



ORDINARY COUNCIL MEETING

MINUTES

The Ordinary Meeting of Council was held
in the Council Chambers, Welcome Road, Karratha,
on Monday 20 July 2009 at 6.30pm



Simon Kot
ACTING CHIEF EXECUTIVE OFFICER

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MINUTES

1 OFFICIAL OPENING

The Ordinary Meeting of Council held in the Council Chambers, Welcome Road, Karratha on 18 May 2009 was declared open at 6.30pm. Cr Snell also acknowledged the traditions of the Ngarluma people, on whose land we are gathered here today.

2 PUBLIC QUESTION TIME

Note: This is not a verbatim record of questions asked and answers given. This is a summary only.

Jessica Ciavarella - addressed Councillors concerning the Application for Stallholders Permit, Agenda Item 11.1.1

Q. Doesn't believe this proposal would affect the Jazz Noodle Bar as the mobile food van at the Trawlers site would only be operating 3 hours per night on Friday and Saturday?

Q. Would Council consider approval to only provide additional security staff at the Trawlers site only while the food van was operating?

A. The matter was dealt with by Council Resolution 14688

Neil Beatty - addressed Councillors concerning the Proposed Carport, Truslove Way, Agenda Item 11.2.2

Q. Enquired as to whether the Councillors received his response to the objections for the proposal that was supplied on the afternoon of the Council meeting?

A. Yes it was distributed to Councillors.

Ray Ward - addressed Councillors concerning the liquid waste issue at the 7 Mile Tip and the Balmoral Road proposal, Agenda Item 11.2.1

Q. What was the outcome of the liquid waste issue at the 7 Mile Tip?

A. Troy Davis, Executive Manager Technical Services that the Shire of Roebourne are still in negotiation with the Department of Health and Department of Environment for a proposed stand alone treatment facility.

Bob Sharkey, Executive Manager Development Services stated that this was a result of the facility being overloaded due to the late connection to the new sub-division in Nickol West.

Q. Where are the State Administrative Tribunal written Instructions for the amendments to the Planning Application PA 2020?

A. Copy of the SAT orders are in the Agenda Item 11.2.1

Q. Why weren't the objectors to planning application PA 2020 notified in writing that the amended plans were being reconsidered at the Council meeting of the 20/07/2009 (as the developer was instructed to submit his amended plans to the Shire by the 10/07/2009) the Directional hearing was on the 26/06/2009?

A. Due to limited time being available from receipt of the revised submission. The original objections received are applicable and have been included in the agenda item.

Q. Why was the planning application PA 2020 being voted in again when the State Administrative Tribunal has not given its final decision on the planning application?

A. Has been referred by SAT to Council.

Joanne Pritchard - addressed Councillors concerning Tender Processes

Q. Can the Shire develop a Tendering Policy similar to the Shire of Manjimup which clearly sets out definable guidelines and a auditable trail of the tender process? (Supplied copy of the Shire of Manjimup policy for Council)

A. Thank you for your question and we will take it on notice and provide a written response from Brad Snell, Shire President.

John Decera - concerning the Proposed Carport, Truslove Way, Agenda Item 11.2.2

John stated his objections to the proposal.

A. Council noted objections and advised his letter was included in the Agenda Item 11.2.2 and will take on board when considering this item.

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:

Simon Kot	Acting Chief Executive Officer
Ray McDermott	Exec Manager, Corporate Svces
Bob Sharkey	Exec Manager, Development Svces
Troy Davis	Exec Manager, Technical Svces
Bobbie Laine	PA to CEO
Sharon Nicholson	Minute Secretary

Apologies:

Absent:
Leave of Absence:

Members of Public: A number of members of the public were in attendance.
Members of Media:

COUNCIL RESOLUTION

Res No : **14680**
MOVED : **Cr Vertigan**
SECONDED : **Cr Lewis**

That Cr Wieland be granted leave of absence for the next Ordinary Council Meeting, 17 August 2009.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Lally, Cr Lewis, Cr Lockwood, Cr Vertigan, and Cr White-Hartig
AGAINST : Nil

4 PETITIONS/DEPUTATIONS/PRESENTATIONS

A petition as well as a letter and photos was received from residents living on Stickney Drive who are concerned about the speed at which people drive down the street and the limited visibility due to the curving nature of the street. There have been a couple of accidents and several near misses and the residents would like the Shire to investigate the possibility of installing traffic calming devices.

The following is the response:

Paul Thompson, Manager Infrastructure, replied to Steve Kalezic who was the resident who submitted the petition, advising him that the speed limit along the street is 50km per hour which is normal for all residential streets and that the Technical Services Department is undertaking traffic counts to investigate our options.

A petition was received at the Shire on the 13 July 2009 and presented at the Council Meeting, 20 July 2009 concerning speeding in Galbraith Road, Pegs Creek.

A written response will be provided by Troy Davis, Executive Manager Technical Services to the next Council Meeting.

5 CONFIRMATION OF MINUTES AND BUSINESS ARISING FROM MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION/COUNCIL RESOLUTION

Res No : 14681
 MOVED : Cr White-Hartig
 SECONDED : Cr Bailey

That the Minutes of the Ordinary Meeting of Council held on Monday 15 June 2009, be confirmed as a true and correct record of proceedings.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Lally, Cr Lewis, Cr Lockwood, Cr Vertigan, Cr Wieland and Cr White-Hartig
 AGAINST : Nil

RECOMMENDATION/COUNCIL RESOLUTION

Res No : 14682
 MOVED : Cr Lally
 SECONDED : Cr Lockwood

That the Minutes of the Special Meeting of Council held on Thursday 9 July 2009, be confirmed as a true and correct record of the proceedings.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Lally, Cr Lewis, Cr Lockwood, Cr Vertigan, Cr Wieland and Cr White-Hartig
 AGAINST : Nil

6 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

- 16 June Pilbara Joblink - Cr Snell
- 17 June Met with Ian Taylor - Clontarf - Cr Snell
- 18 June Interview WA Business News re Rio Tinto – BHP Billiton Joint Venture-Cr Snell
- 18 June Meeting concerning working with local artists - Cr Snell
- 20 June Dinner for Registrars, KI - Cr Snell
- 22 June ABC, GWN, 6PR West Australian, Derby Local Radio re Section 175 proposal for Roebourne - Cr Snell
- 22 June Meeting at KDCCI concerning BHP/Rio merger - Cr Snell
- 23 June Tony McRae re Ngarluma Aboriginal Sustainable Housing Project - Cr Snell
- 26 June Met with CEO - Cr Snell
- 27 June Visit to Pluto (Cr Cechner, Hipworth and Rothe)
- 27-28 June PRC Council Meeting - Port Samson - Cr Snell
- 29 June Dinner Dampier UWA, PDC, Rio Tinto, Woodside, Chevron, Apache - Cr Snell
- 29 June Met with Sue Johns, University of Tasmania - Cr Snell

1 July	Banners on the Terrace Competition, Shire Offices - Cr Snell
2 July	Met with Nick Grundy Department of Transport re John's Creek, Sam's Creek - Cr Snell
2 July	Point Samson Community Meeting - Cr Snell
3 July	Point Samson Centenary Park Opening - Cr Snell
4 July	Point Samson Community Day - Cr Snell
4 July	Fire Fighters Dinner, Millars Well RSL - Cr Snell
5 July	Met with Acting CEO (Cr Rothe)
5 July	Renaming of the Kevin Richards Memorial Oval - Cr Snell
7 July	Citizenship Ceremony - Cr Snell
8 July	Cocktail Function with Premier, KI - Cr Snell
9 July	Met with Premier, Shire Offices - Cr Snell
	Royalties for Regions, Pilbara Development Scheme, Roebourne Community Hall - Cr Snell
	Met with Jo Bryson, Executive Director Public Sector Commission - Cr Snell
	Met with Tony McRae, NASH's Housing Project, Roebourne - Cr Snell
10 July	ABC Radio, Pilbara News re Premiers Visit - Cr Snell
10 July	Met with Acting CEO (Cr Lockwood)
11 July	Garden Parks Tour (Cr Rothe, Lewis, Bailey, Lockwood, Vertigan, and Hipworth)
11 July	Roebourne Races – Harding Cup Ladies Day - Cr Snell
14 July	Karratha Dampier Lions Club, Karratha Contracting re Electrical Issues FeNaCING - Cr Snell
14 July	Builders Liaison Meeting (Crs Rothe and Wieland)
15 July	ABC Pilbara, Pilbara News, WIN, Pilbara Echo, ABC Perth, ABC Regional re Whale at Point Samson - Cr Snell
17 July	Met with Acting CEO - Cr Snell
17 July	Met with Hon Jon Ford MLC re Cossack and local issues. - Cr Snell
17 July	Australian Bureau of Statistics re Census -Cr Snell
17 July	Cossack Sponsors Night - Cr Snell
18 July	Cossack Art Awards Presentation Night - Cr Snell
19 July	Cossack Art Awards Family Day - Cr Snell
20 July	Assetic
20 July	Disabilities Services Commission

COUNCIL RESOLUTION

Res No : **14683**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Lally**

That Council bring forward Agenda Item 11.2.2 Proposed Carport and Shed with Storeroom, Truslove Way, Pegs Creek

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Lally, Cr Lewis, Cr Lockwood, Cr Vertigan, Cr Wieland and Cr White-Hartig
AGAINST : Nil

11.2.2 Proposed Carport and Shed with Storeroom, Truslove Way, Pegs Creek

File No: TA/1/6
Attachment(s) Applicants submission, Letter of objection
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 (P2066) for a carport and shed with storeroom at Lot 1792, 26B Truslove Way, Pegs Creek, 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: Pegs Creek
Applicant: Trevor Pears
Owner: Auscom Investments Pty Ltd
Zoning: Residential R20

On 11 May 2009 the Shire received application P2066 an over height carport and shed with storeroom. The applicant has stated that the over height carport and shed is required as the owner has purchased a large caravan and requires protected storage in the event of a cyclone.

Notices of non-objection to the proposed development were received from the rear and side neighbours. Planning Services then formally advertised to potentially affected neighbours facing the proposed development. One (1) formal objection was received.

Issues

Policy Provisions

The key objectives of Local Planning Policy DP 7 “Residential Frontage” that relate to this proposal include:

“To protect the amenity of residential streetscapes.”; and “To provide weather protection for boats, caravans and vehicle on residential properties.”

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

Applicants Submission

The following written submission to the proposal was received on 11 May 2009.

“We believe that the proposed extension will not detract from the existing streetscape (and) will have minimal impact on the neighbours’ amenity”

Grounds of Objection

The following objection to the proposal was hand submitted on the 25 June 2009.

1. *“It will block (the) all existing views to the background tree tops which give me a sense of space and openness.*
2. *It will dominate the streetscape, (and) having no street appeal.*
3. *This building is nothing more than a tin shed which would be more suited to an Industrial Estate.”*

Options

Council has the following options available:

1. To refuse the application.
2. To approve the proposed application with conditions.

Policy Implications

Policy number DP 7 Residential Frontage is relevant to this matter.

The policy states “Garages, carports, boatports, and non-habitable outbuildings shall have a maximum wall height of 2.7 metres and a total overall height of 4.5 metres. Where a wall height of greater than 3.6 metres is proposed, the application must be determined at an Ordinary Council Meeting.”

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 proposed development does not meet the criteria under LPP DP 7 or the Acceptable Development standards of the R-Codes. The proposed development has also been assessed as not meeting the Performance Criteria of the R Codes, as it is considered that the height and bulk of the outbuilding will detract from the streetscape and detrimentally impact on the visual amenity of the immediate neighbourhood. Therefore, it is recommended that Council refuse planning application P2066 for a carport and shed with storeroom at Lot 1792, 26B Truslove Way, Pegs Creek.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **14684**
MOVED : **Cr Vertigan**
SECONDED : **Cr Bailey**

That Council suspend Standing Orders to allow for open discussion of this item.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **14685**
MOVED : **Cr Vertigan**
SECONDED : **Cr Bailey**

That Council resume Standing Orders.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

RECOMMENDATION

Res No : **14686**
MOVED : **Cr Vertigan**
SECONDED : **Cr Bailey**

That Council determine to refuse planning application P2066, for a carport and shed with storeroom at Lot 1792, 26B Truslove Way, Pegs Creek as it is considered that the height and bulk of the proposed development will detract from the visual amenity of the neighbourhood and will unacceptably and adversely impact on the streetscape.

LOST

FOR : Cr Bailey, Cr Lockwood, Cr Lally & Cr White-Hartig
AGAINST : Cr Snell, Cr Rothe, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Wieland

COUNCIL REASONS FOR NOT ACCEPTING OFFICER RECOMMENDATION

Council determined that the application met the objectives of local planning policy DP 7 Residential Frontage and that the development met the performance criteria under the R Codes.

COUNCIL RESOLUTION

Res No : **14687**
MOVED : **Cr Rothe**
SECONDED : **Cr Cechner**

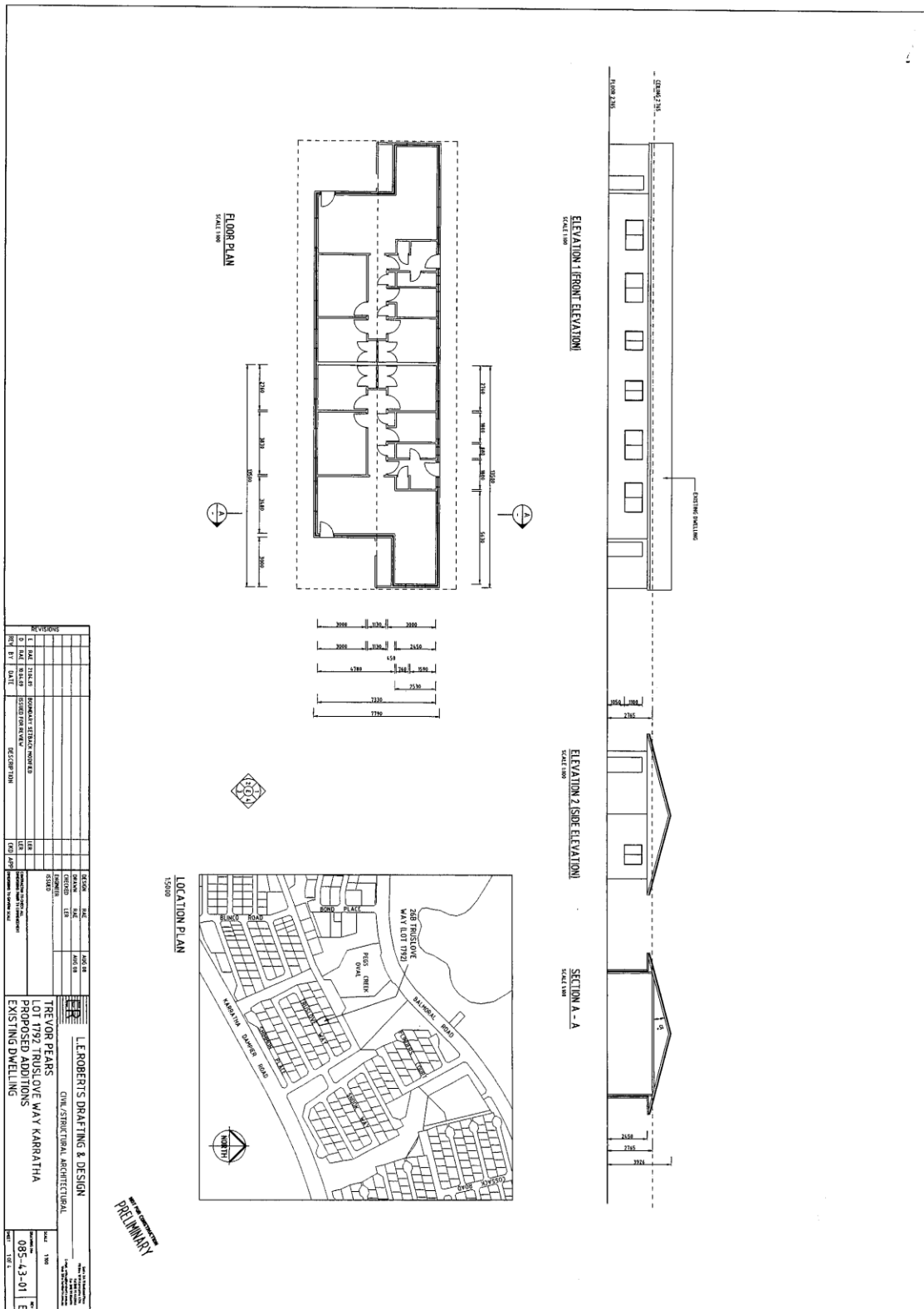
That Council approve planning application P2066, for a carport and shed with storeroom at Lot 1792, 26B Truslove Way, Pegs creek.

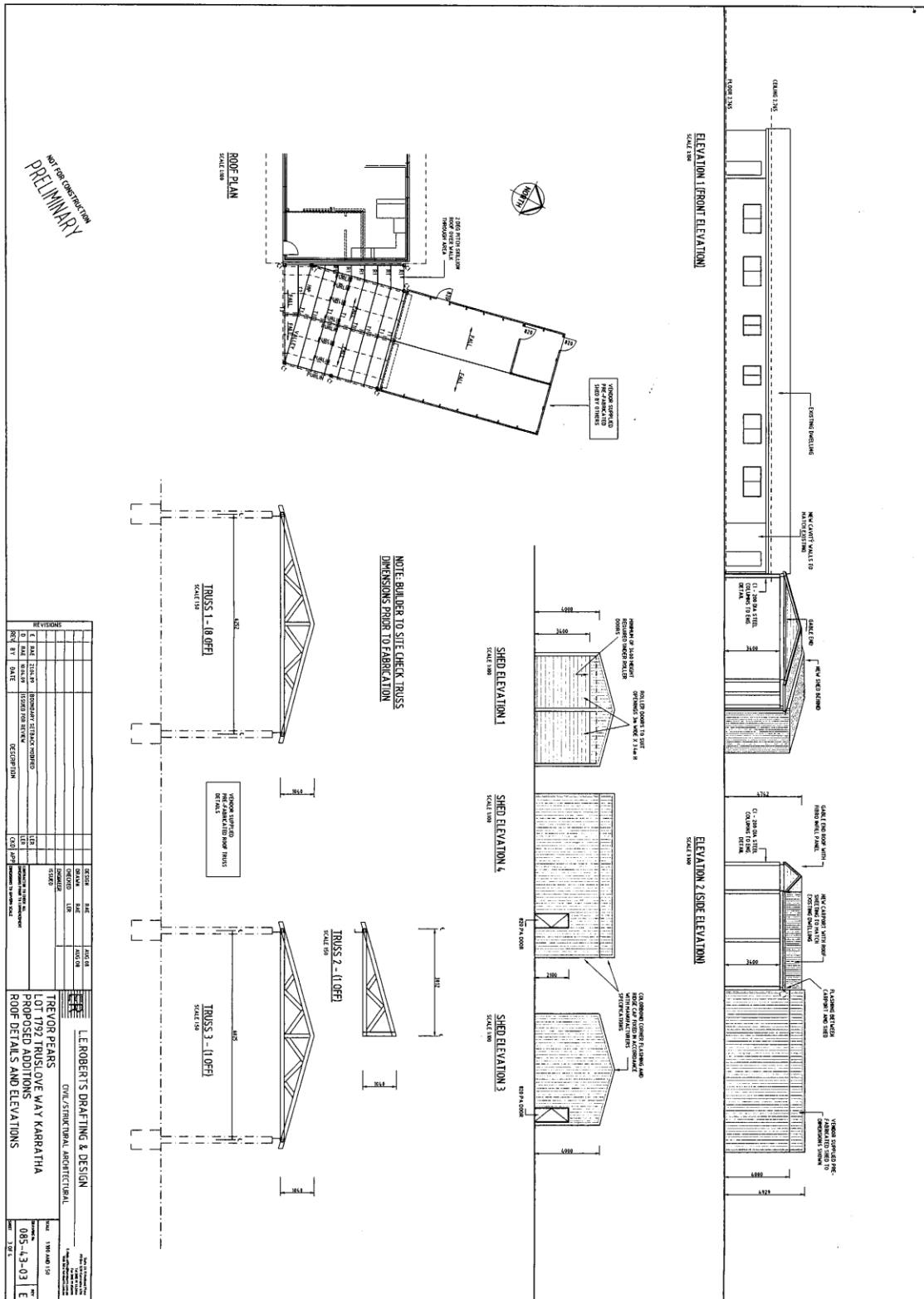
CARRIED

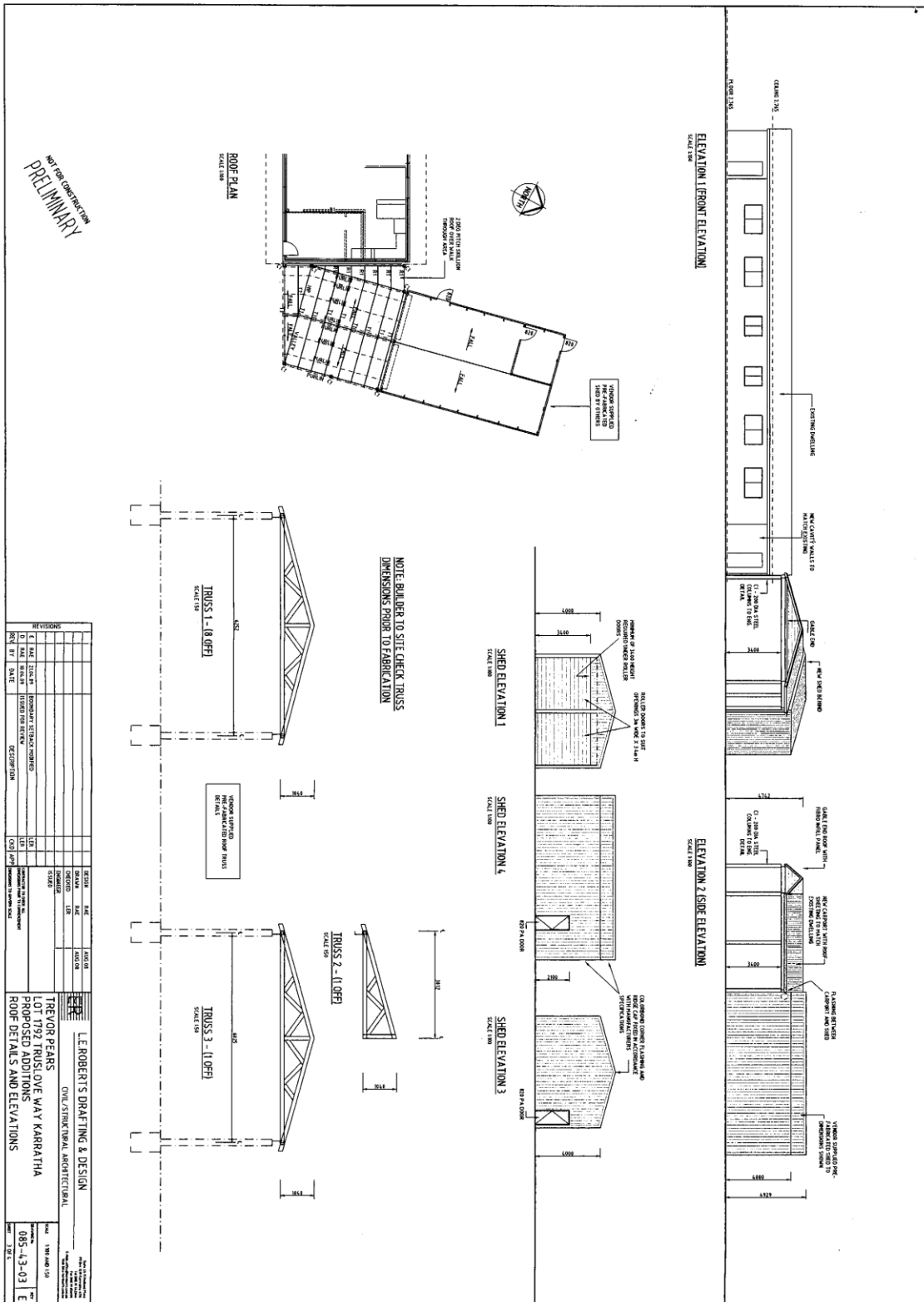
FOR : Cr Snell, Cr Rothe, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Wieland,
Cr Lally & Cr White-Hartig
AGAINST : Cr Bailey, Cr Lockwood

ATTACHMENT AGENDA ITEM 11.2.2 Proposed Carport and Shed with Storeroom, Truslove Way, Pegs Creek

Applicants submission, Letter of objection







**L E ROBERTS DRAFTING & DESIGN**

Civil • Structural • Architectural

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PO Box 1218
Karratha WA 614
Ph: (08) 91442046
Fax: (08) 91856000
E-mail: office@leroberts.com.au

7th May 2009

Shire of Roebourne
Planning Department
PO Box 219
Welcome Road
Karratha WA 6714

Dear Sir

Design Codes/Local Planning Policy Variation Submission

**RE: Proposed Addition
26B Truslove Way Karratha**

As part of the clients design requirements for their proposed additions, we wish to apply for the following variations.

6.3.1 Setback of Buildings from the Boundary

The Proposed Shed encroaches 500mm into the required 1500mm side setback for a building length greater than 9.0m.

We believe that this has no detrimental effect on the existing and neighbouring property.

1. The Shed is a non habitable room and has no windows, there is no requirement to provide adequate direct sun and ventilation to the shed.
2. The adjacent residence carport is setback from the common side boundary approximately 4.9m. The residence has no windows directly facing the proposed new construction. All neighbouring residence windows to internal living and bedroom areas are located either to the front or rear of the residence. The adjacent residence has a large rear patio constructed to the common boundary at the location of the shed. Direct sun and ventilation to the adjacent residence living, outdoor and open space areas are not compromised as the location of the proposed addition will cast an afternoon shadow onto the adjacent residence roof and patio construction, with the patio and outdoor area still able to access primary breezes to the outdoor living areas and allow cross ventilation through the residence.
3. The proposed addition building bulk is visually minimized on the common side boundary as the Shed and Carport are located on the utility side of the adjacent residence, with no to minimal direct visual link from indoor and outdoor living areas to the proposed construction. The Shed is behind the adjacent residence front building setback line and the Carport side construction is open.
4. The proposed Shed and Carport have no eaves overhang, wall construction is to be constructed from steel members requiring no further fire protection and with the storm water to be contained on site and directed to the front kerb, we believe there will be no impact on the adjoining property.
5. Privacy between dwellings has not been affected due to the location of the new construction not encroaching onto habitable areas. Privacy between outdoor living areas has been increased as the shed creates an acoustic barrier between adjoining outdoor areas.

6.7.1 Building Height

The Proposed Shed height of 4.0m is higher than the required 3.5m height for a 1.0m side setback. We believe that this has no detrimental effect on the existing and neighbouring property.

1. Sun and ventilation to habitable areas are maintained, as the Shed is located on the western boundary with all major openings to the residence located to the north and south.
2. Sun and ventilation to outdoor areas are maintained, as the Shed will cast an afternoon shadow onto the existing patio roof and not the open outdoor area.
3. The proposed construction does not obstruct any views of significance.

6.8.1 Visual Privacy

There are no overlooking issues to the adjoining residence.

Conclusion

We believe that the proposed extension will not detract from the existing streetscape, will have minimal impact on the neighbours' amenity and they have agreed to the variations that we have applied for.

Please contact myself, at our office if you have any questions.

Yours faithfully

Paul Kerr
L E Roberts Drafting & Design

Letter of Objection

The Chief Executive Officer – Shire Of Roebourne

Your ref: P2066 (PA84) TA/1/6

25/6/09

In reply to your letter for planning approval to 26 Truslove Way Pegs Creek,

I would like to object to this building being erected.

Reasons for my objections are:-

This is a large shed that will be erected directly in front of my house and every time I step out from my front door it will be right there in my face. It will block the all existing views to the background tree tops which give me a sense of space and openness.

This building it is nothing more than an oversized tin shed which would be more suited to an industrial estate.

It will look out of proportion against the existing dwelling which is a small duplex half and will also dwarf the surrounding homes.

It will also dominate the streetscape and having no street appeal whatsoever would have a negative effect on the property values in the immediate area.

The owner of this property also owns his own business and I suspect he may operate his business from the proposed shed, possibly being the reason for it's larger than usual size.

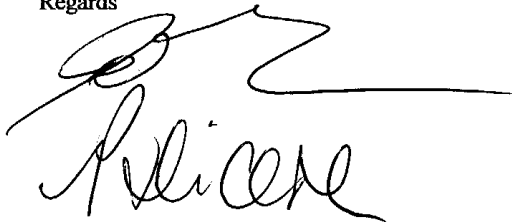
As the plans show a small storage room at the rear of shed, I wonder what the rest of this large shed would be used for.

It seems to me that this shed may have been planned without any consideration to how unattractive such a large tin shed will look amongst all the other nearby homes. It will be an imposing eyesore and should not be built in suburbia.

I take pride in where I live and have spent a lot of time effort and money to make my home to look good as possible. When the owner opposite from me (26 Truslove way) steps from his front door he sees a nice garden full of palm trees and a home clad in local Karratha Stone and would have a positive impact on the surrounding homes.

I hope u can understand why I don't want a building of this type and size to be erected directly opposite my family home.

Regards



John & Pam Dicera.

COUNCIL RESOLUTION**Res No** : **14688****MOVED** : **Cr Cechner****SECONDED** : **Cr Lewis****That Council bring forward Agenda Item 11.1.1 Application for Foodstall Holders Permit - Various Locations****CARRIED**

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig**AGAINST** : Nil

11.1.1 Application for Food Stallholders Permit - Various Locations

File No:	EC/3/11
Attachment(s)	Application for Stallholders Permit
Responsible Officer:	Craig Watts Manager, Environmental Health
Author Name:	Craig Watts Manager, Environmental Health
Disclosure of Interest:	Nil

REPORT PURPOSE

For Council to consider an application from Mr Ronnie Ciavarella to operate a food stall from a number of properties within the Shire, namely:-

- 1) Within the carpark adjacent to Trawlers Nightclub, Warambie Rd, Karratha
- 2) Within the carpark adjacent to Karratha Tavern, Bond Place, Pegs Creek
- 3) Dampier Public Boat Ramp, The Esplanade, Dampier
- 4) Lions Park, Central Ave, Dampier
- 5) Road parking bay adjacent to Reserve 507 Kookaburra Parkway, Nickol

Background

The food stall is proposed to be operated from a purpose made vehicle, to be known as the "Miners Diner". It is Mr Ciavarellas intent to sell pre-packaged pre-cooked fast food (Hotdogs, Pies, Sausage rolls, Dim Sims, Pizza etc) to patrons of Trawlers Nightclub and Karratha Tavern, as well as passing traffic at Dampier Public Boat Ramp, Lions Park and Kookaburra Parkway reserve. The food stall will be operated at various hours depending on the site.

Issues

All applications for stallholder permits are required to comply with the *Shire of Roebourne Activities in Thoroughfares and Public Places and Trading Local Law*. Key provisions relating to the approval of a stallholders license include:-

- a) Provision of a food premises which complies with the *Health (Food Hygiene) Regulations 1993* and Chapter 3 of the Australia New Zealand Food Standards Code (Food Safety Standards).
- b) Provision of Public and Product Liability insurance (\$10 Million), Third Party Motor vehicle insurance and Workers Compensation Insurance (if staff are employed)
- c) Not attempt to conduct a business within a distance of 600m of any shop or permanent place of business that is open for business and has for sale any goods of the kind being offered for sale by the stallholder.

In assessing the application, the Shire of Roebourne is required to consider any relevant policies, the desirability of the proposed activity, location of the stall, the Competition Principles Agreement, and any other matters that the Shire considers relevant. Local Law 5.7(3) of the *Shire of Roebourne Activities in Thoroughfares and Public Places and Trading Local Law* allows Council to exempt any applicant from the provisions of the Local Laws in relation to Stallholders and Street Traders.

Location 1 - Within the carpark adjacent to Trawlers Nightclub, Warambie Rd, Karratha

The applicant intends to operate the stall between the hours of 11pm and 3.00am on Friday and Saturday Nights. He has received permission from the Manager of Trawlers Nightclub to operate the food vehicle in the carpark adjacent to the nightclub. It should be noted that the land on which the food vehicle will be situated is communal strata property, of which the Manager of Trawlers Nightclub is one of the strata owners.

Consideration should be given to the Local Law separation requirement of 600 metres. The “Jazz Noodle Bar”, located approximately 150 metres from the proposed stall, has recently changed hours to open until early morning on both Friday and Saturday nights. Eagle Boys Pizza is also open until late at night. Though both premises will be selling take-away foods, the foods proposed to be sold by the applicant vary from the Asian style food sold by the Jazz Noodle Bar. Council therefore needs to consider whether it believes that the foods intended to be sold by the applicant are goods of the kind being sold by the Jazz Noodle Bar and if so, whether or not to use its discretion and put aside the “600 metre” provision of the local law in the circumstances of this proposal. Correspondence was forwarded to Jazz Noodle Bar and Eagle Boys Pizza on 10 June 2009 advising of the application and inviting them to raise any objection. No response has been received.

Karratha Police have advised that the Trawlers Nightclub car park is currently a trouble spot for antisocial behaviour. However it is not the patrons of the club causing the disturbance, rather people that loiter in the car park. He thought that the food premises would further encourage the loitering and the additional antisocial behaviour. If the Management of Trawlers Nightclub were to employ licensed security staff to control behaviour in the car park area, they would re-consider this application more favourably.

At its 15 September 2003 Meeting (item 10.2.1), Council rejected a similar application for a “hot dog van to operate in this position due to it being located within 600 metres of Al’s Burgers, who were selling similar take-away foods.

Location 2 - Within the carpark adjacent to Karratha Tavern, Bond Place, Pegs Creek

The applicant intends to operate the stall between the hours of 9pm to Midnight on Friday and Saturday Nights. He has received permission from the Manager of Karratha Tavern to operate the food vehicle in the Taverns Carpark. Planning Services has advised that it does not support this application as the carparking facilities on the site are already inadequate for the number of patrons, and positioning a vehicle and trailer on this site would further reduce the number of car bays available to tavern patrons.

Location 3 - Within the carpark adjacent Dampier Public Boat Ramp, The Esplanade, Dampier

The applicant intends to operate the stall on Saturday and Sunday afternoons between 12.00pm and 4.00pm. Correspondence has been forwarded to Pilbara Iron (Owners of the land) seeking permission to operate a stall on their land. This location is greater than 600 metres from competing businesses serving food to the public (Dampier Shopping Centre)

Location 4 - Within the carpark adjacent Dampier Public Boat Ramp

The applicant intends to operate the stall on Saturday and Sunday afternoons between 11.00am and 5.00pm. Although the park is vested with the Shire, the Manager Community Facilities is awaiting confirmation from Pilbara Iron that they support this application. This location is greater than 600 metres from competing businesses serving food to the public (Shell Service Station/Roadrunner Cafe)

Location 5 - Road parking bay adjacent to Reserve 507 Kookaburra Parkway, Nickol West

The applicant intends to operate the stall during the week between 10.00am and 2.00pm to service building contractors within the estate. This location is greater than 600 metres from competing businesses serving food to the public (Caltex Service Station). This property is a gazetted road and therefore land management ownership reverts to the Shire.

The applicant has been advised by Shire's Environmental Health Service not to commence construction of the food vehicle or obtain insurance until such time as he has permission from the Shire to operate in the above mentioned locations.

Options

Council has the following options available:

- 1) Approve each proposed location individually, utilising the provisions of the Local Laws to impose conditions or exemptions as it sees fit.
- 2) Refuse each proposed location individually on the grounds as the Council considers relevant

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

The Applicant seeks to operate a food stall at several sites within the Shire, including at Trawlers Nightclub. To enable this, the Applicant requires the Shire Council to exercise its discretion to permit the operation of a food stall within 600 metres of a premises which also sells food. No correspondence has been received from either of the affected business. Karratha Police have raised concerns which have been noted and included in the recommendation.

The remaining sites, with the exception of Karratha Tavern, do not cause conflict with the local laws and therefore, providing conditions are met, would be compliant with Town Planning, Environmental Health and Local Law requirements.

Voting Requirements

Simple.

RECOMMENDATION**That Council:**

- 1. In relation to Trawlers Nightclub, use its discretion and put aside the 600 metre provision of the Shire of Roebourne Activities in Thoroughfares and Public Places and Trading Local Law and permit take-away foods to be sold from a food stall within 600 metres of an existing food premises [Jazz Noodle Bar].**
- 2. Approve the operation of a food stall within the Trawlers Nightclub car park subject to the consent of the body corporate for Strata Plan 21043., additional licensed security staff being employed by Trawlers Nightclub to patrol the car park area and standard environmental health conditions for the operation of the business.**
- 3. Reject the application to conduct a food stall adjacent to the Karratha Tavern on the grounds that the operation of the business at the premises would adversely impact on the amenity of the neighbourhood and the availability and operation of the car park.**
- 4. Approve the operation of a food stall, subject to standard environmental health conditions for the operation of the business at Dampier Public Boat Ramp, the Esplanade, Dampier and the Dampier Public Boat Ramp.**
- 5. Approve the operation of a food stall, subject to standard environmental health conditions for the operation of the business at Reserve 507 Kookaburra Parkway, Nickol West, for a period of 12 months only.**

COUNCIL RESOLUTION

Res No : **14689**
MOVED : **Cr Hipworth**
SECONDED : **Cr Lockwood**

That Council:

1. In relation to Trawlers Nightclub, use its discretion and put aside the 600 metre provision of the Shire of Roebourne Activities in Thoroughfares and Public Places and Trading Local Law and permit take-away foods to be sold from a food stall within 600 metres of an existing food premises [Jazz Noodle Bar].
2. Approve the operation of a food stall within the Trawlers Nightclub car park subject to the consent of the body corporate for Strata Plan 21043., additional licensed security staff being employed by Trawlers Nightclub to patrol the car park area and standard environmental health conditions for the operation of the business.
3. Reject the application to conduct a food stall adjacent to the Karratha Tavern on the grounds that the operation of the business at the premises would adversely impact on the amenity of the neighbourhood and the availability and operation of the car park.
4. Approve the operation of a food stall, subject to standard environmental health conditions for the operation of the business at Dampier Public Boat Ramp, the Esplanade and Lions Park, Dampier.
5. Approve the operation of a food stall, subject to standard environmental health conditions for the operation of the business at Reserve 507 Kookaburra Parkway, Nickol West, for a period of 12 months only.

CARRIED

FOR : Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally & Cr White-Hartig

AGAINST : Cr Snell, Cr Rothe & Cr Wieland

Cr Snell wished it to be noted that he voted against the item in relation to the comments from the WA Police regarding the Trawlers Night Club location.

ATTACHMENT - AGENDA ITEM 11.1.1 APPLICATION FOR FOOD STALLHOLDERS PERMIT



Application for Stallholder's Permit

Schedule 2, Local Government Act 1995

Shire of Roebourne Local Law relating to Activities in Thoroughfares and Public Places and Trading

SHIRE OF ROEOURNE RECEIVED
18 MAY 2009
Action By: CRAIG WATTS
File No: EC1311
Document ID: 182061

To Chief Executive Officer
Shire of Roebourne
PO Box 219
KARRATHA WA 6714

I, Ronnie & Jessica Ciavarella
of 4/111 Wellard Way,
KARRATHA, WA, 6714
0437707786 or 0412881491
rjcr@bigpond.com
(Full name)
(Residential address)
(Postal address)
(Telephone/ Mobile number)
(E-mail address)

Apply for a stallholder's permit under the Shire of Roebourne Local Law relating to Activities in Thoroughfares and Public Places and Trading.

Details of Proposed Stall

Location of proposed site for which the permit is sought: Please see attached letter included detailing locations.

Physical description of stall/s proposed to be used (e.g. van, table, tent): trailer 3.2m x 2.1m, double axle.

Kind of good/s or service/s intended to be sold or hired: hot dogs, dim sims, pies, cold drink cans, packets of chips

Number, name/s and address/es of assistant/s: 1 assistant; Jessica Ciavarella, 4/111 Wellard Way, KARRATHA, WA, 6714

Proposed day/s of operation: Friday and Saturday nights & Sundays.

Proposed hours of operation: Fri & Sat 9pm - 3am / Sun 12pm - 4pm

Period for which the permit is sought: year.

I have read and will abide by the Temporary Food Premises Guidelines and Handwashing Guidelines when operating my stall (handwashing for food handlers only) Yes No

I represent a charitable/ eligible community organisation and wish to apply to waive the permit fee Yes No I enclose:

- an accurate site plan and description of the proposed stall/s
- the permit fee of \$ 500 (\$20/day, \$80/week, \$220/3 month, \$330/ 6 month, \$500/year)
- A copy of Public Liability Insurance Certificate of Currency indemnifying the Shire of Roebourne (\$10 million minimum) against any claim resulting from these activities.

Applicant's Signature: [Signature]

Date: 18-05-09

Chief Executive Officer
Shire of Roebourne
PO Box 219
KARRATHA WA 6714

The Miners Diner
4/111 Wellard Way
Karratha
Western Australia 6714

May 18, 2009

To Whom It May Concern,

We are writing to you to obtain a stall holders permit as to operate a mobile food trailer in the Karratha and Dampier area. Following in this letter will be the details of our proposed business for the Shire of Roebourne's approval. We have a registered partnership name of R&J Ciavarella and will be trading as "The Miners Diner".

The physical description of our proposed stall is a towable fully enclosed box trailer. The outside length will be 3.2 meters and width 2.1 meters. The material used to build the trailer will be cool room paneling. There will be 2 service windows, one at the side and one at the rear of the trailer. All provisions as stated in the Health (Food Hygiene) Regulations 1993 will be considered and adhered to whilst the trailer is being built.

Features which the trailer will include covering the fit outs and fixtures guide are as follows:

- The walls, floors and ceilings being smooth, durable, free from cracks and crevices and finished in a light colour
- The junctions between walls and walls, floor and walls and ceiling and walls will be covered
- A double bowl sink
- A hand washing basin
- A exhaust canopy
- A hot water system
- Suitable size fresh water holding tank (min 50 litres)
- Suitable size waste water holding tank

Please see attachment 1, a drawing of the fit out of the trailer as planned. The trailer will also feature lights on the outside to provide suitable lighting for patrons at night time and a bin holder on the outside for a removable wheelie bin to ensure there is somewhere for patrons to put their rubbish and area are left clean.

The appliances we plan to use in the process of preparing the food will be the following:

- Industrial steamer
- Industrial hot dog steamer (separates already warm hot dogs from cold hot dogs)
- Industrial pie warmer/heater

The Miners Diner Karratha
Mobile: 0437 707 736 • 0412 881 491 •
Email: rjcr@bigpond.com

The Miners Diner

- Standard size fridge

The kind of food we wish to prepare and sell from our food trailer is all pre-packaged, pre-cooked food that only requires heating. Examples of this food are:

- Hot dogs in fresh bread rolls with ham, cheese and sauces
- Pies
- Sausage rolls
- Dim Sims
- Small pizzas
- Packet chips
- Canned soft drinks
- Bottles of water

We plan to purchase our food from Parry's Merchants, Karratha. This food will be bought frozen and kept in a storage freezer until used later that day/week. The bread rolls for the hot dogs will be purchased from Bakers Delight, Karratha and will be kept in storage containers in their plastic bag they are bought in until used later that day/night.

We have listed below the locations we wish to trade at including a specified time for each particular location. Although we are asking for approval for all these locations it is not necessary that we will be trading at each location on each day stated. The days and times are a guide of the extent at which we wish to trade.

1. Lot #1, Karratha Town Centre. In the car park of Trawlers Night Club, along the left hand side fence where the entry to the night club is. The times we propose to conduct business will be on Friday and Saturday nights from 2300 till 300. Please see attachment 2, the map of Karratha Town Centre with this location highlighted, attachment 3, a photo of the area outlining the particular spot where we would like to park the trailer and attachment 4, a letter from John Yeowart from Trawlers Night Club giving us permission to park the food trailer in his car park.
2. Lot #2603, Pegs Creek. Outside the Karratha Tavern in the side car park. The times we propose to conduct business will be on Friday and Saturday nights from 2100 till 2400. Please see attachment 5, the map of Pegs Creek with this location highlighted and attachment 6, a letter from Damien Forsyth the General Manager of the Karratha Tavern giving us permission to park the food trailer outside the Karratha Tavern.
3. Dampier Public Boat Ramp. In the car park at the Dampier public boat ramp to the left side of Ian William Crescent. The times we propose to conduct business will be on Saturday and Sunday from 1200 till 1600. Please see attachment 7, the map of Dampier with this location highlighted and attachment 8, a photo of the area outlining the particular spot where we would like to park the trailer. We are currently waiting for a reply from Rio Tinto regarding permission to trade on this land.
4. Lot # 43425 325, Dampier. In the car park of Lions Park, on the corner of Central Avenue and Lawson Avenue. The times we propose to conduct business will be on Saturday and Sunday from 1100 till 1700. Please see attachment 9, the map of Dampier with this location highlighted and attachment 10, a photo of the area outlining the particular spot where we would like to park the trailer. We are currently waiting for a reply from Rio Tinto regarding permission to trade on this land.

2 •

The Miners Diner

5. Lot #507 Reserve, Nickol West. In the car park on the Kookaburra Parkway side. The times we propose to conduct business will be from Monday to Friday from 1000 till 1400. Please see attachment 11, the map of Nickol West with this location highlighted and attachment 12, a photo of the area outlining the particular spot where we would like to park the trailer. At this location we would use the serving window at the rear of the trailer so that patrons can stand in the car park area. We plan to use bollards from the end of the trailer along the road to ensure peoples safety from passing cars.

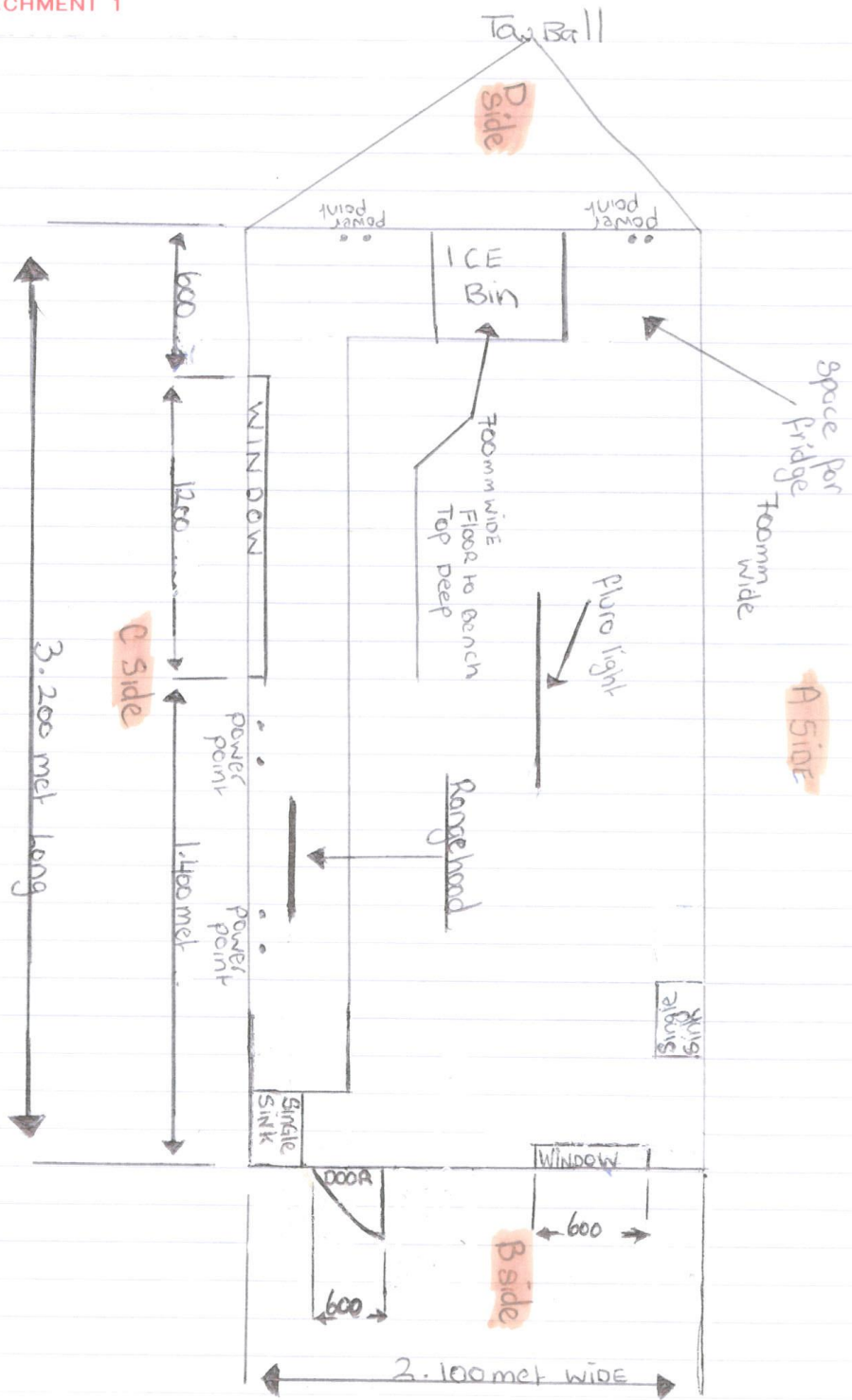
We have enquired about obtaining public liability insurance with a \$10 million dollar minimum and have enclosed our 3 quotes, attachments 13, 14 & 15. Although until we have approval from the Shire of Roebourne that we can trade from our food trailer in the Karratha and Dampier areas we will hold from making this purchase.

We hope that all the information we have included is sufficient and if there is anything else we need to supply please contact either Ronnie on 0437 707 736 or Jessica on 0412 881 491.

Thank you and regards,

Ronnie and Jessica Ciavarella
The Miners Diner

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



Business Phone: 0891871709 Mobile: 0407995951
Web site: www.trawlers.com.au
Email: trawlers@kisser.net.au
Snail Mail: P.O. Box 414 Wickham, West Australia 6720

Dear Ronnie,

Thank you for your letter dated 7th may 2009.

I wholly support and encourage your idea to sell food outside trawlers nightclub.

It is well known that the consumption of food after consumption of alcohol is extremely beneficial.

It will also give people something to do whilst waiting for a taxi.

If I can be of any help please don't hesitate to contact me.

Yours truly,



John Yeowart
Proprietor:

ATTACHMENT 5



PEGS CREEK



ATTACHMENT 6

KARRATHA TAVERN

"The TAV"

Bond Place Karratha 6714
Tel: (08) 9144 4641 Fax: (08) 9144 2944
Email: karrathatav@bigpond.com

22/04/09

Dear Sir/Madam

As General Manager of the Karratha Tavern i would like advise that i have no objection to Ronnie and Jessica Ciavarella operating a mobile food trailer on the car park at the side car park of the Karratha Tavern.

They have advised that they will operate between 9pm and midnight on Friday and Saturday nights.

I have been assured that a bin will be provided and any litter will be collected throughout and at the end of trading.

Yours Sincerely

Damian Forsyth
General Manager
Karratha Tavern

Luv ya sports? See it at The Tav!

ATTACHMENT 7



ATTACHMENT 8



ATTACHMENT 9



ATTACHMENT 10



ATTACHMENT 11



ATTACHMENT 12



ATTACHMENT 13



Australian Insurance Services Pty Ltd

Broker ABN 89 071 314 531 ACN 071 314 531 AFS Licence No 241738
Trading As Australian Insurance Services

439 Vincent Street West,
WEST LEEDERVILLE,
WA 6007

PO Box 249
LEEDERVILLE WA 6903

Phone (08) 9388 1688
Facsimile (08) 9388 1907

Email: HYPERLINK "mailto:admin@australianinsurance.com.au" admin@australianinsurance.com.au

This quotation is based on the information supplied. If you wish to obtain cover on this basis, please complete the attached documentation and return to this office with payment. PLEASE NOTE THAT YOU HAVE NO COVER UNTIL ACCEPTANCE OF THE INSURANCE BY THE UNDERWRITER.

Page 1 of 4

FIONAS QUOTATIONS
PO BOX 249
LEEDERVILLE WA 6903

Invoice Date: 31/03/2009
Invoice No: Q4203
Our Reference: FIONAS QUO

Should you have any queries in relation to this account, please contact your Account Manager
Fiona Seagon - Account Manager

Class of Policy:	Business Insurance
Insurer:	ZURICH AUSTRALIA INSURANCE LTD 66 Kings Park Road, WEST PERTH WA ABN: 13 000 296 640
The Insured:	DAMP PROOFING SOLUTIONS

QUOTATION ONLY	
Policy No:	ZR000598882
Period of Cover:	From 31/03/2009 to 31/03/2010 at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

YOUR DUTY OF DISCLOSURE

Before you enter into a Contract of general insurance with an Insurer, you have a duty under the Insurance Contracts Act 1984 to disclose to the Insurer every matter that you know, or could reasonably expect to know, is relevant to the Insurer's decision whether to accept the risk of Insurance and if so, on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a Contract of general insurance. Your duty however does not require disclosure of matter.

- that diminishes the risk to be undertaken by the Insurer
- that is common knowledge
- that your Insurer knows or, in the ordinary course of business, ought to know
- as to which the compliance with your duty is waived by the Insurer.

Direct Credit option:	
Commonwealth Bank	
Acct Name: Australian Insurance Services P/L	
BSB No:	066129
Acct No:	10061790
Please use reference:	
FIONAS QUO	Q4203

NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

Clients who are not fully satisfied with our services should contact our customer relations/complaints officer.

Australian Insurance Services Pty Ltd also subscribe to the Insurance Brokers Disputes Limited (IBD), a free customer service and the General Insurance Brokers Code of Practice. Further information is available from this office, or contact the IBD on 1300 780 808.

Your Premium:

Premium	U'writer Levy	Fire Levy	GST	Stamp Duty	Broker Fee
\$632.44	\$0.00	\$0.00	\$74.14	\$69.57	\$108.85

TOTAL DUE (Excluding Credit Card fee)	\$885.00
Credit card fee (inc GST) is \$13.28	

REMITTANCE ADVICE

Please detach and return with your payment or Credit Card authority to:
Australian Insurance Services Pty Ltd
PO Box 249
LEEDERVILLE WA 6903

Please charge **\$898.28** to my Mastercard Visa Card
(Inc cc fee & GST)

Card No:

Cardholder Name: _____

Expiry: ____ / ____ Signature: _____

Our Ref:	FIONAS QUO	QUOTATION ONLY
Invoice No:	Q4203	
Due Date:	31/03/2009	
Policy No:	ZR000598882	
Acct Man:	Fiona Seagon	
In accordance with standard business practices, receipts will not be issued unless requested.		

AMOUNT DUE (Excluding Credit Card fee)	\$885.00
--	-----------------

ATTACHMENT 14



Australian Reliance Pty Ltd
 ABN 71 103 351 122
 ACN 103 351 122
 AFS Licence No: 227041

Tel: (08) 9382 7888
Fax: (08) 9382 7899
Email: info@australianreliance.com.au

Level 2,
 322 Hay Street
 SUBIACO WA 6008

This quotation is based on the information supplied. If you wish to obtain cover on this basis, please complete the attached documentation and return to this office with payment. PLEASE NOTE THAT YOU HAVE NO COVER UNTIL ACCEPTANCE OF THE INSURANCE BY THE UNDERWRITER.

Page 1 of 2

Ronnie Ciavarella

Invoice Date: 31/03/2009
Invoice No: Q2108
Our Reference: CIA001

Should you have any queries in relation to this account, please contact your Account Manager
SME - Corporate Services

Class of Policy:	Business Insurance
Insurer:	Allianz Australia Insurance Ltd LEVEL 3 186 ST GEORGES TCE PERTH WA 6000 ABN: 30 094 783 767
The Insured:	Ronnie Ciavarella

QUOTATION ONLY	
Policy No:	161Q019060COM
Period of Cover:	From 15/04/2009 to 15/04/2010 at 4:00 pm

Details: See attached schedule for a description of the risk(s) insured

YOUR DUTY OF DISCLOSURE

Before you enter into a Contract of general insurance with an Insurer, you have a duty under the Insurance Contracts Act 1984 to disclose to the Insurer every matter that you know, or could reasonably expect to know, is relevant to the Insurer's decision whether to accept the risk of Insurance and if so, on what terms. You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a Contract of general insurance. Your duty however does not require disclosure of matter:

- that diminishes the risk to be undertaken by the Insurer
- that is common knowledge
- that your Insurer knows or, in the ordinary course of business, ought to know
- as to which the compliance with your duty is waived by the Insurer.

Direct Credit option:	
National Australia Bank	
Acct Name:	Australian Reliance - Insurance Broking Trust Account
BSB No:	086 492
Acct No:	579587313
Please use reference:	
CIA001	Q2108

NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

Clients who are not fully satisfied with our services should contact our customer relations/complaints officer.

Australian Reliance also subscribes to the Insurance Brokers Disputes Limited (IBD), a free customer service and the General Insurance Brokers Code of Practice. Further information is available from this office, or contact the IBD on 1300 780 808.

Your Premium:

Premium	U'writer Levy	Fire Levy	GST	Stamp Duty	Broker Fee
\$499.00	\$0.00	\$0.00	\$59.90	\$54.89	\$100.00
TOTAL DUE (Excluding Credit Card fee)					\$713.79
Credit card fee (inc GST) is					\$6.92

REMITTANCE ADVICE

Please detach and return with your payment or Credit Card authority to:
Australian Reliance
PO Box 1481
SUBIACO WA 6904

Please charge **\$720.71** to my Mastercard Visa Card
 (Inc cc fee & GST)

Card No:

Cardholder Name: _____

Expiry: ____/____ Signature: _____

Our Ref:	CIA001	QUOTATION ONLY
Invoice No:	Q2108	
Due Date:	15/04/2009	
Policy No:	161Q019060COM	
Acct Man:	SME- CS	
In accordance with standard business practices, receipts will not be issued unless requested.		

AMOUNT DUE (Excluding Credit Card fee)	\$713.79
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ATTACHMENT 15



BUSINESS PACK
Quotation Presentation

INSURED : Ronny Ciavarella
 BUSINESS : Mobile Food Van
 SITUATION : Unit 4/111 Wellard Road Karratha WA 6714
 DATE : 2/04/09

PUBLIC/PRODUCTS LIABILITY	Premium \$ 1,200.00
Limits of Liability	\$10,000,000
Public Liability	\$10,000,000 (any one occurrence)
Excess	\$1,000

POLICY WORDING & CONDITONS
 QBE Insurance (Australia) Limited Broadform Liability- QM192

ANNUAL PREMIUM

Premium Base	\$1,200.00
GST	\$ 120.00
Stamp Duty	\$ 132.00
Broker fee	\$ 60.00
Total	\$1,512.00

CONTACT DETAILS

Name: John Isidori
 Phone: 99 656444
 Email: john.isidori@nexusrisk.com.au

COUNCIL RESOLUTION

Res No : **14690**
MOVED : **Cr Lally**
SECONDED : **Cr Cechner**

That Council bring forward Agenda Item 11.2.1 Mixed Use Development Proposal Balmoral Road, Karratha.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

At 7.14pm Cr Lewis and Cr Hipworth declared an interest in this item and left Chambers.

11.2 PLANNING SERVICES**11.2.1 Mixed Use Development Proposal Balmoral Road, Karratha**

File No: PA2020
Attachment(s) Copy of SAT orders
Amended Plans
Copies of previous objections
Responsible Officer: Bob Sharkey
Executive Manager Development Services
Author Name: Bob Sharkey
Executive Manager Development Services &
Joel Gajic Manager Planning Services
Disclosure of Interest: Nil

REPORT PURPOSE

For Council to reconsider the decision to refuse application PA202, at the request of the State Administrative Tribunal [SAT] following the mediation hearing conducted by SAT on Friday 26 June, in response to an application from Vicon Properties Pty Ltd [Vicon] for the review of Council's decision. Council determined to refuse the application at the Ordinary Meeting held on 18 May 2009. The orders determined by the SAT member who conducted the mediation hearing are attached.

The revised plans are essentially unchanged from the plans previously submitted by Vicon with the exception that the streetscape fronting Balmoral Road has been altered and an indicative colour and finishes scheme has been provided, illustrations of which are included in the attachments.

The proposal is to develop lots 1950, 1952 and part lot 4472 Balmoral Road, Karratha for a mixed use development comprising 49 serviced apartments, 21 multiple dwellings, guest and residents facilities, a café/restaurant, and 710m² commercial floor space.

The body of the report, with the exception of the options and conclusion is unchanged from the report presented to Council at the OCM in May 2009.

Background

A report was presented at the March 2008 Ordinary Council Meeting regarding the development of the land by Vicon Properties for a nine [9] storey mixed use development requiring the acquisition of a public access way (PAW). Council resolved that this development should be supported in principle and that the Department of Planning and Infrastructure should commence the public exhibition of the PAW closure. The subsequent application for planning consent for the development of the land (PA1714) was determined at the July 2008 Ordinary Council Meeting. Council resolved that the mixed use development, including amalgamation and partial transfer of the PAW, be conditionally approved. Vicon has not proceeded with the approved development.

A substantially revised development proposal (PA2020) was submitted in December 2008. The revised mixed use development is summarised as follows:

Ground Floor	Floor/Plot Ratio Area
Lobbies/reception/office	150m ²
Services (storerooms, plant rooms, toilets)	N/A
132 car parking bays, 12 motorcycle parking bays in addition to a drop down and collection bay	N/A
First Floor	
Office/commercial tenancies	710m ²
Café/ Restaurant – dining area back of house (kitchen area)	124.5m ² 47m ²
Gymnasium (residents use only)	94m ²
Communal lounge (residents use only)	115m ²
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 the 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 Restaurant [123.5m ² dining area]	TPS8 [1 bay: 30m ² TPS8 [1 bay: 6m ² dining area]	23.7 20.6
Private Facilities		
Gymnasium [94m ²]	at Council’s discretion	Nil ❶
Lounge [115m ²]	at Council’s discretion	Nil ❷
Reception Area [132.5m ²]	none specified	Nil ❸
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.

Ⓢ 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, which are essentially the same as the options available to Council when the matter was last considered and refused at the OCM in May.

1. To conditionally approve planning application PA2020, subject to specific and standard conditions of development approval.
2. To refuse planning application PA2020 on the grounds as originally determined by Council, listed hereunder from 1 to 7, together with any additional grounds of refusal that Council may propose:
 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 granted approval for a mixed use development of greater scale on the subject land, in July 2008. That approval is current until July 2010. The planning policy framework is essentially the same as applied in July 2008 as well as when the current application was refused in May 2009. The only major change to the policy that now applies to Town Centre zoned land, as adopted by Council at the OCM in May 2009, is that the policy now specifies an absolute maximum height of 32M or 8 stories.

Whilst arguably a less iconic building, the new application has been assessed as being equally workable and essentially provides for the same mix of commercial and residential space, but at a reduced level, 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 and recommended conditions of approval were considered when the proposal was determined to be refused at the OCM in May 2009. Consequently the application is again recommended for approval, as the proposed development 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.

COUNCIL RESOLUTION

Res No : **14691**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Lally**

That Council suspend Standing Orders to allow for open discussion of this item.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **14692**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Bailey**

That Council resume Standing Orders.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14693**
MOVED : **Cr Rothe**
SECONDED : **Cr Lockwood**

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 form 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 identified 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 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.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Cechner, Cr Lockwood, Cr Lally, Cr Wieland
AGAINST : Cr Bailey, Cr Vertigan & Cr White-Hartig

ATTACHMENT - AGENDA ITEM 11.2.1 - MIXED USE DEVELOPMENT PROPOSAL
BALMORAL ROAD, KARRATHA

Copy of SAT Orders

Planning and Development Act 2005

IN THE MATTER OF:


Vicon Properties Pty Ltd Applicant
-and-
Shire of Roebourne Respondent


Matter Number: DR 227 2009
Application Lodged: 5 June 2009

ORDER


On the application heard before Member Marie Connor on 26 June 2009, it is ordered that:

1. The applicant is to provide amended plans to the respondent by 12 noon on Friday, 10 July 2009.
2. Pursuant to s 31 of the *State Administrative Tribunal Act 2004 (WA)* the respondent is invited to reconsider the reviewable decision at its meeting of 20 July 2009.
3. The matter is listed for mediation at 10.00am on Friday, 31 July 2009.


Member Marie Connor



I certify the foregoing to be a true and correct copy of the original

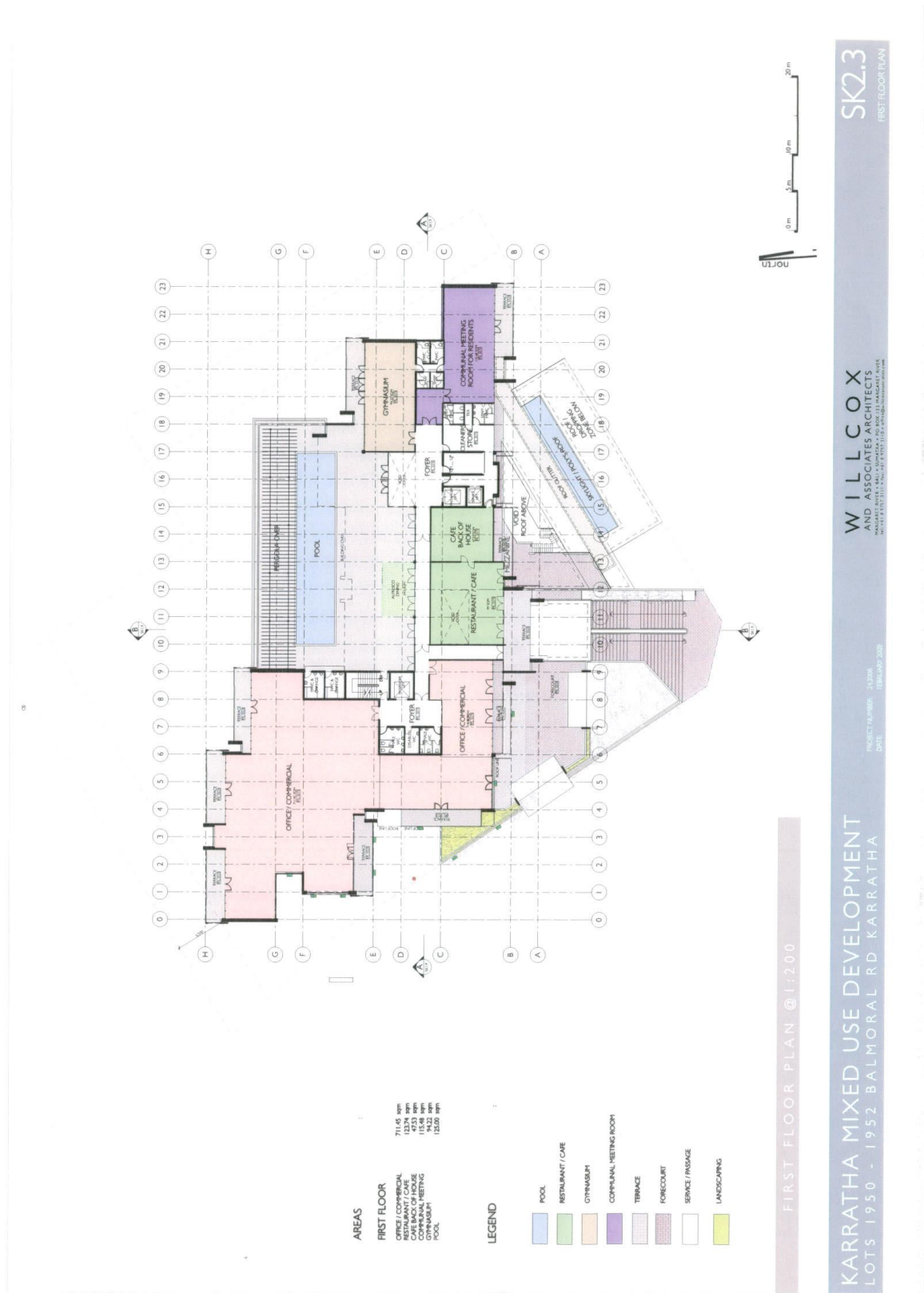


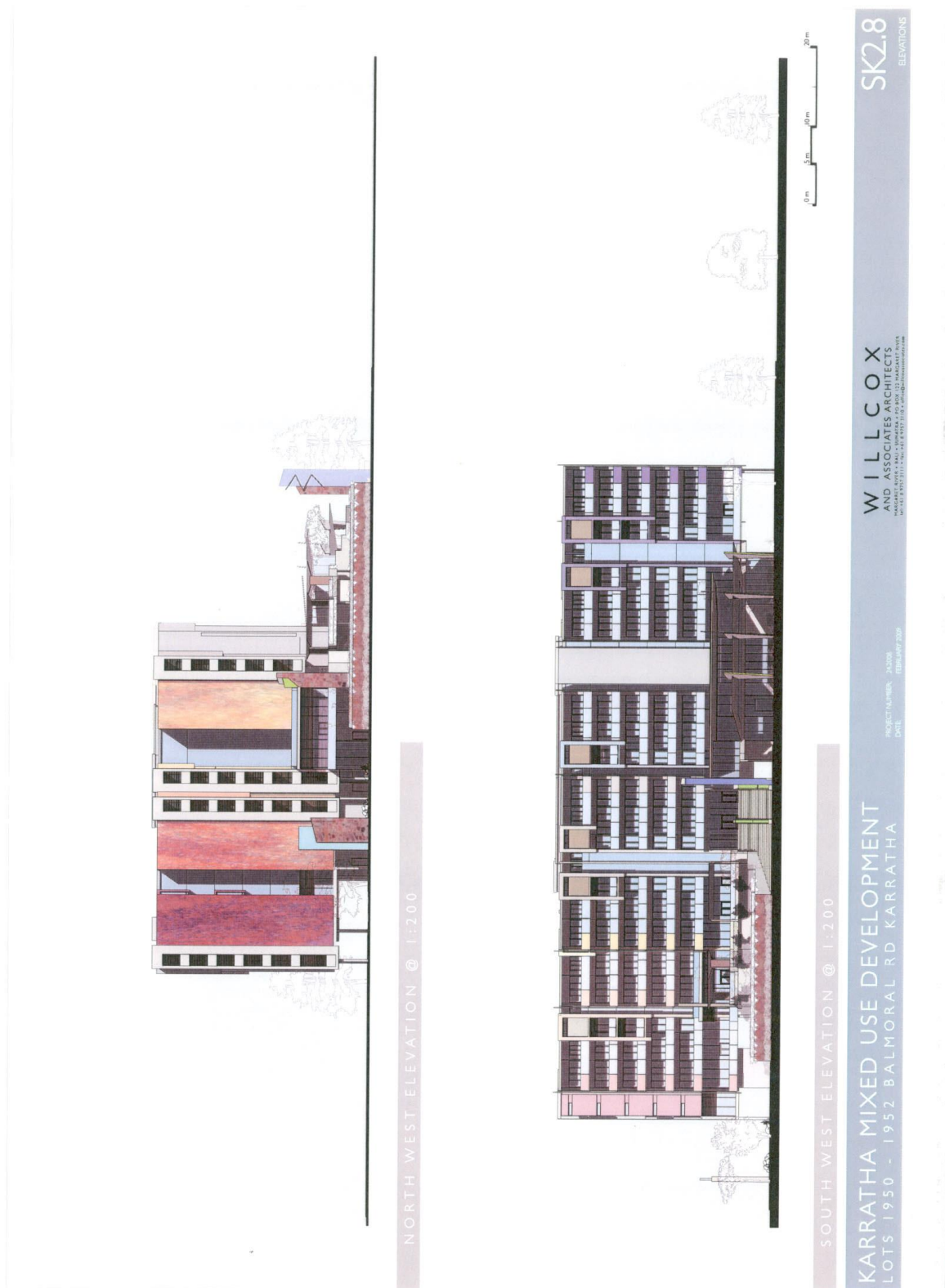
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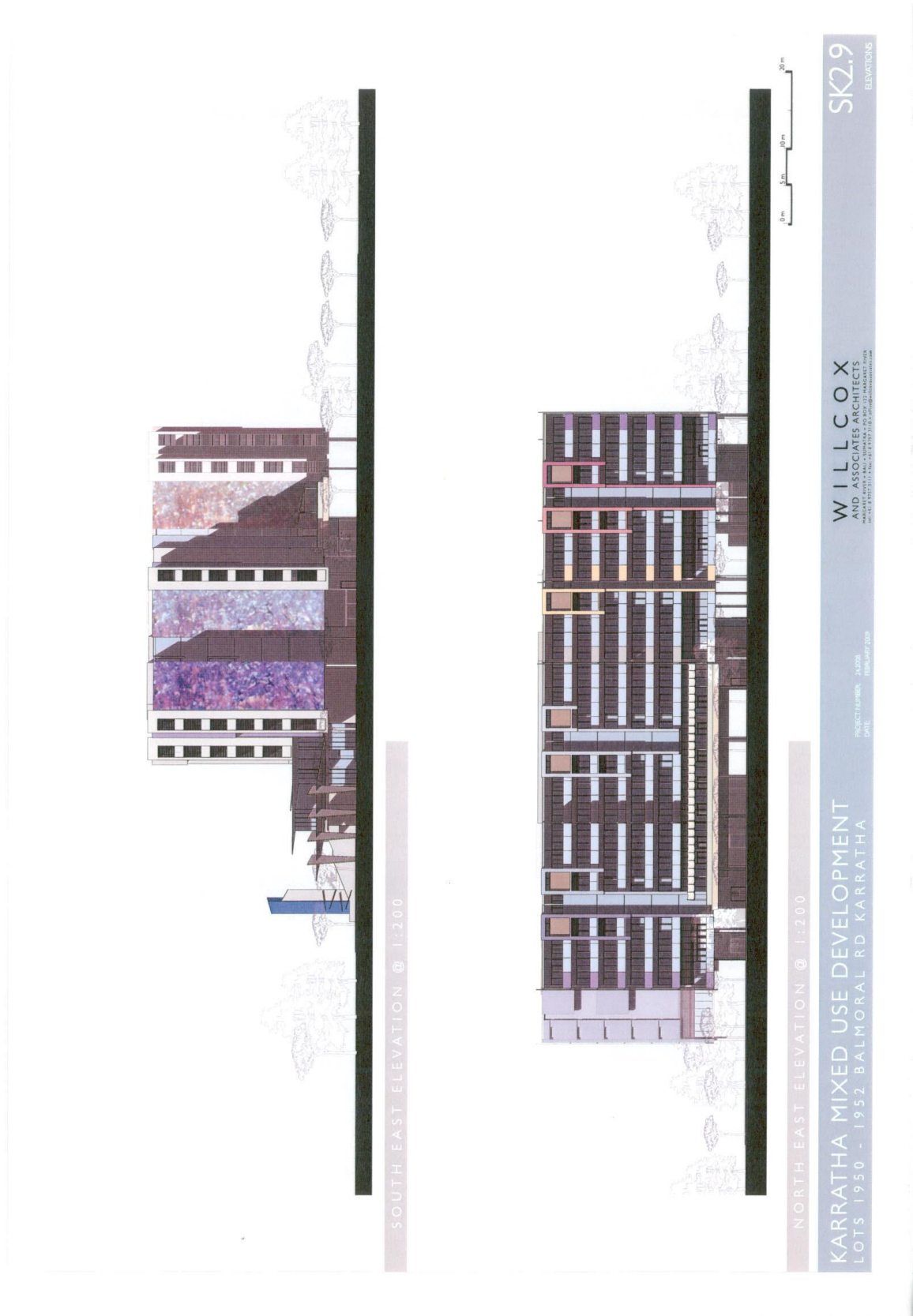
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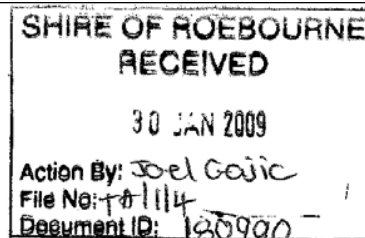




PREVIOUS ATTACHMENTS – LETTERS OF OBJECTION

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



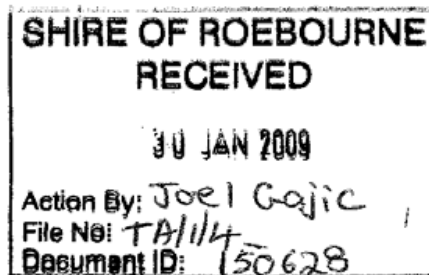
Lotteries House Inc.

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 its construction or for the proposed development if and when it has 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.

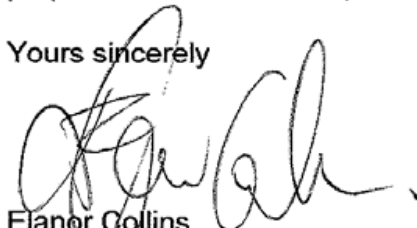
Aligning the access way parallel with Welcome Lotteries House boundary fence will increase the potential of vandalism and unsocial behaviour as well as increase the current hazardous littering of the drainage reserve which is always strewn with shopping trolleys and discarded heavy items.

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



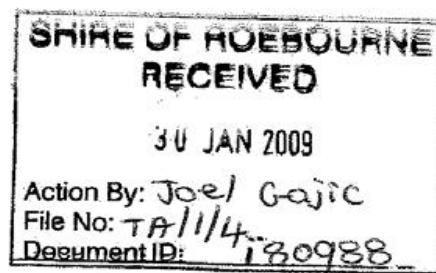
Eleanor Collins
Chairperson
Welcome Lotteries House

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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Newman Office
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 Newman WA 6753
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Karratha Office
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 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.

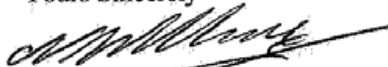
In its deliberations we ask Council to consider the following:

- 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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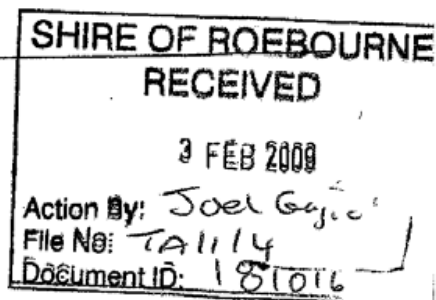
PILBARA PROTECTION COMMITTEE

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KARRATHA, WA 6714

PHONE: (0891) 85 1390

FAX: (0891) 44 1994

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

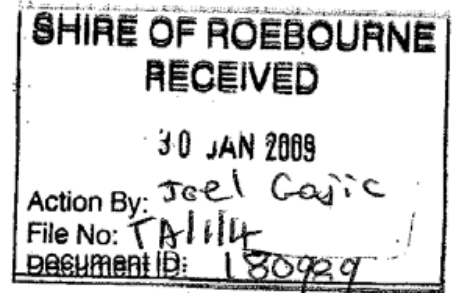


J. Renault

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 Vicon 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

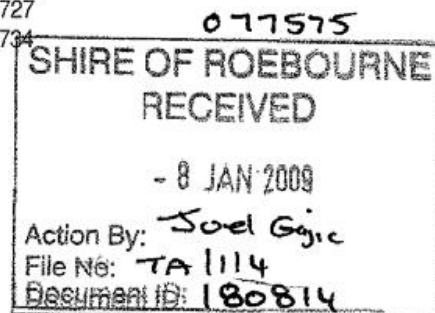
Facsimile: (08) 9144 4734

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.

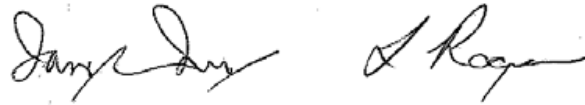
1. Parking – with 70 apartments the parking bays of 136 would not be ½ enough to accommodate residents and transients let alone customers of the coffee shop and or the Business Offices that would require parking. This would mean the overflow would come into the Adventure Sport/Elks Surveys car parks 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.

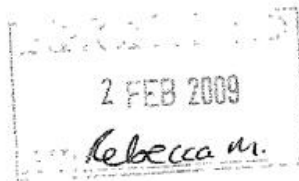
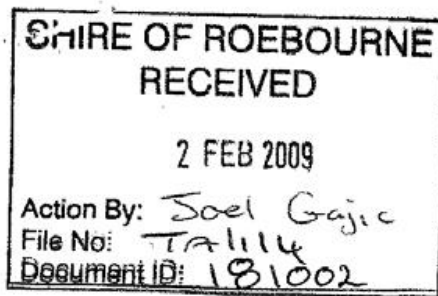
3. Visual Aspect – Our last concern would be the colour of the structure i.e. concrete wall colours. As you are no doubt aware Karratha has had quite a problem with graffiti & tagging and the Shire and its rate payers have paid considerable amounts of \$\$\$ to clean the mess I hope we are not creating 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'.

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. (**Appendix10.**)

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

COUNCIL RESOLUTION

Res No : **14694**
MOVED : **Cr Wieland**
SECONDED : **Cr Lally**

That Council take a 5 minute break at 7.35pm before commencing with the rest of the Agenda.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Hipworth, Cr Vertigan, Cr Bailey, Cr Wieland, Cr Lewis,
Cr Lockwood and Cr Lally
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **14695**
MOVED : **Cr Lockwood**
SECONDED : **Cr Cechner**

That Council resumed the meeting at 7:41pm

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Hipworth, Cr Vertigan, Cr Bailey, Cr Wieland, Cr Lewis,
Cr Lockwood and Cr Lally
AGAINST : Nil

7 EXECUTIVE SERVICES

7.1 EXECUTIVE

7.1.1 Appointment of Acting Chief Executive Officer

File No:	AS/2/1
Attachment(s)	Nil
Responsible Officer:	Cr Brad Snell Shire President
Author Name:	Cr Brad Snell Shire president
Disclosure of Interest:	Nil

REPORT PURPOSE

To appoint an Acting Chief Executive Officer.

Background

In lieu of recent events the Shire of Roebourne is required to appoint an Acting Chief Executive Officer (CEO).

Simon Kot, Executive Manager Community Services tenure in the Acting Chief Executive Officer role concludes on Monday 20th July and it is prudent for Council to appoint an Acting Chief Executive Officer whilst consider a direction moving forward in seeking a new CEO.

Issues

In the immediate term the Council should appoint an A/CEO. In the past, when a CEO has been on leave it has been practice to rotate Executive managers through the position of CEO. The Council can appoint an existing staff member to the position without advertising.

With the current workload and commitments of the Executive management team I would recommend as per past practice that for the coming period between the July and August Council meetings that the role be split with two Executive Managers sharing the role of A/CEO.

During this period this will enable Council to resolve its approach to the appointment of either an interim and a permanent Chief Executive Officer in accordance with section 5.36(4) of the *Local Government Act 1995* and *Local Government (Administration) Regulations 18A, 18C and 18F*.

Options

Council has the following options available:

To appoint one or two Executive Managers to rotate through the role of Acting Chief Executive Officer until Council finalises its approach to an interim and new Chief Executive Officer.

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

The expenditure is in accordance with the budget.

Conclusion

The existing commitments of the Executive Management Team suggest that the role of A/CEO should be split during the coming period.

Voting Requirements

Simple.

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14696**
MOVED : **Cr Bailey**
SECONDED : **Cr Vertigan**

That Council appoint Mr Simon Kot (Executive Manager Community Services) as Acting Chief Executive Officer for the period 20th July 2009 to the 3rd August 2009 and Mr Robert Sharkey (Executive Manager Development Services) for the period 4th August to the 17th August 2009.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

8 CORPORATE SERVICES

8.1 FINANCE

8.1.1 Differential Rates 2009/2010 Financial Year

File No:	AA/5/7
Attachment(s)	Differential Rates for 2008/2009 Financial Year
Responsible Officer:	Jim Goulias Finance Manager
Author Name:	Belinda Tussler Revenue Accountant
Disclosure of Interest:	Nil

REPORT PURPOSE

To set the proposed differential rate for the 2009/10 financial year for advertising as required under the Local Government Act 1995.

Background

Council uses differential rating for all Gross Rental Valued (GRV) properties. The differential model that was adopted allowed Council to minimise the impact of the revaluation conducted by the Valuer Generals Office.

Council has requested a rating model be produced based on the following:

1. A 10% increase based on the total calculated rates for Residential Rate Code at 30 June 09 values. All other rate codes have been adjusted to fit this model. Council has also requested to have a new Rate Code created for the rating of specific Strategic (Heavy) Industry properties that are not located within the GRV area and have been "Spot Rated" to allow them to be rated at an Improved rather than Unimproved valuation.

Issues

The Consumer Price Index for the period March 2008 to March 2009 was released in April 2009. The Perth CPI for this period is 2.2%, with a weighted average of eight capital cities of 2.5%.

For Councillor's information the CPI vs rate increase over past years is shown below:

Year	Rate increase	CPI Perth March
1991/92	Nil	4.9%
1992/93	1.7%	1.7%
1993/94	Nil	1.2%
1994/95	3% Decrease	4.4%
1995/96	3% Decrease	3.9%

Year	Rate increase	CPI Perth March
1996/97	8.0%	3.2%
1997/98	Nil	0.9%
1998/99	2.0%	0.2%
1999/00	Nil	1.5%
2000/01	Nil	2.8%
2001/02	2.0%	5.3%
2002/03	2.0%	3.2%
2003/04	2.0%	2.8%
2004/05	1.5%	1.6%
2005/06	15.0%	3.4%
2006/07	5.5%	4.2%
2007/08	4.9%	3.6%
2008/09	10%	2.2%
Total Increases	38.6%	48.8%

Options

Council has the following options available:

1. Adopt a model presented and commence advertising
2. Decide not to adopt the model presented and discuss other options in the coming weeks prior to the budget adoption, There is a requirement (under the Local Government Act Section 6.36 (3)) to advertise differential rates, giving electors or ratepayers 21 days to make submission and these are to be considered by Council before the adoption of the budget.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

The Differential Rating conducted by Council is subject to the legislative requirements specified in the Local Government Act 1995, Section 6.36, and the Local government Financial Management Regulations 1996. The requirements relate to methodology, local public notice and reporting.

Financial Implications

The financial implications resulting from this report will determine the rate income to be included in the Draft Budget process and the funds for expenditure projects.

Conclusion

In order to proceed with the budget meeting set for 31 August, Council will need to adopt a model so that advertising can commence. Should Council require alternative models then the August Budget meeting may need to be deferred depending on advertising requirements of the Local government Act 1995.

Voting Requirements

Absolute.

RECOMMENDATION

1. That Council adopt the model of a 10% increase based on the total calculated rates for Residential Rate Code at 30 June 09 values, and incorporates the new Rate Code created for the rating of specific Strategic (Heavy) Industry properties.
2. Council adopt the UV model that allows for a 12.61% increase and a minimum rate of \$200 and \$100
3. Council advertise it's intention to levy differential rates on properties within the Shire of Roebourne on the following basis:

Gross Rental Value Properties	Rate in \$	Minimum
Residential (Includes properties with the following zoning codes) Residential R10, R20, R30, R4, R50 Urban Development Town Centre (land use Residential) Parks, Recreation & Drainage (land use Residential) Conservation, Recreation & Natural Landscapes (land use Residential) Education (land use Residential)	0.025692	\$1000
Commercial/Tourism/Town Centre (Includes properties with the following zoning codes) Commercial Mixed Business (land use Motel/Serviced Apartments Transient Workforce Tourism Community Residential R30 (land use Motel/Serviced Apartments) Rural (land use Roadhouse) Rural (land use Hotel/Motel) Telecommunications Education Health Conservation, Recreation and Natural Landscapes Town Centre	0.051384	\$1000
Industry/Mixed Business (Includes properties with the following zoning codes) Mixed Business Industry & Strategic Industry Rural	0.051384	\$1000
Airport (Includes properties with the following zoning codes) Airport	0.037564	\$1000
Transient (Includes properties with the following zoning codes) Transient Workforce (land use Transient Workforce Accommodation) Tourism (land use Transient Workforce Accommodation) Town Centre (land use Transient Workforce Accommodation)	0.084228	\$1000

Gross Rental Value Properties	Rate in \$	Minimum
Strategic Industry (GRV) (Includes properties with the following zoning codes)		
Strategic Industry	0.051384	\$1000
Unimproved Value Properties		
UV General Rate Pastoral Leases	0.106950	\$200
UV General Rate Other Unimproved Properties	0.106950	\$200
UV General Rate Mining Tenements	0.106950	\$200
UV General Rate Prospecting Licenses	0.106950	\$100

COUNCIL RESOLUTION

Res No : 14697
MOVED : Cr Bailey
SECONDED : Cr Vertigan

1. That Council adopt the model of a 10% increase based on the total calculated rates for Residential Rate Code at 30 June 09 values, and incorporates the new Rate Code created for the rating of specific Strategic (Heavy) Industry properties.
2. Council adopt the UV model that allows for a 12.61% increase and a minimum rate of \$200 and \$100
3. Council advertise it's intention to levy differential rates on properties within the Shire of Roebourne on the following basis:

Gross Rental Value Properties	Rate in \$	Minimum
Residential (Includes properties with the following zoning codes) Residential R10, R20, R30, R4, R50 Urban Development Town Centre (land use Residential) Parks, Recreation & Drainage (land use Residential) Conservation, Recreation & Natural Landscapes (land use Residential) Education (land use Residential)	0.025692	\$1000
Commercial/Tourism/Town Centre (Includes properties with the following zoning codes) Commercial Mixed Business (land use Motel/Serviced Apartments Transient Workforce Tourism Community Residential R30 (land use Motel/Serviced Apartments) Rural (land use Roadhouse) Rural (land use Hotel/Motel) Telecommunications Education Health Conservation, Recreation and Natural Landscapes Town Centre	0.051384	\$1000
Industry/Mixed Business (Includes properties with the following zoning codes) Mixed Business Industry & Strategic Industry Rural	0.037564	\$1000
Airport (Includes properties with the following zoning codes)	0.051384	\$1000
Transient (Includes properties with the following zoning codes)	0.084228	\$1000

**Transient Workforce (land use Transient Workforce Accommodation)
 Tourism (land use Transient Workforce Accommodation)
 Town Centre (land use Transient Workforce Accommodation)**

Gross Rental Value Properties	Rate in \$	Minimum
Strategic Industry (GRV) (Includes properties with the following zoning codes)		
Strategic Industry	0.051384	\$1000
Unimproved Value Properties		
UV General Rate Pastoral Leases	0.106950	\$200
UV General Rate Other Unimproved Properties	0.106950	\$200
UV General Rate Mining Tenements	0.106950	\$200
UV General Rate Prospecting Licenses	0.106950	\$100

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig

AGAINST : Nil

ATTACHMENT 8.1.1 DIFFERENTIAL RATES 2009/2010 FINANCIAL YEAR

Actual Rates raised July 08

Code	Total Props	UV Value	GRV Value	Min Amt	UV %	GRV %	Calculated Rates	Props on Min	Actual Rates to Raise
20 Residential	6,082	0	87,902,972	921		8.3537	7,343,151	1,488	7,886,856
30 Commercial/Tourism/Town Centre	394	0	19,058,357	921		8.3427	1,589,982	194	1,646,461
32 Airport	12	0	600,280	921		8.3427	50,080	2	50,429
35 Industry Mixed Business	369	0	7,874,206	921		8.0444	633,433	159	706,622
40 Transient Workforce	4	0	2,764,736	921		27.3868	757,173		757,173
							10,373,817	1,843	11,047,541
UV General	343	11,253,966	0	200/100	9.7227		1,094,189	104	1,107,758
	7,204	11,253,966	118,200,551				11,468,006	1,947	12,155,299

Model 1 - Values as at June 09, 2008/09 Rate in \$

Code	Total Props	UV Value	GRV Value	Min Amt	UV %	GRV %	Calculated Rates	Props on Min	Actual Rates to Raise
20 Residential	6,269	0	94,053,268	921		8.3537	7,856,930	1,433	8,377,980
30 Commercial/Tourism/Town Centre	392	0	19,209,199	921		8.3427	1,602,566	191	1,658,314
32 Airport	12	0	608,130	921		8.3427	50,734	1	50,810
35 Industry Mixed Business	473	0	8,185,151	921		8.0444	658,446	255	822,695
40 Transient Workforce	9	0	5,470,386	921		27.3868	1,498,164	0	1,498,164
							11,666,841	1,880	12,407,962
50 UV General Rates	362	10,285,558	0	200/100	9.7227	0.0000	1,000,034	111	1,014,312
	7,517	10,285,558	127,526,134				12,666,875	1,991	13,422,274

Model 3A - Rates at 08/09 GRV plus 10% increase based on Residential Rate Code

Code	Total Props	UV Value	GRV Value	Min Amts	UV %	GRV %	Calculated Rates	Min Props	Actual Rates to Raise	Difference Model 1
20 Residential	6,288		336,382,898	1,000		2.5692	8,642,348	1,482	9,285,463	785,418
30 Commercial/Tourism/ Town Centre	391		32,896,357	1,000		5.1384	1,690,346	165	1,747,331	87,781
32 Airport	12		772,460	1,000		5.1384	39,692	1	39,757	-11,042
35 Industry Mixed										
Business	475		19,654,400	1,000		3.7564	738,298	214	861,106	79,852
40 Transient Workforce	9		20,204,600	1,000		8.4228	1,701,793	0	1,701,793	203,629
70 Strategic Industry (GRV)	2		11,050,000	1,000		5.1384	567,793	0	567,793	
							13,380,271	1,862	14,203,243	1,713,430
50 UV General Rates	362	10,529,377		200/100	10.6950		1,126,117	106	1,139,747	126,083
Totals	7,539	10,529,377	420,960,715				14,506,388	1,968	15,342,990	

Ass #	Location	Built FY	08/09 Rate \$		08/09 Rate \$		Model 2A	Model 3A	Model 4A
			Old GRV	New GRV	Rate \$	Rate \$			
Karratha									
A24204	Samson Wy, Bulgarra	>10yrs/Pool	13,260	55,640	1,108	4,648	1,300	1,430	1,494
A21751	Withnell Wy, Bulgarra	>10yrs/Pool	11,180	37,960	934	3,171	1,000	1,000	1,020
A32483	Schultz Ct, Pegs Creek	>10yrs	13,260	49,920	1,108	4,170	1,166	1,283	1,341
A34574	Flinders Ct, Pegs Creek	>10yrs	18,980	71,240	1,586	5,951	1,664	1,830	1,914
A31616	Jennifer Ct, Pegs Creek	2005/06	42,640	96,720	3,562	8,080	2,259	2,485	2,598
A78293	Walker Ct, Millars Well	2006/07	21,840	65,520	1,824	5,473	1,530	1,683	1,760
A43880	Harbutt Wy, Millars Well	>10yrs	14,040	56,160	1,173	4,691	1,312	1,443	1,508
A53574	Enderby St, Nickol	>10yrs	16,640	69,160	1,390	5,777	1,615	1,777	1,858
A78413	Desert Pea Bvd, Nickol (Tambrey Stg1)	2007/08	23,920	75,920	1,998	6,342	1,773	1,951	2,039
A78710	Treetop Cr, Nickol (West)	2007/08	24,180	76,960	2,020	6,429	1,798	1,977	2,067
A77315	Miles Lp, Baynton	2002/03	20,280	66,040	1,694	5,517	1,542	1,697	1,774
A78221	Rhonda Rd, Baynton	2006/07	24,180	76,960	2,020	6,429	1,798	1,977	2,067
Roebourne									
A2183	Serlock St, Roebourne	>10yrs	6,448	15,340	921	1,281	1,000	1,000	1,000
A64971	Lockyer Wy, Roebourne	2002/03	9,568	23,400	921	1,955	1,000	1,000	1,000
Wickham									
A11449	Pringle Wy	>10yrs	7,696	24,180	921	2,020	1,000	1,000	1,000
A9614	Coolbah Wy	>10yrs/Pool	8,632	28,080	921	2,346	1,000	1,000	1,000
Dampier									
A15100	Oakover Cres	>10yrs	13,520	57,720	1,129	4,822	1,348	1,483	1,550
A16465	Gregory Cres	>10yrs/Pool	14,820	62,920	1,238	5,256	1,470	1,617	1,690
Pt Samson									
A70174	Bruce Wy	>10yrs	11,700	48,880	977	4,083	1,142	1,256	1,313
A872	Cliff St	>10yrs	9,152	40,560	921	3,388	1,000	1,042	1,089
Ass #	Location	Built FY	Old GRV	New GRV	0.083537	0.083537	0.023357	0.025692	0.026860
Councillors									

Ass #	Location	>10yrs/Pool	14,040	1,173	60,320	5,039	1,409	1,550	1,620
A17411	Robe Cres, Dampier	>10yrs/Pool	14,040	1,173	60,320	5,039	1,409	1,550	1,620
A32904	Carlson Wy, Pegs Creek	>10yrs	16,120	1,347	59,280	4,952	1,385	1,523	1,592
A73775	Peirl Wy, Pegs Creek	2005/06	3,100	921	13,000	1,086	1,000	1,000	1,000
A57235	Comrie Ct, Baynton	>10yrs/Pool	21,060	1,759	78,520	6,559	1,834	2,017	2,109
A78248	Lilly Pd, Baynton	Vacant	3,750	921	14,750	1,232	1,000	1,000	1,000
A58532	Criddle Wy, Nickol	>10yrs	16,640	1,390	68,120	5,691	1,591	1,750	1,830
A49797	Haddon Wy, Nickol	>10yrs	16,900	1,412	69,680	5,821	1,628	1,790	1,872
A49640	Haddon Wy, Nickol	>10yrs	16,900	1,412	69,680	5,821	1,628	1,790	1,872
A76776	Nickol Rd, Nickol	>10yrs/Pool	23,140	1,933	74,360	6,212	1,737	1,910	1,997
A78389	Smokebush, Nickol	Vacant	3,900	921	14,000	1,170	1,000	1,000	1,000
A6438	Poinciana Pl, Wickham	>10yrs	7,384	921	30,680	2,563	1,000	1,000	1,000
A41873	Garland Pl, Millars Well	>10yrs	20,020	1,672	56,160	4,691	1,312	1,443	1,508
A15346	Inwin Cres, Dampier	>10yrs/Pool	13,260	1,108	55,120	4,605	1,287	1,416	1,481
A15435	Meda Cres, Dampier	>10yrs	14,040	1,173	62,920	5,256	1,470	1,617	1,690
A15639	Prinsep Cres, Dampier	>10yrs/Pool	14,820	1,238	61,880	5,169	1,445	1,590	1,662

Transient Workforce		08/09 Rate \$		08/09 Rate \$		Model 2A	Model 3A	Model 4A
Ass #	Location	Old GRV	0.273868	New GRV	0.273868	0.074150	0.084228	0.088439
A31071	Cherratta Rd, KIE - Site Accommodation PTY LTD	4,250	1,164	39,000	10,681	2,892	3,285	3,449
A54538	Rankin Rd - Burrup Village - Woodside	598,000	163,773	2,340,000	640,851	173,511	197,094	206,948
A31063	King Way, KIE - King Way Motel	150,800	41,299	452,400	123,898	33,545	38,105	40,010
A74669	Madigan Rd (behind Truck stop), Gap Ridge - Stayover Karratha Village	413,400	113,217	1,190,800	326,122	88,298	100,299	105,314
A54568	Dwyer Pl, Millars Well - Motel units, Gold City	161,200	44,148	395,200	108,233	29,304	33,287	34,951
A34582	Searipple Rd, Bulgarra - Searipple Village	2,002,000	548,284	6,760,000	1,851,348	501,254	569,381	597,850
A78757	Madigan Rd, Gap Ridge - Gap Ridge Village - Woodside's Pluto camp	1,976,000	541,163	6,760,000	1,851,348	501,254	569,381	597,850
A11562	Wickham Dr, Wickham - Wickham Village - Robe River	131,040	35,888	187,200	51,268	13,881	15,767	16,556

Actual Rates raised July 08

Code	Total Props	UV Value	GRV Value	Min Amt	UV %	GRV %	Calculated Rates	Props on Min	Actual Rates to Raise
20 Residential	6,082	0	87,902,972	921		8.3537	7,343,151	1,488	7,886,856
30 Commercial/Tourism/Town Centre	394	0	19,058,357	921		8.3427	1,589,982	194	1,646,461
32 Airport	12	0	600,280	921		8.3427	50,080	2	50,429
35 Industry Mixed Business	369	0	7,874,206	921		8.0444	633,433	159	706,622
40 Transient Workforce	4	0	2,764,736	921		27.3868	757,173		757,173
							10,373,817	1,843	11,047,541
UV General	343	11,253,966	0	200/100	9.7227		1,094,189	104	1,107,758
	7,204	11,253,966	118,200,551				11,468,006	1,947	12,155,299

Model 1 - Values as at June 09, 2008/09 Rate in \$

Code	Total Props	UV Value	GRV Value	Min Amt	UV %	GRV %	Calculated Rates	Props on Min	Actual Rates to Raise
20 Residential	6,269	0	94,053,268	921		8.3537	7,856,930	1,433	8,377,980
30 Commercial/Tourism/Town Centre	392	0	19,209,199	921		8.3427	1,602,566	191	1,658,314
32 Airport	12	0	608,130	921		8.3427	50,734	1	50,810
35 Industry Mixed Business	473	0	8,185,151	921		8.0444	658,446	255	822,695
40 Transient Workforce	9	0	5,470,386	921		27.3868	1,498,164	0	1,498,164
							11,666,841	1,880	12,407,962
UV General Rates	362	10,285,558	0	200/100	9.7227	0.0000	1,000,034	111	1,014,312
	7,517	10,285,558	127,526,134				12,666,875	1,991	13,422,274

Model 3A - Rates at 08/09 GRV plus 10% increase based on Residential Rate Code

Code	Total Props	UV Value	GRV Value	Min Amts	UV %	GRV %	Calculated Rates	Min Props	Actual Rates to Raise	Difference Model 1
20 Residential	6,288		336,382,898	1,000		2.5692	8,642,348	1,482	9,285,463	785,418 10.00%
30 Commercial/Tourism/ Town Centre	391		32,896,357	1,000		5.1384	1,690,346	165	1,747,331	87,781 5.48%
32 Airport	12		772,460	1,000		5.1384	39,692	1	39,757	-11,042 -21.77%
35 Industry Mixed Business	475		19,654,400	1,000		3.7564	738,298	214	861,106	79,852 12.13%
40 Transient Workforce	9		20,204,600	1,000		8.4228	1,701,793	0	1,701,793	203,629 13.59%
70 Strategic Industry (GRV)	2		11,050,000	1,000		5.1384	567,793	0	567,793	
							13,380,271	1,862	14,203,243	1,713,430 14.69%
50 UV General Rates	362	10,529,377		200/100	10.6950		1,126,117	106	1,139,747	126,083 12.61%
Totals	7,539	10,529,377	420,960,715				14,506,388	1,968	15,342,990	

Ass #	Location	Built FY	08/09		08/09		Model 2A	Model 3A	Model 4A
			Rate \$	Old GRV	Rate \$	New GRV			
Karratha									
A24204	Samson Wy, Bulgarra	>10yrs/Pool	1,108	13,260	4,648	55,640	1,300	1,430	1,494
A21751	Withnell Wy, Bulgarra	>10yrs/Pool	934	11,180	3,171	37,960	1,000	1,000	1,020
A32483	Schultz Ct, Pegs Creek	>10yrs	1,108	13,260	4,170	49,920	1,166	1,283	1,341
A34574	Flinders Ct, Pegs Creek	>10yrs	1,586	18,980	5,951	71,240	1,664	1,830	1,914
A31616	Jennifer Ct, Pegs Creek	2005/06	3,562	42,640	8,080	96,720	2,259	2,485	2,598
A78293	Walker Cl, Millars Well	2006/07	1,824	21,840	5,473	65,520	1,530	1,683	1,760
A43880	Harbutt Wy, Millars Well	>10yrs	1,173	14,040	4,691	56,160	1,312	1,443	1,508
A53574	Enderby St, Nickol	>10yrs	1,390	16,640	5,777	69,160	1,615	1,777	1,858
A78413	Desert Pea Bvd, Nickol (Tambrey Stg1)	2007/08	1,998	23,920	6,342	75,920	1,773	1,951	2,039
A78710	Treetop Cr, Nickol (West)	2007/08	2,020	24,180	6,429	76,960	1,798	1,977	2,067
A77315	Miles Lp, Baynton	2002/03	1,694	20,280	5,517	66,040	1,542	1,697	1,774
A78221	Rhonda Rd, Baynton	2006/07	2,020	24,180	6,429	76,960	1,798	1,977	2,067
Roebourne									
A2183	Serlock St, Roebourne	>10yrs	921	6,448	1,281	15,340	1,000	1,000	1,000
A64971	Lockyer Wy, Roebourne	2002/03	921	9,568	1,955	23,400	1,000	1,000	1,000
Wickham									
A11449	Pringle Wy	>10yrs	921	7,696	2,020	24,180	1,000	1,000	1,000
A9614	Coolibah Wy	>10yrs/Pool	921	8,632	2,346	28,080	1,000	1,000	1,000
Dampier									
A15100	Oakover Cres	>10yrs	1,129	13,520	4,822	57,720	1,348	1,483	1,550
A16465	Gregory Cres	>10yrs/Pool	1,238	14,820	5,256	62,920	1,470	1,617	1,690
Pt Samson									
A70174	Bruce Wy	>10yrs	977	11,700	4,083	48,880	1,142	1,256	1,313
A872	Cliff St	>10yrs	921	9,152	3,388	40,560	1,000	1,042	1,089

Ass #	Location	Built FY	Old GRV	0.083537	New GRV	0.083537	0.023357	0.025692	0.026860
Councillors									
A17411	Robe Cres, Dampier	>10yrs/Pool	14,040	1,173	60,320	5,039	1,409	1,550	1,620
A32904	Carlson Wy, Pegs Creek	>10yrs	16,120	1,347	59,280	4,952	1,385	1,523	1,592
A73775	Peirl Wy, Pegs Creek	2005/06	3,100	921	13,000	1,086	1,000	1,000	1,000
A57235	Comrie Ct, Baynton	>10yrs/Pool	21,060	1,759	78,520	6,559	1,834	2,017	2,109
A78248	Lilly Pd, Baynton	Vacant	3,750	921	14,750	1,232	1,000	1,000	1,000
A58532	Criddle Wy, Nickol	>10yrs	16,640	1,390	68,120	5,691	1,591	1,750	1,830
A49797	Haddon Wy, Nickol	>10yrs	16,900	1,412	69,680	5,821	1,628	1,790	1,872
A49640	Haddon Wy, Nickol	>10yrs	16,900	1,412	69,680	5,821	1,628	1,790	1,872
A76776	Nickol Rd, Nickol	>10yrs/Pool	23,140	1,933	74,360	6,212	1,737	1,910	1,997
A78389	Smokebush, Nickol	Vacant	3,900	921	14,000	1,170	1,000	1,000	1,000
A6438	Poinciana Pl, Wickham	>10yrs	7,384	921	30,680	2,563	1,000	1,000	1,000
A41873	Garland Pl, Millars Well	>10yrs	20,020	1,672	56,160	4,691	1,312	1,443	1,508
A15346	Irwin Cres, Dampier	>10yrs/Pool	13,260	1,108	55,120	4,605	1,287	1,416	1,481
A15435	Meda Cres, Dampier	>10yrs	14,040	1,173	62,920	5,256	1,470	1,617	1,690
A15639	Prinsep Cres, Dampier	>10yrs/Pool	14,820	1,238	61,880	5,169	1,445	1,590	1,662
Transient Workforce									
				08/09 Rate \$		08/09 Rate \$	Model 2A	Model 3A	Model 4A
Ass #	Location		Old GRV	0.273868	New GRV	0.273868	0.074150	0.084228	0.088439
A31071	Cherrattia Rd, KIE - Site Accommodation PTY LTD		4,250	1,164	39,000	10,681	2,892	3,285	3,449
A54538	Rankin Rd - Burrup Village - Woodside		598,000	163,773	2,340,000	640,851	173,511	197,094	206,948
A31063	King Way, KIE - King Way Motel		150,800	41,299	452,400	123,898	33,545	38,105	40,010
A74669	Madigan Rd (behind Truck stop), Gap Ridge - Stayover Karratha Village		413,400	113,217	1,190,800	326,122	88,298	100,299	105,314
A54568	Dwyer Pl, Millars Well - Motel units, Gold City		161,200	44,148	395,200	108,233	29,304	33,287	34,951
A34582	Searipple Rd, Bulgarra - Searipple Village		2,002,000	548,284	6,760,000	1,851,348	501,254	569,381	597,850
A78757	Madigan Rd, Gap Ridge - Gap Ridge Village - Woodside's Pluto camp		1,976,000	541,163	6,760,000	1,851,348	501,254	569,381	597,850
A11562	Wickham Dr, Wickham - Wickham Village - Robe River		131,040	35,888	187,200	51,268	13,881	15,767	16,556

Cr Snell declared a financial interest as he is an employee of St Lukes College.

At 7.50pm Cr Snell left the Chamber and Cr Rothe took the Chair.

8.1.2 Write Off Sundry Debtors Report

File No: AA/6/2
Attachment(s): Nil
Responsible Officer: Belinda Tussler
 Revenue Accountant
Author Name: Carol Hughes
 Debtors Officer
Disclosure of Interest: Nil

REPORT PURPOSE

For Council to consider writing off sundry debts on various Sundry Debtors amounting to \$132,049.50.

Background

As part of our ongoing review of all debts, the following debts have been found to have been raised in error or are unrecoverable.

Issues

Following is a short comment on each of the debts requested for write off:

SUMMARY OF WRITE OFFS FOR COUNCIL MEETING JULY 2009

ID	NAME	INV.#	DATE	EXC.GST	GST AMOUNT	INV. AMOUNT	REASON
S015	ST. LUKE'S COLLEGE	47080	21/05/2008	117,000.00	11,700.00	\$128,700.00	Redevelopment of St Lukes Oval Contribution –project terms revised and not due to commence until 2009/10
R145	READ, CHRISTOPHER	33792	06/08/2006	3,045.00	304.50	\$3,349.50	Upgrade to culvert Lambert Road KIE - Disputed charge – not recovered subsequent to legal and debt collection action. Further action not recommended due to costs in relation to outstanding debt
						\$132,049.50	

Options

Council has the following options available:

1. Write off the debts as listed

2. The debts to remain outstanding

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Local Government Act 1985 s6.12(1)(c) states that “a local government may write off any amount of money”.

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.

Conclusion

The items listed for write off have effectively been raised in error or are unrecoverable and therefore are now to be considered outstanding.

Voting Requirements

Absolute.

RECOMMENDATION/COUNCIL RESOLUTION

Res No : 14698
 MOVED : Cr Lockwood
 SECONDED : Cr Wieland

That Council write off the following debts amounting to \$132,049.50 that were raised in error or are unrecoverable prior to 30th June 2008

ID	NAME	INV.#	DATE	EXC.GST	GST AMOUNT	INV. AMOUNT
S015	ST. LUKE'S COLLEGE	47080	21/05/2008	117,000.00	11,700.00	\$128,700.00
R145	READ, CHRISTOPHER	33792	06/08/2006	3,045.00	304.50	\$3,349.50
						\$132,049.50

CARRIED

FOR : Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
 AGAINST : Nil

Cr Snell returned to Chambers and resumed the Chair.

8.1.3 Financial Statement for Period Ending 30 April 2009

File No: April 2009

Attachment(s)

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 April 2009 are presented to Council.

Issues

Due to the previously reported change in software, and budget review finalised in April 2009, it has not been possible to clearly define the amended budget year to date values on the April Financial statements. The value shown in this column on the Statement of Financial Activity is an estimation only.

Further, due to insufficient time available, no report on variations to budget is available for this month's statements. It will be provided to Council along with the May 2009 statements.

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/COUNCIL RESOLUTION

Res No : 14699
MOVED : Cr Vertigan
SECONDED : Cr Lally

That the Financial reports for the period ending 30 April 2009 be received.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

Shire Of Roebourne
Statement Of Financial Activity
for the period 1 July 2008 to 30 April 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	4,275,560	3,562,967	3,377,636	-	185,331
Governance	93,882	103,324	86,103	64,317	-25.30%	21,787
Law, Order And Public Safety	158,737	160,471	133,726	112,856	-15.61%	20,870
Health	17,715	20,235	16,863	9,598	-43.08%	-
Education and Welfare	437,782	445,382	371,152	300,028	-19.16%	71,123
Housing	492,438	2,062,628	1,718,857	121,012	-92.96%	1,597,844
Community Amenities	4,300,741	7,007,763	5,839,803	6,296,406	-	-456,604
Recreation And Culture	4,322,022	4,439,932	3,699,943	2,105,526	-43.09%	1,594,417
Transport	14,868,036	17,125,752	14,271,460	12,207,201	-14.46%	2,064,259
Economic Services	714,597	1,200,790	1,000,658	1,415,335	41.44%	-414,677
Other Property And Services	444,150	605,746	504,788	643,383	27.46%	-138,595
	30,080,623	37,447,583	31,206,319	26,653,298	-14.59%	4,553,021
Expenses (Applications)						
General Purpose Funding	(524,677)	(536,515)	(447,096)	(271,480)	-39.28%	-175,615
Governance	(1,599,412)	(1,618,481)	(1,348,734)	(1,889,961)	40.13%	541,227
Law, Order And Public Safety	(1,189,311)	(1,080,020)	(900,017)	(853,258)	-	-46,759
Health	(834,206)	(853,333)	(711,111)	(571,899)	-19.58%	-139,212
Education and Welfare	(229,179)	(273,365)	(227,804)	(140,562)	-38.30%	-87,242
Housing	(2,300,349)	(1,770,058)	(1,475,048)	(658,173)	-55.38%	-816,875
Community Amenities	(5,699,801)	(6,015,098)	(5,012,582)	(4,014,641)	-19.91%	-997,941
Recreation And Culture	(12,097,806)	(12,102,932)	(10,085,777)	(7,607,201)	-24.57%	-2,478,576
Transport	(12,433,023)	(11,687,397)	(9,739,498)	(5,278,750)	-45.80%	-4,460,747
Economic Services	(1,127,382)	(1,165,498)	(971,248)	(925,729)	-	-45,519
Other Property And Services	370,102	828,123	690,103	(476,487)	-169.05%	1,166,589
	(37,665,044)	(36,274,574)	(30,228,812)	(22,688,141)	-24.95%	-7,540,671
Capital						
Revenue						
Proceeds From Disposal Of Assets	2,360,956	2,207,280	1,839,400	366,269	-80.09%	1,473,131
Tsf From Aerodrome Reserve	11,447,813	11,447,813	9,539,844	7,112,701	-25.44%	2,427,143
Tsf From Airconditioning Reserve	80,000	80,000	66,667	0	-100.00%	66,667
Tsf From Walkington Theatre Res	0	0	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	14,500,000	10,000,000	10,000,000	-	-
Repayments Of Self Supporting Loans	16,170	16,170	13,475	10,465	-22.34%	-
Repayments Of Interest Free Loans To Local Groups	20,616	20,616	17,180	19,840	15.48%	-
	37,864,440	37,710,764	21,476,566	17,509,275	-18.47%	3,967,291

Shire Of Roebourne

Statement Of Financial Activity (con't)

for the period 1 July 2008 to 30 April 2009

Expenses

Purchase Of Assets - Land	(1,434,581)	(1,437,985)	(1,198,321)	(1,454,332)	21.36%	256,011
Purchase Of Assets - Artwork	0	0	0	0	-	-
Purchase Of Assets - Buildings	(14,102,497)	(15,763,117)	(13,135,931)	(1,933,543)	-85.28%	-11,202,388
Purchase Of Assets - Equipment	(764,740)	(472,744)	(393,953)	(405,321)	-	11,367
Purchase Of Assets - Furniture & Equip	(445,444)	(480,391)	(400,326)	(207,410)	-48.19%	-192,916
Purchase Of Assets - Plant	(2,710,072)	(2,712,634)	(2,260,528)	(1,482,037)	-34.44%	-778,491
Purchase Of Assets - Infrastructure	(30,897,834)	(29,144,389)	(24,286,991)	(15,516,404)	-36.11%	-8,770,587
Loan Principal Repayments	(1,135,236)	(1,135,236)	(946,030)	(626,418)	-33.78%	-319,612
Tsf To Aerodrome Reserve	(144,577)	(144,577)	(120,481)	(381,064)	216.29%	260,583
Tsf To Airconditioning Reserve	(1,976)	(1,976)	(1,647)	(3,270)	98.59%	-
Tsf To Dampier Drainage Reserve	(852)	(852)	(710)	(607)	-14.45%	-
Tsf To Plant Replacement Reserve	(925,008)	(925,008)	(770,840)	(35,676)	-95.37%	-735,164
Tsf To Walkington Theatre Reserve	(191)	(191)	(159)	(669)	320.41%	-
Tsf To Workers Compensation Reserve	(193,089)	(193,089)	(160,908)	(24,588)	-84.72%	-136,320
Tsf To Infrastructure Reserve	(2,655,483)	(2,655,483)	(2,212,903)	(125,028)	-94.35%	-2,087,875
Tsf To Waste Management Reserve	(214,626)	(214,626)	(178,855)	(66,773)	-62.67%	-112,082
Tsf To Housing Reserve	(8,725)	(8,725)	(7,271)	(30,259)	316.17%	22,988
Tsf To Parks, Ovals & Rec Facilities	(12)	(12)	(10)	(3,152)	31419.80%	-
Tsf To Aged Persons Home Reserve	(13,844)	(13,844)	(11,537)	(1,327)	-88.50%	-10,210
Tsf To Information Technology	(28)	(28)	(23)	(6,108)	26076.24%	-
Tsf To Junior Sport Reserve	(4,160)	(4,160)	(3,467)	(1,657)	-52.21%	-
Tsf To Public Open Space Reserve	(1,191,626)	(1,191,626)	(993,022)	(14,690)	-98.52%	-978,332
Tsf To Mosquito Control Reserve	(572)	(572)	(477)	(30)	-93.64%	-
Tsf To History & Cultural Publications Reserve	(3,124)	(3,124)	(2,603)	(1,314)	-49.52%	-
Tsf To Medical Services Assistance Package Reserve	(7,568)	(7,568)	(6,307)	(6,364)	-	-
Income Set Aside As Restricted Funds	(21,000)	(21,000)	(17,500)	(6,010)	-65.66%	-11,490
	(56,876,865)	(56,532,957)	(47,110,798)	(22,334,051)	-52.59%	-24,776,747
Adjustment For Non Cash Items						
Depreciation	8,005,659	8,005,659	6,671,383	1,269,712		
Amounts Set Aside To Provisions	24,636	24,636	20,530	0		
Accrued Loan Interest	(6,613)	(6,613)	(5,511)	0		
(Profit) / Loss On Disposal Of Assets	(194,073)	(194,073)	(161,728)	67,052		
	7,829,609	7,829,609	6,524,674	1,336,764		
Surplus Brought Forward 1 July	6,630,524	6,630,524	6,630,524	6,630,524		
Amount Raised From Rates	12,372,764	13,353,356	13,086,289	13,225,390	-	-
Surplus / (Deficit)	236,051	10,164,305	1,584,763	20,333,059		

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

Shire Of Roebourne
Statement Of Financial Activity
for the period ending 30 April 2009

Note 1. Net Current Assets

	Note	Year To Date Actual \$	Brought Forward 1 July \$
Current Assets			
Cash and Cash Equivalents - Unrestricted	1	17,576,921	4,447,458
Cash and Cash Equivalents - Restricted	2	17,802,029	27,884,735
Trade and Other Receivables	3	3,605,447	5,425,366
Inventories		349,999	259,136
Total Current Assets		39,334,397	38,016,695
Current Liabilities			
Trade and Other Payables		1,168,374	7,130,698
Bank Overdraft		0	0
Short Term Borrowings		78,072	704,490
Short Term Provisions		1,465,568	1,465,568
Total Current Liabilities		2,712,014	9,300,756
Net Current Assets		36,622,383	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		78,072	704,490
Take Out Non Current Receivables		(6,481)	(36,785)
Net Current Asset Position		20,334,488	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

Shire Of Roebourne
Statement Of Financial Activity (con't)
for the period ending 30 April 2009

2) Reserves and Long Service Leave Cash Backed

3) Includes amounts invoiced for:

- Carr Civil Contracting	295,377	295,377	(\$308,522.12 as at 08/06/09)
- Lyons & Pierce	373,449	373,449	(\$218,034.72 as at 08/06/09)
- Skywest	149,804	149,804	(\$112,096.60 as at 08/06/09)
Total Sundry Debtors Outstanding	3,296,162		

Shire Of Roebourne
Balance Sheet
for the period ending 30 April 2009

Note 2: Balance Sheet	2008/09
	\$
Current Assets	
Cash On Hand	18,140.00
Cash and Cash Equivalents - Unrestricted	17,558,781.02
Cash and Cash Equivalents - Restricted	17,802,029.40
Trade and Other Receivables	3,605,447.19
Inventories	349,999.18
Total Current Assets	<u>39,334,396.79</u>
Non Current Assets	
Trade and Other Receivables	122,284.93
Property, Plant And Equipment	122,042,472.10
Total Non Current Assets	<u>122,164,757.03</u>
Total Assets	<u>161,499,153.82</u>
Current Liabilities	
Bank Overdrafts	0.00
Trade and Other Payables	1,168,374.30
Short Term Borrowings	78,072.13
Short Term Provisions	1,465,567.62
Total Current Liabilities	<u>2,712,014.05</u>
Non Current Liabilities	
Long Term Borrowings	15,416,647.61
Long Term Provisions	149,952.14
Total Non Current Liabilities	<u>15,566,599.75</u>
Total Liabilities	<u>18,278,613.80</u>
Net Assets	<u><u>143,220,540.02</u></u>
Equity	
Accumulated Surplus	114,051,166.85
Asset Revaluation Reserve	11,681,009.67
Reserves	17,488,363.50
Total Equity	<u><u>143,220,540.02</u></u>

Shire Of Roebourne
Statement Of Financial Activity
for the period ending 30 April 2009

Note 3: Cash and Cash Equivalents

	\$	Rate
Municipal Fund Bank		
Cash On Hand	18,140.00	
Westpac on call	1,383,638.51	
Westpac - Maxi Direct	12,840,237.73	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%
	<u>1,542,753.51</u>	4.20%
	<u>18,605,313.25</u>	
 Reserves Fund Bank		
Westpac on call	132,276.50	
	6,966,371.70	4.20%
	637,396.89	4.20%
	5,130,356.16	3.43%
	<u>5,012,678.09</u>	4.20%
	<u>17,879,079.34</u>	
 Trust Fund Bank		
Westpac on call	490,777.68	
Term deposits (bonds)	<u>577,563.85</u>	
	<u>1,068,341.53</u>	
 Total Cash		
	<u><u>37,552,734.12</u></u>	

Note 4

Shire Of Roebourne**Statement Of Financial Activity****by Divisions by Activities****for the period ending 30 April 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	13,333,541		13,164,293
Net (Cost) Revenue to Council for General Revenue	469,790	523,604		2,486,905
Net (Cost) Revenue to Council for Corporate Services	(525,909)	(680,498)		(1,597,220)
Net (Cost) Revenue to Council for Information Services	(123,206)	(107,286)		(288,258)
Net (Cost) Revenue to Council for Television & Radio Services	(19,851)	(19,851)		(13,304)
Net (Cost) Revenue to Council for Members of Council	(415,011)	(413,109)		(323,989)
Net (Cost) Revenue to Council for Emergency Services	0	404		(16,273)
Net (Cost) Revenue to Council for Cossack Infrastructure Project	(720,792)	(744,043)		(120,177)
COMMUNITY SERVICES				
Net (Cost) Revenue to Council for Cossack Art Awards	(4,307)	(8,208)		(7,832)
Net (Cost) Revenue to Council for Tourism/Visitors Centres	(465,194)	(470,785)		(399,906)
Net (Cost) Revenue to Council for Aged Persons Housing	(55,789)	(60,754)		(26,503)
Net (Cost) Revenue to Council for Youth Development	(16,000)	(30,339)		(15,997)
Net (Cost) Revenue to Council for Other Culture	(124,561)	(117,646)		(58,532)
Net (Cost) Revenue to Council for Community Development	(225,974)	(209,020)		(115,677)
Net (Cost) Revenue to Council for Walkington Theatre	(212,254)	(237,254)		(145,524)
Net (Cost) Revenue to Council for Community Sponsorship	(173,676)	(182,524)		(90,824)
Net (Cost) Revenue to Council for Daycare Centres	(522,611)	(1,472,291)		(1,224,992)
Net (Cost) Revenue to Council for Child Health Clinics	(60,119)	(58,319)		(39,755)
Net (Cost) Revenue to Council for Karratha Entertainment Centre	(997,827)	(1,239,488)		(801,088)
Net (Cost) Revenue to Council for Karratha Aquatic Centre	(599,670)	(931,725)		(418,601)
Net (Cost) Revenue to Council for Roebourne Aquatic Centre	(311,380)	(321,182)		(227,891)
Net (Cost) Revenue to Council for Libraries	(1,039,366)	(1,247,370)		(787,137)
Net (Cost) Revenue to Council for Cossack Operations	(265,474)	(229,294)		(120,661)
Net (Cost) Revenue to Council for Ovals & Hardcourts	145,521	(343,898)		(58,833)
Net (Cost) Revenue to Council for Karratha Bowling & Golf	(261,257)	(316,257)		(199,016)
Net (Cost) Revenue to Council for Pavilions & Halls	(691,290)	(799,890)		(337,287)
Net (Cost) Revenue to Council for Recreation Projects	(1,334,511)	(1,202,732)		(657,553)
Net (Cost) Revenue to Council for Playgrounds	(30,121)	(33,605)		(4,254)
Net (Cost) Revenue to Council for Medical Services	(134,466)	(134,466)		(23,031)
Net (Cost) Revenue to Council for Other Buildings	(90,643)	(50,256)		(31,400)
Net (Cost) Revenue to Council for Karratha Youth Centre	0	0		0
Net (Cost) Revenue to Council for Ranger Services	(1,035,453)	(942,693)		(791,248)
Net (Cost) Revenue to Council for Camping Grounds	29,000	29,000		28,483

Shire Of Roebourne

Statement Of Financial Activity (con't)

by Divisions by Activities

for the period ending 30 April 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	139,780	619,220		949,984
Net (Cost) Revenue to Council for Town Planning	(570,592)	(599,268)		(441,880)
Net (Cost) Revenue to Council for Building Control	(403,525)	(260,102)		(150,424)
TECHNICAL SERVICES				
Net (Cost) Revenue to Council for Staff Housing	(4,005,668)	(3,386,053)		(2,206,908)
Net (Cost) Revenue to Council for Waste Collection	(965,172)	(1,167,114)		(299,537)
Net (Cost) Revenue to Council for Landfill Operations	965,172	1,167,114		2,896,601
Net (Cost) Revenue to Council for Public Services Overheads	(461,628)	(510,275)		(371,434)
Net (Cost) Revenue to Council for Waste Overheads	(409,286)	(337,030)		(7,635)
Net (Cost) Revenue to Council for Depots	(195,723)	(348,770)		(208,720)
Net (Cost) Revenue to Council for Vehicles & Plant	(128,953)	(186,919)		(92,758)
Net (Cost) Revenue to Council for Roads & Streets	(1,849,631)	(1,763,359)		(990,991)
Net (Cost) Revenue to Council for Parks & Gardens	(1,043,893)	(1,196,553)		(422,187)
Net (Cost) Revenue to Council for Drainage	(548,063)	(627,942)		(298,205)
Net (Cost) Revenue to Council for Footpaths & Bike Paths	(701,675)	(771,915)		(78,739)
Net (Cost) Revenue to Council for Effluent Re-Use Scheme	(409,456)	(324,480)		(386,618)
Net (Cost) Revenue to Council for Cemeteries	(93,682)	(93,682)		(50,410)
Net (Cost) Revenue to Council for Public Toilets	(175,923)	(172,591)		(374,217)
Net (Cost) Revenue to Council for Beaches, Boat Ramps, Jetties	(371,417)	(396,717)		(114,331)
Net (Cost) Revenue to Council for Roebourne Enhancement Scheme	565	565		(90)
Net (Cost) Revenue to Council for Town Beautification	(1,342,894)	(989,821)		(728,023)
Net (Cost) Revenue to Council for Private Works & Reinstatements	46,940	65,399		75,339
Net (Cost) Revenue to Council for Works Overheads	(1,049,170)	(766,720)		(935,767)
Net (Cost) Revenue to Council for Parks & Gardens Overheads	0	0		67,044
Net (Cost) Revenue to Council for Karratha Airport	2,868,329	2,387,719		9,779,240
Net (Cost) Revenue to Council for Tien Tsin Inne	154,220	603,908		449,193
Net (Cost) Revenue to Council for Other Airports	(40,480)	(9,558)		(5,556)
Net (Cost) Revenue to Council for Tech Services	1,636,189	1,962,343		957,181
Net (Cost) Revenue to Council for Tech Services Overheads	0	0		(43,107)

8.1.4 Financial Statement for Period Ending 31 May 2009

File No:	May 2009
Responsible Officer:	Jim Goulias 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 May 2009 are presented to Council.

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/COUNCIL RESOLUTION

Res No : **14700**
MOVED : **Cr Lally**
SECONDED : **Cr Cechner**

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

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

Shire Of Roebourne
Statement Of Financial Activity
for the period 1 July 2008 to 31 May 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	4,275,560	4,275,560	4,412,762	-	-137,202
Governance	93,882	103,324	94,714	65,188	-31.17%	29,526
Law, Order And Public Safety	158,737	160,471	147,098	135,918	-	11,180
Health	17,715	20,235	18,549	15,949	-14.02%	-
Education and Welfare	437,782	445,382	408,267	384,937	-	23,330
Housing	492,438	2,062,628	1,890,742	133,547	-92.94%	1,757,196
Community Amenities	4,300,741	7,007,763	6,423,783	7,108,515	10.66%	-684,732
Recreation And Culture	4,322,022	4,439,932	4,069,938	2,328,672	-42.78%	1,741,265
Transport	14,868,036	17,125,752	15,698,606	13,796,126	-12.12%	1,902,480
Economic Services	714,597	1,200,790	1,100,724	1,432,753	30.16%	-332,029
Other Property And Services	444,150	605,746	555,267	714,526	28.68%	-159,259
	30,080,623	37,447,583	34,683,248	30,528,893	-11.98%	4,154,355
Expenses (Applications)						
General Purpose Funding	(524,677)	(536,515)	(491,805)	(280,712)	-42.92%	-211,094
Governance	(1,599,412)	(1,618,481)	(1,483,608)	(2,453,930)	65.40%	970,323
Law, Order And Public Safety	(1,189,311)	(1,080,020)	(990,018)	(884,024)	-10.71%	-105,994
Health	(834,206)	(853,333)	(782,222)	(643,477)	-17.74%	-138,745
Education and Welfare	(229,179)	(273,365)	(250,585)	(146,070)	-41.71%	-104,515
Housing	(2,300,349)	(1,770,058)	(1,622,553)	(772,738)	-52.38%	-849,815
Community Amenities	(5,699,801)	(6,015,098)	(5,513,840)	(4,363,995)	-20.85%	-1,149,845
Recreation And Culture	(12,097,806)	(12,102,932)	(11,094,354)	(8,228,042)	-25.84%	-2,866,312
Transport	(12,433,023)	(11,687,397)	(10,713,447)	(5,698,221)	-46.81%	-5,015,226
Economic Services	(1,127,382)	(1,165,498)	(1,068,373)	(995,178)	-	-73,195
Other Property And Services	370,102	828,123	759,113	(385,884)	-150.83%	1,144,997
	(37,665,044)	(36,274,574)	(33,251,693)	(24,852,272)	-25.26%	-8,399,421
Capital						
Revenue						
Proceeds From Disposal Of Assets	2,360,956	2,207,280	2,023,340	404,487	-80.01%	1,618,853
Tsf From Aerodrome Reserve	11,447,813	11,447,813	10,493,829	7,112,701	-32.22%	3,381,128
Tsf From Airconditioning Reserve	80,000	80,000	73,333	0	-100.00%	73,333
Tsf From Walkington Theatre Res	0	0	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	14,500,000	10,000,000	10,000,000	-	-
Repayments Of Self Supporting Loans	16,170	16,170	14,823	10,465	-29.40%	-
Repayments Of Interest Free Loans To Local Groups	20,616	20,616	18,898	20,468	-	-
	37,864,440	37,710,764	22,624,222	17,548,121	-22.44%	5,076,102

Shire Of Roebourne

Statement Of Financial Activity (con't)

for the period 1 July 2008 to 31 May 2009

Expenses

Purchase Of Assets - Land	(1,434,581)	(1,437,985)	(1,318,153)	(1,560,850)	18.41%	242,697
Purchase Of Assets - Artwork	0	0	0	0	-	-
Purchase Of Assets - Buildings	(14,102,497)	(15,763,117)	(14,449,524)	(2,739,267)	-81.04%	-11,710,257
Purchase Of Assets - Equipment	(764,740)	(472,744)	(433,349)	(412,927)	-	-20,421
Purchase Of Assets - Furniture & Equip	(445,444)	(480,391)	(440,358)	(270,578)	-38.56%	-169,781
Purchase Of Assets - Plant	(2,710,072)	(2,712,634)	(2,486,581)	(1,552,688)	-37.56%	-933,893
Purchase Of Assets - Infrastructure	(30,897,834)	(29,148,889)	(26,719,815)	(17,964,158)	-32.77%	-8,755,657
Loan Principal Repayments	(1,135,236)	(1,135,236)	(1,040,633)	(626,418)	-39.80%	-414,215
Tsf To Aerodrome Reserve	(144,577)	(144,577)	(132,529)	(381,064)	187.53%	248,535
Tsf To Airconditioning Reserve	(1,976)	(1,976)	(1,811)	(3,270)	80.54%	-
Tsf To Dampier Drainage Reserve	(852)	(852)	(781)	(607)	-22.22%	-
Tsf To Plant Replacement Reserve	(925,008)	(925,008)	(847,924)	(847,924)	-	25,163
Tsf To Walkington Theatre Reserve	(191)	(191)	(175)	(669)	282.20%	-
Tsf To Workers Compensation Reserve	(193,089)	(193,089)	(176,998)	(24,588)	-86.11%	-152,410
Tsf To Infrastructure Reserve	(2,655,483)	(2,655,483)	(2,434,193)	(125,028)	-94.86%	-2,309,165
Tsf To Waste Management Reserve	(214,626)	(214,626)	(196,741)	(66,773)	-66.06%	-129,968
Tsf To Housing Reserve	(8,725)	(8,725)	(7,998)	(30,259)	278.34%	22,261
Tsf To Parks, Ovals & Rec Facilities	(12)	(12)	(11)	(3,152)	28554.36%	-
Tsf To Aged Persons Home Reserve	(13,844)	(13,844)	(12,690)	(1,327)	-89.54%	-11,363
Tsf To Information Technology	(28)	(28)	(26)	(6,108)	23696.58%	-
Tsf To Junior Sport Reserve	(4,160)	(4,160)	(3,813)	(1,657)	-56.55%	-
Tsf To Public Open Space Reserve	(1,191,626)	(1,191,626)	(1,092,324)	(14,690)	-98.66%	-1,077,634
Tsf To Mosquito Control Reserve	(572)	(572)	(524)	(30)	-94.22%	-
Tsf To History & Cultural Publications Reserve	(3,124)	(3,124)	(2,864)	(1,314)	-54.10%	-
Tsf To Medical Services Assistance Package Reserve	(7,568)	(7,568)	(6,937)	(6,364)	-	-
Income Set Aside As Restricted Funds	(21,000)	(21,000)	(19,250)	(6,010)	-68.78%	-13,240
	(56,876,865)	(56,537,457)	(51,826,002)	(26,672,883)	-48.53%	-25,153,119
Adjustment For Non Cash Items						
Depreciation	8,005,659	8,005,659	7,338,521	1,269,712		
Amounts Set Aside To Provisions	24,636	24,636	22,583	0		
Accrued Loan Interest	(6,613)	(6,613)	(6,062)	0		
(Profit) / Loss On Disposal Of Assets	368,123	368,123	337,446	30,233		
	8,391,805	8,391,805	7,692,488	1,299,946		
Surplus Brought Forward 1 July	6,630,524	6,630,524	6,630,524	6,630,524		
Amount Raised From Rates	12,372,764	13,353,356	13,086,289	13,317,604	-	-231,315
Surplus / (Deficit)	798,247	10,722,001	(360,924)	17,799,933		

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

Operating revenue is under the year to date budget by \$4,154,355 which represents a variance of -11.98%.

Operating Expenditure is under the year to date budget by \$8,399,421 which represents a variance of -25.26%.

From an end of year position Council has received 81.52% of its annual budgeted revenue. In relation to expenditure, Council has expended 68.51% 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 May 2009 Year to Date Amended Budget and the Year to Date Actual as at 31 May 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 3.21% (\$137,202) due to interest on municipal investments being brought to account in January 2009 as investments matured.

Expenditure

Expenditure is showing a variance down 42.92% (\$211,094) which is due to Administration and Valuation Expense costs being under expended.

Governance

Revenue

Revenue is down 31.17% (\$29,526) which is due primarily to the sale of assets not yet proceeding.

Expenditure

Expenditure is up 65.40% (\$970,323) which is primarily due to under allocation of Administration costs to date (\$1,356,347) and includes unallocated administration costs for February to May 2009 due to SynergySoft implementation delaying this allocation and under expended Corporate Services Employment Costs (\$141,334), Corporate Services Office Expenses (\$37,152), Professional Development Allowance (\$35,175), Non-Statutory Donations (\$32,539).

Law, Order and Public Safety

Revenue

Revenue is down 7.6% (\$11,180) which is due to proceeds of sale of assets timing difference.

Expenditure

Expenditure is down 10.71% (\$105,994) which is primarily due to Cyclone Preparation expenses and administration expenses being down.

Health

Revenue

Revenue is down 14.02% (\$2,600) which is due to sale of assets not yet proceeding.

Expenditure

Expenditure is down 17.74% (\$138,745) which is due to Medical Services Incentive (\$92,593), Administration Allocation (\$25,215) and Mosquito Management (\$22,984) being under budget at this time.

Education and Welfare*Revenue*

Revenue is showing a variance of down 5.71% (\$23,330) due to a timing difference in receiving Millars Well Day Care funding (up \$39,166), Reimbursement for Seniors Accommodation (down \$32,567) and Contributions-Early Learning Specialists Community Scholarship (down \$29,333).

Expenditure

Expenditure is showing a variance of down 41.71% (\$104,515) which is due to Contributions to Seniors Accommodation (\$23,725), Day Care Centre Maintenance and Operating (\$44,443), Early Learning Specialists Community Scholarships (\$2,108) expenditures and Administration Allocation (\$12,608) under budget at this time

Housing*Revenue*

Revenue is showing a variance of down 92.94% (\$1,757,196) which is due to delayed sale of residential land (\$1,540,000) and no contribution to Housing Works received.

Expenditure

Expenditure is down 52.38% (\$772,738). The main variances are as follows:

- 1) \$83,226 down on leasing of staff housing
- 2) \$127,579 up on Staff Housing-Maintenance and Operating Costs
- 3) \$861,468 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) \$37,823 down for Administration Allocation

Community Amenities*Revenue*

Revenue has a variance of up 10.66% (\$684,732) 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 20.85% (\$1,149,845). The main variances are as follows:

- 1) \$102,775 down on 7 Mile Tip costs
- 2) \$163,902 down on Administration costs allocated
- 3) \$30,703 down on Employment Costs
- 4) \$20,000 down on West Pilbara Disaster Mitigation Study
- 5) \$17,558 down on Litter Control
- 6) \$27,775 down on Refuse Site Maintenance
- 7) \$8,601 down on Cemetery Maintenance
- 8) \$8,240 down on Wickham Transfer Station
- 9) \$3,208 down on TP Scheme Review Number 8

Recreation and Culture

Revenue

Revenue has a variance of down 42.78% (\$1,741,265). The variance is due to Govt Grants for Cossack Infrastructure Project (\$1,300,000), Sport & Rec (\$74,750) & Recreational Boating Facilities (\$444,056) and Education Department contribution for Roebourne Pool Contribution (\$151,250) not received.

Expenditure

Expenditure has a variance of down 25.84% (\$2,866,312). The main variances are as follows:

- 1) \$547,141 down on Employment costs – KAC, KEC, RAC, Libraries
- 2) \$392,793 down on Contributions to St Luke's Oval construction
- 3) \$289,981 down on Administration cost allocation
- 4) \$199,916 down on Parks Maintenance costs
- 5) \$132,855 down on Oval Maintenance
- 6) \$124,189 down on contribution to Karratha Library
- 7) \$119,397 down on Roebourne Aquatic Centre program expenses
- 8) \$96,409 down on Cultural Planning & Development
- 9) \$45,201 down on Hardcourt Maintenance
- 10) \$31,181 down on contribution to Walkington Theatre
- 11) \$31,181 down on Karratha Golf Course/Bowling Green Facility
- 12) \$30,239 down on operating cost of Libraries
- 13) \$27,500 down on Sporting Facilities – Lighting
- 14) \$27,500 down on contribution to Assets at the Roebourne Aquatic Centre
- 15) \$26,842 down on Playground Maintenance
- 16) \$23,125 down on Community & Cultural Scheme
- 17) \$22,336 down on Roebourne Community Centre Building
- 18) \$21,790 down on Boat Ramp Maintenance
- 19) \$19,251 down on Karratha Entertainment Centre Programmes

Transport

Revenue

Revenue shows a variance of down 12.12% (\$1,902,480). The main variances are as follows:

- 1) \$1,446,675 down on Karratha Airport income (not leases)
- 2) \$192,750 down on contributions to Pt Samson Entry Statement
- 3) \$163,158 down on Lease Income-Signage
- 4) \$105,237 down on Local Govt Road Project Grants due to timing difference
- 5) \$86,627 down on Karratha Terminal Lease Income
- 6) \$84,829 down on Proceeds of Sale of Assets
- 7) \$75,000 down on Black Spot Funding Grants
- 8) \$197,605 up on Tien Tsin Inne income

Expenditure

Expenditure has a variance of down 46.81% (\$5,015,226). The main variances are as follows:

- 1) \$4,934,896 Depreciation not yet applied due to implementation of SynergySoft
- 2) \$172,032 down on Road Reseals
- 3) \$151,059 down on Town Street Maintenance
- 4) \$119,131 down on Sheeting Roads
- 5) \$113,470 down on allocated Administration costs
- 6) \$91,666 down on Karratha Drainage Study
- 7) \$174,981 up on TTI Employment costs
- 8) \$153,113 up on Karratha Airport Employment costs
- 9) \$252,020 up on Karratha Terminal Building operating & maintenance costs

Economic Services

Revenue

Revenue has a variance of up 30.16% (\$332,029). The variance is due to Building Licence fees income.

Expenditure

Expenditure has a variance of down 6.85% (\$73,195) which is mainly due to lower Office Expenses.

Other Property and Services

Revenue

Revenue has a variance of up 28.68% (\$159,259). The main variances are as follows:

- 1) \$25,940 up on Supervision of Subdivisions
- 2) \$14,133 up on Reimbursement income
- 3) \$10,569 up on Insurance Contributions Cash Settlement Monies Capital

Expenditure

Expenditure has a variance of down 150.83% (\$1,144,997). The main variances are as follows:

- 1) \$777,778 down on Plant Expenses Allocated – delayed due to software implementation
- 2) \$665,255 down on Employment allocations to works and services
- 3) \$181,566 up on Employment costs
- 4) \$83,993 up on Insurance Claims

Capital

Revenue

Capital Revenue shows a variance of -22.44% (\$5,076,102.00) which is below the threshold to report.

- 1) \$1,618,853 down on Proceeds from Disposal of Assets
- 2) \$3,381,128 down on Transfer from Aerodrome Reserve
- 3) \$73,333 down on Transfer from Airconditioning Reserve
- 4) \$4,358 down on Self Supporting Loan Repayments
- 5) \$1,570 up on Repayments of Interest Free Loans to Local Groups

Expenditure

Capital expenditure shows a variance of down 48.53% (\$25,148,994). The main variances are due to timing differences as follows:

- 1) \$241,996 down on the purchase of land
- 2) \$7,776,539 down on purchase & improvement of staff housing
- 3) \$127,206 down on the Re-development of the Karratha Leisure Centre
- 4) \$73,333 down on the Dampier Pavilion Building Improvements
- 5) \$45,833 down on 7 Mile Tip Building Improvements
- 6) \$50,969 down on Karratha Depot Building Improvements
- 7) \$95,481 down on Pt Samson Toilet Block
- 8) \$73,333 down on Portable Toilet Block
- 9) \$291,208 up on Karratha Airport Terminal Building
- 10) \$36,319 up on Explosive Detection System at Airport
- 11) \$658,893 down on purchase of plant
- 12) \$169,780 down on purchase of furniture & equipment
- 13) \$345,583 down on Roebourne Community Centre Building Improvements
- 14) 8,437 down on Karratha Airport-Explosive Detection System purchase - job is complete
- 15) Infrastructure as follows:
 - a. \$237,095 not yet spent on Playground Replacement Programme
 - b. \$2,888,334 not yet spent on Karratha Airport Airside Upgrade
 - c. \$567,027 down on Footpath Construction
 - d. \$379,701 down on Road Construction

- e. \$1,852,393 down on Cossack Trenching & Benching project
- f. \$234,789 down on Construct Indoor Cricket Facility at Karratha Country Club
- g. \$320,833 down on Nickol West Skate Park
- h. \$189,422 down on LIA Drainage Upgrade
- i. \$27,500 down on Karratha Golf Course Seeding (not commenced)
- j. \$28,140 down on Tip Directional Signage
- k. \$51,333 down on Wickham Skate Park Shade Structures
- l. \$207,602 down on Effluent System Upgrade
- m. \$297,917 down on Toilets-Dampier Boat Ramp
- n. \$435,929 down on John's Creek Boat Ramp Replication
- o. \$29,123 down on Point Samson Foreshore & Park Upgrade
- p. \$192,480 down on Snake Gully park
- q. \$118,910 down on Pt Samson Entry Statement
- r. \$64,167 down on Airport Security CCTV & Apron Lighting

RATES

Variance shown is up 1.77% (\$231,315) being additional back rates and interim rates levied.

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

Note 1. Net Current Assets

	Note	Year To Date Actual \$	Brought Forward 1 July \$
Current Assets			
Cash and Cash Equivalents - Unrestricted	1	15,001,821	4,447,458
Cash and Cash Equivalents - Restricted	2	17,802,029	27,884,735
Trade and Other Receivables	3	3,794,226	5,425,366
Inventories		393,351	259,136
Total Current Assets		36,991,427	38,016,695
Current Liabilities			
Trade and Other Payables		1,361,667	7,130,698
Bank Overdraft		0	0
Short Term Borrowings		78,072	704,490
Short Term Provisions		1,465,568	1,465,568
Total Current Liabilities		2,905,306	9,300,756
Net Current Assets		34,086,120	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		78,072	704,490
Take Out Non Current Receivables		(5,853)	(36,785)
Net Current Asset Position		17,798,853	6,630,523

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

Shire Of Roebourne
Statement Of Financial Activity (con't)
for the period ending 31 May 2009

2) Reserves and Long Service Leave Cash Backed

3) Includes amounts invoiced for:

- Carr Civil Contracting	338,322	balance \$76,572.36 as at 29/06/09
- Lyons & Pierce	473,696	balance \$131,495.79 as at 29/06/09
- Skywest	112,097	balance \$78,540 as at 29/06/09
- Tox Free (Karratha) Pty Ltd	162,257	balance \$106,350.01 as at 29/06/09
Total Sundry Debtors Outstanding	3,361,451	

Shire Of Roebourne
Balance Sheet
for the period ending 31 May 2009

Note 2: Balance Sheet	2008/09
	\$
Current Assets	
Cash On Hand	95,290.00
Cash and Cash Equivalents - Unrestricted	14,906,530.65
Cash and Cash Equivalents - Restricted	17,802,029.40
Trade and Other Receivables	3,794,225.66
Inventories	393,350.85
Total Current Assets	<u>36,991,426.56</u>
Non Current Assets	
Trade and Other Receivables	122,284.93
Property, Plant And Equipment	125,544,971.73
Total Non Current Assets	<u>125,667,256.66</u>
Total Assets	<u>162,658,683.22</u>
Current Liabilities	
Bank Overdrafts	0.00
Trade and Other Payables	1,361,666.73
Short Term Borrowings	78,072.13
Short Term Provisions	1,465,567.62
Total Current Liabilities	<u>2,905,306.48</u>
Non Current Liabilities	
Long Term Borrowings	15,416,647.61
Long Term Provisions	149,952.14
Total Non Current Liabilities	<u>15,566,599.75</u>
Total Liabilities	<u>18,471,906.23</u>
Net Assets	<u><u>144,186,776.99</u></u>
Equity	
Accumulated Surplus	115,017,403.82
Asset Revaluation Reserve	11,681,009.67
Reserves	17,488,363.50
Total Equity	<u><u>144,186,776.99</u></u>

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

Note 3: Cash and Cash Equivalents

	\$	Rate
Municipal Fund Bank		
Cash On Hand	95,290.00	
Westpac on call	1,719,543.55	
Westpac - Maxi Direct	13,900,000.00	3.05%
Long Service Leave (term deposit)	329,198.81	3.70%
Term deposits	904,524.09	4.20%
	59,600.00	8.20%
	1,542,753.51	4.20%
	1,542,753.51	4.20%
	<u>20,093,663.47</u>	
<hr/>		
Reserves Fund Bank		
	132,277.53	
Westpac on call	7,047,334.30	3.70%
	644,878.01	3.70%
	5,188,329.18	3.60%
	5,012,678.09	4.20%
	837,411.00	3.70%
	<u>18,862,908.11</u>	
<hr/>		
Trust Fund Bank		
Westpac on call	490,777.68	
Term deposits (bonds)	653,263.49	
	<u>1,144,041.17</u>	
<hr/>		
Total Cash	<u><u>40,100,612.75</u></u>	

Shire Of Roebourne
Statement Of Financial Activity
by Divisions by Activities
for the period ending 31 May 2009

Note 4

	2008/2009 Budget	2008/2009 Amended	2008/2009 Actual To Date
	\$	\$	\$

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

CORPORATE SERVICES

Net (Cost) Revenue to Council for Rates	12,373,564	13,333,541	13,511,502
Net (Cost) Revenue to Council for General Revenue	469,790	523,604	3,258,433
Net (Cost) Revenue to Council for Corporate Services	(525,909)	(680,498)	(2,034,691)
Net (Cost) Revenue to Council for Information Services	(123,206)	(107,286)	(507,571)
Net (Cost) Revenue to Council for Television & Radio Services	(19,851)	(19,851)	(13,386)
Net (Cost) Revenue to Council for Members of Council	(415,011)	(413,109)	(334,710)
Net (Cost) Revenue to Council for Emergency Services	0	404	(2,361)
Net (Cost) Revenue to Council for Cossack Infrastructure Project	(720,792)	(744,043)	(120,177)

COMMUNITY SERVICES

Net (Cost) Revenue to Council for Cossack Art Awards	(4,307)	(8,208)	(8,342)
Net (Cost) Revenue to Council for Tourism/Visitors Centres	(465,194)	(470,785)	(429,061)
Net (Cost) Revenue to Council for Aged Persons Housing	(55,789)	(60,754)	(27,622)
Net (Cost) Revenue to Council for Youth Development	(16,000)	(30,339)	(18,339)
Net (Cost) Revenue to Council for Other Culture	(124,561)	(117,646)	(61,582)
Net (Cost) Revenue to Council for Community Development	(225,974)	(209,020)	(147,681)
Net (Cost) Revenue to Council for Walkington Theatre	(212,254)	(237,254)	(209,719)
Net (Cost) Revenue to Council for Community Sponsorship	(173,676)	(182,524)	(98,247)
Net (Cost) Revenue to Council for Daycare Centres	(522,611)	(1,472,291)	(1,465,861)
Net (Cost) Revenue to Council for Child Health Clinics	(60,119)	(58,319)	(44,130)
Net (Cost) Revenue to Council for Karratha Entertainment Centre	(997,827)	(1,239,488)	(853,786)
Net (Cost) Revenue to Council for Karratha Aquatic Centre	(599,670)	(931,725)	(430,727)
Net (Cost) Revenue to Council for Roebourne Aquatic Centre	(311,380)	(321,182)	(246,007)
Net (Cost) Revenue to Council for Libraries	(1,039,366)	(1,247,370)	(844,215)
Net (Cost) Revenue to Council for Cossack Operations	(265,474)	(229,294)	(144,914)
Net (Cost) Revenue to Council for Ovals & Hardcourts	145,521	(343,898)	(88,156)
Net (Cost) Revenue to Council for Karratha Bowling & Golf	(261,257)	(316,257)	(210,445)
Net (Cost) Revenue to Council for Pavilions & Halls	(691,290)	(799,890)	(389,734)
Net (Cost) Revenue to Council for Recreation Projects	(1,334,511)	(1,202,732)	(548,550)
Net (Cost) Revenue to Council for Playgrounds	(30,121)	(33,605)	(4,254)
Net (Cost) Revenue to Council for Medical Services	(134,466)	(134,466)	(39,698)
Net (Cost) Revenue to Council for Other Buildings	(90,643)	(50,256)	(45,764)
Net (Cost) Revenue to Council for Karratha Youth Centre	0	0	0
Net (Cost) Revenue to Council for Leisure & Learning Precinct	0	0	0
Net (Cost) Revenue to Council for Ranger Services	(1,035,453)	(942,693)	(813,309)
Net (Cost) Revenue to Council for Camping Grounds	29,000	29,000	19,217

Shire Of Roebourne

Statement Of Financial Activity (con't)

by Divisions by Activities

for the period ending 31 May 2009

	2008/2009 Budget	2008/2009 Amended	2008/2009 Actual To Date
	\$	\$	\$
DEVELOPMENT SERVICES			
Net (Cost) Revenue to Council for Building Control	139,780	619,220	937,164
Net (Cost) Revenue to Council for Health Services	(570,592)	(599,268)	(509,970)
Net (Cost) Revenue to Council for Town Planning	(403,525)	(260,102)	(162,363)
TECHNICAL SERVICES			
Net (Cost) Revenue to Council for Staff Housing	(4,005,668)	(3,386,053)	(2,422,618)
Net (Cost) Revenue to Council for Waste Collection	(965,172)	(1,167,114)	(354,700)
Net (Cost) Revenue to Council for Landfill Operations	965,172	1,167,114	3,470,256
Net (Cost) Revenue to Council for Public Services Overheads	(461,628)	(510,275)	(363,131)
Net (Cost) Revenue to Council for Waste Overheads	(409,286)	(337,030)	(77,273)
Net (Cost) Revenue to Council for Depots	(195,723)	(348,770)	(219,859)
Net (Cost) Revenue to Council for Vehicles & Plant	(128,953)	(186,919)	(910,133)
Net (Cost) Revenue to Council for Roads & Streets	(1,849,631)	(1,763,359)	(903,148)
Net (Cost) Revenue to Council for Parks & Gardens	(1,043,893)	(1,196,553)	(484,671)
Net (Cost) Revenue to Council for Drainage	(548,063)	(627,942)	(320,859)
Net (Cost) Revenue to Council for Footpaths & Bike Paths	(701,675)	(771,915)	(72,357)
Net (Cost) Revenue to Council for Effluent Re-Use Scheme	(409,456)	(324,480)	(429,735)
Net (Cost) Revenue to Council for Cemeteries	(93,682)	(93,682)	(64,453)
Net (Cost) Revenue to Council for Public Toilets	(175,923)	(172,591)	(494,358)
Net (Cost) Revenue to Council for Beaches, Boat Ramps, Jetties	(371,417)	(396,717)	(125,481)
Net (Cost) Revenue to Council for Roebourne Enhancement Scheme	565	565	(90)
Net (Cost) Revenue to Council for Town Beautification	(1,342,894)	(989,821)	(878,909)
Net (Cost) Revenue to Council for Private Works & Reinstatements	46,940	65,399	118,340
Net (Cost) Revenue to Council for Works Overheads	(1,049,170)	(766,720)	(725,140)
Net (Cost) Revenue to Council for Parks & Gardens Overheads	0	0	127,871
Net (Cost) Revenue to Council for Karratha Airport	2,868,329	2,387,719	8,061,754
Net (Cost) Revenue to Council for Tien Tsin Inne	154,220	603,908	537,736
Net (Cost) Revenue to Council for Other Airports	(40,480)	(9,558)	(5,762)
Net (Cost) Revenue to Council for Tech Services	1,636,189	1,962,343	893,743
Net (Cost) Revenue to Council for Tech Services Overheads	0	0	(58,560)

8.1.5 List of Accounts June 2009

File No: LOA0307

Attachment(s) List of Accounts June'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/COUNCIL RESOLUTION

Res No : 14701

MOVED : Cr Vertigan

SECONDED : Cr Cechner

That Voucher numbers 71013 to 71203 and EP003490 to EP003838 inclusive, totalling \$5,239,777.19 submitted and checked with vouchers, be passed for payment.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig

AGAINST : Nil

Date	Chq/EFT	Company	Description	Value
01/06/2009	EFT3366	Cancelled Payment		-20536.08
04/06/2009	EFT3490	Amnet It Services	Internet Data Service	145.00
04/06/2009	EFT3491	Fox, Chris	Reimburse Fuel / Tyre - P044	455.02
04/06/2009	EFT3492	Karratha Florist	Flowers - Staff	112.00
04/06/2009	EFT3493	New Wave Caterers	Catering Council Meetings -April,May	2182.60
04/06/2009	EFT3494	Pilbara Iron Company (Services)	Electricity - 38 Nelley Way Roebourne	316.59
04/06/2009	EFT3495	Ray White Real Estate	Leases -13 Gecko Circle,52 Desert Pea,4 Flannelbush	15188.10
04/06/2009	EFT3496	Shell Company Of Australia	Fuel Cards 08/05/09 - 15/05/09	16968.92
04/06/2009	EFT3497	Stihl Shop Redcliffe	Edgerx1, Brushcuttersx6,Lawnmowers X2	10052.22
04/06/2009	EFT3498	Sculpture Sitoara	Centenary Park Artwork -50% Claim	20000.00
04/06/2009	EFT3499	Landmark Operations Limited	Dupo Velpar Herbicide	595.29
04/06/2009	EFT3500	Whelans	Prog.Clm#4-Bulgarra Subdivision	1760.00
04/06/2009	EFT3501	Wickham Service Station	Diesel Fuel	445.34
04/06/2009	EFT3502	Centurion Transport Co Pty Ltd	Freight & Cartage	4336.13
04/06/2009	EFT3503	Cabcharge Australia Pty Ltd	April'09 Cab Charges -Councillors & Staff	614.76
04/06/2009	EFT3504	Katie Geddes	Conference Exp.-Positive Schools 2009	192.05
04/06/2009	EFT3505	Pilbara News	April'09 Advertising	9203.68
04/06/2009	EFT3506	Porter Consulting Engineers	Consult Fees-Fortescue River Mouth Realign.	858.00
04/06/2009	EFT3507	Skipper Truck Parts	Truck Parts - Depot	1215.81
08/06/2009	EFT3508	Geraldton Building Services	Cossack Upgrade 2006:Customs House/Bond Store/Gaol	25576.00
08/06/2009	EFT3509	Polmac Trailers	Purchase Trailer	3553.00
08/06/2009	EFT3510	Prime Health Group Limited	Staff - Pre Employment Medicals	596.00
08/06/2009	EFT3511	Samson Beach Chalets	Accommodation - Councillor	380.00
08/06/2009	EFT3512	Burdekin Family Medical Practice	Staff - Pre Employment Medical	140.00
08/06/2009	EFT3513	J. Guy Removals	Removalist Expenses - Staff	2810.00
08/06/2009	EFT3514	Trasan Contracting	Prog.Claim#2 - Pt Samson Ablution Block	123032.91
	EFT3515	Cancelled Cheque		0.00
12/06/2009	EFT3516	British American Tobacco Australia	Tobacco Stock - TTI	3856.76
12/06/2009	EFT3517	Bull Bar Foods Pty Ltd	Kiosk Stock - TTI	278.40
12/06/2009	EFT3518	Drake Australia Pty Ltd	Temp.Labour Hire - Administration, TTI	21893.92
12/06/2009	EFT3519	Karratha Tavern	Liquor Stock - TTI	18145.32
12/06/2009	EFT3520	Local Govt. Managers Australia (SA)	ALGWA Conference-Councillor	431.00
12/06/2009	EFT3521	Manpower Services (Aust) P/L	Labour Hire - Depot	20536.08
12/06/2009	EFT3522	Walga (Marketforce)	April'09 Advertising	9418.96
12/06/2009	EFT3523	Megan Nash	Reimburse Vehicle Hire Costs- Training	101.00
12/06/2009	EFT3524	Philip Morris Limited	Tobacco Stock - TTI	1437.29
12/06/2009	EFT3525	Parry's Merchants	Kiosk Stock - TTI	12465.85
12/06/2009	EFT3526	St John Ambulance-Karratha	First Aid Equipment - KAC	710.80
12/06/2009	EFT3527	Tussler, Belinda Jane	Reimburse Airfare - Finance Training Perth	294.00
12/06/2009	EFT3528	Applicon Australia Pty Ltd	24-Port 10/100/1000 Gigabit Switch X 3	5295.77
12/06/2009	EFT3529	All Rid Pest Management	Termite Inspection@41 Shire Residential Properties	6314.00
12/06/2009	EFT3530	BOC Limited	Gas & Cylinder Service Fees	599.86
12/06/2009	EFT3531	Comgroup Australia Pty Ltd	Base Site Rental - JJJ	2698.62
12/06/2009	EFT3532	Dept. Of Environ & Conservation	Waste Tracking Form	37.50

12/06/2009	EFT3533	Data#3 Limited	Visio Std 207 Local Govt. Applications X5	1166.61
12/06/2009	EFT3534	Fortesque Bus Service Pty Ltd	Bus Hire -Staff Xmas Party	1045.00
12/06/2009	EFT3535	Karratha Medical Centre	Hep B Booster Shot : Staff	129.10
12/06/2009	EFT3536	Landgate	GRV Valuations Schedule No. G2009/5	859.67
12/06/2009	EFT3537	Seasons Of Perth	Accommodation - Councillor	310.00
12/06/2009	EFT3538	Samson Property Trust	Diesel Fuel - Volunteer Fire Brigade	102.38
12/06/2009	EFT3539	Vantage Systems Pty Ltd	Video Conference - Staff Interviews	619.84
12/06/2009	EFT3540	Waler Enterprises Pty Ltd	Drive Motor - RAC	1416.31
12/06/2009	EFT3541	Aspen Parks Property Management	Payroll Deductions	1600.00
12/06/2009	EFT3542	Bell, Paul Andrew	Travel Allowance	1980.00
12/06/2009	EFT3543	The Cove Caravan Park	Payroll Deductions	1360.00
12/06/2009	EFT3544	Dept Of Housing & Works	Payroll Deductions	250.00
12/06/2009	EFT3545	Dept Of Housing & Works	Payroll Deductions	760.00
12/06/2009	EFT3546	Dept Of Housing & Works	Payroll Deductions	514.60
12/06/2009	EFT3547	Terence Lowther	Payroll Deductions	900.00
12/06/2009	EFT3548	Nugent, Kanjana Tew	Travel Allowance	1581.41
12/06/2009	EFT3549	Megan Nash	Reimburse Conference Expenses	430.85
12/06/2009	EFT3550	Oatway & Osborn, Damien & Nicola	Payroll Deductions	600.00
12/06/2009	EFT3551	Popa, George	Reimburse Conference Expenses	325.95
12/06/2009	EFT3552	Osborne, Richard Noel	Payroll Deductions	500.00
12/06/2009	EFT3553	Van Welie, Ron	Reimburse Conference Expenses	325.95
12/06/2009	EFT3554	Western Australian Treasury Corp	Loan No. 92 - Construct 6 Aged Persons	21510.02
	EFT3555	Cancelled Payment		0.00
	EFT3556	Cancelled Payment		0.00
	EFT3557	Cancelled Payment		0.00
17/06/2009	EFT3558	Australian Hotels Association	Liquor Licensing Course - Staff	390.00
17/06/2009	EFT3559	Ngomamiti, Ellen	Reimburse Conference Expenses	498.15
18/06/2009	EFT3560	Australian Taxation Office	Payroll Deductions	91131.28
18/06/2009	EFT3561	Stuart Bennie	Payroll Deductions	1175.53
18/06/2009	EFT3562	Child Support Agency	Payroll Deductions	575.49
18/06/2009	EFT3563	Sealanes	Kitchen Supplies - Admin Office	315.21
19/06/2009	EFT3564	A.R.B. General Services Pty Ltd	Night Cleaning -Karratha Airport On 1st To 15th May 2009.	5670.00
19/06/2009	EFT3565	Fire And Emergency Services Auth.	2008/09 ESL Quarterly Payment	59220.70
24/06/2009	EFT3566	Environmental Health Australia (Vic)	Food Safety Assess. Pads X 10	378.81
24/06/2009	EFT3567	Allied Pickfords-Perth	Removalist Expenses-Staff	7888.06
24/06/2009	EFT3568	Amnet It Services	Broadband Access - 09/07/09-09/08/09	145.00
24/06/2009	EFT3569	Baker's Temptation	Bakery Supplies - TTI	2122.85
24/06/2009	EFT3570	Karratha First National Real Estate	Lease Payments – 20e & F Kallama Parade	16250.00
24/06/2009	EFT3571	British American Tobacco Australia	Tobacco Stock - TTI	1698.05
24/06/2009	EFT3572	Bull Bar Foods Pty Ltd	Kiosk Stock - TTI	556.80
24/06/2009	EFT3573	Chefmaster Australia	Bin Liners - Depot	612.60
24/06/2009	EFT3574	Corporate Express Australia Limited	Kitchen Supplies - Admin Office	1231.94
24/06/2009	EFT3575	C-Direct P/L Prepaid	Phone Recharge Cards - TTI	1880.00
24/06/2009	EFT3576	Commander Australia Limited	21/06/09-20/07/09 Assurance Service	155.80
	EFT3577	Cancelled Payment		0.00
24/06/2009	EFT3578	Cobra Marine	Parts - Depot	24.95
24/06/2009	EFT3579	Dun & Bradstreet (Australia) Pty Ltd	Reports - Housing Tenders	691.90
24/06/2009	EFT3580	Drake Australia Pty Ltd	Temp. Labour Hire - Administration, TTI	31171.96

24/06/2009	EFT3581	Dampier Plumbing And Gas	Repairs/Maint.-Staff Housing,Airport,Pavilions,KEC	24832.72
24/06/2009	EFT3582	DIY Dingo Hire	Hire Machinery-Pt.Samson Foreshore, Roebourne	17083.00
24/06/2009	EFT3583	Westralia Airports Corporation Pty	Asic Printing- Airport	550.00
24/06/2009	EFT3584	Forte Airport Management	Stage 1 - Modification Of Baggage Make-Up Roof -Airport	17957.50
24/06/2009	EFT3585	GHD Pty Ltd	Roebourne Com. Centre - Capital Plan	24134.00
24/06/2009	EFT3586	Geraldton Building Services	Repairs/Maint.-Staff Housing, Libraries, Pavilions,KEC	16861.92
24/06/2009	EFT3587	Harvey World Travel	Flights - Staff	599.00
24/06/2009	EFT3588	Host Direct	Kiosk Stock - TTI	233.64
24/06/2009	EFT3589	Healthy Building Systems	Mould Investigation - Depot	8341.74
24/06/2009	EFT3590	Itvision	Staff Training Conference	86.84
24/06/2009	EFT3591	Karratha Florist	Floral Arrangements - TTI	180.00
24/06/2009	EFT3592	Karratha Newsagency	Papers/Mags - TTI - May'09	11877.86
24/06/2009	EFT3593	Karratha Visitors Centre	Kiosk Stock - TTI	995.99
24/06/2009	EFT3594	Karratha International Hotel	Accommodation -Consultant	432.50
24/06/2009	EFT3595	Karratha City Real Estate	Leases - 5b Bergin Way, 5 Nelson Court	8255.95
24/06/2009	EFT3596	Karratha Tavern	Liquor Stock - TTI	6983.65
24/06/2009	EFT3597	LRW's Electrical	Parts - Depot	908.70
24/06/2009	EFT3598	Les Mills Aerobics Australia	June'09 Rpm & Bodypump Licence Fee - KEC	537.22
24/06/2009	EFT3599	Lally, John	Conference Expenses	129.60
24/06/2009	EFT3600	Manpower Services (Aust) P/L	Labour Hire - Depot	17281.03
	EFT3601	Cancelled Payment		0.00
24/06/2009	EFT3602	New Wave Caterers	Catering - Council Meeting	310.00
24/06/2009	EFT3603	Pilbara Plant Hire	Relocate : Rubbish ,Hazardous Waste	66960.09
24/06/2009	EFT3604	Philip Morris Limited	Peter Jackson	1580.50
24/06/2009	EFT3605	Point Samson Community Assoc. Inc	Gardening -Point Samson Park Jan/Feb'09	2266.95
24/06/2009	EFT3606	Water 2 Water	July 09 Monthly Service Water Cooler - KEC	53.50
24/06/2009	EFT3607	Pilbara Real Estate	Leases - 28 Walkington Circle,18 Bowerbird Circle	17335.09
24/06/2009	EFT3608	Poinciana Nursery	Plants - P&G	163.00
24/06/2009	EFT3609	Prime Health Group Limited	Staff - Pre Employment Medical	1113.20
24/06/2009	EFT3610	Ray White Real Estate	Leases -13 Gecko Circle,52 Desert Pea,4 Flannelbush	31585.26
24/06/2009	EFT3611	Soroptimists International Of Karratha,	Rubbish Collection Program - May'09	216.00
24/06/2009	EFT3612	St John Ambulance-Karratha	First Aid Supplies - KAC	148.05
24/06/2009	EFT3613	Signswest, Stick With Us Sign Studio	Cossack Art Awards - Banners & Signs	1716.00
24/06/2009	EFT3614	Shell Company Of Australia	Shell Fuel Cards 23.05.09 To 31.05.09	3789.31
24/06/2009	EFT3615	Reliance Petroleum	Stock - Diesel Fuel	51149.50
24/06/2009	EFT3616	Sealanes	Kitchen Supplies - Admin Office	1110.89
24/06/2009	EFT3617	Stihl Shop Redcliffe	Parts - Depot	177.40
24/06/2009	EFT3618	Sculpture Sitoara	Final Payment- Sculptures : Pt Samson Park	37000.00
24/06/2009	EFT3619	Technical Irrigation Imports	Irrigation Parts - P&G	574.11
24/06/2009	EFT3620	The Royal Life Saving Society Australia	Bronze Medallion Requal. Fees - KAC	66.00
24/06/2009	EFT3621	The Aust Local Government Job Directory	Job Advertising - Staff May'09	792.00
24/06/2009	EFT3622	Travelworld Karratha	Flights - Cossack Art Awards	3055.00
24/06/2009	EFT3623	TNT Express	Freight & Cartage	3505.51
24/06/2009	EFT3624	Trick Electricks Pty Ltd	Prog. Claim # 14 - Airport Upgrade	51757.20
24/06/2009	EFT3625	Truck Centre (WA) Pty. Ltd	Parts - Depot	25.09
24/06/2009	EFT3626	Whelans	Prog. Claim# 6 - Bulgarra Subdivision	5280.00

24/06/2009	EFT3627	Yaandina Family Centre	Rubbish Collection Programme	726.00
24/06/2009	EFT3628	Worksense Safety & Workwear	Staff Uniforms	2360.06
24/06/2009	EFT3629	Atom Supply	Hardware / Parts - Depot	1158.26
24/06/2009	EFT3630	Atkins Carlyle Ltd	Hardware / Parts - Depot	856.31
24/06/2009	EFT3631	A Noble & Son Ltd	Sling - Depot	98.56
24/06/2009	EFT3632	Airservices Australia	April 2009 Flight Data Sales	338.92
24/06/2009	EFT3633	Protector Alsafe	Staff Uniforms	3856.24
24/06/2009	EFT3634	Applicon Australia Pty Ltd	Link Guard Ptp 500 Series 3 Yr Upgrade - IT	7365.97
24/06/2009	EFT3635	Attorney-General's Department	Auscheck Security Checks - Asic Applic.	334.00
24/06/2009	EFT3636	A&M Medical Services Pty Ltd	Annual Service Of Oxy Viva - RAC	203.62
24/06/2009	EFT3637	Barth Bros Automotive Machine	Parts - Depot	193.05
24/06/2009	EFT3638	BOC Limited	Gas Container Service/Rental	435.55
24/06/2009	EFT3639	Beaurepaires	Repairs & Replacement Tyres - Depot	41145.33
24/06/2009	EFT3640	Bollinger & Co. Pty Ltd	Parts - Depot	930.97
24/06/2009	EFT3641	BC Lock & Key	Repairs/Maint.-Staff Housing, Airport, KEC	2117.20
24/06/2009	EFT3642	Wickham Service Station	Diesel Fuel	306.83
24/06/2009	EFT3643	Business Improvements Pty Ltd	Stage 1 - Shire Functional Review	23772.69
24/06/2009	EFT3644	CJD Equipment	Parts & Materials - Depot	1119.34
24/06/2009	EFT3645	Centurion Transport Co Pty Ltd	Freight & Cartage	5111.29
24/06/2009	EFT3646	Challenge Chemicals Australia	Supplies - Depot	607.20
24/06/2009	EFT3647	Coates Hire Operations	Hire - Excavator 330d 30t,Pump & Roller	80047.49
24/06/2009	EFT3648	Coventry Group Ltd	Hardware & Parts - Depot	4524.60
24/06/2009	EFT3649	Centaman Systems	Software Licence Fee Renewal 09/10	5073.75
24/06/2009	EFT3650	Crommelins Machinery	Trolley Cable Assembly - Depot	53.03
24/06/2009	EFT3651	Capital Interactive Systems Pty Ltd	LCD 42 Wide Screens & Brackets - Airport	14630.00
24/06/2009	EFT3652	David Gray And Company Pty Limited	Parts - Depot	1237.50
24/06/2009	EFT3653	Dept. Of Environment & Conservation	Signage Dampier Public Boat Ramp - Tidepole Island	264.22
24/06/2009	EFT3654	Dept. Of Indigenous Affairs	Refund-Heritage Grant Funds Harding River	2302.30
24/06/2009	EFT3655	Bradken Mining	Parts - Depot	4934.78
24/06/2009	EFT3656	Emeco International Pty Ltd	Hire - Caterpillar D9r Dozer	22880.00
24/06/2009	EFT3657	Farinosi And Sons Pty Ltd	Hardware - Airport	2897.68
24/06/2009	EFT3658	Geraldton Turf Farm	Velvetene Roll On Turf - P&G	3664.00
24/06/2009	EFT3659	Home Hardware	Hardware - RAC	402.50
24/06/2009	EFT3660	Hevrons	Paint Scrub - Depot	98.84
24/06/2009	EFT3661	Handy Hands Pty Ltd	Garden Maint-Median Strips, Millars Well	15438.50
24/06/2009	EFT3662	Hallmark Editions	Public Works Eng. Journal- 09/10	44.00
24/06/2009	EFT3663	Haden Engineering Pty Ltd	Repairs/Maint. -Admin. Office, Staff Housing	2946.24
24/06/2009	EFT3664	Impay Pty Ltd	Pick Up And Transport Mower To Shire Depot	555.00
24/06/2009	EFT3665	Jasol Australia	Cleaning Supplies - Depot	72.66
24/06/2009	EFT3666	Karratha Glass Service	Replace Glass And Door-Pegs Creek Pavilion.	1699.50
24/06/2009	EFT3667	Karratha Smash Repairs	Repairs/Maint. - Shire Vehicles	1734.91
24/06/2009	EFT3668	Karratha Auto Electrics	Repairs/Maint. - Shire Vehicles	2839.10
24/06/2009	EFT3669	Karratha Medical Centre	Staff Flu Vaccine	20.00
24/06/2009	EFT3670	Karratha Contracting Pty Ltd	Repairs/Maint.-Staff Housing, Aged Units, Airport Upgrade	77921.62
24/06/2009	EFT3671	King Sound Resort Hotel	Accommodation -AAA Regional Meeting- Staff	734.00
24/06/2009	EFT3672	Fiona Kenyon	4 Flannelbush Trn-Reimburse Phone Connect.	199.00
24/06/2009	EFT3673	Lyons & Peirce	Waste Disposal - Pump Truck & Operator	4057.50
24/06/2009	EFT3674	LJHooker Karratha	Lease- 13 Nickol Rd	5200.00

24/06/2009	EFT3675	Lovegrove Turf Services Pty Ltd	Hire - Operator And Tractor/Mower	37680.50
24/06/2009	EFT3676	Macdonald Johnston Engineering	Parts - Depot	5301.06
24/06/2009	EFT3677	Moxham Motors	Parts - Depot	1105.95
24/06/2009	EFT3678	Metro Count	Metrocount Cert. & Advanced Training- Staff	1303.50
24/06/2009	EFT3679	McDermott, Ray	13 Gecko Circle - Reimburse Phone Connect.	199.00
24/06/2009	EFT3680	NBS Signmakers	TTI - Signage For Bar Area	135.00
24/06/2009	EFT3681	NW Communications & It Specialists	Hand Held Uniden Radios - UHF X 2	334.95
24/06/2009	EFT3682	Broadcast Australia Pty Ltd	21/01/09-24/03/09 : JJJ Power Recovery	111.06
24/06/2009	EFT3683	Orica Australia Pty Ltd	Chlorine 01/05/09 To 31/05/09	1247.04
24/06/2009	EFT3684	Aimee Janina Ochman	Reimbursement For Study Assistance	320.30
24/06/2009	EFT3685	Pilbara Distributors	Kiosk Stock - Cossack	1098.93
24/06/2009	EFT3686	Pilbara Motor Group	Toyota Landcruiser Wagon, Parts - Depot	30547.62
24/06/2009	EFT3687	Pilbara Tafe	Contrib.- Library, Walkington, Staff Training	62148.37
24/06/2009	EFT3688	Pierce Pool Supplies	Equipment For Swimming Lessons - KAC	186.78
24/06/2009	EFT3689	Pilbara Echo	Advertising - Employment May 2009	363.00
24/06/2009	EFT3690	Palm Grove Holiday Resort	Accommodation - Staff	400.00
24/06/2009	EFT3691	Steven Papos	Reimburse Police Clearance Certificate	51.00
24/06/2009	EFT3692	Cemex Australia Pty. Ltd.	7 Mile Road Repairs	13522.08
24/06/2009	EFT3693	Rocla Pipeline Products	Pipe & Headwalls - Depot	1364.38
24/06/2009	EFT3694	Robe River Iron Associates	Refunded By Robe River Iron In Error - Repay	51955.98
24/06/2009	EFT3695	Skipper Truck Parts	Parts - Depot	2186.93
24/06/2009	EFT3696	Scott McPhail Painter & Decorators	Graffiti Removal - KEC	165.00
24/06/2009	EFT3697	Stott & Hoare	IBM X3650 Quad Core Memory & Response	10150.80
24/06/2009	EFT3698	Seabreeze Carpentry & Concrete	Culvert Works - Wickham	14113.87
24/06/2009	EFT3699	Statewide Equipment Hire	Hire- Backhoe Loader 8T	4333.12
24/06/2009	EFT3700	Total Eden Watering Systems Pty Ltd	Reticulation Stock - P&G	2179.12
24/06/2009	EFT3701	Tox Free (Karratha) Pty Ltd	Bin Service/Disposal Fee & Admin Fee	394.68
24/06/2009	EFT3702	Tecsound (Western Australia) Pty Ltd	Service-Uhf Bodypack & Transmitter-KEC	1097.80
24/06/2009	EFT3703	Westrac Equipment Pty Ltd	Parts - Depot	2509.95
24/06/2009	EFT3704	Woolworths (WA) Ltd	Kiosk Stock - TTI, Cossack, Admin. Office	5063.54
24/06/2009	EFT3705	Wormald Australia Pty Ltd	Check Fire Alarm - Airport	1291.40
24/06/2009	EFT3706	Downer Edi Works Pty Ltd	Repair Lambert/Mooligunn Roads, Wickham Drive	4964.98
24/06/2009	EFT3707	West-Sure Group	Cash In Transit Service For May 2009	2541.00
24/06/2009	EFT3708	Australian Taxation Office	08/09 FBT- Final Payment	70852.59
24/06/2009	EFT3709	Ray White Real Estate	Bond & 1 Month Rent - 1 Caddy Court -	10862.50
24/06/2009	EFT3710	Samson Beach Chalets	Accommodation - Councillor	270.00
24/06/2009	EFT3711	Wright, Allan Steven	Travel Assistance	1980.00
26/06/2009	EFT3712	Aspen Parks Property Management	Payroll Deductions	800.00
26/06/2009	EFT3713	Blanket, Young Daniel	Travel Assistance	1980.00
26/06/2009	EFT3714	Glen Bonanno,	Conference Expenses	311.00
26/06/2009	EFT3715	Clarke, Vicki Anne	Conference Expenses	100.00
26/06/2009	EFT3716	Martin John Connolly	Travel Assistance	1980.00
26/06/2009	EFT3717	The Cove Caravan Park	Payroll Deductions	1360.00
26/06/2009	EFT3718	Compe, Paul	Conference Expenses	347.00
26/06/2009	EFT3719	Davis, Troy	Conference Expenses	108.65
26/06/2009	EFT3720	Dept Of Housing & Works	Payroll Deductions	250.00
26/06/2009	EFT3721	Dept Of Housing & Works	Payroll Deductions	760.00
26/06/2009	EFT3722	Dept Of Housing & Works	Payroll Deductions	514.60

26/06/2009	EFT3723	Hayward, Olivia	Travel Assistance	1106.88
26/06/2009	EFT3724	Hobson, David Alan	Conference Expenses	108.65
26/06/2009	EFT3725	Lee, Josephine	Travel Assistance	1980.00
26/06/2009	EFT3726	Terence Lowther	Payroll Deductions	900.00
26/06/2009	EFT3727	McClure, Patrick	Travel Assistance	1980.00
26/06/2009	EFT3728	Oatway & Osborn, Damien & Nicola	Payroll Deductions	600.00
26/06/2009	EFT3729	Sharkey, Robert Brian	Conference Expenses	217.30
26/06/2009	EFT3730	Beleska, Liljana	Travel Assistance	801.90
26/06/2009	EFT3731	Osborne, Richard Noel	Payroll Deductions	500.00
26/06/2009	EFT3732	Carr Civil Contracting Pty Ltd	Final Claim-Teesdale Place/Clarkson Way	63807.35
30/06/2009	EFT3733	Australian Taxation Office	Payroll Deductions	89988.01
30/06/2009	EFT3734	Child Support Agency	Payroll Deductions	575.49
29/06/2009	EFT3735	Pilbara Regional Council	Payment Balance Of Funds Due incl. Interest	83543.85
29/06/2009	EFT3736	Downer Edi Works Pty Ltd	Asphalt -Dampier Courts, Wickham Drive Footpaths, Road Recovery & Black Spot Program	273346.21
30/06/2009	EFT3737	Commonwealth Bank Of Australia	Loan No. 93 Payment - Wickham Transfer Stn.	82258.98
30/06/2009	EFT3738	British American Tobacco Australia	Tobacco Stock - TTI	1885.66
30/06/2009	EFT3739	Borders Australia Pty Ltd	Book Purchases - Wickham Library	295.56
30/06/2009	EFT3740	Carpet Hotline	Supply/ Install Carpet - Staff Housing	7207.00
30/06/2009	EFT3741	Corporate Express Australia Limited	Stationery Supplies/Computer Upgrade	2475.80
30/06/2009	EFT3742	Transpacific Cleanaway	May 2009 - Wickham Library Service Bins	166.37
30/06/2009	EFT3743	Drake Australia Pty Ltd	Temp. Labour Hire - Administration, TTI	11471.01
30/06/2009	EFT3744	Dampier Plumbing And Gas	Repairs-Burst Effluent Line Dreamers Hill	12580.70
30/06/2009	EFT3745	Cancelled Payment		0.00
30/06/2009	EFT3746	Westralia Airports Corporation Pty	Asic Printing- Airport	150.00
30/06/2009	EFT3747	Finchers	Bond Paper - Plan Printer	236.50
30/06/2009	EFT3748	Geraldton Building Services	Workstation Relocation - Admin. Office	3850.00
30/06/2009	EFT3749	Harvey World Travel	Flights - Staff	667.00
30/06/2009	EFT3750	Independent Valuers of W.A.	Rental Valuation For Lease Areas In KTA Terminal	3740.00
30/06/2009	EFT3751	Karratha Florist	Flowers For Staff- Condolences	82.00
30/06/2009	EFT3752	Karratha Newsagency	Papers/Mags - TTI - May'09	2075.60
30/06/2009	EFT3753	Karratha Aluminium Welding	Ladder Repairs	150.10
30/06/2009	EFT3754	Karratha Tavern	Liquor Stock - TTI	6701.45
30/06/2009	EFT3755	LRW's Electrical	Parts - Depot	39.90
30/06/2009	EFT3756	Local Government Managers Aust.	2009 LGMA Finance Conf. - Staff Training	1127.00
30/06/2009	EFT3757	Lee, Josephine	Reimbursement- Removalist Expenses	1500.00
30/06/2009	EFT3758	Midalia Steel	Stock - Depot	253.51
30/06/2009	EFT3759	Manpower Services (Aust) P/L	Labour Hire - Depot	1884.70
30/06/2009	EFT3760	Walga (Marketforce)	May'09 Advertising	19370.62
30/06/2009	EFT3761	Pilbara Plant Hire	Hire - Volvo Loader	132.00
30/06/2009	EFT3762	Point Samson Community Assoc. Inc	Gardening April 09 & May 09	1245.00
	EFT3763	Cancelled Cheque		0.00
30/06/2009	EFT3764	Perth Irrigation Centre	Irrigation Parts - P&G	155.00
30/06/2009	EFT3765	Prime Health Group Limited	Staff - Pre Employment Medicals	870.00
30/06/2009	EFT3766	Shire Of Roebourne Social Club	Payroll Deductions	1063.20
30/06/2009	EFT3767	St John Ambulance-Karratha	F/Aid Kits -Community Events	299.00
30/06/2009	EFT3768	Signswest, Stick With Us Sign Studio	Banner For Shire Poles	407.00
30/06/2009	EFT3769	The Shell Company Of Australia	200lt Drum - Unleaded Petrol	1886.46

30/06/2009	EFT3770	Sealanes	Kiosk Stock - Cossack	399.86
30/06/2009	EFT3771	Stihl Shop Redcliffe	Parts - Depot	104.55
30/06/2009	EFT3772	Technical Irrigation Imports	Parts - Depot	98.21
30/06/2009	EFT3773	Travelworld Karratha	Airfares -Consultants & Staff	3684.00
30/06/2009	EFT3774	TNT Express	Freight & Cartage	1325.79
30/06/2009	EFT3775	Tekona Pty Ltd T/As, Muffin Break	Refreshments - K2020 Meeting	57.00
30/06/2009	EFT3776	Landmark Operations Limited	Baye Quickbayt - Depot	423.79
30/06/2009	EFT3777	Worksense Safety & Workwear	Staff Uniforms - Polo Shirts	970.94
30/06/2009	EFT3778	Atom Supply	Parts - Depot	1444.41
30/06/2009	EFT3779	Atkins Carlyle Ltd	Rubber Gloves - Depot	28.28
30/06/2009	EFT3780	Protector Alsafe	Staff Uniforms	695.05
30/06/2009	EFT3781	Dorma Automatics Pty Ltd	Scheduled Door Maintenance - Airport	1566.40
30/06/2009	EFT3782	Assured Waterside Apartments	Accommodation - Staff Training	1590.00
30/06/2009	EFT3783	Applied Education	Terminations Workshop - Staff Training	249.00
30/06/2009	EFT3784	Avisure Pty Ltd	Prog. Claim :Bird & Wildlife Audit, Training & Mgt.	10879.00
30/06/2009	EFT3785	BOC Limited	Oxygen & Acetylene Replacement Gas	551.72
30/06/2009	EFT3786	Bunzl Ltd	Assorted Supplies - Depot	1294.02
30/06/2009	EFT3787	Beaurepaires	Repair & Replace Tyres - Depot	445.50
30/06/2009	EFT3788	Wickham Service Station	Diesel Fuel - May'09	182.12
30/06/2009	EFT3789	Bez Engineering	Blasting/Painting Poles-Pt. Samson Skate Park	4785.00
30/06/2009	EFT3790	Bommer, Pauline	Reimburse - MSIS Managers Lunch Meeting	126.00
30/06/2009	EFT3791	CJD Equipment	Oil Filters - Depot	247.63
30/06/2009	EFT3792	Centurion Transport Co Pty Ltd	Freight & Cartage	5577.63
30/06/2009	EFT3793	Coates Hire Operations	Hire - Roller, Cat Grader, Petrol Pump	17616.46
30/06/2009	EFT3794	Coventry Group Ltd	Supplies - Depot	637.34
30/06/2009	EFT3795	Cabcharge Australia Pty Ltd	May 2009 Cab Charges	771.92
30/06/2009	EFT3796	Code Solutions	Energy Efficiency Report- 14 Houses	935.00
30/06/2009	EFT3797	Dept. Of Environ. & Conservation	Waste Tracking Forms	150.00
30/06/2009	EFT3798	Bradken Mining	Parts - Depot	326.73
30/06/2009	EFT3799	Espresso Italia Pty Ltd	Saeco Cappuccino Machine - TTI	7000.00
30/06/2009	EFT3800	Farinosi And Sons Pty Ltd	Concrete, Hardware - Airport, Depot	976.37
30/06/2009	EFT3801	Hevrons	Cleaning Supplies -Depot	1051.68
30/06/2009	EFT3802	Haines Norton (WA)Pty Ltd	2008/2009 Interim Audit Fees & Prep.	15111.31
30/06/2009	EFT3803	Haden Engineering Pty Ltd	Repairs/Maint. - Depot	5916.85
30/06/2009	EFT3804	Sue Hedley	Refund - Tickets For Show "	60.00
30/06/2009	EFT3805	Dr. Melanie Hinton	Program For Recreational Facility Staff	2650.00
30/06/2009	EFT3806	Jasol Australia	Cleaning Supplies - Depot	1497.66
30/06/2009	EFT3807	John Massey Group Pty Ltd	Building Licence Assessments Ba09/144	5118.00
30/06/2009	EFT3808	Karratha Smash Repairs	Repairs - Shire Vehicles	2676.00
30/06/2009	EFT3809	Karratha Contracting Pty Ltd	Repairs/Maint.-Airport, Depot, KEC Parks, Pavilions	41881.65
30/06/2009	EFT3810	Kentara Carpenters	Repair Kerb - Balmoral/Welcome Road	750.00
30/06/2009	EFT3811	Landgate	Gross Rental Values Revaluations 2008/2009	160678.78
30/06/2009	EFT3812	Macdonald Johnston Engineering	Parts - Depot	762.16
30/06/2009	EFT3813	Moxham Motors	Parts - Depot	51.80
30/06/2009	EFT3814	Menzies Contracting	Replace Fencing And Relocate Gate - Airport	6600.00
30/06/2009	EFT3815	NBS Signmakers	Safety/Information Signage - Airport	99.00
30/06/2009	EFT3816	Pilbara News	May'09 Advertising	4492.90
30/06/2009	EFT3817	North West Tree Services	Remove/Trim Trees – Parks ,Housing	11594.00

30/06/2009	EFT3818	Pioneer Road Services	Pallets - Ezy Street Asphalt	6019.20
30/06/2009	EFT3819	Pilbara Distributors	Kiosk Stock - Cossack	776.16
30/06/2009	EFT3820	Pilbara Motor Group	Parts - Depot	118.92
30/06/2009	EFT3821	Play Right Australia Pty Ltd	Playground Equip-Capital Replacement Program:Parks	223867.03
30/06/2009	EFT3822	Steven Papos	Reimburse - Working With Children Check	50.00
30/06/2009	EFT3823	Roy Galvin & Co Pty Ltd	Parts - Depot	345.15
	EFT 3824	Cancelled Payment		0.00
30/06/2009	EFT3825	Red Sky Communications	Polycom HDX 8004 Visual Commun. System	28406.15
30/06/2009	EFT3826	Sunny Sign Company Pty Ltd	Signage - Rangers, Roe. Golf Club	1216.05
30/06/2009	EFT3827	Scott McP hail Painter & Decorators	Stencil Toilet Pavilion Doors - Various	1320.00
30/06/2009	EFT3828	Siemens Ltd	Interim Baggage Handling System - Airport	128076.11
30/06/2009	EFT3829	Silver Chain - Carelink	Carelink Monitoring-5 Alarms, Monito & Install.	3275.07
30/06/2009	EFT3830	Sage Consulting Engineers Pty Ltd	Plans-Upgrade Elect.Work-KTA Country Club	8964.48
30/06/2009	EFT3831	Allmine W.A. Pty Ltd	Aircon Filter - Depot	50.00
30/06/2009	EFT3832	Total Eden Watering Systems Pty Ltd	Parts - Depot	11.35
30/06/2009	EFT3833	Tru-Blue Torque Australia Pty Ltd	Trailer Hire - Depot	121.00
30/06/2009	EFT3834	Thompson Microbert Edgeloe	Pt Samson - Entry Statment	2057.00
30/06/2009	EFT3835	Trasan Contracting	Prog. Claim # 3 - Pt Samson Ablutions	128661.28
30/06/2009	EFT3836	Westrac Equipment Pty Ltd	Parts - Depot	2554.26
30/06/2009	EFT3837	Woolworths (WA) Ltd	Kiosk Stock - Cossack	298.73
30/06/2009	EFT3838	Downer Edi Works Pty Ltd	Asphalt Works To The AAE/Toll Yard	25102.53
25/06/2009	70855	Cancelled Cheque		-515.00
25/06/2009	70788	Cancelled Cheque		-1003.00
25/06/2009	70996	Cancelled Cheque		-93.50
03/06/2009	71013	Shire Of Roebourne	ATM Cash Float	64000.00
04/06/2009	71014	Engineers Australia	Nomination 2009 WA Engineering Excl. Awards	1900.00
04/06/2009	71015	Telstra	Mobile Phones - April'09	3153.52
04/06/2009	71016	Travelworld Karratha	Travel - Staff, Councillors	7093.00
04/06/2009	71017	Water Corporation	Charges - 7mile Tip, Standpipes	50236.70
04/06/2009	71018	Youth Care West Pilbara	08/09 Annual Community Sponsorship	2000.00
04/06/2009	71019	Pilbara Iron Company Services	Elect - Dampier: Lions Park; Hampton Oval	201.98
04/06/2009	71020	The Royal Flying Doctors	Garbage Bags-Fund Raiser-Cleanup Australia Day	1020.00
04/06/2009	71021	Royal Flying Doctors Service	Donation-Rubbish Collection Program	390.00
04/06/2009	71022	Traffic Plans Australia Pty Ltd	Rapid TCP Plan Software - IT	1650.00
05/06/2009	71023	C Bus	Superannuation Contributions	515.76
	71024	Cancelled Cheque		0.00
	71025	Cancelled Cheque		0.00
	71026	Cancelled Cheque		0.00
05/06/2009	71027	AXA Australia	Superannuation Contributions	496.23
05/06/2009	71028	Catholic Super & Retirement Fund	Superannuation Contributions	125.60
05/06/2009	71029	H.E.S.T. Australia Ltd	Superannuation Contributions	478.72
	71030	Cancelled Cheque		0.00
05/06/2009	71031	LG Super	Superannuation Contributions	386.44
05/06/2009	71032	MTAA Superannuation Fund	Superannuation Contributions	1197.79
05/06/2009	71033	Navigator Aust. Ltd	Superannuation Contributions	947.12
05/06/2009	71034	Rest Superannuation	Superannuation Contributions	970.08
05/06/2009	71035	Westscheme	Superannuation Contributions	1382.07
08/06/2009	71036	Taaz Painting Service	Painting - Airport Terminal	9603.00

08/06/2009	71037	Water Corporation	Temporary Service Connection : Pt Samson	12127.90
08/06/2009	71038	Dept. Of Education And Training (WA)	Contribution - KTA Library Archive Room	84000.00
08/06/2009	71039	Statewide Bearings	Tools & Supplies - Depot	13454.02
08/06/2009	71040	Skillpath Seminars	Womens Seminar - Staff Training	249.00
	71041	Cancelled Cheque		0.00
	71042	Cancelled Cheque		0.00
10/06/2009	71043	Amp Life Limited	Superannuation Contributions	1030.32
10/06/2009	71044	Health Super	Superannuation Contributions	297.68
10/06/2009	71045	Lorraine Fidler	Refund Tickets - Show Cancelled	40.00
	71046	Cancelled Cheque		0.00
11/06/2009	71047	WA Local Govt Superannuation Plan	Superannuation Contributions	112515.73
12/06/2009	71048	Australia Post	May 2009 Postage	1061.39
12/06/2009	71049	Borders Australia Pty Ltd	Books - Dampier Library	1047.69
12/06/2009	71050	Community Arts Network (WA)	Membership Renewal 8.05.09 To 8.05.2010	110.00
12/06/2009	71051	Choice	Renew Subscription - Dampier Library	132.00
12/06/2009	71052	Eaton Building	VCS - 115 Heron Loop	379.50
12/06/2009	71053	Karratha Baptist Church	October '08 Grant Payment	1000.00
12/06/2009	71054	Mangrove Hotel	Accommodation - Staff	1560.00
12/06/2009	71055	Salvation Army	2007/08 Annual Community Sponsorship	2750.00
12/06/2009	71056	Telstra	Charges - Satellite Phones	532.65
12/06/2009	71057	3 Hutchison Telecommunications	26/05/09-25/06/09 : SES Messaging Service	199.74
12/06/2009	71058	Video Ezy Karratha	Dvd's - Dampier Library	187.65
12/06/2009	71059	Horizon Power	Charges - Effluent, JJJ, Parks, Irrigation	3485.55
12/06/2009	71060	Water Corporation	Charges - Parks, Libraries, Irrigation, Depot	11814.40
12/06/2009	71061	Coca-Cola Amatil (Holdings) Ltd	Kiosk Stock - TTI	8604.82
12/06/2009	71062	Citigate Perth	Accommodation - Staff	175.00
12/06/2009	71063	Hertz Australia Pty Limited	Hire - Utility For Airport	277.67
12/06/2009	71064	Dept Planning & Infra.-Plates	SOR - Number Plate 05r	135.00
12/06/2009	71065	Subway Karratha	Refreshments Council Meeting 23/05/09	111.86
12/06/2009	71066	Seek Limited	Advertising - Employment May 2009	1548.80
12/06/2009	71067	WA Library Supplies	CD Storage Pouches - Roebourne Library	17.60
12/06/2009	71068	Shire Of Roebourne	Payroll Deductions	1685.91
16/06/2009	71070	Shire Of Roebourne	ATM Cash Replenishment	74000.00
	71071	Cancelled Cheque		0.00
	71072	Cancelled Cheque		0.00
16/06/2009	71073	Horizon Power	Charges - Staff Housing	840.80
16/06/2009	71074	Robert Wilson	Reimbursement - Travel/Fuel/Police Clearance	903.62
17/06/2009	71076	Telstra	Charges - Isdn	8302.04
24/06/2009	71077	Shire Of Roebourne	Petty Cash Recoup 29/05/09-23/06/09	1320.85
24/06/2009	71078	Avis Australia	Car Rental - Staff Training	435.77
24/06/2009	71079	Barmah Hats	Staff Uniforms - Canvas Hats	258.50
24/06/2009	71080	Chemsearch Australia	Yield - Depot	806.63
24/06/2009	71081	Dampier Primary School	Refund Of Bin Purchased	115.50
24/06/2009	71082	Dept. For Planning & Infrastructure	Vehicle Registration 01/07/09 To 30/06/2010	546.30
24/06/2009	71083	Gemini Medical Centre	Staff - Pre Employment Medical	66.00
24/06/2009	71084	Garrards Pty Ltd	20l Biflex - Depot	792.00
24/06/2009	71085	Hart Sport	Sports Equipment - KEC	1219.60
24/06/2009	71086	Karratha Speech Pathology Clinic	Staff Audiograms	485.00

24/06/2009	71087	Lil's Retravision Karratha	2 Door Refrigerator - Depot	1362.00
24/06/2009	71088	Lighthouses Of Australia Inc.	Renew Membership 2009/10 Local History	90.00
24/06/2009	71089	Millars Well Primary School	Rubbish Collection Program - May/June'09	174.00
24/06/2009	71090	North West Realty	Leases - 15 Gecko Cle,11b Swetman,19 Leonard Way	16946.51
24/06/2009	71091	Thrifty Car Rental	Car Rental - Staff Conference	379.38
24/06/2009	71092	Horizon Power	Charges-Airport, Lights, Parks, Ovals, 7 Mile Tip	98886.90
24/06/2009	71093	Water Corporation	Charges-Airport, Parks, Ovals, Standpipes	65925.90
24/06/2009	71094	Westcare Industries	Date Labels - Dampier Library -	19.47
24/06/2009	71095	Waltons Geraldton	Parts - Depot	67.82
24/06/2009	71096	WA Hino	Parts - Depot	172.44
24/06/2009	71097	Windsor Lodge	Accommodation - Staff	360.00
24/06/2009	71098	The West Australian	Local History - Digital Photos	110.00
24/06/2009	71099	Australian Airports Association Ltd	Annual Subscription Renewal 2009/2010	3630.00
24/06/2009	71100	Airport Lighting Specialists Pty Ltd	Assorted Lamps & Lights - Airport Runway	2960.76
24/06/2009	71101	Alphawest Services Pty Ltd	Internet Threat Db Security Renewal	4030.40
24/06/2009	71102	AV Truck Services Pty Ltd	Parts - Depot	88.85
24/06/2009	71103	Aurecon Australia Pty Ltd	Prog. Claim #1 Dampier Street Light Audit	22000.00
24/06/2009	71104	Bunzl Ltd	Cleaning Supplies - Depot	1957.54
24/06/2009	71105	Coca-Cola Amatil (Holdings) Ltd	Kiosk Stock - TTI, Cossack, RAC	7590.93
24/06/2009	71106	Chadson Engineering Pty Ltd	Prepump Hair/Lint Strainer - RAC	7546.98
24/06/2009	71107	Calibre Constructions Pty Ltd	Refund For Overpayment Invoices	217.19
24/06/2009	71108	Dy Mark Pty Ltd	Supplies - Depot	301.48
24/06/2009	71109	Dampier Squash Club	Annual Sponsorship 2008/2009	5000.00
24/06/2009	71110	De Neefe Signs Pty Ltd	Bollards - Depot	1155.00
24/06/2009	71111	Dolphins	Refreshments - Comm. Development	212.50
24/06/2009	71112	Grace Removals Group	Removal/Packing Fee - Furniture	792.94
24/06/2009	71113	Allan Griffiths	Rates Refund For Assessment A26832	81.67
24/06/2009	71114	The Honda Shop	Parts - Depot	117.90
24/06/2009	71115	Hitachi Construction Machinery	Parts - Depot	1421.31
24/06/2009	71116	Pilbara Iron Company Services	Electricity - Wickham Library	4443.53
24/06/2009	71117	Hisco	Wine Goblets - Cossack Art Awards	1366.58
24/06/2009	71118	Jacksons Drawing Supplies Pty Ltd	Art Supplies - Banners On The Terrace	415.57
24/06/2009	71119	Keyspot Services	Plaques X 8 : Volunteer Awards	520.60
24/06/2009	71120	Karratha Building Co	Hardwood Deck Timber - Depot	190.30
24/06/2009	71121	Karratha Veterinary Hospital	Healthy Dog Program	2421.40
24/06/2009	71122	CW & JD Marchesi - FSO Electrical	Investigate JJJ Outage In Karratha	126.50
24/06/2009	71123	Karratha Automotive & Truck	Repairs To Ride On Mower - P&G	1745.85
24/06/2009	71124	Dept. Of Treasury & Finance - State Library	Dampier Library - Recovery Lost/Damaged Books	24.20
24/06/2009	71125	LG Net	LG Net On-Line Advertising 2009/2010	665.50
24/06/2009	71126	Liftmec Pty Ltd	Deliver D9 From Emeco To 7 Mile Tip	975.70
24/06/2009	71127	Major Motors Pty Ltd	Parts - Depot	262.75
24/06/2009	71128	Sbulelo Celicue Maphaka	Entertainment - Youth Festival	200.00
24/06/2009	71129	Peerless Jal Pty Ltd	Cleaning Supplies - Depot	145.20
24/06/2009	71130	Picton Press	Business Cards	810.70
24/06/2009	71131	Pollock, Jessica	Incentive Payment-Completion Cert. Iii Children's Serv.	1000.00
24/06/2009	71132	Pilbara Access Management Solutions WA	Refund Overpaid Invoices 50875(\$17.13) & 51102 (\$6.19)	23.32
24/06/2009	71133	Raeco	4 Person Workstation - Roebourne Library	1536.50
24/06/2009	71134	Roebourne Sobering-Up Shelter (Inc)	Annual Community Sponsorship 08/09	6050.00

24/06/2009	71135	Recochem Inc	Paraffin Oil - Depot	3484.80
24/06/2009	71136	State Law Publisher	Advert. Town Planning Scheme Amendments	131.45
24/06/2009	71137	Statewide Bearings	Parts - Depot	446.84
24/06/2009	71138	Super K Mart	Asstd Books - Roebourne Library -	343.72
24/06/2009	71139	Subway Karratha	Lunch - Review Meeting Exec Managers	52.45
24/06/2009	71140	S.A.F.E.	Donation - Rubbish Collection Program	300.00
24/06/2009	71141	Triangle Filtration	Filters - Waste Treatment Plants	28870.60
24/06/2009	71142	Tom Price Medical Centre	Staff - Pre Employment Medical	150.00
24/06/2009	71143	Trevor Caswell Software	09/10 : Renew Subscription Perfect Lite	99.00
24/06/2009	71144	Turf Tec Australia	Parts - Depot	283.45
24/06/2009	71145	Wickham Newsagency	April 09 - Wickham Library Papers/Mags	293.95
24/06/2009	71146	Woodhouse Legal Solicitors	Lease - Hertz Aust/Karratha Airport	3657.50
24/06/2009	71147	Daniel Williams	Refund - Stall Holders Permit	40.00
26/06/2009	71148	Shire Of Roebourne	Payroll Deductions	3286.64
26/06/2009	71149	C Bus	Superannuation Contributions	533.85
26/06/2009	71151	WA Local Govt Superannuation Plan	Superannuation Contributions	113104.31
26/06/2009	71152	Australian Services Union	Payroll Deductions	322.20
26/06/2009	71153	Amp Life Limited	Superannuation Contributions	1084.78
26/06/2009	71154	AXA Australia	Superannuation Contributions	366.85
26/06/2009	71155	Catholic Super & Retirement Fund	Superannuation Contributions	125.59
26/06/2009	71156	H.E.S.T. Australia Ltd	Superannuation Contributions	478.72
26/06/2009	71157	Health Super	Superannuation Contributions	444.75
26/06/2009	71158	Ing Life Limited	Superannuation Contributions	50.28
26/06/2009	71159	LG Super	Superannuation Contributions	386.44
26/06/2009	71160	LGRCEU	Payroll Deductions	82.00
26/06/2009	71161	MTAA Superannuation Fund	Superannuation Contributions	1120.09
26/06/2009	71162	Navigator Aust. Ltd.	Superannuation Contributions	503.60
26/06/2009	71163	Rest Superannuation	Superannuation Contributions	1265.55
26/06/2009	71164	Superwrap Personal Super Plan	Superannuation Contributions	136.41
26/06/2009	71165	Telstra Super Pty Ltd	Superannuation Contributions	127.18
26/06/2009	71166	Westscheme	Superannuation Contributions	1332.90
30/06/2009	71168	Shire Of Roebourne	ATM Cash Replenishment	74000.00
30/06/2009	71168	Avis Australia	Vehicle Rental - Staff	1961.18
30/06/2009	71169	Chemsearch Australia	Super Chemzyme - Depot	1618.65
30/06/2009	71170	Country Arts WA	Membership Renewal - Country Arts WA	55.00
30/06/2009	71171	Dept. For Planning & Infrastructure	Vehicle Registration Renewal	132.60
30/06/2009	71172	Gemini Medical Centre	Staff - Pre Employment Medicals	443.25
30/06/2009	71173	Garrards Pty Ltd	Biflex 20I - Depot	768.79
	71174	Cancelled Cheque		0.00
30/06/2009	71175	Karratha & Districts Junior Soccer Ass.	October 2008-Junior Sports Funding Grant Scheme	1000.00
	71176	Cancelled Cheque		0.00
30/06/2009	71177	Mantra On Murray	Accommodation - Staff	995.00
30/06/2009	71178	McLernons Supply & Demand	Office Furniture - Admin. Office	7480.00
30/06/2009	71179	Telstra	Charges-Isdn, Cossack, Mobiles, Airport	12956.32
30/06/2009	71180	Tash & Daves Nursery	Asstd. Plants - P&G	1950.00
30/06/2009	71181	Horizon Power	Charges-Admin., KEC, Effluent, 7 Mile Tip	15504.55
30/06/2009	71182	Wickham Volunteer Fire Brigade	Feb/2009 - Community Funding	1000.00
30/06/2009	71183	Apprenticeships Australia	Workshop- Staff Training	570.00

30/06/2009	71184	Bp Roebourne	Fuel Usage - May 2009	413.37
30/06/2009	71185	Boral Construction Materials Group	Sprayed Bitumen - Resealing Program	251434.15
	71186	Cancelled Cheque		0.00
30/06/2009	71187	Chadson Engineering Pty Ltd	Chlorine Tablets & Test Tubes	116.38
30/06/2009	71188	Comfort Inn And Suites Karratha	Accommodation - Consultant	300.00
30/06/2009	71189	Globe Australia Pty Ltd	Spearhead 10l - Depot	379.50
30/06/2009	71190	Hydramet	Service Agreement - Waste Treatment	37042.42
30/06/2009	71191	Keyspot Services	Self Inking Stamps – Admin. Office	201.30
30/06/2009	71192	Dept. Treasury & Fin. - State Library	Wickham Library - Lost/Damaged Books	9.90
30/06/2009	71193	Wendy Lewis	Refund Purchase of Sulo Bin - Rec. 169323	115.50
30/06/2009	71194	Major Motors Pty Ltd	Parts- Depot	734.32
30/06/2009	71195	Metalcom	Bin Service 25/05/09 To 04/06/09	10642.50
30/06/2009	71196	M & C Development Pty Ltd	Refund Planning Applic. Fee	667.00
30/06/2009	71197	Super K Mart	Stationery Supplies - Roebourne Library	118.00
30/06/2009	71198	Subway Karratha	K2020 Vision & Comm. Plan Lunch	142.70
30/06/2009	71199	Sylvania Lighting Australasia Pty Ltd	Globes - Depot	30.36
30/06/2009	71200	Tradelink Plumbing Supplies	Hardware - RAC	7.57
30/06/2009	71201	Versatile Building Products	Hardware - Airport	81.50
30/06/2009	71202	Wickham Newsagency	May'09 - Papers/Mags : Wickham Library	65.30
30/06/2009	71203	Wurth Australia Pty Ltd	Brake Cleaner - Depot	496.51
19/06/2009	DD10157.1	John Clack	Payroll	1244.11
				<u>\$4,653,102.33</u>
10/06/2009		Shire Of Roebourne	Payroll We. 10/06/09	\$ 294,659.81
24/06/2009		Shire Of Roebourne	Payroll We.24/06/09	\$ 291,283.10
				<u><u>\$5,239,045.24</u></u>

9 COMMUNITY SERVICES

9.1 COMMUNITY DEVELOPMENT

9.1.1 Lease of Dalgety House

File No:	AX/4/6A
Attachment(s)	Nil
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Don Webster Manager Community Development
Disclosure of Interest:	Nil

REPORT PURPOSE

Council endorsement to renew the lease of Dalgety House at 3 Roe St Roebourne to Yinjaa Barni Art.

Background

In 2007 Council reviewed four submissions from community based organisations in Roebourne for the lease of Dalgety House and determined that the Yinjaa Barni Art submission was the most appropriate as it provided for an art related activity as per past uses. Yinjaa Barni Art was subsequently granted a 12 month lease from the 1st December 2007 conditional on them becoming an incorporated body. Yinjaa Barni Art is now an incorporated not for profit organisation.

Council's lease of Dalgety House in Roebourne with Yinjaa Barni Art expired on 30 November 2008 and has been on a rolling lease since that date. The terms of the lease included a peppercorn rental with Yinjaa Barni Art responsible for all outgoings.

Yinjaa Barni Art now wishes to renew the lease for a further three (3) years from December 2008 under the same terms.

Yinjaa Barni Art receives funding from the Pilbara Development Commission for the Art Centre Coordinator's wages and they generate enough income from the sale of art to keep the Centre running. Yinjaa Barni Art's achievements in the previous 12 months include major exhibitions in Sydney and at the Japingka Gallery in Fremantle. With the support of Rio Tinto they hold an annual exhibition at the Central Park building in Perth and they have undertaken a three month project with Citic Pacific. Yinjaa Barni Art regularly show art at the Indigenous Gallery in West Swan and in King Street and had six category winners at last year's Cossack Art Awards.

Issues

Dalgety House, Roebourne is ideally situated for community-based cultural organisations and activities on Roe St in the centre of Roebourne. Yinjaa Barni Art have shown concern for the development, maintenance and sustainability of Indigenous culture and cultural activities and are well prepared to continue to offer benefits to the residents of Roebourne and the greater Shire.

Previously Council supported the Yinjaa Barni Art submission as it provided for an art related activity as per past uses.

The Roebourne Art Group Inc currently has facilities to service member artists and groups through gallery space and an art shed and is well placed to support the on-going development of member artist's work. The Yinjaa Barni Art offers similar services and facilities, is well organised and has received considerable support from community.

Yinjaa Barni Art has requested consideration to the same conditions as previously granted by Council that included a peppercorn rental agreement and the lessee responsible for all outgoings. It is therefore recommended that the same terms and conditions as previously afforded with an increase from 12 months to a three (3) year lease be granted, and back dated to commence from December 2008.

Options

Council has the following options available:

That Council agree to enter in to a lease with the Yinjaa Barni Art for Dalgety House, 3 Roe St Roebourne for a 3 year period at a peppercorn lease fee subject to the Yinjaa Barni Art agreeing to meet the cost of all outgoings.

Or

That Council agree to enter in to a lease with the Yinjaa Barni Art for Dalgety House, 3 Roe St Roebourne for a 12 month period at a peppercorn lease fee subject to the Yinjaa Barni Art agreeing to meet the cost of all outgoings.

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

Yinjaa Barni Art offers a degree of community social and economic benefit. In keeping with past uses of the premises the Yinjaa Barni Art presents Council with an opportunity to maintain an art groups' use of the premises whilst also supporting the organisations development through a peppercorn leasing agreement.

Voting Requirements

Simple.

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14702**
MOVED : **Cr Bailey**
SECONDED : **Cr White-Hartig**

That Council agree to enter in to a lease with Yinjaa Barni Art for Dalgety House, 3 Roe St Roebourne for a 3 year period at a peppercorn lease fee, backdated to commence December 2008, subject to Yinjaa Barni Art agreeing to meet the cost of all outgoings.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

9.1.2 Arid Lands Garden Project

File No:	EG/13/2
Attachment(s)	Map of the Arid Lands Garden
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Ellen Ngomamiti Senior Community Development Officer
Disclosure of Interest:	Nil

REPORT PURPOSE

To consider allocating funds to the rehabilitation and further development of the Arid Lands Garden behind the Shire Offices on Welcome Road.

Background

The Arid Garden lies between the Karratha Tourist Information Centre and the Karratha Town Centre and while there is a walking path from the Tourist Information Centre into town, it is in no way inviting and there is very little to see along the way

The Arid Garden was originally created in 1986 as an “Experimental Tree Area” and established by the Department of Conservation & Land Management as an “inner town arboretum”. On May 1 1985, Council undertook “to maintain the area in line with their normal planting and maintenance programme.”

On April 5th 1999, the Nickol Bay Naturalists’ Club Inc. (NBNC) sought Council’s support and assistance for the rehabilitation of the Arid Lands Garden. Over the following 2 years, with Council support, NBNC volunteers removed invading buffel grass, placed rocks and generally rehabilitated the area. Paths were put in place by the Shire, who also supplied mulch to suppress the grass.

The NBNC subsequently disbanded and it appears the project lost momentum due to lack of broad-based community support.

Consultations undertaken in developing Council’s cultural plan indicated a very strong feeling among residents that there is a need for an entry statement such as the Arid Garden incorporating welcome to Karratha signage at the intersection.

The Karratha Soroptimists and the Shire’s Community Development team have begun to engage the community in this project. After advertising, a team of sixteen volunteers came along to the first “community in the garden” working bee on 28th June. Community enthusiasm indicates that this is a highly significant project for Karratha. Additional in-kind support has been provided by the Department of Environment and Conservation, Department of Water, Indigenous community and a local botanist.

The proposed scope of works for this project include;

- Create site plan to show proposed paths, new plantings, seating area and public art works
- Remove existing rubble including exposed pipes and unusable reticulation
- Remove all dead wood
- Remove Buffel Grass and other weeds
- Source local seeds and indigenous plants for replanting
- Develop and install signage for plants
- Provide seating
- Engage community members in constructing Art Works that tell stories of Karratha and enhance the Garden

A draft budget has been prepared for the project that primarily involves the set out and layoff 216m X 1m gravel path and clean up garden area as follows:

• Bobcat hire @ 85.05/hr	3388
• Truck and Labour X 8	3025
• Labour x3x8x4.5 (plant operators)	5907
• Backhoe 8 hrs	968
• 7mm agg x 20 tonne (transport)	2704
• 7mm agg 62 tonne @ 60/t	3708
• RCP Culverts 600	600
• Plastic sheet	1500
• Landscape design	3200
• Plants 150 @ 6	900
• Park Benches2 @ 2600	5200
• Sculptures 4 @ 1500	6000
• Signage (plants/trees)	3000
• Project promotion and advertising	2000
• Bottled water (volunteers)	1000
• Labour hire 200hrs @ 34.50 (labourers)	6900

Total \$50,000

Issues

The Pilbara Development Commission (PDC) had previously committed \$50,000.00 in 2006 to the Cultural Planning and Development program. This funding was approved on the understanding that the Shire of Roebourne would also commit \$50,000 to the program.

The PDC funding was subsequently withdrawn and council support is requested to continue to fund the Cultural Planning and Development allocation of \$50,000 of which this project forms a significant part.

Council staff with the support of community members believe that we have a very small window of opportunity to undertake this work; however significant progress needs to be made before the end of the cooler season (September). While there is an enthusiastic team of volunteers willing to carry out much of this work, there are costs involved in carrying out the rehabilitation of this land. At this stage Council staff require support of Council to progress noting that the Council Budget meeting is scheduled for late August.

Council Staff are aware of Councils strategic intent to develop entry statements for each town in the Shire in partnership with the community. This project is not intended to preclude that development but more so to further enhance existing development upon the entry to Karratha.

Options

Council has the following options available:

That Council support the Arid Garden Rehabilitation Project and include an amount of \$50,000 in the 2009/2010 Budget.

OR

Not support the project.

Policy Implications

There are no relevant legislative implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

Council will be responsible for any financial implications involved in implementing this project. A budget amendment resolved by an absolute majority will be required.

Conclusion

Re-development of the Arid Garden Lands can address both the sense of arrival and welcome, improve the appearance and amenity of a neglected area behind the Shire building, and provide opportunities for community engagement in public open space to view interpretive signage and artworks that tell stories associated with Karratha.

Voting Requirements

Simple

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14703**
MOVED : **Cr Lockwood**
SECONDED : **Cr Wieland**

That Council support the Arid Garden Rehabilitation Project and include an amount of \$50,000 in the 2009/2010 Budget.

CARRIED

FOR : Cr Snell, Cr Cechner, Cr Vertigan, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Cr Bailey, Cr Hipworth & Cr Rothe

ATTACHMENT AGENDA ITEM 9.1.2 ARID LANDS GARDEN PROJECT
Arid Gardens Map

Page 1 of 1



http://www.landgate.com.au/mapviewer/erm_mapviewer.htm?user=ruBXS20&token=bf8e7c47def... 11/02/2009

9.1.3 FeNaCING Lions Request for Additional Funding

File No:	DT/2/1
Attachment(s)	Nil
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Don Webster Manager Community Development
Disclosure of Interest:	Nil

REPORT PURPOSE

To seek Council support for additional funding to the Lions Club, for FeNaCING Festival 2009.

Background

The Lions Club's main activity and fund raiser each year is the annual FeNaCING festival. Council historically supports the event through in kind support and through funds to support the fireworks display that forms part of the Annual Community Sponsorship program and

Issues

Funding from major companies which has normally been generously afforded to the Lions Club in previous years has been reduced by approximately \$20,000 in 2009.

Because of the reduction in sponsorship money, several programmed activities for children will be affected and many of the planned children's activities will not proceed. In order to meet the funding shortfall and ensure the integrity of the Festival activities for children, the Lions Club is now requesting the sum of \$15,000 from the Shire which is additional to their Annual Community Sponsorship of \$6,000 for the 2009 Fireworks. This additional contribution will enable the Children's Entertainment being Pixie Chicks, Fairy Queen Caroline and Clare Stace to proceed as planned.

Options

Council has the following options available:

That Council agree to provide an additional \$15,000 in funding to the Lions Club for Children's activities for FeNaCING Festival 2009 as part of the Annual Community Sponsorship.

OR

That Council not support the Lions Club's request for the funding of Children's activities for FeNaCING Festival 2009 and continue to seek alternative funding for this event.

Policy Implications

CS6 Donations, Sponsorships & Community Funding

Legislative Implications

Because of the short time-line the Committee hasn't discussed this application.

Financial Implications

A budget amendment resolved by Absolute Majority will be required.

Conclusion

The festival brings the community together and showcases something very unique in Karratha and throughout Australia. Council has previously approved \$6,000 in funding to the Lions Club for the FeNaCING Festival and the additional \$15,000 requested by the Lion Club will ensure Children's entertainment continues to be a very important component of the festival.

Voting Requirements

Absolute

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14704**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Vertigan**

That Council agree to provide an additional \$15,000 in funding to the Lions Club for Children's activities for FeNaCING Festival 2009 as part of the Annual Community Sponsorship.

CARRIED

FOR : Cr Snell, Cr Cechner, Cr Hipworth, Cr Vertigan, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Cr Bailey & Cr Rothe

9.2 COMMUNITY FACILITIES

9.2.1 Hire Fee Waive Request - Karratha AFL Auskick Centre

File No:	DP/1/1
Attachment(s)	Letter requesting hire fee waive Revised Booking Application form Email requesting addition to request for hire fee waive.
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Trish Credaro Manager Karratha Entertainment Centre
Disclosure of Interest:	Nil

REPORT PURPOSE

To consider a request by Karratha AFL Auskick Centre to waive the applicable Shire of Roebourne hire fees for Bulgarra Kiosk Hire for Karratha AFL Auskick Centre winter season.

Background

The Karratha AFL Auskick Centre has booked the Bulgarra West Oval on Saturday mornings from the 2nd May to the 15th August 2009 to conduct a modified Australian Rules Football program for under 9 year olds. There are currently over 120 registered children aged from 4 to 9 years, who participate in the Saturday morning sessions.

The Karratha program has been offered an opportunity for their participants to play at half time at an AFL game in Perth and is currently fundraising for this to occur. The Karratha AFL Auskick Centre has booked the Hunt Way Pavilion on 7 dates in June, July and August 2009 to run a kiosk facility to assist the fund raising efforts.

On application for venue hire at the KEC for the Hunt Way Pavilion kiosk, Karratha AFL Auskick Centre were made aware of the applicable hire fees and charges for hiring the oval and Kiosk. Karratha AFL Auskick Centre have made a formal request for the hire fees to be waived for the kiosk component of there booking.

The total fee applicable for this event, based on the Shire of Roebourne's Hire Rate is:
Bulgarra Kiosk from 8.50am-10.10am (1.25 hours per week x 7 requested dates)

\$ 61.25 (8.75 hours at \$7.00 per hour)

\$ 0.00 Bond

TOTAL: \$61.25

Under delegated authority the CEO may apply up to a 50% concession on any fee applicable to the Hunt Way Pavilion. A 50% concession was granted for this booking. Karratha AFL Auskick have since formally requested a full price waive for there bookings.

Issues

The fee and charge applicable for hire of the kiosk at Hunt Way Pavilion is not subject to a bond. General conditions of hire are applicable for this booking.

Options

Council has the following options available:

1. To grant a total fee waive to the Karratha AFL Auskick Centre for use of the Hunt Way pavilion Kiosk for their winter season.
2. To not approve a fee waive of the total applicable hire fee and the 50% concession offered through delegated authority be applied.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

The CEO has delegated authority to grant up to 50% concession of the applicable fees and charges under section 6.12. of the Local Government Act.

Financial Implications

A fee waive would result in no income generated for these bookings at the Hunt Way Pavilion.

Conclusion

Karratha AFL Auskick Centre has booked the kiosk at the Hunt Way Pavilion to fund raise to send participants to Perth to participate in an Auskick game at half time of an AFL game. Shire of Roebourne approved fees and charges are applicable for this booking and as such have been applied to this booking request.

Karratha AFL Auskick Centre has requested formally that the applicable hire fee be waived for this event.

Voting Requirements

Absolute.

RECOMMENDATION/COUNCIL RESOLUTION**Res No** : **14704****MOVED** : **Cr White-Hartig****SECONDED** : **Cr Wieland****That Council grant a total fee waive to Karratha AFL Auskick Centre for their winter season fundraising to be held in the Hunt Way Pavilion.****CARRIED**

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Vertigan, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig**AGAINST** : Nil

ATTACHMENT AGENDA ITEM 9.2.1



Your ref:
Our ref: DP/1/1 SJ:156
Enquiries: Sarah Jesser

12th June 2009

Karratha Auskick
Leane Jones
13 White Court
Karratha 6714

Dear Leane,

CASUAL VENUE HIRE CONFIRMATION

Thank you for your application to hire a Shire of Roebourne community facility or reserve. I am pleased to advise that your application has been reviewed and approved as follows;

Name of Venue: Bulgarra West Oval
Approved Use: AFL Auskick
Date of Function: May 2nd, 9th, 16th, 23rd
June 13th, 20th, 27th
July 4th, 25th
August 8th, 15th

Liquor Permit: NO
Hire Fee: \$8.60 p/h
Bond: NA
Time of Function: 8:30am – 10:30am
Subtotal Payable: \$143.00

Name of Venue: Bulgarra Kiosk
Approved Use: AFL Auskick
Date of Function: June 13th, 20th, 27th
July 4th, 26th
August 8th, 15th

Liquor Permit: NO
Hire Fee: \$7.00 p/h
Bond: NA
Time of Function: 8:50am – 10:10am
Subtotal Payable: \$61.25

Total payable: \$204.26

Please be advised these fees may be amended due to your request for the waving of fees. You will be informed of the amended payable fee as soon as it has been considered and confirmed by the Shire Council.

Keys may be obtained from the Karratha Entertainment Centre during business hours on the day of, or one working day prior to the confirmed booking date and must be returned the first working day following your function (unless otherwise advised).

We would like to take this opportunity to remind hirers that maintaining the quality and condition of our facilities for the use of all community groups is a high priority. It is therefore requested that the facility be left in a clean and tidy condition including removing all rubbish, packing away all chairs and tables, securing all locks and turning off all internal lights and air-conditioners where applicable.

Should you have any further queries, please contact the Customer Service Officers at the Karratha Entertainment Centre on 9186 8556.

Yours sincerely

Trish Credaro
MANAGER KARRATHA ENTERTAINMENT CENTRE

PO Box 219 Karratha Western Australia 6714, Facsimile: (08) 9185 1626 Telephone: (08) 9186 8555
E-mail: sor@roebourne.wa.gov.au Web: www.roebourne.wa.gov.au



KECCas

From: Leane Jones [leanemik@bigpond.com]
Sent: Wednesday, 1 July 2008 12:23 PM
To: KECCas
Subject: Fw: Canteen Fee Waiver and donation
Attachments: Sponsorship letter.doc

"Attention Shire CEO, Allan Moles"

Dear Allan,

As you are probably aware we are using your canteen facilities at the Bulgarra Oval Kiosk. We'd like to ask you to consider a fee waiver for this venue as it is for a fundraising drive for Auskick.

Also, we are approaching local businesses and companies for their financial help to achieve our goal. We were hoping that the Shire would also be able to make a contribution, any donation you see fit would be well recieved.

I have attached a letter explaining all of the details,
Looking forward to your reply.

Thanks,
Leane Jones.
Fundraising Co-ordinator.



Karratha AFL Auskick Centre
2 O'Keefe Rd
KARRATHA, WA 6714

Wednesday, 10th June 2009

To Whom It May Concern

Re Sponsorship Opportunity Karratha AFL Auskick Centre

My name is Amanda Gater and together with my husband Troy, we are the Co-ordinators of the Karratha AFL Auskick Centre. AFL Auskick is a very popular Australian rules program for under 9 year olds and we are based at the Bulgarra Oval, Karratha.

We currently have over 120 registered children aged from 4 to 9, who enjoy our Saturday morning sessions. Through our weekly coaching program the kids learn the skills of the game with appropriately modified activities and rules, play football in a fun and safe environment and make plenty of new friends too!

We have been offered a great opportunity to send a group of our kids down to Perth to participate in a half time grid game. This would enable our country kids to travel to the city and play at Subiaco Oval in front of 40,000 fans during the half time break of the Fremantle Dockers versus Essendon Bombers game on Sunday, 23rd August 2009.

We are all very excited in making this happen for our kids, however there are many expenses connected with flights and accommodation and we rely for funding solely on our own fundraising events and the support of local businesses.

This is where we need your help.

We would like to request your donation and assistance in helping us make this dream come true for our country kids and support the development of junior sport in the regional area.

In return for your sponsorship you will be listed as a sponsor on all our club literature. As you are probably aware our program is featured regularly on the sports pages of the local paper. Our sessions are also well attended by local parents and an increasing number of spectators from the local community.

We do hope that this is something you might be willing to consider. We can provide you with further details and a full break down of our likely costs and I would welcome the opportunity to speak with you further about this if required.

I can be contacted on 0437 346 785.

Thank you for giving this your consideration.

Best Regards

Amanda Gater

Centre Co-ordinator
Karratha AFL Auskick

9.2.2 Roebourne Community Centre Upgrade

File No:	DT/3/4
Attachment(s)	Roebourne Community Centre Upgrade Financial Summary
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Jenni Brown Manager Community Facilities
Disclosure of Interest:	Nil

REPORT PURPOSE

To seek Council support for the proposed Roebourne Community Centre Upgrade works and allocate budget accordingly.

Background

The Roebourne Community Centre (RCC), is managed and booked through the Shire of Roebourne via the Karratha Entertainment Centre. Fees and charges for use of the facility are applied to bookings as per the fee and charges schedule endorsed by Council on an annual basis.

The RCC is available for and has been utilised for a number of purposes:

- Community meetings, generally held by organisations for the community.
- Functions booked by community. (E.g. Funerals, birthday parties, Christmas parties etc, events),
- Shire functions (e.g. Seniors Christmas Parties),
- Youth Centre activities.
- Shire run programs (eg. Line Dancing classes, Roebourne Activity Group Sports Activities, holiday activities).
- PCYC Activities

The facility is air conditioned, making it the only indoor air conditioned venue within Roebourne that can hold such a variety of indoor activities, including sports and physical activities. With ongoing issues with the air-conditioning, the bookings request numbers for the facility have been affected with direct feedback from the community indicating they cannot use the facilities particularly in the hotter months with the air-conditioning not working to an optimum level.

Use of the kitchen is included in the hire fee for the facility. The kitchen has been utilised for the following:

- Food preparation for meetings. (Heating, minimal preparation)
- Meal preparation for functions and the Youth Breakfast Club (Full meal preparations)
- Kiosk Facilities (Heating and selling food)

The current state of the kitchen is such that it cannot be utilised for the above requirements as it is currently not fit for purpose. The most recent Health Inspection Report indicated that the facility should not be utilised at all for food preparation until an upgrade is undertaken.

To continue to book events and functions into the future of the nature listed above, the current kitchen will require a Class 1 facility upgrade to enable the level of food preparation that currently occurs. To upgrade to a Class 2 facility would put limitations on the future use of the facility to those events that require minimal food preparation.

The Roebourne Community Centre is currently not considered suitable by the Department of Child Protection (DCP) as a welfare/evacuation centre as it does not meet accessibility and other recommended requirements.

The State Government 'Local Emergency Management Arrangement Development Guide' for Western Australia states that "it is the responsibility of the local governments to ensure the provision of facilities to use as welfare centres in an emergency". (This entails having the facilities that are deemed suitable by the Department for Communities, made available by the local authority for use in an evacuation or after an emergency occurs as a welfare centre.)

The current location of the RCC is such that it is not suitable for cyclone evacuation as it is subject to flooding but if brought up to standard, may be utilised as a welfare centre in the event of an emergency in the town or surrounding towns. There are currently no other Shire owned facilities that can be utilised as a welfare centre in Roebourne.

The Shire of Roebourne allocated \$321,000 in the 2008/2009 budget year, primarily to fix the air-conditioning system, upgrade the kitchen facilities, upgrade the disabled toilet and perform some other general repairs and upgrades.

Recently, an additional \$184,700 of funding has been secured for the upgrade project:

- \$56,000 through the Department of Infrastructure
- \$128,700 recently secured through the Royalties for Regions Pilbara Regional Grants Scheme.

The current budget is **\$505,700**

As the air-conditioning system was deemed a priority, a mechanical investigation was undertaken to determine the most ideal system with due consideration given to both the environment and the layout of the RCC. This report indicated that a full upgrade was necessary and would cost approximately \$250,000 without any consideration to any building works that may be required. Council officers requested another report be completed that identified some lower cost solutions. These options are now being reviewed.

As it seemed the air-conditioning upgrade would absorb a majority of these funds, Council Officers requested a concurrent building report be prepared by GHD that identified all works associated with the RCC. To assist Council and the community to prioritise the identified works, it was requested that the report be divided into three main areas.

1. Works necessary to meet compliance that maintain existing functionality.
2. Works necessary to make the building fit for purpose or improve the functionality of the building.
3. Works necessary to improve the aesthetics or feel of the building

The costs identified for completion of all the works listed above were itemised inclusive of costs associated with meeting full welfare centre requirements. The full cost to complete works outside of the initial scope well exceeded the budget currently afforded to this project.

The attached financial summary outlines the costs of completing the essential upgrade works alongside a comparison of all options of works requested to be reported on. The essential upgrade works cost is inclusive of a full replacement of the air conditioning unit, albeit one of the cheaper options offered in the mechanical report. As this is still being investigated, the final cost for the air-conditioning may be less than outlined, allowing some other works to potentially be completed within the budget.

Issues

The Roebourne Community Centres layout and design meets the minimum functionality requirements for community need. To vastly enhance functionality, a major upgrade or rebuild of the facility would be required. A project of this nature would require additional planning and further community consultation.

The facility requires some urgent upgrade works to meet basic compliance issues and to ensure ongoing use of the facility in its current form for the short term future. The scope of works required to achieve this is:

1. Fire Services: signage, installation of fire equipment and review all existing door handles and hardware.
2. Mechanical Services: Repair/replace air-conditioning system.
3. Electrical Services: upgrade switchboard, review and upgrade existing lighting and power.
4. Structural: Repairs damages brickwork and mortar
5. Roofing: Replace sheeting to rectify existing leak
6. Kitchen: upgrade to Class 1 kitchen facility.
7. Disabled Toilet: Upgrade existing disable toilet
8. Miscellaneous Works: including replacing door locks and bolts to existing doors, paint all external doors and frames and make good render, security fencing and ventilation grills.

There are two proposed developments in Roebourne that may impact on the future use of the facility. The Yaandina Family Centre is proposing the development of a purpose built youth centre adjacent to the RCC. The Youth Centre is not intended to be booked by external users other than for events involving youth and some small organisation meetings, which is generally not what the RCC is utilised for. The construction of this facility is likely to impact the use of the RCC by Yaandina for youth activities and potentially direct some PCYC activities to the youth centre

The Ngarluma and Yindijbarndi Foundation Ltd have submitted a planning application for the construction of a cultural centre in Roebourne. Some proposed spaces within this development may impact on bookings for meetings at the RCC into the future, although the timeframe for this development is not yet determined but is likely not to occur within the next 2 years.

The grants received for the Roebourne Community Centre Upgrade project must be expended by September 2009. Works will need to commence before the Council budget meeting in August 2009 to comply with the grant requirements.

Options

Council has the following options available:

1. Allocate \$505,700 in the 2009/2010 Budget to undertake urgent works identified to meet compliance and functionality issues at the Roebourne Community Centre.

Or

2. Agree to an alternative scope of works for the Roebourne Community Centre and allocate a budget accordingly.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

The assessment of the Roebourne Hall has been based on the following standards, Acts and Regulations

1. The Building Code of Australia (BCA)
2. AS 1428.1 – Design for access and mobility
3. Health (Public buildings) regulations 1992
4. Disability Discrimination Act (DDA)
5. AS 3000 – Electrical Installations (known as the Australian / New Zealand Wiring Rules)
6. AS 2293 – Emergency escape lighting and exit signs
7. Health Act 1911 Health (Public Buildings)
8. Ozone Protection and Synthetic Greenhouse Gas Management Act 1989 (formerly the Ozone Protection Act 1989)

Financial Implications

A budget allocation resolved by absolute majority will be required.

Conclusion

The facility requires some urgent upgrade works to meet basic compliance issues and to ensure ongoing use of the facility in its current form for the short term future. The air-conditioning unit has not been functioning effectively for the past 12 months and the kitchen does currently not meet health department requirements.

A report has been undertaken on the facility and works identified and associated costs itemised in the following areas:

1. Works necessary to meet compliance that maintain existing functionality.
2. Works necessary to make the building fit for purpose or improve the functionality of the building.
3. Works necessary to improve the aesthetics or feel of the building

The original budget identified in the 2008/2009 financial year was \$321,000. Council staff have secured additional funding in addition to the budgeted amount to the value of \$184,700. To complete the essential works required to meet compliance and maintain existing functionality, Council is required to allocate \$505,700 in the 2009/2010 Budget. The scope of works recommended is to address compliance and maintain existing functionality.

Voting Requirements

Absolute.

COUNCIL RESOLUTION

Res No : **14705**
MOVED : **Cr Rothe**
SECONDED : **Cr Hipworth**

That Council suspend Standing Orders to allow for open discussion of this item.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **14706**
MOVED : **Cr Hipworth**
SECONDED : **Cr Lockwood**

That Council resume Standing Orders.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

RECOMMENDATION

That Council allocate \$505,700 in the 2009/2010 Budget to undertake urgent works identified to meet compliance and functionality issues at the Roebourne Community Centre.

COUNCIL RESOLUTION

Res No : **14707**
MOVED : **Cr Snell**
SECONDED : **Cr Rothe**

1. **That Council progress airconditioning works as a priority.**
2. **That Council establish a working group consisting of Cr Rothe, Lewis, Lally and Bailey to work with Shire staff to resolve the detailed scope of works and costs, to meet compliance and functionality, for inclusion in the 2009/2010 budget.**

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

**ATTACHMENT - AGENDA ITEM 9.2.2 ROEBOURNE COMMUNITY CENTRE UPGRADE
FINANCIAL SUMMARY**

Description	Quantity	UOM	Cost	Essential Upgrade	Comments
Code compliance works					
FIRE SERVICES					
Installation of new reticulated fire hydrant system with a flow rate of 10 litres/second to a minimum of 200kPa.	1	Item	1,816.00		
Allowance for pressure test to be carried out by the fire brigade.	1	Item	800.00		
Allowance for Booster connection.	1	Item	4,176.00		
Relocation of existing fire hose reel near main entrance lobby to location as specified by current BCA requirements.	1	Item	720.00		
New code compliant signage to existing FHR cabinet.	1	Item	240.00	240.00	
Installation of new fire extinguisher to BCA requirements secured to wall.	1	Item	800.00	800.00	
Review existing door handles and hardware to all accessible spaces and replace if door can not be unlocked and opened with one hand. (All door handles to be replaced)	1	Item	18,688.00	18,688.00	
Allowance for water supply to hydrant (40 metre)	1	Item	24,000.00		
TOTAL FIRE SERVICES			51,240.00	19,728.00	
MECHANICAL SERVICES					
A/C system	1	Item	120,000.00	120,000.00	There are three possible options available for the airconditioning upgrade the pices listed should be the maximum cost associated with getting the airconditioner running for a maximum of 5 years.
Allowance for Building Works Improvement costs	1	Item	80,000.00		
TOTAL MECHANICAL SERVICES			200,000.00	120,000.00	
ELECTRICAL SERVICES					
Upgrade of existing site main switchboard for capacity for new generator port and new air conditioning system.	1	Item	53,333.33	4,000.00	
Review and subsequent ugrade of existing emergency lighting for code compliance.	1	Item	8,000.00	8,000.00	
Review and subsequent upgrade of existing general lighting and power for code compliance.	1	Item	114,387.20	69,776.19	Essential works that ensure the safety of the users to be completed
New power and lighting for new disabled toilet facilities.	1	Item	9,600.00		
New power supply for disabled portable wheelchair lift.	1	Item	4,800.00		
Recommision post top light fittings to building perimeter posts	1	Item	4,000.00		
New power supply for A/C	1	Item	80,000.00		
TOTAL ELECTRICAL SERVICES			274,120.53	81,776.19	
HYDRAULIC SERVICES					
Installation of new floor waste, water supply to new disabled ws, hand basin and shower.	1	Item	15,520.00		
Detailed review of the condition of existing sanitary fixtures and replacement of worn or damaged items. (Allowed to replace all with new)	1	Item	53,184.00		
TOTAL HYDRAULIC SERVICES			68,704.00	-	

STRUCTURAL WORKS

Allowance for carrying out repairs to damaged brickwork and mortar around the building perimeter and reseal joint to weatherproof.

1	Item	40,000.00	40,000.00
TOTAL STRUCTURAL WORKS		40,000.00	40,000.00

ROOF & PLUMBING WORKS

Strip off existing and replace existing roof sheeting with cyclone rated type sheeting (heavy gauge 0.48mm base metal thickness "Trimdeck" product manufactured by Lysaght), including all flashings, sealants and profiled closers to comply with current codes.

1	Item	104,000.00	52,000.00
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A full replacement of the roof sheeting will not be required however the leak in the roof to the stage dressing rooms should be fixed.

Strip out existing insulation and replace in line with current codes.

1	Item	17,680.00	
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Introduction of fly bracing to the roof rafters in order to comply with current codes.

1	Item	20,800.00	
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Strip out of purlins and replace with Z200.19 purlins at 900 centres with mid span bridging.

1	Item	44,720.00	
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Relay existing property Sewer

1	Item	55,000.00	
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TOTAL ROOF & PLUMBING WORKS

242,200.00	52,000.00
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KITCHEN FACILITIES

Removal of existing flooring and replace with non-slip vinyl including new coved skirting.

36	m2	5,040.00	5,040.00
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Strip out and dispose of all existing kitchen benches and shelving and make good ready to receive new.

1	Item	800.00	800.00
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Install new stainless steel benches and shelves sealed to walls. (To match existing configuration)

1	Item	24,000.00	24,000.00
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Installation of new sink and taps in kitchen.

2	No	5,120.00	5,120.00
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Hackoff and retiler where tiles broken or missing.

1	Item	3,200.00	3,200.00
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Clean down and regrout where necessary throughout kitchen.

1	Item	800.00	800.00
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Investigate and make good vertical cracking around cooker unit where required.

1	Item	2,400.00	2,400.00
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Scrape back paint to ceiling where flaking; make good and repaint whole ceiling.

36	m2	1,728.00	1,728.00
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Strip out existing metal tubing brackets that are uncapped.

1	Item	1,200.00	1,200.00
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Install castors under existing appliances.

1	Item	800.00	800.00
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Supply and install new soap dispenser adjacent to hand wash basin.

1	No	265.60	265.60
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Make good with flexible sealant cracking along wall and ceiling junction.

25	m	800.00	800.00
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TOTAL KITCHEN FACILITIES

46,153.60	46,153.60
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DISABLED ACCESS & TOILET FACILITIES

Install new threshold ramps at the two double entry doors and one rear required exit double door complete with tactile indicators as required.

3	No	12,000.00	
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Provide new portable wheel chair lift for disabled access to stage and determine storage space when not in use.

1	Item	88,000.00	
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Install new disabled toilet, shower and air lock in existing store room 2 and 3 (or upgrade existing toilet)

1	Item	14,400.00	7,200.00
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Reverse the swing on the doors to both female and male dressing rooms accessed from the stage for adequate circulation space in front of door for disabled access.

2	No	960.00	
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Install new code compliant signage to identify disabled facilities.

1	Item	240.00	240.00
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Remove existing toilet to store 5, make good to all surfaces sufficient for use as a store room as originally designed.

1	Item	800.00	
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TOTAL DISABLED ACCESS & TOILET FACILITIES

116,400.00	7,440.00
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MISCELLANEOUS WORKS

Existing locks to the front door are to be replaced with a single lever handle action.	1	Item	4,000.00	4,000.00
Overhaul and replace where necessary the strap on bolts to the front and rear entry doors to ensure security of the premises.	1	Item	3,200.00	3,200.00
Disconnect and repair drink fountain cooler guard and install an anti vandal housing for the fountain.	1	Item	800.00	800.00
Remove debris from existing sump and replace missing grate with galvanised trafficable grate.	1	Item	1,600.00	1,600.00
Clean out blocked soakpit and reconstruct damaged concrete surround, Install new trafficable grate	1	Item	2,400.00	2,400.00
New Mats to front and exist doors	2	No	1,280.00	
TOTAL MISCELLANEOUS WORKS			13,280.00	12,000.00

PROJECT ON COSTS

Design Contingency (15%)	1	Item	157,814.72	56,864.67
Construction Contingency (15%)	1	Item	181,486.93	65,394.37
TOTAL PROJECT ON COSTS			339,301.65	122,259.04

TOTAL COMPLIANCE PROJECT COST			1,391,399.78	501,356.83
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Functionality improvement works

WELFARE REQUIREMENT WORKS

Remove existing glazing to windows and replace with current code compliant safety glass for cyclonic regions	1	Item	8,780.80	
Provide a new generator port.	1	Item	352,000.00	
TOTAL WELFARE CENTRE REQUIREMENT WORKS			360,780.80	-

INTERNAL REFURBISHMENT WORKS

Replace all damaged and missing corrugated metal internal wall cladding within hall.	1	Item	4,000.00	
Make good to all damaged and flaking plasterboard ceilings throughout the premises and repaint.	586	m2	46,880.00	
Make good to damaged wall and floor tiling and grout in existing toilet facilities and clean all surfaces.	117	m2	18,720.00	
Replace damaged metal strip ceiling within the foyer.	1	Item	2,400.00	
Repair cracked and damaged internal face brickwork.	1	Item	4,000.00	
Repair damaged or corroded sanitary fixtures.	1	Item	1,120.00	
Remove existing damaged benchtops within male and female dressing rooms and replace with new.	1	Item	9,600.00	
Remove paint staining from existing timber flooring to hall and repolish flooring throughout.	352	m2	21,120.00	
Remove existing vinyl flooring to male and female dressing rooms and replace with new vinyl flooring.	37	m2	5,328.00	
Provide new floor waste to male dressing room outside shower.	1	Item	400.00	
Repaint existing internal doors and frames throughout.	26	No	12,480.00	
Replace damaged mechanical grill to ceiling in Male WC	1	Item	800.00	
TOTAL INTERNAL REFURBISHMENT WORKS			126,848.00	-

EXTERNAL REFURBISHMENT WORKS

Make good all damaged brickwork, render, security fencing and ventilation grilles to A/C compound throughout.	1	Item	4,000.00	4,000.00
Remove all graffiti and provide new anti graffiti coating to external brickwork and doors.	1	Item	9,936.00	
Repaint all external doors and frames,	1	Item	9,600.00	
TOTAL EXTERNAL REFURBISHMENT WORKS			23,536.00	4,000.00

OFFICE FACILITIES

Refurbish bar as dedicated office	1	Item	8,000.00	
TOTAL OFFICE FACILITIES			8,000.00	-

PROJECT ON COSTS

Design Contingency (15%)	1	Item	77,874.72	600.00
Construction Contingency (15%)	1	Item	89,555.93	690.00
TOTAL PROJECT ON COSTS			167,430.65	1,290.00
TOTAL FUNCTIONALITY PROJECT COST			686,595.45	5,290.00

Aesthetic Works

EXTERNAL ENTRY WORKS

Remove Front Entrance Pergola and Replace	1	Item	32,000.00	
TOTAL EXTERNAL ENTRY WORKS			32,000.00	-

EXTERNAL LANDSCAPING WORKS

Removal of existing concrete paving at the entry and replace	1	Item	20,000.00	
Repair irrigation control box and wiring	1	Item	1,600.00	
Repair/replace damaged reticulation system throughout	1	Item	8,000.00	
Landscaping	1	Item	30,000.00	
TOTAL EXTERNAL LANDSCAPING WORKS			39,600.00	-

CAR PARKING AND VEHICLE ACCESS

Replace Damaged Kerb in exiting car park. Construct Traffic islands, delineate car parking and improve signage	1	Item	70,000.00	
Install vehicle access to rear of building and provide service entry to kitchen	1	Item	80,000.00	
TOTAL CAR PARKING AND VEHICLE ACCESS			150,000.00	-

PROJECT ON COSTS

Design Contingency (15%)	1	Item	33,240.00	-
Construction Contingency (15%)	1	Item	38,226.00	-
TOTAL PROJECT ON COSTS			71,466.00	-
TOTAL NON ESSENTIAL PROJECT COST			293,066.00	-

Total Project Cost			2,371,061.23	506,646.83
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Variance

9.2.3 G01-09/10 Design and Construction of the Nickol West Skate Park Tender

File No:	G01-09/10
Attachment(s)	Confidential Evaluation and Recommendation Report to be provided at the briefing session.
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Matthew Plummer Senior Recreation Development Officer
Disclosure of Interest:	Nil

REPORT PURPOSE

The purpose of this report is to seek council's endorsement of a successful tender for the Design and Construction of the Nickol West Skate Park.

Background

Tenders were advertised in the West Australian and Pilbara News on the 17th June 2009 with 4 tenders received prior to the closing date and time of 2.00pm on Wednesday 8th July 2009.

In no particular order, the tenders received were from the following contractors:

1. D-Brand Skate Parks
2. Convic Skate Parks Pty Ltd
3. Playright Australia Pty Ltd
4. Services Inc Pty Ltd

Issues

Tenders were evaluated by a three (3) person panel consisting of:

- Senior Recreation Development Officer
- Manager Technical Services
- Manager Community Facilities

The tenders were firstly assessed for compliance with the documents. The tenders were then assessed against the qualitative criteria that were weighted.

The criteria and associated weightings were:

- Relevant Experience – 30%
- Key Personnel and experience – 10%
- Tenderers Resources - 30%
- Demonstrated Understanding – 30%

A copy of the Evaluation and Recommendation Report is attached.

Options

Council has the following options available:

1. Accept the tender from Convic Skate Parks Pty Ltd for the design and construction of a skate park facility at Nickol West for \$275,000.
2. Select an alternative tender, or
3. Not accept any tenders.

Policy Implications

There are no relevant policy implications pertaining to this matter

Legislative Implications

Tenders were called in accordance with the requirements of section 3.57 of the Local Government Act and associated Local Government (Functions and General) Regulations.

Financial Implications

The expenditure is in accordance with the budget.

At the October 2008 ordinary meeting, council resolved to support a Community Sport and Recreation Facilities Fund (CSRFF) application from the Department of Sport and Recreation for the 2009/10 funding round. The application sought funding for 1/3 of the project cost estimated at \$350,000. On the 27th March 2009, the shire received notification from the Department of Sport and Recreation that it was successful in its funding application for the Nickol West Skate Park in the amount of \$107,000.

In November 2008 the Federal Government, through the Department of Infrastructure, Transport, Regional Development and Local Government announced a \$300 million stimulus package under the Regional and Local Community Infrastructure Program. The Shire of Roebourne was eligible to receive \$448,000 through the local council’s allocation for new construction and major renovation projects or refurbishment of community infrastructure.

At the December 2008 ordinary meeting, council resolved to allocate \$224,000 from the Shire of Roebourne’s community infrastructure allocation towards the design and construction of the Nickol West Skate Park. The remainder of the funds were allocated to 4 other community infrastructure projects.

Committed funding Sources:

Regional and Local Community Infrastructure Program (RLCIP)	\$224,000
Community and Sporting Recreation Facilities Fund(CSRFF)	<u>\$107,000</u>
Total	<u>\$331,000</u>

Conclusion

Two (2) of the four (4) respondents provided a response that confirm a product that will fulfill the tender specifications. Based on the tender assessment, the Panel believes that Convic Skate Parks Pty Ltd will provide Council with the best outcome.

Voting Requirements

Simple.

Cr Bailey left the room at 8.30pm and returned at 8.32pm.

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14708**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Lewis**

That Council accept the tender from Convic Skate Parks Pty Ltd for the design and construction of a skate park facility at Nickol West for \$275,000.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Cr Hipworth

Cr Hipworth wished it to be noted that he voted against the motion as he requested the design be presented back to Council for approval.

10 TECHNICAL SERVICES

10.1 AIRPORT

10.1.1 Karratha Airport Master Plan

File No:	PA/1/11
Attachment(s)	Separate Attachment Karratha Airport Master Plan
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 receive the Karratha Airport Master Plan.

Background

In July 2008, Connell Wagner (now known as “Aurecon”) were engaged to undertake the preparation of the Airport Master Plan in response to recognition by Council that issues with the quality and capacity of infrastructure on site required a holistic review and development plan prior to embarking on further improvements to the facility.

Performance issues associated with the completion of the contract have led to its termination. Council officers have completed the balance of the work required to correct the issues associated with the original draft document.

Issues

The Karratha Airport Master Plan provides a development guideline from 2009-2028, and includes options for the provision of suitable airside and landside infrastructure based on demand forecasts during the planning period.

However, the document is not a detailed solution to all of the issues facing Karratha Airport. The intention of an Airport Master Plan is to review the current status of the facility, consult with stakeholders to capture priority concerns, project future growth and provide options for improvements to cope with anticipated growth.

Further studies will need to be undertaken to focus on key areas such as the development of additional car-parking facilities and the improvement and expansion to the terminal building.

It is proposed that the Karratha Airport Master Plan is reviewed at no longer than 5-yearly intervals so as to retain its relevance, particularly with regard to growth in passenger numbers and aircraft movements. This will enable Council to adequately plan for infrastructure requirements in the future, given the volatile nature of the aviation industry and its rapidly changing landscapes.

Options

Council has the following options available:

1. Receive the Karratha Airport Master Plan or not.

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

The Master Plan provides the framework for future expansion and investment in the airport facility. Given the volatile nature of the aviation industry, it is recognised that this document needs to be under constant review with respect to anticipated growth patterns, changes to legislation and possible trigger points for the implementation of proposed initiatives. The Master Plan also considers a comprehensive review every 5 years. Hence this document is a “living” document and should not be considered as a “lock-in” for future development or budgets.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **14709**
MOVED : **Cr Rothe**
SECONDED : **Cr Lewis**

That Council suspend Standing Orders to allow for open discussion of this item.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

Cr Vertigan left Chambers at 8.41pm and returned at 8.43pm.

Cr Cechner left Chambers at 8.45pm and returned at 8.49pm.

COUNCIL RESOLUTION

Res No : 14710
MOVED : Cr Lally
SECONDED : Cr Lewis

That Council resume Standing Orders.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

RECOMMENDATION

That Council receive the 2009 Karratha Airport Master Plan.

ALTERNATIVE RECOMMENDATION

1. That Council receive the 2009 Karratha Airport Master Plan and progress the following development strategies:
 - a) Review and upgrade the car parking and traffic management arrangements, as required
 - b) Review and upgrade the services including power and water distribution and sewerage reticulation and treatment, as required
 - c) Completion of the Checked Baggage Screening (CBS), baggage handling system and check-in counter upgrade project
 - d) Further investigate and document the terminal configuration for improvements to terminal access, security, concession area and departure lounge, including reviewing the location of the Qantas Lounge.
2. That Council consider allocating funds in the 2009/2010 Budget to progress the above development strategies as priorities.

COUNCIL RESOLUTION

Res No : 14711
MOVED : Cr White-Hartig
SECONDED : Cr Lockwood

1. That Council receive the 2009 Karratha Airport Master Plan and progress the following development strategies:
 - a) Review and upgrade the car parking and traffic management arrangements, as required
 - b) Review and upgrade the services including power and water distribution and sewerage reticulation and treatment, as required
 - c) Completion of the Checked Baggage Screening (CBS), baggage handling system and check-in counter upgrade project
 - d) Further investigate and document the terminal configuration for improvements to terminal access, security, concession area and departure lounge, including reviewing the location of the Qantas Lounge.
2. That Council consider allocating funds in the 2009/2010 Budget to progress the above development strategies as priorities.
3. That Council establish a working group consisting of Cr Rothe, Lewis, Wieland & Hipworth to assist in the design of the Airport car parking and traffic management plan.

CARRIED

FOR : Cr Snell, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Cr Rothe

Cr Rothe wished it to be noted that he voted against this recommendation as he felt it would be quicker to work without a consultant.

10.1.2 Karratha Flying Services Pty Ltd - Change of Lessee

File No:	AX/4/11
Attachment(s)	Map of Leased Area
Responsible Officer:	Troy Davis Executive Manager Technical Services
Author Name:	Chris Fox Airport Manager
Disclosure of Interest:	Nil

REPORT PURPOSE

This purpose of this report is to consider a request by Karratha Flying Services Pty Ltd to re-assign their lease agreement.

Background

Karratha Flying Services Pty Ltd has a current commercial lease for Lot 7, Norman Road at Karratha Airport. This lease commenced on 1 July 2004 and is for a term of 10 years, expiring on 1 July 2014.

Correspondence has been received from Mr Richard Earl Pym, sole director of Karratha Flying Services Pty Ltd (ACN 065 580 690), current lessee, requesting that the lease be assigned, with all of it's rights and obligations, to Karratha Flying Services (2008) Pty Ltd (ACN 127 916 607).

This request is made due to a change of ownership of the company, which occurred recently.

Issues

Within the existing lease agreement, Section 46.1, states as follows :

“The Lessee must not assign, mortgage or charge the leasehold estate in the Premises nor sublet, part with possession, or dispose, of the Premises or any part of the Premises without the consent of the Lessor and the Minister for Lands and except under this clause.”

Section 46.4 also states :

“The Lessor may grant or withhold its consent to an assignment of the leasehold estate created by this document in it's absolute discretion.”

All costs in respect of the proposed assignment will be met by the Lessee.

Options

Council has the following options available:

1. Approve the requested assignment of the lease agreement;
2. Deny the requested assignment of the lease agreement;

There appears to be no reason to deny the requested assignment of the lease agreement.

Policy Implications

This has no relevance to Council's pending adoption of the Airport Master Plan document as the existing lease agreement expires on 1 July 2014.

Legislative Implications

Financial Implications

There are no financial implications resulting from this report. All costs relating to the requested assignment will be required to be met by the Lessee.

Conclusion

The request received from Karratha Flying Services Pty Ltd to assign the lease agreement is made on the basis of the change of ownership and the request appears to be reasonable in nature.

Voting Requirements

Simple.

Cr Rothe left Chambers at 8.55pm and returned at 8.56pm

RECOMMENDATION/ COUNCIL RESOLUTION

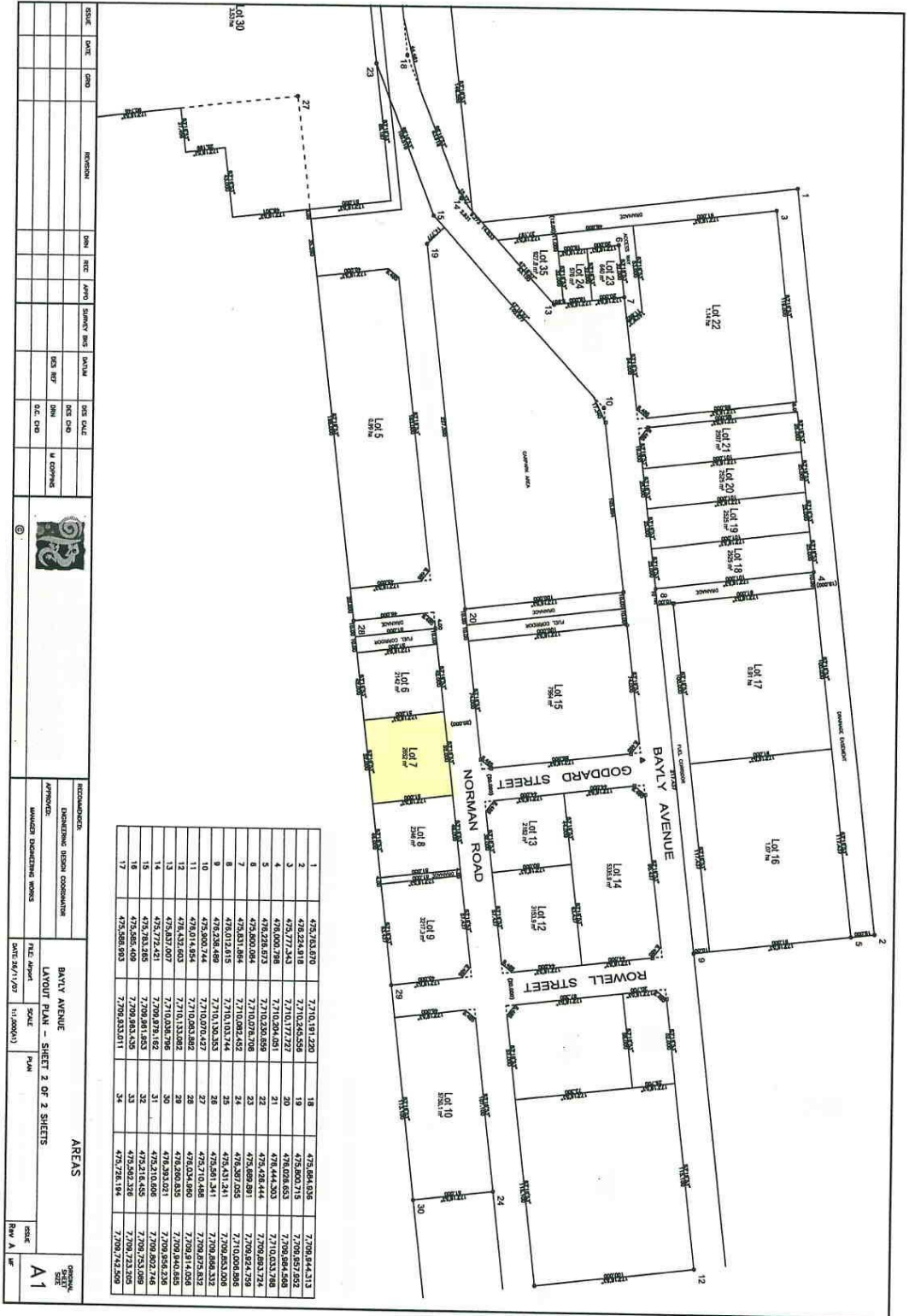
Res No : **14712**
MOVED : **Cr Lockwood**
SECONDED : **Cr Cechner**

That Council approves the assigning of the existing lease agreement, with all it's rights and obligations, from Karratha Flying Services Pty Ltd (ACN 065 580 690) to Karratha Flying Services (2008) Pty Ltd (ACN 127 916 607)

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

ATTACHMENT AGENDA ITEM 10.1.2



11 DEVELOPMENT SERVICES

11.2.3 Review of Local Planning Policy DP 10 Transient Workforce Accommodation

File No:	TA/4/1
Attachment(s)	Draft Revised Local Planning Policy DP 10
Responsible Officer:	Bob Sharkey Executive Manager Development Services
Author Name:	Joel Gajic Manager Planning Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To seek the consent of Council to advertise the attached draft revised local planning policy DP 10 'Transient Workforce Accommodation' for public comment in accordance with clause 5.1.6(a) of the Shire of Roebourne Town Planning Scheme No 8.

Background

The Shire's local planning policies are under constant revision with the object of ensuring that such policies are responsive to current land use, construction and management trends, and satisfactorily preserve the amenity of our communities.

Local planning policy DP 10 has been singled out for an interim review in response to concerns some Councillors have expressed regarding the visual impact of TWA facilities in prominent locations, and to reflect the Shire's commitment to as far as possible minimise harm caused by alcohol. The opportunity to address a 'gap' in the requirement for universally accessible rooms for Class 1a buildings as defined under the Building Code of Australia has also been taken at this time. The proposed amendments to the policy appear, with underlining, on pages 5, 7 and 10 of the attached revised policy document.

Issues

Perimeter Fencing

The *Shire of Roebourne Local Laws Relating to Fencing* deems a 2000 mm high chain-mesh fence to be sufficient for a commercial or industrial premise. This is the fencing type typically chosen for transient workforce accommodation facilities. Until such time as mandatory required landscaping becomes established, there is the potential for facilities to be somewhat unsightly. The proposed requirement to provide feature fencing for facilities in prominent locations will assist to soften the visual impact of such facilities.

Liquor Licensing

The social and environmental consequence of excessive alcohol consumption has been witnessed in all towns and communities across the Shire. As a party to the *Roebourne Shire Liquor Accord 2007* (the Accord), the Shire is responsible for:

- (a) *“Supporting the responsible venue operators by the fair and effective enforcement of local laws;*
- (b) *Actively supporting initiatives to improve the community environment;*
- (c) *Ensure that processes are in place to have regular formal communication with the licensees, nominees or managers of venues; and*
- (d) *Participating fully in and supporting the Liquor Accord committee and decisions.”*

The proposed amendments to the local planning policy pertaining to liquor licensing will strengthen the Shire’s ability to adhere to our responsibilities under the Accord, and provide greater guidance to staff when providing comment to the Department of Racing Gaming and Liquor when responding to liquor license applications.

The Provision of Rooms for People with Disabilities

The Shire’s policy CS 14 ‘Disability Access and Inclusion’ recognises the Shire of Roebourne’s commitment to work *“...in partnership with local community groups and businesses to facilitate the inclusion of people with disabilities through improved access to facilities and services in the community”*.

At present the Building Code of Australia is silent on Class 1a classified rooms, as typically provided within transient workforce accommodation facilities, requiring to be universally designed to enable their use by people with disabilities. The proposed inclusion of a standardised ratio of accommodation rooms for people with disabilities will ensure greater consistency when Development Services applies this accepted requirement, and will ensure that developers and their consultants address the provision of universally accessible rooms earlier (at the town planning rather than building licence stage).

Options

Council has the following options available:

1. To consent to the attached draft revised local planning policy DP 10 Transient Workforce Accommodation being advertised for public comment in accordance with clause 5.1.6(a) of the Shire of Roebourne Town Planning Scheme No 8.
2. To consent to the attached draft revised local planning policy DP 10 Transient Workforce Accommodation with further modifications as agreed by Councillors being advertised for public comment in accordance with clause 5.1.6(a) of the Shire of Roebourne Town Planning Scheme No 8.
3. To not consent to the attached draft revised local planning policy DP 10 Transient Workforce Accommodation being advertised for public comment.

Policy Implications

Policy number DP 10 titled Transient Workforce Accommodation is relevant to this matter.

Legislative Implications

There are no legislative implications resulting from this report.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

The proposed amendments to local planning policy DP 10 will provide further guidance to developers and their consultants when preparing their applications for development approval, and improve the amenity of transient workforce accommodation facilities approved within the Shire of Roebourne and that of their neighbourhoods.

Specifically, the proposed 'Aesthetic Considerations' amendment will improve the standard of fencing and; therefore, screening for prominent of transient workforce accommodation facilities above that of a sufficient fence for commercial lots as specified by the *Shire of Roebourne Local Laws Relating to Fencing*.

Specifically, the proposed 'Liquor Licensing' amendment will provide guidance to staff responding to Section 40 Certificate of Local Planning Authority requests under the *Liquor Licensing Act 1988*, and will further encapsulate the Shire of Roebourne's commitment to supporting the objectives of the *Roebourne Shire Liquor Accord 2007*.

Specifically, the proposed 'Design' amendment will ensure that at least one [1] universally designed room for people with disabilities will be provided within each transient workforce accommodation facility, unless it can be satisfactorily demonstrated that such rooms are not required. Given that the Building Code of Australia is silent on the requirement for universal accessibility rooms for Class 1a buildings, there is a recognised need to ensure their provision as part of local planning policy.

Voting Requirements

Absolute.

RECOMMENDATION/ COUNCIL RESOLUTION

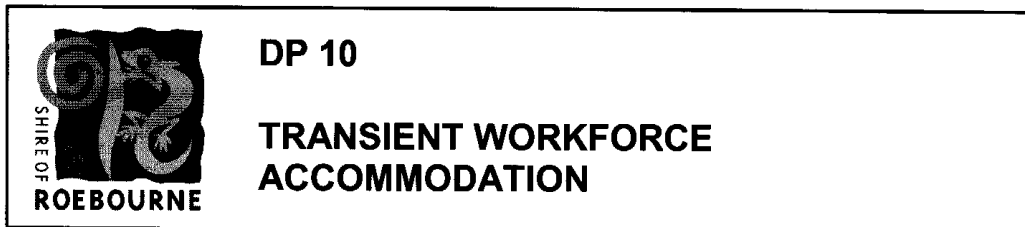
Res No : **14713**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Lockwood**

That Council approves the advertising of the draft revised local planning policy DP 10 for public comment in accordance with clause 5.1.6(a) of the Shire of Roebourne Town Planning Scheme No 8.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

**ATTACHMENT AGENDA ITEM 11.2.3 REVIEW OF LOCAL PLANNING POLICY DP 10
TRANSIENT WORKFORCE ACCOMMODATION**
Draft Revised Local Planning Policy DP 10



OBJECTIVE

1. To provide a safe and functional living environment for the transient workforce associated with industrial development in the Shire of Roebourne (Shire).
2. To ensure a high level of amenity for transient workers and residents both during and after the construction of the transient workforce accommodation facility.
3. To ensure that transient workforce accommodation facilities employ best practice emergency management practices and are able to safely shelter all residents and staff during cyclones.
4. To recognise that transient workforce accommodation facilities will take varying forms depending upon individual occupancy, transportation and catering arrangements.
5. To accommodate a degree variation to development approvals in the form of minor works and incidental structures during the construction of transient workforce accommodation facilities.
6. To ensure that development within land zoned for transient workforce accommodation is designed for transient workforce accommodation.
7. To discourage transient workforce accommodation in the town centre, residential or tourism zones.
8. To minimise the impact of the influx of workers accommodated within transient workforce accommodation facilities.
9. To ensure occupancy of transient workforce accommodation facilities and fly camps are limited to workers or working couples.
10. To recognise the need to provide dedicated parking areas for over-sized vehicles and, dependent upon the permanency of residents, boat, trailer and caravan parking bays.
11. To control the sale and service of alcohol so as not to adversely impact on residents or the community.
12. To recognise that, due to their limited life span, fly camps need not provide the same level of amenity to workers as transient workforce accommodation facilities.

POLICY PROVISIONS

Scope of the Policy:

- This policy applies in the whole of the Shire and forms part of the Shire of Roebourne No. 8 Town Planning Scheme (TPS).
- To the extent where this policy is inconsistent with an approved Development Area Plan (DAP), the DAP shall prevail.
- To the extent where this policy is inconsistent with the Residential Design Codes of Western Australia 2008 (R Codes), this policy shall prevail.

Preparation of Planning Applications – The Role of the Development Services Department:

Prior to engaging a consultant, or preparing an application on behalf of a client, it is recommended that you first confirm with Development Services what Shire approvals are required and obtain all relevant information. Whilst Development Services are not in a position to prepare applications including those for planning approval, building licence applications, applications for the registration of a lodging house or applications to construct or install an apparatus for the treatment of sewerage, it is often beneficial to seek feedback when preliminary plans have been prepared to ensure all relevant information is submitted and that fundamental or mandatory requirements have been met. Applications for which further information is required will take longer to process. Development Services can be contacted on 9186 8569.

Definitions and Interpretation of this Policy:

The definitions in the TPS, including the relevant definitions in the R Codes, are the point of reference for the definition of any planning and development term.

- A transient workforce accommodation facility is “a building or group of buildings used for the accommodation of temporary or intermittent workers, comprising bedrooms, dining rooms, kitchens, ablutions, toilets and appropriate amenity area, and associated parking areas constructed in accordance with TPS and the Building Code of Australia, but does not include a hotel, motel or boarding house.”
- A fly camp is “a building or group of buildings used for the accommodation of workers engaged in the construction of a transient workforce accommodation facility, located on or adjacent to the development site.”

What Development Requires Planning Approval?

- Any development works associated with a transient workforce accommodation facility or fly camp, or to be undertaken in the transient workforce accommodation zone requires a planning application, unless exempted by this policy, Commonwealth, or State legislation such as the *Public Works Act 1902*.
- The definition of development also includes the use of land, thus the occupying of land (regardless of the extent of building works occurring) may also require a planning application.

Application Procedure:

When applying for planning approval, the application should include:

- A completed Application for Planning Approval form.
- Payment of an applicable planning fee (refer to Development Services Fees and Charges Information Sheet BS-0005).
- Four [4] copies (to scale) of a site plan showing the following:
 - The legal description, lot dimensions, north point, and street details.
 - The location and use of any existing buildings on-site and existing access/egress point(s), existing parking area and existing landscaping area(s).
 - Location and use of proposed building(s) and setbacks to boundaries and existing buildings.
 - The designated cyclone shelter(s).
 - Buildings, structures and/or vegetation to be removed (if any).
 - Existing site levels and/or contours at regular intervals.
 - Finished floor and design levels.
 - Stormwater drainage details including design levels and erosion control at outlets.
 - Vehicular access/egress to site.
 - Car parking and manoeuvring areas (new or modifications to be designed in accordance with Australian Standard AS2890 and the minimum bay dimensions prescribed by this policy).
 - Landscaping area(s) (including species list, locations and means of reticulation).
 - Fencing details (type, location, colour and height).
- Four [4] copies (to scale) of plans/drawings showing the following:
 - Floor plan of proposed building(s).
 - Elevations of proposed building(s).
 - External colours, finishes and materials.
- A management statement detailing the proposal and specifically addressing:
 - Emergency and environmental management for both the construction and occupancy of the facility including cyclone sheltering, dust suppression, waste management, hygiene, and pest animal and weed control.
 - Catering.
 - Liquor licensing (staff conduct training, responsible service of alcohol practices, complaints procedures, and customer care).
 - Tenants' rights and responsibilities (maximum occupancy of rooms, age restrictions, pet ownership, the parking of and ability to bring onto the site private vehicles, boats, caravans and trailers, alcohol and drug policy, use of onsite facilities; conflict resolution etc.).
 - The transportation of workers.
 - Security and public access.

When applying for planning approval, the application may also be required to include:

- A streetscape perspective view and a shadow diagram.
- A Decommissioning/ Rehabilitation Plan indicating how and when the development will be removed and the site rehabilitated should the site is not zoned specifically for transient workforce accommodation.
- An acoustic engineer's report.
- A construction environmental management plan.
- An operational environmental management plan.
- An insect management plan.
- A traffic management plan.
- Turning templates for the likely maximum size of vehicles accessing the site.
- Parking bays for people with disabilities, motorcycles or bicycles.
- A Community Impact/ Management Plan (for larger facilities).
- An acoustic engineer's report.
- A rubbish compound/bin storage area.
- A wash down area.
- A covering letter/report detailing the proposal.
 - In the case of residential development that relies on a Performance Criteria within the R Codes, a written submission demonstrating how the Performance Criteria has been satisfied, or why the corresponding Acceptable Development Provision cannot be met or is irrelevant.
 - The purpose of the use and the types of processes to be utilised.
 - The type and quantity of goods to be stored, processed or produced.
 - The likely number of staff.
 - The extent and nature of any liquor licensed areas (e.g. small bar, packaged liquor).
 - The likely size/type of service vehicle(s) accessing the site.
 - How land not required for immediate use is to be maintained (e.g. cracker dust, natural vegetation, landscaped).
 - Whether a Works Approval or licence under the *Environmental Protection Act 1986* is required.
 - Whether a licence under the *Dangerous Goods Safety Act 2004* is required.
 - What waste is likely to be generated and the means of storage and disposal (i.e. bulk bin compound, domestic bins).
 - The likely effects, if any, on the neighbourhood including noise levels; air borne emissions, emissions to land or water, traffic including the hours of delivery and despatch, light spill or glare.

Assessment Criteria:

When considering applications for planning approval in the transient workforce accommodation zone, the Shire shall have regard to:

- Any relevant provisions contained in the TPS including the precinct objective statements in Part V.
- Any relevant local planning policy.
- Relevant legislation, state planning policies, development control policies and planning bulletins published by the Western Australian Planning Commission, and other publications or guidelines produced by state agencies.
- The location and site characteristics of the property and the immediate surrounding area.
- Best practice emergency, environmental, health and well-being management.
- The safe and efficient transportation of residents, goods and materials to, from and within the facility.
- The ability of the residents of transient workforce accommodation facilities to access town sites and their associated services and amenities.
- The scale and overall quality of the development in light of any proposed variations from the requirements of this policy.

In areas not specifically zoned transient workforce accommodation the Shire shall have further regard to:

- Local planning policies for the zone in which the development is to be placed.
- The impact on and from adjoining uses.
- The time frame for the occupancy of the proposed facility.

- The design form and the likely impact on the future use of the land.
- Access to existing services and infrastructure.

Scheme Prescribed Development Standards:

- Planning applications for transient workforce accommodation, within areas outside the transient workforce accommodation zone, shall be accompanied by information and plans indicating, to the Shire’s satisfaction, how and when the development will convert to a subsequent use which is consistent with the Scheme zoning.
- Planning applications for temporary structures to provide transient workforce accommodation shall, to the Shire’s satisfaction, be accompanied by information and plans indicating how and when the development will be removed and the site rehabilitated or developed for a different use intended for the zone.
- The Shire may require, by signed agreement, a commitment to the date and details of rehabilitation and conversion the site.

DEVELOPMENT STANDARDS

Site Cover:

Maximum site coverage 50%

Front Building Setbacks:

7.5 metres, although this will normally be determined by the design of the car parking area as it is strongly recommended that car parking should be located within the front boundary setback. Other issues to take into account are the setbacks of buildings on adjoining developments, the external finishes and material of the front facade, and the quality.

Side and Rear Building Setbacks:

Three [3] metres, although the need for perimeter landscaping for screening purposes and access for maintenance and pedestrians will also need to be taken into account.

Building Height:

- An absolute maximum of three [3] levels of habitable floor space.
- A total overall height of 10m for buildings with a concealed roof and 12m for buildings with a pitched roof.

Residential Density:

Form of Accommodation	Residents per Hectare (max.)
Single-storey single units containing single occupant rooms	100
Single-storey units containing dual occupant rooms	150
multi-storey facilities containing single occupant rooms	200
multi-storey facilities containing dual occupant rooms	300

Variations of up to 10% to the prescribed residential density may be considered provided the applicant can demonstrate that the additional density will not detract from the amenity of the residents or neighbourhood, and how the transient workforce accommodation facility meets or exceeds all other development standards.

Design:

- A commercial kitchen and communal dining area is required unless external catering arrangements are satisfactorily demonstrated (typically evidence of contractual arrangements), or the individual units contain a kitchen in addition to the provision of outdoor cooking facilities. Catering/ food preparation within commercial kitchens must be undertaken in accordance with the *Health Act 1911*(as amended).
- A minimum of 0.5 of a seat for the effective occupancy plus on-site staff must be provided within a communal dining area. This typically equates to 0.4 of a seat per single occupant room although additional seating and parking bays may be required where dining areas cater to people other than residents.

- Unless an alternative emergency sheltering solution can be demonstrated to the satisfaction of the Shire each facility must provide a building(s) designed for emergency (cyclone) sheltering purposes. Such building(s) must:
 - Be designed to a Building Code of Australia importance level four [4].
 - Be accessible for people with disabilities and have a seating area equal or exceeding one [1] square metre based on maximum effective occupancy plus on-site staff.
 - Be centrally located or be otherwise 'shielded'.
 - Be designed with debris resistant screens and additional restraints for all exit doors (strap bolts).
 - Provide internal toilets and, where appropriate urinal(s), at the rate of one [1] pan per sixty [60] persons effective occupancy plus on-site staff. Urinals may be provided in lieu of up to 50% of the pans in the male toilets calculated at the rate of 700 mm of urinal per pan. Consideration will be given to the use of portable chemical toilets in lieu of up to 50% of this requirement provided adequate ventilation, privacy and a 72 hour holding capacity can be demonstrated.
 - Incorporate elements of design referred to in the Guidelines for Australian Public Cyclone Shelters report to Emergency Management Australia (August 2002) including, but not limited to, waterproofing and weatherproofing, mechanical ventilation, lighting to 400 lux for areas where people may want to read or write, emergency lighting in accordance with the BCA for a class 9b building, communications, emergency power, and contain emergency provisions including drinking water and food.
 - Have a floor level with a minimum height of 500 mm above the highest known storm surge or flood runoff level.
- Laundry, sanitary and ablution facilities must be provided to comply with the Shire of Roebourne Health Local Law pertaining to Lodging Houses (one [1] washing machine and one [1] dryer per fifteen [15] residents). Should laundries be provided within self contained accommodation units they must be provided for in a separate room or otherwise segregated from the food preparation area in accordance with Section 7 of the *Health Act (Laundries and Bathrooms) Regulations*.
- Unless exempted by the Australian Human Rights Commission a building providing a unique service or feature including a recreation room or area, dining room, or an internet room must be accessible to people with disabilities via an unobstructed path of travel. For buildings such as laundries that are often duplicated throughout a facility, only that individual building in closest proximity to a dedicated disabled accommodation unit need be accessible.
- Although all accommodation units are encouraged to incorporate elements of universal design as prescribed by Australian Standard AS1428; unless otherwise agreed, all facilities must provide at least one [1] universally accessible room. Furthermore, facilities providing greater than 200 rooms must provide at least one [1] universally accessible room per 200 rooms.

Landscaping/ Open Space:

- Each transient workforce accommodation facility shall be provided with landscaped and/ or grassed outdoor recreation area(s), at a minimum rate of four [4] square metres per person accommodated (excluding boundary landscaping). Bonus concessions to reduce the allocation of landscaped and/ or grassed outdoor recreation area(s) by up to one quarter (25%) of the rate may be granted where recreational infrastructure such as swimming pools, gymnasiums and covered barbecue areas are provided, or where the facility adjoins a developed public recreation area.
- As a minimum, outdoor recreation areas shall provide shade and include outdoor cooking facilities.
- A landscaping plan including a species schedule and a reticulation design and specification shall be submitted for approval with any application lodged for planning approval. Landscaping to a minimum width of 1.5 metres shall be provided within the front setback area, to all common boundaries and adjacent to outdoors storage areas that upon maturity will effectively screen the development.
- Car parking and external storage areas, bin compounds and other unsightly structures should also be landscaped to 'soften' their visual impact.
- Each accommodation unit/ suite shall be provided with an area of private space for the exclusive use of the resident. This space may be provided external to the unit, but must be easily accessible. Desirable forms of private space include courtyards, viewing decks and balconies.

Car Parking and Traffic Management:

Car parking provisions may vary dependent upon each transient workforce accommodation facilities' individual circumstances with particular regard to catering and dining contracts for non-residents, the ability to control the parking of and ability to bring onto the site private vehicles, boats, caravans and trailers as reflected in the management statement, and the opportunity to provide additional on-site parking should the need arise, but as a minimum shall provide the following:

Type of Facility	Standard Bays per Resident
Self contained facilities with a commercial kitchen and communal dining room	0.5
Accommodation units/suites each containing a kitchen	0.75

- All transient workforce accommodation facilities must provide additional oversized vehicle parking bays as deemed necessary to bus workers to and from the site, accommodate service and staff vehicles and park residents' boats, trucks and trailers.
- Standard parking bays to have a minimum width of 2700 mm and length of 5500 mm.
- All parking and manoeuvring areas must be drained, sealed with concrete, asphalt or bitumen, kerbed and line marked. Consideration will be given to gravel or 'cracker dust' surfaces for Fly Camps, overflow parking/ hard standings areas, or where the facility is in an isolated area provided suitable dust suppression can be maintained.
- Parking of residents' vehicles shall be provided on the subject land or other land contiguous with or adjacent to the facility.
- Motorcycle bays shall be provided for larger facilities or those located within town sites.
- Unless exempted by the Australian Human Rights Commission, parking bays for people with disabilities must be provided. One [1] disabled parking bay is generally deemed adequate for a facility with peak occupancy (inclusive of staff) of 200 persons plus one [1] bay per accommodation room dedicated for people with disabilities.
- The provision of motorcycle bays with a minimum width of 1200 mm and length of 2500 mm are generally required at the rate of one per fifty [50] spaces (rounded up).

A traffic management report may be required where development is likely to have a significant impact on the local street network either through the volume or type of vehicle trips generated, where substantive or underground parking areas are proposed, or where heavy vehicles are required to manoeuvre within a site. Traffic management reports are typically required to:

- Demonstrate that the likely impact of traffic including service vehicles accessing and exiting the site will not adversely impact on the locality.
- Identify any engineering design modifications required to local roads.
- Assess on-site manoeuvrability for service and oversize vehicles (turning templates with overhangs).
- Assess parking and access way design against Australian Standard AS2890.
- Assess the location and design of parking for people with disabilities.

Storage:

All transient workforce accommodation facilities must provide weather-proof storerooms and/or storage facilities with their design and capacity dependent upon likely storage demand and the individual management and residents' needs to secure items in the event of a cyclone.

Washdown Area:

- Transient workforce accommodation facilities within town sites or where vehicle or equipment servicing is necessary must provide an approved washdown area with a petrol and oil trap in compliance with the requirements of the Water Corporation, the Shire of Roebourne's Health Department and the Department of Water's Water Quality Protection Note 68: Mechanical Equipment Washdown March 2006.
- Setbacks for petrol and oil traps are same as for effluent disposal systems.

- Should the wash down area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

Management:

- Transient workforce accommodation facilities shall be singly managed to ensure the amenity of the community and residents will be protected.
- Unless otherwise approved all transient workforce accommodation facilities shall provide for managers' residence(s) and/ or administration building(s) to allow effective on-site management.

Aesthetic Considerations:

Where possible, transient workforce accommodation facilities are encouraged to:

- Use external finishes and materials that are either compatible with the predominant colours of buildings in the neighbourhood or are muted and non-reflective.
- Install feature perimeter fencing in lieu of chain-mesh fencing where the development has frontage to a major road(s.) recognised tourist routes, or recreation or conservation reserves.
- Use alternatives to barbed wire perimeter fencing.
- Retain existing trees.
- Ensure landscaping upon maturity will suitably screen or 'soften' the appearance of vehicle parking and external storage areas, bin compounds and other unsightly structures.

Construction Environmental Management Plan (CEMP):

A CEMP is a plan that demonstrates 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. Developers, engineers and contractors are responsible for the development and implementation of CEMP's, and for ensuring that identified contingency measures are implemented as appropriate. CEMP's are particularly important in the Shire due to our arid climate and frequent strong winds that are typically westerly and northerly in summer and easterly in winter.

- A CEMP is required to be submitted on sites greater than 5000m² on which any work involving the clearing of vegetation and/or topsoil, recontouring (bulk earthworks), trenching and/or road construction is to be done to develop the land for any use are to occur, or where the proposed development is likely to impact on residential or other sensitive land uses.
- A CEMP may also be required to be submitted for sites less than 5000m² undertaking the above works in close proximity of sensitive land uses or located on tourist routes.
- 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. This publication requires a Classification Assessment Chart to be completed. The chart and chart notes recognise that the major factors influencing the dust risk potential of a specific site are the time of the year when the works are to be conducted, the nature of the site, and the extent of the proposed works and the proximity of the site to any other land use. Erosion control may be required at stormwater outlets to prevent scouring.
- The CEMP should stipulate the hours of construction, likely times that construction vehicles will need to access and egress the site, and outline what management measures are in place to control noise emissions. Noise management provisions and mitigation measures must have regard to the *Environmental Protection (Noise) Regulations 1997*.

Operational Noise Management Plan (ONMP):

An ONMP may be required for facilities and premises that are likely to generate significant noise or are located in close proximity to sensitive noise premises including alfresco dining areas.

- An ONMP must outline what design response and management measures are in place to control noise emissions having regard to the *Environmental Protection (Noise) Regulations 1997*.
- An ONMP may be required to be prepared by a suitable qualify acoustic engineer.

Crossovers:

As per Shire's specification. It should be noted that different types of vehicles may require different design specifications, therefore when submitting the application it is important to state the use of the site and the type of vehicles that are expected to access the development.

Provision for Cyclists and Pedestrians:

Developments to include safe and convenient parking facilities for bicycles designed in accordance with *Australian Standard AS2890.3*. Bicycle parking facilities shall generally be provided at a rate of one space per ten [10] accommodation rooms.

Washdown Area:

- Should any portion of the development be used for vehicle or equipment servicing, then an approved bunded wash down area with a petrol and oil trap is to be provided in compliance with the requirements of the Water Corporation, the Shire of Roebourne's Health Department and the Department of Water's Water Quality Protection Note 68: Mechanical Equipment Washdown March 2006.
- Setbacks for petrol and oil traps are same as for effluent disposal systems.
- Should the wash down area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

Signage:

Requirements contained within the Shire of Roebourne By Law Relating to Signs, Hoardings and Bill Posting. Queries in relation to signage should be directed to Building Services on 9186 8569.

ENVIRONMENTAL HEALTH REQUIREMENTS

Disposal of Effluent in Un-Sewered Areas

The treatment and disposal of effluent is a significant constraint on development in un-sewered areas, and this may dictate the residential density and type of development the land can support. In view of this, it is critical that wastewater disposal be addressed with initial development applications.

- An Application to Construct or Install an Apparatus for the Treatment of Sewage must be lodged to the Shire's Environmental Health Services Department for the treatment and disposal of effluent waste in un-sewered areas that complies with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*. In view of this, it is critical that wastewater disposal be addressed with initial development applications.
- An application must also be lodged to the Department of Health to seek approval for systems producing greater than 540 litres per day.

Applicants must demonstrate the following to support an Application to Construct or Install an Apparatus for the Treatment of Sewage.

- Total estimated maximum volumes of wastewater generated.
- Details of the type of wastewater disposal system.
- Details of irrigation areas if these are to be used or where the wastewater will be ultimately disposed.
- Details of other fixtures adjacent to irrigation or disposal areas such as structures, subsoil drainage and sumps.
- The reuse of wastewater is encouraged. Where there is a component of reuse of wastewater a management statement to demonstrate compliance with the *National Water Quality Management Strategy- Australian Guidelines for Water Recycling- Managing Health and Environmental Risks 2006*.

Solid Waste:

The management of solid waste for commercial premises usually entails the installation of specific areas to store and to wash refuse disposal receptacles. The following development standards apply:

- Each site requires a rubbish compound/bin storage area, with the actual requirement (size, construction material and location) being defined by the use.
- Rubbish compound/bin storage area is to be screened from public view and provided with a tap and adequate mains supply.
- If not fenced or otherwise enclosed, tie down points or alternative means of securing bins during cyclones must be provided.
- Rubbish compound/bin storage area is to be constructed with bunded concrete flooring graded to an industrial floor waste gully connected to an approved wastewater disposal system for commercial waste.
- Drains are to incorporate a 200 mm bucket trap or an alternate solid particulate capture system.
- Location of rubbish pickup compound should take into account the ability for a front loading single unit truck (12.5m long with a 12.5m turning radius) to access the compound – particularly when using bulk bin service.
- Should the rubbish compound/bin storage area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

Temporary Toilets:

In accordance with Part 2 Division 1 of the Shire of Roebourne Health Local Laws 1996 one onsite temporary toilet is required for every twenty construction workers. These temporary toilets that must be removed upon the completion of the construction works are exempt from requiring planning approval.

Insect Management Plan:

An insect vector management plan is generally required to be submitted with the development application, although this is dependent on the location and scale of the development. Insect vector management plans must detail the following information.

1. Baseline data and assessment of the relative risks (trapping data over time, is there an identified significant risk);
2. Identification of potential hazards from insect vectors, for example, mosquito borne viral diseases such as Ross River and Barmah Forest viruses; and
3. A detailed management strategy using established hierarchy of controls, including:
 - Eliminate; removal of the hazard.
 - Substitute; consideration for alternative locations to accommodate workforce should a significant hazard be identified that cannot be feasibly managed.
 - Containment; through the use of management strategies such as the reduction of breeding sites, the removal of vegetative corridors within the facility to minimise insects travel pathways, and the use of mosquito larvicides and natural predators to reduce numbers of mosquito larvae.
 - Reduce exposure; administrative controls to reduce exposure during times of peak mosquito activity include avoid being outdoors during dawn and dusk and minimising sporting activities during times of high activity or when climatic conditions have resulted in higher than usual activity, such as after significant rainfall events.
 - Training and supervision; information, training and supervision help to make sure people know of the hazards from mosquitoes and other insects such as sandflies. The free distribution of repellents and educational materials, the symptomatic diagnosis of suspect vector borne disease, and the training and supervision of those involved in the process should be documented.
 - Personal protective equipment (PPE); the use of loose fitting clothing and effective insect repellents when you have to work in areas of high incidence of nuisance and potential disease carrying insect vectors should be documented.
 - Welfare management; should other controls fail, the provision of 1st aid facilities and access to primary health care should someone become sick as a result of a disease or illness should be documented.

Liquor Licensing:

The Shire of Roebourne supports the responsible service of alcohol and, in accordance with the Roebourne Liquor Accord 2007, the provision of a safe, healthy and exciting environment inside and

outside licensed premises. As such, the sale and service of alcohol will generally only be supported by the Shire of Roebourne subject to:

- The sale of packaged takeaway liquor being limited to six [6] cans or stubbies of beer, cider or premixed spirits, or one [1] standard bottle of wine per day for residents or staff of the facility.
- No service of alcohol being permitted to the general public.
- No signage associated with the wet mess or alcoholic products being visible from outside the facility.
- The submission of a Liquor Management Plan having regard, as a minimum to: existing approved management strategies and plans for the facility, staff conduct training, responsible service of alcohol practices, complaints procedures, and customer care.
- For facilities located within town sites, the sale of alcohol to up to two [2] guests per resident being limited to consumption during 'standard' trading hours for licensed venues within that town and within the nominated wet mess.

Commencement of Occupation:

Part 9 of the Shire of Roebourne's Health Local Laws 1996 (the Local Law) requires facilities to be registered prior to occupancy commencing. A requirement for registration is the issuance of a Lodging House Licence by the Shire's Environmental Health Department. The Local Law requirements pertain to matters including the management, duty of care, responsibilities of lodgers and residents, sanitary conveniences and laundries, kitchens and dining facilities, furnishing of sleeping apartments and fire control.

In addition to those matters prescribed under the Local Law further works must be completed prior to occupancy to ensure that the objectives of this policy are met. Such further works include, construction of safe vehicular access and egress, constructed car parking and manoeuvring areas, bin compounds, cyclone shelter(s), recreation amenities, and the provision of lighting and landscaping.

The Shire may consider deferring the completion of minor works, which would typically be limited to the delineation of parking bays, the provision of overflow parking areas, directional signage, landscaping, external lighting, fencing, bicycle parking, vending machines, recreational infrastructure, kerbing, traffic calming and protection devices, pathways and running tracks, water features and the like not prescribed under the Local Law or by the Building Code of Australia provided that:

- The period of deferral is limited and, as determined by the Shire a performance guarantee is in place to ensure the completion of the works.
- The works are minor or incidental to the facility.
- The works do not unreasonably detract from the quality or safety of the living environment.
- If deemed necessary alternative suitable arrangements to provide an acceptable minimum level of service to the facility are in place.
- Any deferral is conditioned as part of any planning approval granted or is agreed to in writing prior to occupancy commencing.

Commercial Food Premises:

The regulatory requirements of the *Health Act 1911*, the *Food Act 2008* and the Food Standards Code are to be complied with for the type of food handling activity proposed. The design of the development must comply with these requirements.

Public Swimming Pools:

The *Health (Aquatic Facilities) Regulations 2007* sets out requirements for public swimming pools. Approvals are administered by the Department of Health.

RELATED DOCUMENTS

Application for Planning Consent Form

Application to Construct or Install an Apparatus for the Treatment of Sewage

Development Services Fees and Charges Information Sheet BS-0005
 Shire of Roebourne Town Planning Scheme No. 8
 Residential Design Codes of Western Australia 2008
 Shire of Roebourne By Law Laws Relating to Signs, Hoardings and Bill Posting
 Shire of Roebourne Health Local Laws
 Local Planning Policy DP2 Performance Guarantee
 Local Planning Policy DP6 Landscaping Requirements for Industrial and Commercial Areas
Dangerous Goods Safety Act 2004
Environmental Protection Act 1986
Food Act 2008
Health Act 1911
Environmental Protection (Noise) Regulations 1997
Health (Aquatic Facilities) Regulations 2007
Health (Food Hygiene) Regulations 1993
Health (Public Buildings) Regulations 1992
Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974
 Australian Standard AS1158 Lighting for Roads and Public Spaces
 Australian Standard AS2890 Parking Facilities 2004
 Food Safety Standards Australia
 National Water Quality Management Strategy- Australian Guidelines for Water Recycling- Managing Health and Environmental Risks 2006
 Roebourne Liquor Accord 2007
 Water Quality Protection Note 68: Mechanical Equipment Washdown Department of Water 2006

Previous Policy No:	TS18
Resolution Numbers:	11191 – Jun 1998, 11948 – Apr 2000, 12738 – Sep 2002, 13497 – Oct 2004, 14262 – Oct 2007, 14640 - May 2009
Last Reviewed:	May 2009
Next Review:	May 2010
Responsible Officer:	Manager Planning Services

11.2.4 Town Planning Delegation - Planning and Development Act 2005 and Transient Workforce Accommodation

File No:	AL/3/11
Attachment(s)	Planning Bulletin 98
Responsible Officer:	Bob Sharkey Executive Manager Development Services
Author Name:	Joel Gajic Manager Planning Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To firstly seek a revision to clause two [2] of the Shire's Delegated Authority Register (the Register) to enable staff appointed by the Chief Executive Officer to undertake duties in accordance with the *Planning and Development Act 2005* and the *Planning and Development Regulations 2009*; and to advise Council of the authority to issue infringement notices under division 3 part 13 of the *Planning and Development Act* in accordance with the manner prescribed by the *Planning and Development Regulations*.

To secondly seek a revision to clause twelve [12] of the Register to enable staff appointed by the Chief Executive Officer to approve applications for transient workforce accommodation and to remove an ambiguity as to whether the delegation extends to amending development applications.

Background

Authorisation of Officers

Clause two [2] of the Register enables the Chief Executive Officer to appoint authorised officers to investigate complaints, issue licences, approvals and permits and to enforce various Acts, Regulations and Local Laws. It would appear an oversight that this clause does not currently reference the *Planning and Development Act* and Regulations there under, as Development Services staff routinely administrative such fore-mentioned functions including the issue of Written Directions for which failure to adhere with can result in action being taken through the Magistrate's Court. The authorisation of selected Development Services staff to issue town planning approvals, extend the date of expiry of town planning approvals, and to provide comment to the Western Australian Planning Commission regarding the conditional approval and clearance of local government conditions pertaining to the subdivision of land, are separately dealt with in the Register.

The *Planning and Development Regulations* and the amended *Planning and Development Act* were both gazetted on 1 July, and followed the publication of Planning Bulletin 98 (the Bulletin) by the Western Australian Planning Commission. The Bulletin sought to;

- (i) explain the provisions of the Regulations which have been carried over from existing regulations;
 - (ii) explain the new provisions of the Regulations regarding conditions on road access;
- and

- (iii) explain the new provisions of the Regulations regarding infringement notices, as well as provide guidance on the circumstances in which an infringement notice can be issued for a planning offence.

A copy of the Bulletin is attached to this report.

There has been a long held belief that enforcement under the *Town Planning and Development Act 1928* and *Planning and Development Act* that replaced it is cumbersome, and often cost-prohibitive. Until the recent amendments to the *Planning and Development Act* town planning enforcement action was necessary through the Magistrate's Court, regardless of the nature of the offence.

It is intended that \$500 infringement notices issued under the *Planning and Development Act* and will be used in straightforward matters where it is clear that an offence has been committed. Serious offences would still be addressed through the issue of Written Directions and, failing compliance with a direction the Magistrate's Court, where substantive penalties of up to \$50,000 can apply. Rangers and Environmental Health Officers may also benefit from delegation under division 3 part 13 of the *Planning and Development Act* as dumping penalties are presently capped at \$200 under the *Litter Act 1979*, or require action to be taken through the Magistrate's to enforce the outdated Health Local Laws or to enforce the *Environmental Protection (Noise) Regulations 1987*. The Local Laws also have little regard to the regulation of the use and maintenance of private property.

Examples where infringement notices could be issued include, but are not limited to;

- (i) unauthorised erection of signs;
- (ii) unauthorised storage and wrecking of motor vehicles (for example, derelict vehicles in front yard of dwelling);
- (iii) unauthorised parking of motor vehicles (for example parking of commercial trucks in residential areas);
- (iv) operating a business or conducting an activity outside of the approved operating hours of such business or activity;
- (v) exceeding the approved capacity limit of land or premises used for business or activity;
- (vi) failure to provide adequate access or car parking facilities;
- (vii) failure to undertake and maintain landscaping (where this a condition of approval);
- (viii) unauthorised dumping of waste or storage of materials;
- (ix) unauthorised clearing of vegetation;
- (x) unauthorised use of land or buildings (for example, use of residential premises for commercial purposes);
- (xi) unauthorised change in the type of land use (for example, change from warehouse to showroom; or residential to consulting rooms); and
- (xii) other unauthorised minor works.

It is anticipated that the penalty amount applicable to the issue of infringement notices under the *Planning and Development Act* will offset any administrative costs associated with documenting such offences and issuing the infringement notices themselves.

Town Planning Approvals

The Council resolved at the June 15 2009 Ordinary Council Meeting [resolution no, 74651] that the Delegation in place at that time not apply to transient workforce accommodation. It is also unclear whether the currently adopted delegation allows amendments to approved transient workforce accommodation. It is recommended that the authority to amend

development approvals is clarified under the 'Limitation of Delegation' subheading with the insertion of the words 'including amendment' as follows:

"The approval (including amendment) of any planning application will be subject..."

Given the volume of applications for transient workforce accommodation and amendments to approved development, the limited human resources at the Shire's disposal, and the often constrained timelines for contractors to complete the works, the delegated authority to determine transient workforce accommodation developments in a timely manner is important to the efficient delivery of Council's planning services.

A report has been tabled as part of this agenda to advertise proposed revisions to local planning policy DP 10 'Transient Workforce Accommodation', partly in response to concerns regarding the visual impact of such facilities in prominent locations raised by Cr White-Hartig. The proposed revisions to DP 10 now specifies that feature perimeter fencing is to be constructed for TWA facilities in prominent locations, better control the sale and service of alcohol, and ensure that rooms accessible to people with disabilities are provided. With these recommended changes to LPP DP10 and the ongoing review process for local planning policies it is envisaged that delegated planning decisions are not only consistent with Council's regulatory framework, but also reflect the standard of development that is appropriate to the location of TWA facilities.

Options

Council has the following options available:

1. To adopt the Town Planning delegations with the recommended amendments to clause two [2] and clause twelve [12].
2. To not adopt the Town Planning delegations with the recommended amendments to clause two [2] or clause twelve [12].

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

The ability for staff undertaking land use and development compliance duties to issue infringement notices or Written Directions under part 13 of the *Planning and Development Act* and Regulations there under, in addition to issuing of infringement notices under local laws and the use of performance guarantees is essential. Without authorisation to use the full suite of enforcement tools available, timely and cost-effective enforcement practices to principally achieve compliance with the provisions of the Shire of Roebourne Town Planning Scheme No 8 and development approvals, will be compromised.

The ability for staff to determine transient workforce accommodation applications and amendments to development applications in a timely and resource-efficient manner is essential, particularly given the current level of development activity in the Shire. It is envisaged that through the ongoing improvement to local planning policies that revisions to policies will negate the necessity to reduce delegated authority, which are very likely to detrimentally impact on the timely determination of planning applications.

Voting Requirements

Absolute.

COUNCIL RESOLUTION

Res No : **14714**
MOVED : **Cr Rothe**
SECONDED : **Cr Lewis**

That Council suspend Standing Orders to allow for open discussion of this item.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
 AGAINST : Nil

COUNCIL RESOLUTION

Res No : **14715**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Rothe**

That Council resume Standing Orders.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
 AGAINST : Nil

RECOMMENDATION

That Council approve the following variations to clause two [2] and clause twelve [12] of the Shire’s Delegated Authority Register:

2. AUTHORISATION OF OFFICERS

Date Adopted : 20/10/2003

Last Reviewed : 20/07/2009

Authority : s. 9.10 Local Government Act 1995
 Justices Act 1902
 s. 11 Dog Act 1976
 s. 26 Litter Act 1979
 s. 48 Bushfire Act 1954
 s 234 Planning and Development Act 2005
 s. 245A Local Government (Miscellaneous Provisions) Act 1960

Act

Delegation : That Council delegates authority to the CEO to administer the Shire of Roebourne Local Laws, including the appointment of authorised officers to investigate complaints, issue licences, approvals and permits and enforce the various Acts, Regulations and Local Laws for the Shire as detailed hereunder:

- Local Government Act 1995
- Dog Act 1976 and Regulations there under;
- Bushfire Act 1954 and Regulations there under
- Control of Vehicles (Off Road Areas) Act and Regulations there under
- Litter Act 1979 and Regulations there under
- Planning and Development Act 2005 and Regulations there under
- s. 245A Local Government (Miscellaneous Provisions) Act 1960
- Shire of Roebourne Local Laws.

Delegates to : Chief Executive Officer

12. TOWN PLANNING APPROVALS

Date Adopted : 20/10/2003

Last Reviewed : 20/07/2009

Authority : Local Government Act 1995 s. 5.42
Town Planning Scheme 8 – Clause 9.2

Delegation : Approvals

- i. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is a “P” use listed in the zoning table of the Town Planning Scheme.
- ii. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an ”IP” use listed in the zoning table of the Town Planning Scheme.
- iii. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an “AA” use listed in the zoning table of the Town Planning Scheme.
- iv. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an “SA” use listed in the zoning table of the Town Planning Scheme.
- v. Determination of all applications for Performance Criteria based applications for variations under the provisions of the Residential Design Codes.

Limitation of Delegation

The approval (including amendment) of any planning application will be subject to no objections of a substantive nature, as determined by the Chief Executive Officer, being received. If an objection determined to be substantive is received the application will be referred to Council for determination.

Delegates to: Executive Manager Development Services and Manager Planning Services (or the person acting in his or her absence)

Delegation: 2.0 Approvals to the Senior Planning Officer

- i. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is a “P” use listed in the zoning table of the Town Planning Scheme.
- ii. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an ”IP” use listed in the zoning table of the Town Planning Scheme.
- iii. Determination of all Applications for Planning Approval to commence the use or development of land

- where the proposed use is an “AA” use listed in the zoning table of the Town Planning Scheme.
- iv. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an “SA” use listed in the zoning table of the Town Planning Scheme.
 - v. Determination of all applications for Performance Criteria based applications for variations under the provisions of the Residential Design Codes.

Limitation of Delegation

The approval of any planning application (including amendment) will be subject to the cost of development of land being no greater than \$5,000,000 and objections of a substantive nature, as determined by the Chief Executive Officer, being received. If an objection determined to be substantive is received the application will be referred to Council for determination.

Delegates to: Senior Planning Officer (or the person acting in his or her absence)

COUNCIL RESOLUTION

Res No : 14716
MOVED : Cr White-Hartig
SECONDED : Cr Cechner

That Council approve the following variation to clause twelve [12] of the Shire's Delegated Authority Register:

12. TOWN PLANNING APPROVALS

Date Adopted : 20/10/2003

Last Reviewed : 20/07/2009

Authority : Local Government Act 1995 s. 5.42
Town Planning Scheme 8 – Clause 9.2

Delegation : Approvals

- i. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is a "P" use listed in the zoning table of the Town Planning Scheme.
- ii. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an "IP" use listed in the zoning table of the Town Planning Scheme.
- iii. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an "AA" use listed in the zoning table of the Town Planning Scheme.
- iv. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an "SA" use listed in the zoning table of the Town Planning Scheme.
- v. Determination of all applications for Performance Criteria based applications for variations under the provisions of the Residential Design Codes.

Limitation of Delegation

1. The approval (including amendment) of any planning application will be subject to no objections of a substantive nature, as determined by the Chief Executive Officer, being received. If an objection determined to be substantive is received the application will be referred to Council for determination.
2. Transient Workforce Accommodation within 20 kilometres of all gazetted townships.

Delegates to: Executive Manager Development Services and Manager Planning Services (or the person acting in his or her absence)

Delegation: 2.0 Approvals to the Senior Planning Officer

- i. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is a “P” use listed in the zoning table of the Town Planning Scheme.
- ii. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an ”IP” use listed in the zoning table of the Town Planning Scheme.
- iii. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an “AA” use listed in the zoning table of the Town Planning Scheme.
- iv. Determination of all Applications for Planning Approval to commence the use or development of land where the proposed use is an “SA” use listed in the zoning table of the Town Planning Scheme.
- v. Determination of all applications for Performance Criteria based applications for variations under the provisions of the Residential Design Codes.

Limitation of Delegation

- 1. The approval of any planning application (including amendment) will be subject to the cost of development of land being no greater than \$5,000,000 and objections of a substantive nature, as determined by the Chief Executive Officer, being received. If an objection determined to be substantive is received the application will be referred to Council for determination.
- 2. Transient Workforce Accommodation within 20 kilometres of all gazetted townships.

Delegates to: Senior Planning Officer (or the person acting in his or her absence)

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig

AGAINST : Nil

ATTACHMENT AGENDA ITEM 11.2.4 Town Planning Delegation - Planning and Development Act 2005 and Transient Workforce Accommodation

Planning Bulletin No 98



Planning Bulletin 98
Planning and Development
Regulations 2009



June 2009

1 Introduction

The Planning and Development Regulations 2009 will come into operation on 1 July 2009, along with division 3 of part 13 of the *Planning and Development Act 2005*.

The purpose of this planning bulletin is to:

- explain the provisions of the regulations which have been carried over from existing regulations;
- explain the new provisions of the regulations regarding conditions on road access; and
- explain the new provisions of the regulations regarding infringement notices, as well as provide guidance on the circumstances in which an infringement notice can be issued for a planning offence.

2 Background

The *Planning and Development Act 2005* (PD Act) and related legislation commenced operation on 9 April 2006. The PD Act consolidated and repealed the *Town Planning and Development Act 1928*, the *Metropolitan Region Scheme Act 1959* and the *Western Australian Planning Commission Act 1985*.

Several new proposals were inserted into the PD Act, including section 150 (road access conditions) and division 3 of part 13 (infringement notices). These parts did not come into effect on 9 April 2006, as supporting regulations were required to support these new provisions.

The Planning and Development Regulations 2009 (the PD Regulations) have been prepared as part of the State Government's commitment to simplifying and streamlining the planning system and legislation. It was also considered desirable to move away from the fragmented approach to planning which was evident under the repealed legislation.

The PD Regulations are primarily a consolidation of regulations made under the repealed Acts. The PD Regulations consolidate the following:

- the Metropolitan Region (Valuation Board) Regulations 1967;
- the Metropolitan Region Planning Authority (Reserved Land) Regulations;
- the Planning and Development (Local Government Planning Fees) Regulations 2000;
- the Town Planning and Development (Easement) Regulations 1983;
- the Town Planning and Development (Ministerial Determinations) Regulations 2003; and
- the Town Planning and Development (Subdivisions) Regulations 2000.

The opportunity has been taken to revise the existing regulations and update the language and processes where appropriate.

The PD Regulations also introduce new provisions to support section 150 and division 3 of part 13 of the PD Act.

3 The Planning and Development Regulations 2009

Part 2 – Activities on State land

Part 2 of the PD Regulations generally reflects the provisions in the previous Metropolitan Region Planning Authority (Reserved Land) Regulations. However, some changes have been made to these provisions to modernise the language. In addition, the penalties for conducting an unlawful activity on State land in breach of the regulations have been increased.

Part 3 – Subdivision and development control

Part 3 of the PD Regulations generally reflects the provisions in the previous Town Planning and Development (Subdivisions) Regulations 2000 and the Town Planning and Development (Easement) Regulations 1983.

Division 1 – subdivision and similar matters

Division 1 sets out the processes to be followed by applicants lodging either an application for subdivision consent under section 135 of the PD Act, or an application for endorsement under section 145 of the PD Act. It also sets out what actions the Western Australian Planning Commission (WAPC) is required to take following determination of the application.

Division 2 – Applications for approval of certain transactions

Division 2 sets out the process to be followed by an applicant lodging an application for approval of a lease or a class of lease under sections 136 and 139 of the PD Act.

Division 3 – Road access conditions

Division 3 is new. It sets out how a road access condition imposed by the WAPC in accordance with section 150 of the PD Act is to be depicted on a plan of subdivision. It also states that it is an offence to contravene a road access condition, which may attract a penalty of up to \$50 000 (depending on the seriousness of the contravention). Finally, regulation 32 sets out the process to be followed in order to discharge or modify a road access condition. An appeal to the State Administrative Tribunal is available to an applicant if the WAPC refuses a request to modify or discharge a road access condition.

Division 4 – Easements

Division 4 is based on the provisions of the Town Planning and Development (Easement)

Regulations 1983; however, amendments have been made to modernise the processes. This division sets out who can be an easement holder, how an easement is to be depicted on the plan, and the rights, powers and privileges of an easement holder.

Part 4 – Compensation and acquisition

Part 4 of the PD Regulations generally reflects the provisions in the previous Metropolitan Region (Valuation Board) Regulations 1967. It sets out how an applicant who wishes to obtain a valuation from the Board of Valuers is to give notice of the intention to sell (under section 181(1) of the PD Act) and how an application for valuation is to be made. It also sets out the process the board will follow to undertake a valuation, and how the fee for the work undertaken by the board will be determined.

Part 5 – Enforcement and legal proceedings (infringement notices)

Part 5 of the PD Regulations is new. It has been prepared to give effect to division 3 of part 13 of the PD Act. Those provisions establish a regime whereby a designated person appointed by the responsible authority under section 234 may issue an infringement notice to a person (the 'alleged offender') where the designated person has reason to believe that the person has committed a prescribed offence.

The following offences are prescribed under regulation 42 as offences for which an infringement notice can be issued by a designated person:

- failing to comply with a direction given by a responsible authority regarding unauthorised development: section 214;
- contravening a planning scheme: section 218;
- commencing, continuing or carrying out development in a planning control area without obtaining prior approval: section 220;
- contravening an interim development order: section 221;
- undertaking a prohibited activity on State land: part 2 of the regulations; and

- contravening a road access condition: regulation 31 of the regulations.

Regulation 42 also prescribes the modified penalty for each offence. These penalties are typically \$500.

Regulation 43 states that the designated person must issue an infringement notice in form 2, which is prescribed under schedule 1 of the PD Regulations. If an infringement notice is to be withdrawn under section 231 of the PD Act, the designated person must use form 3, which is also prescribed in schedule 1.

Implementation of the infringement notices regime

It is intended that infringement notices will be used in straightforward matters where it is clear that an offence has been committed.

In considering the circumstances in which an infringement notice may be issued, the following considerations are relevant:

- whether the offence committed is a minor contravention of the Act or scheme;
- whether the physical elements of the offence are clear cut;
- whether the evidence gives the designated person reason to believe that the alleged offender committed the offence;
- whether it is appropriate for an infringement notice to be issued for the offence;
- whether issuing an infringement notice would be an effective means of addressing the offence; and
- whether the use of an infringement notice and payment of a modified penalty to address the offence reduces the impression of the seriousness of that offence.

For the sake of transparency and fairness, there should be no undue delay between the commission of an offence and the issue of an infringement notice. An infringement notice must be given to the alleged offender within six months after the offence is believed to have been committed. However, to ensure that matters are dealt with promptly, it is recommended that local governments attempt to issue an infringement notice as soon as possible after the offence has been

committed. This ensures that the breach of the PD Act or regulations is addressed promptly.

The evidentiary burden that applies for a prosecution must be satisfied before an infringement notice is given to an alleged offender. From a practical perspective, if the alleged offender elects to go to court rather than pay the modified penalty, the responsible authority must have the evidence necessary to prosecute the alleged offender. As such, the responsible authority/ designated person should investigate the offence as if it was intended to prosecute the alleged offender for committing the offence.

Local governments should be mindful of these issues when developing practices to be followed by designated persons when issuing infringement notices.

Circumstances in which an infringement notice may be issued

For offences under sections 214, 218, 220 and 221 of the PD Act, the circumstances in which it would be appropriate to issue an infringement notice, following consideration of the matters set out in section 5, include:

- unauthorised erection of signs;
- unauthorised storage and wrecking of motor vehicles (for example, derelict vehicles in front yard of dwelling);
- unauthorised parking of motor vehicles (for example parking of commercial trucks in residential areas);
- operating a business or conducting an activity outside of the approved operating hours of such business or activity;
- exceeding the approved capacity limit of land or premises used for business or activity;
- failure to provide adequate car parking facilities;
- failure to provide appropriate access;
- failure to undertake and maintain landscaping (where this a condition of approval);
- unauthorised or non-conforming garden walls and/or retaining walls;
- unauthorised dumping of waste;
- unauthorised storage of materials;

- unauthorised clearing of vegetation;
- unauthorised use of land or buildings (for example, use of residential premises for commercial purposes);
- unauthorised change in the type of land use (for example, change from warehouse to showroom; or residential to consulting rooms); and
- unauthorised minor works.

Part 6 – Applications for review

Part 6 of the regulations generally reflects the provisions of the Town Planning and Development (Ministerial Determinations) Regulations 2003. The regulations set a fee payable by any person wishing to obtain a copy of the Minister's reasons for making a particular determination regarding an application called in by the Minister under section 246.

Part 7 – Local government planning charges

Part 7 of the regulations generally reflects the provisions of the Planning and Development (Local Government Planning Fees) Regulations 2000. Several minor changes have been made to the way that the fees are described. In addition, the fees have been amended to reflect the annual consumer price index increase.

Part 8 – Miscellaneous

This part deals with miscellaneous matters.

Regulation 57 generally reflects regulation 9 of the Town Planning and Development (Subdivisions) Regulations 2000. It states that it is an offence for a person to provide false or misleading information in an application to the WAPC made under these regulations. The penalty has been increased from \$1000 to a maximum fine of \$50 000.

Part 9 – Transitional matters

Part 9 provides for the continuation of existing appointments of wardens and temporary wardens, made under regulation 23 of the Metropolitan Region Planning Authority (Reserved Land) Regulations.

4 Information and comment

Copies of the legislation are available from the State Law Publisher at:

10 William Street
Perth WA 6000
Phone: 9321 7688
Fax: 9321 7536
Email: sales@dpc.wa.gov.au
Website: www.slp.wa.gov.au

Any correspondence concerning this bulletin should be directed to:

Director
Policy Coordination and Development
Strategic Policy and Management
Department for Planning and Infrastructure
469 Wellington Street
Perth WA 6000

Please quote file reference 151-1-1-75P31V in all correspondence.

5 Disclaimer

This planning bulletin is intended to provide information regarding the new Planning and Development Regulations 2009. It is not intended to constitute legal advice or cover all circumstances.

Readers are advised to refer to the legislation, which is available from the State Law Publisher, and to seek professional legal advice should they have specific legal questions in relation to their particular circumstances.

Disclaimer

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This document is available in alternative formats on application to WAPC Communication Services



12 ITEMS FOR INFORMATION ONLY

12.1 CEO & EXECUTIVE SERVICES

12.1.1 Information Only Items - July 2009

Responsible Officer: Simon Kot
Acting Chief Executive Officer

Author Name: Sharon Nicholson
Divisional Administration Officer

Disclosure of Interest: Nil

REPORT PURPOSE

To advise Council of the information items for July 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/ COUNCIL RESOLUTION

Res No : **14717**
MOVED : **Cr Vertigan**
SECONDED : **Cr Lewis**

That Council note the following information items:

- ◆ **12.1.2 Shire President’s Mail**
- ◆ **12.1.3 Register of Documents Stamped with the Shire’s Common Seal**
- ◆ **12.1.4 Councillor Representatives on Organisations**
- ◆ **12.1.5 Tabled Correspondence**
- ◆ **12.2.1 Budget Amendments for period ending 31 May 2009**
- ◆ **12.2.2 Non-Statutory Donations for period ending 30 June 2009**
- ◆ **12.3.1 Building Statistics for March 2009**
- ◆ **12.4.1 Building Statistics for April 2009**
- ◆ **12.4.3 Building Statistics for May 2009**
- ◆ **12.4.4 Building Statistics for June 2009**
- ◆ **12.4.5 Planning Decisions Issued – 5 June - 9 July 2009**

CARRIED

FOR : **Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig**

AGAINST : **Nil**

12.1.2 Shire President's Mail – 5 June to 9 July 2009

Responsible Officer: Simon Kot
Acting Chief Executive Officer

Author Name: Sharon Nicholson
Divisional Administration Officer

Disclosure of Interest: Nil

REPORT

Incoming correspondence for the Shire President

Date	From	Subject Details
5 June 09	Minister for Local Govt, Heritage, citizenship & Multicultural Interests	Heritage Council resolve to make Cossack a priority
9 June 09	Australian Government Association	Invitation to National General Assembly of Local Government
11 June 09	Minister for Planning	Acknowledgment of request for continued funding of Better Beginnings Program
15 June 09	Minister for Education and Tourism	Acknowledgment of request for continued funding of Better Beginnings Program
15 June 09	Engineered Construction and Maintenance P/L	Invitation to the launch of new premises at Dampier Peninsular 31/7/09
19 June 09	BHP Billiton, Chevron Australia	Invitation National Launch Pilbara Aboriginal Contractors Association 13/8/09
6 July 09	Karratha Primary School	Letter received with questions concerning recycling in Karratha.
6 July 09	Disability Services Commission	Invitation to Sundowner 20/7/09 at Walkington Theatre.

12.1.3 Register of Documents Stamped with the Shire of Roebourne Common Seal

Responsible Officer: Simon Kot
 Acting Chief Executive Officer

Author Name: Sharon Nicholson
 Divisional Administration Officer

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
2/7/09	Memorandum of understanding between Landcorp and Shire of Roebourne for contribution to Family Centre, Baynton West.

12.1.4 Councillor Representations on Organisations

Responsible Officer: Simon Kot
Acting Chief Executive Officer

Author Name: Sharon Nicholson
Administration Officer

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 Sen. Community Develop. Officer [Ellen Ngomamiti]	Cr Cechner
Burrup Rock Art Committee	CEO's Office- CEO	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	C's Snell & Hipworth– Cr's Vertigan & Lockwood (proxies)

EXTERNAL COMMITTEE	DIVISION & STAFF MEMBER [if applic]	COUNCILLOR
Pilbara Regional Road Group	Technical Services CEO 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 -	Cr Snell

Internal Committees:

INTERNAL COMMITTEE	DIVISION & STAFF MEMBER [if applic]	COUNCILLOR
Audit Committee	Corporate Services Exec Manager, Corporate Services [Ray McDermott] & 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
Creative Community: Creative Action Community Cultural Reference Group	Community Services To be reviewed	Cr's Wieland, Lockwood & Hipworth
Dampier Normalisation Reference Group	CEO Office	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 , 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	Cr's Rothe, Lewis & White-Hartig

12.1.5 Tabled Correspondence

Responsible Officer: Sharon Nicholson
Divisional Administration Officer

Author Name: Sharon Nicholson
Divisional Administration Officer

Disclosure of Interest: Nil

REPORT

Tabled correspondence for Councillors information:

1. Copy of Petition for road speed in Stickney Way
2. Copy of Petition for traffic management devices in Galbraith Road, Pegs Creek.

12.2 CORPORATE SERVICES

12.2.1 Non-Statutory Donations for Period Ending 30 June 2009

File No: JULY 2009

Responsible Officer: Jim Goulias
Acting 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 30 June 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	5,533.81
Salvation Army-Red Shield Appeal	2,500	5,000	5,000.00
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	908.55
Karratha Kart Club	10,000	10,000	
Nor West Jockey Club	4,000	4,000	4,000.00
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	3,922.73
Dampier Squash Club	5,000	5,000	5,000.00
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	87,334.00	65,458.84

Please note that work for 30th June has not yet been finalised, so there may be additional amounts paid from this account.

12.2.2 Budget Amendments for the Period Ending 31 May 2009

File No: May 2009
Responsible Officer: Jim Goulias
 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 30 June 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			236,051
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
	14537	106530	Pt Samson Toilets	175,000		(36,678)
5-Mar-09	14578	348860	Loan for purchase of Cinema Complex		3,500,000	3,463,322
	14578	348502	Purchase of Cinema Complex	3,500,000		(36,678)
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)

Shire Of Roebourne						
Budget Amendments (con't)						
For The Period Ending 30 June 2009						
Date Of Meeting	Res Number	Account Number	Description	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	New Surplus / (Deficit)
	14583	110411	Write off bad debts	875		(99,234)
	14483	460411	Write off bad debts	90		(99,324)
	14483	444411	Write off bad debts	866		(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
18-May-09	14626	100200	Cossack Rates Concession	21,265		807,689
	14636	314200	Salvation Army-additional donation	2,500		805,189
			Totals	(1,068,240)	(475,337)	
			Current Budget Position is a	surplus of	805,189	

12.3 COMMUNITY SERVICES

12.3.1 Renaming of Millars Well Oval to Kevin Richards Memorial Oval

File No:	DP/1/3
Responsible Officer:	Simon Kot Executive Manager Community Services
Author Name:	Matthew Plummer Senior Recreation Development Officer
Disclosure of Interest:	Nil

REPORT PURPOSE

To inform and update councillors on the renaming and dedication ceremony of Millars Well Oval to Kevin Richards Memorial Oval.

Dedication Ceremony

On the 17th May 2009, the shire received notification from the Karratha Football and Sporting Club that Sunday 5th July 2009, be set aside for a dedication and renaming ceremony to coincide with a Kats home fixture in the North Pilbara Football League. The Club also sought financial and resources assistance from the shire and community groups to assist with various activities through out the day.

The Shire's assistance with the day's activities included:

1. Sent out invitations to Councillors and representatives of the many organisations that Kevin was involved with.
2. Arranged advertising in the Pilbara News and Pilbara Echo on the renaming and dedication ceremony as well as producing flyers for distribution into the community.
3. Organised for a Skip Bin to be delivered to the Oval for the days activities.
4. Provided a financial contribution towards a permanent sign above the Scoreboard at the Oval.
5. Assisted with travel costs for Kevin's widow Bev and some family members to travel from Geraldton to Karratha to attend the day.
6. Shire President Brad Snell led the dedication and renaming ceremony.

In consultation with the Karratha Football and Sporting Club and Mrs Helen Hall, several community groups the Kevin was involved with were given the opportunity to raise funds by operating food stalls, bar and drink facilities. The Lions Club, Apex and the Karratha Autumn Club all provided these services to the community on the day.

Other Community Groups to get involved in the day included:

1. The Dampier Primary School Choir who sung the National anthem before the game.
2. Father Steve provided a blessing of the oval in honour of Kevin and his Family, many friends and associates.
3. Karratha Auskick played matches during the half time interval.

The attendance on the day from the community showed how highly Kevin Richards was regarded throughout the community. The renaming day and dedication ceremony was well organised from all parties involved and commemorated an honourable community member who's legacy will live on for generations to come.

12.4 DEVELOPMENT SERVICES

12.4.1 Amended Building Statistics for the Month of March 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

Building Licences Approved	No. Sole Occupancy Units	Mar-2008	No. Sole Occupancy Units	Mar-2009
New Residences		2		22
Group Dwellings	10	2	7	1
Transient Workforce Accommodation				
Commercial/Industrial Developments		2		4
Misc (inc. additions and outbuildings)		21		25
Swimming Pools / Spas		8		10
Total		35		62
Value		\$3,638,413		\$22,469,501

Building Licences Approved (cumulative)	No. Sole Occupancy Units	1 July 2007 to 31 March 2008	No. Sole Occupancy Units	1 July 2008 to 31 March 2009
New Residences		162		225
Group Dwellings	58	11	23	3
Transient Workforce Accommodation	2365	11	2232	10
Commercial/Industrial Developments		35		66
Misc (inc. additions and outbuildings)		296		339
Swimming Pools / Spas		96		83
Total		611		726
Value		\$130,987,315		\$372,548,087

Amended report to reflect building licences not entered due to implementation of new software - SYNERGY. Difference in value for March 2009 from original report is \$12,021,721.

12.4.2 Amended Building Statistics for the Month of 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

Building Licences Approved	No. Sole Occupancy Units	Apr-2008	No. Sole Occupancy Units	Apr-2009
New Residences		25		28
Group Dwellings	6	2		
Transient Workforce Accommodation			348	2
Commercial/Industrial Developments		10		2
Misc (inc. additions and outbuildings)		47		14
Swimming Pools / Spas		14		2
Total		98		48
Value		\$18,244,365		\$27,057,762

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		253
Group Dwellings	64	13	23	3
Transient Workforce Accommodation	2365	11	2580	12
Commercial/Industrial Developments		45		68
Misc (inc. additions and outbuildings)		343		353
Swimming Pools / Spas		110		85
Total		709		774
Value		\$149,231,680		\$399,605,849

Amended report to reflect building licences not entered due to implementation of new software - SYNERGY. Difference in value for April 2009 from original report is \$5,987,000.

12.4.3 Amended Building Statistics for the Month of May 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

Building Licences Approved	No. Sole Occupancy Units	May-2008	No. Sole Occupancy Units	May-2009
New Residences		27		12
Group Dwellings			28	2
Transient Workforce Accommodation	444	5		
Commercial/Industrial Developments		12		4
Misc (inc. additions and outbuildings)		33		30
Swimming Pools / Spas		3		1
Total		80		49
Value		\$37,196,900		\$56,870,104

Building Licences Approved (cumulative)	No. Sole Occupancy Units	1 July 2007 to 31 May 2008	No. Sole Occupancy Units	1 July 2008 to 31 May 2009
New Residences		214		265
Group Dwellings	64	13	51	5
Transient Workforce Accommodation	2809	16	2580	12
Commercial/Industrial Developments		57		72
Misc (inc. additions and outbuildings)		376		383
Swimming Pools / Spas		113		86
Total		789		823
Value		\$186,428,580		\$456,475,953

Amended report reflects value of two building licences entered in error (each = \$2,474,319).
 Cumulative value for 1 July 2008 - 31 May 2009 varies from original report by \$13,060,083. See
 also comments on adjusted March and April reports.

12.4.4 Building Statistics for the Month of June 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

Building Licences Approved	No. Sole Occupancy Units	Jun-2008	No. Sole Occupancy Units	Jun-2009
New Residences		16		6
Group Dwellings				
Transient Workforce Accommodation	76	1		
Commercial/Industrial Developments		5		4
Misc (inc. additions and outbuildings)		41		30
Swimming Pools / Spas		12		5
Total		75		45
Value		\$16,957,309		\$22,509,377

Building Licences Approved (cumulative)	No. Sole Occupancy Units	1 July 2007 to 30 June 2008	No. Sole Occupancy Units	1 July 2008 to 30 June 2009
New Residences		230		271
Group Dwellings	64	13	51	5
Transient Workforce Accommodation	2885	17	2580	12
Commercial/Industrial Developments		62		76
Misc (inc. additions and outbuildings)		417		413
Swimming Pools / Spas		125		91
Total		864		868
Value		\$203,385,889		\$478,985,330

12.4.5 Planning Decisions Issued 5 June - 9 July 2009

File No: TA/1/1

Responsible Officer: R B Sharkey
Executive Manager, Development Services

Author Name: J Gajic
Manager Planning Services

Disclosure of Interest: Nil

REPORT

APPL. #	OWNER	APPLICANT	ADDRESS	DEVELOPMENT
1987D	APACHE ENERGY LTD	APACHE ENERGY LTD	LOT 5000 & 5002 FORTY MILE BEACH ROAD, MARDIE	DEVIL CREEK DEVELOPMENT PROJECT GAS PLANT, CONCRETE BATCHING PLANT AND TEMPORARY BUILDINGS FOR CONSTRUCTION PURPOSES, ONSHORE PIPELINE AND ANCILLARY WORKS
2030D	JAMES ROBERT GIUMELLI	SAVCOR FINN PTY LTD	LOT 3890 COOLAWANYAH ROAD, KIE	WORKSHOP AND LEAN-TO, OFFICE AND CRIB ROOM AND ANCILLARY WORKS.
2032D	STATE OF W A	APACHE NORTHWEST PTY LTD	LOT 341, RESERVE 46694 FORTY MILE BEACH ROAD, GNOOREA	HORIZONTAL DIRECTIONAL DRILLING OPERATION AND ANCILLARY WORKS, EQUIPMENT AND BUILDINGS
2040D	LEONIE EVANS	LEONIE EVANS	LOT 2231 – 2 STANBRIDGE WAY, MILLARS WELL	SEA CONTAINER ASSOCIATED WITH A SINGLE HOUSE.
2046D	SHANNON BURGES	BRANDT BAMFORD	LOT 44 – 24 HARRIET WAY, NICKOL	SEA CONTAINER ASSOCIATED WITH A SINGLE HOUSE.
P2053	DIANNE FAYE LOCKETT & NOEL STEWART WRIGHT	JON MEES	LOT 63 ANDERSON ROAD, KIE	INDUSTRIAL WORKSHOP, OFFICE, CARETAKER'S DWELLING AND ANCILLARY WORKS.
P2054	DAMPIER PORT AUTHORITY	DAMPIER PORT AUTHORITY	LOT 321-6 WOOLLBUTT CRESCENT, NICKOL	THREE (3) GROUPED DWELLINGS AND ANCILLARY WORKS.
P2057	STATE HOUSING COMMISSION	FRANCO CAROZZI ARCHITECTS PTY LTD	LOT 318, 17-23 CALLIANCE WAY, BAYNTON	EIGHT [8] GROUPED DWELLINGS AND ANCILLARY WORKS.
P2063	RICHARD EDWARD SCOTT	DC PROJECT SERVICES	LOT 1 ON STRATA PLAN NO 23530	PATIO ADDITION TO GROUPED DWELLING
P2064	STUART PETER WING	STUART PETER WING	LOT 493 17 CRAWFORD WAY ROEBOURNE	TWO [2] GROUPED DWELLINGS, TWO [2] OUTBUILDINGS AND ANCILLARY WORKS
P2077	ROMAN CATHOLIC BISHOP OF GERALDTON	RONAL HAWKINS ARCHITECT	LOT 73 WELLARD ROAD, BULGARRA	LIBRARY/TECHNOLOGY CENTRE, KINDERGARTEN, WATER TANK & RELOCATED SHED ASSOCIATED WITH AN EDUCATION FACILITY [ST PAUL'S PRIMARY SCHOOL] AND ANCILLARY WORKS.

13 IN CAMERA

13.1 Employment Contract of a Senior Employee – Amendment to Former Resolution Made at 9 July 2009 Special Council Meeting

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14718**
MOVED : **Cr Lewis**
SECONDED : **Cr Cechner**

That Council move “In Camera” due to the following reason under Section 5.23 (2) [a] of the Local Government Act 1995:

[a] a matter affecting an employee or employees

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Wieland & Cr White-Hartig
AGAINST : Nil

RECOMMENDATION/COUNCIL RESOLUTION

Res No : **14719**
MOVED : **Cr Rothe**
SECONDED : **Cr Lally**

That Council move “Out of Camera”.

CARRIED

FOR : Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST : Nil

RECOMMENDATION/COUNCIL RESOLUTION

Res No : 14720
 MOVED : Cr Rothe
 SECONDED : Cr Lally

That Council resolve to amend Council Resolution 14678 to read (amendments shown in italics):

1. Terminate the employment contract of the CEO with immediate effect as of Monday 6 July 2009,
2. Sign the Deed of Surrender inclusive of:
 - (a) *Clause 2.2(b)*
At a time to be mutually agreed, but not more than 6 weeks after the Execution Date, SHIRE OF ROEBOURNE will repatriate Allan Moles and his family from Karratha to Perth.
 - (b) *Schedule A incorporating an adjusted revised LSL calculation.*

CARRIED

FOR	:	Cr Snell, Cr Rothe, Cr Bailey, Cr Cechner, Cr Vertigan, Cr Hipworth, Cr Lewis, Cr Lockwood, Cr Lally, Cr Wieland & Cr White-Hartig
AGAINST	:	Nil

14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN****16 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION****17 CLOSURE & DATE OF NEXT MEETING**

Monday 17 August 2009