ORDINARY COUNCIL MEETING

AGENDA

NOTICE IS HEREBY GIVEN that the Ordinary Council Meeting will be held in the Council Chambers, Welcome Road, Karratha, on Monday, 24 August 2026 at 6pm

VIRGINIA MILTRUP
CHIEF EXECUTIVE OFFICER

City of Karratha

These minutes were confirmed by Council as a true and accurate record of proceedings at the Ordinary Council Meeting held on Monday, 24 August 2026.

Presiding Member ____

Date: ____

Signed:____

Virginia Miltrup - Chief Executive Officer

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

A member who has a **Financial Interest** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest:
(a) In a written notice given to the Chief Executive Officer before the Meeting or;
(b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:
(c) Preside at the part of the Meeting, relating to the matter or;
(d) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the *Local Government Act 1995*.

NOTES ON FINANCIAL INTEREST (FOR YOUR GUIDANCE)
The following notes are a basic guide for Councillors when they are considering whether they have a **Financial Interes**t in a matter. I intend to include these notes in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measure in money terms. There are exceptions in the *Local Government Act 1995* but they should not be relied on without advice, unless the situation is very clear.

2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.

3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.

4. If in doubt declare.

5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **MUST** be given when the matter arises in the Agenda, and immediately before the matter is discussed.

6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:

   6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the *Local Government Act*; or

   6.2 Where the Minister allows the Councillor to participate under s5.69 (3) of the *Local Government Act*, with or without conditions.

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

A member who has an **Interest Affecting Impartiality** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest;
(a) in a written notice given to the Chief Executive Officer before the Meeting; or
(b) at the Meeting, immediately before the matter is discussed.

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

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

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ITEM	SUBJECT	PAGE NO

ORDINARY COUNCIL MEETING AGENDA

1 OFFICIAL OPENING

Mayor Scott acknowledges the traditions of the Ngarluma people, on whose land we are gathered here today.

Mayor Scott notifies all attendees that this meeting will be live streamed and a recording of the meeting will be made.

2 ABOUT THIS MEETING

Mayor Scott provides the following statement at the beginning of the Public Briefing Agenda meeting:

> ***PURPOSE -*** *The purpose of the Public Agenda Briefing Session is for Councillors to ask questions, and obtain additional information, relating to items for consideration at the next Ordinary Council Meeting. No decisions are made at Public Agenda Briefing Sessions.*
>
> ***MEETING PROCEDURES -*** *This meeting is conducted as a public meeting of Council, and the City of Karratha's Standing Orders will apply.*
>
> ***COUNCILLOR QUESTIONS -*** *Questions asked by Councillors are to be answered by the CEO or a person nominated by the CEO.*
>
> ***LIVE STREAMED -*** *this meeting will be live streamed and a recording of the meeting will be available. Meeting recordings are copyright material and cannot be used without written permission of the CEO.*

3 RECORD OF ATTENDANCE / APOLOGIES

Councillors:

Mayor Daniel Scott
Cr Jodie Swaffer [Deputy Mayor]
Cr Gillian Furlong
Cr Brenton Johannsen
Cr Sarah Roots
Cr Tony Simpson
Cr Daiva Gillam
Cr Martin Byrne
Cr Geoff Harris

Staff:

Virginia Miltrup	Chief Executive Officer
Emma Landers	Director Community Experience
Chloe Morris	Director Corporate Services
Lee Reddell	Director Development Services
Simon Kot	Director Strategic Projects & Business
Michael Bunting	Director Infrastructure Services
Jasmine Bray	Manager Governance
Pieta Bloxsom	Minute Secretary

Apologies:

Absent:

Leave of Absence:

Members of Public:

Members of Media:

4 PUBLIC QUESTION TIME

Mayor Scott provides the following introduction to Public Question Time.

Public questions at this meeting must relate to an item on the Agenda.

You are required to provide your name, address and question in writing on arrival and the Mayor will invite you to ask your question.

Questions are to be directed to the Presiding Member and shall be asked politely, in good faith, and are not to be framed in such a way as to reflect adversely or be defamatory to particular Elected Members or City employees.

Verbal questions are limited to two minutes per person, with a limit of two verbal questions per person and may be responded to at the meeting or taken on notice.

5 PETITIONS/DEPUTATIONS/PRESENTATIONS

6 REQUESTS FOR LEAVE OF ABSENCE

7 DECLARATIONS OF INTEREST

Mayor Scott will invite Councillors to declare Financial, Impartiality and Proximity Interests relevant to this meeting.

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

OFFICER'S RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on Monday, 27 July 2026, be confirmed as a true and correct record of proceedings.

9 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

Date	Mayor Meetings – July 2026	Location
01/07/2026 17/07/2026	Annual Leave	
20/07/2026	Special Council Meeting	Online
20/07/2026	July Public Briefing	Online
21/07/2026	Triple M radio Interview	Karratha
24/07/2026	City of Karratha Annual Budget video recording	Karratha
25/07/2026	Meeting Manager of Advocacy & Stakeholder Relations	Karratha
27/07/2026	Meeting with Uber	Karratha
27/07/2026	Premier Cook meeting with Mayor & CEO	Karratha
27/07/2026	Minister Sanderson meeting with Mayor & CEO	Roebourne
27/07/2026	July Ordinary Council Meeting	Karratha
28/07/2026	Meeting with Development WA	Karratha
28/07/2026	ABC Pilbara Radio Interview	Karratha
28/07/2026	Triple M radio Interview	Karratha
28/07/2026	Golden West Network Teams Interview	Karratha
28/07/2026	Ready Set Grow! Judging	Karratha

10 CORPORATE SERVICES REPORTS

10.1 STATEMENTS FOR PERIOD ENDED 30 JUNE 2026

File No:	FM.19
Responsible Executive Officer:	Director Corporate Services
Reporting Author:	Corporate Accountant
Date of Report:	21 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	1. Statement of Financial Activity 30 June 2026 2. Statement of Financial Position 30 June 2026 3. Variance Commentary – Statement of Financial Activity – 30 June 2026 4. Net Current Funding Position – 30 June 2026

PURPOSE

To provide a summary of Council's financial position for the period ending 30 June 2026.

OFFICER'S RECOMMENDATION

That Council RECEIVE the Financial Statements for the financial period ending 30 June 2026 as shown in Attachments 1 to 4.

BACKGROUND

Regulation 34(1) of the *Local Government (Financial Management) Regulations 1996* requires the City to prepare a monthly statement of financial activity including the sources and application of funds, as compared to the budget.

DISCUSSION

The attached Monthly financial reports as at 30 June 2026, have been prepared in accordance with the *Local Government Act 1995* and the associated *Local Government (Financial Management) 1996 Regulations.*

The financial reports presented for June 2026 are subject to end of financial year adjustments, as well as a full external audit scheduled for October 2026.

The following table is a summary of the Financial Activity Statement compared to the Budget as of 30 June 2026:

2025/26	Original Budget	Current Budget	Year to Date Budget	Year To Date Actual	YTD Variance*	Variance %	Surplus Impact
Operating Activities							
Revenue (incl. Rates)	197,245,875	214,046,735	214,387,439	196,789,035	(17,598,404)	-8.1%	↓
Expenditure	(169,913,966)	(173,675,161)	(173,675,161)	(162,818,705)	10,856,455	6.3%	↑
Investing Activities							
Inflows	1,261,525	2,117,452	2,117,452	919,512	(1,197,940)	-56.6%	↓
Outflows	(97,980,881)	(133,822,957)	(133,822,956)	(72,068,458)	61,754,498	46.1%	↑
Financing Activities							
Inflows	79,174,533	146,845,596	146,845,596	59,716,589	(87,129,007)	-59.3%	↓
Outflows	(51,908,756)	(88,832,490)	(88,832,491)	(52,790,231)	36,042,260	40.6%	↑
Non-Cash Items	30,742,653	22,767,038	22,767,038	23,779,791	1,012,753	4.4%	↑
Restricted PUPP Surplus BFWD 1 July	0	0	0	0	0	0.0%	
Unrestricted Surplus BFWD 1 July	11,385,875	11,385,875	11,385,875	9,109,164	(2,276,711)	-20.0%	
Restricted PUPP Surplus CFWD	0	0	0	0	0	0.0%	
Surplus/(Deficit) 2025/26	**6,859**	**832,087**	**1,172,792**	**2,636,697**	**1,463,905**		

*Refer to variance commentary attachment for explanation of material differences.

The comments provided in Attachment 3 - Variance Commentary Statement of Financial Activity, explain material variances contributing to the total YTD budget variance shown in the above table. These variances are due to cash flow and timing issues; however some months can be quite large and generally reflect usual business for the City. Whilst every effort is made to time the cash flow movements appropriately, there may still be months of large variances due to unexpected items processed.

FINANCIAL MANAGEMENT UPDATE
Local Government Financial Ratios

The following table shows the YTD actual financial ratios meet the target ratios.

Period Ended 30 June 2026	Target Ratio	YTD Budget Ratio	Original Annual Budget Ratio	YTD Actual Ratio
Current Ratio	> 1	N/A	N/A	2.56
The Current Ratio identifies a local government’s liquidity: how well it can meet its financial obligations as and when they fall due. A ratio greater than 1 indicates the local government can cover its immediate cash commitments.				
Asset Sustainability Ratio (ASR)	> 0.90	1.09	1.62	0.90
The ASR measures how effectively a local government’s assets are being replaced or renewed. Upgrades, expansions, and new works are not considered for the ASR.				
Operating Surplus Ratio (OSR)	> 15%	27.0%	18.7%	23.1%
The OSR measures how well a local government can cover its operational costs with funds left over for capital projects and other purposes				
Own Source Revenue Coverage Ratio (OSRC)	> 0.90	0.87	0.88	0.91
The OSRC ratio outlines a local government's ability to cover its costs through its own revenue sources, such as rates, fees and charges and interest revenue. A ratio greater than 0.90 indicates the local government is operating in an ‘advanced’ capacity, however it should be noted that each local government has different revenue raising capacities.				
Debt Service Cover Ratio (DSCR)	> 2	4.7	3.9	4.2
The DSCR measures a local government’s ability to repay its debt using cash. As the City has minimal debt, it exceeds the basic standard of greater than 2.0				

<u>Movements</u>
The Debt Service Cover Ratio has changed due to the Westpac Loan increasing the repayments on loans. As the loan increases, this ratio is expected to continue to decrease further.

The Current Ratio has decreased due to tightening liquidity, aligned to timing of receipt of revenue and larger than normal expenditure for end of financial year.

Statement of Financial Position

	June 2026	May 2026	% Change	Comments
	Current			
Assets	188,015,160	183,330,917	2.56%	Increase in Trade & Other Receivables
Liabilities	30,722,651	20,179,379	52.25%	Increase in Trade & Other Payables
	Non-Current			
Assets	838,561,545	831,933,020	0.80%	Increase in Property Plant & Equipment and Increase in Infrastructure
Liabilities	20,969,200	13,967,266	50.13%	Increase in Long Term Borrowings
Net Assets	974,884,854	981,117,292		

Debtors Schedule

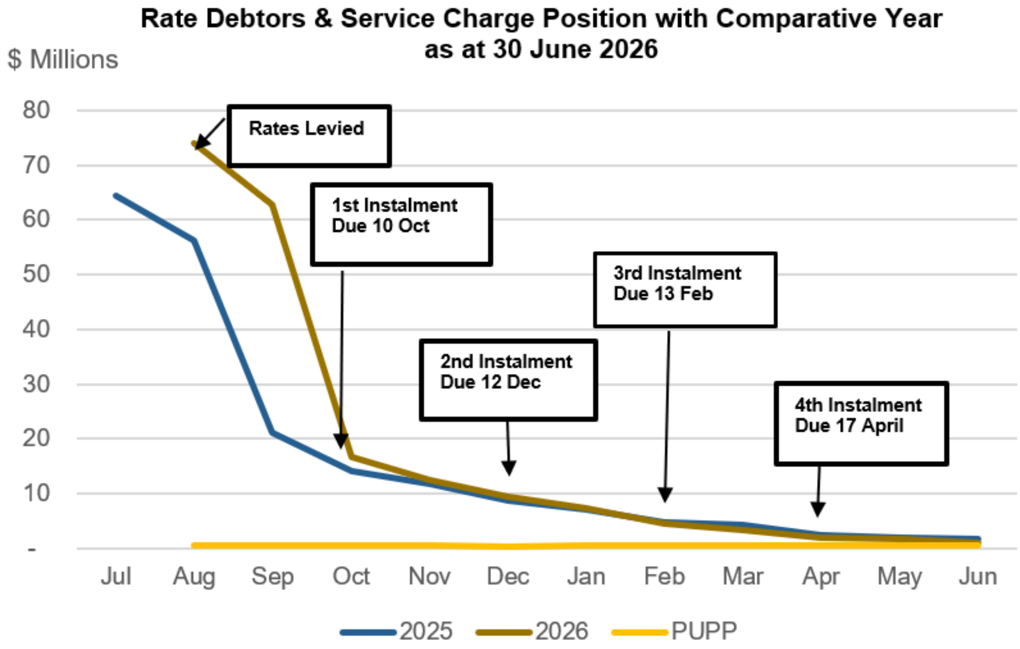
The following table shows Trade Debtors that have been outstanding over 40, 60 and 90 days as at the end of June 2026. The table also includes the total Rates and PUPP Service Charges outstanding.

When the following table is compared to Attachment 2, there is a balance sheet difference of $20.4 m, reflecting the loans receivable, accrued revenue and GST receivable.

Debtors Schedule

	June 2026	May 2026	Change %	% of Current Total
		Sundry Debtors		
Current	8,474,275	6,662,040	27%	98.7%
> 40 Days	27,026	136,051	-80%	0.3%
> 60 Days	62,472	173,352	-64%	0.7%
> 90 Days	19,914	-80,635	-125%	0.2%
Total	**8,583,687**	**6,890,808**	25%	**100%**
		Rates Debtors		
Total	**1,062,972**	**1,671,194**	-36%	100%
		PUPP Debtors		
Total	**491,850**	**491,598**	0.1%	100%

A total of $74.2 m in Rates (including ESL and waste charges) has been paid by the end of June 2026, representing a collection rate of 98.6% to date (this represents a higher collection rate compared to 97.5% on 30 June 2025).



There was no material change in June to the PUPP Debtors' balance. PUPP payments have now been received on 99.76% of properties and of those paid, 99.54% have paid in full, with 0.22% ($491,850) still outstanding. Review of these is currently underway of their debt collection status.

Collection of outstanding debts greater than 40 days is continuing in line with Council policy.

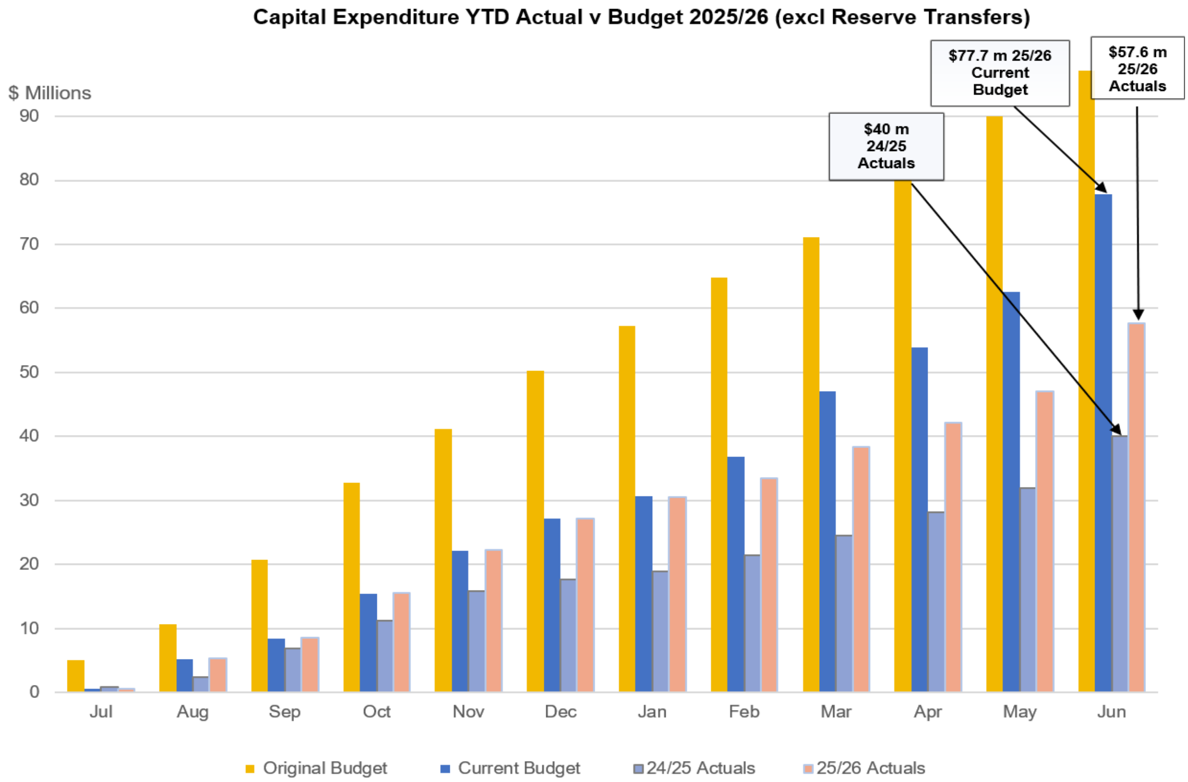
Capital Expenditure
Council's current 2025/26 Capital Expenditure budget is $77.8m which includes significant projects such as: Hancock Way Housing Development, Nickol Shared Footpath, Karratha Airport Water Mains pipe replacement, 7 Mile tip cell construction, new footpaths aligned to the 10-year construction plan, roads reseal program, kerb renewals and completion of the Roebourne streetscape master plan.

The City spent $57.6m on its capital program to the end of June 2026, $20m (25.8%) less than the YTD budget. The variance is primarily attributable to project cashflow timing, procurement and delivery scheduling rather than reductions in the approved capital program.

The most significant variances include:
- $5.1M – Baynton Apartment cashflow behind plan
- $1.2M – Airport CBS machine installation delay
- $1.1M – Accounting error for Hillview Balmoral
- $1.0M – Footpath cashflow behind plan
- $600k – 7 Mile Waste Cells, delay in liner material supply, resolved now.
- Remainder linked to minor cashflow variances across the program.

The following table shows the capital budget performance by asset class:

CAPITAL EXPENDITURE						
	YTD			ANNUAL		
Asset Class	YTD Budget	YTD Actual	Variance %	Annual Original Budget	Annual Current Budget	% of Annual Budget
	30 June 2026			30 June 2026		
Infra Misc Structures	9,144,947	5,537,386	-39.4%	17,902,475	9,144,947	60.6%
Parks & Open Spaces	7,768,886	5,754,440	-25.9%	12,874,139	7,768,886	74.1%
Buildings	33,952,334	26,447,360	-22.1%	39,426,174	33,952,334	77.9%
Equipment	1,725,451	1,577,362	-8.6%	2,549,528	1,725,451	91.4%
Furn & Equip	1,124,935	682,225	-39.4%	899,291	1,124,935	60.6%
Plant	4,232,923	3,163,810	-25.3%	3,853,563	4,232,923	74.7%
Inv Property	1,123,514	977,508	-13.0%	333,000	1,123,514	87.0%
Infra Roads	6,292,907	3,730,193	-40.7%	7,743,610	6,292,907	59.3%
Infra Footpaths	7,614,650	5,876,227	-22.8%	5,307,958	7,614,650	77.2%
Infra Aerodromes	4,785,805	3,926,378	-18.0%	6,270,318	4,785,805	82.0%
Totals	**77,766,353**	**57,672,889**	**-25.8%**	**97,160,056**	**77,766,353**	**74.2%**



Financial Statements
The financial statements for the reporting period are provided as attachments in the form of:

- Statement of Financial Activity (Attachment 1).
- Statement of Financial Position (Attachment 2).
- Variance Commentary - Statement of Financial Activity by Nature (Attachment 3).
- Net Current Funding Position (Attachment 4).

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making, this matter is considered to be of high significance in terms of Council's ability to perform its role.

Financial integrity is essential to the operational viability of the City but also as the custodian of community assets and service provision. An ability to monitor and report on financial operations, activities and capital projects is imperative to ensure that financial risk is managed at acceptable levels of comfort.

The ability for the City to remain financially sustainable is a significant strategy for a region that is continually under pressure from the resources industry, private enterprise, and State Government obligations for the ongoing development of infrastructure and services.

STATUTORY IMPLICATIONS
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. Section 6.4 of the *Local Government Act 1995* provides for the preparation of financial reports.

In accordance with Regulation 34(5) of the *Local Government (Financial Management) Regulations 1996*, a report must be compiled on variances greater than the materiality threshold adopted by Council of $100,000 or 10% whichever is greater. As this report is composed at a nature level, variance commentary considers the most significant items that comprise the variance.

COUNCILLOR/OFFICER CONSULTATION
Executives and Management have been involved in monthly reviews of their operational and departmental budgets and notifying the Financial Services team of trends and variances arising from their operational areas.

COMMUNITY CONSULTATION
No community consultation is required.

POLICY IMPLICATIONS
No Policy implications.

FINANCIAL IMPLICATIONS
The financial implications of this report are noted in the detail sections of the report. The Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

STRATEGIC IMPLICATIONS
This item is relevant to the Council's approved Council Plan 2025-2035.

Goal:	7	Our civic leaders are innovative, listening and balanced in meeting community needs.
Objective:	7.5	Providing strong financial management and transparency.

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City has been assessed and is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	Low	Completion of the Monthly Financial Activity Statement report is a control that monitors this risk. Strong internal controls, policies and monitoring ensure risks are assessed regularly and managed appropriately. Expenditure and revenue streams are monitored against approved budgets by management and the financial team with material variances being reported.
Service Interruption	N/A	Nil
Environment	N/A	Nil
Reputation	N/A	Nil
Compliance	Low	Financial reports are prepared in accordance with the Local Government Act, Regulations and Accounting Standards.

IMPACT ON CAPACITY
There is no impact on capacity or resourcing to carry out the Officer's recommendation.

RELEVANT PRECEDENTS
This is a monthly process advising the Council of the current financial position of the City.

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
The Council is obliged to receive the monthly financial reports as per statutory requirements. Details relating to the variances and the commentary provided are to be noted as part of the report.

COUNCILLOR QUESTION:
The financial report records a permanent $2,637,822 shortfall in contaminated-waste revenue because major projects ended. When did the City become aware of this decline, and how will the reduced revenue affect future waste charges, rates or services?

CITY RESPONSE:
Contaminated waste revenue declined below the City's forecast in December 2025, reaching a low in January 2026 before increasing back to predicted values in June 2026. This is not a 'permanent' shortfall, rather it reflects variance between predicted and actual market conditions. The business is profitable and reduction in revenue estimates reduces the transfer of net profits to the City's Waste Reserve. It has no impact on future waste charges, rates or services.

COUNCILLOR QUESTION:
Has the 2026–27 budget been adjusted accordingly?

CITY RESPONSE:
The 2026/27 Budget has not been adjusted at this stage.

COUNCILLOR QUESTION:
Street-light expenditure was $837,961 higher than budgeted and potable-water costs were $204,572 higher, producing a combined adverse variance of $1,042,533. What caused the budgets to be exceeded by this amount, and what action is being taken to reduce these ongoing costs?

CITY RESPONSE:
Street light expenditure is distributed across two internal cost accounts, and together they are 5% over budget reflecting the unit rate change from Horizon Power in April. The City will update its unit rates from the beginning of the new financial year.

Effluent Reuse System (ERS) water is supplied through an agreement with the Water Corporation. When they are unable to provide ERS water, they supplement our water supply with potable water which is charged at a higher rate. We work closely with the Water Corporation to ensure their operational changes have minimal impact on our ERS supply.

COUNCILLOR QUESTION:
The report identifies a $1,024,265 underspend in Community Planning because of delays engaging contractors. Which projects or community services were delayed, why were contractors not engaged on time, and how much funding will be carried into 2026–27?

CITY RESPONSE:
This has been extensively discussed with Council during workshops between December 2025 and June 2026. $950,598.08 is carried forward into 2026/27 for 10 projects relating to the planning for community infrastructure projects. Delay in expenditure occurs for various reasons, including contractor availability, procurement processes, variation of project delivery to cashflow forecast, variation to agreed contracted milestone payments, and timing associated with consultation processes.

COUNCILLOR QUESTION:
Capital-project outflows were approximately $61.75 million below the year-to-date budget. Could the City provide a consolidated list of projects being carried forward, their unspent budgets, revised completion dates and any expected cost increases caused by the delays?

CITY RESPONSE:
The majority of the variance relates to the timing of Bulgarra Apartments loan drawdowns (approximately $41 million). The balance reflects project timing and cashflow variances outlined in Item 10.1 of the Public Briefing Agenda, with no material cost increases identified at this stage.

A detailed project carry forward schedule was presented through the annual budget review and year-end reporting process.

COUNCILLOR QUESTION:
A budget of $1.75 million had been allocated to a property acquisition that is now “not going ahead.” What property and strategic purpose was this money intended for, why was the acquisition abandoned, what costs were incurred before cancellation, and how will the $1.75 million now be used?

CITY RESPONSE:
Following feedback received at the March Public Briefing, this item was withdrawn for further consideration; however, the budget allocation remained in place. The funding was intended to support additional employee housing, and in the interim the City has leased additional properties while awaiting completion of the Baynton Housing Development. The retained funding will help offset these leasing costs.

10.2 LIST OF PAYMENTS – 1 JUNE 2026 TO 30 JUNE 2026

File No:	FM.19
Responsible Executive Officer:	Director Corporate Services
Reporting Author:	Senior Creditors Officer
Date of Report:	17 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	1. List of Payments – June 2026 2. Purchase Cards Report – June 2026 3. Fleet Fuel Card Report – May 2026

PURPOSE

To advise Council of payments made for the period from 1 June 2026 to 30 June 2026.

OFFICER'S RECOMMENDATION

That Council RECEIVE the list of payments totalling $18,528,298.23 as detailed in Attachments 1, 2 and 3.

BACKGROUND

Council has delegated authority to the Chief Executive Officer (Delegation 1.6) to make payments from the City's Municipal and Trust funds.

In accordance with *Regulations 12 and 13* of the *Local Government (Financial Management) Regulations 1996* a list of accounts paid by the Chief Executive Officer is to be provided to Council, where such delegation is made.

The list of accounts paid must be recorded in the minutes of the Council Meeting.

DISCUSSION

Payments for the period 1 June 2026 to 30 June 2026 (including credit card transactions – June 2026) totalled $18,528,298.23 being made up of:

1. Trust Payments: nil;
2. BPay Payments: 1157 to 1178 and
   EFT Payments 097647 to 098467 (Inclusive): $14,538,808.23;
3. Cheque Voucher: 078755 - $335.25;
4. Cancelled Payments: nil;
5. Direct Debits: 098226, 098466, 098467: $4,295.78;
6. Credit Card Payments (June 2026): $39,235.64;
7. Fuel Cards $5,502.78;
8. Payroll Payments: $3,940,120.55.

A sample of large payments included within these amounts is as follows:

- Acero Construction Pty Ltd – Baynton Apartments PC09 - $343,549
- Karratha Development – DDR7 Bulgarra Apartments - $3,278,027

- NWMC Mining & Civil – Footpath Construction - Various Sites - $974,835
- Pilbara Building Company – PC04 KGC Compound/Shed Construct - $270,577
- Norwest Sand & Gravel – PC07 Wickham Oval/Carpark Project - $294,360
- Emirge Pty Ltd – WRP Multipurpose Court Shade PC03 - $253,656
- Raubex Construction – Cell 3 & 4 Lining & Leachate PC1 - $716,470
- Department of Fire & Emergency Services – ESL Q4 Contribution - $253,592

Consistent with CG-11 Regional Price Preference Policy, the below table shows the local supplier percentages of invoices paid for the period. Statutory suppliers include insurances, utilities, ATO and bond administrator. Non-local suppliers are large in value this month due to project payments for the housing developments, skewing the local spend result.

KPI Report – Local Spend
Date Range 01/06/2026 to 30/06/2026

	No of Invoices	%	$ Value	%
Local Suppliers	1,318	69.70%	5,102,267	35.08%
Non-Local Suppliers	473	25.01%	8,747,413	60.15%
Statutory Supplier	100	5.29%	693,759	4.77%
Total	**1,891**	**100%**	**14,543,439**	**100%**

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making policy, this matter is considered to be of high significance in terms of Council's ability to perform its role.

STATUTORY IMPLICATIONS
Payments are to be made in accordance with Part 6, Division 4 of the *Local Government Act 1995* and as per the *Local Government (Financial Management) Regulations 1996*. Payments are to be made through the municipal fund, trust fund or reserve funds. Payments are to be in accordance with approved systems as authorised by the CEO.

COUNCILLOR/OFFICER CONSULTATION
Officers have been involved in the approvals of any requisitions, purchase orders, invoicing and reconciliation matters.

COMMUNITY CONSULTATION
No community consultation is required.

POLICY IMPLICATIONS
Staff are required to ensure that they comply under Council Policy CG12 – Purchasing Policy and CG11 - Regional Price Preference Policy (where applicable) and that budget provision is available for any expenditure commitments.

FINANCIAL IMPLICATIONS
Payments are made under delegated authority and are within defined and approved budgets. Payment is made within agreed trade terms and in a timely manner.

STRATEGIC IMPLICATIONS
This item is relevant to the City of Karratha's approved Council Plan 2025-2035.

Goal: 7 Our civic leaders are innovative, listening and balanced in meeting community needs.
Objective: 7.5 Provide strong financial management and transparency

RISK MANAGEMENT CONSIDERATIONS

The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	Low	Failure to make payments within terms may render Council liable to interest and penalties
Service Interruption	Moderate	Failure to pay suppliers may lead to delays in the future provision of goods and services from those suppliers
Environment	N/A	Nil
Reputation	Moderate	Failure to pay for goods and services in a prompt and professional manner, in particular to local suppliers, may cause dissatisfaction amongst the community
Compliance	N/A	Nil

IMPACT ON CAPACITY
There is no impact on capacity or resourcing to carry out the Officer's recommendation.

RELEVANT PRECEDENTS
There are no relevant precedents related to this matter.

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
Payments and credit card payments for the period 1 June 2026 to 30 June 2026 totalled $18,528,298.23. Payments have been approved by authorised officers in accordance with agreed delegations, policies, and budget.

COUNCILLOR QUESTION:
There is a payment to the Shire of Jerramungup, what is this expenditure?

CITY RESPONSE:
The payment is related to the transfer of long service leave provisions for an employee who had moved to another local government. Under local government arrangements, accrued long service leave entitlements transfer with the employee, with councils reimbursing each other for the relevant liability.

COUNCILLOR QUESTION:
The expenditure of approximately $13,000 with Wanneroo Plant Farm for the winter planting program, can these plants could be sourced from local suppliers?

CITY RESPONSE:
Local suppliers are used where possible; however, availability depends on the required plant varieties and species. Some species required for the winter planting program are not always available locally. The City regularly discusses its planting requirements with local suppliers and understands that some are considering expanding their range to meet future demand.

COUNCILLOR QUESTION:
What is the procurement process for creative services, including photography? Does the City have an accessible, equitable and robust process for selecting service providers, supporting local suppliers, and reviewing completed work?

CITY RESPONSE:
As this question does not relate directly to the item on the agenda, a response will be provided through normal channels.

COUNCILLOR QUESTION:
Will Council be able to review the CBD public toilet design before it is implemented?

CITY RESPONSE:
Yes, the three City Business District public toilet design options will be presented to Council prior to going to public consultation.

COUNCILLOR QUESTION:
Why are some Councillors receiving superannuation and not others? Can Councillors who do not receive the Superannuation payments receive other support or arrangements?

CITY RESPONSE:
Superannuation contributions for elected members are dependent on the provision of a completed superannuation nomination form. Councillors may submit a nomination at any time and have been provided with the relevant information to do so. Councillors may also choose not to receive superannuation contributions.

COUNCILLOR QUESTION:
15900 for Bi-Pan, who were awarded the airport cleaning projects. Why were they paid only $607.00?

CITY RESPONSE:
This invoiced amount was for an additional cost relating to a delayed flight impacting their regular cleaning schedule. The timing of the invoice submission has resulted in this month’s invoice not appearing in this list of payments. All invoices relating to their cleaning services have been processed within the contracted timeframes from when invoices are submitted.

COUNCILLOR QUESTION:
Payment 14670 to 100% Renewables Pty Ltd for the Environment Sustainability Strategy was $11,000. Could you please advise what the total cost of this strategy is expected to be and whether there are any further payments still to come?

CITY RESPONSE:
This is the final payment for the mid-cycle review of the Environmental Sustainability Strategy and Implementation Plan (adopted by Council in March) and the Solar and Battery Framework and Action Plan (being considered by Council in August). The full contract value of $41,000 has now been fully expended.

COUNCILLOR QUESTION:
Payment 15831 to Three Pillars Asia Pacific Pty Ltd was $35,522.73 for a Culture Alignment Project. Could you please explain what this project involved and what benefit it provides to the community?

CITY RESPONSE:
Three Pillars were engaged to facilitate the co-design of the organisation's vision and values with staff and leadership teams. This is a program of work within the Workforce Management Plan adopted by Council in May 2026.

COUNCILLOR QUESTION:
Payment 14779 to Biodiversity Australia was $4,895 for a WHMP Minor Update. Could you please explain what this update involved and what benefit it provides to the community?

CITY RESPONSE:
The $4,895 payment to Biodiversity Australia was for a specialist review and minor update of Karratha Airport's Wildlife Hazard Management Plan. The review considered wildlife activity, monitoring data, risks, controls, responsibilities, reporting and mitigation procedures to keep the plan current. CASA's Part 139 Manual of Standards requires the plan to be continuously reviewed and formally reviewed at least every 12 months. While annual external review is not required, Biodiversity Australia provided independent specialist assurance that the plan remained effective and aligned with aviation safety requirements. This supports safer, more reliable airport operations by proactively managing wildlife strike risks.

COUNCILLOR QUESTION:
Payment 14780 to C Signs was $11,370.34 for CCTV signage. Is this signage required by legislation or some other requirement? If not, could funds be better directed towards CCTV infrastructure itself rather than signs advising people that cameras are present?

CITY RESPONSE:
The City was required to update "CCTV in use" signage at our facilities to comply with the new *Privacy and Responsible Information Sharing Act 2024*.

COUNCILLOR QUESTION:
Payment 13810 for the Water Fountain Replacement Program was $28,388.71. Were these water fountains no longer working and in need of replacement, or were they replaced as part of an upgrade program? How was it determined that replacement was necessary?

CITY RESPONSE:
We have a program to replace the old-style rubber bubbler on timber / steel risers when they reach end of life. The new units also include a dog bowl, arising from Councillor requests and community requests.

COUNCILLOR QUESTION:
Payment 15143 to Indigenous Professional Services was $47,304 for the City of Karratha Reconciliation Action Plan. Could you please explain why this expenditure was necessary, what services were provided, and what benefit the community receives from this spending?

CITY RESPONSE:
The development of a Reconciliation Action Plan was set by Council as a key strategic focus area in 2025/26.

Indigenous Professional Services (IPS) were engaged following a competitive RFQ process. They bring expertise in specialised engagement methods required to support the reconciliation framework. Skilled and independent facilitation can assist discussions to remain constructive and ensure an environment is created where participants feel comfortable providing candid feedback to government. This action plan supports the delivery of Goal 1 of the community's Council Plan.

COUNCILLOR QUESTION:
Payment 15953 for Friendly Phishing Year 2 (2026/27) was $14,879.71. Could you please explain what the Friendly Phishing program is, what activities are funded through it, and what benefit it provides to the community?

CITY RESPONSE:
This is a Cyber Security Training Program. It is one of the layers of governance to protect Council and community data from cyber attack.

COUNCILLOR QUESTION:
Payment 11375 to Seek Limited was $17,774.01 for recruitment advertising and additional advertising charges. Given that the City offers competitive salaries and, in some cases, housing assistance, could you please explain why such a significant amount was spent on recruitment advertising and what positions were being advertised?

CITY RESPONSE:
Seek is Australia's leading employment platform and is the most cost-effective method for reaching candidates. Between 20 May and 17 August 2026, the City advertised 72 roles through Seek at an average cost of $359 per advertisement. The City's turnover, attraction and retention statistics are comparable to, or better than, industry benchmarks.

COUNCILLOR QUESTION:
Payment 111520 to Stateline WA was $10,885.05 for a Back Beach car park pavement investigation. Could you please explain why this investigation was required, whether it was for insurance or engineering purposes, and whether the issue could have been addressed without spending over $10,000 on an investigation?

CITY RESPONSE:
This payment relates to the appointment of a geotechnical contractor to test materials used in construction. It formed part of the post Cyclone damage assessment on the carpark to understand the impact caused by the saltwater ingress sustained during the carpark failure. This information is used for remediation and applying for disaster funding.

COUNCILLOR QUESTION:
Payment 12420 to SuperChoice was $7,125.14. Could you please explain why superannuation contributions were paid for all councillors but not for Cr Roots, Cr Johannsen and Cr Byrne? What determines whether a councillor receives superannuation contributions?

CITY RESPONSE:
A response to a similar question is provided above.

COUNCILLOR QUESTION:
The June payment register contains approximately $552,837 in payments explicitly identified as relating to REAF 2026. Could the City provide the final total cost of REAF 2026, including staff and in-kind costs, together with sponsorship revenue and attendance figures for each location? What was the resulting cost per attendee, and how was value for money assessed?

CITY RESPONSE:
REAF 2026 Financial Position

Budget	Amount
Sponsorships & Grants	$474,809
Fees & Charges	$29,645
Total Income	**$504,454**
Direct Expenditure	$763,749
Staff Expenses	$44,000
Total Expenses	**$807,749**
COST TO THE CITY	**$303,295**

Attendance by Location

Location	Attendance
Karratha	4,067
Dampier	2,040
Wickham	364
Roebourne	328
Cossack	160
Point Samson	8
Other	340
Attendance	**7,307**

Cost per attendee
City contribution including estimated staff time/total attendees: $41.51 per attendee Accessibility was a significant component of the program, with 5,846 of the 7,307 confirmed attendances occurring at free activities, representing approximately 80% of all recorded attendance.

Value for money
Value for money was assessed against more than attendance alone. REAF delivers broader community value by strengthening connection, wellbeing and civic pride, while celebrating the Pilbara's unique cultural identity and increasing access to high-quality arts and cultural experiences that regional communities may not otherwise experience. It also supports inclusion and Aboriginal cultural visibility, activates public spaces and contributes to the City of Karratha's reputation as a vibrant and liveable regional city.

Beyond the festival itself, REAF builds longer-term community capability by developing local artists and emerging talent, strengthening creative networks and fostering partnerships with Traditional Owners, community organisations, businesses, government, industry and cultural institutions.

These elements are central to realising the City's aspiration to be Australia's most liveable regional city and strongly align with the City's Strategic Community Plan 2025–2035.

COUNCILLOR QUESTION:
Approximately $500,117 of payments in the June register are identified as relating to The Quarter, including fit-outs, air-conditioning and chiller work, cleaning, leases and consultancy. However, the Investment Report records only $99,531 of expenditure for The Quarter during June. Could the City reconcile these figures and explain which costs are excluded from the reported expenditure? What is The Quarter's return after all capital works, fit-outs, consultancy costs and landlord obligations are included?

CITY RESPONSE:
The payments relate to office fit-outs which are not capitalised. That is, they are not included in the capital value of the asset and are not considered in the return on investment. The Quarter generated life-to-date net income of $17.48 million and an annualised return on investment of 14.1%.

COUNCILLOR QUESTION:
Payment 15767 to KPMG was $54,034.20 for a strategic assessment of The Quarter. What was KPMG engaged to examine, what recommendations were delivered, and what decisions or financial savings have resulted? Will the assessment be made publicly available, excluding genuinely confidential information?

CITY RESPONSE:
This relates to the investment analysis of the Quarter included in a report to Council in April 2026. The work resulted in a Council resolution to support the retention of the asset.

COUNCILLOR QUESTION:
The June register includes $97,438.01 for an Assetic licence renewal, $17,600 for an Attain subscription and $15,840 for a Council IQ subscription? How do these benefit the community?

CITY RESPONSE:
These systems provide automation of asset management and governance processes. They maintain databases required for statutory compliance.

COUNCILLOR QUESTION:
Purchase cards also show $1,475.01 for 40 ChatGPT subscriptions for one month. Could the City explain the purpose, number of active users and measured usage of each product, the procurement process followed, and whether any functions or licences overlap?

CITY RESPONSE:
The ChatGPT enterprise subscription supports a trial of AI tools across the organisation, with approximately 40 licences allocated to staff where there is a business need. Utilisation is reviewed monthly. The subscription was established under the City's purchasing framework.

COUNCILLOR QUESTION:
The City paid $44,550 for delivery of the MESAP Pilbara Summit and separately purchased a $2,244 Summit ticket. What was the City's total cash and in-kind contribution, how many City representatives attended, and what specific economic or community outcomes were delivered?

CITY RESPONSE:
The Major Events Sponsorship and Attraction Program (MESAP) sponsorship was approved by Council and the economic and community outcomes were discussed in that paper. A ticket was purchased for an employee to attend the summit as it was relevant to their role and consistent within their professional development plan.

COUNCILLOR QUESTION:
A purchase-card payment of $6,058.65 was made to Ibis Styles for a poolside meeting room for industrial-agreement negotiations over several dates. Why was an external venue required, how many people attended, what was included in the charge, and were lower-cost City-owned meeting facilities considered?

CITY RESPONSE:
No City facilities were available. Multiple quotes were obtained and Ibis Styles was selected as the most cost-effective available option.

COUNCILLOR QUESTION:
Payment 12165 for an Avis Car Rental transaction of $102,000, can the City explain this transaction?

CITY RESPONSE:
The refund was processed as a result of the difference between the payments received for the Avis airport lease and the amounts that had been invoiced. Over time, these differences accumulated, resulting in a credit balance on account.

COUNCILLOR QUESTION:
Purchase-card transactions relating to a staff farewell totalled $2,008.63, comprising a $1,407.85 gift, a $504.45 function, $91.33 in flowers and a $5 card. Which City policy authorised this expenditure, what limits apply to publicly funded staff gifts and functions, and who approved the amount?

CITY RESPONSE:
In accordance with the *Local Government Act 1995*, Council has approved policy CH03 Employees Leaving Council. This particular staff member had been with the City for 31 years and the gift and functions were managed in accordance with this policy.

COUNCILLOR QUESTION:
Payment 15781 to Egis Oceania was $34,284.80 for a Karratha Airport Management Review. What prompted the review, what deliverables and recommendations were received, and what operational improvements or savings are expected to result?

CITY RESPONSE:
Payment 15781 to Egis Oceania of $34,284.80 was an interim progress payment for the Karratha Airport Management Review. The review was commissioned to assess the Airport's current operations, identify service and efficiency improvements, and evaluate future management models, including alignment with Council's international airport aspirations. Deliverables include an Airport Management and Business Plan, Service Review and Management Options Analysis. No final recommendations or quantified savings had been received at the time of payment. Expected benefits include clearer service levels and key performance indicators, improved operational and commercial processes, and identification of efficiencies or revenue opportunities.

10.3 INVESTMENTS FOR PERIOD ENDED 30 JUNE 2026

File No:	FM.19
Responsible Executive Officer:	Director Corporate Services
Reporting Author:	Management Accountant
Date of Report:	23 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	Nil

PURPOSE

To provide a summary of Council's investment position for the period ending 30 June 2026.

OFFICER'S RECOMMENDATION

That Council RECEIVE the Investment Report for the financial period ending 30 June 2026.

BACKGROUND

In accordance with section 6.14 of *the Local Government Act 1995* and Regulation 19C of the *Local Government (Financial Management) Regulations 1996*, the City will invest excess funds not required for any specific purpose in authorised deposit taking institutions as defined in the *Banking Act 1959 (Cth)* Section 5 and/or the Western Australian Treasury Corporation established by the *Western Australian Treasury Corporation Act 1986*, for a term not exceeding 3 years.

The City's surplus funds are invested in bank term deposits for various terms and property related investments to facilitate maximum investment returns in accordance with the City's Investment Policy (CF03).

DISCUSSION

Details of the investments that are included in the report:

- Schedule of Cash and Financial Investments
- Allocation of Cash and Financial Investments
- Schedule of Maturity of Cash and Financial Investments
- Schedule of Liquidity
- Schedule of Other Investments
- Aging of Outstanding Lessees Balances
- Schedule of Loan Agreement

-

Table 1. Cash Allocations of City Funds

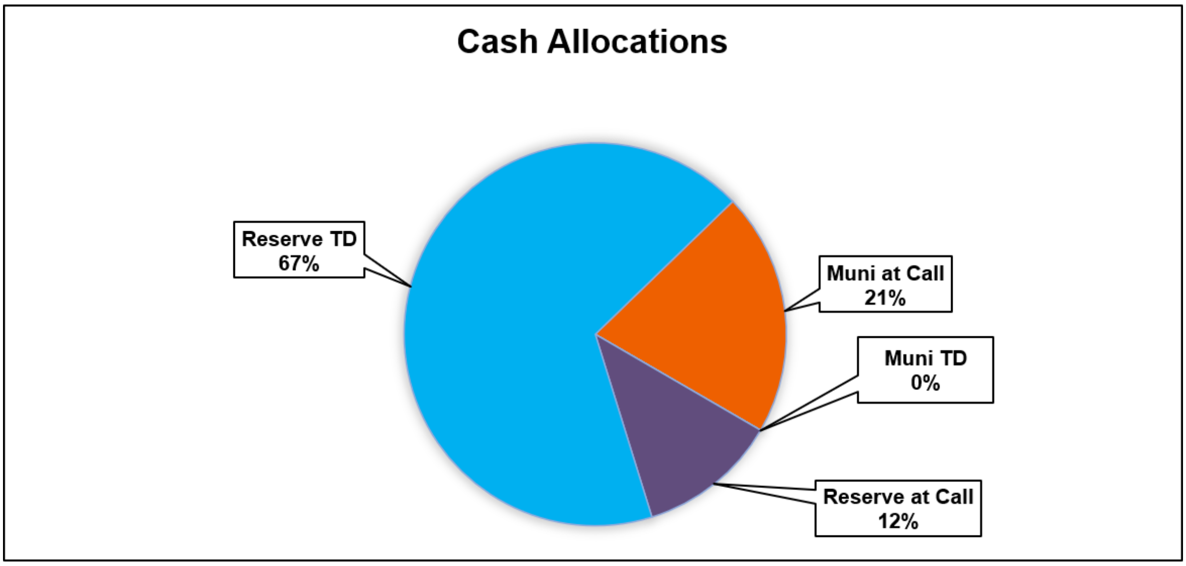
Institution	Accounts	Principal Investment $	Balance 30 June 2026 $	Interest %	Investment Term	Maturity	Source
RESERVE FUNDS							
WBC	Business Premium Cash Reserve		18,883,016	4.20	At Call		Reserve at Call
WBC	Reserve Term Deposit	10,000,000	10,051,792	5.56	12 months	May-27	Reserve TD
WBC	Reserve Term Deposit	7,000,000	7,013,463	5.40	8 months	Feb-27	Reserve TD
WBC	Reserve Term Deposit	20,000,000	20,613,545	4.34	12 months	Oct-26	Reserve TD
WBC	Reserve Term Deposit	9,000,000	9,017,406	4.25	8 months	Mar-27	Reserve TD
WBC	Reserve Term Deposit	11,000,000	11,071,473	5.39	6 months	Nov-26	Reserve TD
WBC	Reserve Term Deposit	12,000,000	12,327,718	4.47	8 months	Jul-26	Reserve TD
WBC	Reserve Term Deposit	12,000,000	12,116,246	4.98	3 months	Jul-26	Reserve TD
WBC	Reserve Term Deposit	6,000,000	6,122,451	4.57	7 months	Aug-26	Reserve TD
WBC	Reserve Term Deposit	13,000,000	13,261,674	4.74	8 months	Sep-26	Reserve TD
WBC	Reserve Term Deposit	6,000,000	6,119,753	4.70	7 months	Aug-26	Reserve TD
MUNICIPAL FUNDS							
WBC	Municipal (Transactional)		32,792,700	4.20	At Call		Muni at Call
N/A	Cash on Hand		6,906				
	TOTAL	**106,000,000**	**159,398,143**				
The balance of all Term Deposits includes interest accrued to 30 June 2026							

On average, the City is earning 4.84% across Reserve term deposits.

The RBA official cash rate (overnight money market interest rate) remained the same during the month of June at 435 basis points. Municipal Funds held in the Westpac transaction account are earning 4.20% interest.

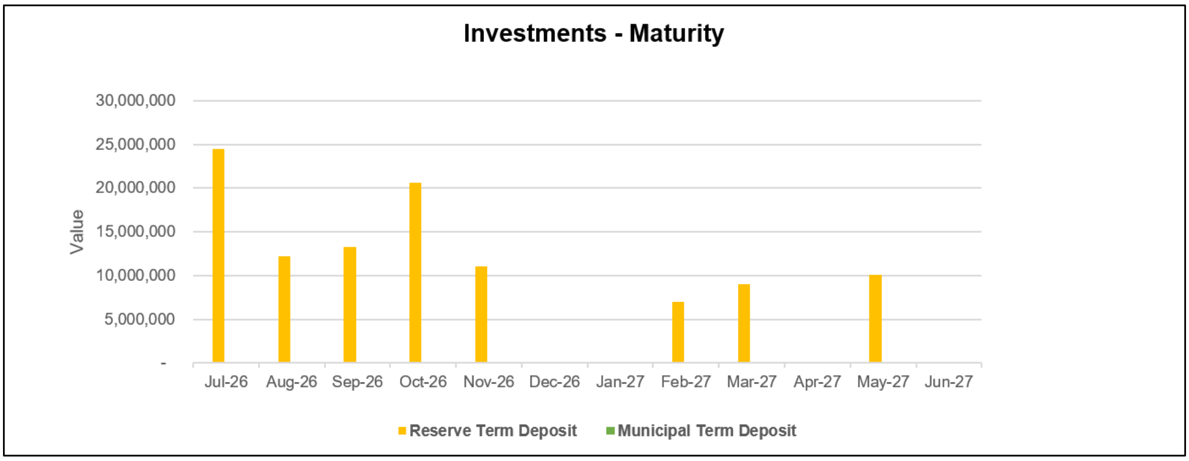
Allocations of Cash and Financial Investments
Council's Municipal and Reserve Bank Accounts are to be maintained so that a maximum return can be achieved from funds required in the short term.

The following graph demonstrates the allocation of our Cash and Financial Investments to maximise return on investment which shows that 67% of our Cash and Financial Investments are invested in Term Deposits. The amounts held in reserve has decreased this month due to a higher cash flow requirement for end of financial year payments.



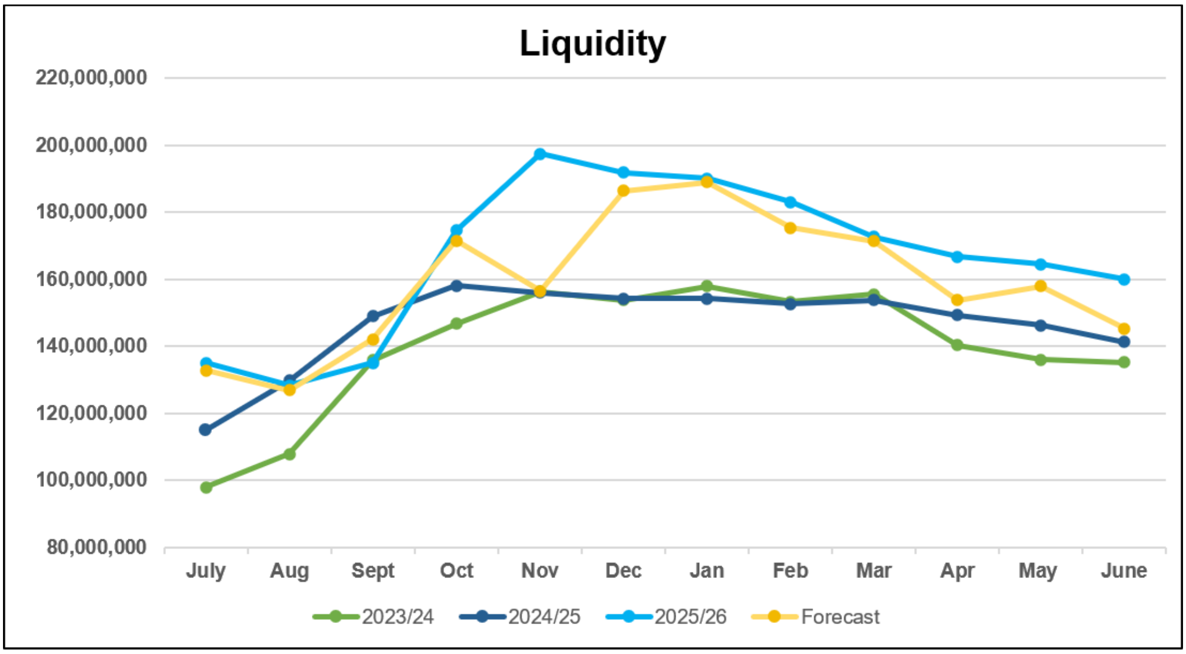
Graph 1. Percentage of Cash Allocations

Schedule of Maturity of Cash and Financial Investments
In accordance with the City's Investment Policy (CF03), in respect to liquidity of funds, the following schedule shows the maturity of our various investments. 47% of Cash and Financial Investments will mature in the next 3 months, 29% maturing in the next 4-6 months and 24% maturing in the next 7-12 months.



Graph 2. Schedule of Maturity of Cash and Financial Investments

Schedule of Liquidity
The Administration reviews availability of funds to ensure there is sufficient liquidity to meet the operational cash flow requirements.



Graph 3. Schedule of Liquidity

Schedule of Other Investments
Hangar Lease – Aspen Medical
On 1 November 2018, a Lease agreement was entered into with Aspen Medical for the use of a newly built Hangar in relation to their provision of emergency medical services. The lease agreement was for an initial term of seven (7) years with two extensions of two (2) years each. Rent increases every two years, as per the schedule set out in the lease agreement. The initial investment incurred was $3,011,975, with the performance of the hangar lease shown in the tables below.

Table 2. Aspen Medical – Hangar Lease Performance

	Month 30 June 2026 $	**Year-to-Date 30 June 2026 $**	**Life-to-Date 30 June 2026 $**
Total Income Received	34,414	430,066	3,139,872
Total Expenditure Paid	(2,118)	(9,952)	(159,531)
Net Income	**32,296**	**420,114**	**2,980,341**
Annualised ROI	**12.9%**	**13.9%**	**56.5%**

Ground and Hangar Lease – Babcock Offshore
In March 2019, an agreement was entered into with Babcock Offshore in relation to the construction, purchase, lease and buy-back of a Hangar. The initial lease agreement, including the ground and hangar, covered a term of nine (9) years and no further terms, with annual rent increases of 4.5%. The option is available to repurchase the Hangar for a fixed price, plus a new Ground Lease for a five (5) year term at a pre-determined rate, increasing annually by 4%. The initial investment incurred was $4,243,867, with the performance of the hangar and ground lease shown in the table below.

Table 3. Babcock Offshore – Ground & Hangar Lease Performance

	Month 30 June 2026 $	**Year-to-Date 30 June 2026 $**	**Life-to-Date 30 June 2026 $**
Total Income Received	52,090	640,458	3,911,312
Total Expenditure Paid	-	-	(18,554)
Net Income	**52,090**	**640,458**	**3,892,758**
Annualised ROI	**14.7%**	**15.1%**	**54.6%**

The Quarter HQ

As part of Council's investment strategy, reserve funds were used to purchase a commercial property 'The Quarter HQ' in June 2017 for $20,000,000. The following table provides a summary of all income and expenditure for The Quarter for the current financial year.

Table 4. The Quarter HQ Performance

	Month 30 June 2026 $	**Year to Date 30 June 2026 $**	**Life to Date 30 June 2026 $**
Total Income Received	384,107	4,393,423	32,127,280
Total Expenditure Paid	(99,531)	(1,579,717)	(14,651,401)
Net Income	**284,576**	**2,813,706**	**17,475,879**
Annualised ROI	**17.1%**	**14.1%**	**9.7%**

Ageing of Outstanding Lessees Balances

This portion of the report has been removed from 1 July 2026, due to the *Privacy and Responsible Information Sharing Act 2024* (PRIS Act) coming into effect. This information will now be reported to Council in a separate forum so as to adhere to these legislative changes.

Scope Property Group Loan Agreement

As part of Council's investment strategy, Council resolved at its May 2020 meeting to execute a loan agreement with Scope Property Group Pty Ltd for the acquisition and redevelopment of the Dampier Shopping Centre. The total loan approved was $4.1M for a 10-year period, with the total principal required to be repaid in 2030. This loan is to be funded utilising Reserve funds and borrowings from WATC (if required) and is to be for a maximum initial term of ten years. To date, no borrowings from WATC have been required.

Table 6. Scope Property Group Loan Agreement Schedule

	Month 30 June 2026 $	Year to Date 30 June 2026 $	Life to Date 30 June 2026 $
Funded Amount	-	-	3,800,000
Interest Charges	12,667	139,346	642,422
Remaining Loan Amount	**(300,000)**	**(300,000)**	**(300,000)**

The Scope Property Loan earns the City interest at 4% per annum which may incur an opportunity cost, being the value of alternative investment options foregone. At the average rate indicated in Table 1 of 4.84%, there is an opportunity cost for the year to date of $20,517 and a life to date cost of $30,817 for the current month of June 2026, the opportunity cost is $1,613. This is reflective of current market rates and represents the community benefit to Dampier and the broader community.

Bulgarra Apartments Development

As part of Council's housing development strategy, Council resolved at its July 2025 meeting to execute a development agreement with Karratha Development Pty Ltd for the development of the Bulgarra Apartments project. Part of the Council resolution included a $56 million loan to the developer at a set interest rate of 4%. The development agreement was executed on the 17th October 2025. A loan was obtained from Westpac for $56.0M, with a 3 year loan term on interest only payment arrangements, this loan's current interest rate is 4.74%pa effective date 29th April 2026. Karratha Development will be required to make principal and interest repayments upon construction completion over a 20 year period.

Table 7. Karratha Development Pty Ltd Loan Agreement Schedule

	Month 30 June 2026 $	Year to Date 30 June 2026 $	Life to Date 30 June 2026 $
Developer drawdown	3,278,027	14,289,750	14,289,750
Developer Interest Accrued	40,777	230,084	230,084
Developer Remaining Loan Drawdown	**(41,710,250)**	**(41,710,250)**	**(41,710,250)**

Table 8. Westpac Loan Facility Agreement

	Month 30 June 2026 $	Year to Date 30 June 2026 $	Life to Date 30 June 2026 $
WBC Loan Drawdowns	3,278,027	14,289,750	14,289,750
Bank Interest & Charges	93,944	580,596	580,596
Remaining Loan Amount	**(41,710,250)**	**(41,710,250)**	**(41,710,250)**

Baynton Housing Project
As part of Council's housing development strategy, Council resolved at its June 2025 meeting to execute a development agreement with Acero Construction Pty Ltd for the development of the Baynton Housing project. This agreement was executed on the 20th October 2025. This project is to be funded entirely from Council's Infrastructure reserve funds for an amount of $26.2M.

Townhouse modules are all installed on site in Karratha. In-situ site works for the carport/alfresco/verge works are still in progress. The expected delivery of the apartment modules is November 2026. Project is still on track for completion in March 2027.

Table 9. Acero Construction Pty Ltd Payment Schedule

	Month 30 June 2026 $	**Year to Date 30 June 2026 $**	**Life to Date 30 June 2026 $**
Contract Paid Amount	2,424,661	16,826,893	16,826,893
Infrastructure Reserve (funding)	(2,424,661)	(16,826,893)	(16,826,893)
Remaining Contract Amount	**9,409,800**	**9,409,800**	**9,409,800**

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision-Making policy, this matter is considered to be of high significance in terms of Council's ability to perform its role.

STATUTORY IMPLICATIONS
In accordance with section 6.14 of the *Local Government Act* and Regulation 19C of the *Financial Management Regulations*, the City will invest excess funds not required for any specific purpose in authorised deposit taking institutions as defined in the *Banking Act 1959 (Cth)* Section 5 and/or the Western Australian Treasury Corporation established by the *Western Australian Treasury Corporation Act 1986*, for a term not exceeding 3 years.

COUNCILLOR/OFFICER CONSULTATION
Executives and Management have been involved in monthly reviews of their operational and departmental budgets and notifying the Financial Services team of trends and variances arising from their operational areas.

COMMUNITY CONSULTATION
No community consultation is required.

POLICY IMPLICATIONS
The Council's financial reporting is prepared in accordance with Investment Policy CF03. This is reviewed periodically to ensure compliance with legislative and statutory obligations.

FINANCIAL IMPLICATIONS
The financial implications of this report are noted in the detail sections of the report. The Administration is satisfied that appropriate and responsible measures are in place to protect the City's financial assets.

STRATEGIC IMPLICATIONS
This item is relevant to the City of Karratha's approved Council Plan 2025-2035.

Goal:	7 Our civic leaders are innovative, listening and balanced in meeting community needs.
Objective:	7.5 Provide strong financial management and transparency

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	Low	Administration has developed effective controls to ensure funds are invested in accordance with City's Investment Policy. This report enhances transparency and accountability for the City's Investments.
Service Interruption	N/A	Nil
Environment	N/A	Nil
Reputation	N/A	Nil
Compliance	Low	Financial reports are prepared in accordance with the Local Government Act, Regulations and Accounting Standards.

IMPACT ON CAPACITY
There is no impact on capacity or resourcing to conduct the Officer's recommendation.

RELEVANT PRECEDENTS
This is a monthly process advising Council of the current investment position of the City.

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
Council is obliged to receive the monthly investment report as per statutory requirements. This report guides Council on the performance of investments the City controls and maintains.

COUNCILLOR QUESTION:
The Bulgarra Apartments report shows identical year-to-date developer and bank drawdowns of $14,289,750. However, developer interest accrued is $230,084 while Westpac interest and charges total $580,596—a difference of $350,512. Could the City explain this difference, identify who ultimately bears it, and provide the projected net financing cost to ratepayers over the life of the arrangement?

CITY RESPONSE:
These figures are consistent with the "Bulgarra Apartment Development" business case, advertised to the community in April 2025, and approved by Council. Within this project the asset is owned by the City. The developer pays for all construction costs and carries all risk of cost escalation. The property manager manages the property and carries the risk of rental variations over 20 years. The developer pays the first 4% of debt financing and the City pays for any financing costs above 4%. The business case assumes an average interest rate of 4.64% plus 1% financing costs over 20 years. Over the life of the project the City expects to pay $5.2M in financing costs, and the asset is expected to have a residual value of $46.4M. The projects delivers a net positive return to ratepayers.

COUNCILLOR QUESTION:
The City's $3.8 million loan to Scope Property Group earns 4%, while the report states comparable City investments averaged 4.84%, producing an opportunity cost of $20,517 this year. What measurable community benefits justify the below-market return, and what security and repayment protections does the City hold?

CITY RESPONSE:
The development loan was approved by Council in 2020. This loan supported the redevelopment of the Dampier Shopping Centre, helping maintain local services, community amenity and commercial activity. The City's investment is secured by a priority charge over the shopping centre property, and repayment of the principal is required by August 2030.

10.4 CONCESSIONS - UV VALUATIONS

File No:	FM.19
Responsible Executive Officer:	Director Corporate Services
Reporting Author:	Senior Rates Officer
Date of Report:	28 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	1. Schedule – Concessions UV Valuations

PURPOSE

To seek Council approval for amended concessions and waivers for properties affected by updated UV valuations.

OFFICER'S RECOMMENDATION

That Council APPROVE the further concessions totalling $22,823.64, as detailed in Attachment 1.

BACKGROUND

During preparation of the 2026/27 Annual Budget, the concession and waiver amounts approved by Council were based on the valuations available at that time. Since the initial modelling for concessions, waivers and exemptions was completed, a late UV valuation roll was received from Landgate.

The impact of these amendments was identified late in the Ministerial application process and the rates revenue figures were adjusted accordingly. However, the impact on UV concessions and waivers was not identified until after the budget was approved.

The 2026/27 Annual Budget was approved at Special Council Meeting (SCM260720-01) on 20 July 2026.

DISCUSSION

At Annual Budget a review of submissions for concession/waivers have been received and processed. The affected properties have been confirmed to be eligible as they are community organisations and were approved for concessions at the Annual Budget. These properties have had UV valuation increases after processing of original applications that has affected the total amount to be waived, however still remain eligible for a full waiver of the rates component. Residual balances remain due only to the difference between the budget-approved values and the amended valuations applied.

To ensure the affected community clubs and organisations are not disadvantaged, approval is sought to waive the outstanding balances for the properties listed below, consistent with Council's intended full waiver decision.

Property	Club/Organisation	Residual Balance to be Approved
A73245	Nickol Bay Speedway Club	$8,788.66
A91554	Karratha Enduro & Motorcross Club Inc	$4.74
A91842	Nickol Bay Sporting Shooters Association	$14,030.24

LEVEL OF SIGNIFICANCE
In accordance with Council Policy CG-8 Significant Decision Making, this matter is considered to be of low significance in terms of Council's ability to perform its role.

STATUTORY IMPLICATIONS
Concessions are to be made in accordance with section 6.47 of the *Local Government Act 1995*, which provides that a local government may, at the time of imposing a rate or at a later date, resolve to waive a rate or grant other concessions in relation to a rate.

COUNCILLOR/OFFICER CONSULTATION
Council and Executive have been involved in the consultation and approval process for the current concessions and waivers.

COMMUNITY CONSULTATION
No community consultation is required.

POLICY IMPLICATIONS
Staff are required to comply with Council Policy CF11 – Rating Exemption Policy and ensure that budget provision is available.

FINANCIAL IMPLICATIONS
Approval of the additional concessions will result in a financial impact of $22,823.64, reducing net rates income by this amount.

STRATEGIC IMPLICATIONS
This item is relevant to the City of Karratha's approved Council Plan 2025-2035.

Goal: 7 Our civic leaders are innovative, listening and balanced in meeting community needs.

Objective: 7.5 Provide strong financial management and transparency

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	Low	The financial impact is minimal in the context of the City's rates income.
Service Interruption	N/A	Nil
Environment	N/A	Nil
Reputation	N/A	Nil
Compliance	N/A	Council approval of the concessions provides compliance with section 6.47 of the *Local Government Act 1995*.

IMPACT ON CAPACITY
There is no impact on capacity or resourcing arising from the Officer's recommendation.

RELEVANT PRECEDENTS
The current concessions and waivers were approved at the Special Council Meeting held on 20 July 2026 (SCM260720-01).

VOTING REQUIREMENTS
Absolute Majority.

CONCLUSION
The late changes to the UV valuations have affected three community association assessments. Approval of the additional concessions will complete the rates billing process for 2026/27 and ensure there is no adverse impact on the affected community associations.

10.5 REVIEW OF COUNCIL POLICIES

File No: CM.124

Responsible Executive Officer: Director Corporate Services

Reporting Author: Manager Governance

Date of Report: 20 July 2026

Applicant/Proponent: Nil

Disclosure of Interest: Nil

Attachment(s):

1. CF13 Asset Management (current)
2. CF13 Asset Management (proposed)
3. CF17 Disposal of Assets
4. CG16 Council Members Professional Development
5. CG20 Council & Committee Members Electronic Attendance at Meetings
6. CS15 Disability Access and Inclusion
7. CS21 Local History Collection Management
8. CS25 Community Leasing of Land
9. CG13 Confidential Information

PURPOSE

For Council to consider a number of Council policies that are presented for adoption, revocation or seeking community consultation.

OFFICER'S RECOMMENDATION

That Council:

1. ADOPT the following amended policies:
- **a. CF13 Asset Management, as detailed in Attachment 2;**
- **b. CG16 Council Members Professional Development, as detailed in Attachment 4;**
- **c. CG20 Council & Committee Members Electronic Attendance at Meetings, as detailed in Attachment 5;**
- **d. CS15 Disability Access and Inclusion, as detailed in Attachment 6;**
- **e. CS21 Local History Collection Management, as detailed in Attachment 7; and**
- **f. CS25 Community Leasing of Land, as detailed in Attachment 8.**

2. REVOKE the following policies:
- **a. CF17 Disposal of Assets, as detailed in Attachment 3; and**
- **b. CG13 Confidential Information, as detailed in Attachment 9.**

BACKGROUND
Section 2.7(2)(b) of the *Local Government Act 1995* prescribes that it's the role of Council to determine the local government's policies.

Council policies provide high-level strategic guidance to support informed decision-making, promote consistency, and ensure that operational activities align with the Council's strategic objectives, vision, and legislative obligations. Policies establish a clear framework within which the administration operates, promote equitable and transparent decision-making, and assist in managing organisational risk by defining the parameters for appropriate actions by staff.

DISCUSSION
Eight policies are presented for Council's consideration as part of the Policy Review Program, with further detail provided below.

CF13 Asset Management Policy
CF13 Asset Management Policy (Attachment 1) was adopted in August 2009 and was last reviewed in July 2019.

The proposed policy (Attachment 2) is a substantial rewrite of the current policy. It provides clarity, broadens the operational scope and strengthens the focus on lifecycle costs, risk, data quality and affordability.

In addition, the principles of CF17 Disposal of Assets (Attachment 3) have been incorporated to provide greater detail on asset disposal. As a result of this inclusion, CF17 Disposal of Assets is proposed to be revoked.

CG16 Professional Development for Council Members Policy
CG16 Professional Development for Council Members (Attachment 4) was adopted in July 2020 and was last reviewed in May 2024.

In accordance with section 5.128(5) of the *Local Government Act 1995,* this policy must be reviewed after each ordinary election. The review was not undertaken after the 2025 ordinary election due to internal constraints.

The table below details the key changes to the policy which are tracked in Attachment 4.

Section	**Changes and amendments & justification**
Policy Title	Policy title changed to Council Members Professional Development. All policies relating to Council Members will be realigned to this naming convention.
Definitions	New definition for Declaration Period included. This was introduced as part of local government reforms and came into effect on 1 January 2026.
1. Mandatory Training	Included requirement for Council Members to make a declaration that they have completed the mandatory training or are exempt from completely the training after an election.
3. Identifying Professional Development Needs	Clarified that attendance at the annual WALGA Convention and ALGA National General Assembly (Mayor only), is not funded from the Professional Development Allowance.
5. Knowledge Sharing	Included new section requiring Council Members to share knowledge obtained through professional development with all Council Members via a Training Evaluation Form.

<u>CG20 Electronic Attendance at Meetings Policy</u>
CG20 Electronic Attendance at Meetings (Attachment 5) was adopted in July 2024 and has not yet been reviewed.

The table below details the key changes to the policy which are tracked in Attachment 5.

Section	Changes and amendments & justification
Policy Title	Policy title changed to Council & Committee Members Electronic Attendance at Meetings for clarity.
Definitions	Amended 'meeting' definition to align to the amended *Local Government (Administration) Regulations 1996*.
1. Request for electronic attendance by a Member	Removed reference to the Presiding Member being able to approve a request for attendance by electronic means as the legislation does not provide for this.
3. Approval to conduct an electronic meeting	Included the 50% rule for electronic meetings (in addition to the 50% cap for individual attendance). Included the requirement for the meeting to be live-streamed and the ability for the public to submit questions prior to the meeting where it is held electronically, as per the *Local Government (Administration) Regulations 1996*.

<u>CS15 Disability Access and Inclusion Policy</u>
CS15 Disability Access and Inclusion Policy (Attachment 6) was adopted in October 2007 and was last reviewed in January 2021.

The Disability Access and Inclusion Policy was presented to Council at the May 2026 Ordinary Council Meeting for approval to advertise for public comment. The policy was advertised on What We Make It for a period 2-19 June 2026, with one comment received as follows:

> *"In the policy, I couldn't identify any mention of evidence-based research to support the policy decisions. If this is important to the City of Karratha, I would emphasise that person-centred, evidence-based, and trauma-informed (where applicable) approaches need to be enforced across all inclusion and disability policies and procedures.*
>
> *Including that any decisions of access and inclusion are person-centred and involve many different perspectives of disability inclusion, including working with disability spaces in a cohesive and collaborative way, as well as the advisory committee.*
>
> *Identifying in clear language what best practice actually means. Best practice (is not defined in the document).*
>
> *Thank you."*

To address the feedback received, the following changes have been made and are tracked in Attachment 6.

Section	Changes and amendments & justification
Definitions	Included definition for Best Practice.
Engagement & Consultation	Modified points 2 and 3 to include reference to person-centred, evidence-based approaches, as well as diverse perspectives.
Related Documents	Updated link to recently approved Community and Stakeholder Engagement Policy.

CS21 Local History Collection Management Policy
CS21 Local History Collection Management Policy (Attachment 7) was adopted in February 2013 and was last reviewed in January 2021.

The changes proposed primarily modernise terminology, remove duplication, and clarify collection management requirements. The table below details the key changes to the policy which are tracked in Attachment 7.

Section	Changes and amendments & justification
Definitions	Expanded the definition of Local History Collection. Added a definition of Oral History.
3. Access	Removed detailed branch-specific access and archive appointment arrangements.
10. Roles and Responsibilities	Section removed as it is operational.

As this was a minor review of the policy, community consultation is not proposed. A major review of the policy will be undertaken following the adoption of the Arts and Culture Strategy.

CS25 Community Leasing of Land Policy
CS25 Community Leasing of Land Policy (Attachment 8) was adopted in June 2022 and was last reviewed in February 2024.

The policy has been reviewed and updated to improve clarity, strengthen legislative compliance and align the policy with the Council Plan 2025–2035. Key changes include:

- expanding the policy to clearly apply to both leases and licences;
- clarifying the policy scope and exclusions;
- adding definitions for the City, development approval, Crown land management orders and permissible land uses;
- improving tenant assessment criteria, including consideration of planning compliance, community benefit and demand for services;
- clarifying that discounted rent represents foregone revenue provided in support of broader community and economic outcomes;
- strengthening requirements relating to development approvals, land-use permissibility and related entities' financial assessments;
- adding a dedicated legislative compliance section covering planning, land administration, public health and building requirements; and
- updating references to City-owned and managed facilities and recognition of City support.

The proposed amendments formalise requirements already embedded in the City's internal processes. As there is no material change to the eligibility criteria for applicants, no community consultation is proposed.

CG13 Confidential Information
CF13 Confidential Information Policy (Attachment 9) was adopted in April 2015 and was last reviewed in August 2025.

It is recommended that this policy be revoked as the principles of this policy are covered by the provisions of the *Local Government Act 1995*, *Freedom of Information Act 1992*, *Privacy and Responsible Information Sharing Act 2024* and the City's Codes of Conduct for both employees and Council Members.

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making, this matter is considered to be of moderate significance in terms of Council's ability to effectively perform its role and for the community to have a clear understanding of the Council's strategic direction.

STATUTORY IMPLICATIONS
Section 2.7 of the *Local Government Act 1995* identifies that one of the roles of Council is to determine its policies. Once determined, the CEO is responsible under section 5.41 of the Act to establish procedures and system to implement those policies.

COUNCILLOR/OFFICER CONSULTATION
Consultation has taken place between Officers, Managers and the Executive Leadership Team.

COMMUNITY CONSULTATION
Community consultation was undertaken on the amended Disability Access and Inclusion Policy in accordance with the iap^2 public participation spectrum process.

Community consultation is not proposed for policies that are a legislative requirement or considered administrative in nature.

POLICY IMPLICATIONS
This report deals with the review of eight Council policies. Following Council's decision, the City's website will be updated accordingly.

FINANCIAL IMPLICATIONS
There are no financial implications.

STRATEGIC IMPLICATIONS
Governance is an enabling service in the delivery of the Council Plan 2025-2035. It supports the delivery of the Plan's goals and ensures that we fulfill our statutory obligations.

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	N/A	Nil
Service Interruption	N/A	Nil
Environment	N/A	Nil
Reputation	Moderate	Policies endeavour to provide guidance, transparency and fairness to decisions carried out by the Council and City employees. Compliance with policies maintains the City's reputation with all stakeholders.
Compliance	Moderate	Under s.2.7 of the Act, Council is required to determine and implement its policies. A number of policies are also required to be implemented under other State legislation.

IMPACT ON CAPACITY
There is no impact on capacity or resourcing to carry out the Officer's recommendation.

RELEVANT PRECEDENTS
There are no relevant precedents.

VOTING REQUIREMENTS
Absolute Majority.

CONCLUSION
Updating of Council's policy documents is a necessary activity to ensure that policies are consistent with current practices and remain contemporary with industry or organisational standards. The reviews ensure that they remain effective and continue to align with the City's goals and values.

COUNCILLOR QUESTION:
Is the associated operational guidelines and tiered assessment framework being reviewed as part of the policy review process?

CITY RESPONSE:
Only minor amendments have been made to the associated operational guidelines and no changes have been made to the assessment matrix.

11 COMMUNITY EXPERIENCE REPORTS

11.1 POINT SAMSON ENTRY STATEMENT

File No:	CR.98
Responsible Executive Officer:	Director Community Experience
Reporting Author:	Project Officer Community Planning
Date of Report:	24 July 2024
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	N/A

PURPOSE

To seek Council's endorsement to progress the previously endorsed Point Samson Entry Statement concept through a public art commission process.

OFFICER'S RECOMMENDATION

That Council ENDORSE the Point Samson Entrance Statement project proceeding through a public art commissioning process, in consultation with the Point Samson Advisory Group and community, with the three original concept options developed as part of the project to inform the artist brief and future design development.

BACKGROUND

The Point Samson Entry Statement project is identified by the Point Samson Interim Plan as a priority project to support local amenity and strengthen the town's identity.

In February 2025, the Administration engaged Creative Spaces, a specialist design consultancy, to lead the development of the Entry Statement concept. Several locally based artists, including from Point Samson, were invited through the RFQ process. However, only two submissions were received, both from non-local suppliers.

A co-design process for developing the Entry Statement concept design was undertaken throughout 2025 and included three key engagement stages:

- Visioning and Inspiration – Community workshops and an online survey identified key themes to inform the concept design, including (but not limited) to Point Samson's identity as a fishing village, marine biodiversity, and sustainability considerations.
- Concept Development – Three draft concepts were presented to the community, with Concept 01 identified as the preferred option through in-person and online voting. Feedback was also received on opportunities to refine the concept and incorporate elements explored through the other concepts. This feedback included incorporating additional marine elements (such as a whale tail and manta ray), adjusting colour variations, and refining text placement.
- Refinement to Final Concept – Concept 01 was further refined to address a third round of community feedback. Key refinements included the addition of crab and turtle icons, improved colour balance, and optimisation of wave forms for aesthetic flow and structural stability.

The final concept design was endorsed by Council at the November 2025 Ordinary Council Meeting (OCM), with progression to detailed artwork and technical drawings, including preparation of a comprehensive Opinion of Probable Cost (OPC) for fabrication, installation and maintenance, to be undertaken prior to further consideration by Council. Further details of the engagement process and the endorsed Final Concept Design are in item 10.1 of the 24 November 2025 OCM Report.

Following Council endorsement, the Administration progressed detailed artwork and technical drawings, and the consultant prepared an OPC for fabrication, supply and installation. A report was scheduled for consideration at the March 2026 OCM to present the completed design documentation and cost information. The purpose of the report was for Council to consider the information and determine whether to progress the project to fabrication and installation.

At the Public Agenda Briefing meeting, held 16 March 2026, a Point Samson community member raised concerns regarding the level of community support for the endorsed concept and whether the design adequately reflected the identity and values of the Point Samson community.

Following the meeting, the Administration received additional advice from members of the Point Samson community expressing concerns about the concept and indicating that community views may have changed since the concept was endorsed. As the Administration had not previously received this feedback directly, it withdrew the report to enable further investigation into the matters raised and to determine the most appropriate pathway for progressing the project.

DISCUSSION

Following the briefing, the Administration sought insight from the Point Samson Advisory Group (PSAG) at its meeting on 27 May 2026 regarding community feedback and sentiment towards the proposed Entry Statement concept.

Members of the PSAG advised that while the three initial concepts were considered a positive starting point, there was a view that the subsequent preferred concept did not fully capture the qualities that the community wanted to see represented at the entrance to Point Samson. Feedback indicated a desire for an outcome that was more distinctive, interactive and memorable, with the ability to create a sense of arrival and encourage visitors and residents to stop, engage and take photographs, similar to the exiting large crab located at the Point Samson Tavern.

Some PSAG members also highlighted that Point Samson’s identity extends beyond fishing and coastal themes, with opportunities to reflect other elements of the town’s history and character, including pearling, shipping, and agriculture. Officers acknowledged that representing the breadth of Point Samson’s history and identity within a single design outcome requires careful consideration to ensure the final artwork remains cohesive.

Overall, the feedback suggested that a more artistic interpretation may provide a stronger opportunity to create an entry statement that reflects the unique sense of place.

While Council previously endorsed a preferred concept to progress to detailed artwork design, the subsequent feedback highlights an opportunity to revisit the approach and ensure the final outcome is locally meaningful, place-based and reflective of community values.

For this reason, the Administration recommends that Council endorse the project proceeding through a public art process. This approach provides an opportunity to develop an entry statement that is responsive to community feedback while allowing for creative interpretation by an artist with relevant public art experience.

<u>Next steps</u>
A public art commissioning process will be progressed, involving the procurement of an artist to lead the next stage of the project in consultation with the Point Samson Advisory Group and wider community. The artist brief will be shaped by the matters raised through the PSAG, including the community's desire for an entry statement that is distinctive, interactive and creates a memorable sense of arrival.

The three original concept options developed as part of the project are not proposed to be discarded. Rather, they will provide a reference point for the artist brief and future design development by identifying the themes and site considerations already explored through the project. This will ensure the previous work continues to provide value while allowing the final design outcome to be reconsidered through a more suitable public art framework.

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making policy, this matter is considered to be of low significance in terms of Council's ability to perform its role.

STATUTORY IMPLICATIONS
There are no statutory implications.

COUNCILLOR/OFFICER CONSULTATION
No Councillor or Officer consultation is required.

COMMUNITY CONSULTATION
Consultation with the Point Samson community has been ongoing and is outlined within the Discussion section of this report.

POLICY IMPLICATIONS
There are no policy implications.

FINANCIAL IMPLICATIONS
A budget of $250,000 has been allocated for this project for the 2026/27 financial year and is being funded through the City's Community Partnership Agreement (CPA) with Rio Tinto.

STRATEGIC IMPLICATIONS
There are no strategic implications.

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	N/A	Nil
Service Interruption	N/A	Nil
Environment	N/A	Nil

Category	Risk level	Comments
Reputation	Low	There is a reputational risk if the final Entry Statement is not perceived to reflect the identity, values and expectations of the Point Samson community. Proceeding through a public art commissioning process, with consultation with the Point Samson Advisory Group and wider community, provides an opportunity to address the concerns raised and improve community confidence in the project outcome.
Compliance	Low	The recommended approach will be progressed in accordance with the City's procurement and public art requirements. Any relevant approvals will be obtained as the project progresses.

IMPACT ON CAPACITY
There is no impact on capacity or resourcing to carry out the Officer's recommendation.

RELEVANT PRECEDENTS
There are no relevant precedents related to this matter.

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
The Point Samson Entry Statement project provides an opportunity to deliver a locally meaningful and place-based entry statement that reflects the character, stories and coastal setting of Point Samson. Following community feedback received through the PSAG, officers consider that a public art process provides an appropriate framework to guide the next stage of design development.

Council approval is sought to endorse the project proceeding through a public art process led by the Arts and Culture team, in consultation with the PSAG and wider community. The previous concept work will continue to inform the artist brief and future design development.

COUNCILLOR QUESTION:
Will including the three original design concepts in the public art brief unnecessarily constrain the commissioned artist's creative input and will the brief provide sufficient scope for new and original design proposals?

CITY RESPONSE:
The original concepts will be included in the artist brief to reflect previous community input but will not limit the artist's ability to develop a new and original design in consultation with the community.

COUNCILLOR QUESTION:
Will the design developed through the public art commission process be presented to the community and key Point Samson stakeholders for review and feedback before a final design is implemented.

CITY RESPONSE:
Community engagement would form part of the public art commission process. The intention is for the appointed artist to work with the community and stakeholders throughout the design development process to ensure community input is reflected before a final design is presented to Council for endorsement before fabrication and installation.

COUNCILLOR QUESTION:
Can the City confirm that the consultation work that has already been completed has cost $32,878, with an additional $5,000 allocated for travel?

CITY RESPONSE:
The overall project expenditure for the development of the concepts is $33,282.81; this includes hall hire for workshops and other community engagement materials.

COUNCILLOR QUESTION:
Can a similar public commissioning process be adopted for future projects, rather than engaging consultants for design work that may not proceed?

CITY RESPONSE:
Yes. A public art commissioning process can be considered for future projects where the nature, scale and objectives of the project are suited to this approach.

For the Point Samson Entry Statement, the request for quotation was broadly promoted, including direct engagement with approximately 18 local artists and creative practitioners. Despite this, only one submission was received, from an experienced creative design studio.

Projects closely connected to a community's identity can evolve as engagement progresses and community aspirations become clearer. In this instance, the consultation and design process has provided valuable insight into what the Point Samson community would like the entry statement to represent.

Should the project proceed through a public art commissioning process, the community feedback and relevant design work completed to date will inform the artist brief. This will ensure the work already undertaken contributes to the next stage, while providing an opportunity for artists to respond creatively to the community's aspirations.

For future projects of this nature, the City can consider engaging artists earlier through an expression of interest and paid concept development process, where appropriate, rather than commissioning a design outcome before the preferred delivery approach has been determined.

COUNCILLOR QUESTION:
Can the RFQ process include incentives or measures to encourage greater community participation and submissions?

CITY RESPONSE:
The City has listened to community feedback and, following consultation, recommending the approach outlined within this item.

COUNCILLOR QUESTION:
Can we please know, how much the next steps process is going to cost?

CITY RESPONSE:

Next steps will be within the existing $250,000 budget. This amount will cover the cost of commissioning an artist/s, through to design and fabrication of the artwork. The $250,000 has been funded by Rio Tinto.

11.2 YOUTH ADVISORY GROUP TERMS OF REFERENCE

File No:	CS.150
Responsible Executive Officer:	Director Community Experience
Reporting Author:	Community Development Officer
Date of Report:	16 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	1. Draft YAG Terms of Reference – Tracked Changes 2. Draft YAG Terms of Reference – Updated

PURPOSE

For Council to consider the proposed updates to the Youth Advisory Group (YAG) Terms of Reference.

OFFICER'S RECOMMENDATION

That Council APPROVE the Terms of Reference as amended for the Youth Advisory Group.

BACKGROUND

The Youth Advisory Group (YAG) creates a mutually respectful partnership with young people in the City and provides a mechanism whereby young people's ideas, skills, perspectives and contributions are received by Council. YAG members are appointed for a two-year term, or until otherwise resolved by Council, in line with local government elections. The Terms of Reference are discussed and agreed upon at the first meeting of each YAG term.

At its meeting held 27 October 2025, Council reviewed the Terms of Reference – Youth Advisory Group to ensure the aims, objectives and key deliverables were clear and up to-date, with the revised/updated Terms of References to be presented to Council for consideration following the YAG's first meeting. The YAG reviewed their Terms of Reference at their meetings on 23 April 2026 and 26 May 2026.

At the May 2026 Ordinary Council Meeting, Council resolved to investigate the introduction of a sitting fee, to appropriately recognise the time and contribution of Advisory Group members and support continued participation given increasing demands on community members' time. This matter is currently being explored by City Officers, with a report to be presented to Council at a future meeting. The Terms of Reference will be amended as required following Council's consideration of Officer's recommendations and any subsequent decision.

DISCUSSION
The Administration undertook a review of the Terms of Reference with the YAG and propose the following amendments:

SECTION	PREVIOUS	PROPOSED / RATIONALE
Responsibilities	Attend at least three Youth Advisory Group meetings per calendar year.	Attend monthly Youth Advisory Group meetings held during school term. Rationale: Change reflects YAG meetings being held monthly, enabling the group to take ownership of more tasks and provide timely, relevant advice to the City.
Membership	Additional members identified by their specialist skills or knowledge, may be co-opted to the group by invitation of the Chairperson for a specific purpose and for a fixed term.	Additional members identified by their specialist skills or knowledge, may be co-opted to the group by invitation of the Director Community Experience for a specific purpose and for a fixed term. Rationale: Role of Chairperson is rotated between YAG members.
	Role of City Councillors: Council will appoint up to three Elected Members to attend the Youth Advisory Group as observers.	Council will appoint up to two Elected Members to attend the Youth Advisory Group as observers. Rationale: At the October 2025 Council Meeting (OCM251027-06), only two Council members were appointed to sit on the YAG. To ensure there isn't an imbalance between members and the number of City administration staff and Elected Members, officers recommend a maximum of two Elected Members is most appropriate.
Election of Chairperson	Section 5 - At the end of each meeting, the Youth Advisory Group shall elect a member to be Chairperson for the next Advisory Group meeting. A member can be elected more than once to be the Chairperson.	Section moved to sit under Section 7. Meetings. Additional sentence added – In the absence of a volunteer, City staff will chair. Rationale: Section content fits more appropriately under 7. Meetings.

SECTION	PREVIOUS	PROPOSED / RATIONALE
		Additional sentence gives option for a staff member to Chair, should a YAG member not volunteer.
Appointment	Youth Advisory Group appointment is for a term of two years and will coincide with Council elections.	Additional sentence added - Due to the timing of local government elections, the second year of the term may be shorter. Typically, appointments run from February to December in the first year and from February to September in the second year. <u>Rationale</u>: Clarifies term of appointment in language young people will understand. Change requested by YAG.
	Appointments will be made following a public advertisement.	Appointments will be made by the Director Community Experience following a public Expression of Interest process. <u>Rationale</u>: Clarifies who appointments will be made by and the process used to appoint.
Selection Criteria	Paragraph under Appointment: The evaluation of potential members will be assessed by the City and appointment will be approved by the Director of Community Experience based of the following criteria: • Young person is aged 11-18 living withing the City of Karratha. • Members appointed represent the diversity of young people across the City of Karratha: place of residence, age, gender and sexuality, education, and cultural background. • Young person shows a passion and desire to contribute to the community.	New Section Header added, 6. Selection Criteria, to improve readability and clearly outline criteria. Selection criteria amended to align with Evaluation Framework document. The evaluation of potential members will be assessed by the City against a criteria reflecting the purpose, role, and composition of the Advisory Group, and appointment will be approved by the Director of Community Experience based of the following criteria: • Aged 11-18 living within the City of Karratha • Motivation and community interest • Diversity of representation - age, gender and sexuality, education, and cultural background. • Geographic representation, and • Communication and teamwork skills.

SECTION	PREVIOUS	PROPOSED / RATIONALE
Meetings - Frequency	A minimum of 4 meetings in a calendar year will be held, unless otherwise resolved by the Advisory Group.	A minimum of eight (8) meetings in a calendar year will be held, unless otherwise resolved by the Advisory Group. Members are expected to attend a minimum of 50% of meetings to hold their position on the Group. Rationale: Meeting frequency increased to give group greater responsibilities, and the inclusion of expected attendance rate ensures that meetings remain a priority for members.
Meetings - Electronic Attendance	Electronic attendance to meetings may be permitted, however in person meetings are preferred.	Electronic attendance to meetings may be permitted if requested in advance, however in person meetings are preferred. Rationale: Requesting online attendance in advance ensures the meeting venue is set up to support hybrid attendance and encourages young people to attend in person where possible.
Meetings - Minutes/Reporting	The Advisory Group will report on its activities to Council as, and when required.	The City Officer will provide a summary report to Council following each meeting, and the Advisory Group will report on its activities to Council as, and when required. Rationale: Clarification that City Officer will provide monthly information reports to Council, and YAG will report to Council themselves when required.
Meetings - Code of Conduct	N/A - new section	New Section added - All Advisory Group members must abide by the City of Karratha's Volunteer Code of Conduct. Rationale: Ensures Advisory Group members are aware of expected behaviours.

SECTION	PREVIOUS	PROPOSED / RATIONALE
Meetings - Confidentiality	Any items that are described as confidential, either in an agenda or in discussions, must not be discussed with anyone outside of the Youth Advisory Group, unless permission is provided by a City Representative.	Additional sentence – All members must sign the City of Karratha's Volunteer Confidentiality Statement. Rationale: This is a requirement for all volunteers and should be outlined in the Terms of Reference.

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making policy, this matter is considered to be of low significance in terms of parties affected issues and Council's ability to perform its role.

STATUTORY IMPLICATIONS
Section 5.8 and 7.1A of the Local Government Act 1995 provides that a local government may establish committees of 3 or more persons to assist the Council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.

COUNCILLOR/OFFICER CONSULTATION
Councillors will be consulted at the July 2026 meeting.

COMMUNITY CONSULTATION
The YAG were consulted at their first two meetings on 23 April 2026 and 26 May 2026. Members suggested changes at their first meeting and approved the amended document at their second meeting.

POLICY IMPLICATIONS
There are no policy implications.

FINANCIAL IMPLICATIONS
There are no financial implications.

STRATEGIC IMPLICATIONS
This item is relevant to the City of Karratha's approved Council Plan 2025-2035.
Goal: 7 Our Civic leaders are innovative, listening and balanced in meeting community needs.

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	N/A	Nil
Service Interruption	N/A	Nil
Environment	N/A	Nil
Reputation	Low	It is important for Council to ensure Advisory Groups are guided by a Terms of Reference, which addresses the purpose of the group, key deliverables and other significant governance criteria.
Compliance	N/A	Nil

IMPACT ON CAPACITY
There is no impact on capacity to carry out the Officer’s recommendation.

RELEVANT PRECEDENTS
April 2024 Ordinary Council Meeting – 10.1 Youth Advisory Group Terms of Reference Review
October 2025 Ordinary Council Meeting - 10.4 Appointment to Advisory Committees and Advisory Groups

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
Following the amendments to the Terms of Reference, it is necessary for Council to review and adopt the revised document.

COUNCILLOR QUESTION:
Who are the two Council members who have been appointed to represent the Youth Advisory Group following adoption of Terms of Reference?

CITY RESPONSE:
The Terms of Reference were originally adopted by Council at the October meeting, at which time two Elected Members were also appointed to the Youth Advisory Group. The original Council resolution required the newly formed Advisory Group to review the Terms of Reference and return them to Council for consideration.

12 DEVELOPMENT SERVICES REPORTS

12.1 AMENDMENT TO DA18039: EXTENSION OF TIME-LIMITED DEVELOPMENT APPROVAL FOR EXISTING RIO TINTO 'OCEANSIDE' WORKFORCE ACCOMMODATION FACILITY AT LOT 38 AND 23 THE ESPLANADE, DAMPIER

File No:	DA18039-AMD3
Responsible Executive Officer:	Director Development Services
Reporting Author:	A/Manager Statutory Planning
Date of Report:	22 July 2026
Applicant/Proponent:	TBB Planning Pty Ltd on behalf of Rio Tinto
Disclosure of Interest:	Nil
Attachment(s):	1. Location Plan 2. Copy of DA18039 Decision Notice 3. Application Letter 4. Review of Social Impact Management Plan (2026)

PURPOSE

For Council to consider a proposed three-year extension of the time limited approval for Development Approval DA18039 for the Oceanside ('Tin City') portion of the Workforce Accommodation facility at Lot 38 and Lot 23 The Esplanade, Dampier, with the associated decommissioning and rehabilitation milestones re-dated accordingly.

OFFICER'S RECOMMENDATION

That Council:

1. **APPROVE a two year extension to the time period of Development Approval DA18039 at Lots 38 and 23 The Esplanade, Dampier, by amending the following conditions of the Development Approval and adding an additional advice note:**

   a) **Condition 2 being amended from:**

      The approval for the Oceanside component of the development (north west of The Esplanade) is time-limited to five years from the initial date of occupancy of any accommodation room on site.

      To:

      The approval for the Oceanside component of the development (north west of The Esplanade) is time-limited and is to cease operations by 14 March 2029.

b) Condition 3 being amended from:

A decommissioning and rehabilitation plan for the Oceanside component being submitted to and endorsed by the City of Karratha 6 months prior to the expiry of the five (5) year occupancy period and the plan being implemented to the satisfaction of the City of Karratha within 12 months of the five (5) year occupancy period ceasing.

To:

A decommissioning and rehabilitation plan for the Oceanside component being submitted to and endorsed by the City of Karratha 6 months prior to the expiry of the operating period (no later than 14 September 2028) and the plan being implemented to the satisfaction of the City of Karratha within 12 months of the expiry (no later than 14 March 2030).

c) Condition 6 being amended from:

The Social Impact Management Plan for the development, being finalised prior to the occupation of the buildings and implemented in its entirety thereafter during operation of the facility to the satisfaction of the City of Karratha.

To:

Prior to 14 March 2027, a revised Social Impact Management Plan shall be submitted to and approved by the City of Karratha and thereafter implemented during the operation of the facility to the satisfaction of the City of Karratha.

d) Include an additional Advice Note as follows:

In regard to Condition 6, the expectation is that the additional eight strategies outlined In Table 1 of the 'Peninsula Palms SIA and SIMP: Social Impact Management Plan Progress Report and Update to Support RioTinto 2026 Application for Tin City License Extension', dated July 2026 and prepared by Creating Communities, be included within the current approved SIMP document and to the list of the current SIMP strategies within that document.

2. NOTE that all other conditions and advice notices of the original Development Approval (DA18039) remain unchanged.

BACKGROUND

1	**Landowners:**	State of Western Australia
2	**Lessee:**	Hamersley Iron Pty Ltd
3	**Applicant:**	TBB Planning Pty Ltd (TBB) on behalf of Rio Tinto

4	**General Description of Site:**	Located to the north of the established Dampier Townsite, with the portion of development subject to this application ('Oceanside') being located to the north-west of the informal (not gazetted) extension of The Esplanade, and south-east of the coast (Attachment 1).
5	**Current Development / Use:**	The development is approved and operating as 'Workforce Accommodation' under Development Approval DA18039 and subsequent amendments.
6	**Brief Description of Proposed Development:**	The application seeks to amend Condition 2 of the existing Development Approval, which currently imposes a five-year expiry period from the initial date of occupancy. The proponent is requesting an extension of the approval period for a further three years, until 14 March 2030. The proponent is also seeking to amend Condition 3 of the existing approval to proportionally extend the preparation and implementation of the required decommissioning and rehabilitation plan.
7	**Applicable Zoning:**	The site is located within the 'Tourism' zone.
8	**Land Use Permissibility:**	'Workforce Accommodation' is an 'A' use within the Tourism zone. It is noted that the application does not seek to alter the approved use, rather to extend the time limited approval and related conditions.

Previous Development Approvals

Council resolved at the September 2018 Ordinary Council Meeting to approve Development Application (DA) DA18039 for the redevelopment and reopening of the Peninsula Palms workforce accommodation facility, following its closure in 2015.

The facility comprises two components:

- "Landside" (Peninsula Palms), constructed in the early 1970s, comprising 364 rooms together with central kitchen, dining and recreational facilities, time-limited to ten years (Condition 1); and

- "Oceanside" (Tin City), constructed in the late 1990s, originally comprising 204 prefabricated rooms (reduced by the 44 rooms removed under Condition 5, leaving 160 rooms), and time-limited to five years (Condition 2).

Several amendments to this DA have been granted over the site, including:

- DA18039-AMD 1 (20 May 2019) - minor amendments to site plan, elevations and landscaping plans – Oceanside Component (Tin City).

- DA18039-AMD 2 (9 December 2019) - minor internal and external modifications to central facilities building and wet mess – Landside Component (Peninsula Palms).

OFFICER COMMENT
The main issues considered relevant for detailed discussion in this report are as follows:

- Zoning and Land Use;
- Relevant Local Planning Policies (LPP'S) including;
  - DP10 – Workforce Accommodation
  - DP13 – Tourism Zone
  - DP20 – Social Impact Assessments

The Objectives and Provisions of the Scheme that are relevant to this proposal are effectively covered by the objectives and provisions of the relevant LPP's to this proposal which are considered below.

Zoning and Land Use:
The subject land is zoned Tourism under the City of Karratha Local Planning Scheme No. 8 (LPS 8) and is located within the Dampier Precinct as depicted within Appendix 2 to the Scheme (Development Objectives Precinct Map).

"Workforce Accommodation" is an "A" use in the Tourism zone, meaning the use is not permitted unless the local government has granted development approval after giving notice in accordance with Clause 64 of the Deemed Provisions. Community consultation has been undertaken and is discussed below.

Local Planning Policy DP10 – Workforce Accommodation
DP10 contains provisions for the establishment of and/or extension of time to workforce accommodation development applications. An assessment against the relevant policy provisions is set out below:

5.1 – Time Limited Approvals:
The requested extension of three years is less than the maximum extension period of 5 years as provided for under DP10.

Although the proposed extension is within the five-year time period provided for by the policy, the proponent is required to demonstrate the need for the extension.

5.2 – Need:
The Proponent has provided information demonstrating support for the proposed extension to the operating timeframe for the Oceanside component, outlining the need to cater for forecast demand for upcoming and shutdown projects and to concurrently plan for and construct alternative accommodation options. The applicant contends that the retention of dedicated workforce accommodation is critical to meeting demand without placing additional pressure on permanent housing stock in the currently constrained marketplace.

The demand for the extended use of the Tin City component is based on a sustained and forecast peak in Rio Tinto's workforce accommodation demand in the Dampier and Cape Lambert area over the next several years. It is driven by a concentration of concurrent major coastal capital projects, which includes port and rail renewal works, together with Rio Tinto's ongoing operational maintenance and shutdown activity. These projects are large in scale, complex and multi-year in duration, and Rio Tinto asserts that this makes their schedules more susceptible to delay from severe weather events and supply-chain constraints.

The submitted forecasting indicates that demand is expected to remain elevated and variable across a two-year period and that a twelve-month project-delay scenario would extend that peak through to early 2030. This is consistent with the requested extension of time through to 14 March 2030.

When considering need for a 3-year extension, the availability of other approved workforce accommodation should be considered. The policy requires an assessment of the cumulative availability of workforce accommodation rooms: *"the need for beds must be demonstrated in the context of workforce accommodation provision across the City and across industry demands"*.

The major project generating demand for workforce accommodation beyond March 2027 is the Perdaman Urea Facility on the Burrup which is being constructed by the Saipam Clough JV. The majority of labour for this project is accommodated at Civeo (existing), the Ranges (nearing completion) and the Bayview Hotel site (under construction). It is understood the current estimate for end of construction of this project is mid-2027.

This demonstrates that in approximately one years' time, there is likely to be a cumulative surplus of available workforce accommodation rooms within the municipality, representing supply that is well in excess of the 160 rooms at Tin City. It is considered that the surplus rooms better represent fit-for-purpose workforce accommodation product.

5.3 – Location:
The existing facility is located within close proximity to the established Dampier Townsite, with its residents being able to easily access local shops, services and community activities. The updated Social Impact Management Plan (SIMP) provides a progress report outlining Rio Tinto's Dampier integration projects (discussed later in this report).

5.4 – Design:
The facility was originally constructed in the 1990's and refurbished in 2015 for the purpose of temporary workforce accommodation. The 160 rooms are contained within "donga" style buildings, which as reported to Council in 2018, is not considered to be integrated nor compatible with the existing urban environment.

Appendix 2 of the submitted review of the SIMP presented community engagement findings, where it was stated:

> *The visual quality and condition of the Tin City accommodation units emerged as a key concern among stakeholders. The facilities were commonly described as outdated, visually unappealing and of a lower standard compared to contemporary accommodation, particularly in the rest of Western Australia. Terms such as "old", "tired" and "eyesore" were frequently used, particularly in reference to their external appearance. While some stakeholders accepted the built-for-function and temporary nature of the structures and noted that they are partially out of view, the overall sentiment was that the development detracts from the local environment and is inconsistent with the coastal character of Dampier.*

Under LPP DP10, temporary workforce accommodation must demonstrate that it can transition to another use that is suitable for the applicable zone or otherwise be decommissioned and removed. The existing 160 rooms are not considered appropriate to enable transition to a Tourism use. Condition 3 of the Development Approval should remain to ensure a decommission and rehabilitation plan is approved by the City and undertaken within one year of the expiry of the approval. This condition is recommended to be amended to proportionally reflect any extended time period of approval.

5.5 – Community Integration:
The original development was approved with the requirement for a SIMP to be implemented. The SIMP is discussed in further detail under below under Local Planning Policy DP20.

<u>Local Planning Policy DP13 – Tourism Zone</u>
Applies to land zoned 'Tourism' and sets out the expected development outcomes. The policy sets out a presumption against workforce accommodation; however, the LPP notes that the long-term aspiration for the site is redevelopment for tourism purposes.
<u>Local Planning Policy DP20 – Social Impact Assessment</u>
Sets out the types of proposals that should be supported by social impact assessments and management plans, including both new and extension of time proposals for workforce accommodation.

A SIMP was prepared in support of the original development application and approved in 2018. The proponent submitted a review of the SIMP strategies for this application - see Attachment 4. The review measures progress against each of the management strategies. The review involved targeted community engagement, which is outlined within this review.

Key progress findings are:

- In 2021, the City requested that only 23 of the key 100 strategies be reported on to the City. Of these 23: 11 strategies are considered to be completed or currently operational, 10 are developing or in progress and 2 are not complete or no longer applicable.
- Achievements included improved resident safety (CCTV, keyless access, on-site security, low incident rates) and continued operation as a 'dry' village.
- Community Partnership Agreement investment of between $3.5 and $3.8 million annually and record rates of local, Pilbara and Indigenous procurement.
- Stakeholder feedback ranged from neutral to positive, citing the economic contribution to local businesses, improved workforce culture, concerns about the existing built form and visual appearance of the site and preference for clear and longer-term planning for the redevelopment of the site.

The review has recommended the following additional eight strategies be included into the SIMP, which in in addition to the existing strategies, are proposed to further benefit the occupants and the wider community of Dampier through the period of any extension granted:

- **Resident safety measures:** Continue to implement measures to protect residents from harm while staying at Peninsula Palms. Measures may include security doors, camera surveillance, incident response procedures.
- **Engage with the City on wastewater treatment infrastructure improvements:** Continue to work with the City to develop a sustainable solution to the existing wastewater limitations, to ultimately provide additional capacity that will allow for Peninsula Palms and future residential development expansions in Dampier.
- **Maintain zero-alcohol provision within Peninsula Palms Village:** Continue to maintain Peninsula Palms as a 'dry' village with its residents using licenced premises within Dampier town.
- **Connecting to the Dampier Community:** facilitation of engagement with external groups and provide support and guidance to the Village Wellness Advisor to ensure RTIO can efficiently engage with both Peninsula Palms residents and the broader Dampier community. Also continue a regular cadence of engagement with stakeholders such as the Dampier Community Association (DCA) and Dampier Clubs and Associations to support community events and activities (including promotion); as well as remain proactive in identifying Village resident volunteering opportunities and inwards integrations such as Village Open days.

- **Community and tourist use of village rooms:** Allow for community and tourist use of rooms during periods when other Dampier accommodation has reached capacity and Peninsula Palms rooms are not utilised (Note: to the extent allowed by relevant State approvals).
- **WIFI and phone coverage:** Continue to improve the Wi-Fi and mobile phone coverage for Peninsula Palms residents.
- **Investment in Dampier recreation facilities through partnership with the City:** Continue to support improvements to town facilities through the Community Partnership Agreement with the City for both the benefit of local residents and also to encourage FIFO residents to access town facilities.

The review of the SIMP by the proponent demonstrates Rio Tinto's ongoing commitment to implementing the social impact strategies and the benefits of this for both the occupants of the site and the wider Dampier community.

The reported impacts to the community over the nearly 5-year occupancy, is considered to have been somewhat mitigated due to the implementation of the approved SIMP. The additional eight strategies shows further commitment to offsetting community impacts of the development for the duration of any extension of the time period of approval that may be granted and would also be applicable to the 'landside' Peninsula Palms workforce accommodation development.

Stakeholder concern regarding the long-term strategic planning for the site is noted and will be partially addressed through the decommissioning and rehabilitation planning required under amended Condition 3.

<u>Summary of Proposal against the relevant Local Planning Polices</u>
In light of the discussion above, particularly the future timing of the availability of accommodation options, the 3-year timeframe is not considered warranted under the policy framework. It is therefore recommended that a maximum extension of two-years to the time period of approval, be granted.

Further, it is recommended that existing Condition 6 of DA18039 be amended to include the proposed additional strategies within the approved SIMP.

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making policy, this matter is considered to be of low significance in terms of social, economic, environmental, cultural and wellbeing issues, parties affected and the Council's ability to perform its role.

STATUTORY IMPLICATIONS
Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
City of Karratha Local Planning Scheme No. 8

POLICY IMPLICATIONS
Relevant plans and policies must be given due regard in assessing the application but cannot and do not bind the local government in determining an application for development approval. Plans and policies considered in the assessment of the application are as follows:

- Local Planning Policy DP10 – Workforce Accommodation.
- Local Planning Policy DP13 – Tourism Zone.
- Local Planning Policy DP20 – Social Impact Assessments.

Specific policy provisions are discussed under the Officer Comment heading above.

COUNCILLOR/OFFICER CONSULTATION
The application was referred to the Community Planning and Engagement & Partnerships teams for comment. No comments or objections were received in relation to the proposal.

COMMUNITY CONSULTATION
The proposal was publicly advertised for 14 days in accordance with Schedule 2, Clause 64 of the Deemed Provisions.

An advertisement was placed in the Pilbara News, the Dampier Library, the City's Administration Offices and on the City's What We Make It website on 9 June 2026. The submission period closed on 24 June 2026. The Dampier Community Association (DCA) was also emailed for comment on 8 June 2026. No submissions were received.

FINANCIAL IMPLICATIONS
There are no financial implications.

STRATEGIC IMPLICATIONS
This item is relevant to the City of Karratha's approved Council Plan 2025 – 2035.

Goal:	7.	Our civic leaders are innovative, listening and balanced in meeting community needs.
Objective:	7.2	Advocate and partner with industry for the wellbeing and future of the community.
Priority Focus Area:		Industry and government advocacy and partnerships.
Key Projects/ Actions:		N/A

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	Low	Nil
Financial	Low	Nil
Service Interruption	Low	Nil
Environment	Low	Nil
Reputation	Low	There is a level of community expectation that the current development will be removed from the site. A two-year time limited extension to the approval will provide a new timeframe for that to occur.
Compliance	Low	Amended conditions of development approval will provide a legal mechanism for the expiry period of the approval and decommissioning of the development.

IMPACT ON CAPACITY
There is no impact on capacity or resourcing to carry out the Officer's recommendation.

RELEVANT PRECEDENTS
Council has previously granted extensions of time to several workforce accommodation developments. It is noted, however, that all development applications should be considered on their merits and the applicable planning framework at the time of assessment.

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
The applicant is seeking to extend the operating timeframe for the 160 bed 'Oceanside' component of the workforce accommodation facility by three years. In assessing the request, consideration has been given to the demonstrated need for the accommodation together with the cumulative supply of accommodation across the municipality, the temporary nature of the development and the social impacts associated with its continued operation.

Local Planning Policy DP 10 requires the need for accommodation to be demonstrated in the context of supply across the City. Although DP 10 allows extensions of up to five years for approved workforce accommodation facilities, the requested three-year extension is not considered warranted in this instance.

A two-year extension is supported, as it more appropriately aligns with the expected timing of additional workforce accommodation becoming available within the City, and is considered enough time for the Proponent to substantially progress its future workforce planning.

COUNCILLOR QUESTION:
Have Rio Tinto been advised that the approval would be time-limited and whether it accepted that the accommodation facility would cease operation upon expiry of the approval?

CITY RESPONSE:
The City cannot speak for Rio Tinto, but it is the City's current understanding that Rio Tinto's intention is to cease using the facility once alternative accommodation becomes more readily available, as redevelopment of the site is unlikely to be financially viable. Should Rio Tinto seek a further extension, it would be required to submit a new application for Council's consideration at that time.

12.2 SOLAR AND BATTERY FRAMEWORK & ACTION PLAN

File No:	LP.338
Responsible Executive Officer:	Director Development Services
Reporting Author:	Sustainability & Environment Coordinator
Date of Report:	22 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachments:	1. Solar and Battery Framework and Action Plan

PURPOSE
For Council to consider the proposed Solar and Battery Framework and Action Plan, as the strategic framework to guide future solar and battery investment across City assets, supporting emissions reduction, improved energy resilience and transparent decision-making.

OFFICER'S RECOMMENDATION

That Council ENDORSE the City of Karratha's Solar and Battery Framework and Action Plan (Attachment 1).

BACKGROUND
The *Local Government Act 1995* requires local governments to promote the economic, social and environmental sustainability of their districts, consider the long-term interests of the community, plan for the future and have regard to climate change when carrying out their functions.

Consistent with these responsibilities, Council adopted the Environmental Sustainability Strategy (ESS) on 30 June 2021, which identified renewable energy including solar and battery energy storage as priorities under Focus Area 1 – Energy & Climate Action.

In 2025, the City undertook a mid-cycle review of the ESS and developed a Corporate Emissions Reduction Plan (ERP) to reduce operational greenhouse gas emissions and support alignment with State and Australian Government net zero targets. The ERP and updated ESS were adopted by Council at its February and March 2026 Ordinary Council Meetings respectively. Both documents identified development of a Solar & Battery Framework and Action Plan (Attachment 1), as a priority action.

To implement this priority action, the City engaged a specialist consultant to prepare the Solar & Battery Framework and Action Plan (the Plan).

DISCUSSION
The Plan provides a staged, evidence-based approach for planning, prioritising and implementing solar and battery systems across the City's operational and community assets.

It supports delivery of the ESS, ERP and Community Infrastructure Plan (CIP) by identifying opportunities to reduce electricity costs, lower Scope 2 greenhouse gas emissions, improve energy resilience and integrate renewable energy into long-term asset planning.

The Plan was informed by technical and financial assessments of representative City facilities, stakeholder engagement and consideration of Pilbara-specific challenges including contestable electricity pricing, cyclonic design requirements, extreme climate conditions and supply chain constraints.

Key Outcomes
The Plan establishes three complementary tools to guide future renewable energy investment across the City's asset portfolio.

Deliverable	Purpose
Implementation Roadmap	Prioritises short-, medium- and long-term renewable energy projects
Investment Decision Framework	Provides a consistent, transparent and multidisciplinary approach to assessing renewable energy opportunities for City capital projects and requests for installations on City-owned facilities leased to community organisations
Solar & Battery Opportunities Calculator	Standardised modelling tool to assess technical and financial feasibility, including energy generation, savings, emissions reductions and investment returns

The assessment identified that a relatively small number of high-energy facilities account for most of the City's electricity consumption. Accordingly, the Plan recommends a staged implementation approach that prioritises projects with the greatest financial and environmental benefits while maintaining flexibility as technology, funding and asset requirements evolve.

Timeframe	Implementation Priorities
Short-term	Deliver high-return, low-risk rooftop solar projects with short payback periods at facilities that do not require significant structural modifications, and expand solar across the City's housing portfolio
Medium-term	Expand solar across larger facilities, early CIP projects and housing; implement battery storage where justified; and integrate renewable energy into infrastructure planning
Long-term	Continue expanding solar across the City's asset portfolio, implement battery storage where financially viable, and deliver more complex or lower-return projects as assets are upgraded or redeveloped

The Plan is strategic in nature and does not assess every City asset. Instead, it focuses on representative high-energy facilities, community buildings, irrigation systems and City-owned staff houses to establish an evidence base for future investment. Projects associated with future master planning or new CIP developments will be assessed as their scope and energy requirements become known.

The Plan also establishes governance principles for renewable energy delivery, confirming that the City will retain ownership, governance and project management responsibility for renewable energy assets on City-owned facilities. This will ensure systems are designed, procured, integrated and maintained in accordance with City standards.

Implementation will be supported by the City's Environmentally Sustainable Design (ESD) Framework, currently under development, which will embed renewable energy and broader sustainability considerations into the planning and design of new facilities, major upgrades and asset renewals. Together, the two frameworks provide a coordinated approach to sustainable infrastructure planning.

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making policy, this matter is considered to be of moderate significance in relation to environmental issues and Council's ability to perform its role.

STATUTORY IMPLICATIONS
While there is no statutory requirement for the City to install renewable energy on new or existing infrastructure, the *Local Government Act 1995* (WA) establishes a legislative basis for considering renewable energy as part of infrastructure planning and decision-making.

Section 3.1(1A) requires local governments, in performing their functions, to have regard to environmental sustainability, climate change mitigation and the long-term consequences of their decisions, while section 5.56(1) requires local governments to plan for the future of their districts.

Accordingly, renewable energy opportunities should be considered for significant infrastructure projects where they are technically, operationally and financially appropriate.

COUNCILLOR/OFFICER CONSULTATION
The project was identified as a priority action in the ESS and ERP, which were presented through Councillor workshops between December 2025 and March 2026 prior to their adoption. Council members were subsequently consulted on the draft Plan through a workshop in August 2026, prior to its formal consideration by Council.

Consultation with relevant City officers was undertaken throughout development of the Plan through several targeted workshops with key internal stakeholders to inform the assessment methodology, priorities and implementation approach.

COMMUNITY CONSULTATION
Community consultation was not required to develop the Plan, as it implements actions previously endorsed through the adopted ESS, the ESS Mid-Cycle Review and the ERP, all of which were informed by community consultation. Despite this, the City also undertook targeted engagement in accordance with the IAP2 Public Participation Spectrum at the Inform and Consult levels, as outlined below:

<table>
<tr><th>Who</th><th>How</th><th>When</th><th>What</th><th>Outcome</th></tr>
<tr><td rowspan="5">Engagement with the Environmental Sustainability Advisory Group</td><td>Meeting</td><td>18 February 2025</td><td>Project discussion</td><td rowspan="5">Inform – Provide representatives with information & Consult – Obtain feedback and advice to shape the Plan</td></tr>
<tr><td>Meeting</td><td>11 November 2025</td><td>Project progress discussed</td></tr>
<tr><td>Meeting</td><td>4 February 2026</td><td>Project progress discussed</td></tr>
<tr><td>Direct email</td><td>10 July 2026</td><td>Circulating the draft Plan</td></tr>
<tr><td>Workshop</td><td>21 July 2026</td><td>Received advice and feedback on the draft Plan</td></tr>
</table>

POLICY IMPLICATIONS
There are no policy implications.

FINANCIAL IMPLICATIONS

Adoption of the Plan does not commit the City to future capital expenditure. High-level costs associated with implementing identified actions will be considered through the Long-Term Financial Plan. Individual infrastructure and project costs will be refined through detailed design, subject to business case assessment, funding availability and approval through the annual budget process.

The Plan prioritises projects with shorter payback periods where practicable. For a number of assets, anticipated whole-of-life reductions in resource consumption are expected to exceed the initial investment, delivering ongoing operating cost savings to the City.

STRATEGIC IMPLICATIONS

This item is relevant to the City of Karratha's approved Council Plan 2025-2035:

Goal:	5	We respect and care for the natural environment
Objective:	5.2	Implement sustainability measures in City operations and promote sustainability amongst community and industry
Project/Action:		Develop Solar Strategy for Council facilities

This item is relevant to the City's Environmental Sustainability Strategy - Mid-Cycle Review:

Priority/Action:	2.1	Complete and Deliver Solar Works Plan

This item is relevant to the City's approved Corporate Emissions Reduction Plan 2026:

Abatement Action:	1.1	Install 200kW solar capacity annually on City Facilities 2026-2035
Abatement Action	2.1	Install 500kWh battery storage annually 2028-2035

RISK MANAGEMENT CONSIDERATIONS

The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	Moderate	Endorsement of the Plan does not commit the City to future expenditure. Implementation will be considered through annual budget and business planning processes. Delays due to funding or resource constraints may increase project costs and reduce anticipated financial returns.
Service Interruption	Low	The Plan provides a framework for future investment and resource planning and does not affect current operations. Delivery of identified projects will depend on future funding and resourcing and may be delayed where business-as-usual priorities take precedence.
Environment	Moderate	Failure to adopt the Plan may delay renewable energy projects, reducing opportunities to lower greenhouse gas emissions, increase on-site renewable energy generation, and achieve the City's sustainability objectives.
Reputation	Moderate	Failure to adopt the Plan may impact the City's reputation for delivering previously endorsed sustainability commitments, responding strategically to renewable energy opportunities, and aligning with State and Commonwealth climate policy objectives.
Compliance	N/A	Nil

IMPACT ON CAPACITY
There is no immediate impact on capacity associated with the endorsement of the Solar & Battery Framework and Plan. Projects identified in the Framework will be resourced and delivered within the City's existing project management capacity.

RELEVANT PRECEDENTS
Council has previously adopted strategic sustainability plans that provide the foundation for the Solar & Battery Framework and Action Plan:

Date	Strategy/Action Plan
23 March 2026	Environmental Sustainability Strategy – Mid-Cycle Review and Implementation Plan
23 February 2026	Corporate Emissions Profile & Emissions Reduction Plan
30 June 2021	Environmental Sustainability Strategy

The City has an established track record of investing in solar PV and increasing its use of renewable electricity through major solar installations at the Karratha Leisureplex, Operations Centre and Karratha Airport, together with procurement of renewable electricity through the Karratha Airport Power Purchase Agreement. The proposed Framework and Plan builds on this foundation by providing a strategic framework to guide future solar PV and battery investment across the City's asset portfolio.

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
The Solar and Battery Framework and Action Plan provides Council with a practical, evidence-based roadmap to guide future renewable energy investment across the City's asset portfolio. It establishes clear implementation priorities, a consistent decision-making framework and supporting modelling tools to inform future business cases, capital planning and budget decisions. Adoption of the Framework and Plan will position the City to progressively reduce electricity costs and greenhouse gas emissions while ensuring future renewable energy investments are strategically planned, transparently assessed and aligned with long-term asset management objectives.

COUNCILLOR QUESTION:
After the City has implemented the Solar and Battery Framework and Action Plan could an initiative be created to support the community in reducing energy costs and emissions?

CITY RESPONSE:
The City is exploring potential community-based solar initiatives in consultation with Horizon Power, including models that enable groups of dwellings to share the benefits of solar energy. Similar programs operating in the Kimberley are being investigated as a possible future initiative for the City of Karratha.

12.3 PILBARA REGIONAL TOURISM PARTNERSHIP

File No:	ED.2
Responsible Executive Officer:	Director Development Services
Reporting Author:	Tourism Coordinator
Date of Report:	20 July 2026
Applicant/Proponent:	Australia's North West
Disclosure of Interest:	Nil
Attachment(s):	1. Pilbara Regional Tourism Partnership Framework 2026-2029 – Draft for Local Government Consideration 2. Australia's North West (ANW) – Business Development Support Grant Assessment

PURPOSE

For Council to consider allocating multi-year funding from the Business Development Support Grant Scheme budget to support Australia's North West in delivering coordinated regional tourism initiatives through the Pilbara Regional Tourism Partnership.

OFFICER'S RECOMMENDATION

That Council:

1. **SUPPORT the Pilbara Regional Tourism Partnership Framework 2026-2029 developed by Australia's North West;**

2. **NOTE that the other Pilbara local governments are scheduled to consider participation in the Partnership and the associated funding request in August 2026;**

3. **APPROVE multi-year funding of the Pilbara Regional Tourism Partnership to Australia's North West as follows:**

Support	Recommended Amount
Pilbara Regional Tourism Partnership 2026/27	$25,000
Pilbara Regional Tourism Partnership 2027/28	$25,000
Pilbara Regional Tourism Partnership 2028/29	$25,000
TOTAL	$75,000

subject to:

a) **Australia's North West providing an indicative three-year budget detailing annual project expenditure and proposed funding allocations;**
b) **Australia's North West providing an implementation schedule identifying key milestones, deliverables and performance measures; and**
c) **the Town of Port Hedland, Shire of Ashburton and Shire of East Pilbara approving their participation and proposed financial contributions.**

BACKGROUND

Australia's North West (ANW) is the Regional Tourism Organisation for the Pilbara and Kimberley. Working in partnership with Tourism Western Australia, ANW supports destination marketing and tourism industry development across both regions. It is an industry-led organisation governed by a board comprising tourism operators and other industry stakeholders.

Discussions at the Pilbara Tourism Association (PTA) Annual General Meeting in November 2025 highlighted concerns regarding the capacity for regional tourism leadership and coordination following the departure of key PTA personnel from Western Australia. In response, stakeholders began exploring a more coordinated regional approach to tourism leadership, development and advocacy across the Pilbara.

In March 2026, ANW established the Pilbara Regional Tourism Working Group to provide a structured forum for regional collaboration and ensure the Pilbara is appropriately represented in tourism planning, development and marketing. The Working Group includes representatives from ANW, the four Pilbara local governments, the Pilbara Development Commission, Regional Development Australia Pilbara and the tourism industry. It operates in an advisory capacity within ANW's governance structure.

Consultation undertaken through the Working Group identified regional leadership, development of a unified Pilbara tourism brand and improved regional coordination as the initial priorities. The proposed Pilbara Regional Tourism Partnership Framework 2026–2029 (the Framework) developed by ANW, establishes a co-investment model to support collaborative projects that advance these priorities.

The proposed funding model comprises annual contributions from the four Pilbara local governments and ANW, as follows:

Contributor	Annual contribution	Total 3-year contribution
City of Karratha	$25,000	$75,000
Other three Pilbara LGAs	$75,000	$225,000
ANW	$25,000	$75,000
Total regional investment	$125,000	$375,000

Figures exclude GST and assume all proposed parties participate.

The initial projects identified for further development are:

1. the creation of a Pilbara tourism brand;
2. redevelopment of the Warlu Way; and
3. establishment of a regional tourism advocacy program.

DISCUSSION

The Pilbara has significant tourism opportunities associated with nature-based, Aboriginal cultural and industrial tourism, as well as touring and self-drive experiences. The inscription of the Murujuga Cultural Landscape on the UNESCO World Heritage List provides a further opportunity to raise the region's profile as a visitor destination.

Many tourism opportunities and challenges extend across local government boundaries and would benefit from coordinated planning, destination positioning and advocacy. These include aviation connectivity and affordability, visitor infrastructure, touring routes and wayfinding, accommodation capacity and tourism investment.

Participation in the Partnership would provide the City with an ongoing role in identifying regional priorities and overseeing collaborative initiatives through the Working Group. It would also leverage the City's annual contribution through a broader regional investment pool, support shared project delivery and reduce duplication between participating organisations.

The Partnership may also strengthen the region's capacity to advocate on shared priorities and attract additional investment from State and Federal governments and the private sector. Projects supported through the Framework would be expected to benefit multiple areas of the Pilbara, deliver measurable outcomes and, where possible, leverage external funding.

The proposed initiatives rely on shared regional ownership and investment. Without the Partnership, there is no identified lead agency to progress a Pilbara tourism brand, while the scale and geographic reach of the Warlu Way redevelopment make it impractical for any one local government to deliver independently. If sufficient participation and funding are not secured, the scope, governance and viability of the proposed initiatives would need to be reconsidered.

The proposed Framework is currently strategic in nature. Detailed project scopes, budgets, delivery timeframes and performance measures have not yet been developed. ANW would manage the pooled funds and provide project updates, quarterly progress reports and financial reporting, with the Working Group responsible for strategic oversight and the annual review of project priorities and funding allocations. Should all Pilbara local governments confirm participation, the funding agreement would include conditions requiring an approved budget and implementation schedule.

The proposal has been assessed against the Business Development Support Grant criteria. The full evaluation is attached to this report (**Attachment 2**) and is summarised as follows:

Assessment criterion	**Assessment**
Strategic alignment	The Pilbara Regional Tourism Partnership strongly aligns with Goal 6 of the Council Plan 2025–2035 by supporting SME growth and diversification, promoting Karratha as a visitor and investment destination, and strengthening local tourism development. It also directly supports Pillar 5 of the Economic Development and Tourism Strategy 2025–2035 through improved regional governance and industry capability, coordinated advocacy for enabling infrastructure, enhanced visitor servicing along the Warlu Way, and development of a shared Pilbara tourism identity that complements the City's destination brand.
Demand/need	Consultation through the Pilbara Regional Tourism Working Group identified regional leadership, Pilbara branding and improved coordination as the region's highest tourism priorities. The Partnership responds to existing gaps in leadership, marketing, advocacy and project delivery, while recognising that priorities such as aviation connectivity, touring routes, wayfinding, visitor infrastructure and investment extend across local government boundaries. It would provide a formal mechanism for Pilbara local governments, ANW and other stakeholders to coordinate priorities, deliver shared projects, attract funding and present a unified position to government and industry.

Assessment criterion	Assessment
Economic development impact	The proposed initiatives have the potential to increase visitation, visitor dispersal, length of stay and expenditure, generating benefits for local tourism operators and other visitor-facing businesses. A shared Pilbara tourism brand would increase Karratha's exposure through regional marketing, while redevelopment of the Warlu Way and coordinated advocacy could improve visitor information, wayfinding, aviation connectivity, infrastructure access and tourism investment. Outcomes could be measured through visitation, campaign reach, industry participation, project delivery milestones, investment secured and benefits to Karratha businesses.
Value for money	The proposed funding model would combine annual contributions of $25,000 from each of the four Pilbara local governments and ANW, creating a $125,000 annual project pool. The City's contribution would represent 20% of the total funding and leverage a further $100,000 annually from project partners, providing substantially greater project-delivery capacity than the City could achieve independently. Further value would be provided through ANW's project coordination, specialist expertise, industry relationships and established marketing channels.

The proposal is considered to satisfy the Business Development Support Grant criteria. ANW has committed to preparing detailed budgets and implementation schedules for individual initiatives once participation in the Partnership has been confirmed by the relevant parties. Given the three-year funding commitment and the preliminary nature of the proposed projects, approval should be conditional upon ANW providing an indicative three-year budget and an implementation schedule identifying key milestones, deliverables and performance measures. Approval should also be conditional upon the other three Pilbara local governments confirming their participation and proposed financial contributions.

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision-Making policy, this matter is considered to be of low significance in terms of social issues, economic issues or parties affected issues/Council's ability to perform its role.

STATUTORY IMPLICATIONS
There are no statutory implications.

COUNCILLOR/OFFICER CONSULTATION
Consultation has taken place with ANW, participating Pilbara local governments and relevant regional tourism stakeholders through the Pilbara Regional Tourism Working Group.

COMMUNITY CONSULTATION
No community consultation is required.

POLICY IMPLICATIONS
The proposed funding contribution has been assessed in accordance with Council Policy *DE-02 Business Development Support Grant Scheme.*

FINANCIAL IMPLICATIONS
The 2026/27 Annual Budget includes $600,000 for Economic Development grants, of which $466,000 has been allocated to specific events, partnerships and defined grant funding rounds.

It is proposed that the City's 2026/27 contribution to the Pilbara Regional Tourism Partnership be funded from the remaining unallocated balance of $134,000. Contributions for 2027/28 and 2028/29 would be incorporated into the respective annual budgets, subject to adoption by Council.

The proposed financial commitment over the three-year term of the Partnership is:

Financial Year	Contribution
2026/27	$25,000
2027/28	$25,000
2028/29	$25,000
Total	**$75,000**

STRATEGIC IMPLICATIONS
This item is relevant to the City of Karratha's approved Council Plan 2025-2035.

Goal:	6	The local economy is diverse and thriving, with opportunities for all.
Objective	6.3	Support the local small and medium business sector to grow and diversify.
Objective	6.5	Effectively market and promote the diverse attractions and amenities of the City of Karratha to attract residents and businesses.
Objective	6.6	Support local tourism development and visitor services.

This item is also relevant to the City of Karratha's approved Economic Development and Tourism Strategy 2025-2035

Pillar	5	Develop a Tourism Industry
Objective	5.1	Tourism Governance and Industry Capability Building
Objective	5.2	Tourism Enabling Infrastructure
Objective	5.4	Tourism Visitor Servicing
Objective	5.5	Tourism Destination Identity and Marketing

RISK MANAGEMENT CONSIDERATIONS
The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	N/A	Nil
Financial	Low	The City's total contribution is limited to $75,000 over three years. Financial risk will be managed through an indicative three-year budget, a formal funding agreement and financial reporting.
Service Interruption	N/A	Nil
Environment	N/A	Nil
Reputation	Low	Low reputational risk if agreed regional initiatives are not delivered as intended. This risk would be managed through quarterly progress reporting and project updates.

Category	Risk level	Comments
Compliance	Low	Funding will be administered in accordance with Business Development Support Grant Policy through an eligibility assessment, funding agreement, financial reporting and acquittal requirements.

IMPACT ON CAPACITY
Participation in the Working Group and administration of the funding agreement will be managed within existing resources.

RELEVANT PRECEDENTS
Council has previously supported regional tourism initiatives delivered by the Pilbara Tourism Association, including:

Year	Council resolution	Project	Approved Funding
2020/21	154752	Warlu Way Co-operative Marketing Project	$15,000
2022/23	155133	Warlu Way Marketing	$9,000
2022/23	155143	Warlu Way Tourism Conference	$20,000 and venue fee waiver

These precedents demonstrate Council's previous investment in regional tourism marketing and industry development.

While the previous initiatives were project-specific and delivered through a volunteer-led association, the current proposal offers a coordinated three-year partnership, with the Working Group advising on regional priorities and ANW managing project delivery, funding and reporting.

VOTING REQUIREMENTS
Absolute Majority.

CONCLUSION
ANW has proposed a Pilbara Regional Tourism Partnership to coordinate tourism development across the region and strengthen collective advocacy. The proposal seeks a City contribution of $25,000 per annum for three years, totalling $75,000, which would be leveraged through a broader pool of regional investment.

The Partnership aligns with the City's strategic tourism and economic development priorities and has been assessed against the Business Development Support Grant criteria as providing value for the City and the broader region.

COUNCILLOR QUESTION:
Will equal financial contributions from participating local governments result in an equitable share of tourism marketing exposure and promotion for each area?

CITY RESPONSE:
The partnership is focused on building a collective Pilbara tourism brand rather than providing equal promotion to each local government area. The marketing may at times highlight specific regional attractions, and the question of how exposure will be distributed would be raised with the partnership.

COUNCILLOR QUESTION:
How does the regional tourism partnership deliver greater outcomes for the City than spending the same funding independently on local tourism and marketing activities?

CITY RESPONSE:
The value of the partnership lies in pooling resources to achieve outcomes that would not be possible through individual local government investment alone. The City's annual contribution of $25,000 would have limited impact if spent independently, whereas the regional model provides access to dedicated tourism resources, shared expertise, collaborative opportunities and the development of a strong Pilbara tourism brand. The partnership is supported by an established regional organisation, providing greater continuity and organisational capacity than previous regional tourism arrangements.

COUNCILLOR QUESTION:
Will the City have the opportunity to participate in decision-making regarding the allocation of funding and the outcomes delivered through the partnership?

CITY RESPONSE:
Participating local governments would have input into decision-making regarding the partnership's priorities, branding and delivery activities. Members of Council would be involved in shaping outcomes and determining how the partnership's initiatives are implemented.

13 INFRASTRUCTURE SERVICES REPORTS

13.1 TENDER OUTCOME – SUPPLY AND LAYING OF CONCRETE AND KERBING SERVICES

File No:	RFT0000076
Responsible Executive Officer:	Director Infrastructure Services
Reporting Author:	Manager Infrastructure Operations
Date of Report:	21 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	1. Confidential - RFT0000076 Evaluation Report

PURPOSE
For Council to consider the tender for the Supply and Laying of Concrete and Kerbing Services.

OFFICER'S RECOMMENDATION

That Council:

1. **ACCEPT the tender submitted by NWMC MINING & CIVIL PTY LTD ABN 69 167 677 830 as the most advantageous tender to form a contract, based on the assessment of the compliance criteria, qualitative criteria and pricing structures offered under RFT0000076 - Supply and Laying of Concrete and Kerbing Services; and**

2. **AUTHORISE the Chief Executive Officer to execute a contract with NWMC MINING & CIVIL PTY LTD, SUBJECT to any variations of a minor nature.**

BACKGROUND
The City of Karratha (City) maintains more than 100 km of footpath and shared paths across the townships of Karratha, Roebourne, Wickham, Dampier and Point Samson. These assets provide safe and accessible connections for pedestrians and cyclists and require ongoing renewal, maintenance and expansion to meet community needs.

Council has adopted a 10-Year Footpath Strategy and annual Footpath Renewal Program to guide investment in the City's footpath network. An updated Footpath Strategy is scheduled to be presented to the September 2026 Ordinary Council Meeting for approval to advertise, before returning to Council in November 2026 for final adoption. The Strategy identifies priority footpath projects over the next two to four years and has been developed through technical assessment, consultant input and ongoing community feedback.

The City has successfully delivered its annual footpath construction program through previous construction contracts. However, undertaking a new procurement process following each annual budget adoption reduces the available construction period each financial year and impacts the timely delivery of Council's approved capital works program.

To improve procurement efficiency and provide greater certainty for the delivery of future works, Officers recommended establishing a multi-year schedule of rates contract for the supply and laying of concrete and kerbing services. The contract will support the delivery of the City's Footpath Strategy, Footpath Renewal Program, kerb renewal program and other concrete works required as part of the City's capital works and maintenance activities.

At its Ordinary Council Meeting held on 27 March 2026, Council resolved to invite tenders for RFT0000076 - Supply and Laying of Concrete and Kerbing Services for an initial term of three (3) years, with two (2) one (1) year extension options, exercisable at the sole discretion of the City.

Tenders were advertised on 16 June 2026 and closed on 13 July 2026.

Four (4) tenders were received by the closing date from:

- Dowsing Group Pty Ltd
- Greentree Ngaliya Civil & Fencing
- Highway Construction / LEVn Group Joint Venture
- NWMC Mining & Civil Pty Ltd (NWMC)

The tenders were evaluated by a three-person panel comprising:

- Manager Infrastructure Operations
- Operations Project Officer, Operations
- Civil Engineer, Engineering and Assets

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

The criteria and associated weightings were:

Criteria	Weighting
Relevant experience	20%
Capacity to Deliver	15%
Methodology	15%
Sustainability	5%
Price	45%

The Regional Price Preference Policy was applied to two local tenderers. A copy of the Evaluation Report is contained within the confidential section of the agenda.

The Director Infrastructure Services and the Chief Executive Officer have endorsed the recommendation.

DISCUSSION
The tender process resulted in competitive submissions from all four tenderers, demonstrating a strong level of interest in delivering the Supply and Laying of Concrete and Kerbing Services for the City. Each submission was assessed in accordance with the approved evaluation methodology, including compliance requirements, qualitative criteria and pricing considerations.

The Evaluation Panel found that all tenderers demonstrated experience relevant to the scope of works. However, NWMC Mining & Civil Pty Ltd demonstrated the strongest overall capability to deliver the full range of services required under the contract, including the construction and renewal of footpaths, kerbing, culverts and associated concrete infrastructure across multiple projects and locations throughout the City.

A key consideration during the evaluation was each tenderer's ability to consistently deliver the City's annual works program over the proposed five-year contract term. As an established local contractor, NWMC has an existing workforce, plant and operational presence within the region. This provides confidence in its ability to respond efficiently to programmed works while reducing mobilisation time and delivery risks that can be associated with contractors establishing resources within the Pilbara.

NWMC has also successfully delivered previous civil construction works for the City. This demonstrated performance provides confidence in the contractor's understanding of the City's quality expectations, safety requirements, contract administration processes and the local operating environment. The Panel considered this experience to be beneficial in supporting efficient project delivery and minimising implementation risk throughout the contract term.

The submitted schedule of rates was assessed as representing good overall value for money across the anticipated mix of works to be delivered under the contract. While some tenderers submitted lower rates for selected items, NWMC's pricing was considered more balanced across the complete schedule of rates, providing greater confidence in the long-term sustainability and consistency of pricing over the life of the contract. Following application of the Regional Price Preference Policy, NWMC achieved the highest overall evaluated score.

Establishing a multi-year schedule of rates contract will improve the City's ability to deliver its annual footpath, kerbing and concrete works programs. Rather than undertaking a full public tender process following each annual budget adoption, the City will be able to issue work orders under the contract as projects are approved and programmed. This will enable earlier commencement of works each financial year, improve procurement efficiency and provide greater certainty in delivering Council's adopted capital works and renewal programs.

The contract does not commit the City to a fixed annual expenditure. Works will continue to be issued progressively in accordance with Council-approved budgets and operational priorities, providing flexibility to adjust the annual works program as required while maintaining the benefit of competitively tendered rates throughout the contract term.

LEVEL OF SIGNIFICANCE
In accordance with Council policy CG-8 Significant Decision Making policy, this matter is considered to be of moderate significance in terms of economic issues.

STATUTORY IMPLICATIONS
Tenders were called in accordance with Section 3.57 of the *Local Government Act 1995* and associated regulations.

COUNCILLOR/OFFICER CONSULTATION
No Councillor or Officer consultation is required.

COMMUNITY CONSULTATION
No community consultation is required.

POLICY IMPLICATIONS

Council Policies CG12 – Purchasing and CG11 – Regional Price Preference is applicable to this matter.

FINANCIAL IMPLICATIONS

Council's current Long Term Financial Plan includes indicative funding of $19.63M (excluding GST) for the New Footpath Program, Footpath Renewals and Kerb Renewals over the 2026/27 to 2031/32 financial years. An approved budget of $5.32M has been allocated for the 2026/27 financial year.

The proposed contract is a schedule of rates contract and does not commit the City to a fixed level of expenditure. Expenditure under the contract will occur only as works are authorised and will be managed within Council-approved budget allocations.

STRATEGIC IMPLICATIONS

This item is relevant to the Council's approved Council Plan 2025 - 2035.

Goal:	4 Our Places and spaces are functional, attractive and reflect our unique identity
Objectives:	4.1 Provide high amenity, well-maintained foreshores, parks, playgrounds, toilet amenities and streetscapes
Objectives:	4.2 Provide a complete network of well-maintained infrastructure assets (e.g. roads, drainage, footpaths, and lighting)

RISK MANAGEMENT CONSIDERATIONS

The level of risk to the City is considered to be as follows:

Category	Risk level	Comments
Health	Low	Unsafe or incomplete pedestrian infrastructure may discourage walking and cycling, contributing to sedentary behaviour and poorer public health outcomes.
Financial	Low	Expenditure will be managed within approved budgets.
Service Interruption	Moderate	Poorly maintained or incomplete footpaths may create trip hazards, uneven surfaces, and obstructions, increasing the risk of falls, particularly for vulnerable users such as the elderly, children, and people with disabilities.
Environment	Low	Incomplete or disconnected footpath networks may discourage walking and active transport, increasing reliance on cars and contributing to higher emissions, air pollution and community carbon impacts.
Reputation	Moderate	Inadequate or incomplete footpath networks can negatively affect perceptions of community safety, deter walking after dark, and reduce public confidence in local infrastructure planning.
Compliance	Low	All works are to be undertaken in accordance with relevant WHS provisions, Australian standards, legislation, and best industry practice.

IMPACT ON CAPACITY

There is no impact on capacity or resourcing to carry out the Officer's recommendation.

RELEVANT PRECEDENTS
At the September 2025 OCM, Council resolved to award RFT0000040 – Construction and Delivery of the Footpath Program for an 18-month period, with a capped contract value of $7.5M excluding GST. Following the successful delivery of works under the contract, Council resolved at the March 2026 OCM to call for tenders for the Supply and Laying of Concrete and Kerbing Services.

VOTING REQUIREMENTS
Simple Majority.

CONCLUSION
The Evaluation Panel determined that NWMC Mining & Civil Pty Ltd submitted the most advantageous tender, having demonstrated the capability, experience and capacity to deliver the full scope of works required under the proposed multi-year schedule of rates contract. As an established local contractor with an existing workforce, plant and operational presence in the Pilbara, NWMC is well positioned to support the timely and efficient delivery of the City's footpath, kerb renewal and concrete works programs. The Panel is satisfied that the recommended tender represents the best overall value for money when assessed against the approved evaluation criteria and supports the ongoing delivery of Council's adopted capital works program.

COUNCILLOR QUESTION:
Are unsuccessful proponents offered feedback following the tender process to help build their capacity and support the development of local contractors for future opportunities?

CITY RESPONSE:
Unsuccessful tenderers are routinely offered the opportunity to participate in a debrief following the completion of the tender process. Feedback is provided to proponents who wish to better understand the outcome and identify areas for improvement, supporting the development of local contractor capability for future procurement opportunities.

COUNCILLOR QUESTION:
Does the footpath link to the Light Industrial Area (LIA) form part of the City's ten-year footpath plan and is it intended to be delivered through that program?

CITY RESPONSE:
The proposed footpath connection to the LIA is currently in the design phase, with alignment options being investigated. The delivery of the project would be subject to future budget considerations due to its significant cost, and discussions regarding funding are ongoing. Any decision on whether the works would be delivered under the proposed contract or through a separate procurement process would be determined at a later stage.

14 STRATEGIC PROJECTS AND BUSINESS REPORTS

There are no Strategic Project and Business Reports for August.

15 CHIEF EXECUTIVE OFFICER REPORTS

15.1 ITEMS FOR INFORMATION ONLY

Responsible Officer: Chief Executive Officer

Reporting Author: Minute Secretary

Disclosure of Interest: Nil

PURPOSE
To advise Council of the information items for August 2026.

VOTING REQUIREMENTS
Simple Majority.

OFFICER'S RECOMMENDATION

That Council note the following information items:

15.1.1 Information Report - Community Experience Service & Programs - June 2026
15.1.2 Information Report - Concession on Fees for City Facilities - June 2026
15.1.3 Youth Advisory Group - Council Update August 2026
15.1.4 Point Samson Interim Plan
15.1.5 Council Update on DAP SAT Warden Court Matters
15.1.6 August 2026 Public Briefing Notes and Table of report Changes

15.1.1 INFORMATION REPORT - COMMUNITY EXPERIENCE – JUNE 2026

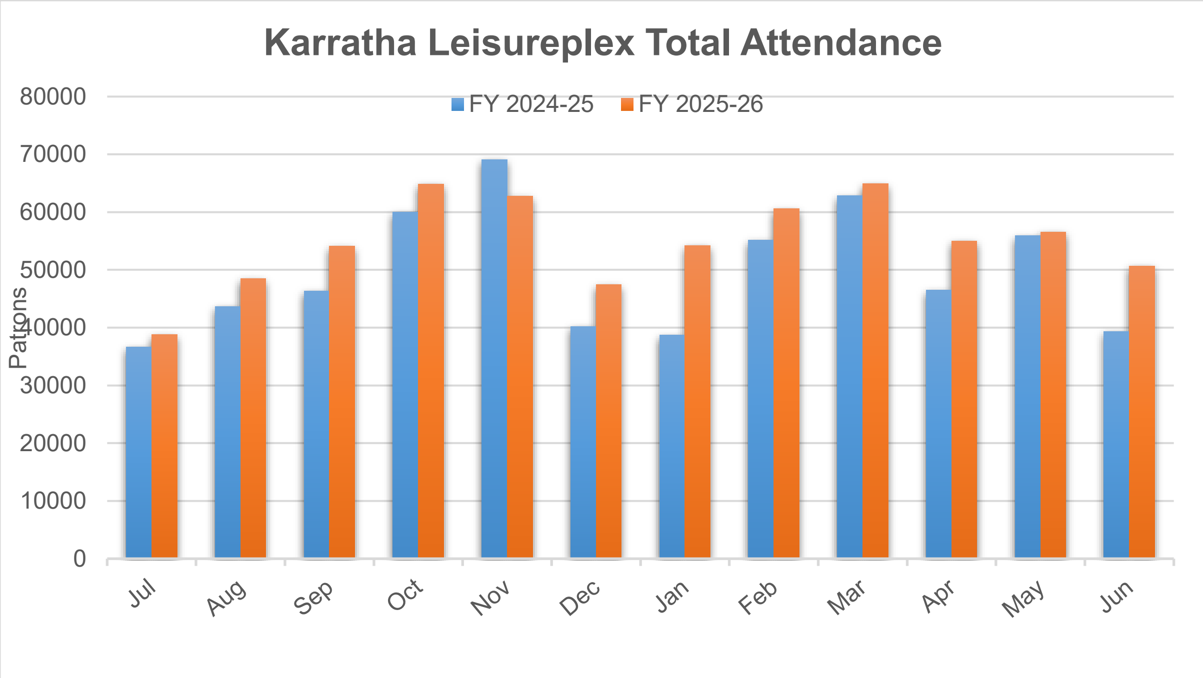
File No:	CS.23
Responsible Executive Officer:	Director Community Experience
Reporting Author:	EA Community Experience
Date of Report:	26 July 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s)	Nil

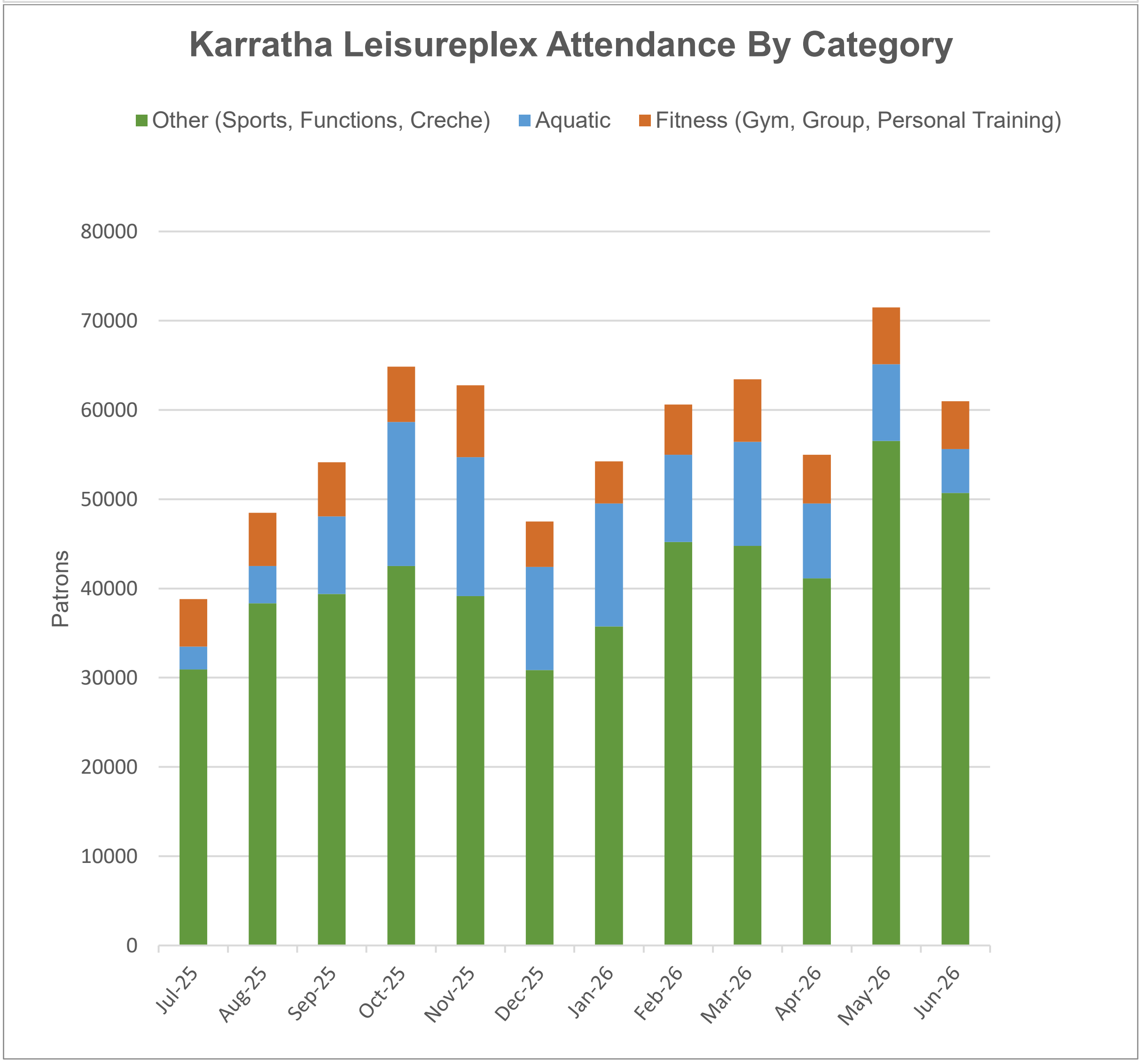
PURPOSE
To provide Council with an update on Community Experience services and programs for June 2026.

Attendance & Utilisation Summary

Facility Attendance	**June 2025**	**June 2026**	**Year on Year %**
The Youth Shed	851	1,018	+ 20%
The Base	940	873	- 7%
Total Library	8,128	14,379	+77%
Karratha Leisureplex	39,334	50,693	+29%
Wickham Recreation Precinct	1,675	2,213	+ 32%
Roebourne Aquatic Centre	0	0	0%
Indoor Play Centre	1,363	1,533	+ 12%
Red Earth Arts Precinct	5,554	5,611	+ 1%
Arts Development & Events	907	400	- 56%
Community Programs	**May 2026**	**June 2026**	**Month on Month %**
Security Subsidy Scheme	23	18	- 22%
Meet the Street Parties	0	1	+100%

Karratha Leisureplex





June 2026 delivered strong overall visitation for Karratha Leisureplex, with total visits reaching 50,693 compared to 39,334 in June 2025 (+29%). Aquatic visits increased to 4,944 from 3,660 in June 2025 (+35%), a strong result for the winter period. The Splash and Dash event held on 14 June was a highlight, attracting 20 competitors and strong community support, contributing positively. Fitness visits totalled 5,347 compared to 5,428 in June 2025 (–1%), broadly steady year-on-year with no significant variance to report. "Other" visits increased to 50,693 from 30,246 in June 2025 (+68%), reflecting strong court, program and facility activity across the month. Membership closed the financial year at 2,259, up from 2,016 in June 2025 (+12%) and the highest June figure recorded in 13 years of data.

FY2025/26 End of Year Summary
FY2025/26 was a record year for KLP, with total visits reaching **648,624** — a 10% increase on FY2024/25 (590,235) and 67,000 more visits than two years prior.

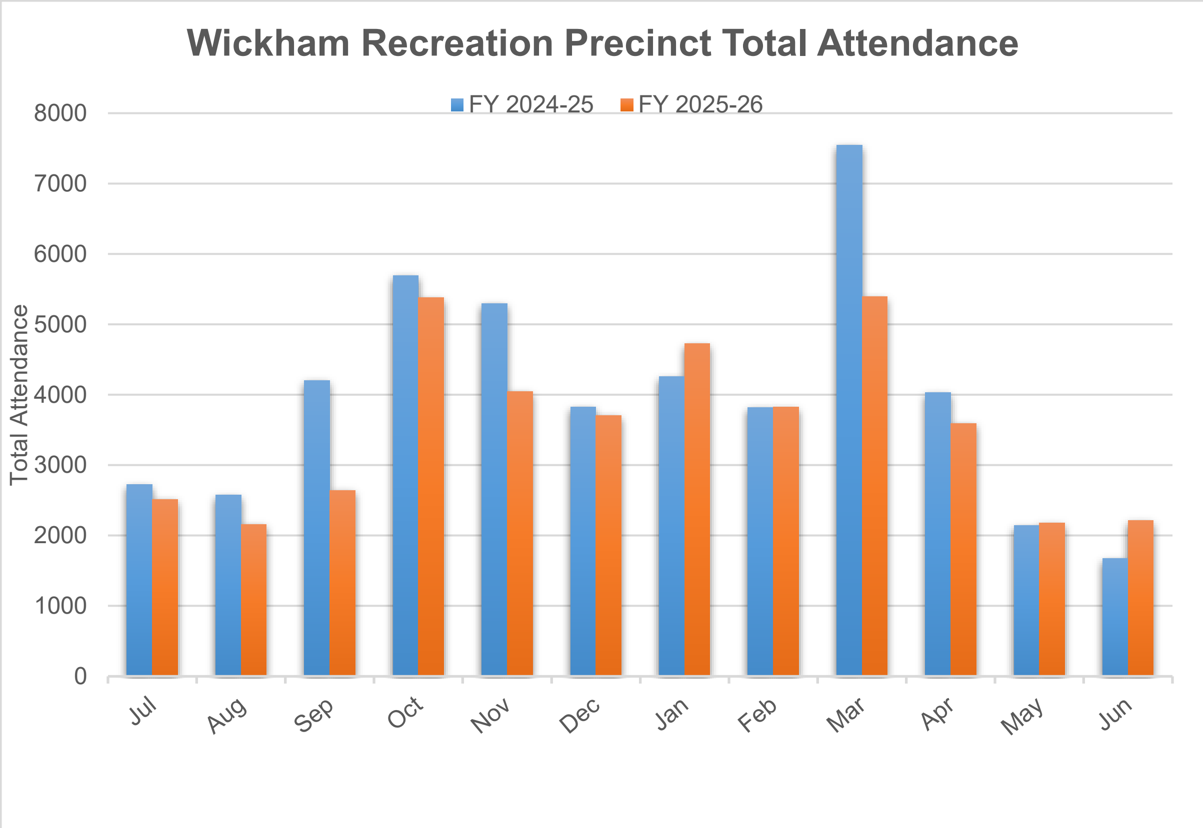
Key milestones:

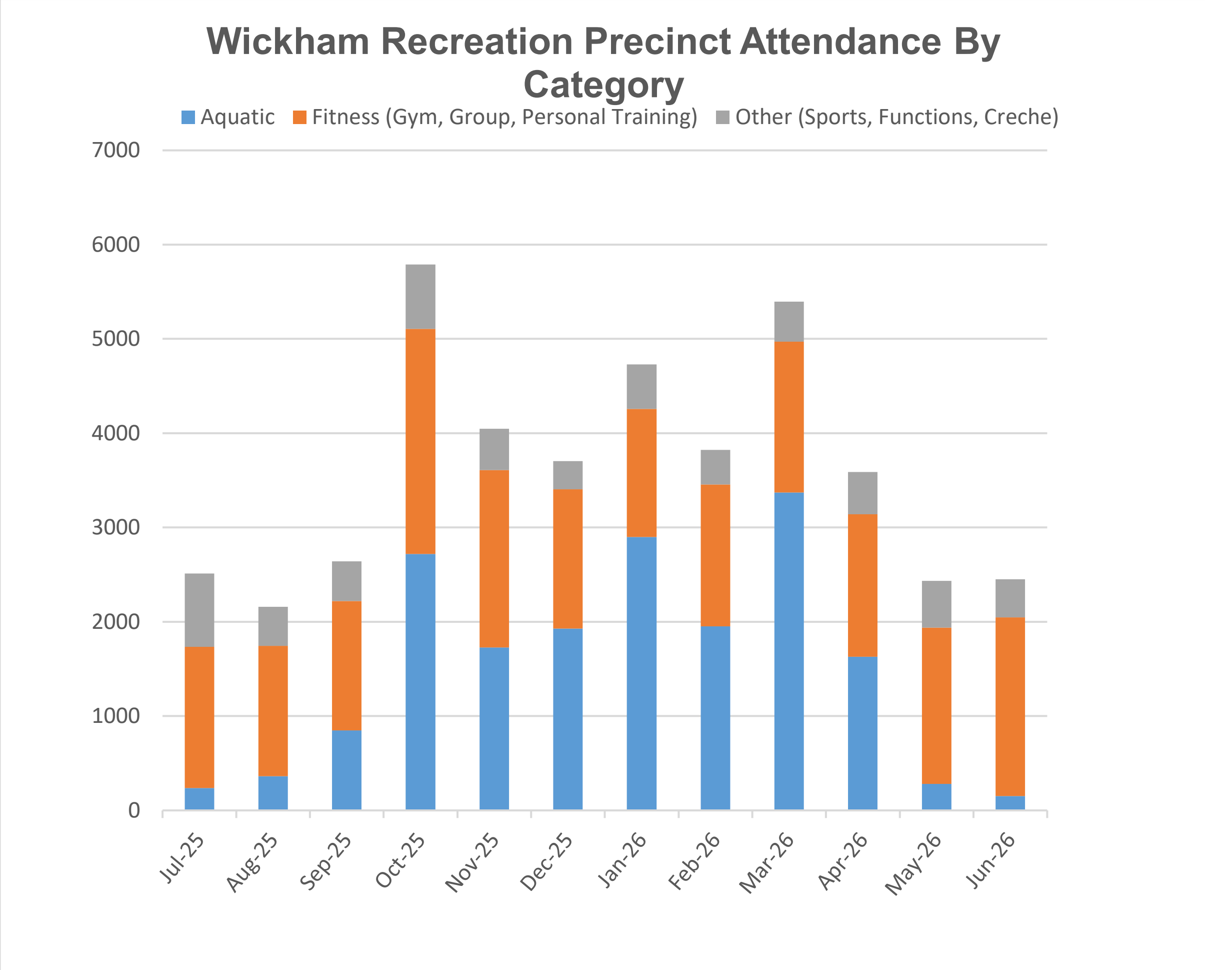
- Highest annual visitation on record for the facility
- Largest ever quarterly result — 183,720 visits in Q3 (January–March)
- Peak monthly membership of 2,279 — a 13-year record
- Membership closed the year at 2,259, reflecting two consecutive years of 12% growth and 458 additional members since June 2024
- January visitation up 65% year-on-year, driven by the free swim program and casual pricing initiatives

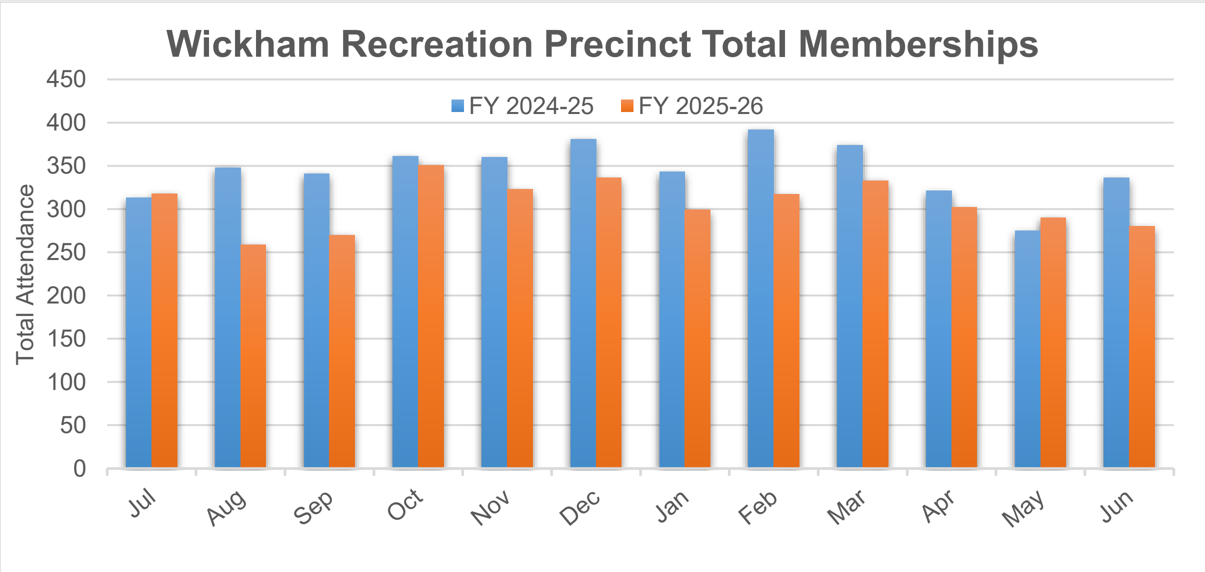
Activity area performance:

- Casual/other visits: +14% to 439,650
- Member visits: +6% to 172,421
- Aquatic (recordable): +5% to 115,781
- Crèche: +5% to 15,873
- Holiday programs: +20% to 5,726
- Group fitness classes: –12% to 17,245 *(to be monitored in FY2026/27)*

Wickham Recreation Precinct



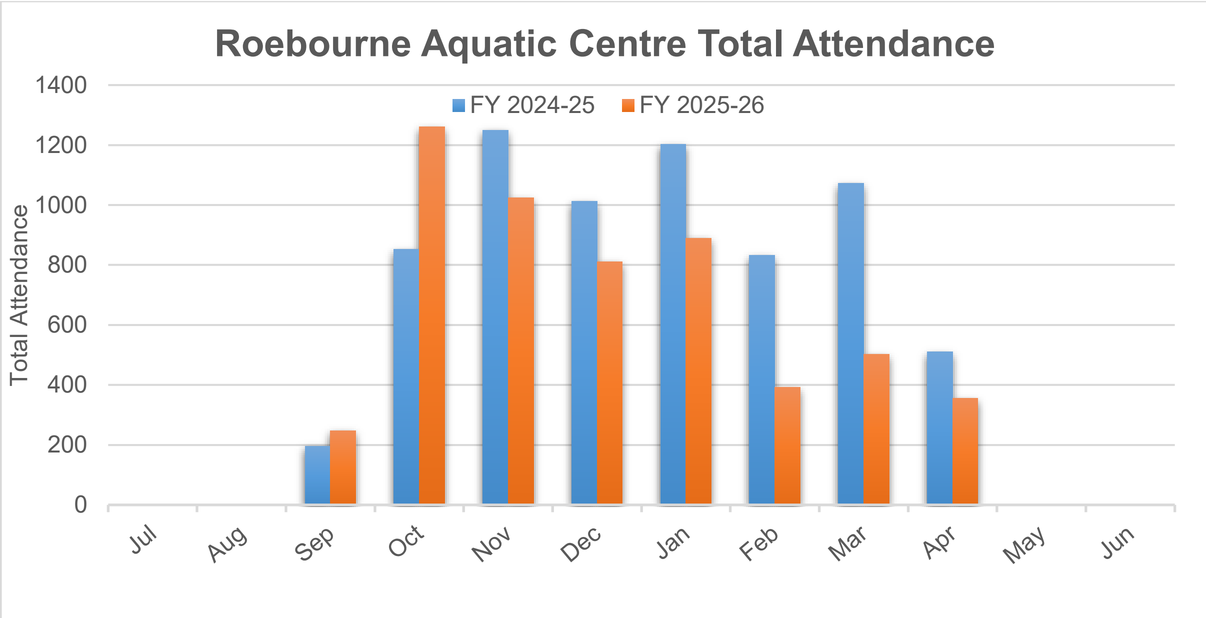




June 2026 Total attendance was up 32.1% on the same period last year. This was driven by fitness programming which is a reflection of the work completed to respond to customer feedback around programming, as well as refurbishment of the gym space and the addition of some new equipment.

Aquatic numbers were reflected by the change to winter temperatures.

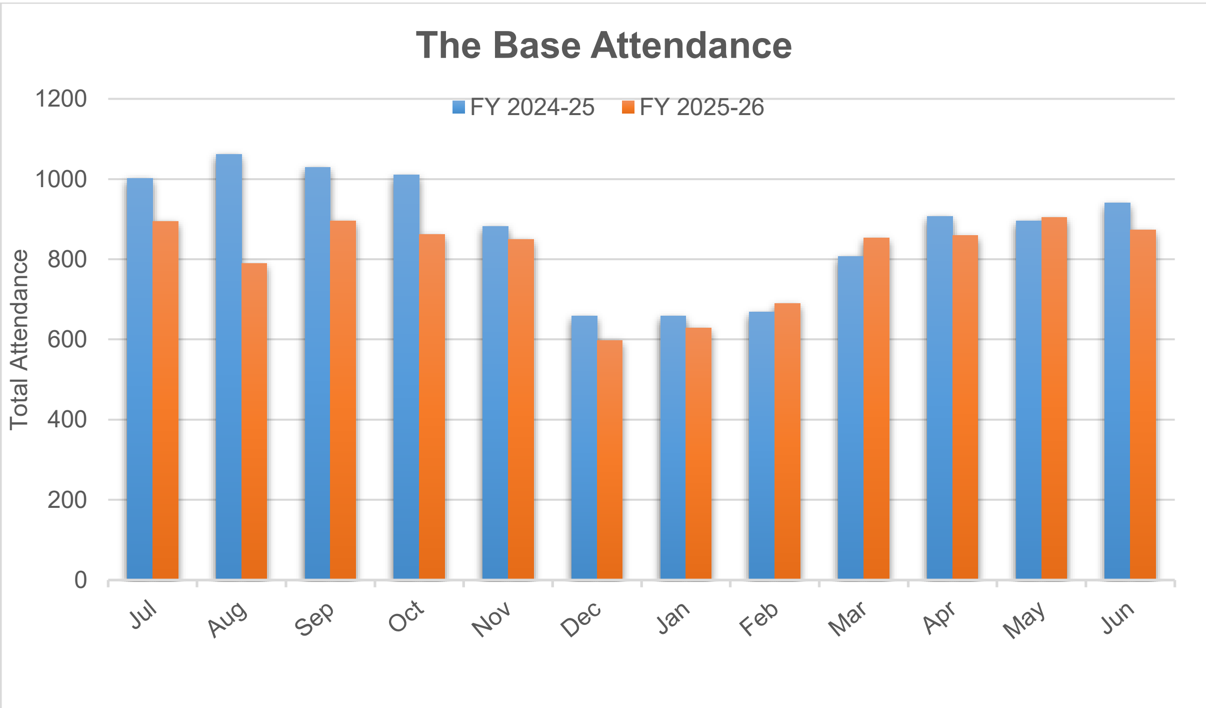
Roebourne Aquatic Centre



N/A - The Centre has closed for winter.

Youth Services

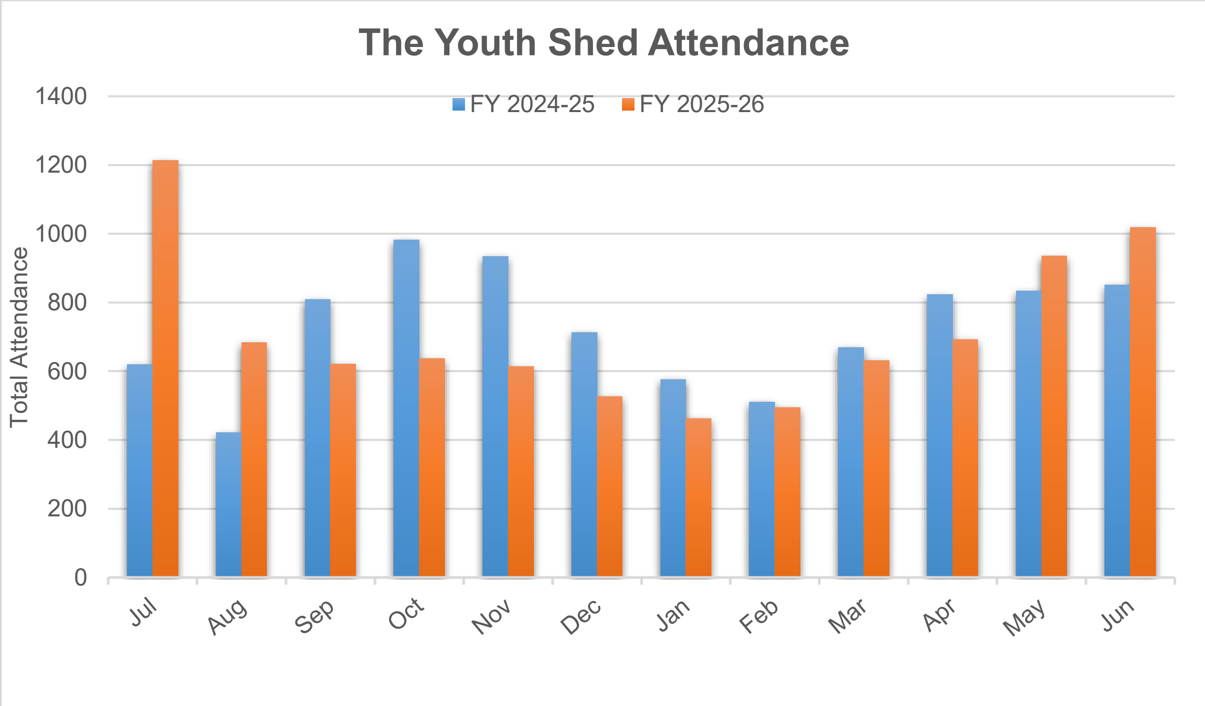
The Base, Wickham



The Base recorded 873 attendances this reporting period, compared with 940 during the same period in 2025. While this reflects a slight decrease, several factors were identified, including the temporary closure of the Wickham basketball courts due to renovations, which impacted the service's regular Friday Night Sports Program.

Additional factors included families relocating from town, young people also attending the school camps and young people travelling to Roebourne for sporting commitments and training.

The Youth Shed, Karratha

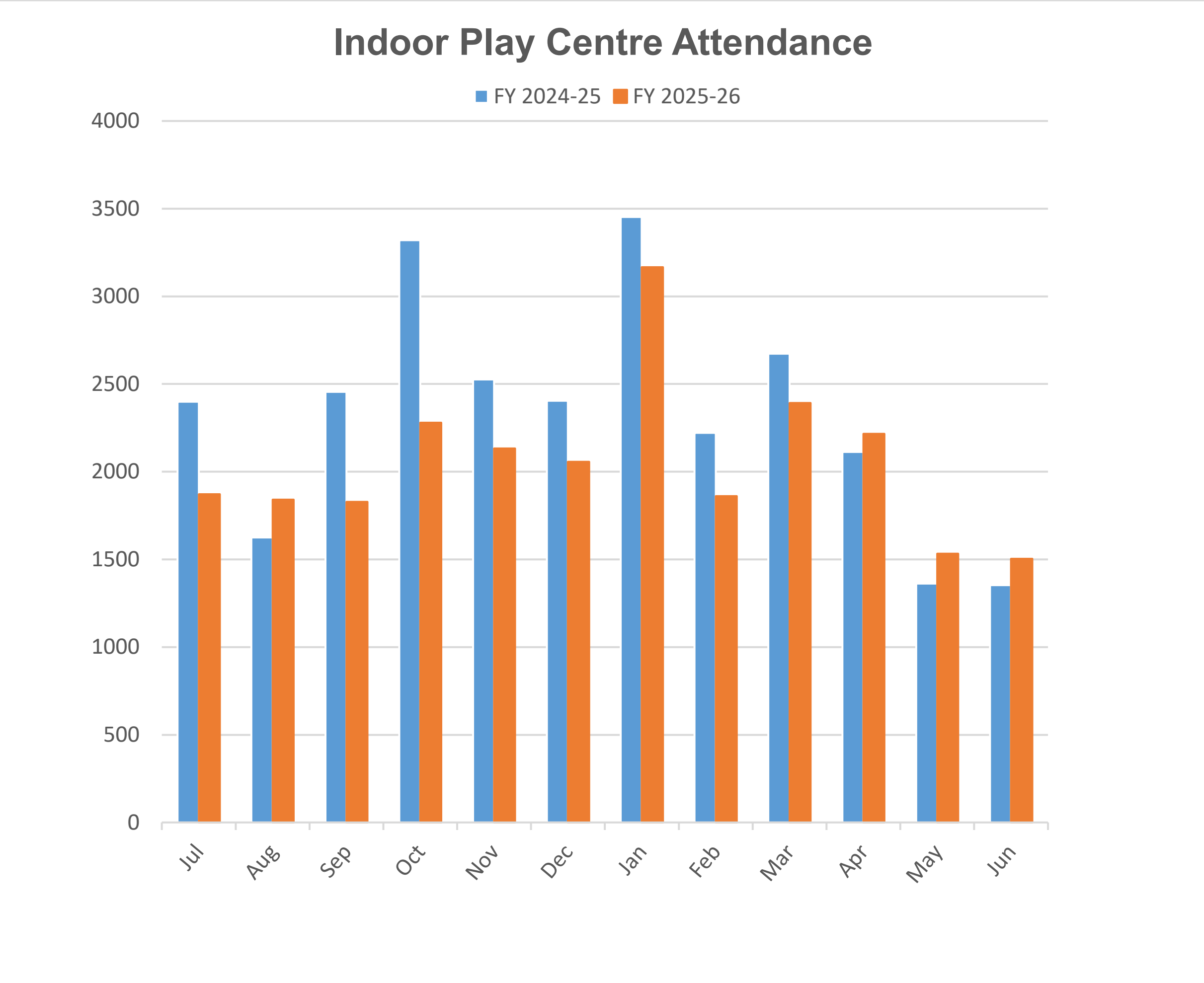


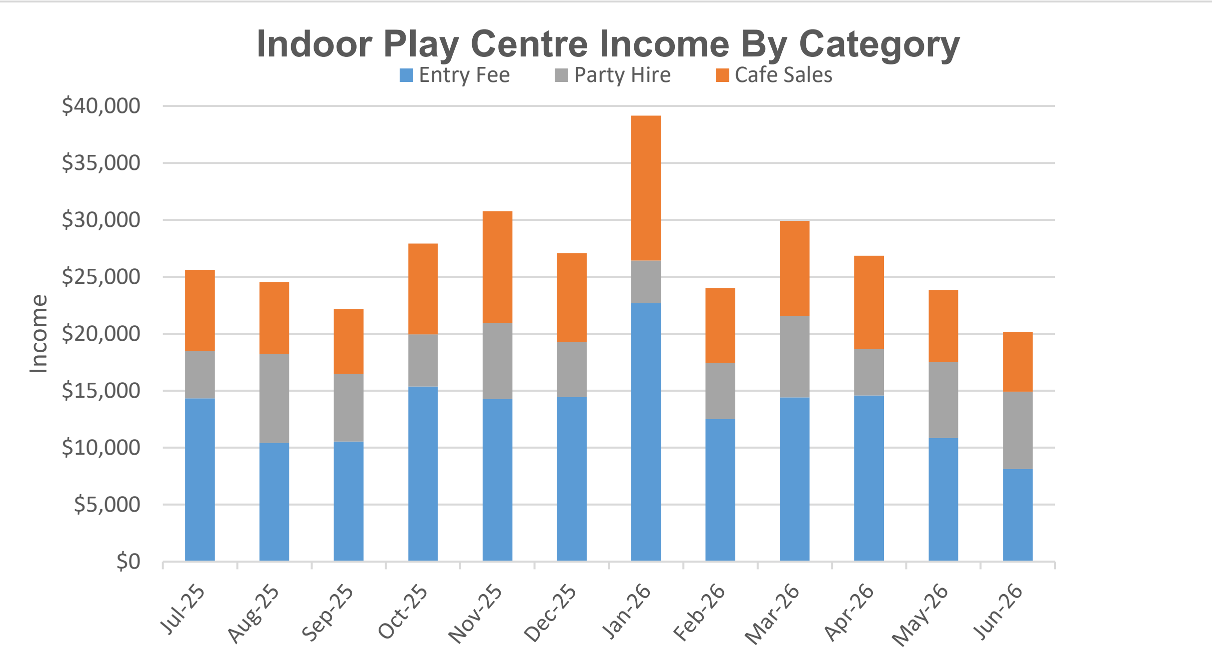
The Youth Shed recorded a strong month of June, with 1,018 young people attending the centre — a 20% increase from last year's 851 and the highest June attendance in several years. Growth was supported by expanded daytime programming, with staff actively engaging local youth groups and encouraging regular participation throughout the week.

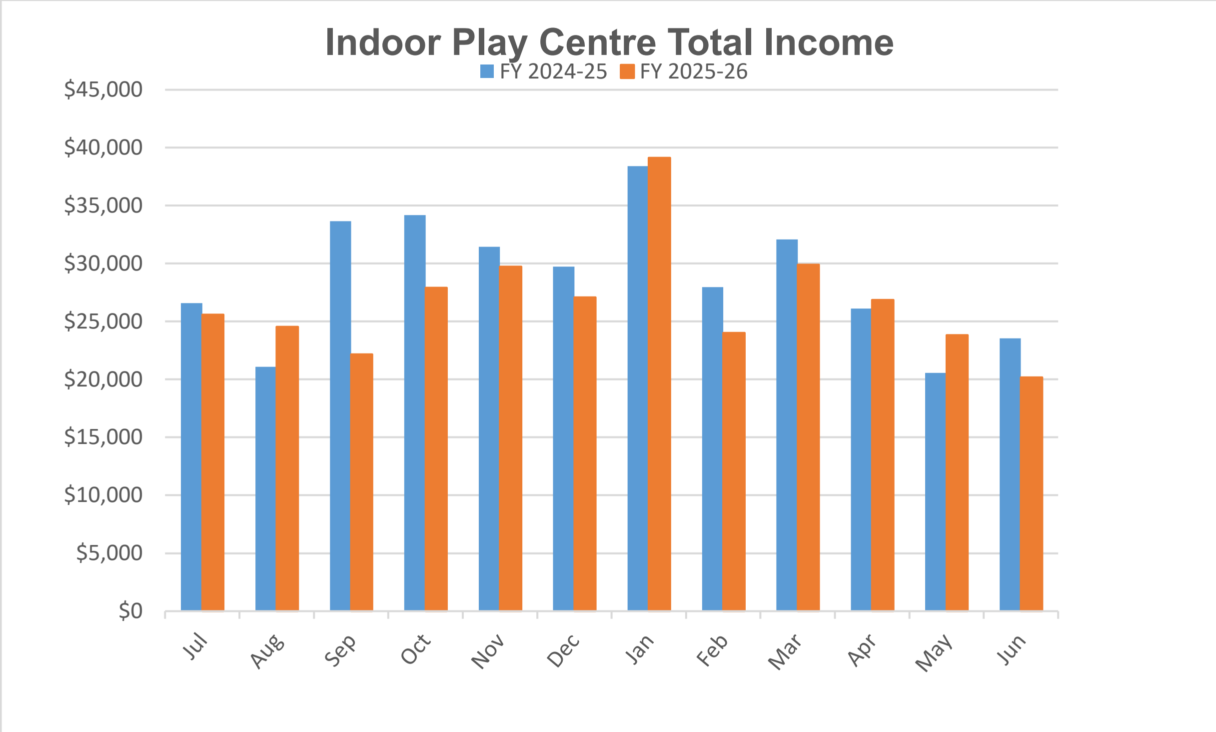
These sessions contributed to a steady flow of young people visiting the centre during school hours and returning outside of school hours also. Staff also delivered a varied program lineup, including five popular facilitator programs such as SciTech, Fair Game, Happiness Co, and Costa, each attracting new faces and boosting overall attendance. Friday nights continued to be one of our most successful offerings, across the month we consistently drew 90–100+ young people.

Cooler weather and the mid-year period contributed to consistently high participation, aligning with our usual June–July busy season — a trend reflected across recent years.

Indoor Play Centre



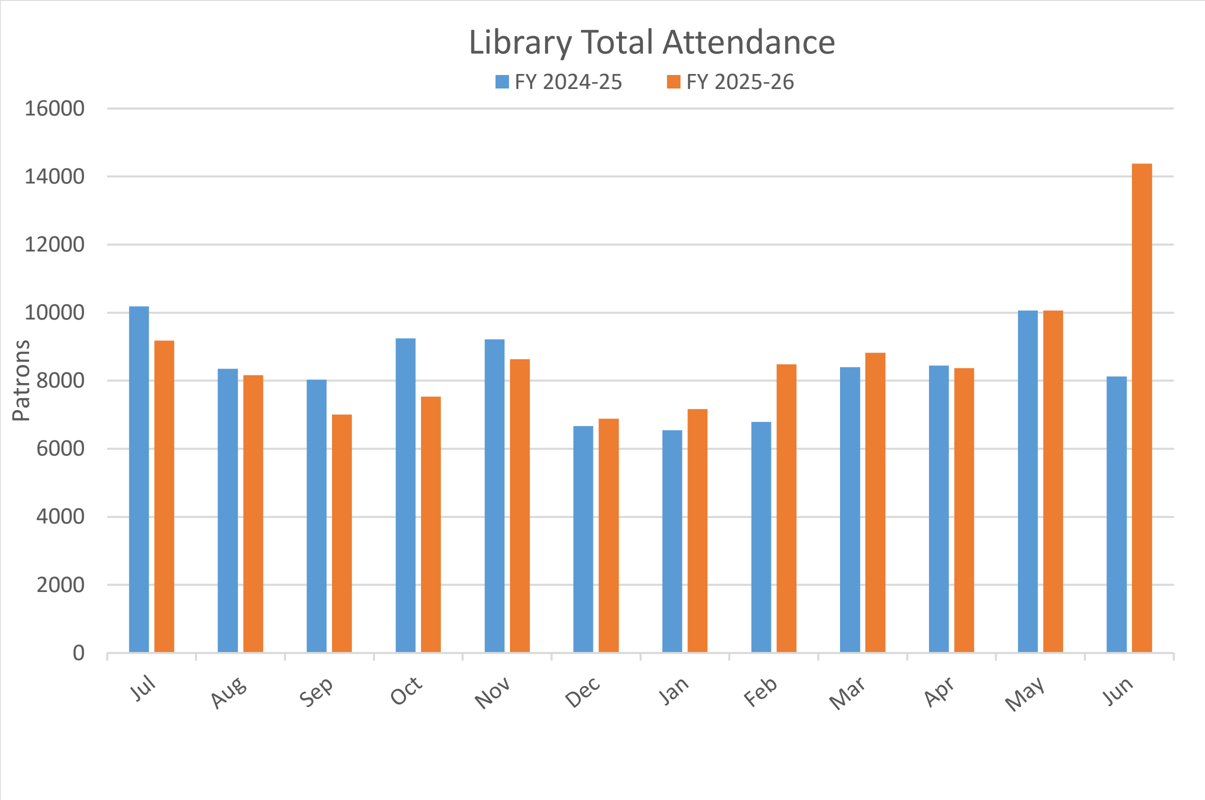


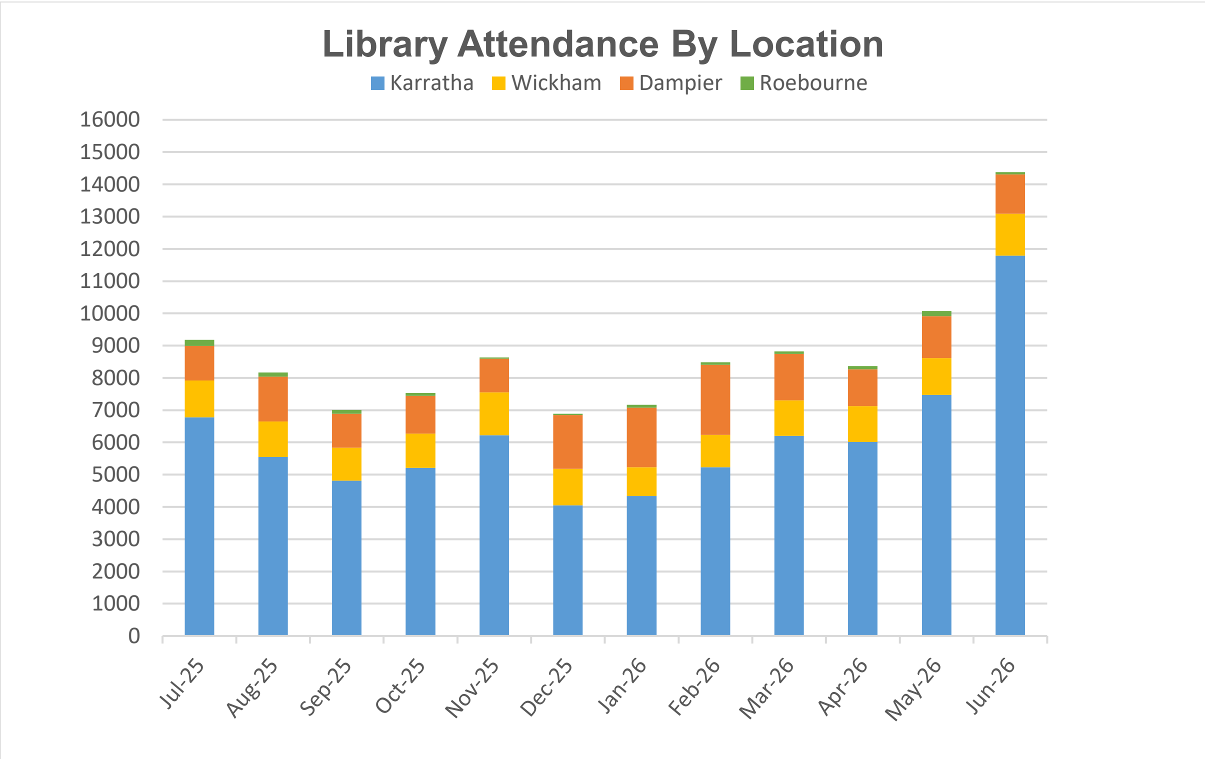


June attendance remained strong despite traditionally being the quietest month of the year for the Centre. Attendance was 11% higher than the same period in 2025, reflecting sustained community engagement and continued demand for the Centre's programs and services. While overall attendance was lower than recent months, this aligns with expected seasonal trends and historical visitation patterns experienced during the winter period.

Revenue was lower across all categories when compared with June 2025. Revenue performance will continue to be monitored throughout the coming months to identify emerging trends and opportunities to support growth while maintaining strong participation levels across the Centre

Library Services





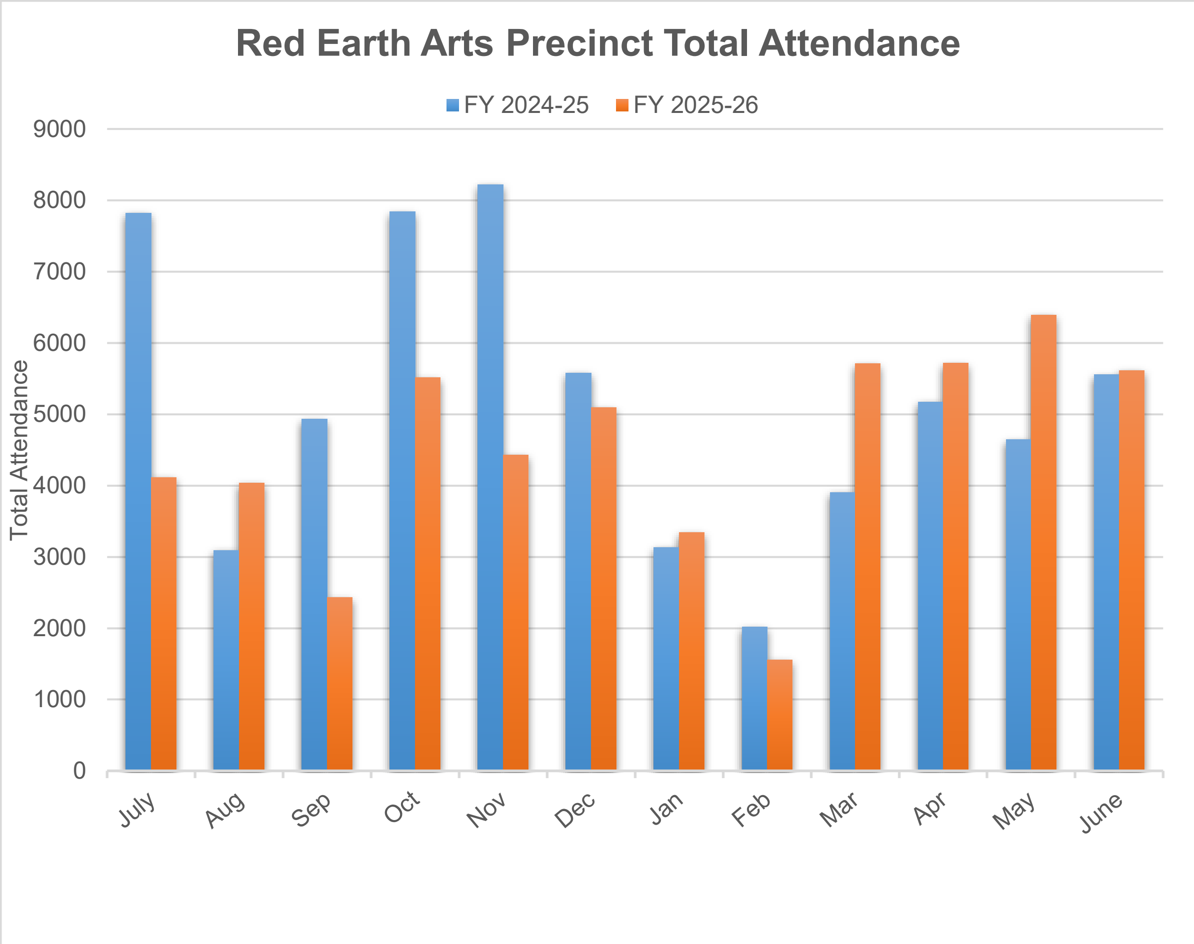
13,267 Total memberships (64 new members signed up in May).	**2,538** Physical items (376 down from last month and **1,359** eResources borrowed (30 down from last month).
720 Individual computer log ins by members and guests (excludes Wi-Fi) (72 down from last month).	**1,117** Technical enquiries (including assistance with Computers, Wi-Fi, printing and scanning (14 up from last month).
1,411 Program participants at **57** programs (including In Term Programming, Author visits with Costa Georgiadis, Biance Breen, Alexander Thorpe and Wendy Rudge, Community Heroes Story Time in the Park and Booked for Games for Seniors).	**10** Better Beginnings Packs were distributed to Population Health, Kindy classes and Library patrons.

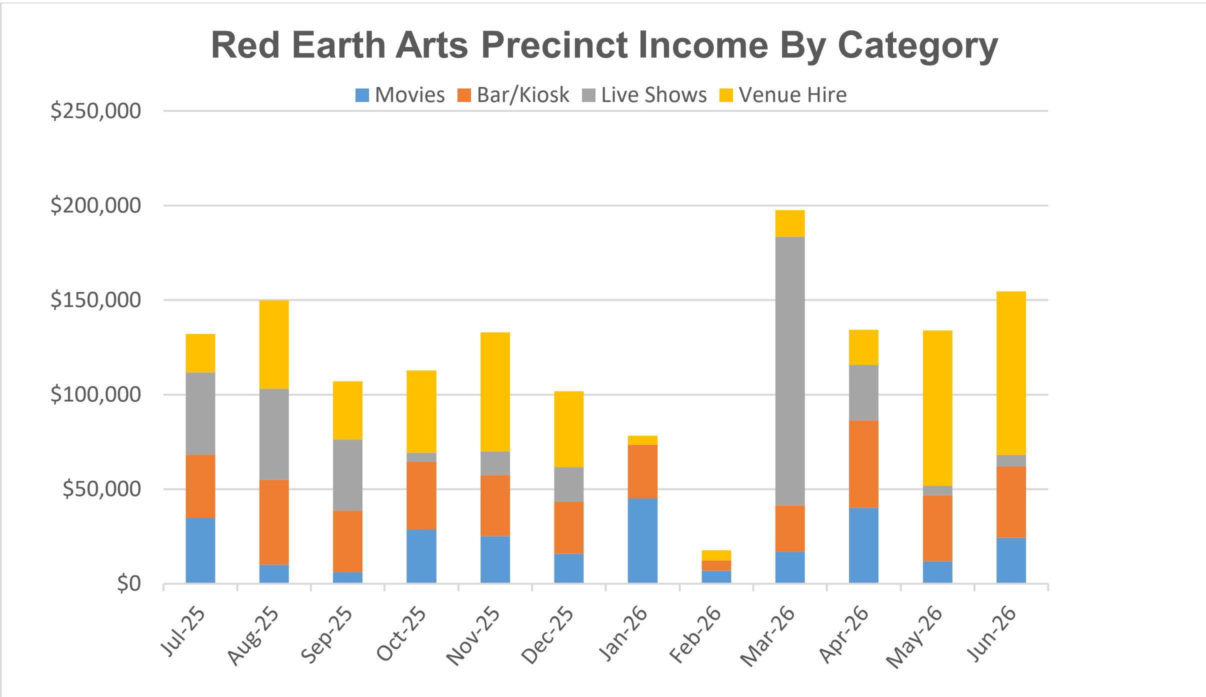
Overall visitation between June 2025 and June 2026 increased by 76.9%. Karratha (+94%), Dampier (+30.9%), Roebourne (+650%) and Wickham (+16.8%) all recorded growth. The substantial increase in overall visitation is largely attributable to Pilbara Summit traffic being recorded in 2026. Due to the equipment being switched off, this was not recorded in 2025. Karratha Door Count 23-26 June was 4871, removing this from the total is 6290 (+13.8%).

Extended Hours Pilot
Daily Average per hour for extended hours:

Library Branch	Tuesday	Thursday	Sunday	Total – Average per hour
Karratha	8.4	9.75	17.85	**12**
Wickham	3.8	N/A	1.25	**2.52**

Red Earth Arts Precinct





Events and Programming – June 2026 Highlights

June delivered a strong and varied program of events across REAP, encompassing high-performing cinema sessions, community dance, private corporate bookings, and major live entertainment. Key highlights included the Pilbara Summit, Seniors Morning Tea, Pilbara Pride: Queens at the REAP, and the highly anticipated Jon Stevens concert.

Total income for the month reached $142,788, reflecting strong venue utilisation and continued community engagement across multiple program areas.

Cinema Operations

The June cinema program performed well, presenting a diverse mix of box office releases, thrillers, family films, and emerging independent titles. The varied program supported strong attendance and provided broad appeal across different audience groups.

Cinema ticket revenue totalled $24,342, representing a 15% increase compared with June 2025.
• Total cinema attendance: 1,520 patrons
• Number of films screened: 26
• Average attendance: 58 patrons per film

The highest-performing sessions were:
• Michael – 530 patrons across 3 screenings, attracting a predominantly adult audience.
• Obsession – 262 patrons across 1 screening, drawing strong interest from adult audiences.
• The Devil Wears Prada 2 – 247 patrons across 3 screenings, with consistent adult audience attendance.

Bar and Kiosk Revenue

Bar and kiosk sales remained steady throughout June, generating $37,655 in revenue. This represents an 8% increase compared with May 2026.

Community Programs and Venue Hire

Studio space utilisation remained steady, supporting a balanced mix of recurring weekly programs and one-off community activities.

Recurring weekly bookings included:
• Dance classes and casual dance bookings
• Tai Chi
• Drawing classes

Live Programming Highlights

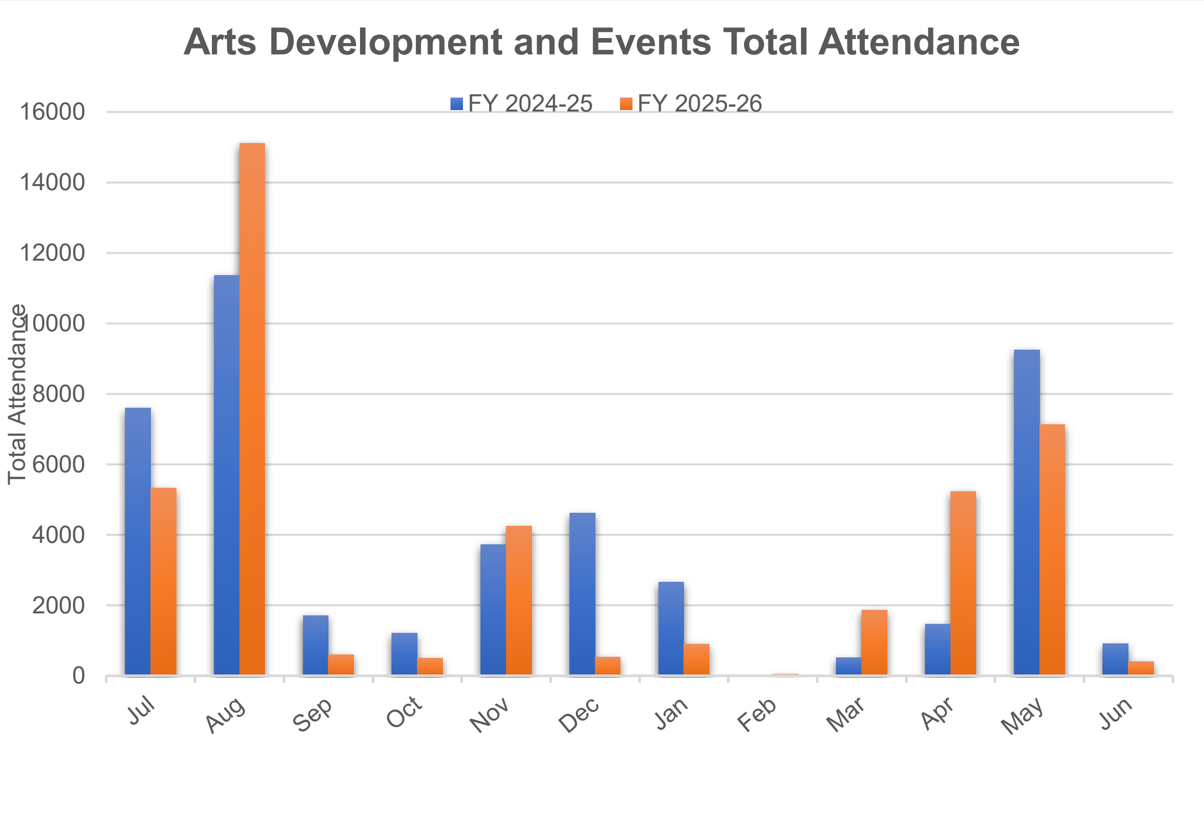
Pilbara Pride: Queens at the REAP (5 June)
This quiz night and live performance event was a strong example of REAP's role in supporting and celebrating Karratha's diverse community. The event created an engaging and inclusive atmosphere, with patrons highly engaged throughout the evening and responding positively to the performers.
• 145 patrons

Jon Stevens (27 June)
This nationally touring live performance showcased the capability and appeal of REAP's amphitheatre as a major live entertainment venue. The event attracted a strong audience and demonstrated the venue's capacity to support high-profile touring acts.
• 630 patrons

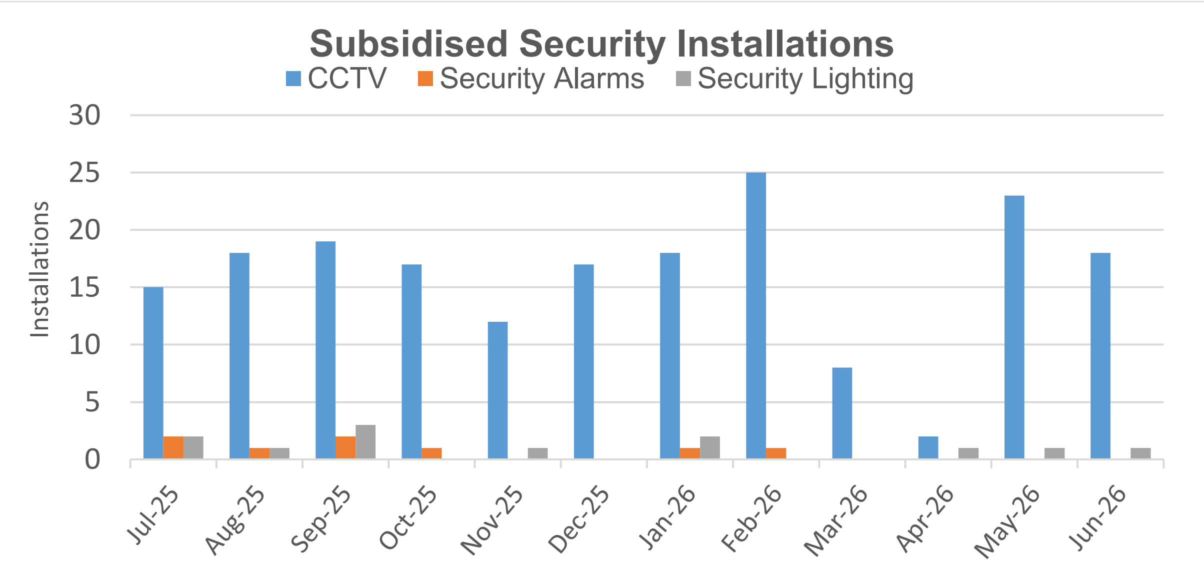
Corporate Booking Highlight
Pilbara Summit (23–25 June)
The Pilbara Summit was a significant corporate booking for REAP, utilising the full venue and activating all available spaces. As an annual regional event, it provided strong operational, commercial, and community value, reinforcing REAP's capacity to deliver large-scale corporate and conference-style events.

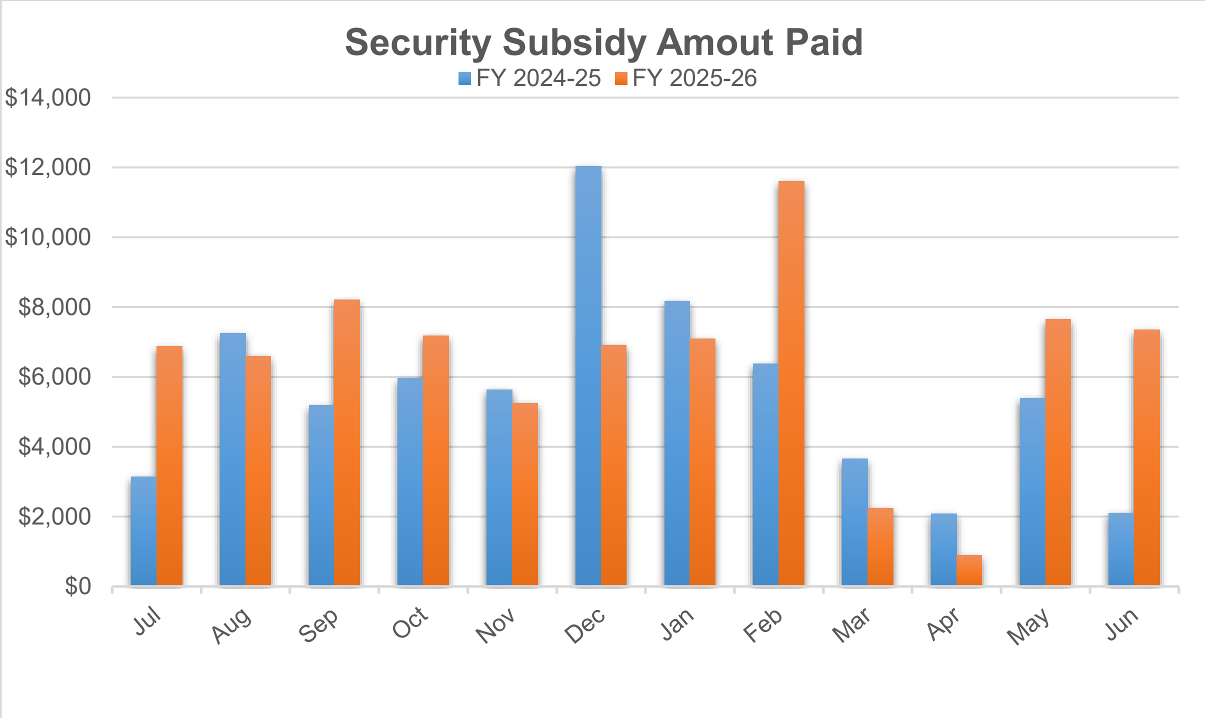
- 500 patrons per day across 2 days
- $39,832 total revenue

Arts Development & Events



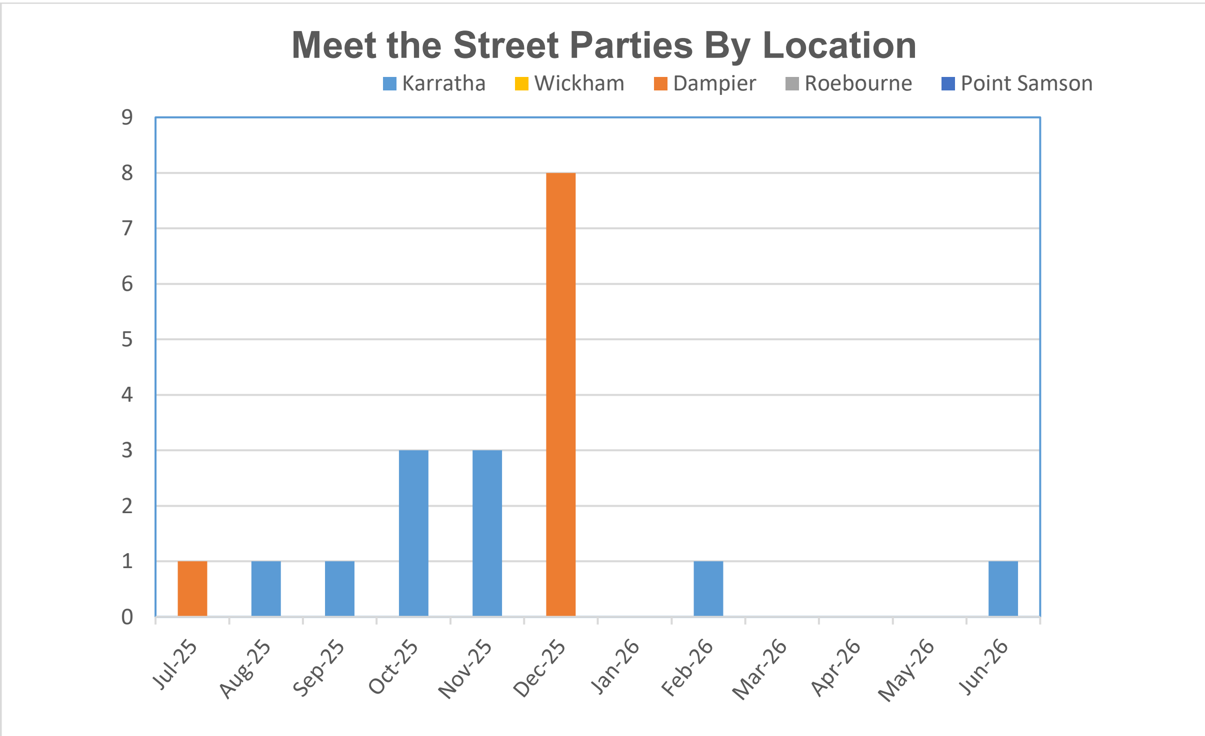
Security Subsidy Scheme





18 Security Subsidy applications were received and eligible for reimbursement in June 2026.

Meet the Street



One Meet the Street parties hosted in June 2026 – Karratha with 15 attendees.

Small Community Grants – June 2026

Town	Who	What	Awarded ex GST
Dampier	Dampier Squash Club	FeNaCING Tournament 2026	$3,720
Karratha	YOH Fest	YOH Fest (Youth on Health Festival): Pilbara Heats	$2,000

15.1.2 CONCESSION ON FEES FOR CITY FACILITIES

File No: CR.38

Responsible Executive Officer: Director Community Experience

Reporting Author: Director Community Experience

Date of Report: 24 July 2026

Disclosure of Interest: Nil

PURPOSE
To provide Council with a summary of all concessions on fees for the City's Community Services facilities under Delegation 1.10 of the Delegations Register since the last Ordinary Council Meeting.

Name	Reason	Authorising Officer	Amount (ex GST)
KDCCI	Waive REAP Theatre room hire fees for the private room screening of *The Long Run* as the screening aligns strongly with community wellbeing, leadership development, health promotion, cultural celebration and positive role modelling.	Director Community Experience	$545.45
City of Karratha – Karratha Leisureplex	Waive fees for the purchase of 5 x KLP vouchers valued at $20ea (total value of $100) to be used as prize giveaways for winners of the Karratha Leisureplex Splash and Dash event.	Manager Community Facilities	$100.00
City of Karratha – REAP	Waive fees for the purchase of 5 x REAP adult movie tickets valued at $19 ea (total value of $95.00) to be used as prize giveaways for winners of the Karratha Leisureplex Splash and Dash event.	Manager Arts, Culture and Events	$95.00

15.1.3 YOUTH ADVISORY GROUP UPDATE

File No:	CS.8
Responsible Executive Officer:	Director Community Experience
Reporting Author:	Community Development Officer
Date of Report:	27 July 2026
Disclosure of Interest:	Nil
Attachment(s):	Nil

PURPOSE

For Council to be informed of the key discussions, feedback, and outcomes from the Youth Advisory Group (YAG) meetings held on 26 May and 23 June 2026.

BACKGROUND

The May YAG meeting was held in Council Chambers and had full attendance from our 12 members. The City's CEO, Virginia Miltriup, joined the meeting virtually to highlight the value of youth engagement and reinforce Council's support for the group.

The June YAG meeting was held in Council Chambers with eight out of 12 members attending. The Youth Affairs Council of WA (YACWA) ran a Chairing and Facilitation 101 Workshop.

DISCUSSION

26 MAY 2026

Agenda Item	Points of Discussion
T-shirts and branding	• YAG reviewed and voted on t-shirt designs. • A preferred design (by Althea Corias) was selected, with agreed refinements incorporating rock art and native flowers. • Members voted on a group slogan, with **"**Giving Youth a Voice**"** receiving 75% support. • Another design was chosen as the YAG logo.
Governance documents	• The Terms of Reference and Code of Conduct were endorsed with no further changes. • Documents submitted to Council for formal approval.
Youth Week 2027 planning	• Initial planning commenced with a focus on a youth-led approach. YAG members will be involved in brainstorming events, peer-led school consultations in Term 3, budget planning and program development, and marketing. • Key feedback on previous Youth Week events included: o Timing in school holidays o Insufficient promotion and awareness o Need for better age-appropriate programming and transport accessibility • There were many ideas for future events, which will be workshopped with more students at the YAG-led school consultations.

Agenda Item	Points of Discussion
City Centre Precinct Structure Plan (KCCPSP)	• YAG contributed feedback to inform the long-term planning of the Karratha City Centre. • Key insights included: o Positive feedback on community spaces such as the Library, REAP, and local eateries. o Concerns regarding safety, empty retail spaces, and lack of youth-oriented shops. o Suggestions for new attractions included entertainment venues (arcade, bowling, mini-golf), food outlets, and recreational facilities.
FeNaCING Festival – Youth Tent	• YAG contributed ideas for the Youth Tent at FeNACING, a new initiative at this year's festival. • Priorities identified: o Interactive activities (competitions, creative sessions, performances, not just sports-based) o Safe and inclusive environment, with age-appropriate spaces and sensory spaces o Structured volunteer roles for YAG members o Safety was a key concern and YAG highlighted the need for the tent to be secure – security needed to prevent intoxicated entry, and no one over age allowed entry. o Suggested tent open 10am-10pm, however staffing issues mean tent may need to close earlier.

23 JUNE 2026

Agenda Item	Points of Discussion
Chairing and Facilitation 101	• Training led by Caitlin from YACWA. • The YAG learnt: o The role of a chair, and key skills needed to chair a meeting o The difference between a Chair and a Facilitator, and tools and techniques to facilitate a group discussion o Tips for managing conflict or difficult conversations in meetings o How to successfully write meeting minutes
Youth Consultation Opportunities	• We discussed two upcoming opportunities for young people to contribute to broader consultations on youth issues, including: o YACWA Youth consultation - 2027-2028 Pre-Budget Submission o Australian Government National Action Plan – Youth Survey • YACWA will be running a Regional Only consultation session and specifically asked for some of our YAG to participate. They have had two young people from Karratha sign up. • Highlighted the importance of young people in regional towns contributing to initiatives like these, as they often face different issues to youth in metropolitan areas.

CONCLUSION

The YAG continues to provide valuable input into Council and City initiatives, with a strong focus on youth-led planning, community engagement, and leadership development. Their engagement on current projects demonstrates meaningful youth participation, and the group continues to be highly engaged and show genuine interest in contributing to local outcomes.

June's YAG meeting focussed on skill development and capacity building for members. The skills gained in YACWA's workshop will support young people to take a more active role in delivering meetings, as we aim to have YAG members chair, facilitate and write meeting minutes with basic support from staff. Moving forward, we will continue to ask the YAG what knowledge, skills or experience they wish to gain, and will deliver targeted workshops and training sessions to support the groups' ongoing growth.

15.1.4 POINT SAMSON INTERIM PLAN (QTR 4) INFORMATION REPORT

File No:	CR.98
Responsible Executive Officer:	Director Community Experience
Reporting Author:	Project Officer Community Planning
Date of Report:	5 August 2026
Applicant/Proponent:	Nil
Disclosure of Interest:	Nil
Attachment(s):	1. Attachment 1 Point Samson Interim Plan

PURPOSE
To provide Council with information about the status of each action in the Point Samson Interim Plan.

BACKGROUND
The Point Samson Interim Plan was developed to guide the delivery of priority projects and improvements identified through community engagement and Council direction. The plan outlines a range of actions aimed at enhancing public amenities, improving connectivity, supporting tourism, and strengthening the overall liveability of Point Samson.

The Interim Plan includes a combination of short, medium and longer term actions, with delivery led across multiple City directorates and, where relevant, in partnership with external stakeholders such as State Government agencies. Regular quarterly progress updates are provided to Council to ensure transparency, monitor delivery, and identify any challenges or opportunities associated with implementation.

CONCLUSION
Overall, progress against the Point Samson Interim Plan is well underway, with a number of actions completed and several key projects progressing through design, engagement and procurement phases. While some items remain on hold or subject to external approvals and land ownership constraints, Officers continue to work collaboratively with stakeholders to progress these actions where possible.

Key actions achieved this quarter include:

- Draft Point Samson Enhancement Plan is in preparation, with a draft expected to be provided to the City for internal review by the end of August 2026.

- Point Samson Entry Statement proposed to transition to a public art process, subject to Council endorsement, in response to community feedback.

- Footpath construction between Honeymoon Cove and John's Creek Boat Harbour is approximately 80% complete, with verge reinstatement underway and remaining kerb and footpath works expected to be completed by early August 2026.

- Point Samson Advisory Group (PSAG) meeting held on 27 May 2026. It was the inaugural meeting of the new membership.

- Environmental Advocacy Plan completed and submitted to the Executive Leadership Team for consideration and endorsement.

- Draft Footpath Strategy 2026–2036 nearing completion and expected to be presented to Council in September 2026 to seek approval for public advertising.

Ongoing community engagement, inter-agency collaboration and resource planning will be critical to the continued delivery of the remaining actions. Quarterly reporting will continue to provide Council with updates on progress, key milestones and any emerging risks or considerations impacting implementation.

POINT SAMSON INTERIM PLAN – PROGRESS UPDATE – TO AUGUST 2026

No.	Item	Responsible Directorate	Status	Update
1.1	Undertake an audit of signage, including place names, information boards and interpretive signs throughout the town and develop a plan to renew.	Community Experience	Complete	Complete – no further update required.
1.2	Develop and install a new town entrance sign with the community.	Community Experience	In progress	Following further community feedback, the Point Samson Entry Statement project was placed on hold pending consultation with the newly established PSAG. It is proposed to transition the project to a public art process. Subject to Council endorsement, this approach will involve the development of an artist brief, engagement of an artist to develop a revised public artwork concept, and consultation with the community and relevant stakeholders. Revised project timelines will be established following completion of the project transition.
1.3	Improve town entrance, including planting, information boards and investigate options regarding heritage items.	Community Experience	In progress	An information bay concept was presented to the Point Samson Advisory Group for feedback at is meeting held 27 May 2026. Feedback is now being considered, including opportunities to refine the Information Bay concept to complement and integrate with the proposed public artwork and create a more integrated visitor experience. The Information Bay concept design will be reviewed once the direction of the Entry Statement project has been confirmed and the public artwork concept has progressed.

No.	Item	Responsible Directorate	Status	Update
1.4	Undertake a feature survey and constraints study for a footpath from Honeymoon Cove carpark to John's Creek Boat Harbour to inform assessment for inclusion in the City's Footpath Strategy.	Projects and Infrastructure Services	In progress	Footpath and kerbing works for the project are advanced and are currently at 80% completion with an estimated completion by the end of August 2026. Minor remedial works are required at the southern end of the project to the car park area. These works are expected to be completed in October 2026, enabling the final connection of the footpath through to the boat harbour.
1.5	Install lighting along footpath from Honeymoon Cove Carpark to The Cove Caravan Park.	Community Experience	Complete	Complete – no further update required.
1.6	Undertake site assessment and design of a BMX / pump track supported by other amenities (shade, BBQ, water fountain and seating) and consider the relocation and incorporation of the existing half pipe into the design).	Community Experience	In Progress	The proposed youth recreation precinct, including a BMX/pump track, existing skate half pipe, half basketball court and supporting amenities, as well as the revitalisation of the Honeymoon Cove carpark area, have been identified as key opportunities within the Enhancement Plan. Further site assessment and concept design for these projects will progress following completion of the Enhancement Plan, with priorities and delivery pathways informed by the final plan outcomes.
1.7	Revitalisation of Honeymoon Cove Carpark.	Community Experience	In Progress	
1.8	Identify appropriate location and consider installation of half basketball court.	Community Experience	In Progress	
1.9	Install water tap in Point Samson Community Park, near BBQ.	Projects and Infrastructure Services	Complete	Completed – No further action required.
1.10	Investigate need for installation of a dump point to receive liquid wastes from caravans.	Development Services	Complete	Completed – No further action required.
1.11	Partner with the Water Corporation (landowner) to consider installation of a seat with shade on Tank Hill.	Community Experience	Removed	Engagement with Point Samson Community Association representatives in April 2024 indicated this project is not a priority for the community and was removed.
1.12	Investigate options to replace removed elements from the Point Samson Community Park Playground.	Community Experience	Complete	Completed – No further action required.

No.	Item	Responsible Directorate	Status	Update
1.13	Review footpath strategy for Point Samson to improve pedestrian access to beaches and other town destinations, such as the tavern, caravan parks and playground	Community Experience	In Progress	A review of the Footpath Strategy is nearing completion, the Draft Footpath Strategy 2026 - 2036 is estimated to present to Council at September 2026 OCM for approval to advertise to community for feedback before Council formally adopt the Strategy.
1.14	Re-establish service levels to general parks and gardens maintenance, increase tree planting and beautify garden beds throughout the town.	Projects and Infrastructure Services	In Progress	The City has concluded the former parks and natural area maintenance service contract with an external provider. These services will now be delivered directly by the City, with improved service levels will be progressively implemented in the financial year 2026/2027.
1.15	Advocate to Main Roads Western Australia (MRWA) for the sealing of Sam's Creek Road intersection.	Projects and Infrastructure Services	In Progress	The City is progressing coordination with Main Roads WA and relevant contractors to confirm the timing and sequencing of works for the sealing of Sam's Creek Road intersection. This includes obtaining traffic management approvals and developing a draft works schedule to support communication with Samson residents, stakeholders and road users regarding potential access impacts during construction.
1.16	Partner with the Department of Transport (DOT) to consider installation of a shelter and information signs at Popes Nose.	Community Experience	In Progress	A draft concept design has been prepared. Advice is being sought from the Department of Transport and Major Infrastructure regarding lease and licence application requirements associated with the proposed works.
1.17	Renew picnic tables and shelters at key locations within the town.	Projects and Infrastructure Services	Complete	Complete – no further update required.
1.18	Review dog control and signage at Honeymoon Cove Beach and Front Beach.	Development Services	Complete	Complete – no further update required
1.19	Advocate to DOT to improve parking and traffic flows at John's Creek Boat Harbour.	Projects and Infrastructure Services	In Progress	The City is continuing to work with the Department of Transport and Major Infrastructure (DTMI) on opportunities to improve parking and traffic flow at John's Creek Boat Harbour. Progression of the car park upgrade is dependent on completion of DTMI's plumbing upgrade works, after which funding and delivery arrangements will be revisited with DTMI and Main Roads Western Australia.
1.20	Partner with the DoT to investigate installation of fish cleaning facilities, bike rack, water fountain and shade at John's Creek Boat Harbour	Community Experience	Complete	The Department of Transport (DOT) have advised that it does not support additional amenities infrastructure investment at Johns Creek Boat Ramp. No further action is proposed at this time.

No.	Item	Responsible Directorate	Status	Update
2.1	Develop an advocacy plan for the following environmental issues: a) Industry Buffer zone and conservation area between Cape Lambert and the town, b) Constricted tidal flow under Pope's Nose bridge, c) Mangrove health, d) Reef health.	Development Services	In Progress	The Advocacy Plan has been completed and under consideration by the City's Executive Leadership Team for endorsement.
2.2	Review Point Samson Foreshore Management Plan, following completion of a Coastal Hazard Risk Management and Adaption Plan.	Development Services	Not commenced	The review of the Point Samson Foreshore Management Plan is dependent on the completion of the Coastal Hazard Risk Management and Adaptation Plan (CHRMAP). Progress on the CHRMAP has been delayed due to the time required to gather baseline data, confirm modelling assumptions and undertake the necessary coastal modelling. As the CHRMAP is not expected to be completed during the 2026/27 financial year, the review of the Point Samson Foreshore Management Plan will be rescheduled to the 2027/28 financial year.
2.3	Investigate inclusion of Sam's Creek Tamarind Historic Tree on the Heritage Register and install information signage.	Community Experience	In Progress	The Tamarind Tree is located on State Government land managed by the Department of Energy and Economic Diversification (DEED). As the City is not the landowner, any works or signage require State approval. The City is preparing a request to DEED seeking approval for interpretive signage, tree maintenance, regulatory patrols and retention of the existing No Camping sign. The inclusion of the Tamarind Tree in the Local Government Heritage Inventory will be considered as part of the next review of the Inventory. Operationally, the tree is inspected regularly by Parks and Natural Areas and Rangers, receives ongoing maintenance, and is currently in good health.
3.1	Investigate demand for and opportunities to provide pop up tourism and business offerings during peak times as part of the review of the City's Destination Management Plan and Economic Development Strategy.	Development Services	In Progress	As per the endorsed Economic Development and Tourism Strategy (EDTS) Implementation Plan, Action 5.4.2 – *Develop a Mobile or Pop-up Visitor Centre* is scheduled to commence in 2027/28. In the interim, the City will continue to explore suitable pop-up visitor information opportunities as they arise.

No.	Item	Responsible Directorate	Status	Update
4.1	Establish a working group consisting of representatives from the Point Samson Community Association, residents, business, visitors (i.e. Representative from Wickham) and City of Karratha officers to identify opportunities to work collaboratively and to provide input into and updates on the delivery of projects and development of future plans for Point Samson.	Community Experience	Complete	The PSAG was re-established in May 2026 and comprises nine new community members, including representation from the Point Samson Community Association and the broader Point Samson community. Upcoming meeting dates: • 12 August 2026 • 11 November 2026 • 10 February 2027
4.2	Report quarterly on progress of the Point Samson Plan to Council.	Community Experience	Ongoing	A Point Samson Interim Plan update for quarter 4 period of the 2026-25 Financial Year (this report) will be taken to the August 2026 Ordinary Council Meeting.

15.1.5 DEVELOPMENT SERVICES UPDATE

File No:	DB.32
Responsible Executive Officer:	Director Development Services
Reporting Author:	A/Manager Strategic Planning
Date of Report:	30 July 2026
Disclosure of Interest:	Nil
Attachment(s)	1. List of Current RDAP Applications, SAT Reviews & Wardens Court Matters 2. Mining Objection Location Maps

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PURPOSE

To provide information to Council and the community on current:

- Development applications that will be determined by the Regional Development Assessment Panel (RDAP) rather than the City;
- Decisions made under planning legislation that are being challenged in the State Administrative Tribunal (SAT); and
- Mining applications that the City has objected to that are before the Wardens Court.

15.1.6 AUGUST 2026 PUBLIC BRIEFING NOTES AND TABLE OF REPORT CHANGES

File No:	CM.191
Responsible Executive Officer:	Chief Executive Officer
Reporting Author:	Minute Secretary
Date of Report:	17 August 2026
Disclosure of Interest:	Nil
Attachment(s):	Nil

PURPOSE
To record meeting proceedings of the Public Agenda Briefing Session held on Monday 17 August 2026 and outline areas of the August 2026 Ordinary Council Meeting agenda with additional information following the meeting.

BACKGROUND
The Public Briefing session is a meeting whereby councillors can ask questions and obtain additional information related to Council Agenda items. No decisions can be made at this meeting. Meeting is also open to members of the public, where questions can be asked, and deputations/presentations can be made (time limited) to Council Agenda items only.

MEETING PROCEEDINGS
Official Opening
The meeting was officially opened by Mayor Scott at 6:00pm on Monday 17 August 2026. Mayor Scott acknowledged the traditions of the Ngarluma people, on whose land we are gathered here today.

Record of Attendance

Councillors:	Cr Daniel Scott [Mayor]	
	Cr Jodie Swaffer [Deputy Mayor]	
	Cr Gillian Furlong	
	Cr Brenton Johannsen	
	Cr Martin Byrne	
	Cr Sarah Roots	
	Cr Daiva Gillam	
	Cr Geoff Harris	
Staff:	Virginia Miltrup	Chief Executive Officer (via Teams)
	Emma Landers	Director Community Experience (via Teams)
	Chloe Morris	Director Corporate Services
	Lee Reddell	Director Development Services
	Simon Kot	Director Strategic Projects & Business
	Michael Bunting	Director Infrastructure Services
	Jasmine Bray	Manager Governance
	Pieta Bloxsom	Minute Secretary
Apologies:	Cr Tony Simpson	
Absent:		
Leave of Absence:		
Members of Public:		
Members of Media:		

Public Question Time
There were no Public Questions.

Petitions/Deputations/Presentations

Rachel Chapman, TBB Planning on behalf of Rio Tinto
Good evening, Mayor and Councillors.
My name is Rachel Chapman from TBB Planning and I appear on behalf of Rio Tinto in support of the application for a three-year extension of time for Rio Tinto's Peninsula Palms - Oceanside workforce accommodation facility in Dampier.

Firstly, I would like to thank the City's officers for their thorough assessment of the application and collaboration throughout the process. We appreciate their recommendation to support an extension and agree with the report's conclusion that there remains an ongoing need for the Oceanside component of Peninsula Palms accommodation in Dampier. The only point of difference between the applicant and the officer recommendation is what constitutes the appropriate extension period—two years or three years. Noting DP10 allows extensions of up to five years for approved workforce accommodation facilities.

We respectfully submit that the evidence supports the full three-year extension for three key reasons.

<u>Uncertainty surrounding future accommodation demand</u>
The officer's report acknowledges that Rio Tinto has demonstrated sustained demand arising from multiple concurrent capital projects, operational maintenance activities and shutdown programs. It also recognises that these very large scale and complex projects are susceptible to delays resulting from severe weather events and supply chain constraints.

Ongoing volatile global market conditions continue to affect labour availability, material supply and construction delivery, with major infrastructure and construction projects across Australia increasingly experiencing delays beyond the control of project proponents.

In determining the appropriate extension period, we submit that sufficient flexibility should be provided to accommodate these foreseeable uncertainties. The requested third year is not sought because Rio Tinto expects projects to be delayed. Rather, it provides a prudent and reasonable buffer should those recognised risks materialise. Without that additional contingency, there is a real risk that accommodation demand will extend beyond the recommended two-year approval period, despite the underlying need remaining unchanged.

A three-year extension for 160 rooms is therefore not about extending the approval for longer than necessary. It is about ensuring the approval period is sufficiently robust to accommodate the inherent uncertainty associated with Rio Tinto's three major, multi-year infrastructure and construction projects and the workforce accommodation demand they generate.

<u>Uncertainty of Future Accommodation Supply</u>
The officer's report concludes that, following completion of the Perdaman project, there is likely to be a cumulative surplus of workforce accommodation rooms across the municipality. We acknowledge that additional accommodation is expected to become available as Perdaman progresses towards completion. However, we respectfully submit that this should not, of itself, determine the appropriate extension period.

Our submission is not that additional workforce accommodation will not become available. Rather, it is that there is presently insufficient certainty regarding the timing, quantity and cumulative availability of that future supply to justify reducing the requested extension period by one year.

Respectfully, our application does not identify the Perdaman project as the sole or primary driver of accommodation demand. Rather, it demonstrates that demand is generated by multiple concurrent capital projects, together with ongoing operational maintenance and shutdown activities. It is the cumulative effect of these overlapping demands that exceeds the capacity of Peninsula Palms and supports the continued operation of the Oceanside component.

Importantly, Local Planning Policy DP10 requires the need for workforce accommodation to be demonstrated in the context of workforce accommodation provision across the City and across industry demands. We believe that proper application of the policy requires equal consideration of cumulative demand and cumulative workforce accommodation supply. The completion of a single major project does not, of itself, demonstrate that there will be sufficient workforce accommodation capacity to meet the cumulative demand generated by other concurrent projects (e.g. the Woodside Browse to NWS Project, Perdaman Helio solar project, Yara Stage 2 & 3 Green Ammonia, Hexagon Hydrogen, Suez Balla Balla Water, Horizon/WAG Transmission line WAG Seven Cities 100 houses and increased shuts and maintenance projects from the Woodside Pluto Train 2 and Perdaman Project Ceres being online).

Rio Tinto's lived experience is contrary to the officer's position that in one year's time there is likely to be a cumulative surplus of rooms which in turn underpins the officer's recommendation. Rio Tinto considers the potential pipeline of competing projects and uncertain security of third-party accommodation supply remains a key risk, with Rio Tinto currently fully utilising its company owned and market available rooms under contract.

Rio Tinto's position is also consistent with the City's own strategic workforce projections. The City forecasts project workforce demand peaking in 2030—the very year the requested extension expires—and identify an uplift of approximately 1,500 FIFO project workers associated with the broader project pipeline. This independently reinforces that workforce accommodation demand is expected to remain significant throughout the requested extension period.

Whilst a number of workforce accommodation proposals are expected to increase capacity over time, the majority of rooms with providers of suitable scale for Rio Tinto use remain dependent on Crown lease extensions, planning approvals and project delivery timeframes. Importantly, the anticipated future supply is not reliant on a single facility, but on multiple developments proceeding broadly in accordance with current expectations.

In light of challenging project conditions, the requested third year provides a prudent and proportionate buffer should either side of that equation change. If major projects extend beyond their current programmes, or replacement accommodation is delivered later than anticipated, the anticipated surplus may not eventuate.

The officer's recommendation is founded on the expectation that a future surplus of accommodation will become available. Our submission is simply that, given the acknowledged uncertainty surrounding both demand and future supply, it is prudent to retain an existing approved facility for one additional year until that anticipated surplus becomes a demonstrated surplus.

In contrast, Peninsula Palms is an existing, approved and operational facility. It requires no further planning approvals, no additional construction, no expansion of the approved use and tenure remains secured through the rolling renewal process linked to Rio Tinto's Port Operations. It provides an immediately available source of workforce accommodation while future accommodation supply continues to evolve.

Operational Importance
Finally, we ask Council to consider the operational importance of the facility. The assessment of need is not simply about the quantity of workforce accommodation; it is about having the right accommodation, in the right location, to support the operations that generate the demand.

As outlined in our application, the facility provides workforce accommodation in close proximity to Rio Tinto's major port, rail and associated infrastructure operations in Dampier. It accommodates personnel undertaking operational, maintenance and capital works activities that are fundamental to the safe and efficient operation of these critical assets. This proximity is an important planning consideration. It enables personnel to be accommodated close to the operations they support, improving operational efficiency, reducing travel time and providing the flexibility needed to respond to operational requirements, maintenance activities and shutdowns.

The requested three-year extension will ensure this strategically located, existing and approved workforce accommodation facility continues to support these critical operations while there remains uncertainty around future accommodation demand and the timing and availability of replacement accommodation. Importantly, the application does not seek to expand the facility, increase the number of rooms or intensify the approved use. It simply seeks to retain a strategically located facility that continues to perform an important operational role.

Conclusion
Taken together, these considerations demonstrate that the requested three-year extension is not simply about maintaining accommodation capacity; it is about ensuring that appropriately located workforce accommodation remains available to support critical operations until there is greater certainty around both future demand and future supply.

Ultimately, the difference between the officer recommendation and the application as proposed is not whether additional workforce accommodation will become available, it is whether there is sufficient certainty to rely on that future supply when determining the appropriate extension period today. We respectfully submit that there is not.

A three-year extension is a prudent and proportionate planning response. It does not intensify the approved use or create additional accommodation. It simply provides a modest and reasonable buffer until the anticipated future supply is realised. For those reasons, we respectfully ask Council to approve the application as lodged. Thank you for your time, and I am happy to answer any questions.

COUNCILLOR QUESTION:
Why does Rio Tinto consider the proposed 160-room development necessary given that around 2000 additional beds have recently become available in Karratha, excluding Bechtel's accommodation camp?

DEPUTEE RESPONSE:
TBB Planning advised that while the proposed development would provide 160 rooms, the facility's strategic location near the port makes those rooms an important component of the overall accommodation supply chain. While not the sole source of accommodation, the rooms would contribute to meeting workforce accommodation needs. There remains significant uncertainty regarding future demand associated with major projects and infrastructure developments. The timing, scale, and completion of these projects can be unpredictable, making it important to maintain a range of accommodation options to meet potential workforce requirements.

COUNCILLOR QUESTION:
Why are the accommodation rooms considered strategically important given that the existing facility has received limited investment or upgrades in recent years, the accommodation are dongas?

DEPUTEE RESPONSE:
TBB Planning noted that the facility is approved as temporary accommodation and that substantial room upgrades were undertaken before it reopened.

COUNCILLOR QUESTION:
Isn’t all transit work accommodation temporary in nature? Despite some internal upgrades, limited improvements had been made to the external appearance and landscaping of the facility, which was considered to remain visually unattractive.

DEPUTEE RESPONSE:
TBB Planning advised that not all workforce accommodation is temporary in nature and that different levels of temporary approval can apply. The existing facility was previously approved for a five-year period, which is why an extension is now being sought. TBB Planning stated that upgrades undertaken at the site included both internal and external improvements.

Declarations of Interest
Cr Gillam declared an Indirect Financial interest in the following item: 12.1 AMENDMENT TO DA18039: EXTENSION OF TIME-LIMITED DEVELOPMENT APPROVAL FOR EXISTING RIO TINTO ‘OCEANSIDE’ WORKFORCE ACCOMMODATION FACILITY AT LOT 38 AND 23 THE ESPLANADE, DAMPIER as Cr Gillam’s husband works for Rio Tinto.

Cr Gillam declared an Indirect Financial interest in the following item: 12.3 PILBARA REGIONAL TOURISM PARTNERSHIP as Cr Gillam’s employer, Regional Development Australia, is a financial member of Australia’s North West.

Cr Furlong declared an Indirect Financial interest in the following item: 12.1 AMENDMENT TO DA18039: EXTENSION OF TIME-LIMITED DEVELOPMENT APPROVAL FOR EXISTING RIO TINTO ‘OCEANSIDE’ WORKFORCE ACCOMMODATION FACILITY AT LOT 38 AND 23 THE ESPLANADE, DAMPIER as Cr Furlong’s husband works for Rio Tinto.

Cr Roots declared an Indirect Financial interest in the following item: 12.1 AMENDMENT TO DA18039: EXTENSION OF TIME-LIMITED DEVELOPMENT APPROVAL FOR EXISTING RIO TINTO ‘OCEANSIDE’ WORKFORCE ACCOMMODATION FACILITY AT LOT 38 AND 23 THE ESPLANADE, DAMPIER as Cr Root’s husband works for Rio Tinto.

Mayor Scott declared an Indirect Financial interest in the following item: 12.3 PILBARA REGIONAL TOURISM PARTNERSHIP as Mayor Scott has a business who is a member of the North West Tourism Partnership program.

Agenda Items with Additional Information

10 CORPORATE SERVICES REPORTS

10.1 STATEMENTS FOR PERIOD ENDED 30 JUNE 2026

Questions arising.

10.2 LIST OF PAYMENTS – 1 JUNE 2026 TO 30 JUNE 2026

Questions arising.

10.3 INVESTMENTS FOR PERIOD ENDED 30 JUNE 2026

Questions arising.

10.4 CONCESSIONS – UV VALUATIONS

No questions asked

10.5 REVIEW OF COUNCIL POLICIES

Questions arising.

COMMUNITY EXPERIENCE REPORTS

11.1 GRANT AND SPONSORSHIP POLICY

COUNCILLOR QUESTION:

Can associated grant and sponsorship guidelines be presented to Council for review and approval before implementation?

CITY RESPONSE:

For the Economic Development grants that City Growth manage, the current intent is only to transfer the provisions from a Council policy to an Operational policy. No immediate changes are proposed to these programs; however, we do plan to review them within the next six months, with any proposed changes to funding streams to be presented to Council for discussion.

COUNCILLOR QUESTION:

Can the grant and sponsorship guidelines remain within Council's review process to enable Councillors to provide informed support to community members seeking grant funding.

CITY RESPONSE:

Subject to Council adopting the policy, the proposed community grant program streams are expected to be presented to Council in September. This will provide Council with an opportunity to consider the structure and operation of the community grants program.

This report has been moved to the September Ordinary Council Meeting to allow further review.

11.1 POINT SAMSON ENTRY STATEMENT

Questions arising.

11.2 YOUTH ADVISORY GROUP TERMS OF REFERENCE

7:01pm – Cr Furlong, Cr Gillam and Cr Roots left Council Chambers.

DEVELOPMENT SERVICES REPORTS

12.1 AMENDMENT TO DA18039: EXTENSION OF TIME-LIMITED DEVELOPMENT APPROVAL FOR EXISTING RIO TINTO 'OCEANSIDE' WORKFORCE ACCOMMODATION FACILITY AT LOT 38 AND 23 THE ESPLANADE, DAMPIER

Questions arising.

7:06pm – Cr Furlong, Cr Gillam and Cr Roots returned to Council Chambers.

12.2 SOLAR AND BATTERY FRAMEWORK & ACTION PLAN

Questions arising.

7:12pm - Mayor Scott and Cr Gillam left Council Chambers.

12.3 PILBARA REGIONAL TOURISM PARTNERSHIP

Questions arising.

7:17pm - Mayor Scott and Cr Gillam returned to Council Chambers.

INFRASTRUCTURE SERVICES REPORTS

13.1 TENDER OUTCOME – SUPPLY AND LAYING OF CONCRETE AND KERVING SERVICES

Questions arising.

14 STRATEGIC PROJECTS AND BUSINESS REPORTS

There were no Strategic Projects and Business reports.

15 CHIEF EXECUTIVE OFFICER REPORTS

15.1 ITEMS FOR INFORMATION ONLY

No questions asked

15.1.1 INFORMATION REPORT – COMMUNITY EXPERIENCE – JUNE 2026

No questions asked

15.1.2 CONCESSION ON FEES FOR CITY FACILITIES

No questions asked

15.1.3 YOUTH ADVISORY GROUP UPDATE

No questions asked

15.1.4 POINT SAMSON INTERIM PLAN (QTR 4) INFORMATION REPORT

No questions asked

15.1.5 DEVELOPMENT SERVICES UPDATE

No questions asked

MOTIONS OF WHICH PREVIOUS NOTIVE HAS BEEN GIVEN

16.1 NOTICE OF MOTION – SPORTS TURF IMPROVEMENT PROGRAM

Questions arising.

17 QUESTIONS BY MEMBERS OF WHICH DUE NOTIVE HAS BEEN GIVEN

There were no questions by members of which due notice has been given.

18 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

There was no urgent business approved by the person presiding or by decision.

19 MATTERS BEHIND CLOSED DOORS

There were no matters considered behind closed doors.

20 CLOSURE & DATE OF NEXT MEETING

Closure

The meeting closed at 7:34pm.

16 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

16.1 NOTICE OF MOTION – SPORTS TURF IMPROVEMENT PROGRAM

Councillor: Cr Johannsen

Date of Report: 6 August 2026

Disclosure of Interest: Nil

Attachment(s): Nil

COUNCILLOR'S RECOMMENDATION

That Council REQUESTS the Chief Executive Officer to PREPARE a report outlining the City's Sports Turf Improvement Program and the current and future approach to improving the management, efficiency and sustainability of the City's irrigation water, sports turf assets, and associated infrastructure.

REASON

The Notice of Motion follows concerns raised directly with Councillors by community member Callum Hitching of Turf Life, who subsequently provided written correspondence outlining his observations and concerns regarding the condition and management of the City's sports turf and irrigation systems.

The correspondence identified matters relating to sports turf performance, irrigation practices and water quality, and opportunities to improve turf management, irrigation efficiency and the long-term sustainability and performance of the City's active reserves.

The report is to consider, but not be limited to:

- An overview of the City's Sports Turf Improvement Program, including the investment Council has made, initiatives completed, underway and planned to improve sports turf management, irrigation infrastructure, Levels of Service and long-term asset sustainability.
- Current and future opportunities to improve irrigation water management, including reuse water infrastructure, irrigation system upgrades, water quality, water security, seasonal supply challenges and the adoption of contemporary irrigation technologies.
- Opportunities to improve sports turf performance through best-practice maintenance techniques, turf renovation programs, innovation, specialist expertise and ongoing investment in the City's turf management capability.
- Current challenges affecting irrigation water quality and sports turf performance, including investigation of the impacts of chlorinated pool backwash and water quality at the Karratha Leisureplex precinct, together with options and implementation requirements to address identified issues.
- Future service delivery and strategic initiatives to support the ongoing expansion, sustainability and management of the City's sports turf and irrigation assets.
- Recommended actions, implementation priorities, indicative costs, risks, funding opportunities and any future budget implications associated with improving irrigation efficiency, water sustainability and sports turf performance across the City's active reserves.

ADMINISTRATION COMMENTS

Administration supports the Notice of Motion and will prepare a report for consideration at the October 2026 Ordinary Council Meeting.

The report will provide Council with an overview of the City's Sports Turf Improvement Program, including initiatives completed, underway and planned to improve irrigation water management, sports turf performance and long-term asset sustainability.

The report will also outline current challenges, future opportunities and recommended initiatives to improve service delivery across the City's active reserves. Where appropriate, the report will identify implementation priorities, indicative costs, risks and future budget implications to assist Council in considering future investment and strategic direction.

COUNCILLOR QUESTION:

Can the motion be amended to include consultation with the City's current turf management contractor, Turf Life, and their professional opinion be sought as part of the report?

CITY RESPONSE:

The City regularly engages with multiple sports turf specialists, including Turf Life as the locally based contractor currently involved in the City's turf renovation programs. Turf Life will be consulted as part of the review process; however, input would not be limited to a single provider, with opportunities for advice and expertise to be sought from other specialists where appropriate.

17 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Cr Brenton Johannsen

Question 1: What was the total cost for the City to attend the Developing Northern Australia conference?

Question 2: If the funding that was allocated to $100 gift vouchers is not reducing rates payments, what is the sum of this funding and what is it now being allocated to?

18 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

19 MATTERS BEHIND CLOSED DOORS

OFFICER'S RECOMMENDATION

In accordance with Section 5.23 of the *Local Government Act 1995*, that Council move in camera to discuss item:

ATTACHMENT 1 TO ITEM 13.1

13.1 is confidential under section 5.23(4)(c) of the *Local Government Act 1995* as its public disclosure would reveal information about the business and its processes as it relates to a contract submission.

20 CLOSURE & DATE OF NEXT MEETING

The meeting closed at _______.

The Ordinary Council Meeting is to be held on Monday, 28 September 2026 at 6pm at Council Chambers - Welcome Road, Karratha.