



ORDINARY COUNCIL MEETING

MINUTES

The Ordinary Meeting of Council held
at Council Chambers, Welcome Road, Karratha
on 19 July 2010 at 6.30pm

Collene Longmore
CHIEF EXECUTIVE OFFICER

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1 OFFICIAL OPENING

The Ordinary Meeting of Council held in the Council Chambers, Welcome Road, Karratha on 19 July 2010 was declared open at 6:30pm. Cr Lockwood also acknowledged the traditions of the Ngarluma people, on whose land we are gathered here today.

2 PUBLIC QUESTION TIME

Nil

3 RECORD OF ATTENDANCES / APOLOGIES / LEAVE OF ABSENCE

Councillors:

- Cr Nicole Lockwood [President]
- Cr John Lally [Deputy President]
- Cr Garry Bailey
- Cr Fay Cechner
- Cr Harry Hipworth
- Cr Ben Lewis
- Cr Joanne Pritchard
- Cr Evette Smeathers
- Cr Sharon Vertigan
- Cr Fiona White-Hartig

Staff:

Collene Longmore	Chief Executive Officer
Paul Anderson	Assistant to CEO
Simon Kot	Exec Manager, Community Svces
Ray McDermott	Exec Manager, Corporate Svces
David Pentz	Exec Manager, Development Svces
Ron Van Welie	A/Exec Manager, Technical Svces
Chloe Berkrey	Minute Secretary

Apologies: Nil
Absent: Nil
Leave of Absence: Nil

Members of Public: Steve Markham, John DeLaurent, Paul Ellison, Kim Loxton and Kim North

Members of Media: Nil

4 DECLARATIONS OF INTEREST

Item 8.1.2 Cr Hipworth declared a Financial interest.
 Nature of interest: Licensed Estate Agent – likely to tender.

Item 9.1.1 Cr Hipworth declared a Financial interest
 Nature of interest: Licensed Estate Agent – likely to tender.

Item 9.1.2 Cr Hipworth declared a Financial interest
 Nature of interest: Licensed Estate Agent – likely to tender.

Item 10.1.1 Cr Hipworth declared an Impartiality interest
 Nature of interest: Assists the Club with Lease Terms.

Item 10.1.5 Cr Cechner declared a Financial interest
 Nature of interest: Employee of Pilbara Health Services.

5 PETITIONS/DEPUTATIONS/PRESENTATIONS

5.1 MR STEVE MARKHAM, SCRIBE DESIGN GROUP

A representative from Scribe Design Group, Mr Steve Markham made a deputation to Council regarding Item 12.1.4 Proposed Five Residential Buildings – Lot 1710 Galbraith Road, Pegs Creek. He requested that Council approve the building as the substantial issues have been addressed.

COUNCIL RESOLUTION

Res No : **15191**
MOVED : **Cr Smeathers**
SECONDED : **Cr Cechner**

That Council move item number 12.1.4 forward in the agenda to be discussed.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

12.1.4 PROPOSED FIVE RESIDENTIAL BUILDINGS - LOT 1710 GALBRAITH ROAD, PEGS CREEK**File No:** P2159**Attachment(s)** Application written submission, site, elevation and section plans**Responsible Officer:** Executive Manager Development Services**Author Name:** A/Manager Planning Services**Disclosure of Interest:** Nil

REPORT PURPOSE

For Council to consider and make determination on application for planning approval P2159 that proposes the development of five 'Residential Buildings' and ancillary works at lot 1710 Galbraith Road, Pegs Creek.

Background

Application for planning approval P2159 was received on 4 November 2009 submitted by Scribe Design Group on behalf of the property owner, Karratha JV Pty Ltd. The application proposes five double storey dwellings each containing six bedrooms with ensuite bathrooms. The applicant has stated that the intended occupancy of the dwellings is for employees of the nearby tavern on Bond Place and other establishments owned by entities associated with the property owner.

It was determined in accordance with the *Shire of Roebourne Town Planning Scheme No. 8* (TPS8) that each dwelling is defined as a 'Residential Building' rather than a 'Grouped Dwelling' as the intended use most closely fits the Gazetted definition. TPS8 defines a residential building as:

A building or portion of a building, together with rooms and outbuildings separate from such building but ancillary thereto; such building being used or intended, adapted or designed to be used for the purpose of human habitation:

- a) temporarily by two or more persons, or*
- b) permanently by seven or more persons,*

who do not comprise a single family; but does not include a hospital, nursing home, prison, juvenile detention centre, school, hotel, motel or holiday accommodation.

Through preliminary assessment the application was deemed to be non-compliant with numerous provisions of the *Residential Design Codes of Western Australia* (R-Codes), local planning policy and the TPS8 Karratha Objectives. The application was therefore presented to the Council for determination at the May 2010 Ordinary Meeting.

The only major issue raised by the reporting officer related to the building height being non-compliant with both the acceptable development provisions of the R-Codes and local planning policy DP7 'Residential Frontage' (proposed building height up to a maximum 11.2m above 9.0m permitted). Furthermore, that the proposed excessive building height would not meet the Karratha objective of TPS8 that aims to "*Preserve the key landscape and heritage values of the Karratha Hills*" by the development potentially blocking surrounding residents' views of the hills. The carparking requirements were reported as being compliant with the TPS8 provisions, therefore this matter was not raised as a significant issue.

At the May 2010 Ordinary Meeting the Council expressed its concern with the lack of information made available in order to make an informed decision and therefore resolved the following:

Res. No. 15106: Defer determination of the proposal subject to amended plans being received by the applicant and having consideration to the issues detailed in this report to be brought back to the June Ordinary Meeting of Council.

A further detailed assessment of the application was undertaken and the following issues were identified that required addressing prior to future Council determination:

1. Removal of the wall to the study on the ground floor of each unit (to remove reasonable use as a bedroom).
2. Reduction in the overall height of the development.
3. Reduction in the finished design levels (reduction in amount of backfill).
4. Improvement to the Galbraith Road streetscape.
5. Improvement to building facades facing adjoining public areas (drainage reserves).

The most significant issue raised by the continued assessment was the provision of carparking being deemed inadequate to support the maximum occupancy of the development.

On 20 June 2010, the applicant provided a detailed written response to the further information request (attached) including amended plans.

Issues

Potential use of 'Study' as a bedroom

In order to negate the opportunity for the room denoted as a study on the ground floor of each building to be occupied as a bedroom (potentially increasing bedrooms from six [6] to seven in each building), amended floor plans have been provided that demonstrate the removal of the wall enclosing the room to provide an open plan living area.

Reduction in building height

As previously reported to the Council, the maximum building height up to 11.2m above natural ground level significantly exceeded both the acceptable development provisions of the R-Codes and DP7 requirements. This reason for the excessive building arose through the combination of a 26 degree roof pitch and backfill up to approximately 1000mm above natural ground level required to achieve sufficient grade to allow stormwater to discharge to Galbraith Road.

The applicant responded to the height issue by:

1. Reducing the roof pitch to 20 degrees; and
2. Upon receiving in-principle support from Technical Services, proposed a piped stormwater disposal system from the northern (rear) proposed boundary, traversing west abutting the dual-use path within the adjoining drainage reserve and then north to discharge onto Bond Place (detailed design of the proposed stormwater disposal system should form a conditional part of approval if granted by the Council).

The two design amendments have reduced the overall building height from 11.2m to an approximate maximum 9.2m above natural ground level that Planning Services deems acceptable in meeting the relevant performance criteria of the R-Codes.

Improvement to the Galbraith Road streetscape

Plans previously submitted demonstrated the elevation of building 3 facing Galbraith Road as lacking architectural and design elements to render the facade attractive to the streetscape. The applicant responded with amended plan demonstrating the inclusion of a balcony with gable roof and major openings (windows) to the first floor. Planning Services have deemed the amendments as being a significant and acceptable improvement to the proposed streetscape amenity.

Improvement to building facades facing adjoining public areas

The applicant has provided amended plans that demonstrate revised window types and fenestration to the western and eastern facing building facades that Planning Services have deemed to be an acceptable improvement to the appearance of the development when viewed from adjacent properties.

Carparking

The residential building carparking requirements contained within Appendix 4 – Carparking Requirements of TPS8 requires one bay per sleeping unit plus two bays per every seven sleeping units for visitors and staff. As the development proposes 30 bedrooms, the TPS8 carparking requirements are calculated at twenty-three bays. The applicant has provided an amended site plan that demonstrates the minimum amount of bays required by TPS8 being twenty internal bays and three on-street embayment bays.

Clause 6.12.6 of TPS8 provides the Council the discretion to increase the number of carparking bays beyond the requirements of Appendix 4 where it is deemed in the interests of maintaining desirable standards of safety, convenience and amenity.

Although each of the 30 ensuite bedrooms could be occupied by couples each owing/possessing a vehicle (requirement for sixty [60] carparking bays), it is considered reasonable for the Council to require under clause 6.12.6 of TPS8 a minimum of one bay per bedroom, that is, 30 bays. A precedence has been set for an increase in the TPS8 residential building carparking requirements by planning approval 1667D on Richardson Way, Bulgarra where a similar residential building was developed in order to provide accommodation for workers associated with a hospitality establishment. In that case, the residential building proposed eight bedrooms only large enough for single occupancy and two bathrooms. The proponent was required to provide eight carparking bays (one per bedroom). Although occupants are mostly short term residents (backpackers etc.), investigations have revealed that on most nights, all carparking bays are occupied by vehicles owned by residents and their visitors.

Carparking in residential areas within the Shire of Roebourne is recognised as being an issue that stems from high rates of private car, boat, caravan, camper trailer (etc.) ownership in combination with high allocation of company cars to many residents employed in the resource and construction industries and public service. The applicant has stated in their written response to further information that many occupants of the development may not own vehicles as they will be employed at the nearby tavern and other establishments where access to and from work will be provided by company bus. When making determination of the application, the Council should consider the possible future requirements of successors in Title or lessees of the residential buildings (such as companies providing employee accommodation) needing vehicle parking bay numbers more in accordance with 'Karratha' rates.

The applicant has argued that overflow carparking from the residential buildings development can park in the tavern carpark on Bond Place and individuals can access the site via a gate in the northern boundary fence. This is deemed an unacceptable arrangement as all uses being undertaken on the tavern site including, the bottleshop, tavern and motel accommodation have rendered the carparking area at capacity to the point that during peak periods, vehicles are parked on road verges in front of residential properties on Bond Place and Galbraith Road.

The amended site plan demonstrates that almost every internal space accessible by vehicles being designated as carparking bays. With the exception of small pool area in the north eastern corner of the site and some minimal landscaped areas, the entire site is sealed. The level of amenity for residents would be low if the development is approved. Of the 23 carparking bays provided, 14 are in tandem. This arrangement is also less than ideal as vehicles are required to be moved in order to allow egress from abutting bays.

Options

Council has the following options available:

1. Approve planning application P2159 for the development of five residential buildings at lot 1710 Galbraith Road, Pegs Creek.
2. Approve planning application P2159 for the development of residential buildings at lot 1710 Galbraith Road, Pegs Creek subject to a reduction in the number of total bedrooms from thirty to twenty-three and the applicant submitting amended plans of the development to the satisfaction of the Chief Executive Officer.
3. Refuse planning application P2159 for the development of five residential buildings at lot 1710 Galbraith Road, Pegs Creek on the grounds that although sufficient on-street and internal carparking has been provided in accordance with the TPS8 requirements applicable to residential buildings, due to each dwelling containing six bedrooms (30 total bedrooms) with ensuite bathrooms, and each bedroom being capable of dual occupancy (double size rooms), the likelihood that the carparking generated by the occupancy of the development by unrelated individuals sharing rather than families will exceed the carparking proposed.

Policy Implications

DP7 'Residential Frontage' with respect to building height of residential developments.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

The applicant has made payment of fee applicable to the planning application based on development cost.

Conclusion

The definition of a 'Residential Building' has been adopted into TPS8 from the Western Australian Planning Commission Model Scheme Text. The residential building definition was historically established to classify a category of dwelling not being occupied by families but instead applicable to dwellings being occupied as respite houses, hence the reference to staff in the carparking requirements. The carparking requirements of TPS8 for residential buildings is deemed inadequate in requiring sufficient bays for shared (workers) accommodation in residential areas in the Shire of Roebourne based on vehicle ownership/ possession being so high. Furthermore, with rental accommodation prices being extreme, the instances of all bedrooms being occupied in shared accommodation, even by couples, the ensuing carparking requirements are substantial. It is recommended that a local planning policy be drafted to provide a definition of 'Shared Accommodation' pending the possible inclusion of such a use into the TPS8 text. The policy would provide greater clarity to developers applying for, and planning officers assessing applications for shared housing with respect to matters including, but not limited to, minimum carparking requirements.

It can reasonably be established that at least one carparking bay should be provided per bedroom. In order for the Council to require the minimum allocation of one carparking bay per bedroom, the layout and design of the development needs significant modification, perhaps even the deletion of one dwelling or a substantial reduction in the number of bedrooms.

It is therefore recommended that the application for planning approval be refused on the grounds that the proposal is an overdevelopment of the site as insufficient space is available for carparking and the development contains too many bedrooms with ensuite bathrooms (designed for occupancy by unrelated people rather than families) thus warranting additional carparking bays.

Voting Requirements

Simple.

RECOMMENDATION**That Council:**

1. Refuse planning application P2159 for the development of five residential buildings at lot 1710 Galbraith Road, Pegs Creek on the grounds that although sufficient on-street and internal carparking has been provided in accordance with the TPS8 requirements applicable to residential buildings, due to each dwelling containing six bedrooms (30 total bedrooms) with ensuite bathrooms, and each bedroom being capable of dual occupancy (double size rooms), the likelihood that the carparking generated by the occupancy of the development by unrelated individuals sharing rather than families will exceed the carparking proposed.
2. Request the Chief Executive Officer commence the preparation of a local planning policy that provides the objective of presenting greater clarity to developers applying for, and planning officers assessing applications for shared housing with respect to matters including, but not limited to, minimum carparking requirements.

COUNCIL RESOLUTION

Res No : 15192
 MOVED : Cr Lally
 SECONDED : Cr Vertigan

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
 Cr Smeathers, Cr Vertigan, Cr White-Hartig
 AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15193
 MOVED : Cr Smeathers
 SECONDED : Cr Lewis

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
 Cr Smeathers, Cr Vertigan, Cr White-Hartig
 AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15194
 MOVED : Cr Lally
 SECONDED : Cr Hipworth

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
 Cr Smeathers, Cr Vertigan, Cr White-Hartig
 AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15195**
MOVED : **Cr Lally**
SECONDED : **Cr White-Hartig**

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

AMENDMENT TO THE RECOMMENDATION:**REASON:**

Council felt that following the submission of additional information from the Executive Management Development Services that the intent of the planning scheme had been sufficiently met and considered approval was warranted.

COUNCIL RESOLUTION

Res No : **15196**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Smeathers**

That Council:

- 1. Approve planning application P2159 for the development of five residential buildings at lot 1710 Galbraith Road, Pegs Creek**
- 2. Request the Chief Executive Officer commence the preparation of a local planning policy that provides the objective of presenting greater clarity to developers applying for, and planning officers assessing applications for shared housing with respect to matters including, but not limited to, minimum carparking requirements.**
- 3. Delegate authority to the CEO to negotiate a Management Plan with the applicant.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

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

COUNCIL RESOLUTION

Res No : 15197

MOVED : Cr Lally

SECONDED : Cr Vertigan

That the Minutes of the Budget Meeting of Council held on 30 June 2010 be confirmed as a true and correct record of proceedings.

CARRIED

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

AGAINST : Nil

7 ANNOUNCEMENTS BY PERSON PRESIDING WITHOUT DISCUSSION

- | | |
|----------|---|
| 23/06/10 | Nicole Lockwood Horizon Board Meeting |
| 24/06/10 | Nicole Lockwood live interview with Spirit Radio |
| 28/06/10 | Collene Longmore, Nicole Lockwood meeting with Centro General Manager & National Property Manager |
| 29/06/10 | Collene Longmore, Nicole Lockwood meeting with RIO Tinto |
| 29/06/10 | Collene Longmore, Nicole Lockwood meeting with Jeff Mould - Catholic Teacher Housing in Karratha |
| 30/06/10 | Collene Longmore, Nicole Lockwood meeting with Mike Moloney and Lauren Victa |
| 30/06/10 | Collene Longmore, Nicole Lockwood Launch of 'Karratha - City of the North' Plan |
| 01/07/10 | Nicole Lockwood lunch with the Minister for Regional Development & Lands, Hon Brendon Grylls |

8 CHIEF EXECUTIVE OFFICER & EXECUTIVE SERVICES

8.1 CHIEF EXECUTIVE OFFICER

8.1.1 BURRUP FERTILISER PTY LTD

File No: AA/5/1
Attachment: Confidential Report
Responsible Officer: Chief Executive Officer
Author Name: Assistant To CEO
Disclosure of Interest: Nil

COUNCIL RESOLUTION

Res No : 15198
MOVED : Cr Vertigan
SECONDED : Cr Bailey

That the confidential report be received and that Council move in camera in accordance with section 5.23 (2) (e) (iii) of the Local Government Act 1995.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15199
MOVED : Cr Lewis
SECONDED : Cr Pritchard

That Council move out of camera.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15200
MOVED : Cr Cechner
SECONDED : Cr Bailey

That in accordance with section 6.49 of the Local Government Act the rates repayment plan as proposed in the Confidential Report submitted to the July 2010 Ordinary Meeting of Council by the Chief Executive Officer be approved.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

**Cr Hipworth declared a Financial interest and left Chambers at 7:07pm.
Nature of Interest: Licensed Estate Agent – likely to tender.**

8.1.2 STAFF HOUSING MANAGEMENT

File No: CM.13
Attachment: Confidential Report
Responsible Officer: Chief Executive Officer
Author Name: Assistant to CEO
Disclosure of Interest: Nil

COUNCIL RESOLUTION

Res No : 15201
MOVED : Cr Cechner
SECONDED : Cr Smeathers

That the confidential report be received and Council move in camera in accordance with section 5.23 (2) (a) Local Government Act 1995.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15202
MOVED : Cr Lally
SECONDED : Cr Cechner

That Council move out of camera.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15203
MOVED : Cr Smeathers
SECONDED : Cr Vertigan

That requests for quotation be sought for the provision of rental management services for Councils portfolio of residential buildings from Local Property management providers.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

9 CORPORATE SERVICES

9.1 CORPORATE

9.1.1 DISPOSAL OF LAND - CLARKSON WAY

File No: LP.100

Attachment(s) Business Plan for Major Land Transaction
Confidential Attachment
Copies of Certificate of Title

Responsible Officer: Executive Manager Corporate Services

Author Name: Executive Manager Corporate Services

Disclosure of Interest: Nil

REPORT PURPOSE

To resolve to dispose of three vacant Clarkson Way lots in accordance with the adopted Business Plan for Major Land Transaction to Purchase, Develop and Dispose of Land Part of Lot 4933, Karratha Reserve 32335 and Lot 837 Clarkson Way Karratha and Part of Lot 4655, Karratha Reserve 40041.

Background

Council has now successfully developed and subdivided the lots on Clarkson Way. The Lots available for sale are Lots 5, 8 and 11 Clarkson Way, Bulgarra.

Issues

The Business Plan specifies that the disposal/sale of the surplus land identified will be in accordance with Section 3.58(2) of the Local Government Act 1995.

Council has recently held both a successful auction and public tender process for the disposition of property conducted by a licensed agent on Council's behalf.

Options

Council has the following options available:

1. To sell the Lots by public auction.
2. To sell the Lots by public tender.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Local Government Act 1995 Section 3.58. Disposing of Property

1. In this section:

Dispose includes selling, leasing, or otherwise disposing of, whether absolutely or not
Property includes the whole or any part of the interest of a Local Government in property, but does not include money.

2. Except as stated in this section, a Local Government can only dispose of property to:
 - a) The highest bidder at public auction; or
-

- b) The person who at public tender called by the Local Government makes what is in the opinion of the Local Government, the most acceptable tender, whether or not it is the highest tender.

Financial Implications

In accordance with the Business Plan proceeds of sale net of development and sale costs will be allocated to the Public Open Space Reserve.

Conclusion

The sale of the Teesdale Way lots provided a timely market indicator for the sale of three of the five Clarkson Way lots to be disposed with title for the remaining two Clarkson Way lots being subject to resolution of native title.

Voting Requirements

Absolute.

COUNCIL RESOLUTION

Res No : **15204**
MOVED : **Cr Cechner**
SECONDED : **Cr Lally**

That Council resolves to:

- 1. Dispose of Lot 5 Volume 2741 Folio 843, Lot 8 Volume 2741 Folio 846 and Lot 11 Volume 2741 Folio 849 Clarkson Way by public tender.**
- 2. Delegate to the Chief Executive Officer the authority to advertise for and appoint an agent to conduct the marketing and public tender for the sale of Lot 5 Volume 2741 Folio 843, Lot 8 Volume 2741 Folio 846 and Lot 11 Volume 2741 Folio 849 Clarkson Way by public tender with costs to be funded from the proceeds of sale.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

9.1.2 PUBLIC TENDER - DISPOSAL OF 944A /944B HARDING WAY AND 38 NELLEY WAY, WICKHAM

File No:	LP.97
Attachment(s)	Confidential Attachment - Evaluation & Recommendation report
Responsible Officer:	Executive Manager Corporate Services
Author Name:	Executive Manager Corporate Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To reconsider the disposal of 38 Nelley Way following finance approval not being successful for the accepted tender.

Background

Council resolved at its special council meeting 3 June 2010 in Resolution 15143 to:

- 1. Accept the public tender of Ramon James Lal for the purchase of 38 Nelley Way, Wickham for the sum of \$500,000.00.***

Issues

The accepted tender was not able to secure finance approval for the purchase and as such the contract is void.

Two public tenders were received for the disposal of 38 Nelley Way, Wickham with the remaining tender being below the market valuation obtained by Council.

Options

Council has the following options available:

- To accept the alternative tender
- To call a new Public Tender process with quotations with written quotations sought from local real estate agencies.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

s.3.58 Local Government Act 1995 – Disposal of Property

- In this section:

Dispose includes to sell, lease, or otherwise dispose of, whether absolutely or not;

Property includes the whole or any part of the interest of a local government in property, but does not include money.

- Except as stated in this section, a local government can only dispose of property to:

- the highest bidder at public auction; or
 - the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.
-

3. A local government can dispose of property other than under subsection (2) if, before agreeing to dispose of the property:
 - a) it gives local public notice of the proposed disposition –
 - (i) describing the property concerned: and
 - (ii) giving details of the proposed disposition: and
 - (iii) inviting submissions to be made to the local government before a date to be specified in the notice, being a date not less than 2 weeks after the notice is first given.

S18 Local Government (Functions and General) Regulations 1996
4. The local government may decline to accept any tender.
5. If a local government has accepted a tender but acceptance of the tender does not create a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree not to enter into a contract in relation to the tender, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.

Financial Implications

The remaining tender falls below the market valuation for 38 Nelley Way, Wickham and as such it is recommended to commence a new process for the calling of public tenders.

Conclusion

It is recommended that Council advertise a new public tender process for the disposal of property.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **15205**
MOVED : **Cr Cechner**
SECONDED : **Cr Smeathers**

That Council resolve to:

1. **Call for Public Tenders for the disposal of 38 Nelley Way, Wickham in accordance with section 3.58 of the Local Government Act 1995.**
2. **Authorise the Chief Executive Officer to advertise for and select a local real estate agency to conduct the public tender process for disposal of 38 Nelley Way, Wickham.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

Cr Hipworth returned to Chambers at 7:10pm.

9.1.3 ADOPTION OF THE 2010/2011 BUDGET

File No:	FM.7
Attachment	Draft Budget 2010/2011 in Statutory format (circulated under separate cover in sufficient time for Council to review prior to the Council Meeting on the 19 July 2010)
Responsible Officer:	Executive Manager Corporate Services
Author Name:	Manager Financial Services
Disclosure of Interest:	Nil

REPORT PURPOSE

To consider the adoption of the Draft 2010/2011 Budget.

Background

Under the Local Government Act 1995 s6.2 Council is required to adopt an annual budget prior to 31 August each year.

At its Budget meeting 30 June 2010 Council resolved in Resolution 15189:

That the 2010/2011 budget be deferred to the Ordinary Council Meeting being held on 19 July 2010 for consideration to adopt.

Issues

The 2010/2011 Draft Annual Budget is presented as a balanced budget without the inclusion of any anticipated surplus funds, all surplus funds from the 2009/2010 financial year will be distributed to reserves once fund amounts are verified. The Shire of Roebourne has taken the prudent position of treating all of these funds as proceeds to be used in the following budget year 2010/2011.

Indications from budget forecasting reported to the end of May indicates that we are expected to have operated within the limits of the 2009/2010 budget however, notwithstanding an early general purpose grant received in June 2010, the carried forward position cannot be reliably confirmed until end of year processes are completed, especially in the area of unpaid employee leave liability calculations. For this reason we have taken the conservative approach of ensuring that current year budget expenditure is matched with current year revenue estimates.

The Draft Budget has been prepared using the advertised differential rate in the dollar increase of 7% across most differential rate categories.

New projects of interest include initiatives such as:

- Baynton West Family Centre
- Bulgarra Recreational Facility
- Cattrall Park redevelopment
- Karratha and Roebourne Youth Facility.

This Budget is a consolidation budget which draws heavily on reserves as Council commits to undertaking significant strategic community infrastructure projects, as Karratha embraces the City of the North vision.

The operating costs of Council have significantly increased due to additional positions required to improve the level of service needed to meet Council's and the community's increasing expectations.

It is anticipated to that administration will review all areas of operating during the forthcoming year to ensure these increases are economically sustainable and in the best interests of the community.

Significant funds have been allocated to Waste Management services to provide for the recommendations of the Waste Management review. The funding of this is a staged process and will depend upon the increased streams generated by the Service to facilitate the continuing growth of this area.

Significant changes that have been implemented from the Draft Budget presented to Council on 30 June 2010 include:

- Staged of recruitment in line with the Staff Housing Construction Program
- No new Staff Housing leases with reduced existing leases
- Targeted Staff Housing Refurbishment program
- Deferred purchase of a Traxcavator for 7 Mile Waste Facility
- Reduced scope for Cattrall Park Redevelopment
- Reduced scope for Effluent Reuse Scheme upgrade
- Increased scope for Swimming Pool repairs and refurbishment
- Implemented of funding for community associations

Options

Council has the following options available:

1. Adopt the Draft Budget
2. Adopt the Draft Budget with amendments
3. Choose to delay adoption seeking further information from staff to be presented at a meeting to be held on a date specified by Council.

Policy Implications

There are no relevant policy implications.

Legislative Implications

Local Government Act 1995

s 6.2. Local government to prepare annual budget:

1. During the period from 1 June in a financial year to 31 August in the next financial year, or such extended time as the Minister allows, each local government is to prepare and adopt*, in the form and manner prescribed, a budget for its municipal fund for the financial year ending on the 30 June next following that 31 August.
*Absolute majority required.
2. In the preparation of the annual budget the local government is to have regard to the contents of the plan for the future of the district made in accordance with section 5.56 and to prepare a detailed estimate for the current year of:
 - a) the expenditure by the local government;
 - b) the revenue and income, independent of general rates, of the local government; and
 - c) the amount required to make up the deficiency, if any, shown by comparing the estimated expenditure with the estimated revenue and income.
3. For the purposes of subsections (2)(a) and (b) all expenditure, revenue and income of the local government is to be taken into account unless otherwise prescribed.

4. The annual budget is to incorporate:
 - a) particulars of the estimated expenditure proposed to be incurred by the local government.
 - b) detailed information relating to the rates and service charges which will apply to land within the district including:
 - i) the amount it is estimated will be yielded by the general rate; and
 - ii) the rate of interest (if any) to be charged by the local government on unpaid rates and service charges:
 - c) the fees and charges proposed to be imposed by the local government:
 - d) the particulars of borrowings and other financial accommodation proposed to be entered into by the local government:
 - e) details of the amounts to be set aside in, or used from, reserve accounts and of the purpose for which they are to be set aside or used:
 - f) particulars of proposed land transactions and trading undertakings (as those terms are defined in and for the purpose of section 3.59) of the local government; and
 - g) such other matters as are prescribed.

5. Regulations may provide for:
 - a) the form of the annual budget;
 - b) the contents of the annual budget; and
 - c) the information to be contained in or to accompany the annual budget.

Local Government (Financial Management Regulations) 1996.

Financial Implications

The Budget is the primary financial document for the 2010/2011 financial year. The intention is that a budget will be balanced such that all revenue matches expenditure and that the Shire concludes the year with a zero current position.

Conclusion

The annual budget will prescribe works to be carried out by staff. Council will be able to review the document and make changes as required prior to adoption.

Voting Requirements

Absolute

RECOMMENDATION

That in accordance with Section 6.2 or the Local Government Act 1995, the budget for the 2010/11 financial year be adopted.

COUNCIL RESOLUTION

Res No : **15206**
MOVED : **Cr Cechner**
SECONDED : **Cr Vertigan**

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

Cr Pritchard left Chambers at 7.45pm
Cr Pritchard returned to Chambers at 7.47pm

Cr Vertigan left Chambers at 8.08pm
Cr Vertigan returned to Chambers at 8.12pm

COUNCIL RESOLUTION

Res No : **15207**
MOVED : **Cr Vertigan**
SECONDED : **Cr Cechner**

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15208**
MOVED : **Cr Lally**
SECONDED : **Cr Cechner**

That in accordance with Section 6.2 or the Local Government Act 1995, the budget for the 2010/11 financial year be adopted.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr Vertigan
AGAINST : Cr Bailey, Cr White-Hartig
REASON: Cr White-Hartig expressed concerns that the budget didn't allow sufficient funds for towns out of Karratha.

9.1.4 LIST OF ACCOUNTS JUNE 2010

File No:	JUNE10
Attachment(s)	Nil
Responsible Officer:	Executive Manager Corporate Services
Author Name:	Creditors Officer
Disclosure of Interest:	Nil

REPORT PURPOSE

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

Background

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

Issues

None.

Options

Council has the following options available:

1. To adopt the report as is
2. To adopt the report with amendments
3. Not to adopt the report

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications from this report.

Conclusion

None.

Voting Requirements

Simple.

Chq/EFT	Date	Name	Description	Amount
EFT6711	10/06/2010	Corporate Express Australia Limited	Magnetic Whiteboard, Stationery	2,092.77
EFT6712	10/06/2010	Chemring Australia	Karratha Airport - Birdfrite 12GA Cartridges	1,517.50
EFT6713	10/06/2010	Karratha Tavern	TTI Alcohol	14,594.42
EFT6714	10/06/2010	Market Creations Pty Ltd	P2P Webpage, Website Design, Project Management & Create HTML Templates, Business Cards, Website Update	6,149.00
EFT6715	10/06/2010	Parry's Merchants	TTI Stock	12,467.90
EFT6716	10/06/2010	TNT Express	Freight	459.20
EFT6717	10/06/2010	P. Heekeng	Reimbursement of Travel Expenses to Attend Courses	462.04
EFT6718	10/06/2010	J. Hunter	Reimbursement of Car Relocation Expenses	2,165.00
EFT6719	10/06/2010	Seek Limited	Job Ad - Health And Fitness Coordinator	198.00
EFT6720	10/06/2010	Woolworths (WA) Ltd	TTI & Cossack Kiosk Stock	563.96
EFT6721	10/06/2010	Downer Edi Works Pty Ltd	Pegs Creek Scholl Bus Bay, Brooks Way Asphalt Overlay, Asphalt Seal to Austin Loop & Beck Place	254,281.78
EFT6722	11/06/2010	Dept Of Housing & Works-Rent	Payroll deductions	250.00
EFT6723	11/06/2010	Dept Of Housing & Works-Rent	Payroll deductions	884.60
EFT6724	11/06/2010	Dept Of Housing & Works-Rent	Payroll deductions	440.00
EFT6725	11/06/2010	S. Edwards	Plant Inspections Perth 27th May 2010	108.65
EFT6726	11/06/2010	G. Popa	Plant Inspections Perth 27th May 2010	108.65
EFT6727	11/06/2010	Allied Pickfords-Karratha	Staff Relocation to New Housing	5,782.44
EFT6728	11/06/2010	Austral Mercantile Collections Pty Ltd	Collections Austral Mercantile - BNV Cook	180.00
EFT6729	11/06/2010	D. Burleigh	Safety boots	111.99
EFT6730	11/06/2010	Barmah Hats	Canvas Drover Hat	165.00
EFT6731	11/06/2010	Borders Australia Pty Ltd	Assorted Books for Wickham Library	777.31
EFT6732	11/06/2010	Chefmaster Australia	Bin Liners	1,839.45
EFT6733	11/06/2010	Transpacific Cleanaway	Monthly Bin Service Wickham Library	129.48
EFT6734	11/06/2010	Chandler Macleod	Labour Hire - Waste Management & Site Attendant	4,693.06
EFT6735	11/06/2010	Davis Langdon Australia Pty Ltd	Cost Planning Services Baynton West & Bulgarra	6,600.00
EFT6736	11/06/2010	T. Davis	Reimbursement Accommodation Cost	297.09
EFT6737	11/06/2010	Forte Airport Management	Karratha Airport BMR Roof Stage 2 - Sandover Pinder, Management Assistance	17,778.75
EFT6738	11/06/2010	Freemasons WA	Water Charges Aged Homes 30.04.09 - 30.03.10	7,309.66
EFT6739	11/06/2010	GHD Pty Ltd	Development of A Drainage Management Plan	7,700.00
EFT6740	11/06/2010	Garrards Pty Ltd	Biflex Ultra	825.00
EFT6741	11/06/2010	D. Hobson	Reimbursement of Accommodation for Asset Management Conference Melbourne 2010	435.00
EFT6742	11/06/2010	ITVision	Payroll Webinar 14/5/10	297.00
EFT6743	11/06/2010	Juluwarlu Aboriginal Corporation	Cancelled Cheque	
EFT6744	11/06/2010	C. Jones	Cancelled Cheque	
EFT6745	11/06/2010	Karratha Florist	TTI - Flowers For The Month Of April, Bereavement Flowers	280.00
EFT6746	11/06/2010	Karratha Newsagency	TTI Newspapers & Magazines	7,001.58
EFT6747	11/06/2010	Karratha Visitors Centre	Bi Monthly Shire Funding May/June	50,787.40
EFT6748	11/06/2010	Karratha Amateur Swimming Club	Karratha Amateur Swimming Club SP/01/Feb/2010	897.67
EFT6749	11/06/2010	Karratha Tavern	TTI Alcohol	8,382.30
EFT6750	11/06/2010	LRW'S Electrical	Air Filter	24.00
EFT6751	11/06/2010	Mercure Hotel - Perth	Staff Accommodation	352.00
EFT6752	11/06/2010	M Joyce Crane Hire	Crane Hire - Airport Lunchroom Lift	887.02
EFT6753	11/06/2010	Midalia Steel	RHS 1/2 Length	72.94
EFT6754	11/06/2010	Mangrove Hotel	Staff Accommodation	2,340.00
EFT6755	11/06/2010	Market Creations Pty Ltd	Supply Strategic Plan Document in CS4 In Design Format	143.00

EFT6756	11/06/2010	Martin Sparks	Torque Wrench & Extension	1,332.25
EFT6757	11/06/2010	P. McClure	Reimbursement of Relocation Expenses - 3rd Year Anniversary Date	650.00
EFT6758	11/06/2010	S. Murphy	Cancelled Cheque	
EFT6759	11/06/2010	New Wave Caterers	Catering For Corporate Services Meeting 24.05.10, Catering Council Chambers 20.05.10 & 24.05.10	643.00
EFT6760	11/06/2010	TJM Pilbara/North West 4WD	Aerial Elev Feed, Spring & Whip	130.00
EFT6761	11/06/2010	Poolmart Karratha	Fortnightly Pool Maintenance	480.60
EFT6762	11/06/2010	Pilbara Plant Hire	Cable Locator Hire	110.00
EFT6763	11/06/2010	Point Samson Community Association Inc	Clean up Australia Day Dollar for Bags	1,800.00
EFT6764	11/06/2010	Water2Water	Airport Filters for Fountains And Drink Machines	802.55
EFT6765	11/06/2010	Perth Irrigation Centre	Galcon Control Module, Irrigation Pipe & Fittings Wickham Library Upgrade (Less \$2745.60 Credit)	425.55
EFT6766	11/06/2010	Poinciana Nursery	Cancelled Cheque	
EFT6767	11/06/2010	Polmac Trailers	Tailgate	110.00
EFT6768	11/06/2010	Prime Health Group Limited	Rangers / Cossack Medical Costs	408.00
EFT6769	11/06/2010	Soroptimists International Of Karratha	Clean up Australia Day Dollar for Bags	420.00
EFT6770	11/06/2010	St Lukes College	Hire of St Lukes Gymnasium for Divalicious Workshops	660.00
EFT6771	11/06/2010	Signswest, Stick With Us Sign Studio	Camping Permit Stickers, KEC Coreflute Signage, Signage With Rib Bracing on Hedland Place	1,980.00
EFT6772	11/06/2010	Shell Company Of Australia	Fuel	4,115.19
EFT6773	11/06/2010	SAI Global Ltd	3 Month License Subscription for BCA New, Australian Standard 1742.2 in PDF Format	593.63
EFT6774	11/06/2010	Reliance Petroleum	Diesel	22,117.92
EFT6775	11/06/2010	Sealanes	Cossack Cafe Stock	468.85
EFT6776	11/06/2010	Stihl Shop Redcliffe	Brush Cutter Cord x 2, Exhaust Gasket	895.35
EFT6777	11/06/2010	3rd Karratha Scout Group	Clean up Australia Day Dollar for Bags	1,380.00
EFT6778	11/06/2010	Travelworld Karratha	Pilbara2Parliament - Airfares for Peter Lewis, HD Mechanic Airfares	1,477.00
EFT6779	11/06/2010	Truck Centre (WA) Pty Ltd	Kit & Valve	500.36
EFT6780	11/06/2010	Wickham Have A Go Junior Cricket	Clean Up Australia Day Dollar for Bags	1,632.00
EFT6781	14/06/2010	Drake Australia Pty Ltd	TTI & Admin Office Casual Staff	36,013.07
EFT6782	14/06/2010	Juluwarlu Aboriginal Corporation	Clean Up Australia Day Dollar for Bags	1,800.00
EFT6783	14/06/2010	TNT Express	Freight	976.00
EFT6784	14/06/2010	Avis Australia	Staff Care Hire	521.90
EFT6785	14/06/2010	Corporate Express Australia Limited	HR Department Furniture, Office Stationery	5,712.18
EFT6786	14/06/2010	Karratha Alternative Carriers	Freight	1,732.50
EFT6787	14/06/2010	Parry's Merchants	TTI & KEC Kiosk Stock	1,838.15
EFT6788	14/06/2010	Poinciana Nursery	Supply Various Plants & Soil Conditioner	3,525.40
EFT6789	14/06/2010	Salvation Army	Clean Up Australia Day Dollar for Bags	2,400.00
EFT6790	14/06/2010	Worksense Safety & Workwear	Safety Clothing	1,230.74
EFT6791	14/06/2010	A Noble & Son Ltd	Ratchet Tie Down	99.00
EFT6792	14/06/2010	Auslec	Black Double Sided Velcro 22.8m Long x 19mm Wide	59.17
EFT6793	14/06/2010	Australia Day Council Of WA (Inc)	Decor and Medallions for Australia Day Celebrations	417.50
EFT6794	14/06/2010	Australian Airports Association Ltd	Membership	3,630.00
EFT6795	14/06/2010	Australian Institute Of Management	Corporate Membership Renewal - Level 9 Subscription	3,905.00
EFT6796	14/06/2010	Protector Alsafe	Safety Clothing	2,123.50
EFT6797	14/06/2010	Dorma Automatics Pty Ltd	Auto Door Testing at Admin Office & Karratha Airport	1,925.00
EFT6798	14/06/2010	Abco Products	Cleaning Supplies	1,944.25

EFT6799	14/06/2010	SGS Australia Pty Ltd	Karratha Airport - Site Classification Of Baggage Make-Up Area	3,300.00
EFT6800	14/06/2010	Ausco Building Systems Pty Ltd	Hire Lunchroom for Duration of Building Works at Karratha Airport	414.67
EFT6801	14/06/2010	Artcraft Pty Ltd	Various Signs, Karratha Golf Course Signs, Obstruction Markers	843.70
EFT6802	14/06/2010	Avdata Australia	AvData Billing for May 2010	2,559.01
EFT6803	14/06/2010	Aggreko	Portable Airconditioner	1,601.71
EFT6804	14/06/2010	Australian Civils Pty Ltd	John's Boat Ramp Replication & Reconstruction Claim # 4	140,245.93
EFT6805	14/06/2010	BOC Limited	Arrestor, Various Gas Bottles	2,333.96
EFT6806	14/06/2010	Bunzl Ltd	Interleaved Hand Towels	1,546.53
EFT6807	14/06/2010	Beaurepaires	Replace & Repair Tyres, Wheel Balance & Alignment	4,657.09
EFT6808	14/06/2010	Boral Construction Materials Group Ltd	Sealing of Withnell Bay Road	161,891.73
EFT6809	14/06/2010	Wickham Service Station	Fuel	881.86
EFT6810	14/06/2010	P. Bommer	Refund of Items Purchased for New HR Office	213.77
EFT6811	14/06/2010	BEST Consultants	Bulgarrá Sporting Precinct Floodlighting and Electrical Upgrade Stage 2 - 50% Complete	11,858.00
EFT6812	14/06/2010	Budget Rent A Car	Vehicle Hire Paul Anderson 26/4/10-24/5/10	1,331.00
EFT6813	14/06/2010	Ronald Back	Financial Consultant - Long Term Financial Plan	6,987.75
EFT6814	14/06/2010	B&S Home Hardware	Cossack - Makita Power Tools	5,295.72
EFT6815	14/06/2010	Bowman And Associates Pty Ltd	Waste Services Review Presentation To Council	10,692.00
EFT6816	14/06/2010	Blue Cross Animal Services	Pet Relocation - C. O'Neil	88.00
EFT6817	14/06/2010	CJD Equipment	Pre Cleaner, Filters, Service	755.70
EFT6818	14/06/2010	Coates Hire Operations	Machinery Hire, Demountable Office Hire	95,719.20
EFT6819	14/06/2010	Coca-Cola Amatil (Holdings) Ltd	TTI & KEC Stock	7,309.57
EFT6820	14/06/2010	Coventrys	Gloves, Battery, Thread Tape, Paint, Globes, Lamps, Various Stock Items	3,931.56
EFT6821	14/06/2010	ChemCentre	Sample Analysis - Building Materials	165.00
EFT6822	14/06/2010	Comgroup Australia Pty Ltd	Two Way Radio Base Site Rental	2,730.86
EFT6823	14/06/2010	Cummins South Pacific Pty Ltd	Supply & Fit Fuel Pump	1,094.68
EFT6824	14/06/2010	Cutting Edges Equipment Parts	Grader Blades, Plowbolts & Hex Nuts	3,786.20
EFT6825	14/06/2010	Coda Studio Pty Ltd	Flights and Travel Expenses - Baynton West Family Centre	3,624.41
EFT6826	14/06/2010	City Waters Lodge	Staff Accommodation	700.00
EFT6827	14/06/2010	Caterlink	Baynton West Family Centre Coffee Shop and Kitchen Fit Out - Concept Drawings and Equipment Schedule	935.00
EFT6828	14/06/2010	David Gray And Company Pty Limited	Fertiliser	1,445.40
EFT6829	14/06/2010	Dy-Mark (Aust) Pty Ltd	Paint	501.98
EFT6830	14/06/2010	Dexion	Key Clip	237.74
EFT6831	14/06/2010	Department Of Environment & Conservation	DEC License for 7 Mile Landfill Site (Class 2), Controlled Waste Tracking Forms	17,337.47
EFT6832	14/06/2010	Dolphins Lunchbar And Fish & Chips	SOR Christmas Party Catering, Lunch Order 08.10.09	3,195.00
EFT6833	14/06/2010	Dymocks Hay Street	Wickham Library - Assorted Books	654.24
EFT6834	14/06/2010	E & MJ Rosher Pty Ltd	4 x Trailers, Freight, Bar Blade, Bolt & Washer	60,806.90
EFT6835	14/06/2010	Bradken Mining	Point & Shank Scarifier	1,097.41
EFT6836	14/06/2010	Scottish Pacific Business Finance P/L	Safety Glasses	273.90
EFT6837	14/06/2010	Elliotts Irrigation Pty Ltd	Karratha Bowling Club - Supply Of Tank & Irrigation Fittings & Consultative Design Work	28,900.09
EFT6838	14/06/2010	ESS Bay Village (Compass Group)	Catering for Landcorp Revitalisation Workshops 30.04.2010	611.33
EFT6839	14/06/2010	Essential Media Communications	Communications Consultancy - Pilbara2Parliament	11,000.00
EFT6840	14/06/2010	Farinosi and Sons (Rtl) Pty Ltd	Concrete, Tarp, Repair Kit	722.00

EFT6841	14/06/2010	Chubb Fire Safety Ltd	Supply And Install 2 Check Valves on the Karratha Airport Hydrant System, Maintenance Testing on the Airport Hydrant System	9,090.95
EFT6842	14/06/2010	Frogs Gelato	TTI - Repairs To Coffee Machine	417.30
EFT6843	14/06/2010	Form Contemporary Craft & Design	Public Art Consultancy - Bulgarra Community Facility, Conference Fees	3,740.00
EFT6844	14/06/2010	Friends Of The Theatre	Clean Up Australia Day Dollars for Bags	1,020.00
EFT6845	14/06/2010	Golden Hiabs	Transport Vehicle	506.00
EFT6846	14/06/2010	Gym Care: Commercial Fitness Specialists	KEC - Onsite Service and Installation of New Equipment	1,321.10
EFT6847	14/06/2010	Globe Australia Pty Ltd	Termidor	451.00
EFT6848	14/06/2010	Geoff Ninnes Fong & Partners Pty Ltd	KAC Determine Scope of Work RE Health Issues and Pool Concourses	8,470.00
EFT6849	14/06/2010	Home Hardware	Airport General Hardware, Hose, Air Filter, Chainsaw Chain	2,178.33
EFT6850	14/06/2010	Hitachi Construction Machinery	Cutting Edge Blades	679.43
EFT6851	14/06/2010	Hisco	Cossack - Replacement Linen	1,060.36
EFT6852	14/06/2010	Impay Pty Ltd (Karratha Motors)	Transport Vehicles	1,015.00
EFT6853	14/06/2010	International Art Services Pty Ltd	Transportation of Artworks for the Cossack Art Awards	2,860.00
EFT6854	14/06/2010	Karratha Smash Repairs	Insurance Excesses, Freight, Screen Repairs	2,192.75
EFT6855	14/06/2010	Keyspot Services	Engravings for 7 Trophies Emergency Services Volunteer Recognition Night 14/5/2010, Name Plaques, Name Badges	807.50
EFT6856	14/06/2010	Karratha Cad Centre	A1 Plans of the Airport Scanned	98.90
EFT6857	14/06/2010	Karratha Comlec	Supply & Install 40 Channel UHF/CB	704.00
EFT6858	14/06/2010	Karratha Auto Electrics	Install 2 Way Radios, Repairs & Fault Finding	1,798.06
EFT6859	14/06/2010	Karratha Country Club Inc	Electricity / Water Usage	5,753.89
EFT6860	14/06/2010	Karratha Kart Club	Clean Up Australia Day Dollar for Bags	240.00
EFT6861	14/06/2010	Karratha Falcons Junior Football Club	Clean Up Australia Day Dollar for Bags	2,610.00
EFT6862	14/06/2010	Kott Gunning	Legal Advice for Baynton West Family Centre & Bulgarra	1,480.60
EFT6863	14/06/2010	Karratha Community Association	Clean Up Australia Day Dollar for Bags	600.00
EFT6864	14/06/2010	Lyons & Peirce	Waste Disposal Fee, Pump Out Septic Tank at Karratha Airport	2,294.25
EFT6865	14/06/2010	Landgate	Rental Valuations, Mining Tenements, Rural Unimproved Valuations	2,334.06
EFT6866	14/06/2010	C. Longmore	Expenses for Various Meetings 25-26/05/10	158.65
EFT6867	14/06/2010	Linda Norris Photographer	Councillor And Executive Managers Photo Shoot	1,395.00
EFT6868	14/06/2010	Macdonald Johnston Engineering	Solenoid, Channel Brush Poly, Joystick, Water Spray Nozzle	3,436.59
EFT6869	14/06/2010	Moxham Motors	Filters, Cruise Control Stalk	1,183.40
EFT6870	14/06/2010	Mercury Firesafety Pty Ltd	Investigation To Comply with AS1851 & AS2444 Throughout All Facilities	10,990.10
EFT6871	14/06/2010	Media Monitors Australia Pty Ltd	Monitoring Services 1/6/10-30/6/10	533.66
EFT6872	14/06/2010	Metalcom	Waste Removal Services	3,415.50
EFT6873	14/06/2010	Marketintel	Emergency Management Survey - 50% Payment	11,330.00
EFT6874	14/06/2010	Mayne Publications	2 Year Subscription to Contractor Landscape	176.00
EFT6875	14/06/2010	Mcintosh & Son	Light Assembly, Belt, Chute Deck, Clutch Actuator Block	459.17
EFT6876	14/06/2010	MSA Family Trust	Contract Staff - Building Maintenance	7,474.50
EFT6877	14/06/2010	C. Meehan	Reimbursement Re: Leaving Gift H. Nielsen	500.00
EFT6878	14/06/2010	Marnda Mia CNC Pty Ltd	Hire of Boardroom and Catering Service for 27/04/10	275.00
EFT6879	14/06/2010	NBS Signmakers	Numeric Decals	55.00
EFT6880	14/06/2010	Redwave Media Ltd	Radio Sponsorship - Cyclone Awareness	1,430.00
EFT6881	14/06/2010	Northwest Copier & Fax Services	Photocopier Meter Readings	32,111.70

EFT6882	14/06/2010	Broadcast Australia Pty Ltd	Facility Leasing Mt Welcome SBS 21/01/10 - 25/03/10	140.88
EFT6883	14/06/2010	North West Tree Services	Prune / Remove Trees	3,960.00
EFT6884	14/06/2010	Nuturf Australia	Klin-Up 360 Biaquatic	349.80
EFT6885	14/06/2010	Nickol Bay Hockey Association	Clean Up Australia Day Dollar for Bags	492.00
EFT6886	14/06/2010	Novotel Swan Valley Vines Resort	Staff Accommodation	585.00
EFT6887	14/06/2010	NS Projects	K2020 Project Team Peer Review	6,160.00
EFT6888	14/06/2010	Orica Australia Pty Ltd	Chlorine Gas, Isocyanuric Acid	6,961.22
EFT6889	14/06/2010	OPUS International Consultants Ltd	Interior Design of 5 Kwong Close	3,440.00
EFT6890	14/06/2010	Fulton Holgan Industries Pty Ltd (Pioneer Road Services)	Catemul	2,666.40
EFT6891	14/06/2010	Pilbara Distributors	Cossack Café Stock, Council Stock	1,438.83
EFT6892	14/06/2010	Pirtek	Hose Assembly	253.13
EFT6893	14/06/2010	Pilbara Motor Group	Filters, Supply & Fit Cruise Control	2,470.51
EFT6894	14/06/2010	Pilbara Tafe	May Contribution Operating Costs Karratha Library, May Walkington Theatre Contribution, Woodside Contribution Towards Walkington Theatre School Holiday Program	42,847.73
EFT6895	14/06/2010	Pilbara Copy Service	Photocopier Costs May 2010 - Airport	305.83
EFT6896	14/06/2010	Coral Coast Print & Design (Pilbara Echo)	Save the Date Cards - Pilbara to Parliament, Business Cards	727.45
EFT6897	14/06/2010	F. Pedroza	Reimbursement of Stationery Items Purchased	121.42
EFT6898	14/06/2010	Pt Walcott Volunteer Sea Search & Rescue	Clean Up Australia Day Dollars for Bags	1,116.00
EFT6899	14/06/2010	Roebourne Dingo Hire	Karratha Golf Course Relocate Valve Boxes, Supply & Deliver Topdressing	2,948.00
EFT6900	14/06/2010	RENE Engineering Services	Repair End Tipper Chassis	2,002.42
EFT6901	14/06/2010	Red Dirt Camera Club	Clean Up Australia Day Dollars for Bags	612.00
EFT6902	14/06/2010	Skipper Truck Parts	Brake Booster	250.87
EFT6903	14/06/2010	State Emergency Service	Quarterly Payment to Karratha SES Unit - April - June 2010	5,500.00
EFT6904	14/06/2010	Sussex Industries	Fence Droppers	695.26
EFT6905	14/06/2010	Seek Limited	Job Advertisement - Waste Management Coordinator	198.00
EFT6906	14/06/2010	Sylvania Lighting Australasia Pty Ltd	Diffuser Lamp & Switch Base	279.05
EFT6907	14/06/2010	Silver Chain - Carelink	Carelink Monitoring 18/08/09-17/08/10, Aged Persons Home Replacement Pendant	1,074.99
EFT6908	14/06/2010	Sage Consulting Engineers Pty Ltd	Karratha Airport - Design of Temporary Car Park Lighting, Review of CCA Car Park Lighting	9,988.00
EFT6909	14/06/2010	S Subramoney	Refund of Youth Week Purchases	126.80
EFT6910	14/06/2010	Statewide Turf Services	SOR Mowing & Sweeping	31,857.36
EFT6911	14/06/2010	Swan Districts Football Club	WAFL Community Festival Sponsorship	33,000.00
EFT6912	14/06/2010	Tudor House	Blank Banners For Painting As Part Of The Banners In The Terrace Competition 2010	862.40
EFT6913	14/06/2010	Telford Industries	Chlorine Tablets	987.72
EFT6914	14/06/2010	T-quip	Twin Beacon & Mounting, CD Player & Installation, Filters	2,779.35
EFT6915	14/06/2010	Total Eden Watering Systems Pty Ltd	Lid Valve Box Inset	95.87
EFT6916	14/06/2010	Turf Tec Australia	Blade Cylinder & Screws	815.78
EFT6917	14/06/2010	The Icon	WEIPA Dinner - Thurs 27 May 2010	800.00
EFT6918	14/06/2010	State Library of WA (Office of Shared Services)	Recoveries of Lost and Damaged Books - Wickham, Dampier & Roebourne Libraries	557.70
EFT6919	14/06/2010	Tekilla Pest Management	Termite Treatment	1,804.00
EFT6920	14/06/2010	UDLA	Redevelopment of Catrall Park	6,897.00
EFT6921	14/06/2010	Versatile Building Products	Purchase of Various Parks & Gardens Tools, Tie Down Strap, Rakes	910.27
EFT6922	14/06/2010	Westrac Equipment Pty Ltd	Filters, Scarifier Shank, Radiator Cap	2,079.85
EFT6923	14/06/2010	WA Library Supplies	Wickham Library - Various Stock Items	495.40

EFT6924	14/06/2010	Whygo Video Conferencing P/I	Video Conferencing Charges x 4	783.75
EFT6925	14/06/2010	Waterboyz Pool Maintenance	Fortnightly Pool Service/Clean	123.50
EFT6926	14/06/2010	Westwick-Farrow Pty Ltd	Cossack Art Awards Banner Advert	165.00
EFT6927	15/06/2010	Karratha Contracting Pty Ltd	K2020 Bulgarra Sporting Precinct Complete Electrical Upgrade, Monthly/Quarterly A/C Maintenance, Install 6 x A/C, TTI Purchase of Furniture & Equipment, Airport Service Connection Lunchroom, Install 8 Hutches, ATI Airport Lighting, Compressor Replacement	168,353.16
EFT6928	15/06/2010	Assetic Pty Ltd	Cancelled Cheque	
EFT6929	16/06/2010	Australian Taxation Office	Payroll deductions	132,467.86
EFT6930	16/06/2010	Child Support Agency	Payroll deductions	290.01
EFT6931	17/06/2010	British American Tobacco Australia Ltd	TTI Stock - Cigarettes	3,698.97
EFT6932	17/06/2010	Drake Australia Pty Ltd	TTI Temp Staff	13,189.86
EFT6933	17/06/2010	Forte Airport Management	Karratha Airport - Stage 3 BMR Project Management, Tender Evaluation & Report, Management Assistance	56,372.80
EFT6934	17/06/2010	Karratha Visitors Centre	Cancelled Cheque	
EFT6935	17/06/2010	S. Murphy	Reimbursement Fuel Cost (Broome Conference)	101.00
EFT6936	17/06/2010	Philip Morris Limited	TTI Stock	779.68
EFT6937	17/06/2010	Convic Skate Parks Pty Ltd	Nickol West Skate Park - 100% Invoice Progress Summary Claim, Landscaping Works Progress Claim, Variation 3	12,375.00
EFT6938	17/06/2010	Woolworths (WA) Ltd	RAC - Catering for the End of Swim Season Thank You Party, TTI & Cossack Kiosk Stock	2,039.43
EFT6939	18/06/2010	Karratha First National Real Estate	Shire Housing - Rental Payments	27,501.66
EFT6940	18/06/2010	Karratha City Real Estate	Shire Housing - Rental Payments	5,214.29
EFT6941	18/06/2010	North West Realty	Shire Housing - Rental Payments	32,024.76
EFT6942	18/06/2010	Pilbara Real Estate	Shire Housing - Rental Payments	18,339.29
EFT6943	18/06/2010	Ray White Real Estate	Shire Housing - Rental Payments	43,651.42
EFT6944	18/06/2010	LJ Hooker Karratha	Shire Housing - Rental Payments	5,200.00
EFT6945	23/06/2010	Austral Mercantile Collections Pty Ltd	Martins Mining & Civil - Court Filing Fee	1,030.12
EFT6946	23/06/2010	Baker's Temptation	TTI Stock - Bread and Rolls	1,967.40
EFT6947	23/06/2010	Chefmaster Australia	Clear Ice Bags	484.35
EFT6948	23/06/2010	Corporate Express Australia Limited	Stationery	546.15
EFT6949	23/06/2010	Transpacific Cleanaway	Karratha Airport Waste Collection - May 2010	1,544.40
EFT6950	23/06/2010	James Cutfield	Production Stan Walker Concert.	2,880.00
EFT6951	23/06/2010	Drake Australia Pty Ltd	TTI Casual Staff	9,297.73
EFT6952	23/06/2010	Educational Experience Pty Limited	KEC - Craft Rolls School Pack, Children's Hand Shapes	114.29
EFT6953	23/06/2010	Westralia Airports Corporation Pty Ltd	ASIC Production - April & May 2010	1,150.00
EFT6954	23/06/2010	GHD Pty Ltd	Ktha Airport Terminal Expansion Project	35,928.75
EFT6955	23/06/2010	ITVision	Webinar Rates Modelling 9/6/10	297.00
EFT6956	23/06/2010	C. Jones	Reimbursement of Fuel Costs (Broome Conference)	146.84
EFT6957	23/06/2010	Karratha Florist	Wreath for Anzac Day x 2, TTI Flowers, Reception Flowers	795.00
EFT6958	23/06/2010	Karratha Newsagency	TTI Newspapers and Magazines	5,121.59
EFT6959	23/06/2010	Karratha Tavern	TTI Alcohol	13,199.55
EFT6960	23/06/2010	LRW'S Electrical	Mower Blades, Filter	133.96
EFT6961	23/06/2010	Les Mills Aerobics Australia	KEC - Contract Fee BodyPump June 2010	414.11
EFT6962	23/06/2010	Landmark Engineering & Design	Park Furniture	29,445.90
EFT6963	23/06/2010	Caltex Energy WA (Link Energy Pty Ltd)	Diesel	21,469.40
EFT6964	23/06/2010	McLernons Supply & Demand - Welshpool	Various Office Furniture	2,291.40

EFT6965	23/06/2010	Norwest Sand & Gravel Pty Ltd	Supply Semi Water Cart Roebourne Race Track	3,272.50
EFT6966	23/06/2010	Natspec Construction Information	Technical Services Design & Investigation	3,289.00
EFT6967	23/06/2010	Parry's Merchants	TTI & RAC Stock	5,742.05
EFT6968	23/06/2010	Poinciana Nursery	Gift Voucher for Sportsperson of the Year - Tracy Kitching	150.00
EFT6969	23/06/2010	L. Reeves	Reimbursement Car Hire & Parking Fees 13/14 May 2010	122.31
EFT6970	23/06/2010	Roebourne Tourist Association Inc.	Shire of Roebourne May/June 2010 Annual Community Contribution	32,871.85
EFT6971	23/06/2010	St John Ambulance-Karratha	Senior First Aid Certificates x 3	540.00
EFT6972	23/06/2010	Signswest, Stick With Us Sign Studio	Karratha Airport Carpark Signs Various	6,061.00
EFT6973	23/06/2010	Shell Company Of Australia	Fuel	4,269.16
EFT6974	23/06/2010	SAI Global Ltd	Internet -PDF File download	106.72
EFT6975	23/06/2010	Stihl Shop Redcliffe	Cap - Oil Filter	59.60
EFT6976	23/06/2010	Salvation Army Salvation Army	Cancelled Cheque	
EFT6977	23/06/2010	3rd Karratha Scout Group	Cancelled Cheque	
EFT6978	23/06/2010	Position Partners	CivilCad Course x 2	2,904.00
EFT6979	23/06/2010	Atom Supply	Insertion Rubber, Water Cooler, Cable Ties	166.16
EFT6980	23/06/2010	Protector Alsafe	Safety Clothing	135.93
EFT6981	23/06/2010	Alphawest Services Pty Ltd	WebSense Web Security for Government with 12 Months Subscription Renewal	9,617.30
EFT6982	23/06/2010	Attorney-General's Department	Auschecks May 2010	1,408.00
EFT6983	23/06/2010	Ausco Building Systems Pty Ltd	Hire of Temporary Lunchroom, Freight	23,130.58
EFT6984	23/06/2010	Artcraft Pty Ltd	Assorted Street Signs	623.70
EFT6985	23/06/2010	BOC Limited	Gas Cylinders, Medical Oxygen, Acetylene Bottles	818.18
EFT6986	23/06/2010	BP Roebourne	Fuel	221.74
EFT6987	23/06/2010	Bunzl Ltd	Interleaved Hand Towels	1,942.05
EFT6988	23/06/2010	Beaurepaires	Puncture Repair, Tyre Replacements, Front End Alignment, Battery	6,419.39
EFT6989	23/06/2010	Bent Logic	KEC Membership Tags	198.00
EFT6990	23/06/2010	BT Equipment Pty Ltd	Scraper, Flange, Onion, Bolt / Washer	1,929.73
EFT6991	23/06/2010	Centurion Transport Co Pty Ltd	Freight	565.36
EFT6992	23/06/2010	Coates Hire Operations	Jayrow Supply of Generator	2,685.38
EFT6993	23/06/2010	Coca-Cola Amatil (Holdings) Ltd	TTI Stock	2,271.66
EFT6994	23/06/2010	Coventrys	Filters, Yolks, Buzzer, Trailer Plug	452.07
EFT6995	23/06/2010	Cable Logic	Data Cabling Works - 7 Mile Tip	2,550.33
EFT6996	23/06/2010	Concept Audio Visual	Omnimount TILT-PA Ceiling Tilt Mount	214.50
EFT6997	23/06/2010	E & MJ Rosher Pty Ltd	Slasher Blade, Nut & Bolt Set	482.15
EFT6998	23/06/2010	Farinosi and Sons (Rtl) Pty Ltd	Chain Mesh Fencing	438.00
EFT6999	23/06/2010	Fuel Fix Pty Ltd	Depot Wrap Tank Installation - Final Claim	15,544.00
EFT7000	23/06/2010	Frogs Gelato	TTI - Coffee Machine Repairs	106.54
EFT7001	23/06/2010	Globe Australia Pty Ltd	Twilight ULV Mosquito Adulticide	3,740.00
EFT7002	23/06/2010	Geoff Nannes Fong & Partners Pty Ltd	KAC On Site Design Consult for Re-Development, Emergency Works	2,904.00
EFT7003	23/06/2010	Home Hardware	Karratha Airport - Power Tools, Consumables, Hardware, Plumbing Hardware, RAC Hardware	1,162.43
EFT7004	23/06/2010	Handy Hands Pty Ltd	SOR Garden / Oval Maintenance	15,987.50
EFT7005	23/06/2010	Irrigation Association Of Australia	Annual Membership Subscription Irrigation Australia	580.00
EFT7006	23/06/2010	Jacksons Drawing Supplies Pty Ltd	Paint for Banners In Terrace Competition	385.82
EFT7007	23/06/2010	Keyspot Services	Planning Self Inking Stamp - Strata Subdivision, Name Badges	245.00
EFT7008	23/06/2010	Karratha Cad Centre	KAC Scan Plan	8.01
EFT7009	23/06/2010	Karratha Fluid Power	Cancelled Cheque	
EFT7010	23/06/2010	Lyons & Peirce	Deliver Potable Water to Site - Truck & Operator	5,082.00
EFT7011	23/06/2010	Loscam Limited	TTI - Hire of Pallets	16.08

EFT7012	23/06/2010	Jack Lee	Service of Prosecution Notice A/C Elizabeth Francis Webster	47.00
EFT7013	23/06/2010	Moxham Motors	Filters	551.05
EFT7014	23/06/2010	Modern Teaching Aids Pty Ltd	KEC - Stationery	198.11
EFT7015	23/06/2010	Major Motors Pty Ltd	Filters, Reverse Light Switch	596.56
EFT7016	23/06/2010	Medi-Collect	Cancelled Cheque	
EFT7017	23/06/2010	Mees Construction Pty Ltd	Refund of Duplicate Payment for Invoice 54706 25/03/10 and 09/04/10	249.04
EFT7018	23/06/2010	Pilbara News	Full Page Ad Pilbara News - Community Update April, Road Closure Advert, Youth Make A Move Advert	2,172.39
EFT7019	23/06/2010	North West Tree Services	Remove Dead Gum Tree	1,320.00
EFT7020	23/06/2010	Pilbara Distributors	Cossack Cafe Stock	249.70
EFT7021	23/06/2010	Pirtek	Elbow	59.36
EFT7022	23/06/2010	Pilbara Motor Group	Filters	770.51
EFT7023	23/06/2010	Pilbara Tafe	Enrolment Fee- Early Learning Specialist Scholarship Programme - Angela De Wahl	105.00
EFT7024	23/06/2010	Coral Coast Print & Design (Pilbara Echo)	Underage Rage Advertising 5/06/10	247.50
EFT7025	23/06/2010	Parking Consultants International	Access Control Equipment SEPC & RFQ Documents	6,633.00
EFT7026	23/06/2010	Roebourne Dingo Hire	Remove Unwanted Bird Mess - Admin Office	660.00
EFT7027	23/06/2010	Skipper Truck Parts	Brake Booster	172.70
EFT7028	23/06/2010	Seek Limited	Records Coordinator Job Ad, Senior Planning Officer Job Ad	396.00
EFT7029	23/06/2010	Shapemakers	Karratha Airport Stencils	509.30
EFT7030	23/06/2010	Solo To Symphony	Cossack Art Awards - Musicians 50% Deposit	1,925.00
EFT7031	23/06/2010	Versatile Building Products	Airport - Tool boxes, Towel Rail & Cup Hooks, Various Minor Tools	779.16
EFT7032	23/06/2010	West-Sure Group	Airport Security Guard & CIT Services	17,872.33
EFT7033	23/06/2010	Youth Of The Decade 2010	Clean Up Australia Day Dollar for Bags	1,920.00
EFT7034	24/06/2010	Mees Construction Pty Ltd	Refund of Bond for 1972D Lot 62 Anderson Rd, KIE	5,034.04
EFT7035	24/06/2010	Colin Wilkinson Developments Pty Ltd	Construction of Shire Housing - Progress Payment	302,872.15
EFT7036	25/06/2010	Dept Of Housing & Works-Rent	Payroll deductions	250.00
EFT7037	25/06/2010	Dept Of Housing & Works-Rent	Payroll deductions	760.00
EFT7038	25/06/2010	Dept Of Housing & Works-Rent	Payroll deductions	564.60
EFT7039	25/06/2010	S. Edwards	C80-09/10 Pick Up new Truck from Perth	175.05
EFT7040	25/06/2010	G. Popa	C79-09/10 Pick Up new Truck from Perth	66.40
EFT7041	25/06/2010	Howard Porter	30,000 Litre Semi Water Tanker	133,873.05
EFT7042	28/06/2010	Australian Taxation Office	Cancelled Cheque	
EFT7043	28/06/2010	Child Support Agency	Cancelled Cheque	
EFT7044	28/06/2010	Shire of Roebourne Social Club	Cancelled Cheque	
EFT7045	28/06/2010	Lorraine Ellis Retirement Fund	Cancelled Cheque	
EFT7046	30/06/2010	Australian Taxation Office	Payroll deductions	136,516.87
EFT7047	30/06/2010	Child Support Agency	Payroll deductions	290.01
EFT7048	30/06/2010	Shire of Roebourne Social Club	Payroll deductions	1,104.00
EFT7049	30/06/2010	Lorraine Ellis Retirement Fund	Superannuation contributions	217.25
EFT7050	28/06/2010	Commander Australia Limited	Commander Service BCM 21/06/2010 - 20/07/10	155.80
EFT7051	28/06/2010	Beverley White	Catering Services - Regional Achievement & Community Awards, Johns Creek Boat Ramp Opening, Special Council Meetings, Corporate Services Lunch	1,970.00
EFT7052	28/06/2010	Karratha Contracting Pty Ltd	Demolition of Toilet Block, Pump Replacement, Electrical Repairs, Supply & Install A/C's. Quarterly Building A/C Preventative Maintenance, Filter Replacement, Carpet Replacement, Window Replacement, Building Maintenance	89,945.16
EFT7053	29/06/2010	Allied Pickfords-Karratha	Staff Relocation to New Housing	14,147.65

EFT7054	29/06/2010	Amnet It Services	Broadband 9/07/2010 - 9/10/2010	435.00
EFT7055	29/06/2010	British American Tobacco Australia Ltd	TTI Stock	1,700.84
EFT7056	29/06/2010	Chefmaster Australia	Bin Liners	1,502.40
EFT7057	29/06/2010	Corporate Express Australia Limited	HR - Client Chairs, Admin Office Powerboard, Various Stationery	7,925.56
EFT7058	29/06/2010	C-Direct P/L Prepaid	TTI Stock	1,900.00
EFT7059	29/06/2010	Chandler Macleod	Waste Management Casual Staff	17,650.60
EFT7060	29/06/2010	Drake Australia Pty Ltd	TTI & Admin Office Casual Staff	19,237.53
EFT7061	29/06/2010	ESS NYFL Pty Ltd	Catering For May Council Meeting - Point Samson x 18 People	2,240.70
EFT7062	29/06/2010	Gemini Medical Centre - Wickham	Pre-Employment Medicals	374.00
EFT7063	29/06/2010	ITVision	Install Universe 10.3.3 and Upgrade Synergysoft to V8.1	1,650.00
EFT7064	29/06/2010	Karratha Newsagency	TTI & Dampier Library Newspapers and Magazines	4,845.42
EFT7065	29/06/2010	Karratha Visitors Centre	Shire Of Roebourne 09/10 Annual Community Contribution Funds	48,675.35
EFT7066	29/06/2010	Karratha Tavern	TTI Alcohol	6,977.76
EFT7067	29/06/2010	J. Lally	Conference Expenses 13-17 June	419.40
EFT7068	29/06/2010	N. Lockwood	Refund of Paid Shire President Mobile Phone/Internet Telstra Invoices, Conference Expenses 10-17 June	2,044.04
EFT7069	29/06/2010	WALGA (Marketforce)	Various Advertising	4,144.54
EFT7070	29/06/2010	Water2Water	Monthly Service Fee Cooler and Filtration System	107.00
EFT7071	29/06/2010	Parry's Merchants	TTI Stock	10,399.55
EFT7072	29/06/2010	Poinciana Nursery	Assorted Plants & 2 Leaf Rakes	406.60
EFT7073	29/06/2010	Prime Health Group Limited	Staff Twinrix Vaccination	138.00
EFT7074	29/06/2010	Pilbara Holiday Park	Accommodation & Meals - Building Surveyor Contract Staff	305.00
EFT7075	29/06/2010	Ray White Real Estate	SOR Staff Housing Water Usage	714.80
EFT7076	29/06/2010	Soroptimists International Of Karratha,	Clean Up Australia Dollar for Bags	150.00
EFT7077	29/06/2010	Signswest, Stick With Us Sign Studio	KEC - Pull Up Banner/Stand x 4, Airport Carpark Upgrade Signs	3,696.00
EFT7078	29/06/2010	Reliance Petroleum	Degreaser	929.06
EFT7079	29/06/2010	Sealanes	Cossack Cafe Stock	100.88
EFT7080	29/06/2010	Stihl Shop Redcliffe	Stihl Blower	399.00
EFT7081	29/06/2010	The Royal Life Saving Society Australia	Bronze Medallion Award Fee	60.00
EFT7082	29/06/2010	Travelworld Karratha	Staff / Contractor Flights & Car Hire	1,617.00
EFT7083	29/06/2010	TNT Express	Freight	475.92
EFT7084	29/06/2010	F. White-Hartig	Conference Expenses 11-12 June	114.75
EFT7085	29/06/2010	Yaandina Family Centre	Annual Community Sponsorship	4,446.25
EFT7086	29/06/2010	Worksense Safety & Workwear	Corporate Clothing	1,132.51
EFT7087	29/06/2010	Atom Supply	Airport - PPE for Airside Maintenance	79.40
EFT7088	29/06/2010	Australasian Performing Right Assoc.	KEC / RAC Licence Fee Adjustments	620.72
EFT7089	29/06/2010	Protector Alsafe	Safety Clothing	1,513.29
EFT7090	29/06/2010	Av Truck Services Pty Ltd	Filters	233.05
EFT7091	29/06/2010	Avdata Australia	Avdata Billing Fee & Charges	2,556.22
EFT7092	29/06/2010	Archipelago Arts	Cossack Art Awards - Wk 13-16	14,080.00
EFT7093	29/06/2010	BOC Limited	Gas Cylinders	565.67
EFT7094	29/06/2010	Beaurepaires	Supply Tyres & Tubes	302.14
EFT7095	29/06/2010	BC Lock & Key	Key Doors & Locks, Replace Locks	2,947.46
EFT7096	29/06/2010	Budget Rent A Car	Car Hire - E. Smeathers PRC Meeting	310.28
EFT7097	29/06/2010	BGC Contracting	Airport - Expansion Heli Apron	705,002.09
EFT7098	29/06/2010	Bridgewater Solutions Pty Ltd	Project Admin Services To Assist in Establishment of Strategic Projects Office	6,688.00
EFT7099	29/06/2010	Eileen Burnett	Refund of Camping Fees Paid for Cleaverville Camping - Eileen Burnett	95.00

EFT7100	29/06/2010	Centurion Transport Co Pty Ltd	Freight	817.59
EFT7101	29/06/2010	Coates Hire Operations	Subhired Damage Charges	3,740.00
EFT7102	29/06/2010	Coca-Cola Amatil (Holdings) Ltd	TTI, KAC, KEC, RAC Kiosk Stock	7,598.93
EFT7103	29/06/2010	Coventrys	Filter, Trailer Plug	105.71
EFT7104	29/06/2010	Cabcharge Australia Pty Ltd	Cabcharge Vouchers	574.42
EFT7105	29/06/2010	Centaman Systems	KAC Service 01/07/2010 - 30/06/2011	5,226.10
EFT7106	29/06/2010	Chamber Of Commerce & Industry WA	CCI Employment Forms Guide	105.00
EFT7107	29/06/2010	Coda Studio Pty Ltd	K2020 Projects Variation Order No 2 - Revised Consultants Fee, Baynton West Family Centre & Bulgarra Family Centre Design Development	41,385.08
EFT7108	29/06/2010	Department Of Environment & Conservation	Controlled Waste Tracking Forms	271.50
EFT7109	29/06/2010	E & MJ Rosher Pty Ltd	Blade	356.15
EFT7110	29/06/2010	Jodi Elston	Contracted Services - Write Series of Councillor Profiles, Attend SOR/Landcorp Meeting	1,584.00
EFT7111	29/06/2010	Ezdigital	Local History Office - Digitisation of 32 Oral History Cassette Tapes	4,451.20
EFT7112	29/06/2010	Farinosi and Sons (Rtl) Pty Ltd	Concrete Packs, Sprayer, Bolts & Nuts, Chain Mesh Fencing, Tap Timer, Various Stock	1,537.08
EFT7113	29/06/2010	Frogmat Environmental Pty Ltd	Nickol West Skate Park- Supply & Install New Irrigation	22,467.50
EFT7114	29/06/2010	Luke Flegeltaub	DJ For Underage Rage - Make A Move Youth Plan	700.00
EFT7115	29/06/2010	Globe Australia Pty Ltd	Mousebait Stations	270.60
EFT7116	29/06/2010	Gemini Medical Centre - Karratha	Pre Employment Medicals, Workcover Audio Assessments	253.00
EFT7117	29/06/2010	Garden Hogs	19 Knight Place - Landscape to Backyard	2,310.00
EFT7118	29/06/2010	Glow Productions QLD Pty Ltd	Roebourne UnderAge Rage Prizes	187.50
EFT7119	29/06/2010	Susan Michelle Gray	Refund - Term 2 Program Cancelled	58.50
EFT7120	29/06/2010	Home Hardware	RAC Materials, Cord Sash, Fuel Filter	1,145.34
EFT7121	29/06/2010	Hydramet	RAC - Major Service Chlorination System	6,672.00
EFT7122	29/06/2010	Hitachi Construction Machinery	Various Filters	132.83
EFT7123	29/06/2010	Handy Hands Pty Ltd	Monthly Garden Maintenance 12 Dodd Crt - May 2010	352.00
EFT7124	29/06/2010	Impay Pty Ltd (Karratha Motors)	Removal of Abandoned Vehicle	230.00
EFT7125	29/06/2010	Information Services & Technology	Local History Officer - Upgrade of Mosaic Plus System & Licenses	1,210.00
EFT7126	29/06/2010	ISIS Group Australia	Airport - Checked Baggage Handling System Progress Claim 1 & 2	354,200.00
EFT7127	29/06/2010	Keyspot Services	Staff Service Award Trophy	85.00
EFT7128	29/06/2010	Karratha Fluid Power	Cancelled Cheque	
EFT7129	29/06/2010	Landgate	General Rural & Urban Revaluation 2010/2011, Online Transaction Fee Summary	1,264.25
EFT7130	29/06/2010	LGIS Risk Management	LGIS Contracted H.R. Services - Ron Meechin	12,623.62
EFT7131	29/06/2010	Linda Norris Photographer	Photo Shoot for Grey Nomad Campaign	485.00
EFT7132	29/06/2010	Mcintosh & Son	Chute Deck, Belt	341.74
EFT7133	29/06/2010	Millstream Landscapes North West	Nickol West Skate Park-Supply and Install Turf	21,048.50
EFT7134	29/06/2010	S. McLennan	Reimbursement - Garbage Bins - 50c Hall	140.60
EFT7135	29/06/2010	Native Gold	TTI Stock - Assorted Gold Jewellery	1,630.00
EFT7136	29/06/2010	Northwest Copier & Fax Services	Canon Document Scanner & 2 x Printers	8,458.78
EFT7137	29/06/2010	Orica Australia Pty Ltd	Chlorine	2,082.30
EFT7138	29/06/2010	OPUS International Consultants Ltd	Interior Design of 5 Kwong Close	967.50
EFT7139	29/06/2010	Fulton Holgan Industries Pty Ltd (Pioneer Road Services)	Catmul Drums	2,666.40
EFT7140	29/06/2010	The Paper Company Of Australia Pty Ltd	A4 Paper	1,795.20

EFT7141	29/06/2010	Pilbara Tafe	TAFE - Contractor Accommodation, Employee Textbook	3,063.18
EFT7142	29/06/2010	Pilbara Copy Service	Kyocera TaskAlfa 500 Sheet Paper Trays	9,594.20
EFT7143	29/06/2010	Coral Coast Print & Design (Pilbara Echo)	Advertisements - Airport Carpark Closure, NAIDOC Week, Early Learning Specialist Scholarships	1,332.93
EFT7144	29/06/2010	Porter Consulting Engineers	Catrrall Park Carpark Design	4,444.00
EFT7145	29/06/2010	Pilbara Aboriginal Church	Roebourne UnderAge Rage Catering 150 People	1,500.00
EFT7146	29/06/2010	Peter Hunt Architect Superannuation Fund No 2	Rental Payment - 2/4 Welcome Road 19/6/10-18/7/10	2,711.03
EFT7147	29/06/2010	Roebourne Dingo Hire	Hire of Machinery & Operators, RAC Backfill of Backwash Tank	1,870.00
EFT7148	29/06/2010	Red 11 Pty Ltd	HP DesignJet 4520 Scanner	34,403.00
EFT7149	29/06/2010	Roebourne Visitor Centre	Cossack Stock -Various Books	1,455.08
EFT7150	29/06/2010	Skipper Truck Parts	Filters, Strainer, Gasket	1,108.94
EFT7151	29/06/2010	Stott & Hoare	Nortel IP Phone 1120E - Graphite with Eng Keycaps	1,666.50
EFT7152	29/06/2010	Seek Limited	Strategic Projects Admin Coordinator / Karratha City of The North Project Manager Advertisement	594.00
EFT7153	29/06/2010	Sage Consulting Engineers Pty Ltd	Karratha Airport - Redesign of Carpark Lighting	1,034.00
EFT7154	29/06/2010	Statewide Turf Services	Sweep Bulgarra Oval	3,938.75
EFT7155	29/06/2010	Trugrade Pty Ltd	Cleaning Cloths	159.83
EFT7156	29/06/2010	T-quip	Ram, Filters, Fuel	1,165.60
EFT7157	29/06/2010	Total Eden Watering Systems Pty Ltd	Milne Coupling	4,922.17
EFT7158	29/06/2010	Tox Free (Karratha) Pty Ltd	Airport - Empty Septic Tanks	2,718.31
EFT7159	29/06/2010	V. Tran	Reimbursement Cost of Lunch with Clients	133.00
EFT7160	29/06/2010	Thomasbuilt Pty Ltd	Refund of BCITF Fee from February 2010	2,000.00
EFT7161	29/06/2010	UDLA	Redevelopment of Catrrall Park - Stages 1, 2 & 3	33,247.50
EFT7162	29/06/2010	J. Verbeek	Reimbursement - Business News Subscription	449.90
EFT7163	29/06/2010	Westrac Equipment Pty Ltd	Edge, Locknut, Filters	223.67
EFT7164	29/06/2010	Woolworths (WA) Ltd	TTI & Cossack Kiosk Stock	1,012.86
EFT7165	29/06/2010	Wormald Australia Pty Ltd	Fire Panel Inspections & Report	1,503.60
EFT7166	29/06/2010	Downer Edi Works Pty Ltd	Galbraith Road - Traffic Calming Measures	95,083.58
EFT7167	29/06/2010	Webset Security	Karratha Airport Guard Security Service	10,619.40
EFT7168	01/07/2010	Griffin Civil	Karratha Airport Carpark Expansion - Claim 1 26.04.10 - 31.05.10	313,293.93
5014	17/05/2010	Commonwealth Bank of Australia	Bpoint Fees - Rates Online Payments	37.63
5014	17/05/2010	Amex	Administration Office Amex Fees	0.86
5016	18/05/2010	Amex	Administration Office Amex Fees	16.34
5017	19/05/2010	Amex	Administration Office Amex Fees	6.13
5019	24/05/2010	Amex	Administration Office Amex Fees	2.89
5019	24/05/2010	Amex	Administration Office Amex Fees	6.28
5020	24/05/2010	Amex	TTI Amex Fees	1.50
5020	25/05/2010	Amex	Administration Office Amex Fees	97.43
5021	25/05/2010	Amex	TTI Amex Fees	0.59
5021	26/05/2010	Western Australian Treasury Corp	Interest - Loan 94 Housing Fixed Charges	69,239.91
5021	26/05/2010	Western Australian Treasury Corp	Interest - Loan 94 Housing	659.15
5022	26/05/2010	Western Australian Treasury Corp	Principle - Loan 94 Housing	47,616.41
5022	27/05/2010	Amex	Cossack Amex Fees	1.08
5023	27/05/2010	Amex	Administration Office Amex Fees	21.03
5023	28/05/2010	Amex	TTI Amex Fees	1.83
5023	28/05/2010	Amex	Administration Office Amex Fees	34.26
5024	28/05/2010	Amex	Administration Office Amex Fees - Overcharge	-2.79
5024	31/05/2010	Amex	TTI Amex Fees	0.30
5024	31/05/2010	Amex	Administration Office Amex Fees	31.66

5025	01/06/2010	Westpac Banking	Administration Office Credit Card Transaction Fees	435.17
5025	01/06/2010	Westpac Banking	GST On Bank Account Transaction Fees	1,739.76
5025	01/06/2010	Commonwealth Bank of Australia	Bpoint Fees - Rates Online Payments	148.08
5025	01/06/2010	Westpac Banking	KAC Credit Card Transaction Fees	30.01
5025	01/06/2010	Westpac Banking	Cossack Credit Card Transaction Fees	55.10
5025	01/06/2010	Westpac Banking	Administration Office EFTPOS / Debit Card Transaction Fees	47.10
5025	01/06/2010	Westpac Banking	KEC EFTPOS / Debit Card Transaction Fees	103.45
5025	01/06/2010	Westpac Banking	TTI EFTPOS / Debit Card Transaction Fees	280.83
5025	01/06/2010	Westpac Banking	KAC EFTPOS / Debit Card Transaction Fees	38.28
5025	01/06/2010	Westpac Banking	Cossack EFTPOS / Direct Debit Transaction Fees	63.82
5025	01/06/2010	Westpac Banking	GST On Bank Account Transaction Fees	96.99
5026	02/06/2010	Amex	TTI Amex Fees	0.91
5026	02/06/2010	Amex	Administration Office Amex Fees	29.35
5027	03/06/2010	Amex	TTI Amex Fees	0.42
5028	04/06/2010	Amex	Administration Office Amex Fees	2.07
5028	04/06/2010	Amex	TTI Amex Fees	1.09
5028	04/06/2010	Amex	KEC Amex Fees	18.08
5029	07/06/2010	Amex	TTI Amex Fees	0.19
5029	07/06/2010	Amex	TTI Amex Fees	0.55
5029	07/06/2010	Amex	Administration Office Amex Fees	50.75
5030	08/06/2010	Amex	TTI Amex Fees	0.40
5031	09/06/2010	Amex	TTI Amex Fees	0.33
5032	10/06/2010	Amex	TTI Amex Fees	0.20
5033	11/06/2010	Amex	Administration Office Amex Fees	10.55
5035	15/06/2010	Amex	Administration Office Amex Fees	44.24
5035	15/06/2010	Amex	Cossack - Amex Fees	2.15
5035	15/06/2010	Amex	TTI Amex Fees	1.19
5035	15/06/2010	Commonwealth Bank of Australia	Bpoint Fees - Rates Online Payments	53.31
5036	16/06/2010	Western Australian Treasury Corp	Principle - Loan 93 Wickham Transfer Station	63,939.00
5036	16/06/2010	Western Australian Treasury Corp	Interest - Loan 93 Wickham Transfer Station	18,319.98
5037	17/06/2010	Amex	TTI Amex Fees	0.25
5037	17/06/2010	Amex	Administration Office Amex Fees	2.07
5037	17/06/2010	Western Australian Treasury Corp	Principle - Loan 92 Aged Persons Units	12,963.39
5037	17/06/2010	Western Australian Treasury Corp	Interest - Loan 92 Aged Persons Units	2,482.87
5038	18/06/2010	Amex	TTI Amex Fees	1.42
5038	18/06/2010	Amex	Administration Office Amex Fees	1.11
5039	21/06/2010	Amex	TTI Amex Fees	0.34
5039	21/06/2010	Amex	TTI Amex Fees	1.47
5041	23/06/2010	Amex	TTI Amex Fees	0.92
5041	23/06/2010	Amex	KEC Amex Fees	2.96
5042	24/06/2010	Amex	TTI Amex Fees	0.58
5042	24/06/2010	Amex	Administration Office Amex Fees	9.21
5043	25/06/2010	Amex	TTI Amex Fees	0.56
5043	25/06/2010	Amex	Administration Office Amex Fees	41.32
5044	28/06/2010	Amex	TTI Amex Fees	0.26
5044	28/06/2010	Amex	TTI Amex Fees	0.31
5044	28/06/2010	Amex	Administration Office Amex Fees	2.07
5045	29/06/2010	Amex	Cossack - Amex Fees	2.15
5046	30/06/2010	Amex	KEC Amex Fees	1.86
69903	21/11/2008	Karratha Falcons Junior Football Club	Cancelled Cheque	-522.00
71357	13/08/2009	Dept Of Planning & Infrastructure - Plates	Cancelled Cheque	-135.00
71868	17/11/2009	Gemini Medical Centre - Wickham	Cancelled Cheque	-253.00

72624	05/05/2010	Wickham Skydivers Club	Cancelled Cheque	-94.00
72634	18/05/2010	Horizon Power	Cancelled Cheque	-5,174.54
72704	10/06/2010	Eaton Building	Vehicle Crossover Subsidies x 3	1,122.00
72705	10/06/2010	Horizon Power	SOR Electricity	36,215.86
72706	11/06/2010	Shire Of Roebourne	Payroll deductions	2,959.64
72707	11/06/2010	All Seasons Karratha	Accommodation Graham Rose & Ron Back	2,123.82
72708	11/06/2010	R. Clowes	Refund of Utilities Bond	300.35
72709	11/06/2010	Department For Planning & Infrastructure	Vehicle Registration Fees x 3	932.10
72710	11/06/2010	S. Chambers	Refund of Utilities Bond	248.12
72711	11/06/2010	A. Hughes	Refund of Utilities Bond	246.61
72712	11/06/2010	Best Western Karratha Central Apartments	D. Pentz Accommodation & Meals 14-15/05/10	757.60
72713	11/06/2010	Karratha District Junior Soccer Association	Clean Up Australia Day Dollar for Bags	1,872.00
72714	11/06/2010	Karratha Community House	Feb 2010 Round Community Cultural Grant	925.37
72715	11/06/2010	J. Kapetas	Refund of Utilities Bond	155.30
72716	11/06/2010	K. Macfarlane	Refund of Utilities Bond	15.36
72717	11/06/2010	Pilbara Iron Company Pty Ltd	SOR Water & Electricity Charges	3,140.11
72718	11/06/2010	G. Paddick	Refund of Utilities Bond	263.18
72719	11/06/2010	Shire Of Roebourne	Trust Refund for A3032 Receipted 29/06/09	850.00
72720	11/06/2010	SFD Plumbing & Gas	Supply and Install Training Fire Hydrant	6,930.00
72721	11/06/2010	Salvation Army	Cancelled Cheque	
72722	11/06/2010	Te Wai Manufacturing	Polo Shirts	1,385.10
72723	11/06/2010	Video Ezy Karratha	Dampier Library - DVD's	99.80
72724	11/06/2010	Wickham Kindergym	Wickham Kindergym CC/01/Oct 09	1,000.00
72725	14/06/2010	Pilbara Iron Company Pty Ltd	Rates refund for assessment A78858 28 Ridge Elbow, Nickol	1,919.54
72726	14/06/2010	Salvation Army	Clean up Australia Dollar for Bags	468.00
72727	14/06/2010	Dampier Community Association	Clean Up Australia Day Dollar for Bags	2,964.00
72728	14/06/2010	Angus And Robertson Karratha	Roebourne Library - Assorted Books and DVD's	96.27
72729	14/06/2010	Attorney-General's Department	Return of Unspent Finances for NEVSF Grant - Project Registration Number WV0910-0032	2,088.00
72730	14/06/2010	Chadson Engineering Pty Ltd	Palintest Pool Standards Kit - 32006925	160.60
72731	14/06/2010	Clark Rubber - Geraldton	Ute Matting	1,799.00
72732	14/06/2010	Vincent Catania	Refund of Roebourne Community Hall Hire Bond 15/05/2009 Receipt # 405330	100.00
72733	14/06/2010	Greenline AG Pty Ltd	Blade	103.26
72734	14/06/2010	Government Regional Officers Housing	Rates Refund for Various Assessments	120.40
72735	14/06/2010	VT & CS Green	Reimbursement of Travel Costs	474.96
72736	14/06/2010	Hugh Brown	Books "The Pilbara"	2,976.00
72737	14/06/2010	Travis James	Rates refund for Assessment A78792 19 Honeyeater Corner, Nickol	37.00
72738	14/06/2010	Karratha Photographics	Camera & Memory Card	297.95
72739	14/06/2010	Karratha & King Bay Horse & Pony Club	Clean Up Australia Day Dollar for Bags	2,496.00
72740	14/06/2010	Karratha Agistment Centre	Clean Up Australia Day Dollar for Bags	996.00
72741	14/06/2010	McLeods & Co Barristers And Solicitors	Legal Advice -Deeds, Certificates of Title, Rating Advice, Jayrow Helicopters, Governance Advice	4,732.30
72742	14/06/2010	Pilbara Wildlife Carers Association	Dollar for Bags of Litter Collected	642.00
72743	14/06/2010	Pilbara Multicultural Association	Community Cultural Grant - Harmony Day	1,437.98
72744	14/06/2010	Raeco	Wickham Library Stationery Items	580.07
72745	14/06/2010	Rendezvous Hotel Observation City	Staff Accommodation	1,045.00
72746	14/06/2010	Dean & Lorelle Rogers	Rates Refund Assessment A27626 691 Dolphin Way, Bulgarra	425.30
72747	14/06/2010	Statewide Bearings	Brake Kit, Master Cylinder Reservoir, Master Cylinder	134.32

72748	14/06/2010	Kmart Karratha	Roebourne Library Books and DVD's	941.00
72749	14/06/2010	Saving Animals From Euthanasia	Clean Up Australia Day Dollar for Bags	120.00
72750	14/06/2010	Prahash Seenarain	Cat Trap Bond Refund	30.00
72751	14/06/2010	Triangle Filtration	Rinse Controllers	3,886.30
72752	14/06/2010	P Thompson	Refund Of Utilities Bond	72.75
72753	14/06/2010	Woodhouse Legal Solicitors & Legal Consul	Lease Preparation - Qantas Terminal, Dalgety House, Europcar	1,443.75
72754	14/06/2010	WOODSIDE BURRUP PTY LTD	Rates Refunds for Assessments A78757 Lot 507 Madigan Road Gap Ridge, A78789 13 Honeyeater Corner, Nickol	29,056.05
72755	14/06/2010	Shire Of Roebourne	ATM Cash Replenishment	74,000.00
72756	17/06/2010	Australia Post	Cancelled Cheque	
72757	17/06/2010	Shire Of Roebourne	Petty Cash Reimbursement	853.05
72758	17/06/2010	Australia Post	Administration Building Postal Charges	1,507.52
72759	18/06/2010	Telstra	SOR Telephone Charges	8,390.74
72760	18/06/2010	Horizon Power	SOR Electricity	8,699.79
72761	18/06/2010	Water Corporation	SOR Water	29,953.55
72762	18/06/2010	Shire Of Roebourne	Cash Cheque For Depot Staff Fuel Expenses Travelling to Perth to Collect Plant - Receipts on Return	1,000.00
72763	23/06/2010	Karratha Adventure Sports	Airport - Starter Pistol Caps, KAC Hire of Scuba Gear	688.90
72764	23/06/2010	Lions Club Of Karratha & Dampier (Inc)	Annual Community Sponsorship	25,300.00
72765	23/06/2010	Roebourne Supply Mart	RAC - End of Season Thank You Party	112.63
72766	23/06/2010	Shire Of Roebourne	Wickham Skydivers Club - Refund of BPay Overpayment 4th & 19th January 2010	94.00
72767	23/06/2010	Te Wai Manufacturing	Polo Shirts	1,103.70
72768	23/06/2010	Youth Care West Pilbara	Annual Community Sponsorship	2,000.00
72769	23/06/2010	Aurox Resources Ltd	Rates Refund for Assessment A78079 Lot E47/01021	215.74
72770	23/06/2010	Bunnings Group Limited	Treated Pine Logs	4,245.30
72771	23/06/2010	Calibre Constructions Pty Ltd	Partial Refund of Town Planning Fees for Application P2199	3,952.85
72772	23/06/2010	Degrey Engineering	Refund of Duplicate Payment Made on Invoice 54667 18/04/10 and 20/04/10	95.92
72773	23/06/2010	Ensystex Australasia Pty Ltd	Blattathor Gel Tubes	96.80
72774	23/06/2010	Rocco lemma	Rates Refund for Assessment A63399 2-4 Sherlock Crescent Karratha	2,546.59
72775	23/06/2010	Karratha Veterinary Hospital	Dog Health Program - 26/5/10 Vet Professional Time	1,427.40
72776	23/06/2010	Dr Martin Kumar	MSIS Retention Grant - 2yrs Service	16,667.00
72777	23/06/2010	McLeods & Co Barristers And Solicitors	Summons For Prosecution 75A Wellard Way, Karratha - Unauthorised Building Works	292.05
72778	23/06/2010	Norwest Airwork	Refund of Duplicate Payment Made on Invoice 55255 25/03/10 and 24/05/10	61.88
72779	23/06/2010	Dr Olaitan Oyefeso	MSIS Retention Grant - 2yrs Service	16,667.00
72780	23/06/2010	Recochem Inc	Paraffin Oil	3,484.80
72781	23/06/2010	Statewide Bearings	Wheel Bearing Outer/Inner Hub	122.02
72782	23/06/2010	Subway Karratha	Lunch for Executive Managers Meeting	55.00
72783	23/06/2010	S.A.F.E.	Refund of Duplicate Payment Made Against Invoice 54596 12/03/10 and 06/04/10	45.00
72784	23/06/2010	Vicon Residential Pty Ltd	Rates Refund For Assessment A69921 L5 King Way KIE	404.60
72785	23/06/2010	Salvation Army	Community Sponsorship Red Shield Appeal	3,000.00
72786	23/06/2010	3rd Karratha Scout Group	Donation	5,383.00
72787	24/06/2010	LINK (Local Information Network Karratha) Inc.	Refund of Bonds for Millars Well Oval & Pavilion - Teddy Bears Picnic	300.00
72788	24/06/2010	Estate of Imelda Haley	Refund of Bond on 202 8 Basset Rd, Plus Interest Earned to 30.06.08	243.30
72789	24/06/2010	Wickham Early Learning Centre	Refund of Deposit for Cat Trap	30.00

72790	25/06/2010	Shire Of Roebourne	Payroll deductions	5,889.19
72791	28/06/2010	Australian Super	Superannuation contributions	1,077.21
72792	28/06/2010	Asset Super	Superannuation contributions	1,098.88
72793	28/06/2010	Colonial First State Firstchoice Super	Superannuation contributions	480.20
72795	28/06/2010	WA Local Govt Superannuation Plan	Superannuation contributions	168,262.95
72796	28/06/2010	Australian Services Union (Asu/Meu Div.)	Payroll deductions	340.20
72797	28/06/2010	Amp Life Limited	Superannuation contributions	301.59
72798	28/06/2010	Axa Australia	Superannuation contributions	480.20
72799	28/06/2010	Bt Super For Life	Superannuation contributions	504.31
72800	28/06/2010	Catholic Super & Retirement Fund	Superannuation contributions	205.07
72801	28/06/2010	First State Super	Superannuation contributions	223.88
72802	28/06/2010	H.E.S.T. Australia Ltd	Superannuation contributions	196.40
72803	28/06/2010	Health Super	Superannuation contributions	625.64
72804	28/06/2010	HostPlus Superannuation	Superannuation contributions	458.16
72805	28/06/2010	ING Life Limited	Superannuation contributions	112.50
72806	28/06/2010	LG Super	Superannuation contributions	543.14
72807	28/06/2010	Lgrceu	Payroll deductions	82.00
72808	28/06/2010	Mtaa Superannuation Fund	Superannuation contributions	1,397.14
72809	28/06/2010	MLC Nominees Pty Ltd	Superannuation contributions	268.46
72810	28/06/2010	Navigator Australia Limited (Aviva Investment Services)	Superannuation contributions	907.18
72811	28/06/2010	Rest Superannuation	Superannuation contributions	1,558.84
72812	28/06/2010	Westscheme	Superannuation contributions	1,316.08
72813	28/06/2010	Australian Taxation Office	Final 2009/10 FBT payment	11,793.44
72814	28/06/2010	Telstra	Presidents Phone/Internet 13/6/10-13/7/10	887.07
72815	28/06/2010	3 Hutchison Telecommunications Aust.	Karratha SES Mobile 26/05/10 - 25/06/10	188.21
72816	28/06/2010	Horizon Power	SOR Electricity	78,284.80
72817	28/06/2010	Water Corporation	SOR Water Consumption	20,869.30
72818	28/06/2010	Water Corporation	Raising of Manhole to New Level To Suit New House - Gecko Circle	1,298.00
72819	29/06/2010	Karratha Adventure Sports	Starter Pistol Caps	858.90
72820	29/06/2010	Karratha Community House	Annual Community Sponsorship	10,131.85
72821	29/06/2010	West Pilbara Volunteer Sea Search & Rescue	Annual Community Sponsorship	2,033.40
72822	29/06/2010	Jill Elizabeth Ansell	Cossack Art Awards - Refund Entry Fee/Freight Paid Twice	52.00
72823	29/06/2010	Chadson Engineering Pty Ltd	Palintest 9 - Pool Test Kit & Tablets, KAC Replacement Filter & Bilateral Set	2,541.56
72824	29/06/2010	Calibre Constructions Pty Ltd	Vehicle Crossover Subsidies x 2	6,195.00
72825	29/06/2010	Liz Gray	Cossack Art Awards - Refund Entry Fee/Freight Paid Twice	52.00
72826	29/06/2010	Karratha Building Co	Vehicle Crossover Subsidies x 2	7,533.00
72827	29/06/2010	Karratha Emergency Relief Organisation	Annual Community Sponsorship Grant	2,200.00
72828	29/06/2010	McLeods & Co Barristers And Solicitors	Legal Advice In Relation - 75a Wellard Way - Unauthorised Building Works Larrazabal	380.05
72829	29/06/2010	Nicholas Andrew Norman	Vehicle Crossover Subsidy	338.25
72830	29/06/2010	Dept Of Planning & Infrastructure - Plates	Number Plate 06R - Erin Lia Morrison	140.00
72831	29/06/2010	Tracey Potter	Cossack Art Awards - Refund Entry Fee/Freight Paid Twice	52.00
72832	29/06/2010	Kmart Karratha	Roebourne Library - Books, DVD's & CD's	296.75
72833	29/06/2010	Triangle Filtration	Overhaul / Service Rinse Control	403.70
72834	29/06/2010	Shire Of Roebourne	ATM Cash Replenishment	74,000.00
72836	30/06/2010	Shire Of Roebourne	Petty Cash Reimbursement	1,196.90

5,873,715.96

	02/06/2010	Shire of Roebourne	Wages	5,646.50
	10/06/2010	Shire of Roebourne	Payroll F/E 09.06.10	390,115.88
	24/06/2010	Shire of Roebourne	Payroll F/E 23.06.10	389,165.28
				784,927.66
			Total Payments	<u>6,658,643.62</u>

COUNCIL RESOLUTION

Res No : 15209
MOVED : Cr Pritchard
SECONDED : Cr Smeathers

That Vouchers numbered 69903, 71357, 71868, 72624 and 72634 (all cancelled), 72704 to 72836, EFT6711 to EFT7168 inclusive, Direct Debits 5014, 5016, 5017, 5019 to 5033, 5035 to 5039, 5041 to 5046 and payroll cheques, totalling \$6,658,643.62 submitted and checked with vouchers, be accepted.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, White-Hartig
AGAINST : Nil

Cr Hipworth declared an Impartiality interest.
Nature of Interest: Assists the Club with Lease Terms.
Cr Hipworth left Chambers at 8:23pm.

10 COMMUNITY SERVICES

10.1 COMMUNITY SERVICES

10.1.1 NEW LEASE AGREEMENT - KARRATHA FOOTBALL AND SPORTING CLUB INC

File No: LS.7
Attachment(s) Nil
Responsible Officer: Executive Manager Community Services
Author Name: Senior Recreation Development Officer
Disclosure of Interest: Nil

REPORT PURPOSE

To seek Councils approval to enter into a new lease for lot 4228 Tilbrook Close Millars Well with the Karratha Football and Sporting Club Inc.

Background

On 1 March 1988 the Karratha Football and Sporting Club Inc entered into 21 year lease with the Shire of Roebourne for Lot 4228 Tilbrook Close Millars Well for the purpose of a site for a football and sporting Club. Rent has been charged at \$5.00 per annum. The lease expired on 28 February 2009.

In 1989 the Karratha Football and Sporting Club opened its clubrooms which it built on Lot 4228, and the Club is responsible for all outgoings relating to the premises.

The Club had requested a new 21 year lease based on the same conditions as previously granted.

At the September 2009 Ordinary Council Meeting Council resolved to:

Resolution 14808: That Council enter into a new lease agreement with the Karratha Football and Sporting Club Inc. for lot 4228 Tilbrook Close Millars Well for a period of 21 years at a peppercorn rental, with the Karratha Football and Sporting Club responsible for all outgoings relating to the premises

In the process of drawing up a new lease the Shire solicitors have noted that, under the terms and conditions of the expired lease, the Club is obliged to yield up the demised premises with the *'fixtures and additions thereto' in good and tenantable repair and condition*. It is the Club's position that as the clubroom building has been built and is owned by the Club. This point should be reflected within a new lease and be noted that at the end of a new agreement period the Club will be responsible for what happens to the building.

The previous Council Resolution 14808 relevant to this matter was based on the fact the Council agree to enter into a new lease with the Club based on the same conditions as previously enjoyed. The Club is now requesting different leasing conditions, therefore Council must consider rescinding resolution 14808 and decide whether to enter into a new lease agreement with the club based on new leasing conditions as described in this report.

Issues

The Karratha Football and Sporting Club is a community sporting club whose main function is the Karratha Kats Football Club.

The Club is seeking a new 21 year lease and has requested new terms and conditions be noted in a new lease agreement. Council has in the past been sympathetic to 21 year leases to community and sporting groups, the maximum permissible under the current vesting order.

After securing a 21 year lease in 1988 for Lot 4228, the Karratha Sporting and Football Club built their clubroom facility within the lot which was opened in 1989. The lease at that time stated that at the expiry of the lease, the club was obliged to yield up the demised premises with the *“fixtures and additions thereto”* in good and tenantable repair and condition. As the club is seeking a new lease and want it noted that the clubroom building is owned by the Club and its members, a new agreement should reflect this fact.

After consultation with the Shire solicitors preparing the lease and the club representatives Council has the following options available to them.

Firstly, at the completion of the agreement term or at a time mutually agreed by both parties, Council has the option to purchase the building from the club at the current market value. The market value is to be determined by a certified property valuer that has been agreed to undertake the appraisal by both the Shire of Roebourne and Karratha Football and Sporting Club.

Secondly, as is with current practice with many community leases, at the completion of the agreement term, the Club will be required to remove all buildings, fixtures and fittings and return the land to its natural state as deemed appropriate by the Shire of Roebourne. The natural state of the land would be similar to the state the land was in when originally leased to the club in 1988.

At the end of the lease term, Council has the option to purchase the clubroom building from the Karratha Football and Sporting Club at Market value as set by a certified property valuer who has been chosen and agreed to by both parties.

Executive Manager Community Services Comment

While the club has made the request to amend the term to include the option to purchase the building at the conclusion of the lease term, it is difficult to recommend that this be included.

The estimated value of the property at the expiration of the lease will be difficult to calculate and will be reaching the end of its useful life.

This request is unusual in regards to the community facilities for leased land that is vested in the Council and would not be the recommended course of action.

Options

Council has the following options available:

1. Rescind Council Resolution 14808 that Council agree to enter into a new lease agreement with the Karratha Football and Sporting Club Inc for lot 4228 Tilbrook Close Millars Well for a period of 21 years at a peppercorn rental, with the Karratha Football and Sporting Club responsible for all outgoings relating to the premises.
2. Council agree to enter into a new lease agreement with the Karratha Football and Sporting Club Inc for lot 4228 (land only) Tilbrook Close Millars Well under the following conditions.
 - a) The term of the lease is for a period of 21 years with the option to renew for a further 21 years.
 - b) The lease fee be charged at \$5.00 per annum

Or

- d) At the end of the lease term, Council request the Karratha Sporting and Football Club to remove the building from lot 4228 and return the land to its natural state.

Or

3. Council agree to alternate leasing conditions as amended to the Karratha Football and Sporting Club.

Policy Implications

There are no relevant policy implications pertaining to this matter. However typically, Council has been sympathetic to 21 year leases to Community and Sporting groups the maximum permissible under this vesting order.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

The Karratha Sporting and Football Club represent one of the two Australian Rules football clubs located in Karratha, the Karratha Kats. They have been playing at the Kevin Richards Memorial Oval (formerly Millars Well Oval) since 1985. After securing the lease for the land on Lot 4228 and constructing their clubrooms, they have continued to provide the community a friendly and enjoyable environment for club and match day functions as well as fundraising events.

Voting Requirements

Resolution 1 – One Third

Resolution 2 – Absolute

Resolution 3 – Simple

RECOMMENDATION

That Council resolve to:

1. **Consider the rescission of Council Resolution 14808 from Ordinary Council Meeting of 21 September 2009 in accordance with Government (Administration) Regulations 1996 clause (10).**
2. **Rescind Resolution 14808 from the Ordinary Council Meeting of 21 September 2009.**
3. **Council agree to enter into a new lease agreement with the Karratha Football and Sporting Club Inc for Lot 4228 (land only) Tilbrook Close Millars Well under the following conditions.**
 - a) **The term of the lease is for a period of 21 years with the option to renew for a further 21 years.**
 - b) **The lease fee is charged at \$5.00 per annum**

At the end of the lease term, Council has the option to purchase the clubroom building from the Karratha Football and Sporting Club at Market value as set by a certified property valuer who has been chosen and agreed to by both parties.

COUNCIL RESOLUTION

Res No : **15210**
MOVED : **Cr Lally**
SECONDED : **Cr Smeathers**

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers,
Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15211**
MOVED : **Cr Bailey**
SECONDED : **Cr Cechner**

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers,
Cr Vertigan, Cr White-Hartig
AGAINST : Nil

AMENDMENT TO THE RECOMMENDATION:**REASON:**

The Council felt that due to insufficient time to review the lease terms, further investigation was required to gain a better understanding.

COUNCIL RESOLUTION

Res No : **15212**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Smeathers**

That Council lay the item on the table to enable further investigation into the lease and the item be bought back to Council at a later date.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers,
Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15213**
MOVED : **Cr Cechner**
SECONDED : **Cr Bailey**

That Council move item number 12.1.3 forward in the agenda to be discussed.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Pritchard, Cr Smeathers,
Cr Vertigan, Cr White-Hartig
AGAINST : Nil

Cr Hipworth returned to Chambers at 8:26pm.

12.1.3 MISCELLANEOUS LICENCE L47/167 - PROPOSED CONSTRUCTION OF PRIVATE ACCESS ROAD

File No:	A5505
Attachment(s)	Department of Industry & Resources - Location of Miscellaneous Licence L47/167
Responsible Officer:	Executive Manager Development Services
Author Name:	Executive Manager Development Services
Disclosure of Interest:	Nil

REPORT PURPOSE

For Council to consider the rescission of resolution No. 14520 as resolved at its Ordinary Council Meeting 15 December 2008 in order to further consider a proposed Miscellaneous Licence being granted by the Department of Mines and Petroleum for the construction of a private road.

Background

Norwest Sand & Gravel Pty Ltd has held the lease on Lot 178 on Plan 186560 since May 1999. The lease is used to stockpile sands, garden materials, landscaping stones and base coarse gravels. This lease area is currently accessed off the Shire's restricted and unsealed Sturt Pea Road, Wickham

Sturt Pea Road is used by the Water Corporation, recreational motorcycle riders, four wheel drive enthusiasts and the general public. The restricted nature of the road requires that the applicant use vehicles not larger than 6 wheel tip trucks to access the site which are considered by the applicant to be uneconomical for their operation. The applicant currently maintains that section of Sturt Pea Road between Lot 178 and the Roebourne Point Samson Road.

Norwest Sand & Gravel pegged a miscellaneous licence L47/167 for the purposes of forming a private access road between the Lot 178 and the Roebourne Point Samson Road which was lodged with the former Department of Mines (now Department of Mines & Petroleum) in November 2005. The Shire of Roebourne lodged an objection to this application. The objection was based on the following:

- That the applicant sought to create a private road connection from Lot 178 to the Roebourne Point Samson Road which was considered unnecessary as the lot fronts and has legal access to an existing road, namely Sturt Pea Road;
- That the applicant sought to create a private road which does not have any association with an approved mining activity, and
- The application, if granted, was considered to create an undesirable intersection with a high speed main road, namely the Roebourne Point Samson Road.

The application was referred to the Wardens Court and in December 2008 the Shire of Roebourne lost its objection and the Warden granted Norwest Sand & Gravel the Miscellaneous Licence without conditions.

The Shire then sought to amend its objection to the L47/167 application by passing resolution 14520 which sought the 'surrender without compensation' of the road to the Shire through the introduction of a conditional surrender agreement.

At the December 2008 Ordinary Council Meeting, the Council resolved, Resolution No. 14520, the following:

That Council resolves with regard to Miscellaneous Licence Application M47/167 [Road] to advise the Minister for Mines, the Department of Industry and Resources and the applicant that Council would be prepared to not object to the grant of the application subject to the applicant entering into a conditional surrender agreement, under which the licence, if granted, would be surrendered without compensation at the discretion of the Shire of Roebourne.

On the basis that the proposed road is located within the Gazetted Wickham town site boundary and the Department of Mines and Petroleum will withhold granting the Miscellaneous Licence until the Shire of Roebourne withdraws its objection.

Issues

Norwest Sand & Gravel Pty Ltd approached the Shire in May 2010 and requested an on-site meeting to discuss the application. The on-site meeting was held on 25 May 2010 attended by the applicant, Shire President and the Executive Manager Development Services. Thereafter the Development Services reviewed the application, Council's objection thereto and all relevant correspondence. The review of the application indicated the following:

- The restricted nature of Sturt Pea Road requires the applicant to use vehicles not larger than six wheel tip trucks which cannot be considered economical for their operation.
- The heavy vehicle use of Sturt Pea Road by the applicant necessitates that the applicant maintain that portion of the road between the application site and the Roebourne Point Samson Road.
- Poor sight distances and the fact that Sturt Pea Road carries a mix of heavy and recreational traffic raises safety concerns for all road users.
- The proposed access road will directly link the application site with the Roebourne Point Samson Road thereby removing functional and economic constraints of access to the land use activity.
- The applicant will have to satisfy the operational requirement set by Main Roads WA as regards the location, design and formation of the intersection of the proposed access road with the Roebourne Point Samson Road. Should the applicant be unable to meet these requirements then the application to construct the access road may well be refused.

The reason for the Shire to amend its objection to the L47/167, seeking the 'surrender without compensation' of the road to the Shire through the introduction of a conditional surrender agreement is unclear and undocumented.

Any issues or concerns regarding compliance in terms of existing land use activities needs to be investigated and addressed outside of the consideration of this application

Options

The Council has the following options available:

1. To support the rescission request and the recommendation to support the granting of Miscellaneous Licence Application L47/167 for the proposed construction of a private access road without condition.
2. To oppose the rescission request.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Local Government (Administration) Regulations 1996 clause (10) Revoking or changing decisions made at Council or committee meetings: s. 5.25(1)(e) requires one third of Councillors for the reconsideration of a Council resolution.

Financial Implications

There are no cost implications associated with this decision.

Conclusion

The application for miscellaneous licence L47/167, which will facilitate the construction of the proposed private access road between the applicants lease on Lot 178 Sturt Pea Road, Wickham and the Roebourne Point Samson Road, has been under consideration for more than five years.

The review of the application, Council's objection thereto and all relevant correspondence suggests that there is considerable merit in supporting the application without condition which supports the recommendation to rescind resolution 14520 and to advise the Minister for Mines and Petroleum, the Department of Industry and Resources, Department of Regional Development and Lands and the applicant that the Council has reassessed the application and has no objection to the granting thereof without condition.

Voting Requirements

Resolution 1 – One Third

Resolution 2 – Absolute

Resolution 3 – Simple

COUNCIL RESOLUTION

Res No : **15214**

MOVED : **Cr Lockwood**

SECONDED : **Cr Smeathers**

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

CARRIED

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

AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15215**

MOVED : **Cr Lewis**

SECONDED : **Cr Smeathers**

That Council reinstate Standing Orders.

CARRIED

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

AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15216**
MOVED : **Cr White-Hartig**
SECONDED : **Cr Lally**

That Council resolves to:

- 1. Consider the rescission of Resolution 14520 from the Ordinary Council Meeting of 15 December 2008 in accordance with Government (Administration) Regulations 1996 clause (10).**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15217**
MOVED : **Cr Pritchard**
SECONDED : **Cr Cechner**

That Council resolves to:

- 2. Rescind Resolution 14520 from the Ordinary Council Meeting of 15 December 2008.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15218**
MOVED : **Cr Pritchard**
SECONDED : **Cr Cechner**

- 3. That Council resolves with regard to Miscellaneous Licence Application M47/167 [Road] to advise the Minister for Mines and Petroleum, the Department of Industry and Resources, Department of Regional Development and Lands and the applicant that Council, notwithstanding its previous resolution, has reassessed the application and will grant the approval subject to Councils receipt of Main Roads WA approval in regard to the access road into Roebourne Point Samson Road.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

10.1.2 TENDER G0-10/11 UPGRADE & RENOVATION OF KARRATHA AQUATIC CENTRE

File No:	CP.126
Attachment(s):	Confidential Evaluation Report to be tabled at the Council Meeting
Responsible Officer:	Executive Manager Community Services
Author Name:	Coordinator Recreation Facilities
Disclosure of Interest:	Nil

REPORT PURPOSE

To seek Council's endorsement of a successful tenderer for Tender G0-10/11 – Upgrade & Renovation of Karratha Aquatic Centre.

Background

On 30 June 2010 Council resolved to:

- 1. Include in the 2010/2011 budget funding for the Aquatic Centre Engineering. Upgrade as detailed in the scope of works.***
- 2. The Chief Executive Officer be authorised to call tenders for the works as detailed in Option 2 and that tenders be advertised on the 3 July 2010 with assessment to be tabled at the Ordinary Council Meeting 19 July 2010.***

Tenders were advertised in The West Australian newspaper on 3 July 2010 closing 12:00pm 19 July 2010.

Issues

Council should note that tenders close at 12.00pm 19 July 2010. An evaluation report will be presented to Council on 19 July 2010.

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

- Gordon Smith (GNFP)
- Manager Community Facilities
- Coordinator Recreation Facilities

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:

Cost	30%
Specific Swimming Pool Experience	30%
Corporate Capacity	20%
Understanding of Project & Workable Program	10%
Occupational Health & Safety Policy	5%
Environmental Initiatives	5%

A detailed summary is attached, as the Confidential Evaluation Report.

Options

Council has the following options available:

1. Accept recommended tender
2. Accept an alternative tender
3. Not accept any tender

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Tenders were called in accordance with Section 3.57 of the Local Government (Functions and Administration) Regulations.

Financial Implications

Council has allocated a budget of \$805,000 in the 2010/2011 Budget for these works.

Conclusion

The Evaluation Panel believes that the recommended tenderer provides the greatest value across the assessment criteria.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **15235**

MOVED : **Cr Vertigan**

SECONDED : **Cr Cechner**

That Council consider the Confidential Evaluation Report for Tender G01-10/11 for the Upgrade & Renovation of Karratha Aquatic Centre.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15236**

MOVED : **Cr Hipworth**

SECONDED : **Cr Pritchard**

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15237**
MOVED : **Cr Bailey**
SECONDED : **Cr Lewis**

That Council move in camera.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

Cr Cechner left Chambers at 8.30pm
Cr Cechner returned to Chambers at 8.34pm

Cr Bailey left Chambers at 8:30pm
Cr Bailey returned to Chambers at 8.32pm

COUNCIL RESOLUTION

Res No : **15238**
MOVED : **Cr Bailey**
SECONDED : **Cr Pritchard**

That Council move out of camera.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15239**
MOVED : **Cr Lewis**
SECONDED : **Cr Bailey**

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

AMENDMENT TO THE RECOMMENDATION:**REASON:**

The Council agreed that there were specific areas of the contract that could be refined and includes a recommendation to address this matter.

COUNCIL RESOLUTION

Res No : **15240**
MOVED : **Cr Vertigan**
SECONDED : **Cr Cechner**

That Council resolve to:

- 1. Recommend the appointment of AVP Commercial Pools Pty Ltd ABN 28 301 443 006 for the schedule of prices submitted of \$934,580. AVP Commercial Pools has provided the most advantageous Tender and best value for money to the Shire of Roebourne based on the assessment of the compliance criteria, qualitative criteria and pricing structures offered under G01-10/11 – Upgrade and Renovation of Karratha Aquatic Centre.**
- 2. Authorise the Chief Executive Officer to negotiate specific variations to the tender price.**
- 3. Additional funds required to finalise the project in excess of the budget estimates of 2010/11 be sourced from the Infrastructure Reserve.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

10.1.3 FENACLNG KARRATHA- DAMPIER LIONS CLUB REQUEST FOR ADDITIONAL FUNDS

File No:	GS. 41
Attachment(s)	Lions Club request for Sponsorship
Responsible Officer:	Executive Manager Community Services
Author Name:	Senior Community Development Officer
Disclosure of Interest:	Nil

REPORT PURPOSE

To seek Council support for additional funding of the Karratha-Dampier Lions Club for the FeNaCING Festival 2010.

Background

The Karratha-Dampier Lions Club main fund raising activity is through the annual FeNaCING Festival. Council historically supports the event through in kind support to the value of approximately \$30,000 and through Annual Community Sponsorship, funding \$12,000 in 2010 towards the fireworks display.

In 2009 Council agreed to provide further support the Karratha-Dampier Lions Club \$15,000 for children's programmed activities due to a lack of corporate sponsorship.

Issues

A sponsor of the previous year has decided not to support the FeNaCING Festival this year. This has reduced the Karratha-Dampier Lions Club available funds by \$10,000.

The reduction in sponsorship will negatively affect several programmed activities. In order to meet the funding shortfall and ensure the current integrity of the Festival activities for children, the Karratha-Dampier Lions Club is requesting \$10,000 from the Shire which is additional to their Annual Community Sponsorship of \$12,000 for the 2010 fireworks display.

Options

Council has the following options available:

That Council agree to provide an additional \$10,000 in funding to the Karratha-Dampier Lions Club for the children's activities for the FeNaCING Festival 2010.

OR

That Council not support the Karratha-Dampier Lions Club's request for the funding of children's activities for the FeNaCING Festival 2010.

Policy Implications

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

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

\$10,000 to be drawn from the non statutory account number 314200.

Conclusion

The festival brings the community together and showcases something very unique in Karratha and throughout the Shire. Council has already included \$12,000 for the Karratha-Dampier Lions Club for the FeNaCING Festival in the 2010/2011 budget. The additional \$10,000 would ensure that the children's entertainment continues. Support of this initiative aligns with the Shire's strategic objectives of facilitating inclusive and engaged communities and building capacity, capability and partnerships across the community.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **15219**
MOVED : **Cr Vertigan**
SECONDED : **Cr White-Hartig**

That Council approve the additional funding of \$10,000 for the Karratha-Dampier Lions Club to conduct childrens' activities of the FeNaCING Festival 2010 and the funds to be sourced from non statutory account number 314200.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

10.1.4 ROEBOURNE ADVISORY COMMITTEE MINUTES JUNE 2010

File No:	CS.4
Attachment(s)	Attachment(s) Minutes of Roebourne Advisory Committee meeting held 24th June 2010
Responsible Officer:	Executive Manager Community Services
Author Name:	Manager Economic and Community Development
Disclosure of Interest:	Nil

REPORT PURPOSE

To receive the minutes of the Roebourne Advisory Committee held 24 June 2010 and consider any issues emanating from those minutes.

Background

A Roebourne Advisory Committee Meeting was held on 24 June 2010. The draft Minutes of the meeting are provided as an attachment to this report.

IssuesRoebourne Visioning Sessions

The Roebourne Advisory Committee discussed the need to progress to the next level of consultation by engaging in visioning sessions for Roebourne as the Wickham Vision and planning meeting did not really discuss Roebourne in any level of detail. Hence that the CEO be instructed to develop a scope and an indicative timetable for the Roebourne Visioning sessions

Resignation of Committee Member

The Roebourne Advisory Committee received the resignation of committee member Josie Alec.

Appointments to the Roebourne Advisory Committee are effected by Council. Council have three options:

1. Appoint the next ranked person on the short list
2. Readvertise and call for nominations
3. Not appoint a person to the vacant position

Considering that the nominations expire in October 2011, it is recommended that Council appoint the next person on the short list, being Jo Barron.

Other issues and updates were discussed at the Committee Meeting. A summary of the current action list is provided in the minutes. In part most items have either been actioned, in progress or awaiting Council's budget deliberations for progress.

Options

Council has the following options available:

That Council:

1. Receive the minutes of the Roebourne Advisory Committee held 24 June 2010.
2. Instruct the Chief Executive Officer to develop a scope and an indicative timetable for

the Roebourne Visioning sessions for presentation to the Roebourne Advisory Committee at the next meeting.

3. Appoint Jo Barron to the vacant position on the Roebourne Advisory Committee for a period up to October 2011.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

The impact of the minutes of the meeting will require the time of Council's Officers to investigate various issues in order to provide responses, scope of works and costs to issues raised.

There are no financial implications resulting from this report.

The expenditure is in accordance with the budget.

A budget amendment resolved by Absolute Majority will be required.

Conclusion

Nil

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **15220**
MOVED : **Cr Cechner**
SECONDED : **Cr Hipworth**

That Council:

1. **Receive the minutes of the Roebourne Advisory Committee held 24th June 2010.**
2. **Instruct the Chief Executive Officer to develop a scope and an indicative timetable for the Roebourne Visioning sessions for presentation to the Roebourne Advisory Committee at the next meeting.**
3. **Appoint Jo Barron to the vacant position on the Roebourne Advisory Committee for a period up to October 2011.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

Cr Cechner declared a Financial interest and left Chambers at 8:55pm.

Nature of interest: Employee of Pilbara Health Services.

10.1.5 BAYNTON WEST FAMILY CENTRE DRAFT MANAGEMENT PLAN

File No: CP.187

Attachment(s)

- Confidential Baynton West Family Centre Draft Management Plan**
- Confidential Draft Proforma Commercial Tenancy Agreement (Retail)**
- Confidential Draft Proforma Commercial Tenancy Agreement (Non Retail)**
- Confidential Draft Proforma Community Group Tenancy Agreement**

Responsible Officer: Executive Manager Community Services

Author Name: Manager Community Facilities

Disclosure of Interest: Nil

REPORT PURPOSE

To consider the Draft Management Plan for the Baynton West Family Centre (BWFC) and the future tenancy arrangements for the facility as outlined in the Draft Management Plan.

Background

The Baynton West Family Centre is scheduled to be completed in February 2012. The facility was identified as a priority project in the Shire of Roebourne through the Karratha 2020 Vision and Community Plan (K2020).

The Baynton West Family Centre has been included in the Shire of Roebourne Strategic Plan, under Key Goal Area 1, Communities for the 2009-2013 period, *'Ensure the Baynton West Family Centre is constructed and functioning'*.

The Baynton West Family Centre is to be constructed in the suburb of Baynton West, a residential subdivision under construction that is expected to accommodate up to 3000 residents when complete.

In 2009 CODA Architecture and Urban Design were appointed to design the facility with the brief being *to design and construct a family centre providing a "one stop shop" for parent/child development requirements.'*

The key needs addressed in the design include:

- Meeting space for the community
- Activity Room for community hire
- Infant Health Clinic
- Childcare facility for 50 children
- Playgroup and Occasional Care Space
- Office's for lease to community organisations
- Administration Office
- Café Facilities

The project brief also called for innovative design to provide an iconic, aesthetically pleasing building for Karratha.

Summary of Community Consultation

Throughout the design process, Shire staff consulted heavily with local service providers of family services to ensure the design elements met the standards and requirements of the services intended to be provided within the complex and to ensure current and future use requirements were met. Additionally, two community meetings have been held, a shopping centre display was held at Karratha Centro and feedback forums were hosted on the Shire of Roebourne website.

Further detailed consultation included;

1. **Childcare Centre Module**
The Department for Communities were consulted to ensure child care facilities design was in accordance with the Child Care Services Act 2007 and the Child Care Services (Child Care) Regulations 2007.
2. **Family Centre Module**
Pilbara Population Health West who employ infant health professionals were involved in the development of the design brief and have provided input and feedback at all stages through the design process.
3. **Playgroup and Community Centre Module**
Early Childhood Learning providers were invited to be involved with the design process of the playgroup and community centre module. Particular input and involvement was provided from the Karratha Community House Inc who currently provides playgroup and some early learning programs and the Karratha Family Centre Inc.

DESIGN

The final BWFC design is a building with three separate modules where all the elements of the project have been located under a single roof, with a central semi shaded courtyard. The intent of this design is purpose specific facilities to meet the functional needs of families, supports best practice child development, family support programs and services and opportunities that fosters neighbourhood identity, encourages community participation and liveability.

The modules are:

- Module 1: Child Care Centre: 50 place child care centre that meets requirements as per licensing requirements.
- Module 2: Family Centre: Infant Health Clinic, Counselling Rooms, reception and 3 x offices
- Module 3: Community Centre: Playgroup, cafe, office space and community meeting spaces.

The Baynton West Family Centre is currently in the final stages of documentation. The timeline for construction of the building is as follows:

Documentation for tender completed	September 2010
Tender for construction advertised	November 2010
Tender Awarded	December 2010
Construction commences	January 2011
Construction complete	February 2012

The design and subsequent variety of services likely to be offered at the facility lends itself to each module being managed separately, each focussing on the development and provision of specific services to the community.

Management Philosophy

The concept behind the development of the BWFC is to develop a contemporary, innovative family centre providing a 'one stop' facility for parent and child development. To encourage neighbourhood identity and community participation and liveability, the approach to the management of the facility is to promote community management and capacity building to develop sustainable community organisations that have greater capacity for service delivery.

The primary tenant's of the centre will be community organisations and government departments delivering family and child related services to the community. The purpose of the proposed whole of community approach to the facility management is to collectively increase the level of service provision enabling the centre as a whole to establish itself as a viable and sustainable enterprise through which it will be able to increase collaboration, partnerships, communication and resources to expand and enhance its service and program capacity.

In addition, some modules of the facility have potential to be operated as a viable commercial entity, potentially providing Council with reduced overall facility operating costs.

Council Officers have prepared a Draft Management Plan (attached) to outline the proposed management approach to the facility. The Plan is in draft as the project is not fully documented at this stage and hence various elements such as a detailed list of assets, maintenance regimes and detailed life cycle cost reports are not complete.

The purpose of this report is for Council to set a direction in relation to the management of the Centre to enable various procedural matters such as tenders, expressions of interest and negotiation of lease or management agreements to progress. Additionally, the resolution of various agreements with organisations enables them to plan and provides certainty to enable agencies to prepare, and apply for funding in some instances, for the commencement of the Centres operations. It is intended that all agreements would commence on the day the Centre officially opens.

Issues

Council Officers engaged Kott Gunning Lawyers to provide advice and develop tenancy agreements applicable to the facility, as required to conform to the Local Government Act.

The Shire is also in the process of having the land transferred from Landcorp to the Shire of Roebourne. The transfer must take place before the Shire can formally enter into any leases for the property. Once the transfer is completed, the Shire of Roebourne will be entitled to lease or license tenancies as deemed appropriate.

Tenancy Options

Council Officers sought advice from Kott Gunning Lawyers for assistance to the type of tenancy arrangements typically applied for each of the modules, with specific requirements for the Playgroup and Community Centre Module. In addition, pro forma leasing documents for each of the tenancy arrangements have been prepared to commence negotiations on tenancy agreements. Three pro forma tenancy documents have been developed as outlined below and are attached:

Commercial Tenancy (Non retail) – developed for any business whereby the tenant is permitted to receive any pecuniary profit from the operation of the business. A public tender will be required before entering into a commercial tenancy lease. The pro forma agreement attached outlines the Shire be responsible for the maintenance of the building structure and the tenant responsible for all other building related maintenance and all operational costs. The lease fee can be set using a variety of different mechanisms as determined by Council.

Commercial Tenancy (Retail) – developed for any business whereby the tenant is permitted to receive any pecuniary profit from the operation of the business and the business is retail in nature. The Commercial tenancy (Retail Shops) Agreements Act

1985 is also applicable in this case which necessitates a minimum 5 year tenancy agreement.

A public tender will be required before entering into a commercial tenancy lease (Retail) in accordance with section 3.58 of the Local Government Act. The pro forma agreement attached outlines the Shire be responsible for the maintenance of the building structure and the tenant responsible for all other building related maintenance and all operational costs. Any lease fee can be set using a variety of different mechanisms as determined by Council.

Community Tenancy – developed for a community based entity that is exempt under provisions of section 30(2)(b) of the Local Government Act (Functions and General) Regulations whereby a formal tender is not be required, should Council elect to enter into an agreement with a community based entity. Additionally, a Department of, or agent of, the WA Government (Crown) is also exempt from a formal tender process under section 30(2)(c) of the Local Government Act (Functions and General) Regulations should Council elect to enter into an agreement with that Department. The pro forma agreement attached outlines the Shire be responsible for the maintenance of the building structure and fixtures, and the tenant responsible for maintenance of tenant fixture and operational costs. Any lease fee can be set using a variety of different mechanisms as determined by Council.

Child Care Centre

In 2008 Council set precedence by formally tendering for the operation of the Millars Well, Bulgarra and Wickham Child Care Centres for a five year period. The intent at this time was that the operation of the facilities should be outcome based with regards to the provision of Childcare services within the Shire.

It is recommended that the operation of the child care centre module of the Baynton West Family Centre formally be advertised for commercial tenancy (non retail). In order to select a preferred operator it is also recommended that criteria is established to allow a comparative measure that focuses on organisational capacities to deliver services at the Centre, experience and resources, proposed fee structures and that the operator is prepared to enter in to an agreement to achieve performance measures throughout the lease period.

It is recommended that the tender process would occur concurrent with the tender for construction of the facility so as to enable any provider to fit the facility out during construction and to commence operations the day the facility is complete.

In determining an appropriate lease fee, the price accepted for the childcare tender for the Millars Well, Bulgarra and Wickham Child Care Facilities in 2008 was determined based on what the market was prepared to pay. Whilst not a full commercial rate per square metre, the Shire of Roebourne was prepared to support child care provision and accepted a lower than full commercial rate at that time. The rate accepted was approximately \$56.00 per m² per annum.

This rate has been used to determine a proposed annual lease fee and income for the module that equates to \$20,440 per annum. It is also recommended that a five year lease be offered.

Family Centre Module – Health Services

Pilbara Population Health West is a division of the Health Department of WA and the current provider of infant health clinics and associated family health services within the Shire of Roebourne. As the Pilbara Population Health West is an agent of the Department for Health (Crown), the Shire can enter into a lease agreement without a formal tender process. Pilbara Population Health West have requested to enter into an agreement to operate the family centre module of the complex excluding offices.

Pilbara Population Health West currently provides infant health clinics in Shire buildings at Millars Well and Hedland Place. There is currently no formal agreement in place at these

facilities. It is recommended that a formal Community Tenancy arrangement be entered into with Pilbara Population Health for this facility and that a five year lease be offered.

The proposed terms of the lease agreement would be at a peppercorn rental with the Pilbara Population Health West responsible for the service provision and all operating costs associated with the module. Whilst not a typical agreement with a state government agency, Local Government has historically provided infrastructure for state government infant health services on similar terms and conditions.

Family Centre Module – Office Spaces

There are three office spaces designed within this module. It is recommended that expressions of interest be sought for the tenancy of these office spaces. The object of each particular group proposing to lease each space will need to be considered prior to developing a tenancy agreement. It is intended that the spaces will fall within the community leasing option at this stage, with preference for not for profit agencies with a focus on family and children's services. If suitable not for profit organisations cannot be sourced, then an option for commercial leasing arrangements could be considered.

The current rate for not for profit agency tenancy rates in Karratha is \$202.15 per m² per annum. Office rent costs are increased by CPI each year. This is inclusive of basic cleaning costs, with payment of utilities costs the responsibility of the lessee. Each office space within the family centre module is 15m².

Based on an inflation rate of 4% per annum, the office rental rate in 2012 will be \$218.60 per m² = \$3279.00 per annum per office. It is also recommended that up to a five year lease be offered but this be negotiated with each organisation.

Playgroup and Community Centre Module

This module is in three parts:

PART A: Playgroup

The Shire has the ability to lease directly to a community based entity without going to tender. The Karratha Community House (KCH) has been identified as the proposed tenant of the playgroup area of the module.

KCH is a not for profit community organisation that currently provides 23 playgroups and some early learning programs. The KCH caters to in excess of 335 (0-5 year old) children and operates from the Peg's Creek Pavilion.

The existing issues for the KCH are that:

1. KCH is at full capacity and cannot cater for the demand for playgroup participation and provision of new playgroups sessions. The size and layout of Peg's Creek Pavilion hall space allows only one session to occur at a time.
2. KCH has capacity and the organizational structure to cater for a much wider program base for the 0-5 year old age group but simply does not have the room to increase programs.

KCH has been supported by the Shire of Roebourne in the past by the provision of a lease agreement of the Peg's Creek Pavilion. Presently the Shire of Roebourne provides the Peg's Creek Pavilion at minimal cost and pays all utilities for the facility.

The KCH have requested to enter into a Community tenancy leasing arrangement for the Playgroup component of the Community Centre module. The terms of the lease agreement is recommended to be at a peppercorn rental with KCH responsible for the service provision and all outgoings associated with the module. It is also recommended that a five year lease be offered.

PART B: Coffee Shop

The Shire is required to enter into a commercial tenancy arrangement if it seeks to outsource the management of the coffee shop and as such would have to comply with local government tender regulations. As the proposed use is 'retail' the lease for this tenancy would also have to comply with the requirements of the Commercial tenancy (Retail Shops) Agreements Act 1985.

It is recommended to lease the coffee shop for a five year period on a commercial tenancy basis to create an opportunity and support small business and enterprise within the Shire of Roebourne. Additionally the coffee shop would assist in creating a social networking opportunity for the users of the BWFC.

The Shire currently manages a commercial retail operation in the Tien Tsin Inne Bar and Kiosk at the Karratha airport. Whilst an option is for the Shire to manage this part of the facility, it is recommended that a commercial tenancy arrangement be entered into to remain in line with the management philosophy of the BWFC.

It is proposed that a tender process run concurrent with the tender for construction of the facility with a Retail provider to be selected by the time construction commences to ensure facility fit out is coordinated.

Current commercial tenancy rates in Karratha are listed at \$485 - \$550 per m².

The rate of \$485 has been used to determine the proposed rate recommended within the tender and used to determine income for the module, resulting in projected income of \$21,922 per annum.

PART C: Community Centre:

There are two options for the management of the Community Centre component of the facility that would also need to take into consideration management of the common areas of the remainder of the complex:

- The first option being Shire management through the existing structure and processes of the Community Facilities Department.
- The second option, and keeping in line with the management philosophy is to enter into a management agreement with a suitable community organisation with the Shire assisting in building capacity of the organisation to provide services to the community.

The benefits of a community organisation managing the facility on behalf of the Shire is the ability for direct input into increased family and early childhood program development, a focus on community accessibility to the facility and networking opportunities, and the provision of family and children's services.

It is intended to structure this as a 'Management Agreement' with a local not for profit community organisation. To enter into such an agreement would not require a license or lease agreement but an agreement to manage the facility on behalf of the Shire and community would need to be established.

The following criteria and guidelines would be used to form the basis of the management agreement:

1. Demonstrated capacity to provide access to the facility for the wider community on an equitable hire/user pay system: a promotion and communication plan be developed.
2. Appropriate process and policies are developed, including conditions of hire, conditions of entry, customer service charter, complaints procedure and emergency response plan.

3. Demonstrated organisation's management capabilities: organisation structure, business planning, financial management and develop a preventative and reactive maintenance plan.
4. The organization holds appropriate insurances to conduct the business.
5. The Shire would pay the management body a fee and be responsible for the structural building maintenance and the building insurance and public liability insurance on the facility.
6. The management body would receive the income for the hire and use of the facilities and utilise those funds for the management costs associated with the facility operations and as a result would be required to meet key performance indicators set by the Shire of Roebourne, supported by the Shire Community Services staff.

The Karratha Community House Inc (KCH) has been identified as a Community Group that has the capability to manage this area of the facility. The KCH is a not for profit community based organisation that currently offers a range of family based services including playgroups, early literacy programs and community events such as the Teddy Bear's Picnic. The KCH employs a coordinator and has a strong Executive Committee that are currently developing a strategic plan and business plan that outlines the future direction and commitment of the organisation to deliver quality children and family services in to the future.

Consideration has been given to other community based organisations who may have capacity and Council should it so chose has the ability to seek tenders or expressions of interest from other organisations to fulfill this role. It is also recommended that a three year management agreement be offered with regular review.

Options

Council has the following options available:

1. To receive the Baynton West Family Centre Draft Management Plan.
2. Agree to seek tenders for the lease of the Baynton West Family Centre Child Care Centre Module for the purpose of operating a child care centre on a commercial basis and in accordance with the lease agreement attached.
3. Agree to enter into a lease agreement with Pilbara Population Health West for the lease of the Family Centre module for a period of five years on a community tenancy arrangement and in accordance with the lease agreement attached.
4. Agree to seek Expression of interest for the three office spaces within the Family Centre Module on a community tenancy basis and in accordance with the lease agreement attached and report the outcomes back to Council.
5. Agree to enter into a lease agreement with Karratha Community House Incorporated for the community lease of the playgroup area of the Community Centre Module for a five year period and in accordance with the lease agreement attached.
6. Agree to seek tenders for the lease of the coffee shop area of the community centre module for the purpose of operating a commercial retail coffee shop and in accordance with the commercial (retail) lease agreement attached.
7. Agree to enter into a Management Agreement with Karratha Community House Incorporated for a period of three years to operate the Community Centre component and all common areas of the facility and authorize the Chief Executive Officer to negotiate a Management Agreement including an appropriate management fee and key performance indicators, and report back to Council.

Or

8. To receive the Baynton West Family Centre Draft Management Plan and amended the terms and conditions of the various agreements
9. Call for expressions of interests for a suitably qualified organisation to manage the Baynton West Family Centre Community Centre module and report outcomes to Council.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Tenders are required to be called in accordance with Section 3.57 of the Local Government Act.

Financial Implications

The Baynton West Family Centre will have ongoing financial implications for the Shire of Roebourne. The Draft Management Plan outlines recommended rates for tenancy arrangements and projected income based on these rates.

The lifecycle operating cost estimates provided by the project cost planners outline a year one operating cost for the total facility of \$268,149. As outlined in the draft tenancy agreements, the Shire would be responsible for the building structure maintenance and building insurances. Approximately 20% of this estimated total operating cost will be required to be budgeted by the Shire within the annual budget for structural maintenance and building insurance, equating to an approximate amount of \$53,630.

The rates recommended throughout this report as proposed tenancy rates for the Child care centre, coffee shop and office spaces equates to an expected income of \$52,199.

The management agreement fee is an additional cost yet to be negotiated, although an estimate of the Shire operating the community facility as outlined in the draft management plan results in a net loss of \$149,050.35.

The costs and projected income will be budgeted yearly and the Schedule of Fees and Charges will be submitted by the Management Association each year to be included in the annual budget process.

The net operating cost is consistent with Councils Draft Long term Financial Plan.

Conclusion

The Baynton West Family Centre is due to be constructed and open for operation in February 2012.

The facility design is unique with the intention to provide 'one stop' family centre facility for parent and child development.

The Management Plan has been developed with the underlying philosophy that community approach to the facility management is preferred to build capacity of community organisations and collectively increase the level of service provision enabling the centre as a whole to establish itself as a viable and sustainable enterprise. A series of tenancy and management agreements will be required to outline the conditions of the operations.

Pro forma tenancy lease documents have been drafted to enable negotiations with identified suitable organisations. In some cases, a formal tender process will be required.

Voting Requirements

Simple.

RECOMMENDATION

That Council:

- 1. Receive the Baynton West Family Centre Draft Management Plan.**
- 2. Seek tenders for the lease of the Baynton West Family Centre Child Care Centre Module for the purpose of operating a child care centre on a commercial basis and in accordance with the lease agreement attached.**

3. Enter into a lease agreement with Pilbara Population Health West for the lease of the Family Centre module for a period of five years on a community tenancy arrangement and in accordance with the lease agreement, attached.
4. Seek expression of interest for the three office spaces within the family centre module on a community tenancy basis and in accordance with the lease agreement attached and report the outcomes back to Council.
5. Enter into a lease agreement with Karratha Community House Incorporated for the community lease of the playgroup area of the Community Centre Module for a five year period and in accordance with the lease agreement attached.
6. Seek tenders for the lease of the coffee shop area of the community centre module for the purpose of operating a commercial retail coffee shop and in accordance with the commercial (retail) lease agreement attached.
7. Enter into a Management Agreement with Karratha Community House Incorporated for a period of three years to operate the Community Centre component and all common areas of the facility and authorize the Chief Executive Officer to negotiate a management agreement including an appropriate management fee and key performance indicators, and report back to Council.

COUNCIL RESOLUTION

Res No : 15221
 MOVED : Cr Lockwood
 SECONDED : Cr Lewis

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Hipworth, Cr Pritchard,
 Cr Smeathers, Cr Vertigan, Cr White-Hartig
 AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15222
 MOVED : Cr Vertigan
 SECONDED : Cr Lewis

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Hipworth, Cr Pritchard,
 Cr Smeathers, Cr Vertigan, Cr White-Hartig
 AGAINST : Nil

Cr Pritchard left Chambers at 8.44pm

Cr Pritchard returned to Chambers at 8.45pm

1. AMENDMENT TO THE RECOMMENDATION:

REASON:

The Council felt that due to insufficient time to review the lease terms, further investigation was required to gain a better understanding.

COUNCIL RESOLUTION

Res No : **15223**
MOVED : **Cr Lally**
SECONDED : **Cr Smeathers**

That Council:

- 1. Lay the item on the table to enable Council to workshop leases and the Management Plan.**
- 2. Direct the Chief Executive Officer to develop a management model that is cost neutral.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

Cr Cechner returned to Chambers at 9.10pm

COUNCIL RESOLUTION

Res No : **15224**
MOVED : **Cr Smeathers**
SECONDED : **Cr Lally**

The meeting be adjourned at 9:10pm until 9:25pm.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15225**
MOVED : **Cr Smeathers**
SECONDED : **Cr Lally**

That Council resume the meeting at 9:25pm.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

11 TECHNICAL SERVICES

11.1 ENGINEERING WORKS

11.1.1 PROPOSAL TO CLOSE SEVEN MILE WASTE ACCESS ROAD

File No: DAM72

Attachment(s) Construction of Alternative Road / Seven Mile Waste Access Road Closure Plan

Gap Ridge Industrial Estate Road Name Subdivision Plan

Responsible Officer: Executive Manager Technical Services

Author Name: Engineering Technical Officer

Disclosure of Interest: Nil

REPORT PURPOSE

For Council to consider a proposal to close the Seven Mile Waste Access Road to enable the land to be utilised in construction of the Gap Ridge Industrial Estate.

Background

The site for the proposed Gap Ridge Industrial Estate (GRIE) is located seven kilometres west of the Karratha town centre, on the southern side of Dampier Highway between Seven Mile Creek, the Seven Mile Waste Disposal Site and the Rio Tinto rail corridor.

The proposed Development Plan (the Plan) encompasses a total of 267.59 hectares of land. This includes two allotments of unallocated Crown land, Lot 207 and 300 and the existing Seven Mile Waste access road. Lot 507 is subject to rezoning from Strategic Industry to Industrial Development and Lot 300 is currently zoned Industrial Development. Seven Mile Road will be replaced with a central or spine road running for the length of the subdivision.

Issues

In order for earthworks to commence, the Seven Mile Waste access road has to be closed, however the closure and the construction of the central or spine road will be staged in order to ensure continued access to the Waste Site.

The road closure has been advertised for a period of four weeks from 31 May to 30 June 2010 with no submissions received.

Options

Council has the following options available:

1. To resolve to approve the road closure.
2. To resolve to reject the proposal.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Section 3.50 of the Local Government Act 1995 applies.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

This proposed road closure has no adverse implications for Council and it is recommended that Council proceed with the road closure of the proposal.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **15226**
MOVED : **Cr Pritchard**
SECONDED : **Cr Lally**

That in accordance with Section 3.50 of the Local Government Act 1995, the closure of the Seven Mile Waste Facility access road be approved.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

11.1.2 APPROVAL FOR ROAD NAMING - GAP RIDGE INDUSTRIAL ESTATE

File No:	LP.107
Attachment(s)	Gap Ridge Industrial Estate Request for Road Name Approval
Responsible Officer:	Executive Manager Technical Services
Author Name:	Engineering Technical Officer
Disclosure of Interest:	Nil

REPORT PURPOSE

For Council to approve names for the proposed roads in the Gap Ridge Industrial Estate.

Background

A list of names for the new roads to be constructed as part of the Gap Ridge Industrial Estate have been submitted for the approval of Council and the State Geographic Names Committee (GNC). The names utilise the naturally occurring mineral resources of the Pilbara and with the exception of Bedrock, are not on the current approved Reserve Road Names List. It is believed that the proposed road names will help create an identity for the industrial estate and is a strategy often used as part of the initial marketing for any estate.

Issues

The road names supplied comply with the objectives of the Geographic Names Committee Western Australia Principles, Guidelines and Procedures May 2006 and take into account the concept of recognising the mined mineral resources of the Pilbara.

Options

Council has the following options available:

1. To support the proposed list of road names
2. To not support the proposed list of road names

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

The road names support the objectives of the Geographic Names Committee Western Australia Principles, Guidelines and Procedures May 2006 and will assist in the identification of the Gap Ridge Industrial Estate, contributing to a sense of place. The names will assist residents and visitors to recognise mineral resources in the Pilbara. They are not already on Council's list of approved road names and should be included on the list and the GNC and developer advised accordingly.

Voting Requirements

Simple.

RECOMMENDATION

That Council resolve to accept the list of street names for the Gap Ridge Industrial Estate and advise the developer and the Geographic Names Committee accordingly:

1. **Exploration Drive**
2. **Resource Road**
3. **Basalt Way**
4. **Iron Way**
5. **Steel Avenue**
6. **Magnetite Turn**
7. **Pentane Way**
8. **Bedrock Turn**
9. **Pindan Road**

AMENDMENT TO THE RECOMMENDATION:**REASON:**

The Council felt that a list of street names should be developed through consultation with Community Associations and indigenous groups.

COUNCIL RESOLUTION

Res No : 15227
MOVED : Cr Cechner
SECONDED : Cr Hipworth

That the Chief Executive Officer liaises with Community Associations and Native Title holders to develop a list of street names to be utilised for any proposed development within the Shire of Roebourne.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

11.1.3 LANDING FEE AND PASSENGER SERVICE CHARGE WAIVER REQUEST

File No:	TT.1
Attachment(s)	Nil
Responsible Officer:	Executive Manager Technical Services
Author Name:	Acting Airport Manager
Disclosure of Interest:	Nil

REPORT PURPOSE

To consider a request from the Swan Districts Football Club on behalf of the WAFL to waiver Karratha Airport landing fees and passenger service charges for the WAFL game on 3 July 2010.

Background

The WAFL game is a community event to showcase the game in regional areas. The WAFL clubs will charter a Fokker 100 and a Dash 8-300. A total of 126 passengers will be on board the two aircraft.

The total fees and charges applicable are:

- \$38.50 per tonne (inc GST) for RPT/charter aircraft over 15,001kg. The charges are worked out on the maximum take-off weight (MTOW) for the particular aircraft.
- MTOW for a Fokker 100 is 43,090kg therefore the landing fee would be \$1,658.97
- MTOW for a Dash 8-300 is 18,642kg therefore the landing fee would be \$717.72
- \$11.00 (inc GST) passenger service charges, (charged for arriving and departing passengers) for 126 passengers total \$2,772.00

Total fees and charges waiver requested is \$5,148.69.

Issues

The WAFL has been conducting senior football matches in regional areas to promote the game at a higher level. It provides the opportunity for regional people to experience a higher level of football that many people would not get to experience.

Community event such as the WAFL game are seen as vital to regional areas to promote Australian Rules Football which would provide many young people the opportunity to gain an appreciation of the level of commitment required to reach the higher level of the game.

Options

Council has the following options available:

1. Waiver landing fees only.
2. Waiver passenger service charges only.
3. Waiver both the landing fees and the passenger service charges.
4. Not approve the waiver of any fees and charges.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

The waiver of landing fees only would be \$2,376.69 in revenue.

The waiver of passenger service charges would be \$2,772.00 in revenue.

The waiver of the landing fees and passenger service charges combined would be \$5,148.69 in revenue.

Neither of these income streams were budgeted for in 2010/2011 therefore there is no requirement to amend the Budget.

Conclusion

The WAFL game is a community event and should be considered for support on that basis

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : **15228**
MOVED : **Cr Vertigan**
SECONDED : **Cr Cechner**

That Council not approve the waiver of landing fees and passenger service charges totalling \$5148.69 in revenue, relating to the WAFL game on the 3 July 2010.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan
AGAINST : Cr White-Hartig
REASON: The cost implications to the club are large, and the benefits that the community receives from the games are invaluable.

11.1.4 CYCLONE CLEAN UP REDUCTION OF SERVICE

File No:	WM.12
Attachment(s)	Nil
Responsible Officer:	Ron van Welie Acting Executive Manager Technical Services
Author Name:	Allan Moulton Manager of Waste Management
Disclosure of Interest:	Nil

REPORT PURPOSE

Propose reducing areas for the future cyclone clean up performed by Council.

Background

The reasons for the Cyclone clean up service are to assist residential/commercial properties in removing potential hazards prior to the cyclone season in the Pilbara.

In previous years the Council has provided a cyclone Clean up service free of charge to Shire residential properties as well as commercial properties based on a rule of thumb of one semi trailer per property.

Issues

The free service and large volumes allowed in previous years has encouraged a hoarding mentality across the properties receiving this service. Business and Industry property owners continue to collect and hoard waste materials knowing the Shire will collect these free of charge annually. All waste types are placed out in large quantities for collection including hazardous waste (ie paint, oil, petrol, chemicals and acids) general waste (ie paper, food, and packaging) concrete, large and lengthy steel items and soil fill. This creates littering issues for other property and streets, safety issues for pedestrians and traffic by wind borne hazards, handling and policing issues for Shire staff.

The Shire engineering works crew is reduced to two maintenance staff member during current service for approximately nine to eleven weeks as all other works crew are performing cyclone cleanup. During this clean up period increases in the ability for the works crew to respond to maintenance works and/or perform capital works projects. In recent years as much as 3000 man hours alone are used for cyclone clean up.

Options

Council has the following options available:

1. Reduce the cyclone clean up service to be green waste for residential areas only for the future cyclone seasons.
2. Reduce the cyclone clean up service to residential areas only for the cyclone seasons with no restrictions to include green waste and standard waste to residents
3. Reduce the volume and restrict types of materials placed out at commercial properties.
4. Continue to provide the service free to all properties and business but with severe limits and restrictions on quantity and type of materials placed out.
5. Continue providing the cyclone clean up service to commercial businesses and non residential properties with no restrictions.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

Added income to Shire with trade and commercial waste being charged when disposed of at Seven Mile Facility if reduced to residential cleanup only.

Expect clean up to run for only four to five weeks if reduced to residential pick up only, which leads to increased productivity in the works crew section with potential for capital projects to be completed within the year.

Conclusion

By reducing the type of properties serviced to residential green waste only, Council will change the mentality of commercial and residential property owner and tenants to have a duty of care and remove general commercial or standard waste throughout the year prior to cyclone season.

Voting Requirements

Simple.

RECOMMENDATION

That the annual cyclone clean up for 2010/11 financial year be restricted to residential properties in the Shire of Roebourne only.

COUNCIL RESOLUTION

Res No : **15229**
MOVED : **Cr Hipworth**
SECONDED : **Cr Smeathers**

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15230**
MOVED : **Cr Lewis**
SECONDED : **Cr Smeathers**

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

AMENDMENT TO THE RECOMMENDATION:**REASON:**

Council felt that the businesses in the Light Industrial Area should be advised and amend the recommendation to suit.

COUNCIL RESOLUTION

Res No : **15231**
MOVED : **Cr Hipworth**
SECONDED : **Cr Cechner**

That Council:

- 1. Restrict the annual cyclone clean up for 2010/11 financial year to residential properties within the Shire of Roebourne only.**
- 2. Direct the Chief Executive Officer to notify all business owners in the Light Industrial Areas that the cyclone clean up in their areas will not continue.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Cr Pritchard

REASON:

Councillor Pritchard believes that the service should continue to be provided free to all properties and businesses but with severe limits and restrictions on quantity and types of materials placed out.

12 DEVELOPMENT SERVICES

12.1 PLANNING SERVICES

12.1.1 INITIATION OF OMNIBUS AMENDMENT 21 TO TPS8 TO REFLECT THE CITYGROWTH PLAN

File No.	LP.72
Attachments:	City Growth Scheme Amendment request prepared by TPG Town Planning and Urban Design will be tabled
Responsible Officer:	Executive Manager Development Services
Author Name:	Executive Manager Development Services
Disclosure of Interest	NIL

REPORT PURPOSE

1. To inform Council about proposed changes to the Shire of Roebourne Town Planning Scheme No. 8 (TPS8)
2. To seek Council's resolution to initiate amendment 21 to TPS8 to rezone areas identified in the Karratha City Growth Plan and other consequential changes to the text of TPS8, especially to Appendix 7.

Background

The Karratha City of the North Revitalisation Plan, which was adopted by Council as a long term guide for the development of Karratha at its May 2010 meeting, included the Karratha City Growth Plan (the Growth Plan) and the Karratha City Centre Master Plan (the Master Plan).

The Growth Plan provided broad information and justification as to where development could occur to enable Karratha to accommodate a city of 50000 people, as envisaged in the Revitalisation Plan. However, in order to give statutory backing to the Growth Plan, amendments are necessary to TPS8.

The current zoned land in Karratha as shown in TPS8 is largely taken from the 1998 Karratha Area Development Strategy (KADS). The Growth Plan effectively supersedes KADS with respect to the strategic direction and location of growth for Karratha. For the areas shown for urban or industrial development in the Growth Plan, there needs to be a corresponding change to the zoned areas in TPS8. However, rather than amend TPS8 to zone land as either 'urban' or 'industrial', the proposed amendment will zone the land as 'urban development' or 'industrial development'. These zones already exist in TPS8. The existing 'industry' classification will be divided between 'light industrial' and 'general industrial', with consequential amendments to the zoning table.

The urban development and industrial development zones will be nominated as special control areas, meaning they will be subject to the need to prepare structure plans after which the precise zone boundaries can be determined. Part of this process also means each special control area will have a designated development area number in Appendix 7 to TPS8.

Each development area in Appendix 7 has a description of where it is, what the base zoning is (eg. urban development), and what the special conditions are for the development plan that will be prepared for the development area. This includes what the primary purpose of the development area will be, such as to provide for residential development, or to provide for showroom, transient worker accommodation, recreation and future residential development.

The provisions within Appendix 7 will guide the development of each development area, including the approximate timing for the development of each area.

The special conditions will need to be considered as part of the structure planning process when a Development Plan for all or part of a development area is prepared prior to subdivision and development.

Most of the land to which this amendment relates is within Karratha, as a reflection of the Karratha City Growth Plan. However, the amendment does also include two Development Areas within the town of Roebourne.

A further amendment to TPS8, while minor in a spatial sense, is significant. It relates to the City Centre zone, the creation of which is part of Amendment 18.

Proposed changes to TPS8

It is not the intention of this report to repeat either what is in the Revitalisation Plan, specifically the Growth Plan, or what is in the attachment to this report because the justification for the location and extent of the new development areas has already been provided and supported by Council.

The proposed amendments to TPS8 are what might be described as the nuts and bolts that need to be inserted into the Scheme Text and Scheme Maps to give statutory weight to the strategic vision of the Growth Plan.

The requirements for what needs to be included in Development Plans and the provisions for Development Areas were inserted as part of Amendment 18 to TPS8. Amendment 18 has yet to be advertised, as it is awaiting advice from the Environmental Protection Authority that there is no environmental objection which would prevent it being advertised, and so the finalisation of the various additional Development Areas outlined in proposed Amendment 21 is dependent upon Amendment 18 being finally approved and gazetted. However, that of itself does not mean proposed Amendment 21 cannot proceed through initiation and advertising, merely that it cannot be finalised.

The Attachment to this report describes in detail each of the Development Areas proposed to be introduced into TPS8. They have been divided into Precincts for ease of geographic reference (eg. City Centre, Mulataga, Regals Valley) and to provide groupings of Development Areas where the type of development envisaged is similar. However, the Precinct descriptor has no statutory effect. The Development Areas not only cover new greenfield sites, but include potential infill areas within the established urban area.

There are changes to the Scheme Map required within the City Centre. As part of Amendment 18, the City Centre zone is proposed to be created and new Development Policy DP1 was produced to provide detail as to how the city centre should develop. With the production of the Master Plan, the structure of the city centre became clearer and in particular a better idea as to how the road system should materialise and where the growth areas around the city centre would be. This is not adequately reflected in the City Centre zone as proposed within Amendment 18.

The modifications to the City Centre zone that are needed to adequately reflect the Master Plan are contained on pg 34 of the Attachment to this report, but in essence are:

- the creation of a number of road linkages through the city centre
- the designation of two Development Areas, one to the north and one to the west of the city centre to accommodate future growth.

As the Attachment to this report points out and is necessary to repeat here, the removal of land from the proposed City Centre zone forming part of Amendment 18 may result in some

lots being injuriously affected. If a negotiated arrangement cannot be made then the Shire may be liable for the payment of compensation. It is recommended that legal advice be obtained as to the potential for claims for injurious affection.

Preliminary consultation with affected landowners and local advertising

As with Amendment 18, before Council forwards Amendment 21 to the EPA for advice with respect to its environmental acceptability, landowners that may be affected by changes to the proposed City Centre zone and the introduction of a Development Area should be contacted and asked to provide advice to Council as to whether they have any objections to the amendment proceeding.

It is suggested that rather than write directly to every owner that may be affected by the changes proposed by Amendment 21, the owners of land within the proposed City Centre zone affected by or adjacent to the proposed road alignments, and the owners of land within Development Area 33 (the infill areas) should be contacted by letter. As well as those individual owners, there should also be a general advertisement in the local paper advising of the intention to initiate Amendment 21, with the provision of a 21 day period within which any landowner who did not support the proposed amendment could respond to Council.

Following this process, if any substantial changes needed to be made to Amendment 21 prior to it being forwarded to the EPA, Council could either resolve to reconsider the content of Amendment 21 or delegate that consideration to the CEO.

Options

To:

1. Support the initiation of omnibus Amendment 21 to the Shire of Roebourne Town Planning Scheme No. 8:
 - a) undertake consultation with affected landowners,
 - b) seek legal advice with respect to possible claims for injurious affection,
 - c) delegate to the CEO the determination of the substance of any objections from affected landowners and the legal advice received regarding potential financial risk to Council from claims for injurious affection, and once all of the above have been undertaken
 - d) forward it to the Environmental Protection Authority with a request for approval to advertise but only after the Environmental Protection Authority has released its decision on omnibus Amendment 18.
 - e) To delay the initiation of omnibus Amendment 21 to the Shire of Roebourne Town Planning Scheme No. 8 pending the finalisation of Amendment 18.
 - f) No to initiate Amendment 21 to the Shire of Roebourne Town Planning Scheme No. 8.

Policy Implications

DP1, as endorsed by Council at its meeting in March 2010, is relevant to this matter with respect to the City Centre zone.

Legislative Implications

TPS8 is a statutory document under the *Planning and Development Act 2005*.

Financial Implications

There are no financial implications for Council arising from this report, but it is recommended that legal advice be sought with respect to the possibility of claims for injurious affection from landowners affected by Amendment 21 if the amendment proceeds.

Conclusion

The Karratha City of the North Revitalisation Plan was recently released by the State Government. This will mark a significant point in the transformation of Karratha from a mining town to a regional centre, with a vision of a city of 50000 people. In order to accommodate that significant increase in population, land has to be identified and set aside for development purposes.

This omnibus Amendment 21, following on from and complementary to Amendment 18, provides the statutory means whereby the detailed planning can occur within the framework of the Shire's Town Planning Scheme, leading to development on the ground.

While Amendment 18 has not been concluded, it is important that the Shire of Roebourne displays its support for the overall Revitalisation Plan by endorsing the necessary changes to TPS8 that will enable the growth of Karratha to occur with as few impediments as possible.

Voting Requirements

Simple

COUNCIL RESOLUTION

Res No : **15232**
MOVED : **Cr Hipworth**
SECONDED : **Cr Vertigan**

That Council:

1. **Should, if no substantive objections in the opinion of the Chief Executive Officer are received from landowners affected by the proposed changes to the amendment and legal advice be received that the potential financial risk to Council from claims for injurious affection are acceptable:**
2. **Initiate the proposed *Shire of Roebourne Town Planning Scheme No.8 Omnibus Amendment No. 21* to introduce various Development Areas and associated Special Conditions, and changes to the proposed City Centre zone in order to reflect the proposals within the Karratha City Growth Plan and the Karratha City Centre Master Plan.**
3. **Advertise the Amendment in accordance with the requirements of the *Town Planning Regulations 1967* for a period of 42 days, subject to the advice from the Environmental Protection Authority that under s.48A of the *Environmental Protection Act 1986* that Amendment 21 is not subject to formal environment assessment.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

12.1.2 INITIATION OF PROPOSED SHIRE OF ROEBOURNE TOWN PLANNING SCHEME NO. 8 AMENDMENT 20

File No:	LP.73
Attachment(s)	City Growth Scheme Amendment Report
Responsible Officer:	Executive Manager Development Services
Author Name:	A/Manager Planning Services
Disclosure of Interest:	Nil

REPORT PURPOSE

For the Council to consider a request to initiate an amendment to the *Shire of Roebourne Town Planning Scheme No. 8 (TPS8)* to rezone land forming the balance of the Nickol West Development Plan area (Stage 2) from 'Rural' to 'Urban Development' zone and to reclassify land abutting the north eastern corner of the Baynton West Development Plan area from 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone in order to facilitate the expansion of both residential estate areas.

Background

The Scheme amendment request was received on 1 June 2010 submitted by Burgess Design Group on behalf of LandCorp. The Scheme amendment proposes the rezoning of land described as lots 501, 502, 503, 504, 505 & part lot 506 on Plan 55255 from 'Rural' zone to 'Urban Development' (Area 1) and the reclassification of part lot 507 on Plan 61040 from 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone (Area 2).

Area 1 forms the 23ha balance of LandCorp's Nickol West residential estate Development Plan, adopted by the Council and endorsed by the Western Australian Planning Commission in 2006. The estate is currently nearing development completion. The expansion of the estate into Area 1 was delayed pending a native title agreement between the State Government and the Ngarluma Aboriginal Corporation. On the 1 July 2010 the State Minister for Lands announced that an agreement had been reached that will enable the development of the subject site and numerous other areas around Karratha, including Area 2.

LandCorp have released an Expression of Interest (EOI) for the development of Area 1 by the private sector. The opportunity has been presented by LandCorp and agreed by Planning Services to either develop the land in accordance with the adopted Development Plan or to submit a new Development Plan to the Shire for assessment pending the proposed rezoning to 'Urban Development'.

Area 2 was designated on the endorsed Development Plan for Baynton West residential estate as 'possible future residential expansion' in acknowledgment that the 3ha area of 'Parks, Recreation and Drainage' reserve is surplus to the Shire's stormwater drainage requirements and undesirable for development as public open space. The Baynton West Development Plan was adopted by the Council in November 2007 and amended in October 2009.

Issues**Airport Noise Restriction Special Control Area (SCA)**

A significant portion of Area 1 is designated on the TPS8 Map as being contained within the Airport Noise Restriction SCA. This noise 'contour' was established when TPS8 was Gazetted in August 2000. Since this time, Karratha Airport has experienced a significant increase in aircraft traffic and therefore, it could be inferred that the extent of the current SCA is no longer applicable.

Clause 7.3.2 of the Scheme prohibits residential development within the noise restriction area 25 ANEF (Australian Noise Exposure Forecast System) or greater unless it can be demonstrated by the developer that aircraft noise will not unduly impact on the development or the development is specifically constructed to attenuate the impacts of aircraft noise in accordance with Australian Standard AS2021. Karratha airport does not have a published ANEF. If the Scheme amendment is approved, the Council could reasonably request the submission of an Aircraft Noise Study with a future Development Plan. If such a study determines that land within Area 1 experiences 25 ANEF or greater, the Council has the opportunity to prohibit residential development within the noise restriction area or for housing to incorporate suitable physical and design measures to mitigate noise to below the acceptable Australian Standards

Stormwater drainage and Seven Mile Creek Flooding

In undertaking due diligence through the Nickol West and Baynton West subdivisions, it has been conveyed by LandCorp's Planning consultant that consultant engineers have determined that the boundaries of the areas subject to the proposed rezoning and reclassification are suitably setback from abutting existing north-south drainage lines being Seven Mile Creek (Area 1) and a significant stormwater drainage channel intersecting Baynton West development area. Council may request from the developer suitable hydrological evidence that the future development of both Area 1 and Area 2 will not be subject to stormwater inundation when assessing a possible future Development Plan for Area 1 and the required amendment to the adopted Baynton West Development Plan.

Native Title

As previously stated, the State Government has reached an agreement with the Ngarluma Aboriginal Corporation that will extinguish the Native Title claims over both Area 1 and Area 2 to enable development.

Options

Council has the following options available:

1. To initiate the proposed Scheme Amendment 20 to rezone land described as lots 501, 502, 503, 504, 505 & part lot 506 on Plan 55255 from 'Rural' zone to 'Urban Development' and reclassify part lot 507 on Plan 61040 from 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone.
2. Not to initiate the proposed Scheme Amendment 20 to rezone land described as lots 501, 502, 503, 504, 505 & part lot 506 on Plan 55255 from 'Rural' zone to 'Urban Development' and reclassify part lot 507 on Plan 61040 from 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

The process for amending the Town Planning Scheme shall be undertaken in accordance with the *Planning and Development Act 2005* and associated Regulations.

Financial Implications

Based on historic instances of similar Scheme amendments, it is anticipated that the final Planning assessment fee will total approximately \$1,500 which includes professional and administrative billing hours and disbursements (advertising etc.).

Conclusion

Both Area 1 and Area 2 have been strategically identified by the Karratha City Growth Plan for the residential expansion of Karratha and previously, Area 2 was designated by the Karratha

Area Development Strategy (1998) as 'Future Residential'. The rezoning and reclassification of the sites to 'Urban Development' zone will ultimately facilitate the strategic direction of the Shire to grow to a city populating 50,000 residents.

On the grounds that both the Nickol West and Baynton West adopted Development Plans have both designated Area 1 and Area 2 as suitable for residential development, the rezoning and reclassification of both sites to 'Urban Development' zone is considered a procedural step to enable the subdivision of Area 1 (Nickol West Stage 2) by the private sector in accordance with the adopted Nickol West Development Plan or, to allow the submission of a new Development Plan for assessment and for the existing Baynton West Development Plan to be amended incorporate detailed design over Area 2.

It is therefore, recommended that the Council initiate the Scheme amendment and direct the Chief Executive Officer forward the amendment to the Environmental Protection Authority.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : 15233
MOVED : Cr Pritchard
SECONDED : Cr Lally

That Council:

1. **Initiate the proposed *Shire of Roebourne Town Planning Scheme No. 8 Amendment 20* to rezone land described as lots 501, 502, 503, 504, 505 & part lot 506 on Plan 55255 from 'Rural' zone to 'Urban Development' and to reclassify part lot 507 on Plan 61040 from 'Parks, Recreation and Drainage' reserve to 'Urban Development' zone.**
2. **Subject to the advice from the Environmental Protection Authority that under s.48A of the *Environmental Protection Act 1986* the Amendment is not subject to formal environment assessment, direct the Chief Executive Officer to advertise the Amendment in accordance with the requirements of the *Town Planning Regulations 1967* for a period of 42 days.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

12.1.3 MISCELLANEOUS LICENCE L47/167 - PROPOSED CONSTRUCTION OF PRIVATE ACCESS ROAD**File No: A5505****Attachment(s) Department of Industry & Resources - Location of Miscellaneous Licence L47/167****Responsible Officer: Executive Manager Development Services****Author Name: Executive Manager Development Services****Disclosure of Interest: Nil****ITEM BOUGHT FORWARD, REFER PAGE 45**

**12.1.4 PROPOSED FIVE RESIDENTIAL BUILDINGS - LOT 1710 GALBRAITH ROAD,
PEGS CREEK**

File No: P2159

Attachment(s) Application written submission, site, elevation and section plans

Responsible Officer: Executive Manager Development Services

Author Name: A/Manager Planning Services

Disclosure of Interest: Nil

ITEM BOUGHT FORWARD, REFER PAGE 5

13 ITEMS FOR INFORMATION ONLY

13.1 CEO & EXECUTIVE SERVICES

13.1.1 INFORMATION ONLY ITEMS - July 2010

Responsible Officer: Chief Executive Officer

Author Name: Personal Assistant to the Chief Executive Officer

Disclosure of Interest: Nil

REPORT PURPOSE

To advise Council of the information items for July 2010.

Background

None

Issues

None

Options

None

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

There are no relevant legislative implications pertaining to this matter.

Financial Implications

There are no financial implications resulting from this report.

Conclusion

None

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : 15234

MOVED : Cr Smeathers

SECONDED : Cr Pritchard

That Council note the following information items:

- 13.1.2 Shire President's Mail – 21 June 2010 to 5 July 2010
- 13.1.3 Register of Documents Stamped with the Shire's Common Seal
- 13.1.4 Councillor Representatives on Organisations
- 13.1.5 Tabled Correspondence
- 13.2.1 Budget Amendments for period ending 21 June 2010
- 13.2.2 Non-Statutory Donations for period ending 30 June 2010
- 13.2.3 Building Statistics for the Month of June 2010
- 13.2.4 Planning Decisions Issued – 9 June to 6 July 2010

CARRIED

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

AGAINST : Nil

13.1.2 SHIRE PRESIDENT'S MAIL – 21 JUNE 2010 TO 5 JULY 2010**Responsible Officer: Chief Executive Officer****Author Name: Personal Assistant to the Chief Executive Officer****Disclosure of Interest: Nil****REPORT PURPOSE**

Incoming correspondence for the Shire President.

Date	From	Subject Details
21/06/2010	Timik Developments Pty Ltd	10 star energy efficient home - Lot 37 Yirrawari Street, Karratha WA. Timik Developments believes this may be the first 10 star energy rate house to be built in WA. For more information, please contact Timik Developments.
22/06/2010	Clean Up Australia Ltd	Great Northern lean up will run weekend of 11 – 12 September 2010. Would like to enlist your support and encouragement to further drive the campaign
25/06/2010	Minister for Local Government, Heritage	Circular 06-2010 Local Government Reform Implementation Committee; First meeting 29 June 2010; informs of committee members.
30/06/2010	Salaries and Allowances Tribunal	Remuneration of Local Government Chief Executive Officers; Tribunal has recommended an increase from band 6 to band 7

**13.1.3 REGISTER OF DOCUMENTS STAMPED WITH THE SHIRE OF ROEBOURNE
COMMON SEAL****Responsible Officer: Chief Executive Officer****Author Name: Personal Assistant to the Chief Executive Officer****Disclosure of Interest: Nil**

REPORT PURPOSE

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

DATE	DOCUMENT
28 June 2010	Transfer of Title – Lot 1 on deposited plan 63334
28 June 2010	Transfer of Title – Lot 3 on deposited plan 63334
28 June 2010	Transfer of Title – Lot 5 on deposited plan 63334
28 June 2010	Transfer of Title – Lot 8 on deposited plan 63334
28 June 2010	Transfer of Title – Lot 1 on deposited plan 63334

13.1.4 COUNCILLOR REPRESENTATIVES ON ORGANISATIONS**Responsible Officer: Chief Executive Officer****Author Name: Personal Assistant to the Chief Executive Officer****Disclosure of Interest: Nil****REPORT PURPOSE**

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

External Committees:

EXTERNAL COMMITTEE	DIVISION & STAFF MEMBER [if applic]	COUNCILLOR
Nor West Jockey Club Committee	Community Services	Cr Fiona White-Hartig
Pilbara Regional Council (PRC)	Chief Executive Officer	Cr Lockwood & Cr Hipworth, Cr White-Hartig & Cr Smeathers as proxies
Pilbara Regional Road Group	CEO & Technical Services	Cr Lockwood & Cr Hipworth
Resource Industry Advisory Group	Chief Executive Officer, Community Services, Development Services & Technical Services	Cr Lally, Cr White-Hartig & Cr Hipworth
Visitor Centre(s) Committees	Community Services	Cr Hipworth & Cr Bailey
Walkington Theatre Management Committee	Community Services	Cr Cechner & Cr Smeathers as proxy
West Pilbara Communities for Children Consortium	Community Services	Cr Vertigan & Cr Smeathers as proxy

Internal Portfolio's:

INTERNAL PORTFOLIO'S	COUNCILLOR
Community Services	Cr Lewis, Cr Smeathers, Cr Vertigan & Cr Pritchard
Corporate Services	Cr Lally & Cr Lockwood
Development Services	Cr Bailey, Cr Cechner Cr Hipworth & Cr White-Hartig
Technical Services	Cr Hipworth & Cr Lally

13.1.5 TABLED CORRESPONDENCE**Responsible Officer: Chief Executive Officer****Author Name: PA to CEO****Disclosure of Interest: Nil****REPORT PURPOSE**

Tabled correspondence for Councillors information:

Date	From	Subject Details
21/06/2010	Western Australian Local Government Association (WALGA)	Pilbara Regional Road Safety Officer Adrienne Buckle filling in for Karen Bell who is currently on maternity leave, effective 5 July 2010.
21/06/2010	Scouts Australia - Western Australian Branch	Scouts Australia Proposed Solar Project; please sign letter of support re pursuit to install federally funded 1.5kw solar panel at every Scout Hall and campsite in Australia, and return to Scout Headquarters.
21/06/2010	Timik Developments Pty Ltd	10 star energy efficient home - Lot 37 Yirrawari Street, Karratha WA. Timik Developments believes this may be the first 10 star energy rate house to be built in WA. For more information, please contact Timik Developments
23/06/2010	The Hon Gary Gray AO MP	Pleasure to meet with you, look forward to working with you to foster effective regional infrastructure and dynamic communities.
25/06/2010	Department of Regional Development And Lands	Leanne Corker Chair Pastoral Lands Board encourages Council to give due consideration to adjusting the rate in the dollar applied to properties in the unimproved value pastoral category downwards to ensure pastoral rate burden remains equitable.
25/06/2010	Department of Local Government	Regulatory impact assessment process - deferral of commencement date for local laws; ria process started 1 December 2009; 2nd stage to subordinate legislation commenced 1 June 2010.
25/06/2010	Minister for Local Government, Heritage	Circular 06-2010 Local Government Reform Implementation Committee. First meeting 29 June 2010; informs of committee members.
30/06/2010	Salaries and Allowances Tribunal	Remuneration of Local Government Chief Executive Officers; Tribunal has recommended an increase from band 6 to band 7.
01/07/2010	Depart of Infrastructure, Transport, Regional Development & Local Government	2007-08 Local Government National Report available on www.infrastructure.gov.au

13.2.1 BUDGET AMENDMENTS FOR THE PERIOD ENDING 21 JUNE 2010**File No: JULY10****Responsible Officer: Executive Manager Corporate Services****Author Name: Expenditure Accountant****Disclosure of Interest: Nil****REPORT PURPOSE**

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

Shire Of Roebourne**Budget Amendments****For The Period Ending 21 June 2010**

Date Of Meeting	Res No	Account Number	Description	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	New Surplus /(Deficit)
				\$	\$	\$
			Original Budget Closing Estimate			150,552
			Adjustment of Opening Surplus/(Deficit) after Audit			(30,778)
20-Jul-09	14698	340403	Write Off-St Luke's College-project terms revised	117,000		2,774
		420411	Write Off-Christopher Read-disputed charge	3,045		(271)
17-Aug-09	14751	334411	Write Off-Karratha Country Club-disputed calculation methodology	1,858		(2,129)
21-Sep-09	14794	400501	Deposit on 1 triplex block-Baynton West	5,000		(7,129)
	14801	302201	Reduction in contribution to Karratha Visitor Centre	(35,409)		28,280
	14810	332705	Grant-Cossack Archaeological Cyclone Impact Survey		12,515	40,795
		332205	Cossack Archaeological Cyclone Impact Survey	12,515		28,280
19-Oct-09	14846	100200	Write Off Rates-A74669-Eradu Pty Ltd	228		28,052
	14847	380010	Micro-chipping day	1,263		26,789
		400501	Purchase Land-Underboring & surveying	60,395		(33,606)
		334039	Pt Samson Skate Park-carried over from 08/09	2,650		(36,256)
	14857	460200	Airport Security	400,000		(436,256)
	14870	402504	Side Loader Rubbish Truck	12,150		(448,406)
	14870	402504	Purchase 2nd hand Truck	90,000		(538,406)
	14870	402905	Proceeds of sale of Rubbish Truck		(14,150)	(552,556)

Shire Of Roebourne
Budget Amendments (con't)
For The Period Ending 21 June 2010

Date Of Meeting	Res No	Account Number	Description	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	New Surplus / (Deficit)
16-Nov-09	14873	100200	Write Off Rates-A1370-F Plath	23,402		(575,958)
	14873	100200	Write Off Rates-A1371-J & J O'Meehan	22,708		(598,666)
	14873	100200	Write Off Rates-A1372-J & J O'Meehan	22,879		(621,545)
	14889	510721	Health-new notification & registration system		40,000	(581,545)
	14892	951000	Sentinel Chicken Coop	30,000		(611,545)
14-Dec-09	14909	102556	Transfer to Infrastructure Reserve	(595,596)		(15,949)
	14909	110010	Office Expenses-Corporate Services	595,596		(611,545)
	14910	334411	Write Off-W Pilbara Softball	2,270		(613,815)
		460411	Write Off-Helicopters (NZ)	22,962		(636,777)
		404411	Write Off-Karratha Caravan Hire	256		(637,033)
		404411	Write Off-Al's Burgers & Kebabs	297		(637,330)
		110411	Write Off-Antoinette Councillor	418		(637,748)
		340403	Write Off-Public Transport Authority	10,000		(647,748)
		110411	Write Off-Aust Maritime Safety	62		(647,810)
	14911	100200	Write Off-A31063-Sulcon	607		(648,417)
		100200	Write Off - A54568-Gold Developments	106		(648,523)
		100200	Write Off-A78757-Woodside Burrup Pty Ltd	398		(648,921)
	14912	328506	Purchase windsock-RAC	3,000		(651,921)
		326506	Purchase windsock-KAC	3,000		(654,921)
		520505	Transfer to 520503-purchase plotter	(23,000)		(631,921)
		520503	Transfer from 520505-purchase plotter	23,000		(654,921)
		332040	Transfer to 332503-purchase fridges	(6,200)		(648,721)
		332503	Transfer from 332040-purchase fridges	6,200		(654,921)
		432506	Transfer to 432505-BA Set	(11,737)		(643,184)
		432505	Transfer from 432506-BA Set	11,737		(654,921)
		432505	Replacement pump-Bulgarra EWS	6,377		(661,298)
		424505	Drop side tool box for Retic ute	0		(661,298)
		460503	Transfer to 462503	(18,000)		(643,298)
		462503	Transfer from 460503-TV, Stove, Bain Marie for TTI	18,000		(661,298)
		330502	Roebourne Library-demolish old, install new toilet c/f from 2008/09	33,920		(695,218)
		404719	Rebate-used oil collection		758	(694,460)
		460851	Transfer from Aerodrome Reserve		400,000	(294,460)
	14921	942400	Transfer to 934203-Shade Structures	(700,000)		405,540
		934203	Transfer from 942400-Shade Structures	700,000		(294,460)
15-Feb-10	14983	400905	Sale of 944 Harding & 38 Nelley		1,300,000	1,005,540
		400010	Cost of sale of 944 Harding & 38 Nelley	10,000		995,540
		400559	Transfer to Housing Reserve	1,290,000		(294,460)
1-Mar-10	14996	Various	Budget Review	(356,535)		62,075

Shire Of Roebourne
Budget Amendments (con't)
For The Period Ending 21 June 2010

Date Of Meeting	Res No	Account Number	Description	Expenditure Increase / (Decrease)	Income Increase / (Decrease)	New Surplus /(Deficit)
19-Apr-10	15060	370204	Pilbara to the Parliament - Budget already \$14,000	16,000		46,075
19-Apr-10	15071	404411	Write Off-Woodside Eny Ltd	101		45,974
		404411	Write Off-Truckmart	208		45,766
	15072	314200	Non-Stat Donations-double up at budget review	(177,187)		222,953
		314200	WAFL Match	30,000		192,953
		644200	Transfer to 944200	(20,000)		212,953
		644200	Transfer to 642802	(50,000)		262,953
		944200	Transfer from 644200	20,000		242,953
		642802	Transfer from 644200	50,000		192,953
		202200	Aware Program-Emergency Risk Survey	26,400		166,553
		202700	Grant-Aware Program		26,400	192,953
17-May-10	15130	314200	Donation-Breath of Life Respirator	20		192,933
		460040	Transfer to 946013-Purchase Radios	(6,000)		198,933
		946013	Transfer from 460040-Purchase Radios	6,000		192,933
		328505	Purchase 2 pumps-RAC	13,800		179,133
		380504	Underbudgeted Ranger Vehicle	13,581		165,552
21-Jun-10	15149	410040	Transfer from 941001-non capital	2,500		163,052
		941001	Transfer to 410040-non capital	(2,500)		165,552
		941020	Upgrade Fuel Bowser-Kta Depot	14,131		151,421
			Totals	1,733,876	1,765,523	
			Current Budget Position is a surplus of		151,421	

13.2.2 NON STATUTORY DONATIONS FOR PERIOD ENDING 30 JUNE 2010

File No: JULY10
Responsible Officer: Executive Manager Corporate Services
Author Name: Expenditure Accountant
Disclosure of Interest: Nil

REPORT PURPOSE

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

Shire Of Roebourne
Non Statutory Donations
For The Period Ending 30 June 2010

	Original Budget \$	Amended Budget \$	Actual \$
St Vincent de Paul - waste collection reimbursement	7,463	7,463	2,962.93
Hampton Harbour Boat & Sailing Club	5,000	5,000	5,000.00
Roebourne Sobering-Up Shelter	5,000	5,000	
Salvation Army-Red Shield Appeal	3,000	3,000	3,000.00
St John Ambulance Sub Centre Roebourne	9,000	9,000	8,329.64
Lions Club of Karratha	8,000	8,000	8,000.00
West Pilbara Volunteer Search Rescue	2,000	2,000	1,848.55
Nor West Jockey Club	4,000	4,000	4,000.00
Karratha Emergency Relief Assoc	2,000	2,000	2,000.00
Youthcare West Pilbara	2,000	2,000	2,000.00
Wickham Youth Group	5,000	5,000	5,000.00
Karratha Districts Chamber of Commerce & Industry	2,500	2,500	2,500.00
Lotteries House Insurance	4,600	4,600	4,600.00
Karratha Baptist Church Create & Connect Craft Group	16,891	16,891	
3rd Karratha Scout Group	5,000	5,000	4,893.64
Karratha Community House	29,800	29,800	8,301.68
Juluwarlu Aboriginal Corporation	18,100	18,100	
Link Inc	5,833	5,833	5,833.00
Yaandina Family Centre	20,000	20,000	4,042.05
FeNaCLNG Fireworks display	6,000	6,000	
FeNaCLNG Children's activities	15,000	15,000	15,000.00
Ministers Association	1,000	1,000	
WAFL Match		30,000	30,000.00
Karratha Bowling Club-Breath of Life Respirator		20	
	177,187	207,207	117,311.49

13.2.3 BUILDING STATISTICS FOR THE MONTH OF JUNE 2010

File No: GR.27
Attachment(s) Nil
Responsible Officer: Manager Building Services
Author Name: Development Services Officer
Disclosure of Interest: Nil

REPORT PURPOSE

To advise Council of the following Building Statistics

BUILDING LICENCES APPROVED	NO. SOLE OCCUPANCY UNITS	JUNE 2009	NO. SOLE OCCUPANCY UNITS	JUNE 2010
NEW RESIDENCES		6		18
GROUP DWELLINGS		0	11	1
TRANSIENT WORKFORCE ACCOMMODATION		0		0
COMMERCIAL/ INDUSTRIAL DEVELOPMENTS		4		1
MISCELLANEOUS ADDITIONS (INC. AND OUTBUILDINGS)		30		19
SWIMMING POOLS/SPAS		5		7
TOTAL		45		46
VALUE		\$22,509,377		\$16,129,063

BUILDING LICENCES APPROVED (CUMULATIVE)	NO. SOLE OCCUPANCY UNITS	1 JULY 2008 TO 30 JUNE 2009	NO. SOLE OCCUPANCY UNITS	1 JULY 2009 TO 30 JUNE 2010
NEW RESIDENCES		271		220
GROUP DWELLINGS	16	5	21	5
TRANSIENT WORKFORCE ACCOMMODATION	2232	13	658	10
COMMERCIAL/ INDUSTRIAL DEVELOPMENTS		76		77
MISCELLANEOUS ADDITIONS (INC. AND OUTBUILDINGS)		413		397
SWIMMING POOLS/SPAS		91		119
TOTAL		869		828
VALUE		\$505,647,075		\$306,301,736

13.2.4 PLANNING DECISIONS ISSUED - 9 JUNE TO 6 JULY 2010

File No: TA/1/1
Responsible Officer: A/Manager Planning Services
Author Name: Planning Assistant
Disclosure of Interest: Nil

REPORT PURPOSE

To advise Council of the following planning and WAPC subdivision decisions issued for the above period.

APPL. #	DECISION	OWNER	APPLICANT	ADDRESS	APPLICATION TYPE	DEVELOPMENT
1985	APPROVED DELEGATE	STATE OF WA	NGARLUMA AND YINDJIBARNDI FOUNDATION LTD	LOT 174 [29] ROE STREET ROEBOURNE	DEVELOPMENT	ROEBOURNE CULTURAL CENTRE [MUSEUM, LIBRARY, AMPHITHEATRE, CAFE AND RETAIL OUTLETS, OFFICES, WORKSHOP AND PUBLIC SPACES] AND ANCILLARY WORKS
2171	APPROVED DELEGATE	GREENVALLEY ASSET PTY LTD	GREENVALLEY ASSET PTY LTD	LOT 1090 KARRATHA ROAD STOVE HILL	DEVELOPMENT	108 SERVICED ACCOMMODATION UNITS, SITE PREPARATION WORKS, SWIMMING POOL, MANAGERS RESIDENCE, OFFICE, SHOP, RECEPTION BUILDING AND ANCILLARY BUILDINGS AND WORKS
2217	APPROVED DELEGATE	STATE OF WA	8 DEEP PTY LTD	LOT 309 [3] PERENTIE ROAD BAYNTON	DEVELOPMENT	TEN [10] GROUPED DWELLINGS AND ANCILLARY WORKS
2221	APPROVED DELEGATE	FRANCO NICOLAS BILATO	HIGHLINE LTD	LOT 2565 SEABROOK CRESCENT KARRATHA INDUSTRIAL ESTATE	DEVELOPMENT	WORKSHOP AND ANCILLARY WORKS ASSOCIATED WITH A TRANSPORT DEPOT
2227	APPROVED DELEGATE	STATE OF WA	URBIS	LOT 507 DAMPIER ROAD GAP RIDGE	DEVELOPMENT	BULK EARTHWORKS ASSOCIATED WITH A PROPOSED INDUSTRIAL ESTATE
2231	APPROVED DELEGATE	OFFSHORE PLANT HIRE PTY LTD	CALIBRE CONSTRUCTIONS PTY LTD	LOT 207 SEABROOK CRESCENT KARRATHA INDUSTRIAL ESTATE	DEVELOPMENT	WAREHOUSE [STORAGE OF NON HAZARDOUS EQUIPMENT AND MATERIALS ASSOCIATED WITH THE OFFSHORE OIL AND GAS

						INDUSTRY] AND ANCILLARY WORKS
2251	APPROVED DELEGATE	ASPEN FUNDS MANAGEMENT LTD	ASPEN FUNDS MANAGEMENT LTD	LOT 1 [20] RADLEY DRIVE BAYNTON	DEVELOPMENT	ADDITIONS TO A CENTRAL FACILITY [OFFICE AND VERANDAH] AND STORM WATER DRAINAGE WORKS ASSOCIATED WITH HOLIDAY ACCOMMODATION
2256	APPROVED DELEGATE	BRETT ANDREW CROWHURST	T & J PEARS BUILDING	LOT 1229 [5] FRINDERSTEIN WAY PEGS CREEK	R-CODES VARIATION	OUTBUILDING WITH REDUCED SIDE SETBACK [750MM] AND OVERHEIGHT WALL [3400MM]
2257	WITHDRAWN	TOLL ENERGY	TOLL ENERGY	LOT 471 KING BAY ROAD BURRUP	DEVELOPMENT	PROPOSED TRANSPORTABLE BUILDING [OFFICE] ASSOCIATED WITH A TRANSPORT DEPOT
2258	APPROVED DELEGATE	STEPHEN CLARKE	WHELANS (WA) PTY LTD	LOT 200 WALCOTT WAY BULGARRA	DEVELOPMENT	THIRTY [30] SINGLE BEDROOM MULTIPLE DWELLINGS, SWIMMING POOL AND ANCILLARY WORKS
2266	APPROVED DELEGATE	STUART PETER WING	STUART PETER WING	LOT 1377 [16] LADY DOUGLAS WAY PEGS CREEK	DEVELOPMENT	ANCILLARY ACCOMMODATION ASSOCIATED WITH A SINGLE HOUSE
2273	APPROVED DELEGATE	MARK JAMES KLAU	SARI'S MOBILE HAIR DESIGN	LOT 3962 [31] STICKNEY WAY BAYNTON	DEVELOPMENT	HOME OCCUPATION [HAIRDRESSING]
2275	APPROVED WAPC	STATE OF WA	BURGESS DESIGN GROUP	LOT 567 [9-13] CLEAVERVILLE ROAD ROEBOURNE	SUBDIVISION / AMALGAMATION	TWO HUNDRED AND FORTY NINE [249] LOT SUBDIVISION
2276	APPROVED WAPC	STATE OF WA	BURGESS DESIGN GROUP	LOT 567 [9-13] CLEAVERVILLE ROAD ROEBOURNE	SUBDIVISION / AMALGAMATION	SIXTY TWO [62] LOT SUBDIVISION
2277	APPROVED DELEGATE	PETER SALINOVICH	KELLY SALINOVICH	LOT 210 [7] HONEYMOON ROAD POINT SAMSON	DEVELOPMENT	HOME OCCUPATION [REIKI/HEALING TREATMENTS]
2279	APPROVED DELEGATE	LANDCORP	NATIONAL LIFESTYLE VILLAGES	LOT 1121 WARAMBIE ROAD PEGS CREEK	DEVELOPMENT	COMMENCE THE USE OF A PARK HOME PARK AND ASSOCIATED ANCILLARY WORKS
2282	APPROVED DELEGATE	CRAIG ROBERTS	CRAIG ROBERTS	LOT 425 [11] NYUMARI STREET BAYNTON	R-CODES VARIATION	SHADE SAIL WITH REDUCED REAR BOUNDARY SETBACK OF LESS THAN 1000MM
2283	APPROVED DELEGATE	GARY JAMES SEWELL	GARY JAMES SEWELL	LOT 198 [198] FORREST CRESCENT DAMPIER	R-CODES VARIATION	OUTBUILDING WITH REDUCED REAR BOUNDARY SETBACK [0MM]
2285	APPROVED DELEGATE	CRAIG RUSSELL BYRNE	CRAIG RUSSELL BYRNE	LOT SL 1 [8A] LATHWELL CLOSE	R-CODES VARIATION	OUTBUILDING WITH REDUCED SIDE

				NICKOL		BOUNDARY SETBACK [0MM]
2286	APPROVED DELEGATE	CRAIG STEVEN MOORE	CRAIG STEVEN MOORE	LOT 2286 [1] WEDGE PLACE MILLARS WELL	R-CODES VARIATION	OUTBUILDING WITH REDUCED SECONDARY STREET AND REAR BOUNDARY SETBACKS [500MM]
2287	APPROVED DELEGATE	CLAYTON JOHN MCINTOSH	PIVOT WAY PTY LTD	LOT 76 WELLARD WAY BULGARRA	DEVELOPMENT	TWO [2] GROUPED DWELLINGS AND ANCILLARY WORKS
2288	APPROVED DELEGATE	BENNY DAVIDS DOS SANTOS JOAQUIM	NORTHWEST BUILDING CONTRACTORS PTY LTD	LOT 323 [7] WOOLLYBUTT CRESCENT NICKOL	R-CODES VARIATION	PATIO WITH REDUCED SIDE BOUNDARY SETBACK
2289	APPROVED DELEGATE	LUKE DAVID MCALPINE	LUKE DAVID MCALPINE	LOT 2338 [1] O'NEIL COURT MILLARS WELL	R-CODES VARIATION	PATIO WITH REDUCED SIDE BOUNDARY SETBACK [750MM]
2294	APPROVED DELEGATE	(GRV PROPERTIES) WOODSIDE ENERGY LTD	DOUGLAS PEARCE	LOT 3189 [17] HADDON WAY NICKOL	R-CODES VARIATION	SHADE SAIL WITH REDUCED PRIMARY STREET SETBACK [600MM]

Note – Determinations of Subdivision/Amalgamation applications made by the Western Australian Planning Commission

14 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

15 QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil.

16 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION

16.1 GRAFFITI REMOVAL TENDER

File No:	CM.18
Attachment(s)	Nil
Responsible Officer:	Executive Manager Community Services
Author Name:	Community Safety Coordinator
Disclosure of Interest:	Nil

REPORT PURPOSE

To consider the outcome of Tender G09-09/10: Provision of Graffiti Removal Services, and a recommendation to have this service undertaken.

Background

As per the Ordinary Council Meeting held on 19 April 2010, Resolution 15073, Council resolved to:

1. Agree to the Graffiti Removal Contract Draft Scope of Works as attached.
2. Delegate Authority to the Chief Executive Officer to call tenders for the Graffiti Removal Contract upon notification of the successful reallocation of funds by the State Government to priority community projects including this service.

Tenders were advertised in *The West Australian* newspaper on 26 June 2010 and the *Pilbara News* on 30 June 2010.

Issues

Tenders closed at 2:00pm on 14 July 2010.

No tenders were received.

As no tenders were received in accordance with Regulations 11 (2) (c) of the *Local Government (Functions and Administration) Regulations*. Council can enter in to a contract to procure the services as specified in the advertised scope of works through a process of quotation.

As a result it is recommended that Council authorise the Chief Executive Officer to seek quotations and negotiate a contract with a suitable organisation to deliver the services outlined in the Graffiti Removal tender providing the contract price is within Councils budget allocation.

Options

Council has the following options available:

That Council

1. Note that at the closing date of 14 July 2010 no submissions were received for Tender G09-09/10 – Provision of Graffiti Removal Services.
2. Authorise the Chief Executive Officer to seek quotations and negotiate a contract with suitably qualified contractor(s) to deliver Graffiti Removal Services for a period up to the 30 June 2012 in accordance with the scope of services previously agreed by Council and in accordance with Councils Budget provisions.

Or

3. Council recall tenders for the Provision of Graffiti Removal Services.
-

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Tenders were called in accordance with section 3.57 of the Local Government Act. As no tenders were received, Council can negotiate a contract for the procurement of services to fulfil the contract within the next six months without the requirement to call further public tenders.

Financial Implications

Council has allocated \$150,000 in the Draft 2010/2011 Budget to deliver this service.

Conclusion

Council has a choice to determine whether it wishes to recall tenders or not for the delivery of this service. As several organisations expressed interest in the service during the tender period but did not make a formal submission, it is recommended that Council seek to negotiate a contract/s for the delivery of this service.

Voting Requirements

Simple.

COUNCIL RESOLUTION

Res No : 15234
MOVED : Cr Vertigan
SECONDED : Cr Lally

1. **Note that at the closing date of 14 July 2010 no submissions were received for Tender G09-09/10 – Provision of Graffiti Removal Services.**
2. **Authorise the Chief Executive Officer to seek quotations and negotiate a contract with suitably qualified contractor/s to deliver Graffiti Removal Services for a period up to 30 June 2012 in accordance with the scope of services previously agreed by Council and in accordance with Councils Budget provisions.**

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

16.2 BULGARRA COMMUNITY CENTRE - DESIGN REVIEW

File No:	CP.167/CM.24
Attachment(s)	Bulgarra Community Centre Design Development Plan Bulgarra Community Centre Option 1 Revision A Bulgarra Community Centre Option 1 Revision B Bulgarra Community Centre Option 2 Confidential Attachment
Responsible Officer:	Executive Manager Strategic Projects
Author Name:	Project Manager K2020
Disclosure of Interest:	Nil

REPORT PURPOSE

To inform Council of the design options available for the Bulgarra Community Centre, the costs and implications of each and to seek direction to progress the procurement of the facility.

Background

During the course of 2010/11 budget deliberations, Council directed that development options including staging be prepared for the Bulgarra Community Centre with the primary objective being to reduce costs to meet current budget constraints.

The nub of the design revision was to consider staging the Infant Health, Playgroup and Occasional Care facilities and retain the Main Hall, Outdoor Covered Entertainment Area, Committee Room and associated amenities.

It is to be noted that all matters relating to the financial aspect of the project will be submitted by way of Confidential Briefing Note. The reasoning behind this, the legality of which has been determined, is to ensure that sensitive project budgeting information which would assist intending tenders is not in the "Public Domain".

At present Council has a contract with CODA Studio Pty Ltd to design two Community Facilities being the Bulgarra Community Centre and the Baynton West Family Centre. CODA Studio Pty Ltd is currently at 35% complete of the documentation stage of the project.

As a result of the Council direction, CODA Studio Pty Ltd was instructed to cease any design work as of 2 July 2010 on the Bulgarra Community Centre and to prepare costed design options for consideration by Council at its meeting to be held on the 19th July 2010. For reference purposes, the floor plan of the Bulgarra Community Centre at Design Development stage is included in Attachment 1. It will be referred to as the "current model" throughout the report.

Other elements of the Client Instruction requested CODA Studio Pty Ltd to address:

- Cost estimates for concept design options;
- Revised programming for all phases of design and construction.
- Ramifications of a possible split construction programme;
- Detailed revised fee proposal including claims for aborted work in the terms of the Contract and fees to complete the project (Davis Langdon cost managers have also been requested to provide the same advice); and
- Any other issues which will impact on the costs and programme.

These issues will be commented on within the report.

Design Options

Three options (and a variation required due to cost implications) have been considered by CODA Studio Pty Ltd and they are detailed hereunder.

Design Option 1 Revision A

Brief

Scenario 1: Retaining as much as is practical of the current design model of the Community Centre as a “Stand Alone” structure and provide for the upgrading of the existing changerooms substantially as presently scoped – the new roof excepted.

Design Summary

Please refer to Attachment 2 which depicts Design Option 1 Revision A.

Option 1 presents a design which incorporates all of the features of the “current model” in a distinctly “stand alone” form. The building is to be located some 20 metres to the east of the existing changerooms and takes on a “square” format rather than a rectangular one under the “current model”.

The building will be brought forward towards Hunt Way and the facade to the south will be developed to create a striking aspect and a well defined entry to the Bulgarra Community Centre. The Lobby space will provide an interesting area which will cater for pre event functions, arts exhibitions and a variety of other small events.

The Committee Room, which can be divided into 2 units, is readily accessible from the Covered Outdoor Entertainment Area and the opportunities for a number of uses will be enhanced.

The kitchen still provides for direct serving to the spectators at various sporting and other events and this will be complemented by the outside servery which will also enhance the usage of the bbq area.

The design of the external facade will be retained with the use of vibrant colours and screening.

The design meets the requirements of the brief with it being envisaged that only minor modifications are required. It should be noted that viewing to the east side of the oval is compromised which will need to be addressed during the design and documentation process.

Design Option 1 Revision B

Design Summary

Please refer to Attachment 3 which depicts Design Option 1 Revision B

Design Option 1 Revision B has been developed on a “bare bones” approach whilst attempting to comply with the original design brief and have costs contained within the budget parameters.

The significant changes that have been made in this scenario have been summarised by CODA Studio Pty Ltd as follows:

1. Reduced hall size from 195 to 182 (still seats 120 in lecture hall and cabaret style)
2. Reduced kitchen (all equipment still included) from 51m² to 40m²
3. Single meeting room of 46m² reduced from 67m² without operable wall
4. Reduced user store from 13.7 to 7m²
5. No entrance lobby area although if opened up the meeting room could operate as a 'milling' area for larger events
6. Hall store similar in size but not adjacent to hall
7. WCs provision similar
8. Cleaners room similar
9. Outdoor covered area larger (increased from 220m² to 280m²)
10. Outdoor servery bar and outdoor store area removed
11. The structure is simple trusses rather than the expressed structure with trussed beams of previous schemes and with no fascia

This option also calls for the scope of works for the upgrading of the existing changerooms to be significantly reduced. At this stage a revised scoping document is not to hand but the base cost provision has reduced from \$356,000 to \$120,000.

Design Option 2

Brief

Scenario 2: Retaining as much as is practical of the current design model of the Community Centre as a “Stand Alone” structure and provide for the demolition of the existing structure and the incorporation of new changerooms and public amenities substantially mirroring those presently scoped.

Design Summary

Refer to Attachment 4 which depicts Design Option 2

This design option retains the entire design layout of the Bulgarra Community Centre that made up the “current model” and incorporates new changerooms.

The fact that the building is sited along the current fence alignment on the Hunt Way car park means that there significantly less intrusion onto Bulgarra Oval with the consequence that it provides more flexibility to future softball diamond layout and the provision of storage facilities on the south east side of the Oval.

The design of the external facade will be retained with the use of vibrant colours and screening.

The design meets the requirements of the brief with it being envisaged that only minor modifications will need to be made during the design and documentation process.

Conditions of Approval

In order to comply with the Building Code of Australia, this Option will require to have occupancy numbers specified from the outset and agreed to by Council. This is to ensure that the Management Plan can specify maximum occupancy in processing bookings and, more importantly, that there is no later dispute about the design not meeting greater standards.

Main Hall (Indoor)	180
Committee Room	40

Design Option 3

Brief

Scenario 3: Consider design modifications and ramifications to the present scheme to provide for a 2 staged construction process with the community centre component being stage 1 and the playgroup, infant health clinic and occasional care centre and associated facilities as stage 2

Design Summary

The following is a report received from CODA Studio Pty Ltd providing a report on Option 3.

The Shire of Roebourne asked CODA to review the option of staging the existing approved DD design and investigate the possibility of staging it over two stages being:

Stage 1 – hall, meeting rooms, kitchen and outdoor entertaining area, with change room upgrades

Stage 2: - play groups, infant health nurses rooms and child care centre.

CODA has reviewed this option, and do not recommend Option 3 as a viable alternative based upon the following commentary.

Structure

It is not feasible to simply ‘cut away’ a portion of the building for future staging.

The roof design is a large single pitched skillion roof. The roof structure of the current design is reliant upon spanning roof steel members resting upon an orderly grid of columns. The functions of the hall fall necessarily within this grid, and thus a re-arrangement of structure would be required. This would be costly, as additional columns would be required to support the roof in the first stage, and then duplicated in the second to allow the roof to carry over the whole of building as per the design.

Construction

It is difficult and costly to underpin an existing building whilst building directly adjacent. The building pad is raised by 750 mm above the carpark level, and much of this would need to be removed and re-compacted or re-installed in a future stage.

Renovation of existing buildings is more costly than constructing free-standing structures.

Planning

Access to the hall and meeting rooms from Hunt Way is currently past the outdoor spaces of the playgroup and child care spaces. This involves retaining and ramping. If these stages were not to proceed, a ramp/stair access would be required. If these stairs were to be located in their current location, a significant amount of fill and retaining would need to be maintained as per the design, which would add unnecessarily to the costs. Alternatively if the stairs/ramp were to be installed closer to the stage 1 entry, they would need to be removed and rectified in order to construct stage 2.

It is unclear when Stage 2 would be commissioned, and if a change in the brief were to occur the size of the area left to the south of the hall may not prove sufficient. As an example if the child care centre brief changed to a requirement for three rooms, with two playgroup rooms, there would not be enough outdoor play area available in the current master plan. This possibility is very real, and is a critical factor in CODA's recommendation not to proceed with a staged construction approach.

Issues

The implications to modify the existing scheme into a 2-stage construction model would be significant and include:

- Structural inefficiency and costliness to roof only a portion of a large building with the existing roof design.
- Cost implications: Stage 2 would be a greater than similar project costs due to renovation of existing buildings being more costly than constructing free-standing structures.
- Risk of future Scope Changes that result in the inability of the Stage 1 project to incorporate the required Family Services components.
- Additional consultants cost for re-work of existing drawings, the development of a staged design with new design and documentation drawings.
- Additional costs for Stage 1 to close up access and retain the site for a reduced floor plan.
- Management issues associated with the future shutdown of the centre due to construction, and possible shut down of change rooms and toilets with a single sewer and water connection.

On this basis CODA does not recommend this option as a viable form of the development of the project.

On the basis of advice received from the Project Architects and Cost Manager, it would appear that this option is both impractical and financially not viable.

Design Options Commentary

At the outset of the project Council adopted a Design Philosophy which stated

"The Shire is seeking to establish new benchmarks in innovative architectural design, the selection of materials and colours suitable to the region, "Future proofing" and sustainable design all within a disciplined financial framework. The end result will be facilities which, whilst meeting functional outcomes specified, will also create an architectural statement from which the community can draw some pride".

Financial realities have led Council to seek a major "rethink" of the scope the project and a significant reduction in the overall size and amenity of the Bulgarra Community Centre.

It should be noted that time has precluded a thorough analysis of options which might be available including a "start from scratch" review of the brief. The design options presented

illustrate some outcomes which have been invaluable from the point of view of preparing indicative cost estimates.

It is the Project Managers view that the options do not represent the ideal that can be achieved within the budget parameters that have been established nor do they illustrate the best functional outcomes. The options also do not meet the objectives of the design Philosophy adopted by Council and it is put forward that these must be maintained.

It will be the Project Manager's recommendation that the Chief Executive Officer be authorised to explore further modelling at this concept stage in order to produce the best possible outcomes bearing in the mind the Councils Design Philosophy, functional outcomes and budget parameters established.

Child Services Module

It would appear that the most financially viable option to pursue the later development of a Child Services Module in Bulgarra on the scale envisaged in the previous Bulgarra Community Centre model or the Baynton West Family Centre model will be to construct a custom designed facility elsewhere.

At this stage no alternative sites have been canvassed though the northern end of Bulgarra Oval or a new designated site in Mulataga may be suitable, dependant upon the size of the facility and its development timing. At this stage more detailed analysis is required.

It will be recommended that this component be brought forward for consideration and direction by Council in the 2011/12 Capital Works programme review.

Contractual Issues

Advice has been sought from Kott Gunning as to Councils power to issue a variation of this magnitude and on any other issues that Council needs to be aware of in affecting this change to the Contract.

In so far as power to act is concerned, Kott Gunning has confirmed previous advice that Council has power to act in this matter.

Kott Gunning has also reviewed that various recommendations included in this report to ensure compliance with the Local Government Act and the regulations under the Act. All recommendations meet with their endorsement.

Fees and Charges

Aborted Works

Both CODA Studio Pty Ltd and Davis Langdon were requested to provide proposals for the payment of fees related to Aborted Work in accordance with the terms and conditions of their respective contracts.

At this stage fee proposals have not been received and it will be recommended that the Chief Executive Officer be authorised to negotiate agreements within the framework of contracts on foot and bring these agreements forward for ratification by Council.

Other Related Costs

Provision is being made for the following costs:

- **Bulgarra Oval Electrical Upgrade and Floodlighting**
Possible fees for design modifications to the electrical layout caused by the relocation of the Bulgarra Community Centre. As far as is possible this will be mitigated through out the design and documentation process. It is anticipated that these will be fairly minimal but cannot be assessed accurately at this stage. Provision of \$1,000 will be made.
- **Survey**
There may have to be a resurvey of portion of the site to fix the location of the Bulgarra Community Centre. Provision of \$1,000 will be made in order to affect all of the necessary amendments to the Bulgarra Sporting Precinct base survey and services plan.
- **Legal**
An allowance is being made for legal advice from Kott Gunning relating to contract variations and determining Councils power to act. The provision being made is \$3,000.

Programme

The initial programme, that is to prepare costed sketch proposals and a detailed report for Councils consideration, was constrained to a period of 10 working days. It has to be stated that this is a very tight timeframe and does not provide for significant consideration and two way consultation of concept options. As a consequence, any comments on the design options submitted will need to be taken into account during the design and documentation process.

With respect to the design and documentation process, CODA Studio Pty Ltd was instructed to advise if it could, taking into account the need for practically all stages of design to be replicated (Schematic, Design Development and Documentation), coordinate the programme with the Baynton West Family Centre in order to call for construction tenders for both buildings as previously contemplated.

In the event that this could not reasonably and practically be achieved they were asked to fully document the ramifications of a “split” construction programme.

An important issue that has to be borne in mind is that the construction of the Baynton West Family Centre has to commence prior to end of January 2011 in order to comply with Grant Approval Conditions.

CODA Studio Pty Ltd has provided advice that the design and documentation process for the revised design of the Bulgarra Community Centre cannot be brought back on track with the Baynton West Family Centre. Their advice is that there will have to be a separate tender, construction and construction administration process.

The Project Manager is of the view that the programme submitted by CODA Studio Pty Ltd is very tight and will place pressure on the Administration team during vital design and compliance reviews. It is strongly recommended that as the likelihood of combined tender/construction package being achievable, that the design, documentation, costing and tender package for the amended Bulgarra Community Centre project be revised to ensure an achievable, reviewable timeframe is implemented.

Community Consultation

In the context of any revised programme, it may not be practical to undertake significant community consultation. However, it is important that community and user groups previously involved in the scoping and design process be made aware of the current status and of the future programme.

It will be recommended that future community consultation take the form of targeted workshops which can be conducted within the design and documentation process.

Facility Management Implications

The proposed management philosophy for the Bulgarra Community Centre is to be internally managed through the Community Facilities Department. The facility will be maintained, budgeted for, promoted by the Shire and will be managed on a booking system, with Council approved fees and charges and conditions of hire applied and the Shire responsible for all operating costs associated with the facility.

The proposed management will not change with the scope change for the Community Facilities component of the facility. The facility will be promoted to the wider community to foster income generation through a highly utilised centre.

Administration

The design process for the Bulgarra Community Centre reached an advanced stage (35% of Documentation) and it must be noted that there will be an administrative impact on taking the project back to a very preliminary stage.

In order to effectively try and meet revised design targets and, importantly, attempt to bring both the Baynton West Family Centre and Bulgarra Community Centre into a single construction contract, many of the administrative and approval processes will have to be fast tracked. This will also have the consequence of severely limiting community consultation during the design process.

As the design process thus far has been subjected to Council scrutiny and decision and taking into account as much as possible that the design intent and functionality is to remain, it will be recommended that the Chief Executive Officer is provided with delegated authority to advance

the project as quickly as possible and to take advice on all key decisions from the Executive Manager Strategic Projects as Project Director, reporting progress to Council on a regular basis.

This authority will not extend to authorising the final design, pre tender estimate or the decision to go to tender which must be made by Council.

Risk Assessment

The preparation of these options, their review and costing have all taken place in a very short period. Whilst administration has made every effort to ensure accuracy of information being presented there are some inevitable risks in the decision making process thus far. These may be summarised as:

- Design:** It has been noted throughout the review process that there are several minor issues that will need to be addressed during the subsequent design and documentation process. At this stage no elevations have been made available due to time constraints with the consequence that no review of the presentation to Hunt Way has been possible. This is considered to be a very important and fundamental element of the design and functionality of the Bulgarra Community Centre.
- Compliance** Whilst every effort has been made to ensure that the present designs meet the requirements of the Building Code of Australia and all other relevant statutes, this will not be fully practical until the designs have advanced to a more detailed stage.
- Funding:** An important issue that has to be borne in mind is that the construction of the Baynton West Family Centre has to commence prior to end of January 2011 in order to comply with Grant Approval Conditions. Some funding has been confirmed for the Bulgarra Community Centre. Funding agencies will need to be contacted and confirmation obtained that any delay in the project due to scope and programming will not impact on funding approvals.
- Costs** Whilst the Cost Plans have been prepared on the basis of the history of the project development to date and are considered to be as accurate as possible; there is a risk of cost increases due to minor design changes and compliance issues.
- Programme** As previously outlined the present programme for the design, documentation and tender package for the combined Bulgarra Community Centre and Baynton West Family Centre cannot be met. The programme for the Bulgarra Community Centre will have to be “stand alone” and will be subject to clarification and adoption.

Options

Having regard to the fact that all design work on the Bulgarra Community Centre has been frozen pending Councils deliberations and decision on a revised design option, it is considered that Council has no option other than make a clear and definitive decision to adopt one of the options presented.

Policy Implications

There are no relevant policy implications pertaining to this matter.

Legislative Implications

Legal opinion has been obtained from Kott Gunning which indicates that Council is “within power”, in the terms of the Local Government Act and, more particularly, the Local Government (Functions and General) Regulations 1996, to enter into a variation for these additional works “as an extension to the Bulgarra Community Centre”.

It is important to note that the advice is predicated on examining the contracts as a whole, that is, the inclusion of Baynton West Family Centre and the Bulgarra Community Centre as one contract.

It is also within power to issue a variation under Clause 11.3 of AS4122-2000 General terms and conditions of contract for engagement of consultants to both CODA Design Studio Pty Ltd and Davis Langdon Australia Pty Ltd on the basis that they agree to the fee variation on basis of the same rate as applies in the existing contracts.

It will be recommended that the Chief Executive Officer be authorised to negotiate a fee variation to cover “aborted works” and revised fees to bring the Bulgarra Community Centre to conclusion within the terms and conditions of the contracts on foot.

Conclusion

Council requested that the design of the Bulgarra Community Centre be reviewed with the objective of either staging the development of the “Current Model”, construction a standalone community hall module and retaining the existing change rooms or the construction of a community hall module with new integrated change rooms.

These options have been canvassed within this report with the outcome that it will be recommended that the Chief Executive Officer be authorised to explore further modelling at this concept stage in order to produce the best possible outcomes bearing in the mind the Councils design Philosophy, functional outcomes and budget parameters established.

By way of separate Confidential Briefing Note, the costs estimates for each of the options, a Project Budget and Budget allocations have been canvassed. The revised project can proceed within the budget parameters set by Council.

The various risks associated with the change in design have been addressed and will form the basis of the Risk Management Plan for the revised project.

In so far as programming is concerned, every effort will be made to attempt to have the design and documentation process coordinate with the documentation of the Baynton West Family Centre in order the objective of one construction contract can be achieved.

An important issue that has to be borne in mind is that the construction of the Baynton West Family Centre has to commence prior to end of January 2011 in order to comply with Grant Approval Conditions.

Voting Requirements

Absolute.

COUNCIL RESOLUTION

Res No : **15241**
MOVED : **Cr Lockwood**
SECONDED : **Cr Lewis**

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

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : **15242**
MOVED : **Cr Hipworth**
SECONDED : **Cr Cechner**

That Council reinstate Standing Orders.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard, Cr Smeathers, Cr Vertigan, Cr White-Hartig
AGAINST : Nil

COUNCIL RESOLUTION

Res No : 15243
MOVED : Cr Hipworth
SECONDED : Cr Cechner

1. That Council endorses the action of the Chief Executive Officer in instructing the documentation process for the Bulgarra Community Centre to cease as at 2 July 2010 in view of financial constraints in the 2010/11 and subsequent budgets and seeking proposals from CODA Studio Pty Ltd and Davis Langdon for fees payable for aborted works in the terms and conditions of their respective contracts.
2. That Council endorses the action of the Chief Executive Officer in instructing the preparation of costed design options for the procurement of the Bulgarra Community Centre by reverting the facility design to incorporate a main hall, outdoor covered entertainment area, committee rooms and associated amenities on the basis of one design incorporating the demolition and construction of new change rooms and one option incorporating a stand alone building building and upgrading works to the existing changerooms and that a further option be based on the staged development of the presently approved Schematic Design option.
3. That Council authorises the Chief Executive Officer to explore further modelling at the concept stage in order to produce the best possible outcomes bearing in the mind the Councils design Philosophy, functional outcomes and budget parameters established
4. That Council requests the need for further child care, occasional care and playgroup facilities be further investigated and a report detailing these needs and a strategic direction to meet the needs be submitted for consideration in July/August 2011.
5. That Council notes a preliminary Design and Documentation Programme has indicated the objective of a joint Baynton West Family Centre and Bulgarra Community Centre tender and construction programme cannot be achieved and directs the Chief Executive Officer to negotiate and implement a programme for the Bulgarra Community Centre on a “stand alone” basis.
6. That Council approves the Project Budget and budget allocations for the design and construction of the revised layout for the Bulgarra Community Centre as outlined in the Confidential Financial Briefing Note.
7. That Council approves, in accordance with the provisions of the Local Government (Functions and General) Regulations clause 11 (2) (e) and Clause 11.3 of AS4122-2000 General conditions of contract for engagement of consultants, the Chief Executive Officer issuing a scope variation for the deletion of children’s occasional day care centre, playgroup, infant health clinic and ancillary facilities and negotiating a fee variation consistent within current contracted rates and the terms and conditions of the respective contracts with CODA Design Studio Pty Ltd and Davis Langdon Australia Pty Ltd.

CARRIED

FOR : Cr Lockwood, Cr Lally, Cr Lewis, Cr Bailey, Cr Cechner, Cr Hipworth, Cr Pritchard,
Cr Smeathers, Cr White-Hartig
AGAINST : Nil

Cr Vertigan left Chambers at 10:02pm
Cr Vertigan returned to Chambers at 10:05pm

17 CLOSURE & DATE OF NEXT MEETING

The meeting closed at 10:10pm and the next Ordinary Council meeting is the 16 August 2010

I, Shire President, Cr Nicole Lockwood, of the Shire of Roebourne, hereby declare on behalf of the Councillors of the Shire of Roebourne that the enclosed Minutes are a true and accurate record of the Ordinary Council Meeting held on 19 July 2010.

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Signed

Date ____/____/____