



SHIRE

Of

MEEKATHARRA

MINUTES

Of

HEALTH, BUILDING & TOWN PLANNING MEETING

Held

AT THE COUNCIL CHAMBERS, MEEKATHARRA

On

WEDNESDAY JULY 6, 2011

COMMENCING AT 5:03 PM

MINUTES

1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS:

1.1 DECLARATION OF OPENING

The Committee Chairperson, Cr NL Trenfield, declared the meeting open at 5:03 pm.

1.2 DISCLAIMER READING

No responsibility whatsoever is implied or accepted by the Shire of Meekatharra for any act, omission or statement or intimation occurring during this Meeting.

It is strongly advised that persons do not act on what is heard at this Meeting and should only rely on written confirmation of Council's decision, which will be provided within fourteen (14) days of this Meeting

The Committee Chairperson, Cr NL Trenfield, read the disclaimer aloud.

2. RECORD OF ATTENDANCE/ APOLOGIES/ APPROVED LEAVE OF ABSENCE

Members

**Cr NL Trenfield -Committee Chairperson
Cr TR Hutchinson
Cr AG Burrows
Cr JE Burgemeister
Cr PS Clancy**

Staff

**Bill Atyeo -Principal Environmental Health Officer/Building Surveyor
Krys East -Corporate & Development Services Manager**

Apologies

Nil

Approved Leave of Absence

Nil

Observers

Nil

3. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

4. PUBLIC QUESTION TIME

Nil

MINUTES OF THE HEALTH, BUILDING AND TOWN PLANNING COMMITTEE
HELD WEDNESDAY 6 JULY 2011

Page 3

5. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

6. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

**6.1 HEALTH, BUILDING AND TOWN PLANNING COMMITTEE MEETING
HELD JUNE 8, 2011.**

Committee Resolution:

Moved: Cr PS Clancy

Seconded: Cr AG Burrows

That the minutes from the Health, Building and Town Planning Committee held Wednesday, June 8, 2011 be confirmed.

CARRIED 5/0

7. PETITION/ DEPUTATIONS/ PRESENTATION/ SUBMISSIONS

Nil

**8. ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT
DISCUSSION**

Nil

Principal Environmental Health Officer/Building Surveyor's Report

Meekatharra Health, Building, Town Planning Committee

W.V. Atyeo
June 2011

I was in attendance at the Shire from the 7th to the 10th June 2011.

BUILDING LICENSES ISSUED:

There were Three (3) Building Licenses processed and issued during this time.

BL12/10 – Issued to R.I. HUNT and H.H. MARTEN, PO Box 7630, Launceston Tasmania for the construction of an accommodation unit on Lot 30 Hill Street.

BL04/11 - Issued to Michael David CLANCY, PO Box 665, South Fremantle WA 6162 for the construction of a garage on Number 11 Lot 290 Caddy Place.

BL05/11 – Issue to Apartment 60 Pty Ltd, T/A Outback Travel Centres, GPO Box 2023, Subiaco WA 6904 for the construction of temporary accommodation for workers carrying out expected renovations of the Capricorn Roadhouse on Lot 10 Great Northern Highway.

A further application for a building license is being processed currently that will see the second stage of the accommodation village at Sandfire Resources mine on Doolgunna Station expanded for a further 600 men. The value of this is expected to be \$12,000,000. I am awaiting further documentation from the company.

Building License Statistics:

The statistics as required by the ABS and WorkSafe, and others were dispatched accordingly within the required framework as laid down by WorkSafe. Monthly reporting is now required.

DEMOLITION LICENSES ISSUED:

There was One (1) Demolition License issued during this time.

DL01/11 – Was issued to Apartment 60 Pty Ltd, T/A Outback Travel Centres, GPO Box 2023, Subiaco WA 6904 for the demolition of a shed, a lean-to, and accommodation unit at Capricorn Roadhouse in preparation for further development.

CONTROLLED WASTE TRACKING FORMS:

I was requested by the Committee to furnish records of the disposal of effluent into the facilities located at the Meekatharra tip. These are attached for the Committee's information.

WASTE PERMITTED TO BE DISPOSED OF AT THE TIP:

At the May meeting the Committee requested that I supply a list of the wastes that are permitted to be disposed of at the Meekatharra landfill site.

License Number: 7025/8

File Number: L214/97

Lot 191, Great Northern Highway, Meekatharra WA 6642

MINUTES OF THE HEALTH, BUILDING AND TOWN PLANNING COMMITTEE
HELD WEDNESDAY 6 JULY 2011

Page 5

The Meekatharra Landfill/refuse site is a Category 64 - **Class II** putrescible landfill site and is currently licensed with the Department of the Environment [DoE] till 2014.

<i>Category number</i>	<i>Category name</i>	<i>Description</i>
64	Class II putrescible landfill site	Premises on which waste (as determined by reference to the waste type set out in the document entitled “Landfill Waste Classification and Waste Definitions 1996” published by the Chief Executive Officer and as amended from time to time) is accepted for burial.

As such the wastes permitted to be disposed of at the tip are as follows:

Clean Fill

Type 1 Inert Waste

Putrescible Wastes

Contaminated solid waste meeting waste acceptance criteria specified for Class II landfills (possibly with specific licence conditions)

Type 2 Inert Wastes (with specific licence conditions)

Type 1 and Type 2 Special Wastes (for registered sites as approved under the Controlled Waste Regulations)

Clean fill

Material that will have no harmful effects on the environment, and which consists of rocks or soil arising from the excavation of undisturbed material.

For material not from a clean excavation, it must be validated to have contaminants below relevant ecological investigation levels (as defined in the document Assessment Levels for Soil, Sediment and Water, Department of Environment, 2003).

Inert Waste Type 1

Non-hazardous, non-biodegradable (half-life greater than 2 years) wastes containing contaminant concentrations less than Class I landfill acceptance criteria but excluding paper and cardboard (paper and cardboard are biodegradable materials and are therefore considered as putrescible waste), or materials that require treatment to render them inert (e.g. peat, acid sulfate soils).

Examples:

Building and demolition waste (e.g. bricks, concrete and associated unavoidable small quantities of paper, plastics, glass, metal and timber¹ that should be recovered), being material resulting from the demolition, erection, construction, refurbishment or alteration of buildings or from the construction, repair or alteration of infrastructure-type development such as roads, bridges, dams, tunnels, railways, and airports, and which is not mixed with any other type of waste (specifically green and food waste), and does not contain any asbestos.

Asphalt waste (e.g. resulting from road construction and waterproofing works).

Biosolids categorised for unrestricted use.

Casting sand (that does not contain leachable components which would require disposal in a higher class of landfill).

Blasting sand or garnet (including that used for stripping tributyl tin containing paints).

Inert Waste Type 2

Waste consisting of stable non-biodegradable organic materials such as tyres and plastics which require special management to reduce the potential for fires.

Examples: Used, rejected or unwanted tyres (including shredded tyres or tyre pieces).

Putrescible

Component of the waste stream likely to become putrid - including wastes that contain organic materials such as food wastes or wastes of animal or vegetable origin, which readily bio-degrade within the environment of a landfill.

Examples:

Municipal waste, consisting of:

household domestic waste that is set aside for kerb-side collection or delivered by the householder directly to the waste facility; or

other types of domestic waste (e.g. domestic clean-up, furniture and residential garden waste, grass sods); or

local council generated waste (e.g. waste from street sweeping, litter bins and parks); or commercial waste generated from food preparation premises, supermarkets etc).

Food waste

Biosolids other than those categorised for unrestricted use.

Sewage treatment plant grits and screenings.

Animal manures and carcasses.

Office and packaging waste (e.g. paper, cardboard, plastics, wood) that is not mixed with any other type of waste.

Cleaned pesticide, biocide, herbicide or fungicide containers².

Drained and mechanically crushed oil filters, and rags and oil absorbent materials (not containing free liquids) from automotive workshops.

Disposable nappies, incontinence pads and sanitary napkins (not otherwise classified as biomedical wastes due to the presence of infectious material).

Vegetative waste generated from commercial, public and residential sources, agriculture or horticulture.

Non-chemical waste generated from manufacturing and services (including timber, paper, plastics, thermosets and composites).

Solid Waste Material that:

has an angle of repose of greater than 5 degrees; and

does not contain, or is not comprised of, any free liquids; and

does not contain, or is not comprised of, any liquids that are capable of being released when the waste is transported;

does not become free flowing at or below 60 degrees Celsius or when it is transported; and is generally capable of being moved by a spade at normal temperatures (i.e. is spadeable).

Type 1 and Type 2 Special Wastes:

Includes asbestos wastes and certain types of biomedical wastes that are regarded as hazardous but which, with special management techniques, may be disposed of safely within specified classes of landfill.

Type 1 Special Waste - Asbestos Wastes

Type 2 Special Waste – Biomedical Wastes

Examples of Type 1 Special Waste:

Stabilised asbestos waste in bonded matrix (e.g. asbestos cement sheeting).
Asbestos fibre and dust waste (e.g. dust resulting from the removal of thermal or acoustic insulating materials or from processes involving asbestos material, and dust from ventilation collection systems).

Examples of Type 2 Special Waste:

Biomedical waste which does not require incineration and which is approved for supervised burial.

As can be seen there are a number of types of wastes that we are able to dispose off at the tip, but is the degree that we are permitted. Like solid contaminated products, but if it is contaminated by say diesel or oils then the contamination would automatically take it over the acceptable levels for our tip. Tyres, and plastics and other rubber compounds etc can be disposed but then they require special handling, which we are unable to do as we have an unmanned tip and prone to being set alight.

HOUSE INSPECTION LOT 369 HILL – A103:

I inspected the house as a matter of a follow-up from previous inspections. There were no adults on the premises at the time of my inspection but gained entry to the premises. I was surprised as there was a vast improvement in regard to the amount of litter and rubbish inside the house and outside of the house itself.

However, the drain leading from the sink in the kitchen to the septic tank is defective and so I issued the following letter, and will follow-up on the matter when in Meekatharra next.

“I visited your property today in order to re-check the sewerage system to your house. While I am pleased that the property has been tidied up and the bulk of rubbish removed from around the house, I still have concerns with the effectiveness of the sewerage system.

At the time of my inspection there was no overflow, but it is obvious that you are still having some problems with the drain leading from the kitchen. This needs to be cleaned out completely at regular intervals and the damaged concrete to it repaired. The grass that is growing around this defective area also needs to be removed so that as soon as there are problems with it, you are able to see it and make repairs as required.

When next in town I would like to meet with you on the property to discuss the matter, as if this continues to not work as it should, and leak to the surface of the ground, then I will issue another Health Notice calling on major works to be carried out. Failure to comply with this notice will result in a further Health Notice being issued declaring the house to be Unfit for Human habitation, and you will be required to vacate the house until such time as the required renovations are completed.

It also appears that there is a potable water leak which creates a pool of water near the stump to the house. This leak needs to be fixed immediately as it will affect the stability of your house.

Sewage overflow and the pooling of water causes much sickness in people, especially children, who have contact with dogs that drink from this, and also the dogs walk through your house after stepping in the contaminated sewage. Please attend to this matter immediately.

If you wish to discuss this with me, please contact me on 040 998 1144 anytime.

PUMP PIT COMPOUND – INSPECTION:

It was reported that there was a smell coming from the pump pit area for the Hospital complex. The effluent is pumped from there to the ponds behind Paddy's Flat, which are shared with the camp at Paddy's Flat.

It appears that there is damage to the tanks, and that there has been a significant spill in the compound. I therefore wrote the following letter to the DON at the hospital.

"I received a complaint in regard to the pooling of effluent and odour emission within the pumping station compound for the accommodation units in Connaughton Street. When I inspected the situation this day I found that the pooling of effluent was adjacent to the last pumping pit within the compound, and that a foul odour was emanating from the system there.

It appears that there has either been an overflow of sewerage there, or there is a defect in the tank that holds the effluent until such time as it is pumped to the ponds that service the units. Can you please have your plumber investigate the situation further and report to you any defects that he may find in the system?

He should also be instructed to fix the problems immediately and fill the area around and adjacent to the tanks so that water and effluent cannot pool in the area. It would also be wise for all weeds and debris to be removed from this area so that defects are detected and fixed earlier, and not permitted to exist without immediate detection.

I thank you in advance for your co-operation in fixing these matters, and if you have any questions on this matter or comments, please contact me on 040 998 1144, or Email me on aehsa@gmail.com"

The following Pictures were taken by me on the 9th June 2011





HOUSE INSPECTION LOT 301 DARLOT STREET - 369 HILL – A411:

I did inspect the above property in response to a letter of complaint I had received through the Shire. On inspection I noted that the drains leading from the top floor to the septic tanks had obviously been blocked and there had been an overflow of waste water leading from the kitchen. This was due to the fat in the water solidifying and blocking the drains. The drains had been cleaned out and the waste was flowing without restriction to the tanks, indicating that the system was functioning correctly.

The male person present verified this, and an inspection of the toilet upstairs indicated that all the systems were working efficiently. During the inspection it was evident that there were numerous people using and sleeping on the premises, and this would add to the excessive loading on the infrastructure of the house.

This issue was also discussed and it was evident that the others were unable to find appropriate and adequate accommodation anywhere else in Meekatharra, and that they were expecting a further influx of people due to the funeral that was to be carried out on Friday (10th June). I therefore suspect that there could be further problems this weekend, for which I am unable to suggest any solutions to the problems.

The two porta-loos to the rear are empty of wastes as they have been pumped out some time ago. However, the hire company has yet to pick them up and cart them off-site. These are being used by the younger kids for play, but I will endeavour to see if I can have them removed as they are of concern with kids playing on them and in them.

Thus ends my report.

A handwritten signature in black ink, appearing to read 'A. V. Algeo'.

**Principal Environmental Health Officer
Building Surveyor**

MINUTES OF THE HEALTH, BUILDING AND TOWN PLANNING COMMITTEE
HELD WEDNESDAY 6 JULY 2011

Page 10

Committee Resolution:

Moved: Cr PS Clancy

Seconded: Cr TR Hutchinson

**That the Principal Environmental Officer/Buildings Surveyor's Report for June 2011
be received.**

CARRIED 5/0

Status Report

DATE	SUBJECT	PROPERTY	ACTION REQUIRED	RESPONSIBLE PERSON	STATUS	ACTION TAKEN	DATE
		Lot 208 Hill St	Council at Ordinary Council Meeting resolved to engage designer to draw up plans and specifications for renovations to Lot 208 Hill St for conversion of existing dwelling into two self contained 1 bedroom units	CDSM	Ongoing	Contacted Architect re quote for design	

Committee Resolution:

Moved: Cr AG Burrows
Seconded: Cr TR Hutchinson

That the Status Report for June 2011 be received.

CARRIED 5/0

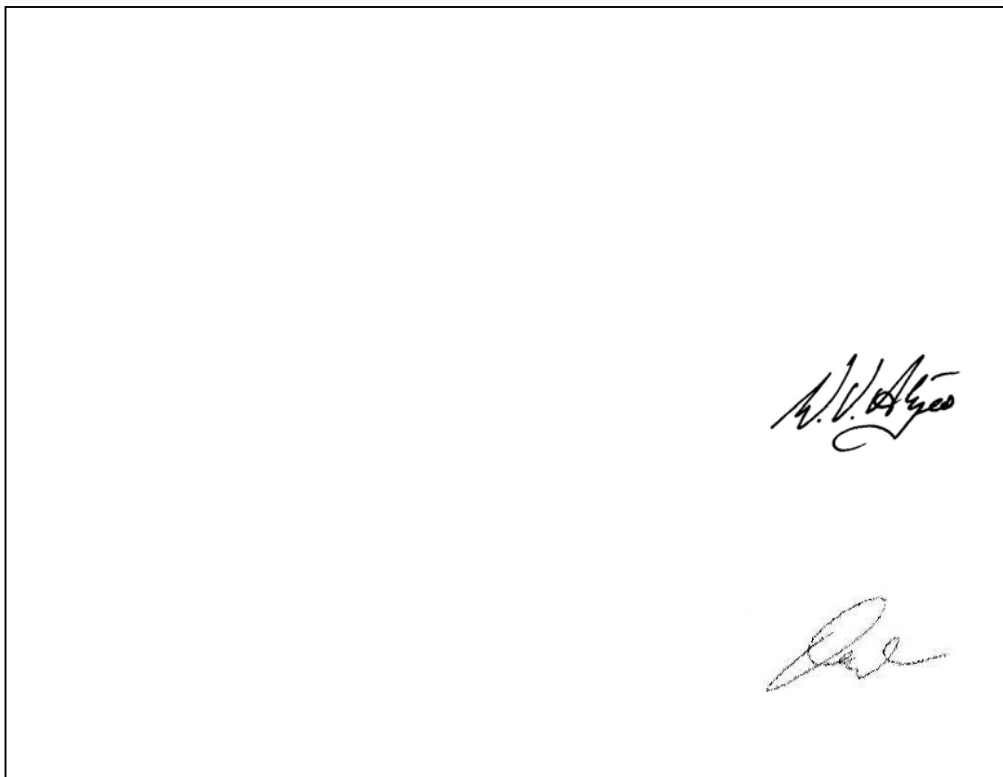
**10. NEW BUSINESS OF AN URGENT NATURE – INTRODUCED BY
RESOLUTION OF THE MEETING**

Moved: Cr JE Burgemeister
Seconded: Cr TR Hutchinson

That the urgent new business be discussed.

CARRIED 5/0

10.1 DISPOSAL OF LAND



Summary/Matter for Consideration:

To consider the disposal of portion of Lot 1017 High Street to a third party wishing to establish an accommodation village on that portion.

Attachments:

Letter from Doray Minerals Limited

Extract from Town Planning Scheme map outlining portion of Lot 1017 High Street.

Background:

In October 1996 at Council's Ordinary Meeting Councillor Nichols reported a proposal by St Barbara Mines to relocate their camp from the minesite to the town of Meekatharra.

MINUTES OF THE HEALTH, BUILDING AND TOWN PLANNING COMMITTEE HELD
WEDNESDAY 6 JULY 2011

Page 13

16th November 1996 at Council's Ordinary Meeting of Council an agenda item was discussed the issue further in relation to the use of Lot 1017 for accommodating the proposal of St Barbara Mines. A resolution was passed "that Meehan Street be extended to provide access to Lot 1017".

21st December 1996 Council determined the following:

"Resolved: That, in order to continue to support St. Barbara Mines in their expressed aspiration to establish a single persons accommodation village on Meekatharra Lot 1017, the following steps be taken.....

That the conceptual plan of the Village layout, as prepared by Mr. Paul Bashall, be conveyed to St. Barbara's with the advice that it is Councils preferred option.

Proceed with a Town Planning Scheme Amendment which will amend the Zoning of the southernmost 7.5ha of Lot 1017 from Recreation to Special Use- Residential Village.

(a) That an advertisement in accordance with section 3.58 of the Local Government Act be prepared for lodgement and containing the following statutory information.

The annual lease fee for the unimproved, unserviced 7.5ha of land be set at \$500 payable in advance with annual CPI adjustments.

The lease value of the unimproved, unserviced parcel of land be advertised at \$500 p.a.

Other essential information as required by the Act.

(b) That Council give consider to all, or any, submissions received as a result of its statutory advertisement.

(c) That, in the event that no compelling objection is received during the advertising period the Shire's solicitors be instructed to prepare a Lease Agreement for Councils consideration. The Lease Agreement to include the following conditions:

Development of the Lot may only take place in accordance with plans approved by the Council.

Provision of all services including power, water, effluent disposal, roads, footpaths etc. must be provided by the Lessee from, and to, existing services in accordance with the specification of the relevant authority or service provider.

Tenure shall be on renewable three yearly basis with the annual consideration as set out in (a) (i) above.

The area of land, being the subject of the Lease, shall be the area described on a Schedule to the Agreement.

The Company's interest in the land may be secured by lodgement of a Caveat, or similar instrument, on the Certificate of Title and the Shire will make the duplicate certificate available to the Registrar of Titles for that purpose.

If the approved development is not commenced within six months of the date of the Lease Agreement the Agreement is at an end.

The day to day conduct of the village must conform, with established health and safety requirements and no unlawful conduct or activity will be allowed on the property.

The property, the subject of the Lease Agreement, will be subject to rates from both the Water Authority and the Local Government and those rates along with all other costs and charges will be payable by the Lessee.

The land, and the improvements thereon, may not be sold, sub-let or otherwise disposed of by the Lessee to any other party without the approval of Council.

If the Lessee has no further use for the property, the subject of the Lease, then it shall provide the Council with a first right of refusal for the purchase of any building or

transportable structural improvement thereon but fixed improvements, including power lines, water pipes, roadways, footpaths, street lights, fire hydrants, effluent pipes, tanks, metering equipment and similar infrastructure shall remain on the property without cost to the Lessor at the conclusion of the Lease Agreement.

The Shire of Meekatharra is in the process of seeking the WA Planning Commission's support and the Honourable Minister's approval to a Scheme Amendment that reclassifies portion of Lot 1017 High Street, Meekatharra, from 'Rural' zone and 'Recreation' reserve to 'Special Use - Accommodation Village'. All that is now required is the final approval by the Minister and the gazettal of the amendment.

The whole of the lot comprises of approximately 18 hectares and is owned in fee simple by the Shire of Meekatharra.

In the original plan proposed by St Barbara Mines the plan proposed a substantial landscaping provision to help create a more attractive atmosphere in the village. The development was needed to be separate from the main town activities as the shift work entailed different activity patterns from the mainstream town timetable. The shift change was around the six o'clock turnaround time which would not create undue disruption to the normal town activities. It was originally envisaged at the time of the process to make the amendment that a bus would be provided for employee transport to and from the Blue Bird minesite.

However, since the starting of the amendment process the Blue Bird Mine is not involved.

Council has now received a letter from Doray Minerals Limited expressing an interest to lease Lot 1017 High Street from the Shire in order to construct and operate an Accommodation Village for the workforce required for Doray's Andy Well Gold Project. Doray considers that the basing of the Fly In-Fly Out component of its workforce in Meekatharra would have numerous benefits for both the company and the Town of Meekatharra.

It is proposed by Doray to enter into a lease for an initial 5 year period, with an additional 2 (two) optional 5 year renewal periods available at the end of each period (i.e. potential total 15 year term). The Village is viewed by Doray as a key component in the attraction and retention of staff to the operation.

As such, Doray would undertake to design and construct the camp to a suitably high and attractive standard to facilitate this. In addition to the cost of developing and upgrading the land suitable for construction of the Village, Doray would also undertake to pay an annual lease for the portion of the Land as agreed between Doray and the council, based on 3 independent Lease valuations of the Land.

Doray would also grant to the Shire of Meekatharra a First Right of Refusal to purchase the village, should Doray decide to not renew the lease or decide to cease operation of the Village. The Shire would have the option to purchase the Village under such a Right at the agreed scrap value of the individual buildings and associated fittings and chattels, as determined by 3 independent valuations of such.

All agreements would be subject to final approval by the Doray Minerals Ltd Board of Directors.

As stated, the land is owned in fee simple by the Shire of Meekatharra. The Local Government Act 1995, Part 3, Division 3 Sect 3.58 states how Council must dispose of property owned by local government.

It states:

*(1) 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.*

(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.*

(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;*

and

(b) it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

(4) The details of a proposed disposition that are required by subsection (3)(a)(ii) include —

*(a) the names of all other parties concerned; and
(b) the consideration to be received by the local government for the disposition; and*

*(c) the market value of the disposition —
(i) as ascertained by a valuation carried out not more than 6 months before the proposed disposition; or*

(ii) as declared by a resolution of the local government on the basis of a valuation carried out more than 6 months before the proposed disposition that the local government believes to be a true indication of the value at the time of the proposed disposition.

(5) This section does not apply to —

(a) a disposition of an interest in land under the Land Administration Act 1997 section 189 or 190; or

(b) a disposition of property in the course of carrying on a trading undertaking as defined in section 3.59; or

MINUTES OF THE HEALTH, BUILDING AND TOWN PLANNING COMMITTEE HELD
WEDNESDAY 6 JULY 2011

Page 16

(c) anything that the local government provides to a particular person, for a fee or otherwise, in the performance of a function that it has under any written law; or

(d) any other disposition that is excluded by regulations from the application of this section.”

Comments:

If Council wishes to proceed, Council is required to first rescind the motion from the Ordinary Meeting of Council held on the 21st December 1996, as it will be in conflict with any decision made, and some of the figures stated are well and truly below what would be expected these days.

This means that should Council decide to lease the land to another party for the purpose of the development of an accommodation village they will need to:

Have the proposed land to be leased, surveyed and recorded on file.

Have a valuation of the land undertaken.

Either lease to the highest bidder at public tender or advertise via public notice the proposed disposition of Lot 1017.

If the public notice option is Council's preferred method for leasing the property they must receive and evaluate all submissions on the proposed disposition for a minimum of 14 days after the date of the public notice.

Council make a decision and this decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.

It is important to note that any development of this land will have to comply with the requirements of the Town Planning Scheme, and the amendment which will incorporate a substantial landscaping provision to help create a more attractive atmosphere in the village. The development will need to be separate from the main town activities. The shift changes that could occur and the movement of employees on shift work will require a well thought out and constructed plan so as not to adversely affect the sensitive area in which it will be placed.

It will also need to be considered that there will be a need to have power and water connected to the Lot, plus the disposal of effluent. However these matters will need to be considered in the development application period.

Council will first need to decide whether or not it would want to dispose of the land, what type of disposal (purchase, lease, ?), and then advertise accordingly in line with the decision of Council.

Consultation:

Chief Executive Officer – Roy McClymont

Corporate and Development Services Manager – Krys East

Mark Cossom – Representing Doray Minerals Limited

Paul Bashall - PlanWest

Statutory Environment:

Local Government Act 1995

Meekatharra Town Planning Scheme

Policy Implications:

Nil

Budget/Financial Implications:

Not assessed at this stage

Strategic Implications:

Nil

Voting Requirements:

Simple Majority

Officers Recommendation:

Moved:

Seconded:

That the Health Building and Town Planning Committee recommend to Council that:

The motion from the Ordinary Meeting of Council held on the 21st December 1996 be recinded:

“Resolved: That, in order to continue to support St. Barbara Mines in their expressed aspiration to establish a single persons accommodation village on Meekatharra Lot 1017, the following steps be taken.....

That the conceptual plan of the Village layout, as prepared by Mr. Paul Bashall, be conveyed to St. Barbara’s with the advice that it is Councils preferred option.

Proceed with a Town Planning Scheme Amendment which will amend the Zoning of the southernmost 7.5ha of Lot 1017 from Recreation to Special Use- Residential Village.

(a) That an advertisement in accordance with section 3.58 of the Local Government Act be prepared for lodgement and containing the following statutory information.

The annual lease fee for the unimproved, unserviced 7.5ha of land be set at \$500 payable in advance with annual CPI adjustments.

The lease value of the unimproved, unserviced parcel of land be advertised at \$500 p.a.

Other essential information as required by the Act.

(b) That Council give consider to all, or any, submissions received as a result of its statutory advertisement.

(c) That, in the event that no compelling objection is received during the advertising period the Shire’s solicitors be instructed to prepare a Lease Agreement for Councils consideration. The Lease Agreement to include the following conditions:

Development of the Lot may only take place in accordance with plans approved by the Council.

Provision of all services including power, water, effluent disposal, roads, footpaths etc. must be provided by the Lessee from, and to, existing services in accordance with the specification of the relevant authority or service provider.

Tenure shall be on renewable three yearly basis with the annual consideration as set out in (a) (i) above.

The area of land, being the subject of the Lease, shall be the area described on a Schedule to the Agreement.

The Company's interest in the land may be secured by lodgement of a Caveat, or similar instrument, on the Certificate of Title and the Shire will make the duplicate certificate available to the Registrar of Titles for that purpose.

If the approved development is not commenced within six months of the date of the Lease Agreement the Agreement is at an end.

The day to day conduct of the village must conform, with established health and safety requirements and no unlawful conduct or activity will be allowed on the property.

The property, the subject of the Lease Agreement, will be subject to rates from both the Water Authority and the Local Government and those rates along with all other costs and charges will be payable by the Lessee.

The land, and the improvements thereon, may not be sold, sub-let or otherwise disposed of by the Lessee to any other party without the approval of Council.

If the Lessee has no further use for the property, the subject of the Lease, then it shall provide the Council with a first right of refusal for the purchase of any building or transportable structural improvement thereon but fixed improvements, including power lines, water pipes, roadways, footpaths, street lights, fire hydrants, effluent pipes, tanks, metering equipment and similar infrastructure shall remain on the property without cost to the Lessor at the conclusion of the Lease Agreement."

Council determine to lease Lot 1017 by means of:

Option1

Authorise the appropriate staff to prepare relevant documentation and call for Public Tenders, in accordance with the legislative requirements of the Local Government Act 1995, for the lease of Lot 1017 for the purposes of developing Village Accommodation in line with the Meekatharra Town Planning Scheme.

Option 2

Authorise the appropriate staff to prepare relevant documentation for advertising by local public notice the intention of Council to lease to Doray Minerals Limited a portion of Lot 1017 High Street for the purposes of the development as Village Accommodation in accordance with the legislative requirements of the Local Government Act 1995.

Committee Resolution:

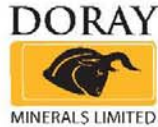
Moved: Cr TR Hutchinson

Seconded: Cr JE Burgemeister

The committee resolved to recommend the item goes to Council but not to make any decisions in regards to which option to recommend to Council.

CARRIED 5/0

MINUTES OF THE HEALTH, BUILDING AND TOWN PLANNING COMMITTEE HELD
WEDNESDAY 6 JULY 2011
Page 19



Doray Minerals Limited
Level 3, 41-43 Ord St, WEST PERTH WA 6005
PO Box 284, WEST PERTH WA 6872
Ph +61 8 9226 0600
Fax + 61 8 9226 0633
info@dorayminerals.com.au | www.dorayminerals.com.au

May 20, 2011

Roy McClymont
Chief Executive Officer - Shire of Meekatharra
Cnr Main St & Savage St
Meekatharra, WA, 6642

Dear Roy,

RE: Registration of Interest to Lease, Lot 1017 Meekatharra

As discussed previously, this letter is to formally register Doray Minerals interest to seek a lease over the portion of Lot 1017, Meekatharra that has been zoned for "Special Site – Accommodation Village" as per the proposed Shire of Meekatharra Town Planning Scheme No.3 Amendment No.2 dated 21st December 1996 (the "Land"). The purpose of the lease would be to construct and operate an Accommodation Village for the workforce required for Doray's Andy Well Gold Project. Doray considers that the basing of the Fly In-Fly Out component of its workforce in Meekatharra would have numerous benefits for both the company and the Town of Meekatharra.

It is proposed that Doray would enter into a lease for an initial 5 year period, with an additional 2 (two) optional 5 year renewal periods available at the end of each period (i.e. potential total 15 year term). The Village is viewed by Doray as a key component in the attraction and retention of staff to the operation. As such, Doray would undertake to design and construct the camp to a suitably high and attractive standard to facilitate this.

In addition to the cost of developing and upgrading the land suitable for construction of the Village, Doray would also undertake to pay an annual lease for the portion of the Land as agreed between Doray and the council, based on 3 independent Lease valuations of the Land.

Doray would also grant to the Shire of Meekatharra a First Right of Refusal to purchase the village, should Doray decide to not renew the lease or decide to cease operation of the Village. The Shire would have the option to purchase the Village under such a Right at the agreed scrap value of the individual buildings and associated fittings and chattels, as determined by 3 independent valuations of such.

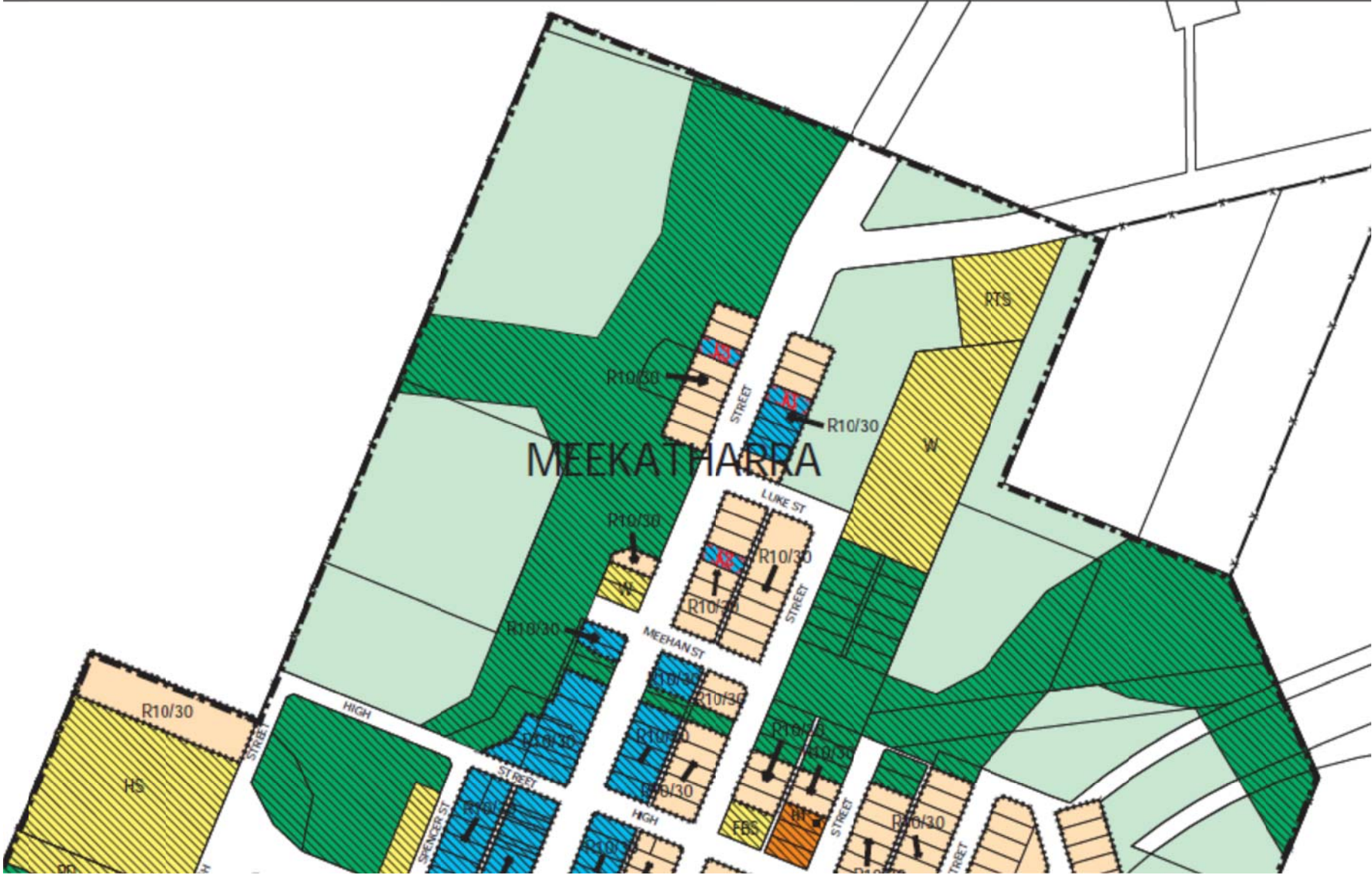
All agreements would be subject to final approval by the Doray Minerals Ltd Board of Directors.

Should you have any queries or require further information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Cossom", written over a horizontal line.

Mark Cossom



MINUTES OF THE HEALTH, BUILDING AND TOWN PLANNING COMMITTEE HELD
WEDNESDAY 6 JULY 2011

Page 21

**11. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE
HAS BEEN GIVEN**

Nil

12. CLOSURE OF MEETING

Cr NL Trenfield declared the meeting closed at 5:40 pm.