set Aside As Restricted Funds	(21,000)	(21,000)	0	(6,010)		-
	(56,726,865)	(60,408,619)	(29,261,920)	(21,099,835)	27.89%	-
						8,162,085
Adjustment For Non Cash Items						
Depreciation	8,005,659	8,005,659	1,269,712	1,269,712		-
Amounts Set Aside To Provisions	24,636	24,636	0	0		-
Accrued Loan Interest	(6,613)	(6,613)	0	0		-
(Profit) / Loss On Disposal Of	(194,073)	(194,073)	102,980	102,980		-

Assets	7,829,609	7,829,609	1,372,692	1,372,692	-
Surplus Brought Forward 1 July	6,630,524	6,630,524	6,630,524	6,630,524	-
Amount Raised From Rates	12,372,764	12,372,764	12,763,721	13,225,390	-418,316
Surplus / (Deficit)	386,051	113,322	8,492,717	20,647,660	143.12%
					12,154,943

This statement is to be read in conjunction with the accompanying notes.

Operating revenue is over the year to date budget by \$269,518 which represents a variance of -1.19%.

Operating Expenditure is under the year to date budget by \$3,305,024 which represents a variance of -14.23%.

From an end of year position Council has received 76.35% of its annual budgeted revenue. In relation to expenditure, Council has expended 52.89% of its annual budgeted expenditure.

In accordance with the materiality threshold adopted by Council for the reporting of variances by programme in the Statement of Financial Activity, the following comments are made to provide an explanation of the above variances.

It should be noted that this report is produced to show a comparison between the 31 March 2009 Year to Date Amended Budget and the Year to Date Actual as at 31 March 2009, keeping in mind the issues note above regarding the close off date for the new software, SynergySoft, transition being effectively 19 March 2009. Variances shown in this report will not necessarily create a variance in the Annual Budget figure and will only impact on the final surplus/deficit where indicated.

General Purpose Funding

Revenue

Revenue up 28.27% (\$736,926) due to interest on municipal investments being brought to account in January 2009 as investments matured.

Expenditure

Expenditure is showing a variance down 12.11% (\$36,655) which is due to Administration and Debt recovery costs being under expended.

Governance

Revenue

Revenue is down 57.94% (\$71,047) which is due primarily to the sale of assets not yet proceeding.

Expenditure

Expenditure is up 12.40% (\$144,058) which is primarily due to audit fees yet to be paid (\$11,455), under expenditure of Professional Development Allowance for Councillors (\$26,551) and under allocation of Administration costs to date (\$69,477) and includes unallocated administration costs for February and March 2009 due to SynergySoft implementation delaying this allocation.

Law, Order and Public Safety

Revenue

Revenue is up 71.02% (\$45,374) which is due to proceeds of sale of assets timing difference.

Expenditure

Expenditure is down 16.75% (\$162,456) which is primarily due to Cyclone Preparation expenses and administration expenses being down.

Health

Revenue

Revenue is down 39.37% (\$5,732) which is due to sale of assets not yet proceeding.

Expenditure

Expenditure is down 8.07% (\$47,358) which is due to Medical Services Incentive (\$16,667), Legal Expenses (\$20,503) and Administration Allocation (\$10,377) being under budget at this time.

Education and Welfare*Revenue*

Revenue is showing a variance of down 27.39% (\$109,025) due to a timing difference in receiving Millars Well Day Care funding (down \$70,000), Reimbursement for Seniors Accommodation (down \$18,025) and Contributions-Early Learning Specialists Community Scholarship (down \$21,000).

Expenditure

Expenditure is showing a variance of down 19.65% (\$31,384) which is due to Contributions to Seniors Accommodation (\$13,566), Day Care Centre Maintenance and Operating (\$3,661), Early Learning Specialists Community Scholarships (\$7,509) expenditures and Administration Allocation (\$5,188) under budget at this time

Housing*Revenue*

Revenue is showing a variance of up 42.91% (\$30,713) which is due to rent received from staff timing difference.

Expenditure

Expenditure is down 57.89% (\$611,363). The main variances are as follows:

- 1) \$198,358 down on leasing of staff housing
- 2) \$346,952 up on Staff Housing-Maintenance and Operating Costs
- 3) \$738,952 down on housing allocations. The reason for the significance variance is due to the reallocation of staff housing expenses to other business units (this amount is not included in the budget but shows in actual allocations).
- 4) \$15,561 down for Administration Allocation

Community Amenities*Revenue*

Revenue has a variance of up 14.30% (\$660,730) mainly due to increased revenue from Industrial/Commercial refuse fees, Hazardous Waste disposal fees and Liquid Waste disposal fees.

Expenditure

Expenditure is showing a variance of down 9.38% (\$379,064). The main variances are as follows:

- 1) \$55,000 down on Shire Coastal Plan Stage 1
- 2) \$20,000 down on 7 Mile Wash-Down Bay Maintenance
- 3) \$61,008 down on Litter Control Contracts and Initiatives
- 4) \$76,541 down on Refuse Sites Maintenance Operations
- 5) \$20,000 down on West Pilbara Disaster Mitigation Study
- 6) \$15,000 down on TP Scheme Review Number 8
- 7) \$16,604 down on Cemetery Maintenance and Burials
- 8) \$31,126 down on Administration Allocations.
- 9) \$36,692 down on Wickham Transfer Station operations
- 10) \$33,009 down on 7 Mile Tip Operations for Septic, Tyre Disposal, Hazardous Waste Disposal and Equipment Repair and Replacement
- 11) \$14,396 down of staffing salaries and other costs
- 12) \$12,728 down on Public Toilet maintenance and operating costs

Recreation and Culture

Revenue

Revenue has a variance of down 41.45% (\$1,121,357). The variance is due to income timing differences for Contribution to St Luke's Oval (\$245,000) as the project is deferred until 2009/2010, Education Department contribution for Roebourne Pool Contribution (\$165,000), Contribution for Indoor Cricket Facility (\$20,000) and Cossack Infrastructure State Government Grant (\$650,000) not yet being received, and Karratha Aquatic Centre (KAC) (\$26,137) and Karratha Country Club Golf and Bowling fees (\$9,799) Income down.

Expenditure

Expenditure has a variance of down 17.47% (\$1,398,646). The main variances are as follows:

- 1) \$447,338 down on Contributions to St Luke's Oval construction
- 2) \$104,919 down on Library Operating costs
- 3) \$36,373 down on contribution to Walkington Theatre
- 4) \$78,125 down on Ovals and Water Treatment Operating costs
- 5) \$234,185 down on Parks Maintenance
- 6) \$12,760 down on Sports Funding Scheme
- 7) \$12,977 down on Cossack Building-Maintenance and Development Plan Costs
- 8) \$130,000 down on Roebourne Pool - Contribution to Education Dept
- 9) \$24,099 down on various Other Culture initiatives
- 10) \$8,053 down on Arts and Cultural initiatives
- 11) \$104,178 down on Karratha Entertainment Centre operation and maintenance costs
- 12) \$52,221 down on Karratha Aquatic Centre operation and maintenance costs
- 13) \$69,376 down on Roebourne Aquatic Centre operating and maintenance costs
- 14) \$19,180 down on Pavilions maintenance and operating costs
- 15) \$40,385 down on Cultural Planning And Development expenditure
- 16) \$18,584 down on Community Bus (Public Transport) Project

Transport

Revenue

Revenue shows a variance of down 1.29% (\$136,581). The main variances are as follows:

- 1) \$16,851 up on Direct Road Grants due to timing difference
- 2) \$147,600 down on Local Government Programs – Road Projects due to timing difference
- 3) \$150,000 down on Roads To Recovery - Grant Funding due to timing difference
- 4) \$44,954 down on Proceeds on Sale of Plant
- 5) \$10,000 down on Proceeds on Sale of Furniture and Equipment
- 6) \$177,082 up on landing fees
- 7) \$41,393 up on Tien Tsin Inne Kiosk Income
- 8) \$16,101 down on Karratha Airport Electricity Reimbursements

Expenditure

Expenditure has a variance of down 19.51% (\$1,159,610). The main variances are as follows:

- 1) \$100,000 down on Karratha Drainage Study not yet expended
- 2) \$82,017 down on Town Street Maintenance Urban Sealed
- 3) \$16,054 down on Street Sign Maintenance
- 4) \$10,795 down on Street Tree Maintenance
- 5) \$30,000 down on Karratha Airport Sewerage Ponds Maintenance
- 6) \$13,000 down on Dampier Highway Median Island Maintenance
- 7) \$20,344 down on Street Cleaning Maintenance
- 8) \$174,600 down on Asphalt Overlays To Cul de sac various
- 9) \$28,684 down on Reseal - Various Roads
- 10) \$172,700 down on Sheeting - Roebourne-Wittenoom Road and Woodbrook Rd

- 11) \$15,461 down on Footpath Maintenance and Lighting Maintenance
- 12) \$7,772 down on Road Trees Maintenance
- 13) \$18,000 down on Karratha Airport Security & Safety Inspections/Exercise
- 14) \$70,000 down on Consultants for Studies at Karratha Airport
- 15) \$29,722 down on Roebourne - Runway And Grounds Maintenance
- 16) \$370,000 down on Interest on Karratha Airport Loan as draw down later than anticipated

Economic Services

Revenue

Revenue has a variance of up 22.13% (\$201,734). The variance is due to Building Licence fees income.

Expenditure

Expenditure has a variance of down 0.42% (\$3,614) which is below the threshold to report.

Other Property and Services

Revenue

Revenue has a variance of up 6.66% (\$37,783). The main variances are as follows:

- 1) \$27,159 up on Workers Compensation Claims & Insurance Rebates
- 2) \$11,123 up on Private Works Income

Expenditure

Expenditure has a variance of up 288.55% (\$381,067). The main variances are as follows:

- 3) \$29,529 down on net Superannuation paid and allocated
- 4) \$174,714 down on Plant Operating costs timing difference to YTD Budget
- 5) \$309,897 up on Plant Costs - under allocated - contributed to by February 2009 and March 2009 actuals not being allocated due to SynergySoft conversion.
- 6) \$193,734 up on Private Works
- 7) \$73,656 up on net Overheads allocated
- 8) \$10,947 up on Insurance claims

Capital

Revenue

Capital Revenue shows a variance of 0.0% (\$ 0.00) which is below the threshold to report.

Expenditure

Capital expenditure shows a variance of down 27.89% (\$8,162,085). The main variances are due to timing differences as follows:

- 1) \$49,880 down on purchase of land for staff housing
- 2) \$28,071 down on Building Improvements - Karratha Admin Office
- 3) \$26,889 down on Staff Housing Building Improvements
- 4) \$106,758 down on Millars Well Daycare Centre Upgrade
- 5) \$300,000 down on Roebourne Community Centre Building Improvements
- 6) \$120,000 not yet spent on 7 Mile Tip Building Improvements
- 7) \$55,000 not yet spent on Karratha Airport-Freight Shed Improvements
- 8) \$133,678 not yet spent on Building Improvements-Karratha Depot
- 9) \$472,815 down on Point Samson Toilet Block Upgrade
- 10) \$68,520 down on Re-Development Karratha Leisure Centre
- 11) \$162,415 down on purchasing of Computer and Printing Equipment
- 12) \$85,887 down on purchasing of Equipment still to occur

- 13) \$278,437 down on Karratha Airport-Explosive Detection System purchase - job is complete
- 14) \$346,280 not yet spent on purchasing Plant
- 15) Infrastructure as follows:
 - a. \$258,650 not yet spent on Playground Replacement Programme
 - b. \$39,000 not yet spent on Karratha Depot Washdown Bay Facility upgrade, Fencing Upgrade and Water Cart Fill Area
 - c. \$241,532 not yet spent on RRG works-Central Avenue, Esplanade/High St, Withnell Bay Rd and Balla Balla Rd
 - d. \$58,877 not yet spent on Roads to Recovery Programme-Cinders Road
 - e. \$20,574 not yet spent on Blackspot-Intersection Central/Church Road
 - f. \$104,186 not yet spent on Footpath upgrades
 - g. \$18,000 not yet spent on Waste Oil Collection Facility
 - h. \$14,990 not yet spent on Tip Directional Signage
 - i. \$6,389 not yet spent on Bore Holes-7 Mile Tip
 - j. \$39,563 not yet spent on Point Samson Foreshore & Park Upgrade
 - k. \$7,000 not yet spent on Pt Samson Skate Park
 - l. \$60,810 not yet spent on Snake Gully Park
 - m. \$203,125 not yet spent on Toilets-Dampier Boat Ramp
 - n. \$477,596 down on Johns Creek Boat Ramp Carpark Extension
 - o. \$250,000 not yet spent on Johns Creek Boat Ramp Replication
 - p. \$86,456 down on Construct Indoor Cricket Facility at Karratha Country Club
 - q. \$25,000 not yet spent on Reticulation at Karratha Golf Course and Bowling Club
 - r. \$75,000 not yet spent on Cleaverville Road Re-Alignment Planning
 - s. \$65,274 not yet spent on LIA Drainage Upgrade
 - t. \$439,100 not yet spent on Upgrade Effluent Systems
 - u. \$1,000,000 not yet spent on Cossack Trenching And Benching For Infrastructure Services
 - v. \$900,000 not yet spent on Karratha Airport - Low Voltage Power Upgrade
 - w. \$601,991 not yet spent on Karratha Airport Airside Upgrade
 - x. \$580,000 not yet spent on Karratha Airport – Car Parking Upgrade
- 16) \$346,404 not yet spent on Principal On Loan Repayment Karratha Airport as loan drawn down later than expected

RATES

Variance shown is up 3.27% (\$418,316) being additional back rates and interim rates levied.

Shire Of Roebourne
Statement Of Financial Activity
for the period ending 31 March 2009

Note 1. Net Current Assets

	Note	Year To Date Actual \$	Brought Forward 1 July \$
Current Assets			
Cash and Cash Equivalents - Unrestricted	1	17,568,537	4,447,458
Cash and Cash Equivalents - Restricted	2	17,802,029	27,884,735
Trade and Other Receivables	3	3,957,805	5,425,366
Inventories		233,662	259,136
Total Current Assets		39,562,034	38,016,695
Current Liabilities			
Trade and Other Payables		1,082,211	7,130,698
Bank Overdraft		0	0
Short Term Borrowings		354,955	704,490
Short Term Provisions		1,465,568	1,465,568
Total Current Liabilities		2,902,733	9,300,756
Net Current Assets		36,659,300	28,715,939
Plus (Minus) Items To Be Excluded			
Take Out Reserve Funds		(17,488,364)	(23,898,489)
Take Out Restricted Cash - LSL Cash Backed		(313,666)	(307,656)
Add Back Non Cash Provisions		1,465,568	1,465,568
Take Out Restricted Cash - Roebourne Pool		(23,024)	(23,024)
Add Back Debtors Transferred to Deferred		0	10,480
Add Back Current Borrowings		354,955	704,490
Take Out Non Current Receivables		(7,109)	(36,785)
Net Current Asset Position		20,647,660	6,630,523

This statement is to be read in conjunction with the accompanying notes.

Note Explanation:

1) Includes amounts received for:

- unspent loan monies	2,056,383
- Contributions to Hillcrest Footpaths	159,679
- Contributions to Tambrey Footpaths	174,364
- PDC Art Consultancy	50,000
- PDC Hydrology Grant	40,000
- Contributions towards Doctors Housing	858,000
- Waterways contribution to St Luke's Oval	45,455
	3,383,881

2) Reserves and Long Service Leave Cash Backed

Includes amounts invoiced for: Nil

Shire Of Roebourne

Balance Sheet

for the period ending 31 March 2009

Note 2: Balance Sheet	2008/09
	\$
Current Assets	
Cash On Hand	17,990
Cash and Cash Equivalents - Unrestricted	17,550,547
Cash and Cash Equivalents - Restricted	17,802,029
Trade and Other Receivables	3,957,805
Inventories	233,662
Total Current Assets	<u>39,562,034</u>
Non Current Assets	
Trade and Other Receivables	122,285
Property, Plant And Equipment	121,085,139
Total Non Current Assets	<u>121,207,424</u>
Total Assets	<u>160,769,458</u>
Current Liabilities	
Bank Overdrafts	0
Trade and Other Payables	1,082,211
Short Term Borrowings	354,955
Short Term Provisions	1,465,568
Total Current Liabilities	<u>2,902,733</u>
Non Current Liabilities	
Long Term Borrowings	15,416,648
Long Term Provisions	149,952
Total Non Current Liabilities	<u>15,566,600</u>
Total Liabilities	<u>18,469,333</u>
Net Assets	<u>142,300,125</u>
Equity	
Accumulated Surplus	113,130,751
Asset Revaluation Reserve	11,681,010
Reserves	17,488,364
Total Equity	<u>142,300,125</u>

Shire Of Roebourne
Statement Of Financial Activity
for the period ending 31 March 2009

Note 3: Cash and Cash Equivalents

	\$	Rate
Municipal Fund Bank		
Cash On Hand	17,990.00	
Westpac on call	2,793,098.94	
Westpac - Maxi Direct	4,900,000.00	3.30%
Long Service Leave (term deposit)	313,665.90	7.50%
Term deposits	904,524.09	4.20%
	59,600.00	8.20%
	1,542,753.51	4.20%
	1,542,753.51	4.20%
	7,516,221.12	3.00%
	<u>19,590,607.07</u>	
Reserves Fund Bank		
Westpac on call	132,274.15	
	6,966,371.70	4.20%
	637,396.89	4.20%
	5,130,356.16	3.43%
	5,012,678.09	4.20%
	<u>17,879,076.99</u>	
Trust Fund Bank		
Westpac on call	490,777.68	
Term deposits (bonds)	576,907.36	
	<u>1,067,685.04</u>	
Total Cash	<u><u>38,537,369.10</u></u>	

Note 4

Shire Of Roebourne

Statement Of Financial Activity

by Divisions by Activities

for the period ending 31 March 2009

	2008/2009 Budget	2008/2009 Amended	2008/2009 Year To Date Amended Budget	2008/2009 Actual To Date
	\$	\$	\$	\$
CORPORATE SERVICES				
Net (Cost) Revenue to Council for Rates	12,373,564	12,373,564	12,740,834	13,149,306
Net (Cost) Revenue to Council for General Revenue	469,790	469,790	2,391,055	2,465,418
Net (Cost) Revenue to Council for Corporate Services	(510,557)	(511,860)	(821,589)	(1,014,189)
Net (Cost) Revenue to Council for the Proceed of Assets	10,000	10,000	10,000	(1,671)
Net (Cost) Revenue to Council for the Members of Council	(415,011)	(415,011)	(347,815)	(316,710)
Net (Cost) Revenue to Council for the Staff Housing	(4,005,668)	(4,005,668)	1,962,541	(1,871,678)
Net (Cost) Revenue to Council for Television and Radio Services	(19,851)	(19,851)	(8,780)	(13,269)
COMMUNITY SERVICES				
Net (Cost) Revenue to Council for Cossack Art Awards	(4,307)	(4,307)	(4,968)	(4,968)
Net (Cost) Revenue to Council for Tourism	(465,194)	(465,194)	(377,755)	(437,839)
Net (Cost) Revenue to Council for Community Sponsorships	(173,676)	(174,176)	(116,856)	(85,144)
Net (Cost) Revenue to Council for Ranger Services	(1,001,243)	(1,001,243)	(865,378)	(715,682)
Net (Cost) Revenue to Council for Aged Persons	(55,789)	(55,789)	(26,283)	(26,574)
Net (Cost) Revenue to Council for Child Health Clinics	(60,119)	(60,119)	(41,763)	(35,225)
Net (Cost) Revenue to Council for Daycare Centres	(522,611)	(522,611)	(1,227,929)	(1,190,586)
Net (Cost) Revenue to Council for Pavilions	(450,648)	(450,648)	(365,943)	(308,022)
Net (Cost) Revenue to Council for Other Buildings	(152,034)	(152,034)	(106,322)	(90,247)
Net (Cost) Revenue to Council for Karratha Entertainment Centre	(1,006,827)	(1,032,830)	(792,199)	(723,862)
Net (Cost) Revenue to Council for Bulgarra Pavilion	-	-	(2,740)	(2,740)
Net (Cost) Revenue to Council for Karratha Aquatic Centre	(583,670)	(583,670)	(485,100)	(375,503)
Net (Cost) Revenue to Council for Roebourne Aquatic Centre	(299,380)	(299,380)	(191,603)	(187,470)
Net (Cost) Revenue to Council for Recreation and Community Services	(1,330,488)	(1,338,244)	(955,362)	(842,220)
Net (Cost) Revenue to Council for Youth Development	(16,000)	(16,000)	(19,334)	(7,701)
Net (Cost) Revenue to Council for the Roebourne Youth Precinct	425,705	380,705	17,500	276,337
Net (Cost) Revenue to Council for Ovals and Hard Courts	(868,591)	(868,591)	(1,179,627)	(552,505)
Net (Cost) Revenue to Council for the Karratha Golf and Bowling Facilities	(261,257)	(261,257)	(232,473)	(198,745)
Net (Cost) Revenue to Council for St Lukes Oval	(279,455)	(279,455)	(333,000)	(131,362)
Net (Cost) Revenue to Council for the Libraries	(1,039,366)	(1,039,366)	(800,954)	(700,231)
Net (Cost) Revenue to Council for the Walkington Theatre	(212,254)	(192,254)	(181,898)	(145,524)
Net (Cost) Revenue to Council for Other Culture	(124,561)	(124,561)	(73,415)	(49,307)
Net (Cost) Revenue to Council for Camping Grounds	29,000	29,000	22,793	28,483
Net (Cost) Revenue to Council for Emergency Services	-	-	5,956	(9,410)
Net (Cost) Revenue to Council for Waste Collection	(965,172)	(965,172)	(371,532)	(235,978)
Net (Cost) Revenue to Council for Land Fill Operations	965,172	962,625	1,073,445	2,164,024
Net (Cost) Revenue to Council for Cossack Operations	(250,474)	(250,474)	(112,561)	(90,327)
Net (Cost) Revenue to Council for the Cossack Infrastructure Project	(720,792)	(720,792)	(403,683)	(53,683)

Note: Material Variance is Year to Date Amended Budget to Year to Date Actual (=> 10% or => \$10,000)

Shire Of Roebourne

Statement Of Financial Activity (con't)

by Divisions by Activities

for the period ending 31 March 2009

	2008/2009 Budget	2008/2009 Amended	2008/2009 Year To Date Amended Budget	2008/2009 Actual To Date
	\$	\$	\$	\$
DEVELOPMENT SERVICES				
Net (Cost) Revenue to Council for Health Services	(549,092)	(549,092)	(451,524)	(424,247)
Net (Cost) Revenue to Council for Town Planning	(321,525)	(321,525)	(148,472)	(90,876)
Net (Cost) Revenue to Council for Building Control	109,280	109,280	466,321	714,541
TECHNICAL SERVICES				
Net (Cost) Revenue to Council for Cemeteries	(93,682)	(93,682)	(62,096)	(46,934)
Net (Cost) Revenue to Council for Public Toilets	(175,923)	(350,923)	(619,716)	(134,173)
Net (Cost) Revenue to Council for Beaches, Boat Ramps and Jetties	(371,417)	(371,417)	(1,053,071)	(60,795)
Net (Cost) Revenue to Council for Parks and Gardens	(1,102,314)	(1,102,314)	(746,247)	(337,129)
Net (Cost) Revenue to Council for the Roebourne Enhancement Scheme	565	565	(90)	(90)
Net (Cost) Revenue to Council for Town Beautification	(1,342,894)	(1,342,894)	(790,830)	(582,470)
Net (Cost) Revenue to Council for Roads	(1,426,971)	(1,426,971)	(1,287,757)	(725,246)
Net (Cost) Revenue to Council for General Street Maintenance	(422,660)	(422,660)	(293,988)	(262,473)
Net (Cost) Revenue to Council for Vehicles and Plant	(679,129)	(685,883)	(797,399)	(592,229)
Net (Cost) Revenue to Council for Drainage	(548,063)	(548,063)	(455,327)	(297,095)
Net (Cost) Revenue to Council for Private Works And Reinstatements	46,940	46,265	232,225	49,676
Net (Cost) Revenue to Council for Footpaths and Bikepaths	(701,675)	(701,675)	(53,376)	60,271
Net (Cost) Revenue to Council for Depots	(225,723)	(226,119)	(366,273)	(177,145)
Net (Cost) Revenue to Council for Works Overheads	(50,495)	(50,495)	(95,958)	(168,114)
Net (Cost) Revenue to Council for Karratha Airport	2,868,339	2,841,544	(1,336,844)	9,132,018
Net (Cost) Revenue to Council for Tien Tsin Inne	154,220	154,220	252,756	299,375
Net (Cost) Revenue to Council for Other Aerodromes	(40,490)	(40,490)	(35,826)	(4,922)

8 COMMUNITY SERVICES

8.1 COMMUNITY SERVICES

8.1.1 INTEREST FREE LOAN TO ST LUKES COLLEGE

File No:**Attachment(s)** Nil**Responsible Officer:** Simon Kot
Executive Manager Community Services**Author Name:** Simon Kot
Executive Manager Community Services**Disclosure of Interest:** Nil

REPORT PURPOSE

To consider a request an interest free loan to St Luke College for the purpose of redeveloping the school oval.

Background

Council has a long standing commitment to the redevelopment of the St Lukes College Oval. The estimated project cost is \$700,000 to be joint fund by the Shire.

A Project Manager has been engaged to the project and construction is due to commence in July.

St Lukes College have formally approached Council seeking an interest free loan of \$222,000 to assist with cash flow to the project.

Issues

St Lukes College have requested Council provide one interest free payment of \$222,000 in 2009/2010 with St Lukes College making two repayments of \$128,000 in February 2010 and \$94,000 in February 2011.

The purpose of advancing the funds to St Lukes College is to enable them to meet the anticipated expenses of the project in 2009 as cash flow is an issue considering the recent construction of the College gymnasium.

A formal funding agreement would be developed to clarify the conditions of the interest free loan.

Council Staff do not anticipate any issues with St Lukes College and its ability to repay the funds in the requested timeframe.

Options

Council has the following options available:

Agree to enter in to an agreement with St Lukes College to provide an interest free loan of \$222,000 excluding GST for the purpose of the St Lukes College Oval Redevelopment;

Or

Resolve not to provide an interest free loan as requested.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

Council is scheduled to provide its commitment of \$350,000 to the St Lukes College in June 2009, prior to commencement of construction.

Should Council agree to providing an interest free loan of \$222,000, it is anticipated that the loan would be repaid in full by February 2011.

Conclusion

Nil

Voting Requirements

Simple.

RECOMMENDATION

That Council enter in to an agreement with St Lukes College to provide an interest free loan of \$222,000 excluding GST for the purpose of the St Lukes College Oval Redevelopment

8.1.2 NON STATUTORY DONATION UNBUDGETED EXPENDITURE

File No:	AA/8/5B
Attachment(s)	NIL
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Bobbie Laine Divisional Administration Officer - Community Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To consider a Budget Amendment to provide dollars to \$2,500.00 ex GST to the Salvation Army Red Shield Appeal 2007/2008.

Background

Council at its Budget Meeting of the 23rd July 2007 resolved the Annual Community Sponsorship for the 2007/2008 financial year. As part of resolution Council resolved to donate \$2500 excluding GST to the Salvation Army Red Shield Appeal.

In acquitting the 2008/2009 Annual Community Sponsorship it has been noted that the Salvation Army did not claim for the 2007/2008 period and have subsequently requested Council provide this contribution.

Council again resolved to provide a donation of \$2500 excluding GST to the Salvation Army Red Shield Appeal for the period 2008/2009.

Issues

As Council has not budgeted for this previous donation in the 2008/2009 period, Council if agreed, is required to allocate an additional \$2500.00 in the current budget.

Options

Council has the following options available:

1. Council resolve by absolute majority to contribute an additional \$2500.00 ex GST from the Non Statutory Donations account 314200 as contribution to the 2007/2008 Salvation Army Red Shield Appeal and amend the budget accordingly.

Or

2. Council consider this request as part of the 2009/2010 budget process.

Policy Implications

Policy number CS6 titled Donations, Sponsorships & Community Funding is relevant to this matter.

Legislative Implications

Budget amendment by absolute majority is required.

Financial Implications

A budget amendment resolved by Absolute Majority will be required. for Council to fulfil its previous resolution.

Conclusion

Nil

Voting Requirements

Absolute.

RECOMMENDATION

That Council resolve to contribute an additional \$2500.00 ex GST from the Non Statutory Donations (account 314200) as contribution to the 2007/2008 Salvation Army Red Shield Appeal and amend the budget accordingly.

9 TECHNICAL SERVICES

9.1 AIRPORT

9.1.1 LEASE OF LOT 34- KARRATHA AIRPORT - HELIWEST GROUP

File No:

Attachment(s) **NIL**

Responsible Officer: **Troy Davis**
Executive Manager Technical Services

Author Name: **Chris Fox**
Airport Manager

Disclosure of Interest: **Nil**

REPORT PURPOSE

The purpose of this report is for Council to consider a recent proposal by the Heliwest Group to enter into a lease arrangement for Lot 34 at Karratha Airport.

Background

Correspondence has been received dated 6 April 2009, from David Grimes, CEO of the Heliwest Group. Heliwest are an established Perth-based helicopter charter and flight training company seeking to enter the Karratha market. They have existing bases in Jandakot, Newman and Kalgoorlie.

Heliwest have requested to enter into a lease agreement with the Shire of Roebourne for Lot 34, which is located adjacent to the newly constructed western helicopter apron. They request a lease term of 15 years, plus an extended option term of 15 years. Their intention is to construct a hangar and office facility to establish their Karratha operations.

Issues

Lot 34 has been subject to a valuation undertaken by Independent Valuers in September 2008. This valuation was based on an assumption that full services to the lot were available, and the annual valuation was \$49,000p.a (excluding GST and indexed to CPI annually and reviewed to market 5-yearly). However, electrical services to the lot are not currently available, and an electrical upgrade will be required to deliver the provided services. A revised valuation amount may need to be considered based on the present lack of electrical services to the lot.

A larger concern however is that Lot 34 is beyond the physical extent of pavement on the existing western helicopter apron. If Council wish to proceed with this lease request, a commitment will need to be made in the 2009/10 budget to fund the extension of this apron to accommodate Lot 34, as well as any future helicopter operators that may wish to establish a presence at Karratha Airport.

It could be wise at the time that such works are undertaken, to extend the apron enough to allow the opening up of 2-3 further lots to allow for future growth. Although still in the planning stage, there are indications that the Gorgon Joint Venture on Barrow Island could have a flow-on effect to offshore helicopter operations from Karratha Airport, justifying such an expansion, as well as to cater for growth in existing projects, such as Woodside's Pluto project.

This approach is consistent with future development of the aerodrome. In developing the existing helicopter apron in the current manner, the logical next step was to continue this expansion in a westerly direction, enabling the provision of future helicopter lots. An allocation of \$400,000 in the 2009/10 budget would appear reasonable to cover the expansion that is required.

Options

Council needs to provide suitable apron area to provide for hangar developments like the one that is being proposed by Heliwest at Lot 34, as well as planning for future growth. The growth in offshore helicopter traffic has grown in recent times and Karratha Airport is the logical base for servicing these locations. Expansion of the apron area would allow for the opening up of future hangar lots.

Council has 2 options:

1. Deny the request from Heliwest to enter into a lease arrangement with the Shire of Roebourne for Lot 34 at Karratha Airport;
2. Approve the request from Heliwest subject to the provision of suitable funds in the 2009/10 budget and adoption by Council, to expand the apron area to service Lot 34 and future helicopter lots at Karratha Airport.

It appears to be in Council's best interest to consider this request subject to a commitment of funds to the western apron expansion, as part of the 2009/10 budget process. The addition of a new tenant and further growth in helicopter operations at Karratha Airport further underlines the importance of the airport to the region and the local economy.

Policy Implications

The approach to expand the western apron appears to be consistent with the draft Karratha Airport Master Plan (2009) currently under review, and a previous commitment to continue rotary wing development at the western end of the aerodrome.

Legislative Implications

Proposed lease would need to be subject to a public advertising period of 14 days under the requirements of Section 3.58 of the Local Government Act (1995).

Financial Implications

Lease income of up to \$49,000 p.a.

Conclusion

It appears to be in Council's best interest to approve this request, subject to funds in the 2009/10 budget being adopted by Council as part of the budget process, before a lease is

finalised. The addition of a new tenant and further growth in helicopter operations at Karratha Airport further underlines the importance of the airport to the region and the local economy.

Voting Requirements

Simple.

RECOMMENDATION

That Council approve the entering into of a lease agreement with Heliwest for Lot 34 at Karratha Airport, for the annual lease fee of up to \$49,000p.a. (Indexed to CPI annually and reviewed to market 5-yearly), subject to the provision of suitable funds in the 2009/10 budget to fund the western apron expansion. Lease term to be an initial term of 15 years and an extended option term of a further 15 years.

External terrace/ podium	N/A
External terrace and 25m by 5m swimming pool	N/A
Second, Third and Fourth Floors	
14 two bedroom serviced apartments	78.87m ² per apartment
Fifth Floor	
7 two bedroom serviced apartments	78.87m ² per apartment
7 two bedroom multiple dwellings	78.87m ² per dwelling
Sixth Floor	
14 three bedroom multiple dwellings	88.24m ²

The fundamental difference between the originally approved development and the new proposal is a significant reduction in scale with the number of serviced apartments being reduced from 95 to 49, the area of commercial floor space being reduced from 1527m² to 710m² and the below ground car park being deleted. The management of the facility including the letting and servicing of the serviced apartments is to accord with that proposed for the originally approved development. The body of this report addresses the revisions between the originally approved development and the current proposal.

PA2020 was advertised for public comment over a 28-day period to land owners in the immediate vicinity of the subject land and to those persons who had lodged a written submission in response to PA1714. Seven [7] written objections were received, full copies of which are attached to this report.

In addition a planning consultation workshop was held on Thursday 26 March, which was attended by the majority of objectors, Cr Lockwood and Development Services staff. The workshop provided a forum for the objectors to express their concerns and for Development Services staff to explain the administrative process and to clarify what aspects of the development forms part of the town planning assessment.

Issues

Previous Council Determinations

Council resolved on 17 March 2008 to:

1. *“Provide ‘in principle’ support for planning application PA1714 to redevelop lots 1950, 1952 and part lot 4472 Balmoral Road, Karratha Town Centre for a multistorey mixed use building requiring the realignment of a public access way and incorporating 95 serviced apartments, 21 multiple dwellings and resident’s facilities, restaurant and commercial tenancies; and*
2. *To direct Planning Services to seek the Department of Planning and Infrastructure (State Land Services) consent to commence the formal public exhibition of planning application PA1714 as owner of lot 4472.”*

Council resolved on 21 July 2008 to:

- A: *“To approve the closure of Reserve 35210 and to support the transfer and amalgamation of the land, in the first part, to the owner of Lots 1950 and 1952 and, in the second part, in whole or part to either Reserve 40638 [Lotteries House], Lot 1 Warambie Road or Lot 3917 Warambie Road, subject to:*
1. *The written consent of the owner of Lot 1 Warambie Road [Trawlers Nightclub] and the strata company for Strata Plan 21043 to the relocation of the existing fire escape door that has direct access to Reserve 35210 and the issue of a*

building licence for the relocation of the rear fire door, or alternatively, the submission of another solution to fire access that is acceptable to Council and all affected parties.

2. *The ownership and use of that part of Reserve 35210 that is not required to amalgamate the proposed development site being determined by the Council.*
 3. *The developer funding the full cost to Council and other affected parties for the closure of Reserve 35210 and the redevelopment of public access ways to replace the function of the existing public access and drainage located within Reserve 35210.*
- B: *That subject to the submission of a revised proposal that meets the car parking standards prescribed for the proposed development that Council approves planning application PA1714 subject to the following conditions of approval:*
1. *The development approval having no force or effect until such time as an agreement, satisfactory to Council, for the transfer of that part of Reserve 35210 as required to create the amalgamated development site has been agreed with the Department of Planning and Infrastructure and Council.*
 2. *The development approval having no force or effect until four [4] copies of an amended set of plans has been endorsed by Council.*
 3. *In accordance with the Shire of Roebourne’s Development Performance Guarantee Policy DP-2 (attached) a bank guarantee being submitted to Council prior to the issue of a building licence to ensure the satisfactory completion of the development. The development includes, but is not limited to, the construction of all car parking areas including delineation and signing of bays and erection of external lighting, construction of access driveways, pedestrian pathways, vehicular crossovers, the bin compound and wash down area, bicycle parking facilities, the establishment of reticulated landscaping, and realignment of the public access way inclusive of removal of all existing infrastructure in the reserve for access and drainage, realignment and reinstatement of fencing, lighting and construction of the 2100 mm wide dual use path, the relocation of the fire escape on lot 1 Warambie Road or alternative egress solution, and should the balance of the pedestrian access way be amalgamated into lot 4473 Morse Court [Lotteries House], construction and delineation of an additional two [2] parking bays and manoeuvring area, including the establishment of reticulated landscaping.*

The amount of the “Development Performance Guarantee” to be lodged shall be a Bank Guarantee in the sum of \$300,000.

When the development has been completed to the satisfaction of Council the “Performance Guarantee” shall be repaid.
 4. *Prior to the commencement of works the applicant or their agent(s) shall submit a suitably detailed proposal for the prior approval of Council to undertake and fund the full cost to Council and other affected parties for the closure of Reserve 35210 and the redevelopment of public access ways to replace the function of the existing public access and drainage located within Reserve 35210.*

5. *Prior to the commencement of the works the applicant or their agent(s) shall submit a traffic management plan to Planning Services for endorsement for any construction works that may, in the opinion of Council, affect the roads in the vicinity of the development site. During the course of constructing of the development the applicant shall be responsible for:*
 - a) *All aspects of the works, including public safety and shall ensure adequate barricades, signage and other warning devices are in place at all times.*
 - b) *Ensuring that all works within the road reserve shall be undertaken in accordance with the Traffic Management for Works on Roads Code of Practice – Main Roads WA February 2007.*
 - c) *Ensuring that Council and any landowner or occupier who, in the opinion of Council, may be affected by any proposed road closure or the restriction of movements on publicly controlled lands being notified in writing at least forty-eight [48] hours in advance of any temporary closure of Morse Court.*
 - d) *Ensuring that Balmoral Road remains open to traffic at all times.*
6. *Prior to the commencement of works the applicant or their agent(s) shall submit an external colour and finishes schedule to Council for endorsement. The external surfaces of the building, including wall materials, external glazing and shutters, must be finished and maintained in muted colours and non-reflective finishes to avoid reflection that may cause nuisance to neighbours or passing motorists to the satisfaction of Council.*
7. *Prior to any use of the mixed use building commencing the following shall be completed to the satisfaction of Council:*
 - a) *Ancillary works including, but not limit to, the construction of all car parking areas including delineation and signing of bays and erection of external lighting, construction of access driveways, pedestrian pathways and vehicular crossovers.*
 - b) *The bin compound and wash down area.*
 - c) *The bicycle parking facilities.*
 - d) *The establishment of reticulated landscaping.*
8. *Noise attenuation measures shall be incorporated into the design of the building in accordance with the report prepared by Acoustic Logic Consultancy Pty Ltd dated 12 October 2006.*
9. *Standard and site specific conditions of approval as deemed appropriate.”*

Context of this Report in Light of the Approval of PA1714

In light of Council supporting the closure of the PAW and having approved PA1714, which was for a development of considerably greater scale, this report does not revisit the appropriateness of the PAW closure or the proposed use of the site. Only new grounds of objection, or those specific to the proposed differences between the two development proposals have been addressed in this report.

Grounds of Objection New or Specific to the Revised the Design and Layout

1. Whether adequate car parking has been provided, including for people with disabilities has again been raised. A detailed assessment of the number of parking bays required for each individual component of the development and parking offsets

based on differing hours of peak operation is provided under the separate heading 'Parking Requirements' and sub heading 'Car Parking Assessment'.

2. The aesthetic merits and perceived adverse visual impact of the proposed development have again been raised. Whilst the aesthetic appeal of the building is somewhat subjective, it is fair to say that the reduction in scale and change in design would result in a building that would be less of a landmark structure than the originally approved design. The dark and sombre colours of the building in the elevations and perspectives submitted does not portray the ultimate finished product and it should be acknowledged that the final colours and finishes of the proposed building have yet to be determined and will need to be submitted for endorsement prior to construction commencing. The use of light non-reflective external finishes and materials will present a much more aesthetically acceptable finished product than is portrayed in the developers submission
3. The reduction in the commercial floor space component of the development to the extent that PA2020 should not be defined as 'mixed business' was raised. Whilst the commercial floor space has been substantially reduced, PA2020 meets the generally accepted definition of mixed use development as defined in the Residential Design Codes of Western Australia 2008 (R Codes).
4. The question of whether PA2020 protects the flood plain, confronts the social divide, facilitates sustainable development, contributes to a clean, safe and vibrant town, and to a reduction in crime was raised. It is unquestionable that these ideals should be aspired to whenever possible; however, they are not necessarily criteria applicable to the assessment of a planning application under WA law. The subject land is not on a flood plain, nor is it the responsibility of private developers to confront the social divide unless specific adopted policy is in place to achieve this outcome. The closure of the PAW is; however, anticipated to reduce the occurrence or graffiti and anti-social behaviour. The commercial component of the development and serviced apartments will arguably contribute to the town's level of service and the vibrancy of the town centre.

PARKING REQUIREMENTS

Land Use	Car Parking Standards	Required Bays
Multiple Dwellings [21]	Residential Design Codes of Western Australia (R Codes)	40.0
2- Bedroom Serviced Apartments [49]	TPS8 Discretion [1.75 bays]	85.8
Office/ Commercial [710m ²]	TPS8 [1 bay: 30m ²]	23.7
Restaurant [123.5m ² dining area]	TPS8 [1 bay: 6m ² dining area]	20.6
Private Facilities		
Gymnasium [94m ²]	at Council's discretion	Nil ①
Lounge [115m ²]	at Council's discretion	Nil ②
Reception Area [132.5m ²]	none specified	Nil ③
Total Car Parking Bays Requirements		170.1

PARKING OFFSETS

<u>Land Use</u>	<u>Mechanism for Offset</u>	<u>Number of Bays</u>
Multiple Dwellings	R Codes (7.2.1 A1(iii))	19.0 ④
Office/ Commercial	Shire of Roebourne Town Planning Scheme No. 8 (TPS8)	8.6 ⑤
Restaurant/ Café	TPS8	7.2 ⑥
Motorcycle Bays [11]	TPS8	3.1 ⑦
<u>Total Offsets</u>		<u>39.9</u>
<u>Total Required Car Parking Bays</u>		<u>132.2</u>

CAR PARKING BAYS PROVIDED

Car Parking Bays	130 ⑧
Universally Accessible (Disabled) Bays	2
TOTAL	132

Notes

- ① The gymnasium will not be open to the public; the use of the gymnasium by the public would need to be subject to Shire consent.
- ② The lounge is not anticipated to generate any additional parking demand; the use of the lounge by the public would need to be subject to Shire consent.
- ③ Parking demand generated by the reception area is considered to have already been provided for through the parking requirement generated by the serviced apartments.
- ④ The Acceptable Development provisions of the R-Codes allow for the number of parking spaces required for multiple dwellings in a mixed use development to be reduced to one [1] per dwelling where on-site parking required for other uses is available outside of normal business hours.
- ⑤ An off-set of 10% of the parking spaces provided for the serviced apartments was applied to account for at least 10% of those spaces being available for other users, principally office/ commercial tenants and their clients, during normal business hours.
- ⑥ Given that a proportion of the restaurant/ café clientele would be multiple dwelling owner/ occupiers or serviced apartment guests who will already be on-site, and will therefore not require any additional car parking bays, a 35% offset has been allowed.
- ⑦ The 3.1 car parking offset allowed is based on the methodology applied to PA1714. On that basis motorcycle bays are provided at a maximum rate of one [1] motorcycle bay per 21.3 car parking bays with each motorcycle bay offsetting no more than 0.0235 car parking bays.
- ⑧ A taxi stand and drop down area has been provided but has not been included in the calculation of car parking requirements or provisions.

Car Parking Assessment

PA2020 provides for a sufficient number of car parking bays, in addition to a higher ratio of motor cycle bays than the previously approved development. A service/ loading bay and a short term parking/ bus drop down area have also been provided.

The methodology for determining the number of on-site car parking bays required for PA2020 was reviewed to ensure any offsets granted did not exceed those applied to PA1714, in both number or as a percentage of the total number of parking bays provided.

The car parking layout is generally compliant with Australian Standard AS2890.1 *Parking Facilities - Off-street Parking* (the Standard) such that Planning Services are satisfied that the layout is workable.

The accepted ratio of dedicated parking bays for people with disabilities for commercial/retail developments are 1-2% of the total bays. PA2020 provides for two [2] dedicated disabled parking bays, which meets the prescribed standard.

The 2500 mm height clearance provided for the undercroft parking area is such that height detection devices (flexible striker bars) and low clearance signs will likely not be necessary; however, the minimum available clearance will need to be posted at all entries in accordance with the Standard. The 4500 mm clearance provided above the service/loading bay accords with the Standard.

Directional signage and flush kerbing to delineate the principal circulation roadways is identified on the site and ground floor plan to demonstrate the safe manoeuvring of vehicles at ground level. It is noted; however, that when bulk and wheelie bins are being collected that the two-way operation of the principle circulation roadway will be restricted.

Local Planning Policy DP-9 and Draft Local Planning Policy DP9 'Town Centre Zone Development Requirements'

The current adopted policy forms part of the planning policy framework for assessing development applications. While an amended policy for the Town Centre has been advertised as part of the current review of all Local Planning Policies until the draft policy is adopted, and notice of such adoption published in a locally circulated newspaper, it is not operative in accordance with the provisions of TPS8 and precedent established by the State Administrative Tribunal.

PA2020 is deemed to meet the objectives and provisions of the current adopted policy.

R Codes Requirements

PA2020 is deemed to satisfy the Performance Criterion 7.2.1 pertaining to 'Dwellings in Mixed Use Developments' that states:

"Dwellings combined with non-residential uses on the same site that provide comparable standards of amenity to other multiple dwellings taking into account of the need to:

- *satisfy streetscape objectives'*
- *provide open space in accordance with resident needs; and*
- *provide car parking to satisfy reciprocal requirements of residents and other users."*

Local planning policy DP9 allows for the Building Code of Australia (BCA) to control side and rear building setback.

"As prescribed by the Building Code of Australia (generally relates to the type of construction and class of building). Issues of access to the side and rear will also need to be taken into account."

The BCA allows buildings to be built to the boundary if adequately fire-rated, and to three [3] metres in other cases. PA2020 has an absolute minimum side setback of five [5] metres at one point. There is no minimum prescribed front setback.

The open space requirements are adequately addressed through the provision of balconies well in excess of the minimum 10m² and the residents' facilities including a gymnasium, swimming pool and outdoor terrace areas, and the communal lounge.

Car parking has been adequately provided, with each multiple dwelling required to have one [1] dedicated (reserved) car parking bay as well as access to the shared car parking spaces provided. Each multiple dwelling has been allocated an externally accessible store room of at least 4m² in floor area.

Options

Council has the following options available:

1. To conditionally approve planning application PA2020.
2. To refuse planning application PA2020 on grounds to be determined by Council, which it is suggested could include one or more of the following grounds of refusal:
 1. That the density of the development exceeds the plot ratio limitations prescribed for multi-use developments under the Acceptable Development provisions of Clause 7.2.1 of the Residential Design Codes of WA.
 2. That the density of the development does not meet the Performance Criteria for multi-use developments specified under the provisions of Clause 7.2.1 of the Residential Design Codes of WA.
 3. The proposed development would not achieve an appropriate balance between development and amenity as prescribed under Clause 1.5(a) of the general scheme objectives of TPS8.
 4. That in accordance with Clause 6.6.3 of TPS8 Council has taken account of the other matters specified as being relevant to development within the Town Centre zone, namely, floor space limitations, setbacks from boundaries and the height of structures, and has formed the view that the proposed floor space and height of the proposed development is excessive.
 5. That the development would negatively impact on the streetscape in the immediate vicinity of the development site and throughout the Karratha Town Centre.
 6. That the development would prejudice the maintenance of the established low- rise character of the Karratha Town Centre.
 7. That the development would unreasonably impact on the amenity of the Karratha Town Centre.

Policy Implications

Policy numbers DP2, DP6 and DP9, respectively titled Development Performance Guarantee, Landscaping for Industrial and Commercial Areas, and Town Centre Development Requirements are relevant to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

Council has recently granted approval for a mixed use development of a greater scale on the subject land under the same planning policy framework that is currently in place. Whilst arguably a less iconic building, the new application has been assessed as being equally workable and essentially provides for commercial and residential opportunities as previously approved.

In the opinion of Planning Services the submissions received in response to public advertising have not made a compelling case as to how any person will suffer unreasonable adverse impact, or why the development should be refused. The submissions have been considered when drafting the conditions of the recommended planning approval.

It is recommended that PA2020 be approved as the application either satisfies, or can satisfy the criteria relevant to the assessment of a mixed-use development proposal within the Karratha Town Centre.

Voting Requirements

Simple.

RECOMMENDATION**That Council -**

A: “Approves the closure of Reserve 35210 and supports the transfer and amalgamation of the land, in the first part, to the owner of Lots 1950 and 1952 and, in the second part, in whole or part to either Reserve 40638 [Lotteries House], Lot 1 Warambie Road or Lot 3917 Warambie Road, subject to:

- 1. The written consent of the owner of Lot 1 Warambie Road [Trawlers Nightclub] and the strata company for Strata Plan 21043 to the relocation of the existing fire escape door that has direct access to Reserve 35210 and the issue of a building licence for the relocation of the rear fire door, or alternatively, the submission of another solution to fire access that is acceptable to the Shire and all affected parties.**

2. The ownership and use of that part of Reserve 35210 that is not required to amalgamate the proposed development site being determined by the Shire.
 3. The developer funding the full cost to the Shire and other affected parties for the closure of Reserve 35210 and the redevelopment of public access ways to replace the function of the existing public access and drainage located within Reserve 35210.
- B: Approves the development of lots 1950, 1952 and part lot 4472 Balmoral Road, Karratha subject to:**
1. The development approval having no force or effect until such time as an agreement, satisfactory to the Shire, for the transfer of that part of Reserve 35210 as required to create the amalgamated development site has been agreed with the Department of Planning and Infrastructure and the Shire.
 2. Prior to the issue of a building licence the developer or their agent(s) shall submit two [2] copies of a report by a suitably qualified engineer confirming that the stormwater system has been designed in accordance with the “Australian Rainfall and Runoff Manual” for a 1 – 20 year storm event to ensure that no stormwater run-off discharges onto any adjacent private property.
 3. In accordance with the Shire of Roebourne’s Development Performance Guarantee Policy DP-2 a bank guarantee being submitted to the Shire prior to the issue of a building licence to ensure the satisfactory completion of the development. The development includes, but is not limited to, the construction of all car parking areas including delineation and signing of bays including one [1] dedicated car parking bay per multiple dwelling unit, erection of external lighting, construction of access driveways, vehicular crossovers, pedestrian pathways, the storerooms and plant rooms, bicycle parking facilities, the establishment of reticulated landscaping, and realignment of the public access way inclusive of removal of all existing infrastructure in the reserve for access and drainage, realignment and reinstatement of fencing, lighting and construction of the 2100 mm wide dual use path, the relocation of the fire escape on lot 1 Warambie Road or alternative egress solution, and should the balance of the pedestrian access way be amalgamated into lot 4473 Morse Court [Lotteries House], construction and delineation of an additional two [2] parking bays and manoeuvring area, in addition to the establishment of further reticulated landscaping.
- The amount of the “Development Performance Guarantee” to be lodged shall be a Bank Guarantee in the sum of \$300,000.
- When the development has been completed to the satisfaction of the Shire the “Performance Guarantee” shall be repaid.
4. Prior to the issue of a building licence the developer or their agent(s) shall submit two [2] copies of a revised Letting Deed to the Shire for endorsement. The revised Letting Deed shall:

- i) Delete and/or modify clause 3.2 (b)(i) so as to ensure all serviced apartments are let by a sole Letting Agent to be appointed by the strata company.**
- ii) Include in clause 5 ‘Covenants by Letting Agent’ reference to the provision or contracting of cleaning and linen services to each serviced apartment. The cleaning and linen services must be provided at least once per week.**

Once endorsed, the revised Letting Deed shall for part of this approval.

- 5. Prior to the issue of a Certificate of Classification the developer or their agent(s) shall pay to the Shire an amount of \$250,000 in accordance with draft State Planning Policy 3.6 *Development Contributions for Infrastructure*. In the event of the Shire identifying safety or traffic congestion issues on Balmoral Road or Morse Court deemed to be a direct result of this approved development, all or part of the development contribution may be used to undertake works to address these issue(s) whether or not forming part of a broader Development Contributions Plan. Should the Shire identify safety or traffic congestion issues on Balmoral Road or Morse Court deemed to be a direct result of this approved development, the Shire will advise the developer in writing and provide evidence of this determination. Furthermore, should no such issues be indentified within twelve [12] months from the use of the approved development commencing, the Shire shall return the development contribution in full.**
- 6. Prior to the commencement of the approved development the developer or their agent(s) shall submit a suitably detailed proposal for the prior approval of the Shire to undertake and fund the full cost to the Shire and other affected parties for the closure of Reserve 35210 and the redevelopment of public access ways to replace the function of the existing public access and drainage located within Reserve 35210. Should Reserve 35210 be in whole or part transferred or amalgamated into to Reserve 40638 [Lotteries House], the detailed proposal must have regard to the improvements to the Lotteries House car park and grounds.**

Once endorsed, the detailed proposal shall form part of this approval.

- 7. Prior to the commencement of the approved development the developer or their agent(s) shall submit a Traffic Management Plan to the Shire for endorsement for any construction works that may, in the opinion of the Shire, affect the roads in the vicinity of the development site or the operation of the Lotteries House car park. During the course of construction the developer shall be responsible for:**
 - a) All aspects of the works, including public safety and shall ensure adequate barricades, signage and other warning devices are in place at all times.**
 - b) Ensuring that all works within the road reserve shall be undertaken in accordance with the *Traffic Management for Works on Roads Code of Practice – Main Roads WA February 2007*.**
 - c) Ensuring that the Shire and any landowner or occupier who, in the opinion of the Shire, may be affected by any proposed road closure or the restriction of movements on publicly controlled lands being**

notified in writing at least forty-eight [48] hours in advance of any temporary closure of Morse Court.

- d) Ensuring that Balmoral Road remains open to traffic at all times.

Once endorsed, the Traffic Management Plan shall form part of this approval.

8. Prior to the issue of a building licence the developer or their agent(s) shall submit four [4] copies of a Colour Schedule documenting all external finishes and materials to the Shire for endorsement. The external finishes and materials of the approved development shall be clad in a pre-finished material or painted in a colour of natural or earth tones to complement the existing building(s), surroundings, and/or adjoining developments, in which the development is located, and shall incorporate materials that minimise reflection to the satisfaction of the Shire.

Once endorsed, the Colour Schedule shall form part of this approval.

9. Prior to the commencement of the approved development the developer or their agent(s) shall submit four [4] copies of a revised Landscaping Plan detailing the height and canopy cover of all selected species upon maturity (photographic documentation preferred) and, if proposed to be established in the vicinity of the adjacent road reserves, the propensity to drop limbs or damage underground infrastructure to the Shire for endorsement.

Once endorsed, the Landscaping Plan shall form part of this approval.

10. Prior to the commencement of the approved development the developer or their agent(s) shall submit two [2] copies of a Construction Environmental Management Plan (CEMP) to the Shire for approval. The CEMP must have regard to the Department of Environmental Protection publication *a guideline for the prevention of dust and smoke pollution from land development sites in Western Australia* November 1996 and demonstrate what provisions and mitigation measures will be in place during construction to control noise emissions, erosion and siltation from stormwater flows, air borne dust and smoke and, if required, advise neighbours when these works are to occur and who to contact should dust become a nuisance.

Once endorsed, the CEMP shall form part of this approval.

11. Prior to any use of the approved development commencing the developer or their agent(s) shall submit an Operational Environmental Management Plan (OEMP) to the Shire for endorsement. The OEMP must outline what design response and management measures are in place to control noise emissions having regard to the *Environmental Protection (Noise) Regulations 1997*.

Once endorsed, the OEMP shall form part of this approval.

12. Prior to any use of the approved development commencing all ancillary and incidental works deemed necessary by the Shire shall be completed to the satisfaction of the Shire. The ancillary and incidental works shall include, but not be limited to:

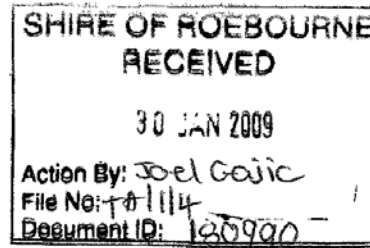
- i)* The construction of all car parking and manoeuvring areas including delineation and signing of bays including one [1] dedicated car parking bay per multiple dwelling unit;
 - ii)* the erection of external lighting;
 - iii)* the construction of new vehicular crossovers and decommissioning of existing crossovers;
 - iv)* the construction of pedestrian pathways;
 - v)* the construction of the storerooms and plant rooms;
 - vi)* the provision of bicycle parking facilities;
 - vii)* the establishment of reticulated landscaping;
 - viii)* the realignment of the public access way inclusive of all works forming part of the endorsed detailed proposal; and
 - ix)* should the balance of the pedestrian access way be amalgamated into lot 4473 Morse Court [Lotteries House], construction and delineation of an additional two [2] parking bays and manoeuvring area, in addition to the establishment of further reticulated landscaping.
13. Noise attenuation measures shall be incorporated into the design of the building generally in accordance with the report prepared by Acoustic Logic Consultancy Pty Ltd dated 12 October 2006 and should the OEMP deem that further noise attenuation measures are necessary those measures shall be installed in addition to those prescribed by the Acoustic Logic Consultancy report.
14. The restaurant/ café shall not serve food outside of the designated service areas without the prior written consent of the Shire.
15. Wheelie bins shall not be temporarily or permanently stored or collected from the adjacent road reserve, principle circulation roadway, parking or manoeuvring areas, pedestrian paths, or landscaped areas, without the prior written consent of the Shire.
16. Should a minimum 2500 mm height clearance not be available within the under croft parking area due to fixtures, pipe works or the like, height detection devices (flexible striker bars) and low clearance signs must be provided. Regardless of whether a minimum 2500 mm height clearance is available, the minimum available clearance will need to be posted at all entries in accordance with Australian Standard AS2890.1.
17. Standard and site specific conditions of approval as deemed appropriate by the Chief Executive Officer.

ATTACHMENT 1 – AGENDA ITEM 10.1.1 MIXED USE DEVELOPMENT PROPOSAL BALMORAL ROAD, KARRATHA

Letters of Objection

28th January 2009

Troy Davis/Simon Kot
Acting Chief Executive Officer
Shire of Roebourne
Karratha



RE: 7 STOREY MIXED USE DEVELOPMENT – BALMORAL ROAD – KARRATHA

Dear Troy/Simon,

Once again, I wish to object to this development on a number of grounds.

1. **DP9** is our current policy and has been for a period, last reviewed in October 2008. The objective has four points and it clearly states in Point 3: 'To discourage non-commercial residential development and development incompatible with retail, office or entertainment uses.' This proposed development has 21 x residential apartments, which is in stark contrast with our town centre planning policy and should be grounds enough alone for non-approval.

There are 7 x 2brm permanent resident apartments = estimate being 14 to 21 people and 14 x 3brm permanent resident apartments = @ 56 people the total of @ 70 to 80 permanent residents on the top two floors. (Assuming that the 3 brm apartments are for families and that their will be children, where will these children play? On the busy streets below? Perhaps hang around the shops or nearby businesses?) There is a reason for the DP9 policy and that is permanent residents ARE not compatible with commerce and trade.

I see from the new plans submitted by the developer that they have based their latest proposal on the Draft DP9 and not the current DP9 Policy (see 4.2 Development Standards Draft DP9 on their application). 'The Draft DP9 sets an absolute maximum height of 32m or 8 storeys (whichever is the lesser) in the Karratha Precinct'. This is a draft copy only – it has not been gazetted nor adopted by our Shire yet. Therefore this section of this new proposal is not relevant and the current DP9 should prevail. Will the Shire be changing Point 3 in DP9 to accommodate this development? How can a local ratepayer of many years be knocked back for much smaller density residential apartments (and not multi storey) in Morse Court when the Shire can approve permanent residential apartments only metres away?

2. **TPS 8 – Karratha Objectives.** Item (iv) Develop the Town Centre as the civic and commercial node for Karratha, the Shire and the West Pilbara. As I see it the town centre is located between Balmoral/Searipple/Warambie & Welcome Roads – there is no room to extend beyond these roads because of residential areas and coastal flats. So our town centre is very limited for further commerce and civic development that really do enhance a town centre. Why are we putting permanent residents in an area that is so preciously scarce.

This brings us to the Shire endorsed Karratha 2020 Plan (December 2008). There is a town centre enhancement scheme that has had significant public input and planning. The formation of a main street along Sharpe Avenue with 2- 3 storey mixed use development is an excellent idea – so why are we allowing a seven storey construction to happen to our town centre now. At this time our buildings in the town of Karratha are low scale and if we proceed with Karratha 2020 then the same is also true – low scale. We do actually have a town theme in place even if it is not apparently obvious. Well over 500 people signed a petition to this effect in July, and about the same amount of people responded to the Karratha 2020 Survey indicating what they wanted to see in our town. So this is no longer a subjective topic it is what we want our Shire to implement. Not seven storey buildings of any description.

3. **Mixed Use Development** – a definition is needed here. The new plans show that retail/commerce areas have been reduced considerably. Of the overall 7259sm only 882sm of this development is actually 'mixed use business'. 209sm of this development is for in-house guests only so cannot be included as 'mixed use business'. The permanent residents outweigh the commercial factor by far. So the wording of 'mixed use development' has been stretched as far as possible by the developers to get their plans through with least objection. A small proportion only of this development is truly mixed business use. We have minimal commercial vs moderate residential vs mainly short term stay. Certainly a very dilute mixture of business in the commercial sector of town. If this development should proceed I would like to see more commercial amenities available to the general public. Ie: Full restaurant.

4. Currently there are in excess of 170 houses on the market in the Karratha/Dampier area and plenty of rental opportunities, more becoming available by the week with the downturn in the economic market. There is no longer the dire need or urgency to provide high density permanent accommodation willy nilly, especially in the town centre. Even short term stay requirement is becoming debatable when some of our established "short term accommodation" facilities are now discounting rates to attract patrons and some are only 30% of capacity.

5. This development does not offer the community at large anything. The restaurant is now a café and from the size of it on the plans will not be offering the general public anything, even parking, given that the developer states "...that a substantial amount of the restaurant patronage will be from residents, guests & visitors for whom parking bays have already been provided on site. Parking is an issue – for example if a hire car business were to rent the commercial space on the first floor would it be a stipulation in the lease agreement that they not use vacant car parking bays to house their vehicles during the course of their business? Or is this sort of thing not the Shire's business but left to the discretion of the Management of this construction to intervene.... Who will police the parking is my direct question?

The developer has once again taken liberties with our Shire and forced rocks into wedges of opportunity – this time they have used the Draft DP9 as gospel in their public submission. As far as I am aware the councillors and the general public have not had the opportunity to view or even adopt this as a new policy! Nor did I know that a Draft DP9 was on the drawing board until I read the the latest proposal from our savvy developer.

Yours sincerely

Dianne Lockett
PO Box 1424
Karratha





WELCOME



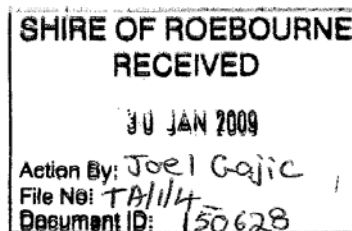
Lotteries House Inc.

7 Morse Court
KARRATHA WA 6714

Ph: 9144 4366
Fax: 9144 4377
wlh@welcomehouse.com.au
BankWest
Bsb: 306 093
Acct: 011 344 0

28th January 2009

The CEO
Shire of Roebourne
P O Box 219
KARRATHA WA 6714



Re: The land affected by the application is: Lot 1950, 1952 and Part Lot 4472.
The Application is for approval for a: 7 Storey Mixed Use Development
(49 Serviced Aparatments, 21 Multiple Dwellings, Residents Facilities and Commercial Tenancies

The applicant for the permit is: O³ Capital Pty Ltd

We write in regard to the above referenced mixed-use development.

Should Council proceed with the development, we provide the following objections:

We strongly object to the total number of parking bays provided (132) total number of car bays required are 170 as per your 4.8 Car parking and traffic management report. By reducing the amount to 132 on the basis of the reciprocal use offset. It is quite unrealistic to allocate 10.3 parking bays for the restaurant. Due to the shortage of restaurants in Karratha we feel this restaurant will have extensive patronage from the locals in excess of the 10 bays allowed.

The current Lotteries House car park has on most days proved to be inadequate to meet the parking requirements for the House

The reason for this objection is self evident. The current usage of the Welcome Lotteries House car-park and the obvious fact that the seven-storey development parking will without fail seek to overflow into the Welcome Lotteries House car park or alternatively encourage on street parking in an area of high traffic flow. It is not desirable to have multiple vehicle crossings. They also reduce the availability of kerbside parking (this is already occurring in Morse Court due to car-park overflow)



Use of the House's Conference Room is one of high demand resulting in, parking bays being taken up predominantly by large four-wheel drive vehicles and on occasion's busses. Please note, Welcome Lotteries House parking is used day and night by the community. Meeting/Conference rooms are hired out during the day and evenings. On Thursday 29th January at 9am all parking bays were occupied with overflow. What will be the parking/traffic effect on the commercial occupiers of Morse Court?

As a community based complex we are conscious of a duty of care to our patrons and over-usage of our parking area will essentially increase the potential for accidents.

In addition we believe that an impact on the availability of parking and therefore access to the House will impact on our client's satisfaction with us as a provider of conferencing facilities. This reduction in satisfaction will result in a reduction in usage and therefore income for the House.

This may result in us not being able to fulfil our primary obligation to provide subsidised office accommodation for not-for-profit organisations within Karratha.

Closure of the Public Access Walkway.

Closure of the public access way (Lot 4472) proposed to be relinquished by the Shire with part being sold to the proponent and the remainder being amalgamated in Welcome Lotteries House's current car park will remove the safer cyclist & pedestrian access and encouraging such access via the Welcome Lotteries House car park.

The closure of the proposed public access way will see pedestrians, cyclists, and people with disabilities having to access the remaining public access way via the Welcome Lotteries House car park which is already full to capacity in parking use.

With the exception of staff car parking, any increase in pedestrian usage of the car-park as a result of the closure of the PAW may create a danger for patrons and may well render the Shire liable.

The Traffic Management Plan and Public Access Way Realignment as proposed by Murray F Young & Associates and used by the Developer show approximate statistics from 2004 provided by the Shire of Roebourne. Welcome Lotteries House whose car park is filled to capacity on most days was built in May 2004.

Our Major objection to the application is the fact that no traffic impact statements have been prepared for the proposed development for the period of it s construction or for the proposed development if and when it ahs been constructed.

New Access Way along drainage reserve

The proposed new access way along drainage reserve will be parallel to a much heavier traffic area possibly contravening safety regulations for all pathway users including users with disabilities and limited mobility. Children (cyclists/pedestrians) attending the Karratha swimming pool from the western part of town will need to cross a busy medical centre car park at two points, dodging traffic.

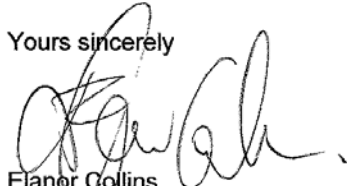
Aligning the access way parallel with Welcome Lotteries House boundary fence will increase the potential of vandalism and unsocial behaviour as well as increase the current hazardous littering of the drainage reserve which is always strewn with shopping trolleys and discarded heavy items.

Should the Shire of Roebourne accede to the Developer's request, we would need to demonstrate a responsibility to our tenants and patrons from a security and duty of care perspective and to this end will only concede if the following is agreed to :-

- The PAW along the western side of Welcome Lotteries House be assigned to the Lotteries House, resurveyed and developed as an extension to the existing car park at no cost to the Welcome Lotteries House.
- In addition the existing garden area on the Western side of the house adjacent to the PAW also be re-surveyed and redeveloped as an extension to the existing car park at no cost to the Welcome Lotteries House
- The entire perimeter of Welcome Lotteries House including the Car-park be fenced as a structural colour bond fence with security gate access for tenants and patrons only. This is at no cost to the Welcome Lotteries House but style and colour of fencing (and security gates) must be to the satisfaction of the Welcome Lotteries House.
- If the proposed closure of the PAW proceeds, it cannot be to the detriment of increased pedestrian and cyclist usage of the Welcome Lotteries House Car-park. We would therefore require the proposed closure of the PAW to be extended to the bridge on the Western side and the decommissioning of the bridge
- For the reasons provided in our above objections we cannot agree to the proposed new access way along the drainage reserve adjacent to Welcome Lotteries House.

Should there be an opportunity for further discussion in regard to the objections and proposals we have raised, we would welcome the opportunity.

Yours sincerely



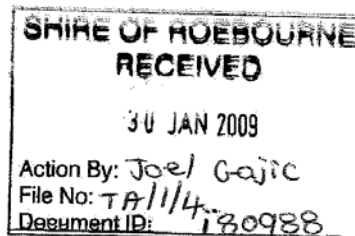
Elnor Collins
Chairperson
Welcome Lotteries House

ABN: 43 336 581 511

PILBARA COMMUNITY LEGAL SERVICE



Our Ref: NW:SOR.2009
 Your Ref: TA/1/4(077575)JG.gh
 Date: 29 January 2009



The Chief Executive Officer
 Shire of Roebourne
 P O Box 219
 KARRATHA WA 6714

Attention Mr Joel Gajic, Manager, Planning Services

Re: Application for Planning Consent
Lot 1950, 1952 and Part Lot 4472
7 Storey Mixed Use Development (49 Serviced Apartments,
21 Multiple Dwellings, Residents' Facilities and
Commercial Tenancies
O, Capital Pty Ltd

I write on behalf of the Management Committee and staff of Karratha Community Legal Service Inc,

We are a non-profit Government funded service. We provide a range of services to the people of the Pilbara region. We operate four offices, Karratha, Roebourne, Hedland and Newman. Services include tenancy advocacy, supported housing assistance, financial counselling, and legal advice. Our Karratha office employs six staff and operates from "Welcome" Lotteries House. We occupy the major section of the frontage of the "Welcome" Lotteries House building. We believe that we will be affected by the granting of the consent for the approval by Council of the above referenced application. Moreover, the granting of the consent will have a major effect on our clients and those who seek our service.

Our major objection to the application is the fact that no traffic impact statements have been prepared for the proposed development for the period of its construction or for the proposed development if and when it has been constructed.

We are conscious of the fact that the traffic statistics used by the developer are from 2004. Dramatic changes have occurred in this immediate area in the last 4 years (*some of them very recent*) with the establishment of a Medical Centre off Balmoral Road, a Gymnasium off Balmoral Road, Woodside's Town Centre Office in Morse Court, and the mixed use facilities including a take-away restaurant also off Balmoral Road. In total these businesses provide for no less than four traffic "turn-offs" out or into Balmoral Road on the Western side and three traffic "turn-offs" out or into Balmoral Road on the Northern side, all in the immediate vicinity of the above-referenced proposed new development and is central to two major roundabouts. Turning out of Morse Court at peak periods is already a traffic hazard.

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Karratha Office
 PO Box 132
 Karratha WA 6714
 Phone: 08 9185 5899
 Fax: 08 9185 6633



We are concerned that the Planning Application submission related to Policy DP9 and Draft DP9. The Shire Manager Planning Services has confirmed “that the proposed draft DP-9 policy is not a public document as Council has not yet resolved to exhibit it for public comment, so it may be subject to substantive change”. An extract of the draft document pertaining to site cover and building height states: “Site Cover: Maximum site cover of 70%, Maximum plot ratio of 3.0. Building Height in the Town Centre zone is determined by reference to the precinct of the Shire in which the building is located ie Karratha Precinct: Absolute maximum height 32 metres or 8 storeys (whichever is the lesser) measured from the natural ground level to the highest point of the building”. We suggest to Council that since the application will be assessed against TPS8 and the provisions of the new **Draft DP9** which is yet to be adopted by Council (*which is considered to be the key guiding document for the town centre*), **that Council first call a conciliation meeting with ratepayers/interested parties**, chaired by a council officer to consider what ratepayers and residents might find acceptable. Councillors are blatantly aware that there were major objections to the granting of planning approval to the initial development and we respectfully point out that finding out what might be generally acceptable prior to approving this new proposal may provide a favourable outcome for both the developer and Council’s electors. Compromise is often better!

In support of this suggestion, we point out that after the taking of the 5 to 4 vote in the motion for the initial 9-storey development, several councillors complained that their Agenda at that time did not have an option to vote against the 9-storey building, only “for the development”. The “alternative motion” was only tabled at the meeting and despite this very valid 6-point motion to “not approve”, the motion was subsequently lost by one vote. We further point out that a petition containing 548 signatures and a copy of a letter written by concerned residents to the then Hon Minister for Planning and Infrastructure was not included in the Agenda.

In the meantime, we further object to the development for the following reasons:

- **Car parking and traffic.** It is not desirable to have multiple vehicle crossings. They also reduce the availability of kerb side street parking (this is already occurring in Morse Court due to car-park overflow) Parking is one indication of over-development.
(Please note Lotteries House parking is used day and night by the community (our clients). Meeting rooms are hired out during day and evenings. Thursday 29th January 2009 – 9.00am all parking bays occupied with overflow. There was also an over-flow from the Medical Centre and the gymnasium off Balmoral Road). What will be the parking/traffic effect on the commercial occupiers of Morse Court?
- The **density** of the development is **excessive**.
- We object to the **form and extent** of the proposed development.
- **Height and mass/bulk are visually unacceptable.** The development will negatively impact on the streetscape in the immediate vicinity of the development site and throughout the Karratha Town Centre.
- The development **overlooks and/or overshadows adjoining residences**, i.e. specifically “Welcome Lotteries House and more specifically the working environment of our organisation. Shadow diagrams indicate shadows cast at the equinox as an “average” estimate of shading. Shadowing at the winter solstice is the time of year when solar penetration is most desirable and may have adverse **affects on the energy efficiency** of “Welcome” Lotteries House.
- The proposed development **does not integrate with the neighbourhood character**. Important characteristics include **roof form, building height, building materials and visual affect**.

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We further suggest that the information contained in the planning application is misleading. The proposal does not accord in significant ways with the guidelines and general scheme objectives of TPS8.

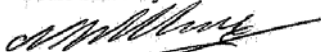
In its deliberations we ask Council to consider the following:

- Does this development contribute to our town's improved liveability ?
- Does it improve the Town Centre ?
- Does it protect the flood plain ?
- Does it link up the bits ?
- Does it confront the social divide?
- Does the design optimise comfortable living and facilitate sustainable development?
- Does it overpopulate? Will it create/increase social problems, environmental problems and destroy community life as some of us know it? Research clearly demonstrates that over-populating does increase social problems. *(Note: Pilbara News 21/01/09 Karratha Village Shopping Centre tenants up in arms due to vandalism – they call for closure of foot-bridge)!*
- Will it contribute positively to removing crime and anti-social behaviour?
- Is it based on a community decision-making pioneering process? *(Note: the new planning application was advertised over the Christmas New Year period and there is no prominent sign visible on the site – most people are unaware that there is now a new planning application before Council).*
- Will it contribute positively to a sustainable safe community that provides a future for our children and their children?
- Will it contribute to a clean, safe, sustainable and vibrant town ?
- Is it suitably scaled and appropriately designed and laid out having regard to location and landform?
- Is the car-parking waiver and the lack of a traffic management plan reasonable? Are there dedicated bays for visitors, overflow parking spaces, bays for disabled. **WHERE WILL THE OVERFLOW GO?**
- Does it respect the region's climate and landscape ?

Pilbara Community Legal Service and its clients will be affected if this development goes ahead. The service we provide to the community caters for families, helps provide them with affordable housing that encourages them to stay and enable our town to grow as a community and a place where people want to stay, it provides access to information, education, financial counselling, advice and advocacy within a non-threatening, confidential, human rights based service delivery model.

We ask that you give our objection to this development due consideration and conscientiously evaluate whether the granting of the consent reflects the will of the community.

Yours Sincerely



Nanette (Nan) Williams
Manager

PILBARA COMMUNITY LEGAL SERVICE INC
(A non-profit Government funded Community Agency)

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PILBARA PROTECTION COMMITTEE

MAIL: PO BOX 304
KARRATHA, WA 6714

PHONE: (0891) 85 1390
FAX: (0891) 44 1994

SHIRE OF ROEBOURNE
RECEIVED
3 FEB 2009
Action By: Joel Gajic
File No: TALLY
Document ID: 181016

30-1-09

The Chief Executive Officer
Shire of Roebourne
Karratha, WA 6714

Dear Sir:

Vicon's Proposed 7 Story
Development on Balmoral Road

Before any decision is made regarding the 7 story building development which Vicon is now proposing for Balmoral road, the Shire Council must consider the following:

1. Though this development is being proposed to take the place of the development previously given planning approval on 21/7/08, it is a very different concept and has to be treated and assessed as an entirely new proposal.

2. Visual Impact: The 3d illustration of the proposed development shows a massive conglomeration of concrete structures consisting of what is described as a "series of interlinked 6 storey simple forms which are grounded by the generous 1st floor pedestrian podium". The earlier proposed development's building was an eyesore. The new concept is just plain ugly and is completely out of tune for Karratha which is a pleasant 2 storey town. On paper it looks terrible and we are certain it will look much worse if it is ever built.

To visualize what this mass of concrete will look like if it is ever erected in the centre of our town, the developers or the Shire have to provide the residents of Karratha perspectives from various points on Dampier Road, Karratha Road, Searipple Road, Millstream Road, Balmoral Road and from observation points at the water tanks above the Visitors Centre. This is what the residents will have to look at every day for years to come if it is built and they should have more than an architect's concept image on paper to judge it by.

3. Landscaping: Including the "generous set of steps" leading to the first floor level as part of the landscape space requirement is stretching the concept of landscaping a long way. If that area is not considered to be part of the landscape, will massive concrete development on that small site meet the Shire's landscaping requirements?

4. Sewerage: We doubt the present sewerage system is large enough to accommodate the additional excrement from the building. If so, will the sewerage system be replaced for the area? By whom? At what cost?

- 2 -

5. Parking: Now that the underground car park will no longer be used for parking, will the car parking area provided actually be adequate for this building's residents and visitors so that there will be no overflow onto Morse Court, Balmoral Road or adjacent properties?

6. Traffic: Balmoral Road is a main artery. This building will be between two roundabouts and there will be additional traffic. How much will the road have to be widened and, if widening is required, who will pay for it?

7. Telstra: Will this building interfere with transmissions to and from the Telstra Tower which is adjacent to the proposed buildings?

This is of considerable importance to the residents of Karratha.

8. Disasters: Will the building be able to withstand the forces generated by :

A. Category 5 cyclones exceeding 200 km per hour?

B. Explosion of the LNG plants.

1. When the Pluto LNG plant is in operation, there will be energy equivalent to over 200 fifteen Kiloton atom bombs stored on the Burrup Peninsula. The energy released when one such 15 kiloton bomb was exploded over Hiroshima, Japan in 1945 caused 70-80,000 deaths and devastated the city. It could happen to Karratha.

9. Necessity for another hotel:

a. This was the basis on which the previous project was sold to the Shire Council. We assume that is still the basis for this project - that it will relieve the accommodation crisis.

b. Before the Council can make a realistic decision, we believe it has to determine the facts. These facts are:

1. The number of existing accommodation facilities and their capacity.

a. Hotels - four.

b. Caravan Parks - three

c. Caravan Parks - sites

d. Transient workforce accommodation

e. Private housing.

2. Number of people in the Shire two to three years from now when the building, if built, would be completed:

a. Permanent residents

b. Temporary residents

3. The status of the economy in the Pilbara in two or three years.

a. The economic "boom" in the world and in the Pilbara has collapsed. It will be years before "recovery" occurs. An empty 6-7 story building would present a lot of problems not only for the owners of the site but also for the Shire.

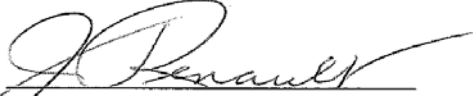
- 3 -

10. Financing: In the current, and on-going, world financial crisis where banks are now very, very careful about whom they lend to, for what, and how much, does Vicon have the financing required? Will Vicon provide the Shire with a bank guarantee to that effect?

11. Finally, our Committee believes that the over-powering size of the buildings, their location in the centre of the town and the numerous effects such a development will have on all the residents of Karratha for years, requires the Shire Council to leave the decision regarding approval of this development to all the residents of Karratha in the form of a REFERENDUM. DOES KARRATHA NEED, OR WANT, SUCH A DEVELOPMENT IN THE CENTRE OF THE TOWN? That is the question and we do not believe the Shire Council should make that decision. The decision must come from all the residents. We want a vote on it not by the Shire Council but by the residents and electors of the Shire.

Respectfully yours,

PILBARA PROTECTION COMMITTEE

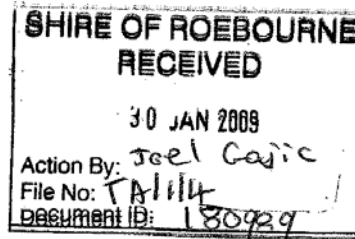


J. Renault

PO Box 520
KARRATHA WA 6714

30th January 2009

Acting Chief Executive Officer
Shire of Roebourne – Simon Kot
PO Box 219
ROEBOURNE WA 6714



SHIRE OF ROEBOURNE PLANNING APPLICATION PA 2020
7 Storey Buildings - Lots 1950, 1952 and Part Lot 4472 Balmoral
Road, Karratha - Mixed Use Development – 49 Serviced Apartments
& 21 Multiple Dwellings.

I am lodging my objections to planning application PA2020 on the grounds.

- The density of the 7 storey building is excessive and does not fit with the low rise character of the area.
- The current written application from the developer is basing his assessment on a draft DP9 which has not been passed by council.
- The current DP9 says Objective is 3: To discourage non commercial residential development and development incompatible with retail office or entertainment uses. This means that you are going against your own recommendation in the Development Plan for the Town Centre.
- The infrastructure ie. single lane road in Balmoral road in the Town Centre with not be able to handle the large volumes of traffic from this development.
- The traffic management plan is based on the old development and a new plan has not been advertised. How does the pedestrian access way fit into this new building?
- The advertisement of the planning application 2020 does not mention anywhere in the advertisement that the development consists of fourteen seven storey buildings. The advert also has no closing date.

- There seems to be large credits given for the office and restaurant parking. This is going to be at the detriment to the surrounding businesses especially the not for profit Lotteries House car park. As there are no "No Parking" signs in Morse Court this will encourage on street parking. What steps are in place for this to be remedied?
- There was a sign erected on the premises for the old building but there was not one erected for the new building. Why is this?
- I contacted Viccon directly to get a copy of the drilling report and they confirmed that a copy was sent to the Shire of Roebourne Planning Department. When I was trying to inspect the plans for the proposed building I asked for a copy of the drilling report. The Planning Officer could not find the drilling report. What is going on?
- I personally came into view all the Developers Plans and the Planning Officer said the only plans that the Shire of Roebourne had were online. I am not very computer literate that is why I personally came into the Shire to view them.
- In my opinion this application should not go to council before all the questions are answered. There is currently no planning strategy in place for the Town Centre. Will this now open the flood gates for 10 storey buildings to be placed on small plots of land within the Shire of Roebourne?

Yours sincerely



Ray Ward

Planning Application PA 2020

Lots 1950, 1952, Part Lot 4472 Balmoral Road Karratha.
 7 Storey Mixed Use Development
 49 x Serviced 2 Bedroom Apartments
 21 x (7 x 2 Bedroom & 14 x 3 Bedroom) Residential Apartments.
 Restaurant/Café, Offices/Commerical Tenancies.

RCWA = Residential Codes of Western Australia
TPS8 = Shire of Roebourne Town Planning Scheme
BCA = Building Codes of Australia

The Shire of Roebourne Town Planning Scheme No 8 (TPS8) can be viewed on the shire's website at (a) www.roebourne.wa.gov.au
 (b) Go to "Services A-Z" (on left hand side of the screen)
 (c) Scroll down to "T" heading then select "Town Planning Scheme No 8"

View Plans & written submission for Planning Application on Balmoral Road Karratha.

(a) Go to shire website www.roebourne.wa.gov.au
 (b) Click on "Balmoral Road development on front page to view Plans, elevations etc.

Parking Credits (Parking Offset)

19.00 – Multiple Dwellings credit which is allowable as per RCWA
 19.90 - Office (reason differing hours of peak operation between Resid. & Commercial.
 10.00 – Restaurant (reason In house guests using facilities)
48.90 - Total use the figure 49 bay parking credit.

40.00 – Original Parking Bay allocation for 21 x Multiple Dwellings
 19.00 – Credit of Parking bays as RCWA

21.00 – Total number of parking bays for 21 x Multiple Dwellings.

This will mean that there will only be 21 parking bays for (7 x 2 bedroom & 14 x 3 bedroom for 21 x Multiple Residential Units!!!! What about shiftworkers, families in residential units during the day.

- 1 No dedicated bays for visitors and Multiple Dwelling car park spaces, No overflow parking spaces. 2 bays for disabled is not enough for a mixed use development. No parking bays for taxis, Staff.
- 2 Office parking 75% discount is excessive!!!
- 3 Restaurant 50% discount - The café/restaurant is going to be open to the public is it? Why such a large car parking credit?

With such a large credit to the parking bays this will increase parking elsewhere in the street as there are no 'No Parking' signs in Morse Court and Balmoral Road . This will have a detrimental effect on other parking spaces in Lotteries House and surrounding business car parks.

Traffic Management Plan.

The written submission Page 4 states the area of landscaping is 1740spm which represents 32% of the site area. This landscaping area includes the raised podium and steps as we consider this to be a landscaping feature. The submission does not describe the percentage of vegetation. The podium and steps seem to take up a large proportion of the 1740spm.

Density of Buildings – Need to work on this more. The current building has a maximum site coverage of 70% of the site. It does not meet the requirements of R40 Medium density code rather a high density code. Refer **Table 1 – General Site requirements RCWA Page 11.**

TPS8 Clause 6.6.4 Page 24. states: The density of Residential development in the Town Centre, Tourism, and Mixed Business zones shall not exceed R40.

RCWA – 7.2 Mixed Use Development (Explanatory Notes Part 7-Page 5) It states – Where the Scheme applies density codings to non-residential areas the provision of Table 1 would apply. However, the plot ratio requirements of Table 1 should be applied to both residential and non-residential components, with the exception of Ground Level non-residential floor space, to avoid the overbuilding of a site

Motion passed at July 2008 meeting – The previous building did not meet. Use this!!! This is a copy of the motion that was moved by Cr Vertigan at Monday's Council meeting.

"That Council resolves to not approve planning application PA1714 on the following grounds:

1. *That the density of the development exceeds the plot ratio limitations prescribed for multi-use developments under the Acceptable Development provisions of Clause 7.2.1 of the Residential Design Codes of WA.*
2. *That the density of the development does not meet the Performance Criteria for multi-use developments specified under the provisions of Clause 7.2.1 of the Residential Design Codes of WA.*
3. *The proposed development would not achieve an appropriate balance between development and amenity as prescribed under Clause 1.5(a) of the general scheme objectives of TPS8.*
4. *That in accordance with Clause 6.6.3 of TPS8 Council has taken account of the other matters specified as being relevant to development within the Town Centre zone, namely, floor space limitations, setbacks from boundaries and the height of structures, and has formed the view that the proposed floor space and height of the proposed development is excessive.*
5. *That the development would negatively impact on the streetscape in the immediate vicinity of the development site and throughout the Karratha Town Centre.*
6. *That the development would prejudice the maintenance of the established low-rise character of the Karratha Town Centre.*
7. *That the development would unreasonably impact on the amenity of the Karratha Town Centre."*

- 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) Serving notice of the proposed development, adequately describing and illustration the proposal, on the owners and occupiers as likely to be affected by granting of planning approval stating that submissions may be made to the Council within the submission period.
 - (ii) Publishing notice to the proposed development, adequately describing and illustration the proposal, in a local newspaper circulating in the Scheme area, stating that submission may be made to the Council with in the submission period. Which may be 14 days or longer as determined by Council pursuant to 4.3.3 (b)
 - (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; and
 - (c) give notice of the proposed development in accordance with its determination pursuant to clause 4.3.3 (b).

The advertisement for Planning Application in Pilbara News 7/1/2009 does not adequately describe the building that it is a 14? X 7 Storey multi form building.

The advertisement was placed in the newspaper when it historically known that in the North West the majority of the residents take their annual leave at Christmas holidays. This will detract from the effective advertisement of the application.

The wording in the advertisement an objection is encouraged to include the reason for the objection and how you would be affected isIt should not be worded how you would be affected as you if are asking for public comment.

There is no sign on the proposed development. Only the old advertisement that was placed on the front electrical substation which is not in a conspicuous position and did not have an illustration. It should have been placed in the middle of the verge on star pickets not attached to the substation.

Landscaping: Definitions:

RCWA – State Planning Policy 3.1 - Appendix 1 Page 5

Landscape, landscaping or landscaped

Land developed with garden beds, shrubs and trees, or by the planting of lawns, and includes such features as rockeries, ornamental ponds, swimming pools, barbeque areas or playgrounds and any other such area approved of by the council as landscaped area.

TPS8 Page 50 – Landscaping or Landscaped

Land developed with or by the planting of vegetation, the recontouring or cut and fill of land irrigation, placement of rocks, paving or laying of pathways and hard surfaces, creation of streams, wetlands and water features, including swimming pools and may include other fixtures such as shelters or sculpture and art installation.

As it is a new planning application the old plans cannot be used as they show traffic movement around the old single structure building, and the old car parking layout. A new plan needs to be drawn up with the layout of the new building and new car parking layout for the ground floor and the whole site. The new buildings consist of a series of 14 x 7 storey interlinked buildings. The old Traffic Management Plan quoted traffic statistics from 2004 with there being a dramatic traffic increase in the last 4 years. The new plan should consist of new traffic management plans, parking layout, traffic generation forecasts, deliveries, bicycles & pedestrians (internal & external), traffic distribution, **Pedestrian Access way (PAW) Closure, Realignment - Plan of new route**. It should also state the parking/traffic effect on the commercial occupiers of Morse Court.

There were **no Ground Floor Plans on the Shire Website** for PA 2020 which would show the vehicle access/egress (traffic flow in & out of the site) ,with the car parking layout for the ground floor and the whole site, including commercial space/storage.

Written Submission. (Misleading)

- 1 The current written submission is assessing its criteria to a re-draft DP9 which has not been adopted by Shire of Roebourne Council, Exhibited to the public for comment and gazetted as a current policy. **This is very misleading!!!!** The current DP9 is the Current DP 9 Policy. The current Planning Assessment should assessed that it meets all the requirements of TPS8, RCWA, and Local Government Act, Planning & Development Act 2005 not a draft DP9.
- 2 The current DP9 (Town Centre Zone Development Requirements. It states the objective is: 3. To discourage non commercial residential development and development incompatible with retail office or entertainment uses. Why do we have residential dwellings in the Town Centre?
- 3 Advertisement for Planning Application in Pilbara News 7/1/2009. states it is a 7 Storey Mixed use building. The Written submission states it is a 6 Storey development.
- 4 Page 4 or written submission states that the subject land is zoned 'Town Centre Multiple Dwellings are rated as an 'AA' requiring Council to grant planning approval for these uses. This is misleading as TPS8 Clause 4.1 Zoning Table – 'Town Centre' . Page 9 – Multiple Dwellings are rated as a 'SA' the development is not permitted unless the Council has granted planning approval after giving notice in accordance with clause 4.3. (4.3 Advertising of Applications)
- 5 The written submission does not adequately describe the building. It consists of 14? x 7 storey multi-linked simple form buildings.

Advertising of Application

TPS8 (Page 13) 4.3 Advertising of Applications it states:

- 4.3.1 Where an application is made for planning approval to carry out development which involves an "SA" use, the Council shall not grant approval to that application unless notice of the application is first given in accordance with the provisions of sub-clause 4.3.3.
- 4.3.2 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 appropriate to the



MIDSWAN PTY LTD ABN 80 070 002 274

Unit 8 / 3813 Balmoral Road (PO Box 492) Karratha WA 6714

Telephone: (08) 9144 4727

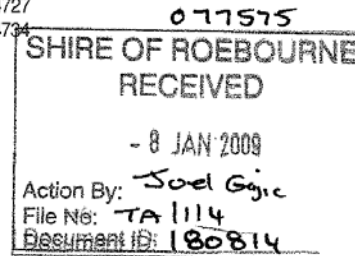
Facsimile: (08) 9144 4734

Shire of Roebourne
P.O Box 219
KARRATHA 6714

6/1/2009

Att Joel Gajic

Dear Joel



Re Your Ref PA2020:TA/1/4(O77575)JG:gh
Town Planning Application Lots 1950 & 1952 & Reserve 35210 Balmoral Road.

Let us start by saying we are not against any development of Karratha's CBD but we have concerns.

1. Parking – with 70 apartments the parking bays of 136 would not be ½ enough to accommodate residents and transients let alone customers of the coffee shop and or the Business Offices that would require parking. This would mean the overflow would come into the Adventure Sport/Elks Surveys car parks and the Harvey Norman/Universal Chinese restaurant parking areas.
An inconvenience we have suffered for the last 20years with 6 non rateable premises without sufficient parking already on our door steps. (See diagram attached)
2. Traffic Congestion – you are possibly not aware but Leanne & I have been residents of Karratha for 25 & 30 years each and have seen some changes. Take for instance the Welcome Road, Balmoral Road & Hillview Road round about. We have 4 emergency response service providers on this intersection Police, Fire, Ambo's & Fesa/SES. We have already seen these services use the footpaths, lawn (in front of our shop) and the road reserve on Balmoral Road to avoid traffic to head off in the course of there emergencies. Being as these people except for Police are volunteers and must drive to the service provider's place of departure to start with. We think that the current road infrastructure would not be able to cope with extra traffic generated by the new development. Currently at peak hours 8 -8.30am and 4 - 5.15pm Balmoral Road can be banked up to Dampier Road and right through to Warambie Road in both directions, with no chance for emergency vehicles.
3. Visual Aspect – Our last concern would be the colour of the structure i.e. concrete wall colours. As you are no doubt aware Karratha has had quite a problem with graffiti & tagging and the Shire and its rate payers have paid considerable amounts of \$\$\$ to clean the mess I hope we are not creating another easel. Back to the colours vibrant colours would be our choice to break up the pindan pink we have had to put up with for years.

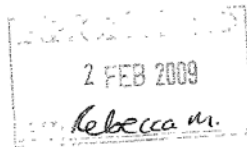
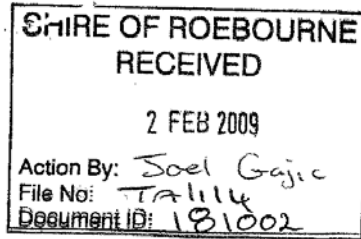


We hope that before the Shire rubber stamps this new proposal they address each of the concerns we have pointed out, as we have not even mentioned the suburban growth in Karratha and population increase that is impacting daily.

Yours Faithfully

Two handwritten signatures in black ink. The first signature is 'Ian Weir' and the second is 'Leanne Rogers'. Both are written in a cursive, flowing style.

Ian Weir & Leanne Rogers
Home Hardware Karratha
3813 Balmoral Road
Karratha 6714



14 McWhirter Way
KARRATHA WA 6714

30th January 2009

Acting Chief Executive Officer
Shire of Roebourne–Simon Kot
PO Box 219
KARRATHA WA 6714

RE: SHIRE OF ROEBOURNE PLANNING APPLICATION PA 2020
7 Storey Buildings - Lots 1950, 1952 and Part Lot 4472 Balmoral Road Karratha
Mixed Use Development–49 Serviced Apartments & 21 Multiple Dwellings.

My objections to planning application PA2020 are:

The proposed development is not in harmony with its Pilbara Outback surroundings or is compatible the low rise character of the area. With the Development using a 70% maximum site coverage the density and visual bulk is very excessive and exceeds the R40 definition of Medium Density requirements for Residential Development in Western Australia.

A three storey development would be more in keeping with the Town Centre's low rise character.

The written submission from the developer is very misleading in that:

Particulars:

1. On Page 3 the developer is assessing the above Planning Application on the criteria from a Draft Development Plan DP9 which has not been exhibited for public comment, been adopted by the Shire of Roebourne and gazetted as a legal binding and approved Development Plan. (Appendix 1.)
2. On Page 3 it states 'the subject land is zoned "Town Centre" with 'Multiple Dwellings" under the Town Planning No 8 are rated as an "AA" requiring Council to grant planning approval for these uses. Under the Town Plan Scheme No 8 - Clause 4.1 (Page 9/10) Zoning Table – "Town Centre" It states Multiple Dwellings are rated as a 'SA' in that the development is not permitted unless the Council has granted planning approval after giving notice in accordance with Clause 4.3 (4.3 being advertising of Application) (Appendix 1 & 2A/2B.)
3. The written submission does not fully describe that the planning application buildings which consists of 14 x 7 storey interlinked buildings.
4. On page 2 the proposed development is described as a 6 storey building but is being advertised as a 7 storey building. (Appendix 3. & 4.)
5. On Page 1 it states "a copy of the Geotechnical report prepared by Douglas Partners was attached" to the written submission but when I requested a copy of

this report the Planning Department confirmed they had not received a copy of the Geotechnical report. (Appendix 5.)

The development fails to meet the ‘Residential Codes of Western Australia’.

Particulars:

Table 1. (Table 3) - General Site Requirements

1. R40 Medium Density minimum setbacks of 4 metres for the Primary Street (Balmoral Road) and 1.5 metres for the Secondary Street (Morse Court) for Residential Development. The proposed development is only 2 metres at its closest point on the South West corner and 1.0 metre at its closest point to the Morse Court boundary the setback to the balconies to the units on the South East corner. (Appendix 6.)

Parking Requirements

1. The written submission does not state that there are any dedicated parking bays for the exclusive use of residents of the Multiple Dwellings. **6.5.1 (A1) (iii) Access and Parking Requirements page 14/15. part 6. (Appendix 7A/7B.)**
 2. The written submission does not state that there are any dedicated parking bays for the exclusive use of visitors of the residents of the Multiple Dwellings. **6.5.1 (A1) (iii) (Appendix 7A/7B.)**
 3. The written submission does not state that the Residential Dwelling parking spaces are fully concealed from the street or public place. **6.5.3 Design of Parking spaces (A3.4) (Appendix 8.)**
- **Objective 6.1 - Housing Density Requirements. (page 3. part 6.)** To ensure that residential development occurs in line with community expectations about its type and density. There were a total of **605 objections** to the previous 9 storey building. The total comprised of 548 valid signatories to a petition, 10 written objections, 47 objections to Cr Gary Wieland’s personal email survey, and one letter of non-objection. This is an overwhelming statement that high density multi-storey developments are not what the community want in the Pilbara. (Appendix 9.)
 - **Objective 6.7.1 – Building Height Requirements (Performance Criteria 1). (page 20. part 6.)** To ensure that the height of buildings is consistent with the desired scale in a given locality. The building height is not consistent with the desired height of buildings in the locality as they are only single and two storey structures. (Appendix 10.)

The development fails to meet ‘Shire of Roebourne Town Planning Scheme No 8

Particulars:

- **Section 4.3 Advertising of applications (Page 13).**
 1. The planning application was advertised when the majority of the town’s residents were on their annual Christmas holidays. It is historical known that the majority of the Shire of Roebourne’s residents take extended leave

- at this time of year. This has seriously detracted from the effective advertisement of the application. **(See 4.3.3 (a) (Appendix 11.)**
2. The advertisement in the Pilbara News on the 7th January & 21st January 2009 did not adequately describe the building being 14 x 7 storey interlinked buildings **(Appendix 4.)**
 3. There were no illustrations of the proposed building in the Pilbara News Planning application 2020 advertisement or a story on the new development in the Pilbara News. **(See 4.3.3 (ii) (page 13) (Appendix 11.)**
 4. There were no signs erected in a conspicuous position adequately describing, illustrating the proposed new development for the duration of the submission period. **(See 4.3.3 (iii) (page 13) (Appendix 11.)**
- The proposed development would not achieve an appropriate balance between development and amenity as prescribed under **Clause 1.5(a) (page 5)** of the general scheme objectives. **(Appendix 12.)**
 - That in accordance with **Clause 6.6.3 Commercial Zones (page 24)** that the floor space limitations, setbacks from boundaries and height of the proposed structures are excessive. **(Appendix 13.)**
 - **Parking Bay Credits**
 1. A total of 49 parking bays credits are excessive. It consists of a 50% discount for Dwellings (allowable under Residential Codes of WA), then a 50% discount for Restaurant users as they will be dine in customers who have already onsite parking bays, Then a 75% discount for Offices due to the differing hours of operation between residential and commercial uses.
 2. **Multiple Dwellings:** With a 50% discount this will mean that there will **only be 21 dedicated parking bays** for 7 x 2 bedroom and 14 x 3 bedroom Residential Multiple Dwellings.
 3. No due consideration has been given to the fact that the Residential Units and Serviced Apartments may be occupied by shift workers who will be using the allocated parking bays during the day. The Restaurant to be viable would need to be open to the public for lunch and dinner requiring additional parking spaces.
 - **Parking Requirements:**
 1. There are only 2 disabled parking bays which are insufficient for such a multi-use development.
 2. There are no dedicated taxi bays, visitor bays for residential apartments, overflow car parking bays, and no dedicated staff parking for the whole complex.

The Development fails to meet Development Plan DP9

Particulars:

- The current Development Plan DP9 - Town Centre Zone Development Requirements clearly states: '**Objective 3. To discourage non-commercial residential development** and development incompatible with retail office or entertainment uses. So why are there residential Multiple Dwellings being allowed in the Town Centre? **(Appendix 14.)**

Other Particulars in relation to the development

- As of 30th January 2009 the old planning application PA1714 sign had not been removed from the site and is still erected on the electrical substation on the new proposed development. **(Appendix 15.)**
- The advertisement in the Pilbara News for the 7th & 21st of January 2008 did not specify a specific closing date. **(Appendix 4.)**
- The Shire's **DP2 – Development Performance Guarantee** clearly states that the Development Performance Guarantee cash bond to be lodged by a developer is 25% Cash Bond of the estimated cost of works to be guaranteed. Why was the previous 9 storey development cash guarantee only \$300, 000? This means that the new estimated works for the 7 storey building is \$24 Million (25% of \$24 Million) = \$960, 000 cash bond ?. **(Appendix 16.)**
- A new traffic Management Plan for the site has not been publicly exhibited. The old traffic Plan cannot be used as it relates to the traffic movement around the old single structure building with underground parking. The new building consists of 14 x 7 storey buildings with ground level parking. The statistics used in the old traffic management plan was from 2004. Now 5 years later in 2009 the traffic has increased dramatically.
- The closure pedestrian access way (PAW) was not publicly re-exhibited. There was some confusion of where it was going to be located at the Ordinary Meeting of the Shire of Roebourne on the July 21st 2008. The advertised route was not the route talked about at the Shire meeting. The proposed closure of the Pedestrian access way will reduce the level of safety for children, the elderly, people with disabilities and adult pedestrians. As it is a new application it should be re-advertised showing the new PAW route so there is no confusion.
- The ground floor plans for the proposed development were not publicly exhibited on the Shire of Roebourne website. Only the first to the sixth floor plans including a roof plan were advertised on the Shire of Roebourne website. Why was this missing from the website? This plan would show the layout for the ground level parking, the vehicle access/egress and traffic flow in and out of the site.
- I requested a copy of the Draft DP9 that was given to the Developer to base his written submission on but as it was not a public document we were denied access. How did the developer have access to this document to base his written submission on? The developer has been given an unfair advantage.
- **Landscaping:** The written submission (Page 4) states that the area of landscaping is 1740sqm which represents 32% of the site area. Included in the landscaping site is the raised podium. There are no figures on the percentage of vegetation and hard surfaces. The podium seems to consist of a large area of concrete which in our very hot climate will become a heat sink and contribute to "Heat Island Effect" due large areas of concrete and asphalt.



- Elevated temperatures caused by the “Heat Island Effect” can effect the community environment and quality of life of the tenants and users of this development. More vegetation is needed in the landscaping percentage to prevent this from happening.

It is quite evident that the Shire of Roebourne needs a Local Planning Strategy for the whole of the municipality with a long term planning vision that will establish a planning direction for the shire in the years to come. A review of the Town Planning scheme No 8 will need to be put into place to achieve the aims of the strategy. Only then should there be a review of the Development Plans.

I ask that you consider my objections to Planning Application PA2020 as there are many questions to be answered. I have taken photos of the 7 storey 1970's building in South Hedland to give the councillors some idea of its height. It is situated on a huge acreage site while the 7 storey development in Balmoral Road Karratha is only 5309 sq metres of land. A three storey development in the Town centre is more in keeping with the low rise character of the area. **(Appendix 17 . & 18.)**

We face hard economic times in the future as the recession hits hard with jobs being lost throughout Australia:

Is this development going to be a white elephant?

Does the Developer have experience and a good track record of building Multi-storey developments?

In the event that the developer cannot meet his obligations will the shire rate payers have to foot the bill?

It is now in your hands to make the decision.

Yours sincerely

Joanne Pritchard

10.1.2 FINAL ADOPTION OF TPS8 LOCAL PLANNING POLICIES

File No:	N/A
Attachment(s)	NIL
Responsible Officer:	Bob Sharkey Executive Manager Development Services
Author Name:	Joel Gajic Manager Planning Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To present the revised suite of TPS8 Local Planning Policies [LPP's] to Council for formal adoption following the advertising of the draft amended policies for public comment.

Background

LPP's are adopted by Council under the provisions of the Shire of Roebourne No 8 Town Planning Scheme (TPS8), to provide a greater level of detail on Council's requirements for specific forms of development or for development in nominated zones or geographic areas. TPS8 LPP's are reviewed as a part of the annual review of all Council policies.

IssuesPublic Submissions

No submissions were received during or following the 42-day public exhibition period, despite the fact that advertising included both the required standard newspaper notices as well as large advertisements in the early general news sections of the "Pilbara News". A detailed summary of the proposed changes to the LPP's was also included in the Shire's monthly new column in March. The only communication relating to the policies that was received was a letter seeking clarification on some of the proposed changes to the existing policies, which has now been answered.

Whilst the lack of public response to the exhibition of the draft LPP's was disappointing, it should be understood that the views of stakeholders are noted as part of the on-going implementation of the LPP's throughout the year. All comments and suggestions from stakeholders are carefully considered as part of the annual review of all Council policies.

Further Review

The draft LPP's have now been further reviewed and some minor improvements have been included in the LPP's as tabled, which are summarised below:

DP7 – Residential Frontage; 'primary street setback area' now defined as ...*"the area between a dwelling or residential building and the primary street."*

DP9 – Town Centre Development Requirements; proposed R40 density restrictions applied to self-contained holiday accommodation (serviced apartments) in the draft policy relaxed to now apply solely to apartments of three [3] or more bedrooms.

DP14 – Point Samson Development Requirements; a map has now been included to more easily define the extent of the policy area.

Options

Council has the following options available:

1. To adopt one or more of the fourteen [14] draft LPP's tabled with or without modification.
2. To not adopt one or more of the fourteen [14] draft LPP's tabled with or without modification.

Policy Implications

Policy numbers DP1 – DP14 are the subject of this report.

Legislative Implications

In accordance with Part V of the TPS the final adoption of draft LPP's must be advertised and where, in the opinion of Council, the provisions of any Policy affect the interests of the Western Australian Planning Commission (the Commission), a copy of the Policy shall be forwarded to the Commission.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

The revised and newly created LPP's are designed to improve the level of information available to applicants on the policy framework applicable to planning applications for specific uses and in nominated zones and localities with the objective of improving the quality of planning applications and in turn the ease and speed of assessment and decision-making. The LPP's are recommended for approval as tabled.

Voting Requirements

Absolute.

RECOMMENDATION

That Council finally adopt the following Local Planning Policies as tabled:

- DP1 – Crane Circle Mixed Business Zone Development Requirements**
- DP2 – Performance Guarantee**
- DP3 – Satellite Dishes, Wind Turbines and External Fixtures**
- DP4 – Home Occupations**
- DP5 – Industrial Zones and Industrial Development Requirements**
- DP6 – Landscaping Requirements for Industrial and Commercial Areas**
- DP7 – Residential Frontage**
- DP8 – Roebourne and Wickham Mixed Business Zone**
- DP9 – Town Centre Development Requirements**
- DP10 – Transient Workforce Accommodation**
- DP11 – Transportable Buildings in Residential Areas**
- DP12 – Commercial Zone Development Requirements**
- DP13 – Tourism Zone Development Requirements**
- DP14 – Point Samson Development Requirements**

10.1.3 PROPOSED SEA CONTAINER HARRIET WAY, NICKOL

File No:	TA/1/8
Attachment(s)	Written submissions, Site plan
Responsible Officer:	Bob Sharkey Executive Manager, Development Services
Author Name:	Paul Compe Planning Officer
Disclosure of Interest:	Nil

REPORT PURPOSE

For Council to determine an application for planning approval (PA2046) to locate a sea-container on lot 44, [HN 24] Harriett Way, Nickol as an objection of a substantive nature has been received. Under Council's Delegation of Authority Number 12: Town Planning Approvals, where "an objection of a substantive nature is received the application will be referred to Council for determination".

Background

Suburb: Nickol
Applicant: Brandt Bamford
Owner: Shannon Burges
Zoning: Urban Development (R20)

While the property has a double carport as well as a double garage, which is normally used for protected storage, the applicant wishes to use the double garage to store two motor vehicles in the event of a cyclone. The purpose of the proposed sea-container is to provide for the storage of household items that would not be able to be accommodated in the double garage or the house in the event of a cyclone.

Notice of the proposal was mailed to the owners of the properties in the immediate area who were considered to be potentially detrimentally affected. One (1) objection was received.

Issues***Policy Provisions***

The key objectives of Local Planning Policy DP 7 'Residential Frontage' that relate to this proposal are "*To encourage the primary street setback area to be open, enabling a clear view from the street and vice versa*" and "*To protect the amenity of the streetscapes.*"

The primary street setback is defined in the policy as "*the area between a dwelling or residential building and the primary street.*"

The performance criteria of Clause 6.10.1 of the Residential Design Codes of Western Australia 2008 (R Codes) also stipulates that "*Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.*"

However, DP-7 states that some development applications such as sea containers can be allowed in certain instances *“Outbuildings, sea containers and ground-mounted satellite dishes are discouraged within the primary street setback area unless it can be demonstrated that no alternative location exists, and that the proposed development will not have an adverse impact on the streetscape.”*

Applicants’ Submission

The applicant states that the proposed sea-container is not proposed to be located in either of the two backyard areas as these areas are used for recreation.

The applicant states that they are unable to fence the sea container as such fencing would restrict access to the main entry to the dwelling. The sea container is proposed to be ordered in a dark blue finish to complement the dwelling, with a garden established forward of the sea container for screening purposes.

Grounds of Objection

The following objection to the proposal was received by email on April 9, 2009:

“It does not seem appropriate to put a sea container at the front of the property in full view of other residents on a long term basis? Why is it not possible for the owner to put a shed in the back yard even if it takes up space used for recreation?”

I am not in favour of the proposal as submitted and without further clarification it would be detrimental to my property to have a sea container at (the) front of the property, surely it is against the councils regulations to allow it?”

Acceptable Development Solution

The proposal as submitted would adversely impact on the streetscape and therefore the amenity of the area. However if the following additional works were undertaken the impact on the streetscape could be sufficiently minimised to an extent whereby the development could be supported:

1. Install a fence to match the existing side fence between the side fence and the front left-hand carport support column.
2. Install an in-fill panel between the front left-hand and middle carport support columns.
3. Install the sea-container with a cast in-situ plate footing.
4. Landscape a 2m deep area between the side fence and the edge of the driveway in front of the fence recommended to be installed between the side fence and the front left-hand carport support column.

Options

Council has the following options available:

1. To approve the application subject to the sea container being screened from the street with fencing, in-fill panels and landscaping.
2. To refuse the application on the ground that the proposed location of the sea-container would detrimentally impact on the streetscape and the amenity of the area.

3. To approve the application as submitted, with or without conditions to be determined by Council.

Policy Implications

Policy number DA 7 titled Residential Frontage is relevant to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

The approval of the sea-container proposed to be located on Lot 44 Harriet Way, Nickol is recommended subject to a requirement to install additional works to ameliorate the impact of the proposal on the streetscape.

Voting Requirements

Simple.

RECOMMENDATION

That Council approve planning application PA2046 for a sea container on Lot 44, 24 Harriet Way, Nickol subject to:

- 1. The sea container being screened from public view with appropriate fencing, in-fill panelling, cast in-situ footings and landscaping being provided as deemed appropriate by the Manager of Planning Services.**
- 2. The sea container being setback from property boundaries in accordance with the Residential Design Codes of Western Australia 2008.**
- 3. Other standard planning conditions as determined by the Manager of Planning Services.**

ATTACHMENT 1 – AGENDA ITEM 10.1.3 PROPOSED SEA CONTAINER HARRIET WAY, NICKOL

Written Submission Site Plan

23rd March 2009

To Whom It May Concern:

To follow is some extra information to accompany our application to place a shipping container on our property located at 24 Harriet Way (Lot 44) Karratha. The shipping container is proposed to be used as storage as we currently use our garage as we do not have a shed on site.

We would like to place the container to the side of our house. It has come to our attention that this is against council policy as this area can be viewed from the street front. However as per the attached photos it can be seen our backyard has only one area which would fit a container/shed which is used as a grass area for our son and our dog. Without this area there would be no space in the backyard for them to utilise and play. As you can also see in the attached photos we are not able to fence the area where the container is proposed to go as it is the main entrance to our house, I also feel it would look worse being fenced than unfenced as it would appear very awkward should we put a fence in that position.

The shipping container we have picked is a brand new dark blue container, the same colour as the house to improve it's appearance. We also plan to remove all the blue metal which is where the container is proposed to be placed put a garden on the street side of the container to hide it from the streets view.

We are requiring this container for storage as already mentioned we currently use our garage as our shed. This is a problem as in the event of a cyclone we are forced to squeeze all our outdoor furniture and gardening equipment into the garage which leaves no space for our cars, which would benefit from being protected during a cyclone. Our shipping container is going to take place of the garage so our cars will then be able to once again fit into the garage.

We understand the concerns of the council wanting to ensure the town is aesthetically pleasing, as this is our own property this is also what we are striving to do.

If you require any further information please feel free to contact us at any time.

Regards
Brandt and Shannon Bamford

23rd March 2009

To Whom It May Concern:

To follow is some extra information to accompany our application to place a shipping container on our property located at 24 Harriet Way (Lot 44) Karratha. The shipping container is proposed to be used as storage as we currently use our garage as we do not have a shed on site.

We would like to place the container to the side of our house. It has come to our attention that this is against council policy as this area can be viewed from the street front. However as per the attached photos it can be seen our backyard has only one area which would fit a container/shed which is used as a grass area for our son and our dog. Without this area there would be no space in the backyard for them to utilise and play. As you can also see in the attached photos we are not able to fence the area where the container is proposed to go as it is the main entrance to our house, I also feel it would look worse being fenced than unfenced as it would appear very awkward should we put a fence in that position.

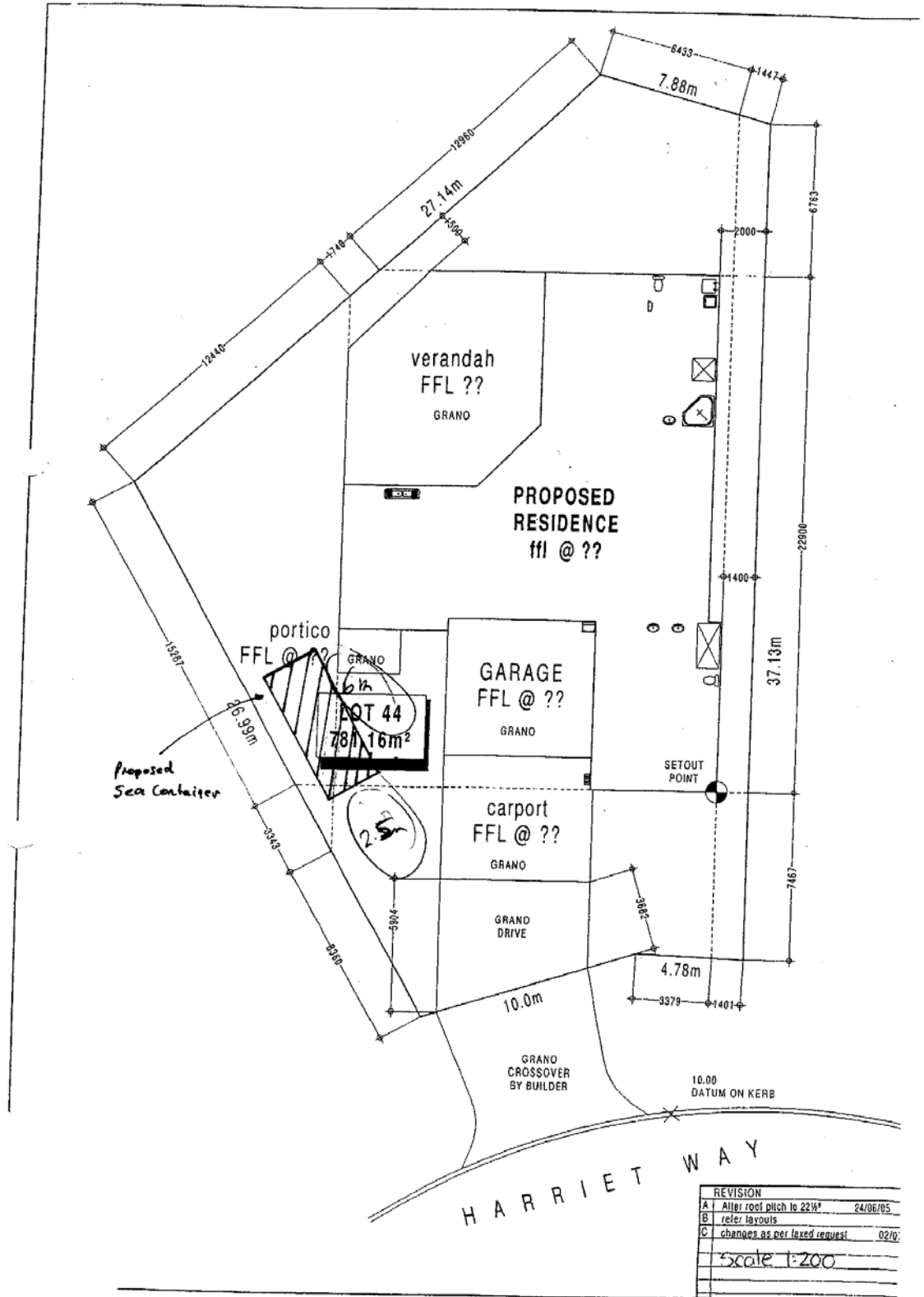
The shipping container we have picked is a brand new dark blue container, the same colour as the house to improve it's appearance. We also plan to remove all the blue metal which is where the container is proposed to be placed put a garden on the street side of the container to hide it from the streets view.

We are requiring this container for storage as already mentioned we currently use our garage as our shed. This is a problem as in the event of a cyclone we are forced to squeeze all our outdoor furniture and gardening equipment into the garage which leaves no space for our cars, which would benefit from being protected during a cyclone. Our shipping container is going to take place of the garage so our cars will then be able to once again fit into the garage.

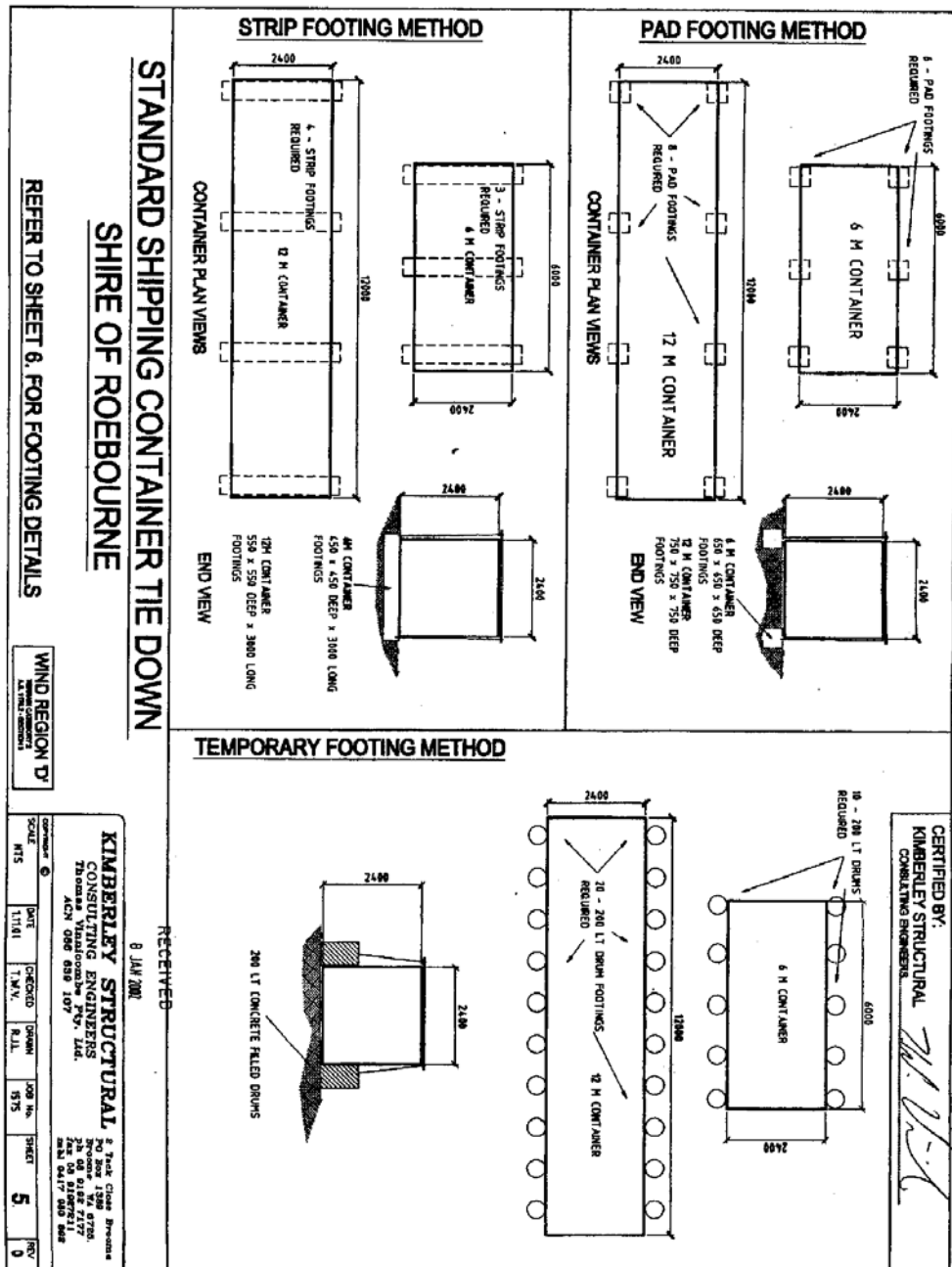
We understand the concerns of the council wanting to ensure the town is aesthetically pleasing, as this is our own property this is also what we are striving to do.

If you require any further information please feel free to contact us at any time.

Regards
Brandt and Shannon Bamford



Shire of Roebourne Standard Sea Container Tie Down Specifications – Sept 05

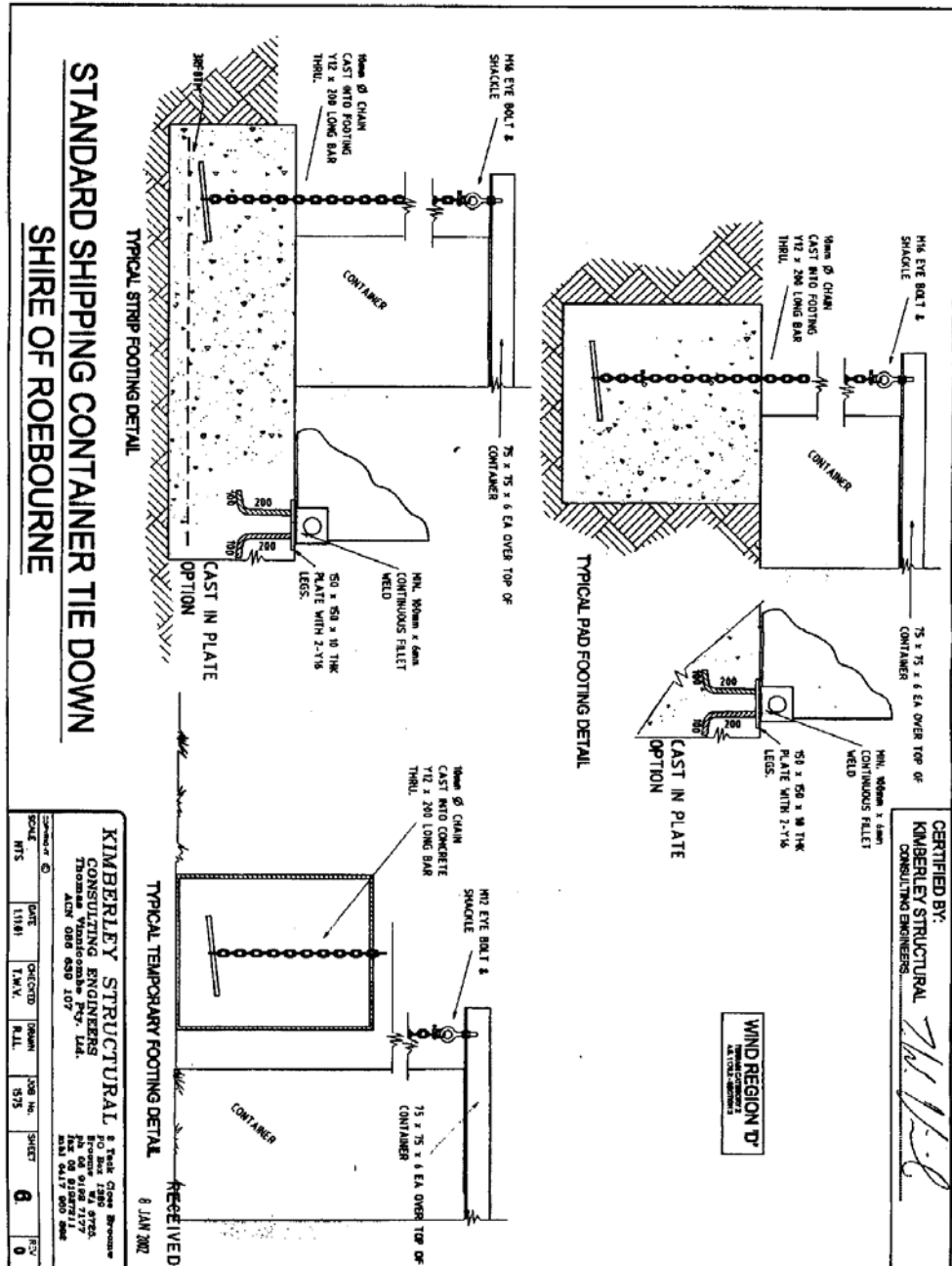


Reviewed / /

Page 4/4

June 06

Shire of Roebourne Standard Sea Container Tie Down Specifications – Sept 05



Reviewed / /

Page 3/4

June 06

From: James Musgrave [mailto:jvmusgrave@hotmail.com]
Sent: Thursday, 9 April 2009 11:07 AM
To: Joel Gajic
Subject: RE: seacontainer plans

Hi Joel,

Given that I have only just received the notification and it appears to be the property opposite mine without any photo being attached, as referred to in the letter by the owner of 24 Harriet Way, I have no way of knowing what the impact will be in terms of an eyesore,etc.

It does not seem appropriate to put a sea container at the front of the property in full view of other residents on a long term basis? Why is it not possible for the owner to put a shed in the back yard even if it takes up space used for recreation?

I am not in favour of the proposal as submitted and without further clarification it would be detrimental to my property to have a seacontainer at the front of the property, surely it is against the councils regulations to allow it?

Regards,

Thelma

10.1.4 PROPOSED SEA CONTAINER STANBRIDGE WAY, MILLARS WELL

File No: TA/1/7

Attachment(s) Applicants submission, Public submission.

Responsible Officer: Bob Sharkey,
Executive Manager, Development Services

Author Name: Paul Compe
Planning Officer

Disclosure of Interest:

REPORT PURPOSE

For Council to determine an application for planning consent (PA 2040) to locate a sea container on Lot 2231, 2 Stanbridge Way, Millars Well as an objection of a substantive nature has been received. Under Council's Delegated Authority Register No.12: Town Planning Approvals where "an objection of a substantive nature being received the application will be referred to Council for determination".

Background

Suburb: Millars Well
Applicant: Leonie Evans
Owner: (as above)
Zoning: Residential R20

On 20 February 2009 the Shire contacted the applicant requesting the removal of the sea container from the road reserve adjacent to the property or alternatively to lodge applications for planning and building approval to location to sea-container on the applicant's property.

Notice of the proposal was mailed to the owners of the properties in the immediate area who were considered to be potentially detrimentally affected. Two letters were received in response to the proposal; one (1) letter of formal objection and one (1) letter of non-objection were received.

Issues***Policy Provisions***

The key objectives of Local Planning Policy DP 7 'Residential Frontage' that relate to this proposal are "*To encourage the primary street setback area to be open, enabling a clear view from the street and vice versa*" and to "*To protect the amenity of the streetscapes.*"

The primary street setback is defined in the policy as "*the area between a dwelling or residential building and the primary street.*"

The performance criteria of Clause 6.10.1 of the Residential Design Codes of Western Australia 2008 (R Codes) also stipulates that "*Outbuildings that do not detract from the streetscape or the visual amenity of residents or neighbouring properties.*"

However, DP-7 states that some development applications such as sea containers can be allowed in certain instances *“Outbuildings, sea containers and ground-mounted satellite dishes are discouraged within the primary street setback area unless it can be demonstrated that no alternative location exists, and that the proposed development will not have an adverse impact on the streetscape.”*

Grounds of Objection

The following objection to the proposal was received by email on March 27, 2009.

- “1. *The area is predominantly a residential area in which the placement of sea containers doesn’t belong (build a shed).*
2. *A sea container in this area would be unsightly.*
3. *By allowing this sea container a precedent is possibly set for other people to seek and gain permission.”*

Acceptable Development Solution

The proposal as submitted would adversely impact on the streetscape and therefore the amenity of the area. However if the sea-container was located behind the primary street frontage (such that it is located behind the dwelling), installed with cast in-situ plate footings and fenced from view from the street the impact on the streetscape could be sufficiently minimised to an extent whereby the development could be supported.

Options

Council has the following options available:

4. To approve the proposed location of the sea-container subject to it being located behind the existing dwelling and screened from the street.
5. To refuse the application on the ground that the proposed location of the sea-container would detrimentally impact on the streetscape and the amenity of the area.
6. To approve the application as submitted, with or without conditions to be determined by Council.

Policy Implications

Policy number DA 7 titled Residential Frontage is relevant to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

The approval of the sea-container proposed to be located on No 2 Stanbridge Way, Millars Well is recommended subject to the requirement that the sea-container is located behind the primary street frontage, installed with cast in-situ plate footings and fenced from view from the street to ameliorate the impact of the proposal on the streetscape.

Voting Requirements

Simple.

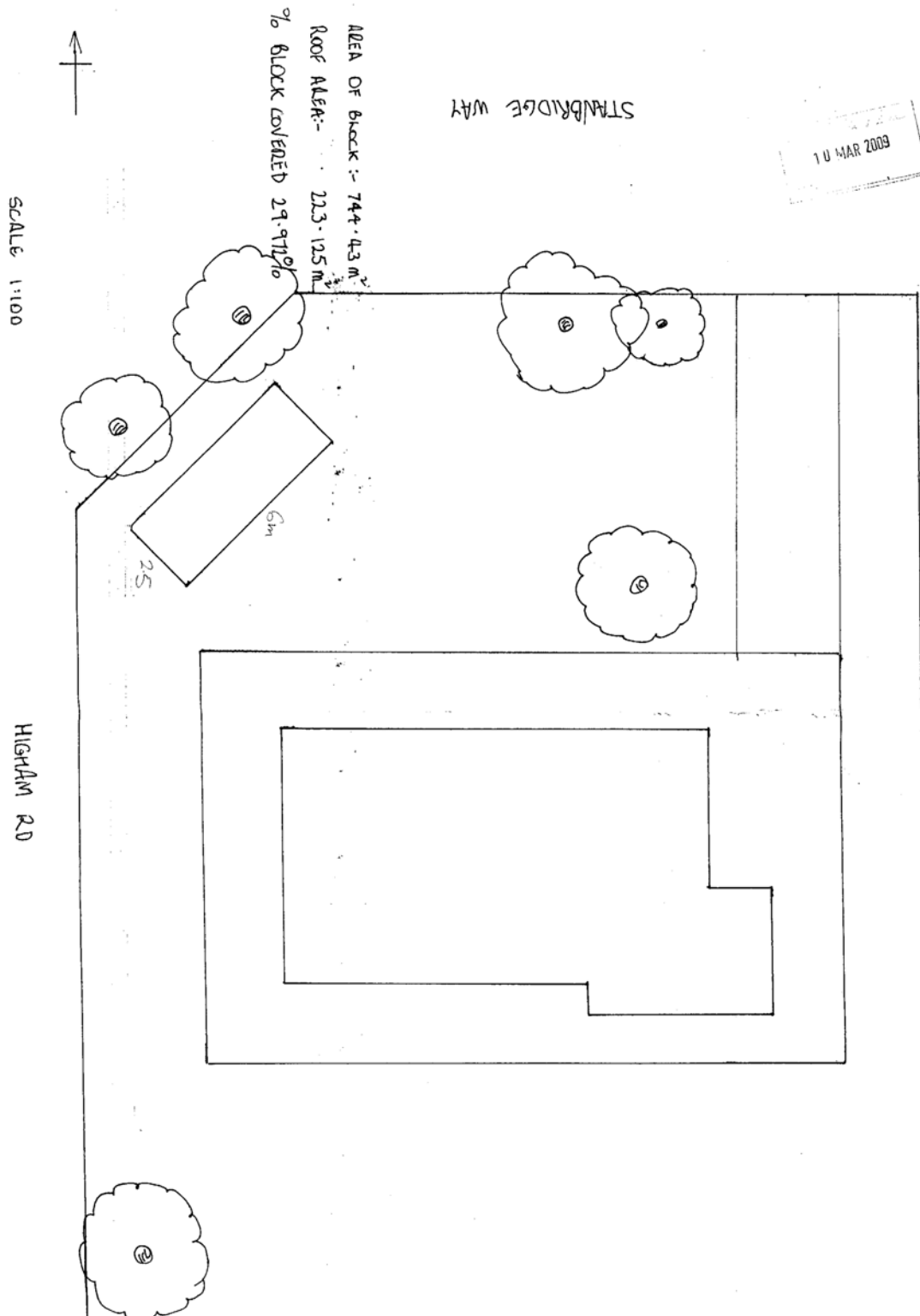
RECOMMENDATION

That Council determine to approve planning application PA2040 for a sea container at Lot 2231, 2 Stanbridge Way, Millars Well subject to:

1. The sea container being located behind the “primary street frontage” installed with cast in-situ plate footings and fenced from public view.
2. The sea container being setback from the secondary street and other property boundaries in accordance with the Residential Design Codes of Western Australia 2008.
3. Other standard planning conditions as determined by the Manager of Planning Services.

10.1.4 PROPOSED SEA CONTAINER STANBRIDGE WAY, MILLARS WELL

Applicants submission, Public submission.



Paul Compe

From: Simon Luscombe [Simon.Luscombe@housing.wa.gov.au]
Sent: Monday, 6 April 2009 3:50 PM
To: Paul Compe
Subject: Your Ref: TA/1/7 PA2040 (078341)

Dear Paul,

Please be advised that the Department of Housing has no objection to the application for a sea container at 2 Stanbridge Way Millars Well.

Regards

Simon Luscombe
Senior Planner
Department of Housing
Direct Line: 9222 4835

From: Shauna Grivell [mailto:shauna.grivell@raywhite.karratha.com]
Sent: Friday, 3 April 2009 4:55 PM
To: Patrick McClure
Subject: FW: Planning Consent

Kind Regards
RAY WHITE KARRATHA
Shauna Grivell
Commercial/Industrial & Strata Assistant
Ph: (08) 9185 2444
Fx: (08) 9144 1052
shauna.grivell@raywhite.karratha.com

From: Lenmac Services [mailto:lenmac2@bigpond.com]
Sent: Friday, 27 March 2009 12:36 PM
To: Shauna Grivell
Subject: Re: Planning Consent

Sun Court Strata/Body Corporate
C/- Ray White Karratha

As per correspondence received with regards to the placing of a sea container at 2 Standbridge Way, Millars Well, I would object to the Application for the following reasons-

- 1) the area is a predominantly a residential area in which the placement of sea containers doesn't belong.(build a suitable shed)
- 2) a sea container in this area would be unsightly.
- 3) by allowing this sea container a precedent is possibly being set for other people to seek and gain permission.

Regards
Mike McGivern (owner unit3/2 Sun Court Millars Well Karratha)

11 ITEMS FOR INFORMATION ONLY

11.1 CEO & EXECUTIVE SERVICES

11.1.1 INFORMATION ONLY ITEMS - May 2009

Responsible Officer: Allan Moles
Chief Executive Officer

Author Name: Ronnie Bursey
PA to CEO

Disclosure of Interest: Nil

REPORT PURPOSE

To advise Council of the information items for May 2009.

Background

None

Issues

None

Options

None

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

None

Voting Requirements

Simple.

RECOMMENDATION

That Council note the following information items:

- ◆ 11.1.2 Shire President's Mail
 - ◆ 11.1.3 Register of Documents Stamped with the Shire's Common Seal
 - ◆ 11.1.4 Councillor Representatives on Organisations
 - ◆ 11.1.5 Tabled Correspondence
 - ◆ 11.2.1 Budget Amendments for period ending-20 April 2009
 - ◆ 11.2.2 Non-Statutory Donations for period ending-5 May 2009
 - ◆ 11.3.1 Building Statistics – April 2009
 - ◆ 11.3.2 Planning Decisions Issued – 9 April to 7 May 2009
-

11.1.2 SHIRE PRESIDENT’S MAIL

Responsible Officer: Allan Moles
Chief Executive Officer

Author Name: Ronnie Bursey
PA to CEO

Disclosure of Interest: Nil

REPORT

Incoming correspondence for the Shire President

Date	From	Subject Details
09/04/2009	The Australian Rural & Outback Awards	Nominations now open for 2009 Australian Rural & Outback Awards

**11.1.3 REGISTER OF DOCUMENTS STAMPED WITH THE SHIRE OF ROEBOURNE
COMMON SEAL**

Responsible Officer: Allan Moles
Chief Executive Officer

Author Name: Ronnie Bursey
PA to CEO

Disclosure of Interest: Nil

REPORT PURPOSE

To advise Councillors of documents, as listed below, that have been stamped with the Common Seal of the Shire of Roebourne since the last Council Meeting.

DATE	DOCUMENT
24 Apr 2009	Indigenous Land Use Agreement between Minister for Lands and The Ngarluma Aboriginal Corporation and the Shire of Roebourne x 3 copies

11.1.4 COUNCILLOR REPRESENTATIVES ON ORGANISATIONS

Responsible Officer: **Allan Moles**
Chief Executive Officer

Author Name: **Ronnie Bursey**
PA to CEO

Disclosure of Interest: **Nil**

REPORT

Below is the listing of Councillor Portfolios and Representatives on Organisations within the Shire of Roebourne, both internal and external groups.

External Committees:

EXTERNAL COMMITTEE	DIVISION & STAFF MEMBER [if applic]	COUNCILLOR
Aged Persons Units Management Committee [quarterly]	Community Services Senior Community Development Officer [Ellen Ngomamiti]	Cr Cechner
Burrup Rock Art Committee	CEO's Office- CEO [Allan Moles]	Cr Lally
Coastal Community Environmental Forum [bi-annually]	Development Services Exec Manager, Development Services [Bob Sharkey]	Cr Lockwood
FeNaCING Festival Committee [Lions Club] [as needs basis]	Community Services Community Development Officer Events and Services	Cr Rothe
Karratha Visitor Centre Committee	Community Services -	Cr Hipworth
Karratha Youth Housing Project Committee	Community Services -	Cr Lockwood
Nor West Jockey Club Committee	Community Services -	Cr Snell
Pilbara Community Reference Group - Gorgon Joint Venture	Development Services -	Cr White-Hartig
Pilbara Development Commission	CEO's Office	Cr Snell
Pilbara Iron Cape Lambert Community Advisory Group [bi-monthly]	Community Services	Cr White-Hartig
Pilbara Iron Dampier Community Advisory Group - [bi-monthly]	Community Services	Cr's Lally & Vertigan
Pilbara & Kimberley Care Inc	Community Services -	Cr Rothe
Pilbara Regional Council	CEO Office - CEO [Allan Moles]	Cr's Snell & Hipworth- Cr's Vertigan & Lockwood (proxies)

EXTERNAL COMMITTEE	DIVISION & STAFF MEMBER [if applic]	COUNCILLOR
Pilbara Regional Road Group	Technical Services CEO [Allan Moles] Technical Committee - Executive Manager, Technical Services [Troy Davis]	Cr Snell & Cr Hipworth
Roebourne District Tourist Association	Community Services -	Cr Bailey
Walkington Theatre Management Committee [qtrly]	Community Services Manager Community Development [Don Webster]	Cr Cechner [proxy Cr Vertigan]
Welcome Lotteries House Committee	Community Services -	Cr Lockwood
West Pilbara Communities for Children Consortium	Community Services -	Cr Lockwood
Woodside Liaison Group Meeting	CEO Allan Moles -	Cr Snell

Internal Committees:

INTERNAL COMMITTEE	DIVISION & STAFF MEMBER [if applic]	COUNCILLOR
Audit Committee	Corporate Services Exec Manager, Corporate Services [Mark Jones] & Manager, Financial Services [Lynette Reeves]	Cr's Snell, Wieland, Rothe & Lally
Childcare Reference Group	Community Services To be reviewed	Cr's Lockwood & Vertigan
Community Safety & Crime Prevention Reference Group [monthly]	Community Services Manager Community Development [Don Webster]	Cr Wieland [proxy Cr Lockwood]
Community Sponsorships Reference Group [Annual Community Sponsorships, Walkington Award, Sports & Cultural Scheme] [quarterly]	Community Services Exec Manager, Community Services [Simon Kot] Manager Community Development [Don Webster] Recreation Facilities Coordinator [Jenni Brown] Senior Community Development Officer [Ellen Ngomamiti]	Cr's Cechner, Rothe, Lally & Bailey
Cossack Steering Group	Community Services & Development Services Exec Manager, Community Services [Simon Kot] & Exec Manager, Development Services [Bob Sharkey]	Cr's Hipworth & Bailey
<i>Creative Community: Creative Action</i> Community Cultural Reference Group	Community Services To be reviewed	Cr's Wieland, Lockwood & Hipworth
Dampier Normalisation Reference Group	CEO Office A Moles	Cr's Lally, Vertigan & Rothe
Indigenous Advisory Group <i>Review whether this is still required</i>	Community Services	Cr's Lockwood and Bailey
Communities Against Rubbishing Our Environment Group	Community Services Ranger Services Co-ordinator [Lisa Manser]	Cr's Wieland, Vertigan & Lockwood

INTERNAL COMMITTEE	DIVISION & STAFF MEMBER [if applic]	COUNCILLOR
Off-Road Vehicles Reference Group	Community Services Ranger Services Coordinator [Lisa Manser]	Cr Wieland
Plant Advisory Group [as needs basis]	Technical Services Exec Manager, Technical Services Troy Davis	Cr's Rothe, Lewis & Wieland
Recreation Facilities Reference Group	Community Services Exec Manager, Community Services [Simon Kot] Recreation Facilities Co-ordinator [Jenni Brown]	Cr's Lally, Lewis, Wieland, Bailey & Rothe
Shire of Roebourne Housing Reference Group	CEO's Office CEO [Allan Moles], Exec Manager Development Services [Bob Sharkey] & Exec Manager, Technical Services [Troy Davis]	Cr's Lewis, Hipworth & Rothe
Joint Visitor Centre Meetings	Community Services Exec Manager, Community Services [Simon Kot]	
Wickham Normalisation Reference Group [as needs basis]	CEO's Office CEO [Allan Moles]	Cr's Rothe, Lewis & White-Hartig

11.2 CORPORATE SERVICES

11.2.1 BUDGET AMENDMENTS FOR THE PERIOD ENDING 20 APRIL 2009

File No: MAY 09
Responsible Officer: Lynette Reeves
 Manager Financial Services
Author Name: Vicki Clarke
 Expenditure Accountant
Disclosure of Interest: Nil

REPORT

To provide Council with a report on adopted amendments to the original budget and the anticipated effect of those amendments on the surplus/deficit position at the end of the year.

Shire Of Roebourne

Budget Amendments

For The Period Ending 20 April 2009

Date Of Meeting	Res Number	Account Number	Description	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	New Surplus / (Deficit)
				\$	\$	\$
			Original Budget Closing Estimate			(79,100)
			Adjustment of Opening Surplus/(Deficit) after Audit			315,151
21-Jul-08	14414	125260	Write Off Debt Aquacarotene Ltd	26,690		209,361
18-Aug-08	14446	112057	Tender G06-07/08 Roebourne Oval Lighting	45,000		164,361
15-Sep-08	14455	101136	Write off bad debts	2,061		162,300
		144045	Write off bad debts	1,303		160,997
		125260	Write off bad debts	105		160,892
20-Oct-08	14473	144044	Tsf from 144500-change model for Brushcutter	396		160,496
		144500	Tsf to 144044	(396)		160,892
		122502	Tarping for P905 & P903	7,150		153,742
		11580	Tsf from Walkington Theatre reserve		20,000	173,742
17-Nov-08	14500	40020	Jordan Perkusich-donation towards travel costs for overseas cricket tour	500		173,242
	14501	131059	Australia Day Celebrations	6,000		167,242
15-Dec-08	14526	110094	Write off bad debts	571		166,671
	14526	140505	Write off bad debts	675		165,996
	14526	112412	Write off bad debts	1,756		164,240
	14526	101136	Write off bad debts	486		163,754
	14526	110016	Write off bad debts	25,432		138,322

Date Of Meeting	Res Number	Account Number	Description	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	New Surplus / (Deficit)
	14537	106530	Pt Samson Toilets	175,000		(36,678)
5-Mar-09	14579		Loan for purchase of Cinema Complex		3,500,000	3,463,322
	14579		Purchase of Cinema Complex	3,500,000		(36,678)
Date Of Meeting	Res Number	Account Number	Description	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	New Surplus / (Deficit)
16-Mar-09	14581	80510	SS 932006 - Wickham Day Care-patio	(5,500)		(31,178)
	14581	80511	SS 932006 - Wickham Day Care-aircon	26,670		(57,848)
	14581	80037	SS 632011 - Wickham Day Care-repairs water damage etc	40,511		(98,359)
	14583	Various	Write off bad debts	1,831		(100,190)
	14587	115499	SS306205 - National Youth Week	14,025		(114,215)
20-Apr-09	14601	Various	Budget Review	(4,938,506)	(3,995,337)	828,954
			Totals	(1,068,240)	(475,337)	
			Current Budget Position is a	surplus of	828,954	

11.2.1 NON STATUTORY DONATIONS FOR PERIOD ENDING 5 MAY 2009

File No: MAY 09
Responsible Officer: Lynette Reeves
 Manager Financial Services
Author Name: Vicki Clarke
 Expenditure Accountant
Disclosure of Interest: Nil

REPORT

To provide Council with a summary of Non Statutory Donations made during the specified period.

**Shire Of Roebourne
 Non Statutory Donations
 For The Period Ending 5 May 2009**

	Original Budget \$	Amended Budget \$	Actual \$
Various community groups-rubbish collection fees			
Karratha Youth Housing Project	360	360	
St Vincent de Paul	1,401	1,401	
Karratha Art & Learning Centre	14,973	14,973	14,973.00
Hampton Harbour Boat & Sailing Club	4,500	4,500	4,500.00
Roebourne Sobering-Up Shelter	5,500	5,500	
Salvation Army-Red Shield Appeal	2,500	2,500	
St John Ambulance Sub Centre Roebourne	9,000	9,000	8,196.18
Lions Club of Karratha and Dampier	6,000	6,000	
West Pilbara Volunteer Search Rescue	1,000	1,000	
Karratha Kart Club	10,000	10,000	
Nor West Jockey Club	4,000	4,000	
Karratha Emergency Relief Assoc	2,000	2,000	2,000.00
Youthcare West Pilbara	2,000	2,000	2,000.00
Wickham Youth Group	5,000	5,000	
Dampier Squash Club	5,000	5,000	
Lotteries House Insurance	4,600	4,600	2,424.57
Point Samson Community Assoc	5,000	5,000	5,000.00
Business Excellence Awards	1,500	1,500	1,500.00
J Perkusich Travel Costs		500	500.00
	84,334.00	84,834.00	41,093.75

11.3 DEVELOPMENT SERVICES

11.3.1 BUILDING STATISTICS APRIL 2009

File No: EC/1/7

Responsible Officer: R B Sharkey
Executive Manager Development Services

Author Name: Liz Yates
Development Assessment Officer

Disclosure of Interest: Nil

REPORT

Building Licences Approved	No. Sole Occupancy Units	Apr-2008	No. Sole Occupancy Units	Apr-2009
New Residences		25		17
Group Dwellings	6	2		
Transient Workforce Accommodation			70	1
Commercial/Industrial Developments		10		3
Misc (inc. additions and outbuildings)		47		11
Swimming Pools / Spas		14		2
Total		98		34
Value		\$18,244,365		\$21,070,762

Building Licences Approved (cumulative)	No. Sole Occupancy Units	1 July 2007 to 30 April 2008	No. Sole Occupancy Units	1 July 2008 to 30 April 2009
New Residences		187		230
Group Dwellings	64	13	16	2
Transient Workforce Accommodation	2365	11	2302	11
Commercial/Industrial Developments		45		68
Misc (inc. additions and outbuildings)		343		340
Swimming Pools / Spas		110		79
Total		709		730
Value		\$149,231,680		\$381,597,128

11.3.2 PLANNING DECISIONS – 10 APRIL to 7 MAY 2009

File No: TA/1/1

Responsible Officer: R B Sharkey
Executive Manager Development Services

Author Name: Joel Gajic
Manager Planning Services

Disclosure of Interest: Nil

REPORT

APPL. #	OWNER	APPLICANT	ADDRESS	DEVELOPMENT
2038	PETER WEBSTER	PETER WEBSTER	57 GASCOYNE CRESCENT DAMPIER	ANCILLARY ACCOMMODATION AND CARPORT AND ANCILLARY WORKS
2042	RAPLEY WILKINSON PROPERTY PTY LTD	RAPLEY WILKINSON PROPERTY PTY LTD	LOT 505 ON DP55244 RIDGE ELBOW, NICKOL	FOURTEEN GROUPED DWELLINGS AND ANCILLARY WORKS
2043	RAPLEY WILKINSON PROPERTY PTY LTD	RAPLEY WILKINSON PROPERTY PTY LTD	LOT 502 ON DP57878 WOODSWALLOW BEND NICKOL	FOURTEEN GROUPED DWELLINGS AND ANCILLARY WORKS
2044	TRIBRIDGE HOLDINGS PTY LTD	TRIBRIDGE HOLDINGS PTY LTD	LOT 1102 MOOLIGUNN ROAD KIE	TRANSPORTABLE BUILDING [DRIVERS REST FACILITY] INCIDENTAL TO A TRANSPORT DEPOT
2048	MINISTER FOR LANDS / CITIC PACIFIC MINING MANAGEMENT	MCCONNELL DOWELL CONSTRUCTIONS	PART 531 AND PART 263 NORTH WEST COASTAL HIGHWAY, MARDIE	TRANSIENT WORKFORCE ACCOMMODATION FACILITY [60 FIVE-PERSON ACCOMMODATION UNITS, KITCHEN/DINER, WET MESS/TV ROOM, MAIN OFFICE, 3 SECONDARY OFFICES, 2 LAUNDRIES, ABLUTION BLOCK, ICE ROOM, BIN COMPOUND, AND INCIDENTAL STRUCTURES], LAY DOWN YARD [OFFICE, ABLUTION BLOCK, LUNCH ROOM, 2 STORE ROOMS, SEA CONTAINERS, AND TEMPORARY STRUCTURES FOR CONSTRUCTION PURPOSES], AND ANCILLARY WORKS.
2050	STATE OF WA	ROBERT & KELLY GOODA	LOT 700 – 2 RAMIREZ COURT WICKHAM	HOME OCCUPATION – FAMILY DAY CARE

SUBDIVISION CONDITIONAL APPROVALS ISSUED BY WAPC

SUBDIVISION NUMBER	PLAN OR DIAGRAM	DATE OF DECISION	OWNER	LOCATION	DECISION DETAILS
133777	175600	07-04-09	UNITING CHURCH IN AUSTRALIA PROPERTY TRUST	LOT 72 PADBURY WAY, BULGARRA	TWO LOT SUBDIVISION
1624-08	DP 174830	15-04-09	GREENVALLEY ASSET PTY LTD	LOT 1090 KARRATHA ROAD, STOVE HILL	VACANT STRATA APPLICATION FOR 140 SERVICED APARTMENTS
136245	DP 59331	05-05-09	DEPT FOR PLANNING OF INFRASTRUCTURE [LANDCORP]	DAMPIER ROAD, BAYNTON	195 RESIDENTIAL LOTS IN ADDITION TO RESERVES FOR DRAINAGE, ROADS AND EASEMENTS

12 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

13 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

14 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

15 CLOSURE & DATE OF NEXT MEETING
Monday 15 June 2009