

# SHIRE OF SHARK BAY

## ORDINARY COUNCIL MINUTES

20 APRIL 2011





## DISCLAIMER

No responsibility whatsoever is implied or accepted by the Shire of Shark Bay for any act, omission or statement or intimation occurring during Council/Committee meetings or during formal/informal conversations with Council members or staff.

The Shire of Shark Bay disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission does so at that person's or legal entity's own risk.

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

The Shire of Shark Bay advises that no action should be taken on any application or item discussed at a Council meeting and should only rely on **WRITTEN ADVICE** of the outcome and any conditions attaching to the decision made by the Shire of Shark Bay.

---

---

Minutes of the Ordinary meeting of the Shark Bay Shire Council held in the Council Chamber Denham on 20 April 2011 commencing at 9.00am

<b>1.0</b>	<b>DECLARATION OF OPENING</b>	<b>4</b>
<b>2.0</b>	<b>RECORD OF ATTENDANCES / APOLOGIES / LEAVE GRANTED</b>	<b>4</b>
<b>3.0</b>	<b>RESPONSE TO PREVIOUS PUBLIC QUESTIONS ON NOTICE</b>	<b>4</b>
<b>4.0</b>	<b>PUBLIC QUESTION TIME</b>	<b>4</b>
<b>5.0</b>	<b>APPLICATIONS FOR LEAVE</b>	<b>4</b>
5.1	CR WAKE APPLICATION FOR LEAVE OF ABSENCE	4
<b>6.0</b>	<b>PETITIONS</b>	<b>7</b>
<b>7.0</b>	<b>CONFIRMATION OF MINUTES</b>	<b>7</b>
7.1	CONFIRMATION OF THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 30 MARCH 2011	7
<b>8.0</b>	<b>ANNOUNCEMENTS BY THE CHAIR</b>	<b>7</b>
<b>9.0</b>	<b>PRESIDENT'S REPORT</b>	<b>7</b>
<b>10.0</b>	<b>COUNCILLOR'S REPORTS</b>	<b>9</b>
<b>11.0</b>	<b>ADMINISTRATION REPORT - NIL</b>	<b>10</b>
<b>12.0</b>	<b>FINANCE REPORT</b>	<b>11</b>
12.1	SCHEDULE OF ACCOUNTS PAID TO BE RECEIVED	11
12.2	FINANCIAL REPORTS TO 31 MARCH 2011	20
12.3	NATURAL DISASTER DONATION	21
12.4	DONATION TO RSL ANZAC DAY BREAKFAST AND LUNCH	23
12.5	UNDERWRITING OF SHARK BAY PASTORAL HISTORY BOOK	25
<b>13.0</b>	<b>TOWN PLANNING REPORT</b>	<b>27</b>
13.1	DEVELOPMENT APPLICATION 3/2011 COBURN ZIRCON PROJECT	27
13.2	REDEVELOPMENT OF THE SHARK BAY HOTEL MOTEL LOTS 13, 14 & 15 KNIGHT TERRACE AND LOTS 68 & 69 HUGHES STREET	61
<b>14.0</b>	<b>BUILDING REPORT - NIL</b>	<b>69</b>
<b>15.0</b>	<b>HEALTH REPORT - NIL</b>	<b>69</b>
<b>16.0</b>	<b>WORKS REPORT - NIL</b>	<b>69</b>
<b>17.0</b>	<b>TOURISM, RECREATION AND CULTURE REPORT - NIL</b>	<b>69</b>
<b>18.0</b>	<b>MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN - NIL</b>	<b>69</b>
<b>19.0</b>	<b>URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION</b>	<b>70</b>
<b>20.0</b>	<b>MATTERS BEHIND CLOSED DOORS</b>	<b>71</b>
20.1	ORGANISATIONAL REVIEW – MATTER LAYING ON THE TABLE DEALT WITH AFTER ITEM 20.3	74
20.2	BUTCHERS TRACK	71
20.3	MULTIFUNCTIONAL SPORTS/COMMUNITY CENTRE TENDER 2010/11-02	72
<b>21.0</b>	<b>DATE AND TIME OF NEXT MEETING</b>	<b>75</b>
<b>22.0</b>	<b>CLOSURE OF MEETING</b>	<b>75</b>

---

---

**1.0 DECLARATION OF OPENING**

The President declared the meeting open at 9.04am

**2.0 RECORD OF ATTENDANCES / APOLOGIES / LEAVE OF ABSENCE GRANTED**

**ATTENDANCES**

Cr C Cowell	Shire President
Cr G Ridgley	Deputy Shire President
Cr J Hanscombe	
Cr D Pepworth	

Mr P Anderson	Chief Executive Officer
Mr R Towell	Acting Deputy Chief Executive Officer
Mr J McKechnie	Manager Regulatory Services
Mr B Galvin	Works Manager
Mrs R Mettam	Minute Taker

**APOLOGIES**

Cr T Hargreaves	Suspended until 17 June 2011
Cr J McLaughlin	Leave of Absence Granted 22 February 2011
Cr B Wake	Leave of Absence Granted 20 April 2011

**VISITORS**

Nil

**3.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS ON NOTICE**

Nil

**4.0 PUBLIC QUESTION TIME**

Opened at 9.04am and closed at 9.04am with no questions from the gallery.

**5.0 APPLICATIONS FOR LEAVE**

**5.1 APPLICATION FOR LEAVE OF ABSENCE – COUNCILLOR WAKE**

CO511

Author

Chief Executive Officer

Disclosure of Any Interest

Nil

---

---

Moved            Cr Pepworth  
Seconded       Cr Ridgley

**Council Resolution**

**Councillor Wake be granted leave of absence in accordance with Section 2.25 of the *Local Government Act 1995* for the Ordinary meeting of Council schedule to be held on 20 April 2011.**

**4/0 CARRIED**

**Background**

Councillor Wake has applied for leave of absence from the ordinary meeting of Council scheduled for 20 April 2011. The Council in accordance with Section 2.25 of the ***Local Government Act 1995*** as amended may by resolution grant leave of absence to a member.

**Comment**

Councillor Wake has advised the Chief Executive Officer due to personal commitments he will be unable to attend the Ordinary meeting of Council scheduled to be held on 20 April 2011 and has requested leave of absence be granted by Council for this meeting.

The Council may consider not granting Councillor Wake leave of absence but must include the reasons for the refusal for not granting the leave in the recommendation.

**Legal Implications**

***Local Government Act 1995*** Section 2.25 Disqualification for Failure to Attend Meetings

1. A council may, by resolution grant leave of absence to a member.
  2. Leave is not to be granted to a member in respect of more than 6 consecutive ordinary meetings of the council without the approval of the minister.
  3. The granting of leave, or refusal to grant leave and reasons for that refusal, is to be recorded in the minutes for eth meeting.
  4. A member who is absent, without first obtaining leave of the council, throughout 3 consecutive ordinary meetings of the council is disqualified from continuing his or her membership of the council.
-

- 
5. The non-attendance of a member at the time and place appointed for an ordinary meeting of the council does not constitute absence from an ordinary meeting of the council –
- a. If no meeting of the council at which a quorum is present is actually held on that day; or
  - b. If the non attendance occurs while –
    - (i) the member has ceased to act as a member after written notice has been given to the member under section 2.27(3) and before written notice has been given to the member under section 2.27(5)
    - (ii) while proceedings in connection with the disqualification of the member have been commenced or are pending; or

while the election of the member is disputed and proceedings relating to the disputed election have been commenced and are pending.

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

Simple Majority Required

Date of Report

7 April 2011

---

---

**6.0 PETITIONS**

Nil

**7.0 CONFIRMATION OF MINUTES****7.1 CONFIRMATION OF THE MINUTES OF THE ORDINARY COUNCIL MEETING HELD ON 30 MARCH 2011**

Moved           Cr Ridgley  
Seconded       Cr Pepworth

**Council Resolution**

**That the minutes of the ordinary council meeting held on 30 March 2011, as circulated to all councillors, be confirmed as a true and accurate record with alteration to item 17.1 Amendment reason, adding “as” after That Council felt that.**

**4/0 CARRIED**

**8.0 ANNOUNCEMENTS BY THE CHAIR**

Monkey Mia Jetty Project – Advised that a further \$350,000 has been sourced from the Revitalisation Funds for this project.

Cr Cowell now attends the Gascoyne Development Commission Board meetings  
Regional Collaborative Group strategic plan is to be done by Haines Norton  
Director General meeting in Carnarvon on Tuesday 18 April 2011

**9.0 PRESIDENT’S REPORT**

PR 101

Councillors and staff from the Shire of Northampton participated in a ‘fact finding mission’ to Shark Bay recently with the group including representatives from both Northampton and Kalbarri. We took the opportunity to provide them with a bus tour of Denham and surrounds and a boat tour of Monkey Mia and showcased the features and recent developments in our unique part of the world. It was definitely a very worthwhile exercise and highlighted that there are many similar aspects to our shires where we can work together to the benefit of all of our communities. In particular, we will be collaborating on ways to increase and promote tourism to the area.

A workshop to produce a Local Planning Strategy for Denham was attended by Councillors in late March. When finalised, this document will set out the long term planning directions for the Shire and be reviewed on a regular basis to respond to changing circumstances in the future. The Strategy will be advertised for public comment and referred to relevant stakeholders shortly.

At the March Council meeting, it was resolved that the Denham tip opening days and hours be amended to; Friday to Tuesday 8.00-12.00pm and 1.00-3.00pm, with the tip closed on Wednesdays and Thursdays. Whilst Council was concerned with the proposal to close the tip two days running, it was apparent that closing two

---

consecutive days results in a considerable saving in operational costs relating to employee wages. Statistics indicate that Wednesday and Thursday are the least used days, however this closure may be reviewed during peak tourist times.

Confirmation that the business case for funding of the Community Recreation Centre will shortly be considered by State Cabinet was received at the Gascoyne Revitalisation Committee meeting held last week in Carnarvon. Once Cabinet endorsement has been received, the tender can be let in mid-May and construction can commence!

Council has approved the design of a Denham Entry Statement to be located near the road verge on the approach into town. The entry statement is a component of the World Heritage Drive project and will consist of a vertical rammed earth pillar with designs containing dugongs, fishing nets, pearl shells and fish. Its going to provide a 'welcome to Denham' message for all travelers, whether visitors or returning locals!

Moved           Cr Pepworth  
Seconded       Cr Ridgley

#### **Council Resolution**

**That the Presidents report for April 2011 be received.**

**4/0 CARRIED**

#### **Councilor's Report (President)**

31 March	Meeting and bus tour with Councillors and CEO of Shire of Northampton
1 April	Building the Education Revolution Ceremony – Shark Bay School Maritime tour with Councillors and staff – Shire of Northampton Farewell function for J Towell and recognition of service R Mettam
12 April	Gascoyne Revitalisation Committee meeting – Carnarvon Regional Collaborative Group meeting – Carnarvon
13 April	Gascoyne Development Commission board meeting – Carnarvon
14 April	Teleconference – Royal Show, Gascoyne Display, Shire of Carnarvon
15 April	Interview with representative of Local Government Insurance Service

Moved           Cr Hanscombe  
Seconded       Cr Ridgley

#### **Council Resolution**

**That the President's April 2011 report on her activities as a Council representative be received.**

**4/0 CARRIED**

## **10.0 COUNCILLORS' REPORTS**



---

10.1 CR B WAKE  
CO 513

12 April Regional meeting with the Pastoral Board in Carnarvon –  
Update of current issues within Pastoral Community  
Pastoral Lease Structure and Tenure  
Rangeland monitoring – Private and Public Land  
Alternative land use option for rangelands  
Labour credits in rangelands  
Administrative review and policy development  
Time lines for correspondence of resources

General Pastoral Issues – Ongoing Discussion  
State of Pastoral Road – Repairs – Funding options and time lines  
Services in some areas are restricted  
Vermin control and baiting drives  
Vehicle numbers increasing  
Local Roadhouses are benefiting from lack of facilities in Carnarvon  
due to flood damage  
Fuel prices are increasing

Best wishes for Easter and Anzac Day

Moved Cr Pepworth  
Seconded Cr Ridgley

**Council Resolution**

**That Councillor Wake's April 2011 report on his activities as a Council representative be received.**

**4/0 CARRIED**

10.2 CR G RIDGLEY  
CO 511

Cr Ridgley submitted a verbal report

31 March Attended meeting with the Shire of Northampton's councillors and  
gave a boat tour for the Councillors and Staff of Northampton

Moved Cr Hanscombe  
Seconded Cr Pepworth

**Council Resolution**

**That Councillor Ridgley's verbal report for April 2011 on his activities as a Council representative be received.**

**4/0 CARRIED**

10.3 CR J HANSCOMBE

---

---

CO 514

28 March      Attended the Town Planning Strategy Workshop  
31 March      Attended get together with Northampton Shire Councillors  
4 April        Attended St John's Ambulance Meeting

Moved        Cr Ridgley  
Seconded    Cr Cowell

**Council Resolution**

**That Councillor Hanscombe's April 2011 report on his activities as a Council representative be received.**

**4/0 CARRIED**

10.4 CR J MCLAUGHLIN  
CO512

Nil

10.5 CR D PEPWORTH  
CO 515

Nil

Cr Pepworth commented on 2 incidents on the Useless Loop road in the last couple of weeks.

11.0 **ADMINISTRATION REPORT**  
NIL

---

**12.0 FINANCE REPORT****12.1 SCHEDULE OF ACCOUNTS PAID TO BE RECEIVED**Author

Finance Officer / Accounts Payable

Disclosure of any interest

Nil

Moved            Cr Pepworth  
Seconded       Cr Hanscombe

**Council Resolution**

**That the cheques and electronic payments as per the attached schedules of accounts for payment totalling \$334,941.57 be accepted.**

**4/0 CARRIED**Comment

The schedules of accounts for payment covering -

Municipal fund account cheque numbers 25555 to 25583 totalling \$18,590.69

Municipal fund account electronic payment numbers EFT9827 to EFT9914 and EFT9951 to EFT9951 totalling \$173,051.28

Municipal fund account for payroll periods ending 13/03/11 to 31/03/11 totalling \$97,299.00

Trust fund Police Licensing for March 2011 totalling \$19,779.10

Trust fund account cheque numbers 776 to 783 totalling \$373.50 and

Trust fund account electronic payment numbers EFT9925 to EFT9950 totalling \$25,848.00

The schedule of accounts submitted to each member of Council on 23 April 2010 has been checked and are fully supported by vouchers and invoices. All vouchers and invoices have been duly certified as to the receipt of goods and services and the cost of goods and services received.

Voting Requirements

Simple Majority Required

Date of Report

12 April 2011

---

---

SHIRE OF SHARK BAY - ORDINARY COUNCIL MEETING 20 APRIL 2011  
MUNI CHEQUES 25555-25583

Chq	Date	Name	Description	Amount
25555	22/03/2011	AUSCOINSWEST	500 SOUVENIR COINS	-797.50
25556	22/03/2011	SHARK BAY BOWLING CLUB INC.	AFTERNOON LUNCHEON - DENHAM CRAFTERS	-420.00
25557	22/03/2011	SILVER CHAIN NURSING ASSOC	2 x SENIOR'S OUTINGS	-72.00
25558	23/03/2011	BLUE REGION TOURISM ORGANISATION INC	PARTICIPATION 2011 PERTH CARAVAN AND CAMPING SHOW	-880.00
25559	23/03/2011	SHIRE OF SHARK BAY	SPEEDWAY - FAR WESTERN	-247.50
25560	29/03/2011	SHIRE OF SHARK BAY	PAYROLL DEDUCTIONS	-610.00
25561	29/03/2011	THE INDUSTRY SUPERANNUATION FUND	SUPERANNUATION CONTRIBUTIONS	-178.06
25562	29/03/2011	PRIME SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-302.37
25563	29/03/2011	AMP SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-328.88
25564	29/03/2011	AGEST PTY LTD	SUPERANNUATION CONTRIBUTIONS	-140.91
25565	29/03/2011	AMP CORPORATE SUPER	SUPERANNUATION CONTRIBUTIONS	-303.74
25566	29/03/2011	BT BUSINESS SUPER	SUPERANNUATION CONTRIBUTIONS	-319.13
25567	29/03/2011	HOSTPLUS PTY LTD	SUPERANNUATION CONTRIBUTIONS	-1176.36
25568	29/03/2011	HESTA SUPER FUND	SUPERANNUATION CONTRIBUTIONS	-431.44
25569	29/03/2011	MLC NOMINEES PTY LTD	SUPERANNUATION CONTRIBUTIONS	-270.78
25570	29/03/2011	REST	SUPERANNUATION CONTRIBUTIONS	-737.33
25571	29/03/2011	SMA SUPER PTY LTD	SUPERANNUATION CONTRIBUTIONS	-192.59
25572	29/03/2011	WESTSCHEME PTY LTD	SUPERANNUATION CONTRIBUTIONS	-894.32
25573	29/03/2011	TELSTRA CORPORATION LIMITED	ANTENNA - TRANSMITTER	-744.82
25574	01/04/2011	DAVID HOLDEN BUILDING CO	COST & ANALYSIS - SIDE BUILDING - DENHAM/HAMELIN RD	-1350.00
25575	01/04/2011	TELSTRA CORPORATION LTD	DIRECTORY CHARGES ANNUAL	-2751.65
25576	01/04/2011	WATER CORPORATION - OSBORNE PARK	HALL AT HUGHES ST DENHAM LOT 322 RES 32983	-3268.25
25577	01/04/2011	SKINN, WALTER ERNEST	EXTRA STRONG VELCRO 20m	-80.00
25578	05/04/2011	SILVER CHAIN NURSING ASSOCIATION	MEDICAL FOR MR PAUL MILLARD - MONDAY 21 MARCH @ 9:30AM	-50.00

---

<b>Chq</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
25579	05/04/2011	WATER CORPORATION - OSBORNE PARK	LOT 152 - 51 DURLACHER STREET	-374.70
25580	06/04/2011	SHIRE OF SHARK BAY	BUS FOR NORTHAMPTON- COUNCILLORS	-153.00
25581	06/04/2011	TELSTRA CORPORATION LIMITED	1300 PHONE #	-31.01
25582	06/04/2011	WATER CORPORATION - OSBORNE PARK	105 DAMPIER RD LOT 298 RES 40492	-842.80
25583	08/04/2011	SHARK BAY NEWSAGENCY	100 REAMS OF COPY PAPER	-641.55
			<b>TOTAL</b>	<b>\$18,590.69</b>

---

SHIRE OF SHARK BAY - ORDINARY COUNCIL MEETING 20 APRIL 2011  
MUNI EFTS 9827-9914 9951-9951

EFT	Date	Name	Description	Amount
EFT9827	18/03/2011	AUSTRALIAN TAXATION OFFICE	PAYROLL DEDUCTIONS	-4262.00
EFT9828	22/03/2011	BILL'S MACHINERY MARKETING SERVICE PTY LTD	NEW KERB LAYING MACHINE	-2750.00
EFT9829	22/03/2011	BAJA DATA & ELECTRICAL SERVICES	REPAIR ELECTRIC SMOKE ALARM - PENSIONER UNIT 8	-253.00
EFT9830	22/03/2011	CHUBB FIRE & SECURITY LTD	MONITORING DIALLER	-129.76
EFT9831	22/03/2011	FIRE & EMERGENCY SERVICES AUTHORITY OF WA	ESL LEVY	-1508.65
EFT9832	22/03/2011	GASCOYNE OFFICE EQUIPMENT	REPAIR PHOTOCOPIER	-176.00
EFT9833	22/03/2011	JACQUI TOWELL	MEALS FOR CLUB DEVELOPMENT WORKSHOPS	-81.00
EFT9834	22/03/2011	MARKET CREATIONS	REPAIRS TO COMPUTERS	-357.50
EFT9835	22/03/2011	MITRE 10 SHARK BAY MARINE & HARDWARE	LOW SHEEN PAINT	-33.95
EFT9836	22/03/2011	NICKO LANDSCAPING	SUPPLY OF MATERIALS - MAKING OF PANELS, LANDSCAPING & PUTTING IN PANELS	-1852.00
EFT9837	22/03/2011	SHARK BAY CLEANING SERVICE	FISH CLEANING FACILITIES X 2	-4948.25
EFT9838	22/03/2011	VISIT MERCHANDISE	T SHIRTS - PRE PRINTED	-1410.86
EFT9839	22/03/2011	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSO	2011 LOCAL GOVERNMENT DIRECTORY	-342.89
EFT9840	23/03/2011	OLD MCDONALD'S FARM	ANIMAL FARM JULY WINTER MARKETS 17.07.2011	-1650.00
EFT9841	23/03/2011	ROBERT O'BRIEN	3 PLANTER BOXES RANDOM LIMESTONE/CAPPING 2 RET WALLS	-5500.00
EFT9842	23/03/2011	MILES TO GO	PERFORMANCE FEE COMMUNITY CONCERT AT SBIC	-750.00
EFT9843	23/03/2011	BAJA DATA & ELECTRICAL SERVICES	POWER FOR NEW SHED	-12125.22
EFT9844	23/03/2011	CHAMBERLAIN RUSSELL	RENT - 39 DURLACHER STREET	-1011.90
EFT9845	23/03/2011	HODGE + COLLARD ARCHITECTS	MID WEST FIRE PROTECTION SERVICES - TO	-2970.00

EFT	Date	Name	Description	Amount
			PROVIDE FIRE & SAFETY PLAN FOR MULTI PURPOSE CENTRE	
EFT9846	23/03/2011	JOJUNICA PTY LTD	STAMINADE ETC	-959.79
EFT9847	23/03/2011	NEVERFAIL SPRINGWATER	WATER	-23.40
EFT9848	23/03/2011	PAULS TYRES	REPAIR TYRE	-60.00
EFT9849	23/03/2011	SHARK BAY FREIGHTLINES	FREIGHT	-571.65
EFT9850	23/03/2011	SITE WARE DIRECT	WORK SAFETY EQUIPMENT	-452.76
EFT9851	23/03/2011	UNREAL FISHING CHARTERS	MONIES PAID TO COMMISSIONS - SHOULD BE TO UNREAL FISHING	-200.00
EFT9852	29/03/2011	WA LOCAL GOV SUPER PLAN PTY LTD	SUPERANNUATION CONTRIBUTIONS	-7701.44
EFT9853	29/03/2011	BAJA DATA & ELECTRICAL SERVICES	OFFICE AIR CONDITIONER - ELECTRICAL	-351.60
EFT9854	29/03/2011	COUNTRY ARTS WA	COUNTRY ARTS WA MEMBERSHIP	-110.00
EFT9855	29/03/2011	CUMMINS SOUTH PACIFIC PTY LTD	OIL FILTERS	-104.28
EFT9856	29/03/2011	UNIVERSAL CARTRIDGES PTY LTD	TOSHIBA STUDIO 170F FAX	-579.70
EFT9857	29/03/2011	HORIZON POWER-SBIC	SBIC ELECTRICITY - MONTHLY ACCOUNT	-6521.08
EFT9858	29/03/2011	HERITAGE RESORT SHARK BAY	LUNCH FOR SEVEN PEOPLE- WORKING LUNCHEON	-170.80
EFT9859	29/03/2011	TOLL IPEC PTY LTD	FREIGHT-CUMMIN	-112.11
EFT9860	29/03/2011	LG CONSULTING SERVICES PTY LTD	INVEST ISSUES - PREP & FINALISE DOCUMENTS. POSSIBLE ACQ OF OLD SCHOOL SITE-STUDY/BUS PLAN	-3696.00
EFT9862	29/03/2011	OCEANSIDE VILLAGE	ACCOM FOR MR RON BACK IN SINGLE ROOM - DATES 20 - 25 MAR 11	-600.00
EFT9863	29/03/2011	RICHARD CLAUDE MORONEY	CLEAN UP AND REMOVE RUBBISH AROUND SBIC	-25.00
EFT9864	29/03/2011	SHARK BAY MECHANICAL & TOWING SERVICES	TYRE REPAIRS	-189.35
EFT9865	29/03/2011	SUNNY SIGN COMPANY	NO THROUGH ROAD SIGNS	-137.50
EFT9866	29/03/2011	SITE WARE DIRECT	HATS, HEAD NETS	-125.07
EFT9867	01/04/2011	NAMBUCCA GRAPHICS	WEBSITE - SBIC	-66.00
EFT9868	01/04/2011	TOLL IPEC PTY LTD	SITWARE - FREIGHT	-40.26
EFT9869	01/04/2011	MCLEODS BARRISTERS AND	28194 LEGAL EXPENSES	-722.98

EFT	Date	Name	Description	Amount
		SOLICITORS		
EFT9870	01/04/2011	PAULS TYRES	REPAIR TYRE	-75.50
EFT9871	04/04/2011	CHERYL COWELL	MEETING ATTENDANCES	-1190.00
EFT9872	04/04/2011	JOHN JOSEPH HANSCOMBE	MEETING ATTENDANCE	-300.00
EFT9873	04/04/2011	JOE MCLAUGHLIN	MEETING ATTENDANCE	-300.00
EFT9874	04/04/2011	DARREN PEPWORTH	MEETING ATTENDANCE	-300.00
EFT9875	04/04/2011	GREGORY LEON RIDGLEY	MEETING ATTENDANCES	-300.00
EFT9876	04/04/2011	BRIAN WAKE	MEMBER TRAVEL	-696.04
EFT9877	05/04/2011	COVENTRYS	24v BEACONS	-453.20
EFT9878	05/04/2011	DERLEE PTY LTD	CRANE HIRE	-924.00
EFT9879	05/04/2011	HERITAGE RESORT SHARK BAY	CATERING - COUNCIL MEETING 30TH MARCH 2011	-186.00
EFT9880	05/04/2011	MIDWEST FIRE PROTECTION SERVICE	SERVICE OF FIRE EXTGUISHER	-871.20
EFT9881	05/04/2011	DARREN PEPWORTH	SEAL KIT & LABOUT	-301.44
EFT9882	05/04/2011	PAPER PLUS	10 RMS COLOURED PAPER - ORANGE	-243.46
EFT9883	05/04/2011	SHARK BAY TAXI SERVICE	SHIRE/OVERLANDER RUN	-832.70
EFT9884	05/04/2011	SHARKBAY EARTHMOVING	FOR DECEMBER (443 X 9)	-9873.95
EFT9885	05/04/2011	SHARK BAY CAR HIRE	CAR HIRE TO TRANS DOC FROM AIRPORT TO SILVER CHAIN AND RETURN	-495.00
EFT9886	06/04/2011	PRIORITY SHARK BAY PTY LTD	FLIGHT TO EXMOUTH- RRG & WALGA ZONE FOR TOWR, GALB	-1491.00
EFT9887	06/04/2011	KF & PD BURKETT	SHARK BAY MR SLASHING	-16830.00
EFT9888	06/04/2011	CUMMINS SOUTH PACIFIC PTY LTD	FILTER	-34.18
EFT9889	06/04/2011	DUN & BRADSTREET	CREDIT CHECK BRIKLAY PTY LTD	-48.99
EFT9890	06/04/2011	DENHAM PAPER AND CHEMICAL SUPPLIES	PLEASE SUPPLY 1 CARTON OF PAPER HAND TOWELSFOR SHIRE OFFICE	-134.35
EFT9891	06/04/2011	THINK WATER GERALDTON	GALV MALL PLUG	-2.00
EFT9892	06/04/2011	TOLL IPEC PTY LTD	FREIGHT- BOOKS	-69.51
EFT9893	06/04/2011	MCLEODS BARRISTERS AND SOLICITORS	28194 LEGAL EXPENSES	-517.48
EFT9894	06/04/2011	MITRE 10 SHARK BAY MARINE & HARDWARE	KEYS	-126.00



EFT	Date	Name	Description	Amount
EFT9895	06/04/2011	SHARK BAY CLEANING SERVICE	ANNUAL CLEANING CONTRACT FOR SBIC 2010-11	-10445.84
EFT9896	06/04/2011	ASPORTS FACTORY	TENNIS 24" DROP NET	-413.60
EFT9897	08/04/2011	ALL PARKS PRODUCTS	PROMENADE TABLE ONLY	-13381.50
EFT9898	08/04/2011	AUSTRALIA POST	LOCAL POST	-354.10
EFT9899	08/04/2011	BOOEASY AUSTRALIA	BOOEASY	-272.40
EFT9900	08/04/2011	BOC LIMITED	CONTAINER RENTAL	-80.23
EFT9901	08/04/2011	DERLEE PTY LTD	INSTALLATION , CONCRETE AND ROCK WORK NO 3 SHADE STRUCTURE AT LITTLE LAGOON	-19206.00
EFT9902	08/04/2011	DENHAM IGA X-PRESS	OFFICE	-250.05
EFT9903	08/04/2011	SHARK BAY SUPERMARKET	COUNCIL MEETING	-114.40
EFT9904	08/04/2011	GASCOYNE OFFICE EQUIPMENT	RICOH AFICIO MPC 4500 - 2	-1364.00
EFT9905	08/04/2011	GRAY & LEWIS	SCHEME AMENDMENT	-1716.00
EFT9906	08/04/2011	HORIZON POWER-STLIGHTS	201 LIGHTS	-2319.34
EFT9907	08/04/2011	HERITAGE RESORT SHARK BAY	REFRESHMENTS	-186.98
EFT9908	08/04/2011	ITVISION	TO PRODUCE A REPORT - SR 93858	-198.00
EFT9909	08/04/2011	JOJUNICA PTY LTD	FUEL - GERALDTON	-431.04
EFT9910	08/04/2011	JAMES MCKECHNIE	PROJECT MANAGEMENT CONSULTANCY	-10847.32
EFT9911	08/04/2011	OAKLEY EARTHWORKS	SUPPLY AND DELIVER ROCK BARRIERS	-412.50
EFT9912	08/04/2011	PEST-A-KILL	MICE MONITORING & BAITING	-242.00
EFT9913	08/04/2011	SHARK BAY COMMUNITY RESOURCE CENTRE	INSCRIPTION POST- JAN, FEB, MARCH, APR	-50.00
EFT9914	08/04/2011	SHARK BAY SKIPS	SUPPLY AND LIFT OF SKIP BINS	-428.00
EFT9951	11/04/2011	WEST COAST POTASH PTY LTD	RATES REFUND FOR ASS # A4293 PASTORAL MINING DENHAM 6537	-8108.23
			<b>TOTAL</b>	<b>\$173,051.28</b>

---

SHIRE OF SHARK BAY - ORDINARY COUNCIL MEETING 20 APRIL 2011  
TRUST CHEQUES 776-783

<b>Chq</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
776	22/03/2011	TRISHA SUSAN MORONEY	GYM KEY REFUND	-10.00
777	22/03/2011	SHIRE OF SHARK BAY	GYM KEY TSF - T137 D CHRIST	-10.00
778	23/03/2011	SHIRE OF SHARK BAY	KEY SB CARAVAN PK-SHELL	-90.00
779	23/03/2011	SHIRE OF SHARK BAY	GYM KEY UNCLAIMED REFUND	-190.00
780	24/03/2011	SHIRE OF SHARK BAY	TSF TO T146 BRAD PATERSON	-10.00
781	06/04/2011	DANIEL JAMES CAWLEY	GYM KEY REFUND	-10.00
782	06/04/2011	SHIRE OF SHARK BAY	GYM KEY TSF - G PARKER	-10.00
783	11/04/2011	JAMES SNR POLAND	ART SOLD MAR 11	-43.50
<b>TOTAL</b>				<b>\$373.50</b>

---

 SHIRE OF SHARK BAY - ORDINARY COUNCIL MEETING 20 APRIL 2011  
 TRUST EFTS 9925-9950

<b>EFT</b>	<b>Date</b>	<b>Name</b>	<b>Description</b>	<b>Amount</b>
EFT9925	11/04/2011	AUSSIE OFFROAD TOURS	TOURS MAR 11	-485.46
EFT9926	11/04/2011	BLUE LAGOON PEARLS	TOURS MAR 11	-52.20
EFT9927	11/04/2011	MONKEY MIA YACHT CHARTERS	TOURS MAR 11	-2088.00
EFT9928	11/04/2011	MONKEYMIA WILDSIGHTS	TOURS MAR 11	-4745.85
EFT9929	11/04/2011	WEST AUSTRALIAN OCEAN PK P/L	TOURS MAR 11	-443.70
EFT9930	11/04/2011	PAULS GALLERY	ART SOLD MAR 11	-113.10
EFT9931	11/04/2011	SHARKBAY COACHES	TOURS MAR 11	-556.80
EFT9932	11/04/2011	SHIRE OF SHARK BAY	COMM TOURS MARCH 2011	-1240.39
EFT9933	11/04/2011	UNREAL FISHING CHARTERS	TOURS MAR 11	-652.50
EFT9934	11/04/2011	WULA GUDA NYINDA (CAPES)	TOURS MAR 11	-304.50
EFT9935	11/04/2011	BLUE DOLPHIN CARAVAN PARK	BOOKEASY MAR 2011	-467.50
EFT9936	11/04/2011	BAY LODGE	BOOKEASY MAR 2011	-717.40
EFT9937	11/04/2011	DENHAM HOLIDAY RESORT	BOOKEASY MAR 2011	-1026.00
EFT9938	11/04/2011	DENHAM SEASIDE TOURIST VILLAGE	BOOKEASY MAR 2011	-314.50
EFT9939	11/04/2011	DENHAM VILLAS	BOOKEASY MAR 2011	-1320.75
EFT9940	11/04/2011	HARTOG HAVEN HOLIDAY HOUSE	BOOKEASY MAR 2011	-913.75
EFT9941	11/04/2011	HAMELIN STATION STAY	BOOKEASY MAR 2011	-165.00
EFT9942	11/04/2011	MONKEY MIA YACHT CHARTERS	BOOKEASY MAR 11	-254.15
EFT9943	11/04/2011	ASPEN MONKEY MIA PTY LTD	BOOKEASY MAR 11	-2565.30
EFT9944	11/04/2011	MONKEYMIA WILDSIGHTS	BOOKEASY MAR 2011	-466.15
EFT9945	11/04/2011	OCEANSIDE VILLAGE	BOOKEASY MAR 2011	-442.00
EFT9946	11/04/2011	SHARKBAY CARAVAN PARK	BOOKEASY MAR 2011	-726.75
EFT9947	11/04/2011	SHIRE OF SHARK BAY	COMM B/EASY MAR 2011	-1949.75
EFT9948	11/04/2011	SHARK BAY VIEWS	BOOKEASY MAR 2011	-510.00
EFT9949	11/04/2011	TRADEWINDS SEAFRONT	BOOKEASY MAR 2011	-3241.50
EFT9950	11/04/2011	WULA GUDA NYINDA (CAPES)	BOOKEASY MAR 2011	-85.00

**TOTAL \$25,848.00**

---

**12.2 FINANCIAL REPORTS TO 31 MARCH 2011****Author**

Accountant

**Disclosure of Any Interest**

Nil

Moved            Cr Ridgley  
 Seconded       Cr Pepworth

**Council Resolution****That the monthly financial reports to 31 March 2011 as attached be received.****4/0 CARRIED****Comment**

As per the requirements of Section 6.4 of the *Local Government Act 1995* and Regulation 34 of the *Local Government Accounting (Financial Management) Regulations 1996*, the following monthly financial reports to **31 March 2011** are attached.

**TABLE OF CONTENTS**

Statement of Financial Activity	2
Notes to and Forming Part of the Statement	3 to 15
Supplementary Information	
Summary of Cash/Investments	16
Bank Reconciliation	17
Statement of Financial Position	18
Notes to Statement of Financial Position	19 to 20
Operating Statement by Nature & Type	21
Operating Statement by Program	21
Program Progress Report	Attachment
Material Variance Report	Attachment

**Voting Requirements**

Absolute Majority Required

Date of Report

13 April 2011

---

---

**12.3 NATURAL DISASTER DONATION**

DO 105

Author

Accountant

Disclosure of Any Interest

Nil

Moved Cr Pepworth

Seconded Cr Ridgley

**Council Resolution**

- A) That Council rescind the decision of item 12.5 of the Council meeting held on 23 February 2011 that reads:**

**“That Council forward the \$373 from Council’s trust fund to the Victorian Bush Fires Appeal as was the original intent of the donation.”**

**4/0 CARRIED BY ABSOLUTE MAJORITY**

Moved Cr Hanscombe

Seconded Cr Ridgley

**Council Resolution**

- B) That the \$373 raised by the community for the Victorian Bushfire Appeal Fund be forwarded to the Shire of Toodyay Bush Fire Relief Fund.**

**4/0 CARRIED**

Background

At the ordinary meeting of Council held on 23 February 2011 the following resolution was passed:

***“That Council forward the \$373 from Councils trust fund to the Victorian Bush Fires Appeal as was the original intent of the donation.”***

The Victorian Bushfire Appeal Fund Red Cross has now closed their donations line and are no longer accepting donations.

The Shire of Toodyay has a Bush Fire Relief Fund to assist those affected by the Toodyay fires that occurred in December 2009. These funds are distributed to the Salvation Army and other organisations upon request. As at 30 June 2010 donations to this fund totalled \$2,092,897.37.

Comment

The Shire of Shark Bay donated \$2,500 to the Victorian Bushfire Appeal in March 2009. As this donation line is now closed, by donating the \$373.00 in the Shires trust account to a Bushfire Appeal, it is in keeping as closely as possible with the original intent of the donation.

---

Legal Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Strategic Implications

Nil

Voting Requirements

- A) Absolute Majority Required
- B) Simple Majority Required

Date of Report            12 April 2011

---

---

**12.4 DONATION TO RSL ANZAC DAY BREAKFAST AND LUNCH**

DO106

Author

Accountant

Disclosure of Any Interest

Disclosure of Interest: Cr Ridgley declared an Impartiality Interest

Nature of Interest: As an affiliated member of RSL

Moved Cr Hanscombe

Seconded Cr Pepworth

Officer Recommendation**That Council donate \$1,000.00 to the Shark Bay Sub Branch of the RSL to go towards the Anzac Day breakfast and lunch to be held on 25 April 2011.****Amendment****Reason:** That Council felt that Council contribution should be recognised and amended the recommendation to reflect

Moved Cr Ridgley

Seconded Cr Hanscombe

Council Resolution**That Council donate \$1,000.00 to the Shark Bay Sub Branch of RSL to go towards the Anzac Day breakfast and lunch to be held on 25 April 2011 and that Council's contribution to the event be acknowledged when publishing and undertaking the event.****4/0 CARRIED**

Cr McLaughlin's comments relating to this matter submitted to the meeting in his absence were noted.

Background

A letter has been received from Shark Bay Sub Branch RSL requesting financial assistance for the Anzac Day breakfast and lunch.

Each year the Shark Bay Sub Branch RSL conducts a memorial service for Anzac Day, consisting of a dawn service, breakfast, Street march from the Shark Bay World Heritage Discovery and Visitor Centre to the Shark Bay Bowling Club, lunch and activities held at the Shark Bay Bowling Club.

The Shire has contributed to this event in varying ways in previous years. Last year the Shire paid to the Shark Bay Bowling Club \$1,255.00 for the Anzac Day catering from the Community Events budget and in 2007 donated \$250 to the RSL towards Anzac Day catering.

---

Comment

The Anzac Day memorial service and associated activities has been a successfully run event in the past and enjoys a high participation rate of 70 to 100 people on the day.

Legal Implications

Nil

Policy Implications

Shire of Shark Bay Policy Manual division 6.10 (5) Financial Assistance/Donations, which states. "Requests for financial assistance/donations will not be considered outside of this policy unless deemed to be exceptional circumstances. The Chief Executive Officer will determine whether or not an exceptional circumstance exists".

Financial Implications

The financial assistance and donations budget will be over by \$1,332.00

Strategic Implications

Nil

Voting Requirements

Simple Majority Required

Date of Report

7 April 2011

---



---

12.5 UNDERWRITING OF SHARK BAY PASTORAL HISTORY BOOK

HI101.07

Author

Accountant

Disclosure of Any Interest

Nil

Moved           Cr Ridgley  
Seconded       Cr Pepworth

**Council Resolution**

**That Council underwrite the short fall to complete the printing and distribution of the Shark Bay Pastoral History book and recover these costs through the sale of the book at the Shark Bay World Heritage Discovery and Visitor Centre.**

**4/0 CARRIED**

Background

A revised costing in 2010 for the publishing of the Pastoral History Book was budgeted at \$19,250 for 1,000 copies. This produced a shortfall from the original budget and extra funding was applied for and granted in the last round of the Shire's Financial Assistance/Donations Scheme. So far the Shire has donated \$4,478.00 to the project.

The latest quote received by the Pastoral History Group is provided in the table below. As the quote for the book has not been finalised this amount is likely to change. The latest publishing and printing quote received from the Shark Bay Pastoral History Group shows the publishing and printing costs at \$26,290.00, leaving an additional shortfall of \$7,040.00

---

Comment

The Shark Bay Pastoral History Book project has been in progress for a number of years. The printing and publishing of the book will finalise this project. The grant from Lotterywest has been extended numerous times and further extensions may not be approved. The Project needs to be completed as soon as possible to avoid losing the grant funding available for the project.

Legal Implications

Nil

Policy Implications

Nil

Financial Implications

This could be a cash outflow of up to \$7,040.00 this financial year if the book is printed before July 1 2011. Any unsold books at the end of the financial year will be held as stock and transferred to the balance sheet as stock on hand, therefore not affecting the financial reporting position of the Shire.

Strategic Implications

Nil

Voting Requirements

Simple Majority Required

Date of Report

7 April 2011

---

---

**13.0 TOWN PLANNING REPORT****13.1 DEVELOPMENT APPLICATION 3/2011 COBURN ZIRCON PROJECT****Author**

Manager Regulatory Services

**Disclosure of Any Interest**

Nil

Moved           Cr Hanscombe

Seconded       Cr Pepworth

**Officer Recommendation**

**That Council advise the proponent Gunson Resources Ltd that “In Principal” support for development application 3/2011 is granted pending due process of advertising in accordance with the provisions of Town Planning Scheme No. 3 (as amended) and further consideration by Council after the completion of that process.**

**Amendment**

**Reason:** Council felt that it would be an economic benefit to the region to pursue further discussion with Gunson Resources.

**Council Resolution**

**That Council advise the proponent Gunson Resources Limited that “In Principal” support for development application 3/2011 is granted pending due process of advertising in accordance with the provisions of Town Planning Scheme No. 3 (as amended) and further consideration by Council after the completion of that process.**

**That Council administration staff pursue discussion with Gunson Resources Limited in regards to establishment of a road connecting the mine site to the Useless Loop Road and housing options in the Denham Townsite and sourcing employees.**

**4/0 CARRIED**

**Précis**

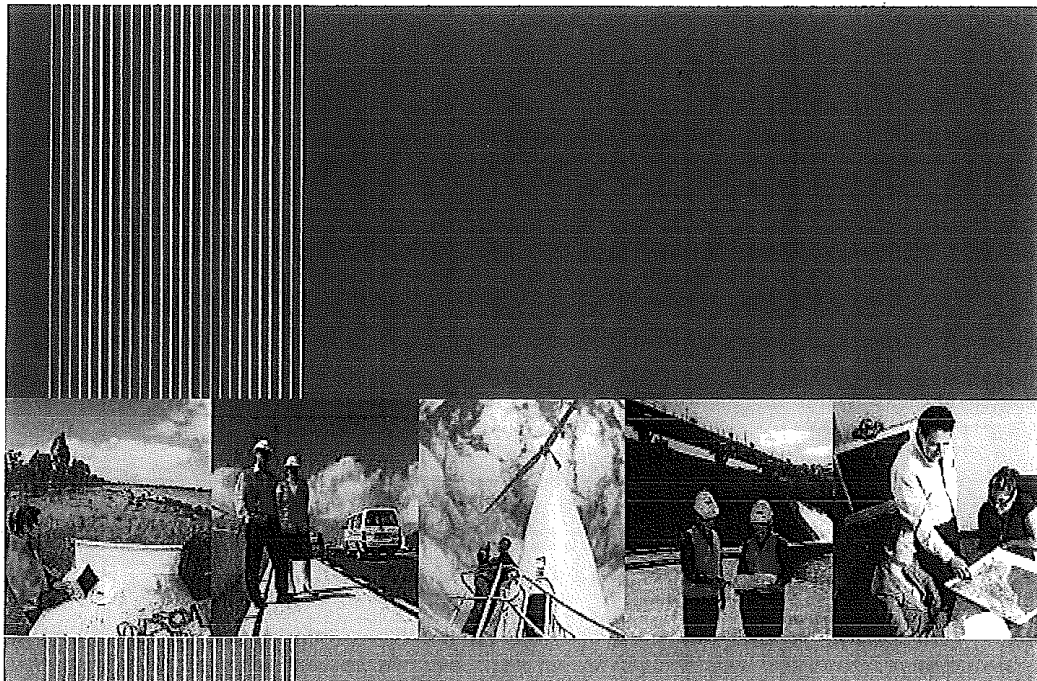
Mr Harley on behalf of Gunson Resources Ltd has submitted development application 3/2011, for the establishment of a mine site with long term accommodation and other associated infrastructure required to support and operate the project. This report considers the application and recommends in principal conditional approval pending fund approval being subject to the advertising process and resolution of submissions.

---

Background

Environmental approval for this project was granted by the State Minister for the Environment in May 2006 (ministerial statement no 723) and the Commonwealth Minister for Environment and Heritage in July 2006. The Shark Bay Shire Council also granted conditional approval 28 March 2007. However, this approval is only valid for two years from the date of approval. Failure to complete conditions of approval or commencement of development within the two year approval period results in the approval becoming invalid and a new application being required to be lodged.

---



## Report

### Application for Planning Approval for the Coburn Zircon Project

15 MARCH 2011

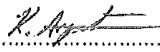
Prepared for  
Gunson Resources Limited  
Level 1, 985 Wellington Street  
WEST PERTH WA 6005

42907635

**URS**

Coburn Zircon Project – Application for Planning Approval

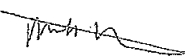
Project Manager:

  
.....  
Karen Arlyaratnam  
Associate Environmental  
Scientist

URS Australia Pty Ltd

Level 3, 20 Terrace Road  
East Perth WA 6004  
Australia  
T: 61 8 9326 0100  
F: 61 8 9326 0296

Principal-In-Charge:

  
.....  
Mark Goldstone  
Senior Principal  
Environmental Scientist

Date: 15 March 2011  
Reference: 42907635/TESG0176/  
0  
Status: Final

© Document copyright of URS Australia Pty Limited.

This report is submitted on the basis that it remains commercial-in-confidence. The contents of this report are and remain the intellectual property of URS and are not to be provided or disclosed to third parties without the prior written consent of URS. No use of the contents, concepts, designs, drawings, specifications, plans etc. included in this report is permitted unless and until they are the subject of a written contract between URS Australia and the addressee of this report. URS Australia accepts no liability of any kind for any unauthorised use of the contents of this report and URS reserves the right to seek compensation for any such unauthorised use.

#### Document delivery

URS Australia provides this document in either printed format, electronic format or both. URS considers the printed version to be binding. The electronic format is provided for the client's convenience and URS requests that the client ensures the integrity of this electronic information is maintained. Storage of this electronic information should at a minimum comply with the requirements of the Commonwealth Electronic Transactions Act (ETA) 2000.

Where an electronic only version is provided to the client, a signed hard copy of this document is held on file by URS and a copy will be provided if requested.

**URS**

**Table of Contents**

**1 Introduction ..... 1**

    1.1 The Proponent..... 1

    1.2 Project Objectives..... 1

    1.3 Description of Proposal ..... 1

        1.3.1 Overview ..... 1

        1.3.2 Land Tenure and Ownership ..... 3

**2 Construction Activities ..... 5**

    2.1 Clearing and Construction Activities ..... 5

    2.2 Construction Works..... 5

        2.2.1 Water Supply for Construction..... 5

        2.2.2 Borrow Pits ..... 6

        2.2.3 Access Road ..... 6

        2.2.4 Infrastructure Hardstands ..... 7

        2.2.5 Initial Construction Accommodation ..... 8

        2.2.6 Accommodation Village, Offices and Infrastructure ..... 8

        2.2.7 Reverse Osmosis Desalination Plant ..... 9

        2.2.8 Power Plant ..... 9

        2.2.9 Power Distribution ..... 10

        2.2.10 Sewage and Grey Water ..... 10

        2.2.11 Car Parking ..... 11

    2.3 Other Facilities ..... 11

        2.3.1 Landfill ..... 11

        2.3.2 Process Water Dam ..... 11

        2.3.3 Haul Roads & Access Tracks ..... 12

        2.3.4 Mining Contractor Compound ..... 12

        2.3.5 Fuel Storage ..... 12

        2.3.6 Vehicle Wash Down Bay ..... 12

        2.3.7 Fire Protection ..... 13

        2.3.8 Airstrip ..... 13

    2.4 Landscaping ..... 13

    2.5 Timing ..... 13

**3 Operational Activities ..... 15**



*Coburn Zircon Project - Application for Planning Approval*

3.1	Mining and Mineral Processing .....	15
3.1.1	Clearing and Earthworks.....	15
3.1.2	Mining, Wet Separation and Tailings Return .....	15
3.1.3	Mineral Processing .....	16
3.2	Water Supply for Operations .....	16
3.3	Vegetation and Topsoil Return After Mining.....	17
4	Health, Safety and Environmental Management .....	19
4.1	Health & Safety.....	19
4.2	Environment.....	20
4.3	Regulator Contacts.....	20
5	References.....	23
6	Limitations .....	25

**Tables**

Table 1-1	Key Characteristics of the Project.....	2
Table 1-2	Gunson Tenement Ownership.....	3
Table 2-1	Indicative Area of Disturbance for the Project .....	5
Table 2-2	Quantities of Water Required during Construction .....	6
Table 2-3	Anticipated Timing for Construction Activities.....	13

**Figures**

Figure 1	Regional Setting
Figure 2	Mine Site Preliminary Layout
Figure 3	Location of Access Road, Borrow Pits and Bores
Figure 4	Accommodation Village Preliminary Layout
Figure 5	Preliminary Offices, Workshop, MSP and Power Plant Layout

**Appendices**

Appendix A	Shire of Shark Bay Form for Application for Planning Approval
------------	---





*Coburn Zircon Project - Application for Planning Approval*

## Abbreviations

<b>Abbreviation</b>	<b>Description</b>
BOD	Biochemical Oxygen Demand
DEC	Department of Environment and Conservation
DFS	Detailed Feasibility Study
DIA	Department of Indigenous Affairs
DMP	Department of Mines and Petroleum
DMU	Dozer Mining Units
DoW	Department of Water
DRF	Declared Rare Flora
ELA	Exploration Licence Application
EMP	Environmental Management Plan
EP	Estimated Persons
EPA	Environmental Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
FESA	Fire and Emergency Services Authority
HDPE	high-density polyethylene
HM	heavy minerals
HMC	heavy mineral concentrate
IR	Industrial Relations
KV	kilovolts
kVa	kilovolt amperes
kWe	kilowatt-electric
LNG	Liquefied Natural Gas
LPG	Liquid Petroleum Gas
MRWA	Main Roads Western Australia
MSP	Mineral Separation Plant
MW	megawatts
NWCH	North West Coastal Highway
OH&S	Occupational Health and Safety
PER	Public Environmental Review
PWD	process water dam
RO	reverse osmosis
SBWHP	Shark Bay World Heritage Property
SEWPC	Department of Sustainability, Environment, Water, Population and Communities
UV	ultra-violet
WA	Western Australia
WCP	Wet Concentrator Plant
WWTP	waste water treatment plant

**URS**

Coburn Zircon Project - Application for Planning Approval

1

## Introduction

### 1.1 The Proponent

The Proponent for the Coburn Zircon Project (the Project) is:

Gunson Resources Limited  
Level 1, 985 Wellington Street  
West Perth WA 6005

Contact:

Mr David Harley  
Tel: (08) 9226 3130  
Fax: (08) 9226 3136  
Email: harley@gunson.com.au

The contact person for the environmental component of the Project is:

Ms Karen Ariyaratnam  
URS Australia Pty Ltd  
Level 3, 20 Terrace Road  
East Perth WA 6004  
Tel: (08) 9326 0100  
Fax: (08) 9326 0296  
Email: karen\_ariyaratnam@urscorp.com

### 1.2 Project Objectives

This Application for Planning Approval document has been prepared for the purpose of obtaining approval for the development of the Project from the Shire of Shark Bay Council as required under the Shire of Shark Bay Town Planning Scheme No. 3. The Form of Application for Planning Approval is attached as Appendix A.

### 1.3 Description of Proposal

#### 1.3.1 Overview

Gunson Resources Limited (Gunson) is developing the Coburn Zircon Project in the Shark Bay district of Western Australia (WA), approximately 250 km north of Geraldton and 84 km southeast of Denham (Figure 1). The Project Area is located immediately east of the Shark Bay World Heritage Property (SBWHP) and the Project will comprise the mining and processing of a heavy mineral sand deposit approximately 18 km long, up to 3 km wide and between 10 m and 40 m thick.

The Project was assessed as a Public Environmental Review (PER) under Part IV of the Western Australian *Environmental Protection Act 1986*. In addition, the Project is considered to be a "controlled action" under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The environmental assessment was conducted in accordance with the bilateral agreement between the Commonwealth of Australia and WA, meaning that the Commonwealth accredited the WA environmental impact assessment process.

The PER (URS, 2005) was issued in July 2005 for an eight-week public review period and the Report and Recommendations of the WA Environmental Protection Authority (EPA) was published as EPA Bulletin 1211 in December 2005. Environmental approval for the Project was granted by the State

**URS**

## 1 Introduction

Minister for the Environment in May 2006 (Ministerial Statement No. 723) and the Commonwealth Minister for Environment and Heritage in July 2006.

The Project comprises the construction, operation, rehabilitation and closure of:

- Access roads and haul roads.
- Borrow pits.
- Infrastructure hardstands.
- Power plant, power lines and hydrocarbon storage area.
- Accommodation village (village).
- Offices, workshop and store with car park.
- Wastewater treatment plant (WWTP).
- Landfill.
- Water supply bores and pipelines.
- Reverse osmosis (RO) plant.
- A series of mining pits. All pits will be backfilled with tailings and overburden.
- A 2,200 tonnes per hour (tph) Wet Concentrator Plant (WCP).
- A 30 tph Mineral Separation Plant (MSP) that consists of wet and dry mineral separation sections.
- A 75 m x 75 m lined process water dam (PWD).
- Mining contractor compound.
- Vehicle wash down bay.

The key characteristics of the Project as approved by the WA Minister for the Environment are summarised within Table 1-1. However, it should be noted that Gunson submitted a Section 45C Application to the EPA in December 2010 to amend the key characteristics table of the Project. These are also provided in Table 1-1.

**Table 1-1 Key Characteristics of the Project**

Aspect	Approved Project as defined in Ministerial Statement No. 723	Description of proposed change to the Project in Section 45C Application
Project Life	Approximately 12 years	Approximately 18 years
Number of Pits	Nine pits	Not more than nine pits
Rate of Mining	Approximately 2,300 tph for the first two years, increasing to 4,600 tph in Year 3 (~15 million tpa for Years 1 and 2, and 30 million tpa for Years 3 to 12)	Approximately 2,300 tph for the first two years. Not more than 4,600 tph from Year 3 (~18 million tpa for Years 1 and 2, and not more than 36 million tpa from Year 3)
Mining Method	Bulldozers*	Bulldozers and in-pit screening modules
Estimated Footprint of Disturbance	Approximately 3,695 hectares	Approximately 3,695 hectares (different boundary within Project Area)
Rate of Processing	Approximately 2,200 tph for the first two years increasing to 4,400 tph in Year 3 (~140,000 tpa of Heavy Mineral Concentrate from Year 1 increasing to 280,000 tpa from Year 3)	Approximately 2,200 tph for the first two years. Not more than 4,400 tph from Year 3 (~145,000 tpa of Heavy Mineral Product from Year 1, and not more than 300,000 tpa from Year 3)

Coburn Zircon Project - Application for Planning Approval

## 1 Introduction

Table 1-1 (continued)

Aspect	Approved Project as defined in Ministerial Statement No. 723	Description of proposed change to the Project in Section 45C Application
Estimated Volume of Tailings	2,180 tph for each 2,200 tph concentrator	Approximately 2,180 tph for the first two years. Not more than 4,360 tph from Year 3
Volume of Process Water	Up to 18 GL/annum at full production	Not more than 12 GL/annum for the first two years. Not more than 18 GL/annum from Year 3
Estimated Total Volume of Refined Product	Ilmenite – 1,400 kt HiTi – 380 kt Zircon – 660 kt	Ilmenite – 1,550 kt Zircon – 730 kt Rutile – 169 kt Leucoxene – 97 kt

Note: tph – tonnes per hour, tpa – tonnes per annum, GL/annum – Gigalitres per annum, kt – kilo tonnes

## 1.3.2 Land Tenure and Ownership

Gunson has spent approximately \$20 million on the Project since its inception in 1999 and all Project tenements are wholly owned by Gunson (Table 1-2). The Project comprises seven approved mining leases (M09/102, M09/103, M09/104, M09/105, M09/106, M09/111 and M09/112), three approved exploration licences (E09/939, E09/940 and E09/941), one approved miscellaneous licence (L09/21) and a total of five exploration licence applications (ELA09/942, ELA09/943, ELA09/944, ELA09/957 and ELA09/1695). The area covered by this tenement complex is approximately 1,195 km<sup>2</sup>.

Exploration of the area covered by the approved mining leases and exploration licences has been in progress since 1999. Gunson submitted a Mining Proposal to the Department of Mines and Petroleum (DMP) in December 2010 and received approval from the DMP for the construction phase in February 2011. Table 1-2 provides the detail of each of the tenements.

Table 1-2 Gunson Tenement Ownership

Tenement	Area (km <sup>2</sup> )	Grant/ Application Date	Notes
E09/939	98.0	18 June 1999	1
E09/940	98.0	18 June 1999	1
E09/941	179.0	18 June 1999	1
ELA 09/942	196.0	12 May 1998	2
ELA 09/943	61.6	12 May 1998	2
ELA 09/944	176.4	15 May 1998	2
ELA 09/957	196.0	21 July 1998	2
ELA 09/1695	110.5	25 August 2009	2
M09/102	9.98	25 October 2004	-
M09/103	9.99	25 October 2004	-
M09/104	9.99	25 October 2004	-



Coburn Zircon Project - Application for Planning Approval

## 1 Introduction

Table 1-2 (continued)

Tenement	Area (km <sup>2</sup> )	Grant/ Application Date	Notes
M09/105	10.0	25 October 2004	-
M09/106	10.0	25 October 2004	-
M09/111	9.99	14 July 2005	-
M09/112	9.90	14 July 2005	-
L09/21	9.55	8 January 2007	3

Notes:

- 1 No mining (exploration) conditions on portions overlapping the Shark Bay World Heritage Property.
- 2 Exploration Licence Application (ELA).
- 3 Infrastructure tenement for mine access road. There is an agreement in place with underlying pastoral lessee (Meadow Station) at the eastern end.

In addition to the mining tenements outlined above, Gunson purchased the Coburn pastoral lease 3114/441 in April 2005, which covers most of the proposed mining area and the majority of the access road linking the mining area to the North West Coastal Highway (NWCH). The total area of the Coburn pastoral lease is 1,007 km<sup>2</sup>. Approximately 2.5 km of the initial section of the access road abutting the NWCH traverses the Meadow Pastoral Lease.

Ownership of the Coburn pastoral lease enabled Gunson to provide an area to the east of the Project Area as a conservation offset. This 42 km<sup>2</sup> offset area was agreed with the WA Minister for the Environment in March 2006.

There are two registered native title claims covering the Project Area. A native title agreement covering mining activities on the southern half of the mining area was signed with the Nanda People in September 2004. Discussions have also been held with the Malgana People concerning an agreement to cover mining in the northern area, however, as it will take at least seven years for mining to reach the Malgana claim area, negotiations have been deferred.

## Construction Activities

### 2.1 Clearing and Construction Activities

Pre-production earthworks will be required to prepare areas for construction of the WCP, MSP, power plant, village, offices, workshop, store and amenities (Figure 2). These earthworks will include clearing and stockpiling vegetation and topsoil close to where it was removed.

All sites will require earthworks for levelling. This will primarily be conducted by cut and fill to minimise earthworks, but some areas may require removal and stockpiling of material.

Other areas to be cleared of vegetation include areas for mining, overburden stockpiling, PWD, initial clay fines settling area, initial sand tailings disposal, mineral concentrate stockpiles and the mining contractor's compound.

The estimated area required for each facility during the construction phase is provided in Table 2-1.

**Table 2-1 Indicative Area of Disturbance for Construction**

Infrastructure	Area (ha)
Access Road, Haul Roads and Access Tracks	178
MSP, Power Plant, PWD, Office, Workshop, Stores, RO Plant and Wash Down Bay	23
Village	3
Initial Mining Area (including WCP site, mining starter pit, laydown areas, initial overburden and tailings area, and contractor compound)	63
Calcrete and Clay/Sand Borrow Pits	41
Landfill	2
<b>Total</b>	<b>310</b>

Source: Gunson Resources (2009)

### 2.2 Construction Works

The early works for the Project comprise the sourcing of water, excavation of calcrete borrow pits and clay/sand borrow pits, construction of the access road from the NWCH, construction of two main infrastructure hardstands, construction of the village and construction of the landfill.

#### 2.2.1 Water Supply for Construction

Water will be required during the construction phase of the Project, primarily for road construction, dust suppression and domestic use. Table 2-2 presents the approximate quantities of water required during construction activities.

Coburn Zircon Project - Application for Planning Approval

## 2 Construction Activities

Table 2-2 Quantities of Water Required during Construction

Activity	Estimated Volume (kL per day)
Access Road Construction	2,000
Village Construction	360
Dust Suppression	600

During construction of the Project, water will be sourced from the following bores:

- CPB1.
- CPB14.
- CPB16 (proposed bore for the construction of the access road, to be located east of the Coburn homestead).
- No. 7 bore.
- No. 8 bore.
- No. 14 bore.
- Brockman No. 1.
- Meadow No. 8.

Gunson has received a groundwater licence from the Department of Water (DoW), GWL 159157(2), for a staged groundwater allocation. The licence application allows for an allocation of 600,000 kL (0.6 GL) for the first phase of construction. The application for the construction of CPB16 has been submitted to the DoW.

### 2.2.2 Borrow Pits

The mine access road will be constructed within miscellaneous licence L09/21 (Figure 3). Material for the construction of the access road will be sourced from borrow pits. Up to 200,000 m<sup>3</sup> of calcrete and 65,000 m<sup>3</sup> of clay/sand will be required for construction. It is envisaged that the borrow pits will be up to 3 m in depth and the combined area of disturbance will be approximately 40.8 ha.

Locations of the seven calcrete and six clay/sand borrow pits within miscellaneous licence L09/21 are shown in Figure 3.

Targeted searches for Declared Rare Flora and Priority Flora in the borrow pit, landfill and village areas will be conducted prior to ground-disturbing activities.

### 2.2.3 Access Road

Access to the mine site will be gained from the NWCH, approximately 15 km north of the Billabong Roadhouse. The proposed access road will be constructed alongside the existing Coburn Road which is listed by Main Roads Western Australia (MRWA) as a Shire road. Culverts and drains will discharge storm water away from the road onto the existing Coburn Road, which lies below ground level in most places. Gunson is currently in discussions with the Shire regarding options for the tenure of Coburn Road.

## 2 Construction Activities

The speed limit for the access road will vary between 70 to 90 km/hr. It is anticipated that the construction of the access road will commence with the western section through the dunes in May 2011, with the remaining sections of the road expected to be completed by approximately November 2011.

The access road will be constructed to the following specifications:

- It will be approximately 43 km long from the NWCH to the mine office/power plant, with an additional 2 km southern branch to the village (Figure 3).
- The road will be constructed from bitumen with a 10 mm prime seal and a maximum width of 8 m, plus a 1 m unsealed shoulder on each side of the road.
- The depth of the basecourse from the NWCH to 2 km west of No. 7 Bore will be 200 mm, whilst the basecourse through the sand dune country (2 km west of No. 7 Bore to 800 m southwest of the power plant) will be 275 mm deep.
- The road will be constructed approximately 45 cm above ground level with table drains at 300 mm below ground level.
- Table drain offshoots, perpendicular to the road, will be installed every 500 m and will be 15 m long.
- The eastern section of the road from the NWCH to the Coburn Homestead will drain into the existing Coburn Road. The Coburn Road will be bunded to prohibit access and facilitate run-off water storage.
- Cleared material and debris will be spread along sand batters to reduce erosion.
- Road safety signs, white posts and two cattle grids will be erected in the appropriate locations, as required.

Gunson is consulting with MRWA on the final design for the intersection of the access road with the NWCH. MRWA has nominated the location of the intersection to be approximately 200 m north of the current Coburn Road intersection. Lighting at the intersection will be provided by four solar powered pole lights.

### 2.2.4 Infrastructure Hardstands

During the initial phase of construction, two hardstands will be constructed. The first will be the initial WCP hardstand site constructed at the end of the 6.5 km unsealed access road (Figure 2). The WCP hardstand will occupy an area of approximately 300 x 300 m, with a compacted basecourse to a thickness of approximately 275 mm.

The WCP comprises a series of processing modules that will be moved as the mining operations progress northwards. The WCP would be moved forward approximately 1 to 2 km every one to two years.

The second main hardstand will be constructed to accommodate the power plant and MSP facilities at the end of the 43 km sealed main access road (Figure 2). This hardstand will occupy an area of approximately 300 x 350 m with a compacted basecourse to a thickness of approximately 275 mm.

The MSP will be a facility designed to process Heavy Mineral Concentrate (HMC) from the WCP. It will comprise a wet section and dry section to separate the concentrate into market acceptable ilmenite, zircon, rutile and leucoxene products.



## 2 Construction Activities

### 2.2.5 Initial Construction Accommodation

The contractors responsible for the initial construction activities such as the mine access road and water supply will be accommodated at nearby roadhouses on the NWCH and the Coburn homestead.

### 2.2.6 Accommodation Village, Offices and Infrastructure

It is expected that the construction workforce will be sourced primarily from Carnarvon, Denham and Geraldton. Professional and specialised staff will be recruited from around Australia. The estimated construction workforce will total approximately 100 personnel and the operation workforce will total 128 personnel.

It is proposed that the operation workforce will operate under a drive-in/drive-out roster, with employees being supplied with on-site accommodation at the village. In addition to the full-time workforce, additional engineering personnel will be required on a regular basis to carry out scheduled shutdown maintenance. Daily air services between Perth and Geraldton allow day visits to the operation.

The preliminary layout of the village is presented as Figure 4 and will include 32 four-person accommodation units including cyclone tie downs, with individual ensuites. Accommodation units will be arranged in four unit clusters joined by 2 m wide continuous verandas over stabilised limestone paths.

The common facilities area will comprise the following group of transportable buildings separated by a landscaped and paved outdoor recreation area:

- One administration office, combining reception, village managers' office and general office. A 2 m wide veranda will be constructed on the northern elevation.
- One freestanding kitchen and dining facility capable of accommodating 70 persons per sitting.
- One amenities building comprising male and female toilets with common lobby.
- One open plan recreation area and television/reading room.
- Sick bay and shop.
- One gym/store/linen store.
- Two separate laundry units to support a 128 person village.

It is planned to construct a multi-purpose sports court facility, fenced on all sides to a height of 3 m. The playing surface will be formed in concrete and surfaced with an approved synthetic grass or equivalent product with ultra-violet (UV) protection. Lighting will be provided to facilitate night sports.

Screened drying areas will be supplied that include clothes lines.

Waste water generated at the village will be treated in a 150 Estimated Person (EP) sized WWTP. The WWTP will comply with Local Government and Department of Health regulations.

Power supply to the village will be from the Coburn power plant, however until the plant is operational the village will be supplied by a separate 750 kilovolt ampere (kVa) portable generator.

The buildings and infrastructure for the proposed village and workshop area will be constructed to withstand the climate prevailing in the Shark Bay district. Buildings will be designed in accordance with the relevant Australian Standards and regulations.

A workshop, office and stores area will be located east of the MSP and power plant, as shown on Figure 5. It will incorporate:

## 2 Construction Activities

- One office unit (approximately 324 m<sup>2</sup>) containing 20 offices (10 private and 10 open plan), reception, meeting/induction/training room, tea room/kitchen and toilets. A free standing external roofed lean-to will be provided for the housing of a standard sized ambulance.
- One stores area (approximately 400 m<sup>2</sup>) with concrete floor containing two offices in an open plan with allowances for forklift movement. A nominal 2,025 m<sup>2</sup> laydown area fenced by 2.1 m high barbed wire fence and 6 m wide gates will be located behind the store.
- One workshop (approximately 240 m<sup>2</sup>) with concrete floor.

It is anticipated that the construction of the village will commence in July 2011 and completed by approximately October 2011. Construction of the offices and workshops is anticipated to commence in August 2011 and be completed by November 2011.

### 2.2.7 Reverse Osmosis Desalination Plant

Bore water will be refined by a RO plant located near the office and workshop area to supply potable water to storage tanks serving the village, WCP, MSP, office and workshop facilities (Figure 5).

The RO plant will produce approximately 1,100 kL/day of potable water and will be fed by a float valve-filled raw water storage tank. RO water produced will be stored in a 500 m<sup>3</sup> capacity MSP RO water tank, which supplies the MSP, along with four smaller 150 m<sup>3</sup> capacity tanks at the village, administration facilities, WCP and mining contractor's compound. The village RO water tank will be supplied by dedicated pumps. Due to the WCP and mining contractor compound relocating as mining progresses northwards, these facilities will have RO water trucked to them by a 15 m<sup>3</sup> water cart trailer and stored in separate RO water storage tanks. An estimated single trailer per day is required to meet the RO requirements in both of these areas.

Brine water discharge from the RO plant will be pumped to the PWD located adjacent to the MSP, where it will be diluted with bore water. The RO plant will be constructed and operated in accordance with DMP and Department of Environment and Conservation (DEC) regulations, and with the standard design requirements including the installation of isolation valves, air bleed valves and scour valves in the system.

Power for the RO plant will come from the main distribution board at the power plant.

It is anticipated that the RO plant will be constructed in July 2011 and completed by approximately August 2011.

### 2.2.8 Power Plant

One diesel generator with a capacity of approximately 1.7 megawatts (MW) will be installed to provide site power during the construction phase (Figure 5). However, for the operational phase of the Project, the calculated maximum electrical load is 8,050 kilowatt-electric (kWe), with an average load of approximately 7,250 kWe. This will be supplied by a site power plant operating on natural gas which is intended to be delivered via a lateral pipeline connected to the Dampier to Bunbury Natural Gas Pipeline.

The power plant will consist of a number of independent generating sets connected to a common 11 kilovolt (kV) busbar and will be positioned adjacent to the MSP. The total number of generators will be governed by a minimum operating philosophy of N+1, where N equals the number of generators

## 2 Construction Activities

required to be in operation at any one time to cope with maximum demand. This will ensure maximum reliability of the power supply.

Gunson will be seeking approval for the installation of the lateral gas pipeline when construction details are finalised. In the meantime, Liquefied Natural Gas (LNG) is to be used in place of the piped gas at the start of operations until approvals have been obtained. In this instance, LNG will be stored in approved storage facilities in close proximity to the power plant (Figure 5). The LNG storage facility will be constructed and operated in accordance with relevant Australian Standards and government regulations.

A separate standby (emergency) diesel generator rated to approximately 750 kW will be installed remote from the power plant to provide local back-up power for the village. This will allow continued operation of critical village services in the event of a power failure.

### 2.2.9 Power Distribution

Overhead power lines will be constructed to distribute electricity to the various project loads. The operating voltage for the lines will be 11 kV for the village and MSP, and 33 kV for the WCP due to the longer transmission distance. Overhead conductor sizes will be selected to meet the future power transmission requirements. Power poles will be of steel construction designed to withstand the maximum prescribed wind loading at the Project site.

The power line supplying the WCP will generally run parallel to the mine access road and power requirements for mining and slurry pumping equipment will be accessed from different points along this line as required.

A separate line from the power plant will supply power to the administration office, workshop and village. Power supply for the process water bores will also be sourced from the overhead power lines, as required.

In conjunction with the overhead power lines, an optical fibre cable will be installed to establish the communications system backbone for the Project site. This optical fibre system will be used to support the telephone and IT systems in the office, process areas and village, as well as the remote process control requirements at the process water bores.

### 2.2.10 Sewage and Grey Water

Waste water generation will occur at various locations around the site, namely the village, offices, WCP and workshops. Each location requires a suitable treatment system coupled with a WWTP.

There will be a low volume of waste generated from site personnel from the crib rooms and ablutions on the mine site. There will typically be a total of 100 personnel on the site during the construction stage. It is anticipated that each of these personnel will generate 10–50 L of wastewater per day as a result of flushing toilets and washing.

Waste water generated by the village will be treated in an Ecomax 150 EP WWTP or similar, to comply with Local Government and Department of Health standards and regulations. The liquid waste is initially directed into the anaerobic chambers in the waste water treatment plant system. From the anaerobic chambers, the waste water is diverted to an Ecomax cell, where the water flows through a filter media that is designed to absorb pollution and kill bacteria. Any water leaving the cell is removed through evaporation or sub-surface drip irrigation.

## 2 Construction Activities

The final effluent from the Ecomax or similar systems meets or exceeds the WA EPA specification for nutrient removal systems, and meets the National Health and Medical Research Council Guidelines for reclaimed effluent. The effluent is clear, colourless and odourless, has ultra low phosphorous levels, low ammonia levels, low nitrate levels and the Biochemical Oxygen Demand (BOD) levels is likely to meet drinking water standards.

Outfall from other smaller WWTPs at the office, WCP and workshop will be pumped to locally landscaped areas or to sub-surface drip irrigation located away from the facility being serviced. These smaller stand-alone systems will be based on the proprietary "Envirocycle" system or similar, and will be designed with contingency to accommodate additional loading due to maintenance days or similar.

### 2.2.11 Car Parking

A car park with approximately 80 bays will be established at the entrance to the village (Figure 4). Each individual car bay will be approximately 5.5 m x 2.5 m.

Car parking bays will also be situated at the site office and workshop.

## 2.3 Other Facilities

### 2.3.1 Landfill

A landfill approximately 120 m x 150 m will be established to the north of the village for domestic waste such as general refuse, green waste and putrescibles (Figure 2). The landfill area of approximately 2 ha will be fenced to discourage native and feral animals from entering the area.

It is anticipated that the landfill will be constructed in September 2011, with the design based on the DEC recommendations and managed in accordance with the Environmental Protection (Rural Landfill) Regulations 2002. The Bellan Cage system is being considered for the Project, with further discussion required to assess its suitability for the location and size of the landfill.

Minimising the quantities of materials going to landfill will result in a reduction of clearing required for landfill. For example, wastes unsuitable for disposal at the on-site landfill will be collected by appropriate contractors and disposed to appropriately licensed landfills, waste disposal or recycling facilities, where possible.

### 2.3.2 Process Water Dam

A PWD will be constructed adjacent to the power plant and MSP (Figure 5). The dam will be approximately 75 m x 75 m and will hold approximately 20,000 kL of water. The dam will be excavated to a depth of approximately 4 m and lined with a high-density polyethylene (HDPE) liner. Approximately 22,000 m<sup>3</sup> of earth will be excavated from the site to construct the dam. During excavation of the site, topsoil will be stored separately for rehabilitation purposes. Subsoil will be stockpiled and, where practical, will be used for construction of the dam walls or road making.

Process water required for operations will be pumped from the borefield and stored in the lined PWD. The dam will offer 29-hour capacity based upon steady state water consumption, should a single bore pumping system fail. Excess water produced by the MSP, including waste water from the RO plant, will be directed to the PWD, where it will be diluted with bore water and re-used in the process. The

## 2 Construction Activities

process water pump transfers water from the PWD to the WCP over a distance of approximately 7 km to replenish the process water tank at the WCP.

Water levels in the PWD and the process water tank will be transmitted to the MSP control room to enable the prevention of overflow at the PWD and the plant. Variable speed drives will be installed to control the pumping rates at the process water bores and PWD. In addition, a pressure valve system will be installed, which is designed to shut the flow should the pipes be damaged.

### 2.3.3 Haul Roads & Access Tracks

Internal roads branching off the sealed main access road will be constructed with unsealed surfaces. An unsealed haul road approximately 6.5 km x 10 m will be constructed from the end of the bitumen sealed road at the workshop and office area to the initial WCP site. A 1.5 km x 10 m unsealed access track will also be constructed from the end of the bitumen sealed road to proposed water bore, CPB3 (Figure 2).

Other access tracks include access to the additional water bores and landfill. The roads will be cleared, graded and regularly maintained. Heavily trafficked site roads will be constructed with basecourse material for durability. As the mine path progresses, additional roads will be constructed as access is required. The speed limit on internal roads will vary between 30 to 50 km/hr.

### 2.3.4 Mining Contractor Compound

The mining contractor compound will initially be located between the southern two mining pits A and B (Figure 2) along the internal pit access road and relocated as mining advances northward. The size of the compound will be approximately 200 m x 200 m, to allow for heavy earthmoving machine parking, light and heavy vehicle maintenance workshops and contractors offices and amenities.

### 2.3.5 Fuel Storage

As discussed in Section 2.2.8, the power supply for the construction phase of the Project will be dependent on diesel, which will be trucked to site from Geraldton.

Diesel will be initially stored in approved storage facilities in close proximity to the power plant, before being stored in the mining contractor's compound during operations. The diesel storage facilities will be constructed in accordance with the Australian Standards (AS1940-2004). The diesel storage tanks will be doubled-skinned or constructed within self-bunded containment structures.

Liquid Petroleum Gas (LPG) will be stored in controlled locations in close proximity to the village.

### 2.3.6 Vehicle Wash Down Bay

A vehicle wash down bay will be established alongside the main access road, approximately 100 m east of the administration office and store area (Figure 5). Use of the wash down bay will assist in preventing the introduction and spreading of weed species within the Project Area.

The wash down bay would consist of a drive-over wheel and undercarriage vehicle wash system and water treatment system. The wash down water will be captured and treated in a Clearmake, or similar, waste water treatment and recycling system. The system is designed to remove silt, oil and grease from the water, then filter and disinfect the water, making it safe to reuse for vehicle wash down. The

*Coburn Zircon Project - Application for Planning Approval*

## 2 Construction Activities

system would be designed to comply with Local Government, EPA and Occupational Health & Safety requirements.

### 2.3.7 Fire Protection

Fire water for the village, workshop, office and stores will be stored in tanks situated near these facilities. Pressurised water will be supplied to a dedicated fire ring main. A fire fighting system consisting of hose reels and fire extinguishers will service the village and workshop, office and stores areas. All fire fighting systems and equipment will comply with local regulatory and Fire and Emergency Services Authority (FESA) requirements. A fire truck will service the entire site. Gunson will ensure that suitably trained personnel are available to use this equipment in the event of a fire.

### 2.3.8 Airstrip

A small existing airstrip located immediately west of Coburn homestead is under investigation for upgrading for use by small and emergency aircraft only.

## 2.4 Landscaping

Areas surrounding the buildings will be landscaped in an effort to improve the visual amenity of the village, with a longer term view of providing both shade and windbreaks. To achieve the above objectives, a landscape plan will be implemented which will incorporate soil conditioning, selection and planting of local native species to be reticulated with the grey water.

## 2.5 Timing

Table 2-3 presents the anticipated commencement and completion dates for construction activities.

**Table 2-3 Anticipated Timing for Construction Activities**

Construction Activity	Commencement	Completion
Access road & hardstands	May 2011	November 2011
Village	July 2011	October 2011
Offices/workshops/car parks	August 2011	November 2011
Landfill	September 2011	September 2011
RO plant	July 2011	August 2011
WCP, MSP	October 2011	February 2013

During the construction period, early works through to construction of the WCP, MSP and associated infrastructure, construction activities will occur during daylight hours, seven days a week.

**URS**

## Operational Activities

### 3.1 Mining and Mineral Processing

#### 3.1.1 Clearing and Earthworks

The majority of pre-mining earthworks will be associated with the initial pit development. Initial clearing of the pit will cover an area of approximately 400 m by 350 m. The proposed layout for initial pit development is shown in Figure 2. It is anticipated that steady state mining will commence in the first quarter of 2013 and will continue for approximately 18 years.

Overburden from the initial pit development will be placed off the mining path. The stockpiles will vary in size depending on the width of the pit and the area/volume available for stockpiling. The stockpile areas will be cleared and stripped of topsoil. After placement of the overburden, the areas will be shaped to match the surrounding contours and the topsoil returned as part of the rehabilitation process. The topsoil/vegetation will be removed from the borrow pits which will also be contoured and rehabilitated.

#### 3.1.2 Mining, Wet Separation and Tailings Return

Mining of the Amy Zone ore body will be carried out using a conventional dry strip mining method using two Dozer Mining Units (DMU), which alternately supply feed to the WCP.

Bulldozers will push the ore into two movable DMUs operating alternately. The ore is conveyed into a feed box positioned at the head of a double deck screen, where it is slurried before being distributed over the screen surface. Material greater than 3 mm is discarded as oversize off the back of the screen and this material remains in the pit or is used to construct roads within the pit. The undersize is pumped as a slurry to the WCP surge bin via a series of booster pumps.

When the distance between the DMUs and the WCP exceeds the capability of the pumping units, the WCP will be relocated.

The mining rate will be approximately 2,300 tph. After removal of the oversize, the WCP throughput will be approximately 2,200 tph. The plant comprises a series of six spiral stages that remove silica and other lighter specific gravity minerals, allowing valuable heavy minerals (HM) to be concentrated to 90% HM. The HMC produced is stockpiled and allowed to drain before being trucked to the MSP located adjacent to the power plant (Figure 5).

Sand tailings and clay fines (slimes) from the WCP will be returned to the mined-out area(s) behind the DMUs as the mining operation moves forward. Water recovered from the tailings through the use of cyclone stackers, will be recycled to the mining and wet concentrating processes.

Mining will commence at the southernmost pit (Figure 2) and infrastructure will be progressively relocated as mining proceeds at approximately one to two kilometres per annum.

This mining system may be duplicated from Year 3 of the mine life, with the duplication of the mining and concentrator equipment.

Relocatable facilities will be provided at the WCP consisting of a maintenance office, production/day crew office, crib room, toilet block, workshop and equipment storage area.

### 3 Operational Activities

#### 3.1.3 Mineral Processing

The MSP will be a fixed facility designed to treat approximately 30 tph of HMC from the WCP, and will be located adjacent to the power plant (Figure 5).

The MSP consists of five processing circuits, two wet and three dry. The wet circuits utilise gravity separation equipment - spiral separators, concentrating tables, up-current classifiers and attritioners to remove silica and low specific gravity minerals from the economic higher specific gravity minerals. The dry circuits utilise gas as the heat source and a combination of magnetic and electrostatic separation to produce ilmenite, rutile, leucoxene and zircon products.

Tailings from the MSP will be dewatered and returned to the mine void. Tailings water will be pumped to the PWD and re-used.

All products will be stored in separate product bins prior to being trucked to Geraldton for export.

A laboratory building will also be installed adjacent to the MSP facility. This will consist of a single 12 m x 6 m building which will be air conditioned with potable water connection point.

A weighbridge and adjoining hut will be installed adjacent to the MSP to record truck weights and movements.

#### 3.2 Water Supply for Operations

During the operational phase of the Project, water will be required for the transportation of ore from the pit and for mineral concentrating. As discussed in Appendix D of the PER (URS, 2005), the volume of water required will depend on a range of factors, including:

- Operational factors such as:
  - the capacity of, and type of liner used for, the PWD.
  - sand tailings strategies.
  - clay fines (slimes) management strategies.
  - in-pit water management.
- The fines content of the sand tailings and superficial formations.
- The hydraulic conductivity of the disposed tailings and the *in situ* superficial groundwater formations.
- The hydraulic conductivity of the shallow Toolonga Calcilutite Formation beneath the ore body, and the structure and form of the Toolonga Calcilutite contact.
- Climatic factors such as evaporation rates.
- The effectiveness of tailings water recovery, which in turn will depend on the thickness of sand beneath the pit floor and the rate of sand-stacker advance.

During the operational phase, process water will be sourced from groundwater pumped from production bores, pit dewatering bores and in-pit sumps. The volume of process water required is expected to be not more than 12 GL/annum for the first two years of the Project life. Three to four bores, each supplying approximately 100 L/second, will be required during this period.

The volume of process water required will increase when full production is reached after Year 2. Up to 10.4 GL/annum of water will be required under an optimal tailings drainage configuration, but not more than 18 GL/annum may be required if non-optimal conditions occur.



*Coburn Zircon Project - Application for Planning Approval*

### 3 Operational Activities

The production bores will pump continually to a lined PWD. The PWD will hold sufficient water for approximately 29 hours of plant operation should all three bores fail. Separate dam pumps will supply raw water for process purposes, sewage systems and for further refinement for domestic use to a number of separate and smaller storage tanks located adjacent to major facilities such as the village, offices, mining contractor workshop, the WCP, the power plant and the MSP.

Potable water for the village and mine office/workshop complex will be treated on-site through the RO plant, with the waste water from the RO plant being discharged into the PWD for re-use.

#### 3.3 Vegetation and Topsoil Return After Mining

Vegetation will be cleared and topsoil stripped on a periodic basis immediately ahead of the mine face, then placed immediately behind the mine operations onto areas previously prepared for rehabilitation, however some stockpiling will be required for the initial mine pit.

Direct return of topsoil will increase the potential success of the revegetation programme as it will prevent or reduce the amount of biological deterioration in the soil. The topsoil (top 10 cm) will contain the majority of the viable seed store, and also a large amount of vegetation. Scrapers or similar will generally be used to clear and return vegetation and topsoil.

Direct return of vegetation from cleared areas to the rehabilitation sites behind the mine, will decrease the drag force exerted by the flow of air over the ground, which will decrease the potential for wind erosion.

Rehabilitation will occur periodically during the year with most rehabilitation activities to occur in the months of April/May, when wind speeds are decreased, and prior to the onset of the rainy season. Results from the Rehabilitation Benchmarking Study (see Appendix E of the PER) indicate that rain has the ability to compact the soil surface. This compaction was generally in the form of a thin surface crust that would assist in the reduction of wind erosion. Rainfall will also result in seed germination and growth of early colonisers that will further stabilise the soil surface.

In other areas to be cleared of vegetation and topsoil but not mined, the vegetation and topsoil will be pushed into separate stockpiles and the topsoil will be seeded to allow it to retain a seed bank and micro-organisms, and decrease wind erosion potential. This vegetation and topsoil will be returned to the sites from where it was removed once use of that area has finished.

**URS**

## Health, Safety and Environmental Management

### 4.1 Health & Safety

During construction, all contractors will be required to comply with AS4801 (Standard for Safety Management Systems) as a minimum. They must also be able to demonstrate compliance with the Environment, Health and Safety Project Management Plan as documented in Gunson's Detailed Feasibility Study (DFS).

The Managing Contractor, in conjunction with Gunson, will be responsible for developing a safety policy during the initial phase of the Project. This policy will set out guidelines for the Project safety procedures and the safety targets for the Project. Particular emphasis will be placed on site attendance of project personnel and the occupation of the site by the construction team and various contractors.

As detailed in the DFS, the policy will address the following issues:

- The legislative responsibilities of Gunson and the Managing Contractor under the *Occupational Safety and Health Act 1984*.
- The legislative responsibilities of contractors under the *Occupational Safety and Health Act 1984*.
- The legislative responsibilities of employees under the *Occupational Safety and Health Act 1984*.
- The establishment of safety protocols and management systems required by the *Occupational Safety and Health Act 1984* and how they will be practically implemented to suit the needs of the Project.
- Any Industrial Relations (IR) issues that need to be addressed as part of the overall safety management program.

All new employees attending site will be required to complete the necessary Gunson site induction programmes.

The Managing Contractor will employ an experienced Safety Manager for the term of the Project. The Safety Manager will be responsible for implementing the Project's safety policy, developing procedures in conjunction with the Construction Manager, and implementing the provisions of the *Occupational Safety and Health Act 1984*. This will include enforcing all safety procedures and rules on the construction site and organising regular communications with contractors to ensure adherence to policy, procedures and rules.

Contractors will be required to support the Project's safety protocols, provide individual safety management plans, perform Job Safety Analysis and ensure their employees are provided with Personal Protective Equipment to the standard defined by the overall site policy.

Contractors must also provide a nominated individual at supervisory level, who has received adequate training in Occupational Health and Safety (OH&S) and who will be responsible for safety procedures within the contract.

Contractors will be required to provide adequately equipped First Aid kits and have at least one formally qualified First Aid person on each shift to administer minor injuries not requiring medical attention from a doctor. In the event of a more serious injury, Gunson will make available site First Aid facilities and personnel to all Project related employees.

The Managing Contractor's Project Manager will ensure that adequate records are kept of all safety incidents, irrespective of whether First Aid is required. The Safety Manager will report Lost Time Injury Frequency Rate, Disabling Injury Frequency Rate and Medically Treated Injury Frequency Rate, along with severity information, on a weekly basis as a minimum.

## 4 Health, Safety and Environmental Management

### 4.2 Environment

All contractors will be made aware of the site environmental conditions and constraints at the time of induction. Gunson's environmental staff will audit site works on a periodic basis to identify issues of concern or non-conformance with site environmental policies and procedures.

A series of management plans have been prepared for the Project and these are known collectively as the Environmental Management Plan (EMP). The purpose of the EMP is to provide measures to prevent or mitigate potential impacts to the environment and heritage values during construction and operation of the Project. The EMP comprises the following management plans, which have been reviewed by the relevant government authorities and have been approved by the EPA:

- Progressive Rehabilitation Programme.
- Priority Flora, Flora and Vegetation Management Plan.
- Declared Rare Flora Management Plan.
- Fauna Management Plan.
- Bush Fire Management Plan.
- Dust Management Plan.
- Solid and Liquid Waste Management Plan.
- Hydrocarbon Management Plan.
- Radiation Management Plan.
- Aboriginal Heritage Management Plan.
- Preliminary Closure Plan.

In addition, a Groundwater Mounding Management Plan has been prepared and submitted to the EPA for approval.

Contractors must be able to demonstrate compliance with the EMP in all tender documentation.

### 4.3 Regulator Contacts

The Shire of Shark Bay has requested a list of the major contacts Gunson and URS have been liaising with for the Project. These are as follows:

- Amy White: Office of the Environmental Protection Authority - Statement Management Branch  
Ph - 6467 5423
- Jacqueline Lane: Office of the Environmental Protection Authority - Proposal Implementation  
Monitoring Branch  
Ph - 6467 5119
- Stephen Lance: DMP Environment Section  
Ph - 9222 3504
- Melissa Cundy: DEC (Geraldton)  
Ph - 9921 5955
- Ernie Reynolds: Main Roads WA (Network Manager)  
Ph - 9941 0777
- Brian Lloyd: Department for Planning and Infrastructure, Pastoral Land Business Unit  
Ph - 9347 5009.

During the stakeholder consultation process, Gunson has identified and consulted with the following stakeholders:

*Coburn Zircon Project - Application for Planning Approval*

#### 4 Health, Safety and Environmental Management

- Department of Sustainability, Environment, Water, Populations and Communities (formerly the Department of Environment, Water, Heritage and the Arts).
- DEC.
- EPA.
- DMP (formerly Department of Industry and Resources).
- Department of Indigenous Affairs (DIA).
- Department of Agriculture and Food.
- Shire of Shark Bay.
- City of Geraldton.
- SBWHP Scientific Advisory Committee.
- SBWHP Community Consultative Committee.
- Gascoyne Development Commission.
- Mid-West Development Commission.
- Conservation Council of WA.
- The Wildflower Society of Western Australia.
- FESA.
- Adjoining pastoral lease holders.
- Yamatji Land and Sea Council.
- Nanda Aboriginal Working Group.
- Malgana Aboriginal Working Group.
- Other Aboriginal people with an interest in the area.

Gunson will continue the consultation process throughout the construction, operation and decommissioning phases in accordance with its Sustainability Policy.

---

*Coburn Zircon Project - Application for Planning Approval*

5

### References

Gunson Resources Limited (2009) *Revised Disturbance Area NSCA 2*. Internal Memorandum dated 21 December 2009.

URS Australia Pty Ltd (2005) *Coburn Mineral Sand Project Public Environmental Review*. Prepared by URS Australia Pty Ltd for Gunson Resources Limited, July 2005.

**URS**

*Coburn Zircon Project - Application for Planning Approval*

6

## Limitations

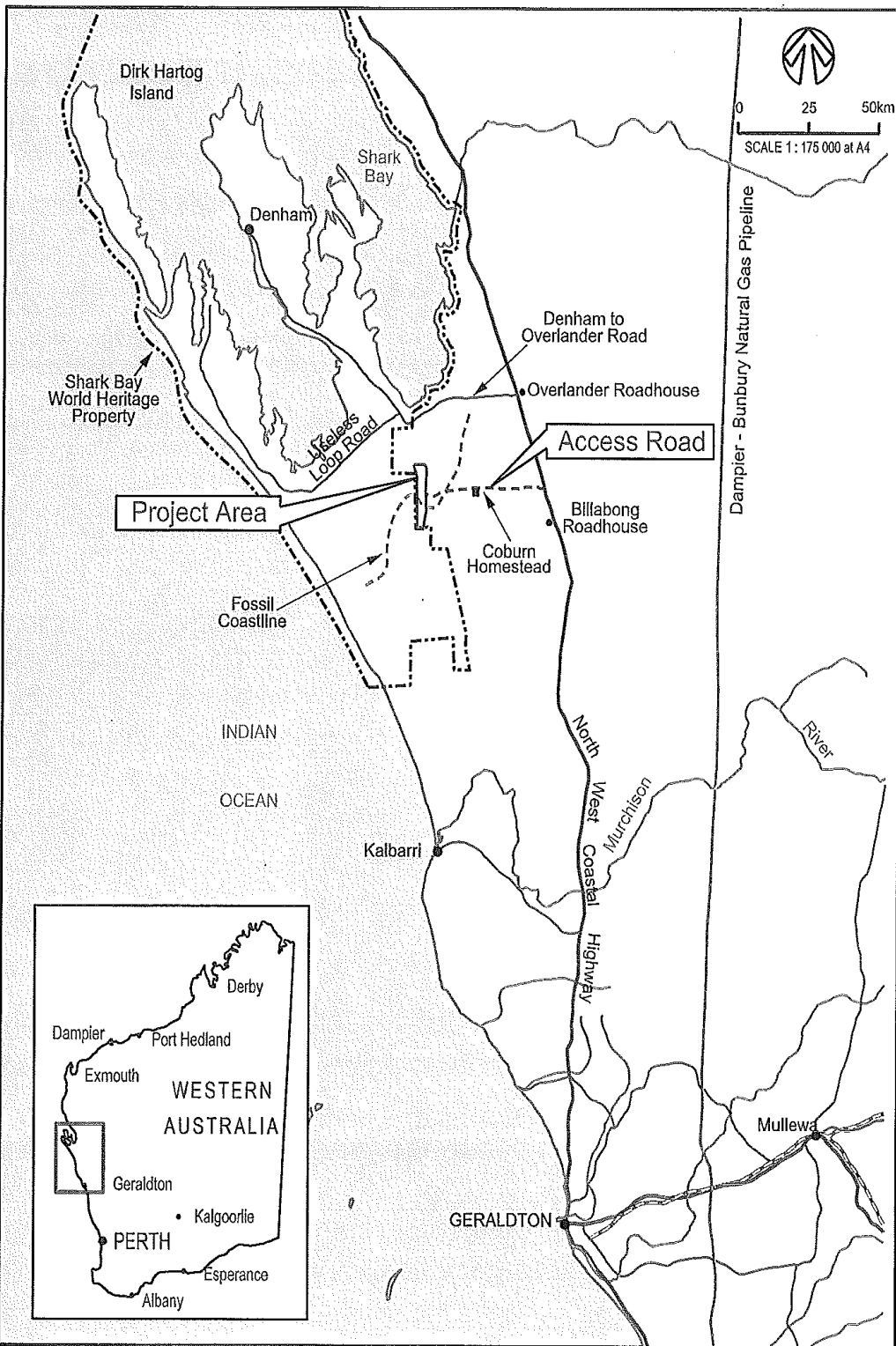
URS Australia Pty Ltd (URS) has prepared this report in accordance with the usual care and thoroughness of the consulting profession for the use of Gunson Resources Limited and only those third parties who have been authorised in writing by URS to rely on the report. It is based on generally accepted practices and standards at the time it was prepared. No other warranty, expressed or implied, is made as to the professional advice included in this report. It is prepared in accordance with the scope of work and for the purpose outlined in the Proposal dated 14 September 2010.

The methodology adopted and sources of information used by URS are outlined in this report. URS has made no independent verification of this information beyond the agreed scope of works and URS assumes no responsibility for any inaccuracies or omissions. No indications were found during our investigations that information contained in this report as provided to URS was false.


This report was prepared between 24 December 2010 and 15 March 2011 and is based on the information reviewed at the time of preparation. URS disclaims responsibility for any changes that may have occurred after this time.

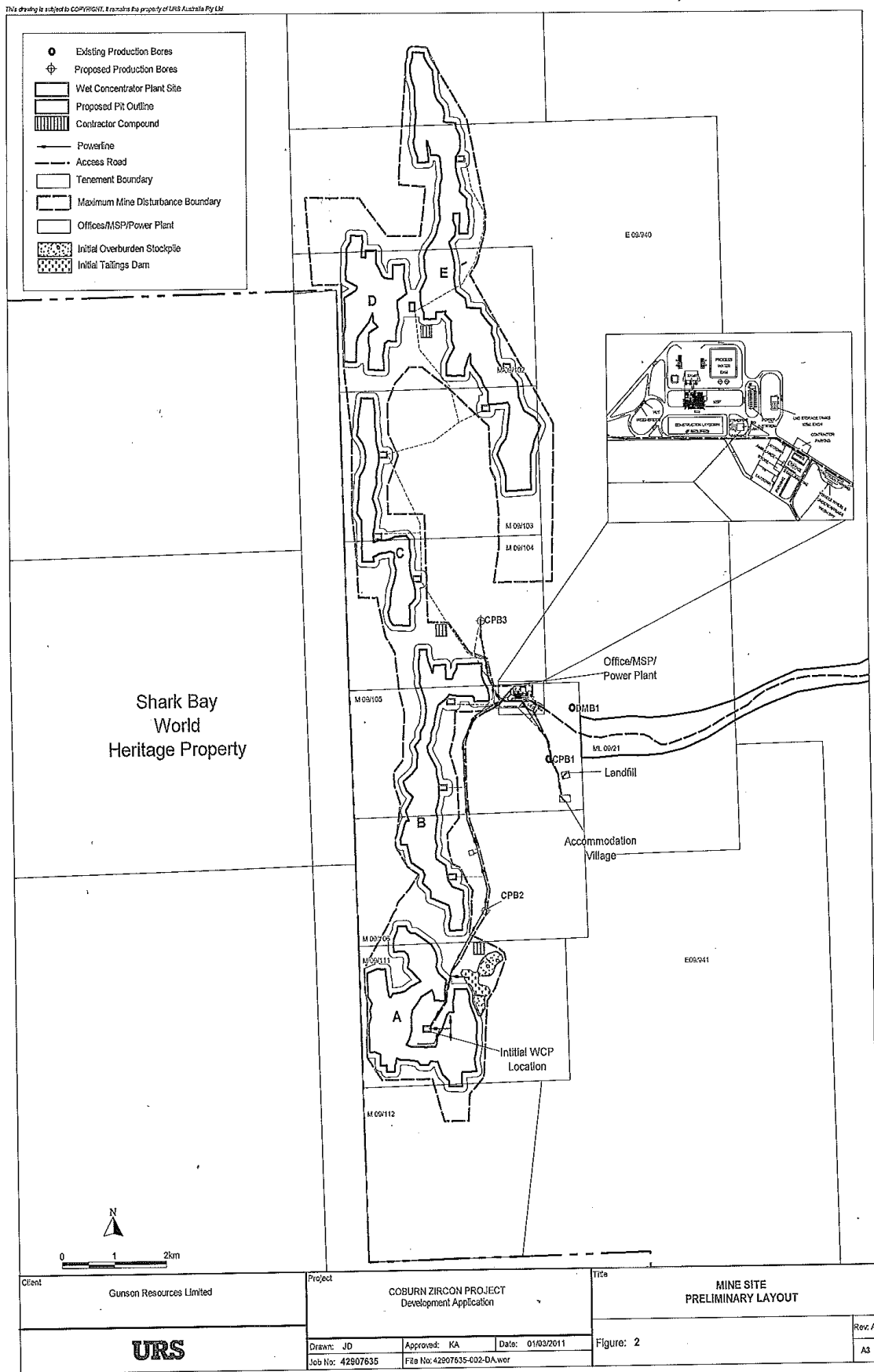
This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.

**URS**

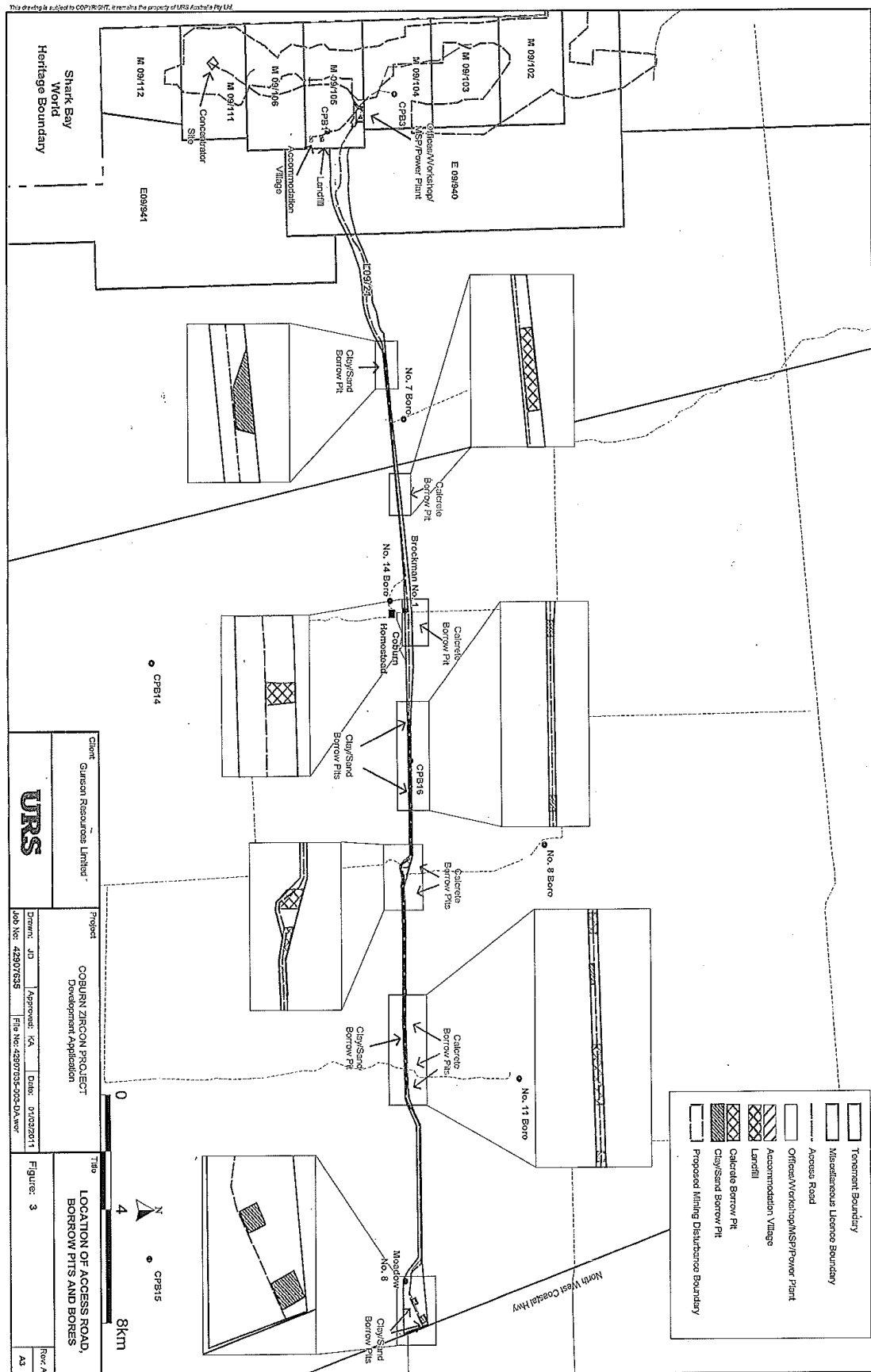


This drawing is subject to COPYRIGHT. It remains the property of URS Australia Pty Ltd.

Client Gunson Resources Limited	Project COBURN ZIRCON PROJECT Development Application	Title REGIONAL SETTING		
	Drawn: JD Job No.: 42907635	Approved: KA File No.: 42907635-007.dgn	Date: 01/03/2011 Figure: 1	Rev. A A4



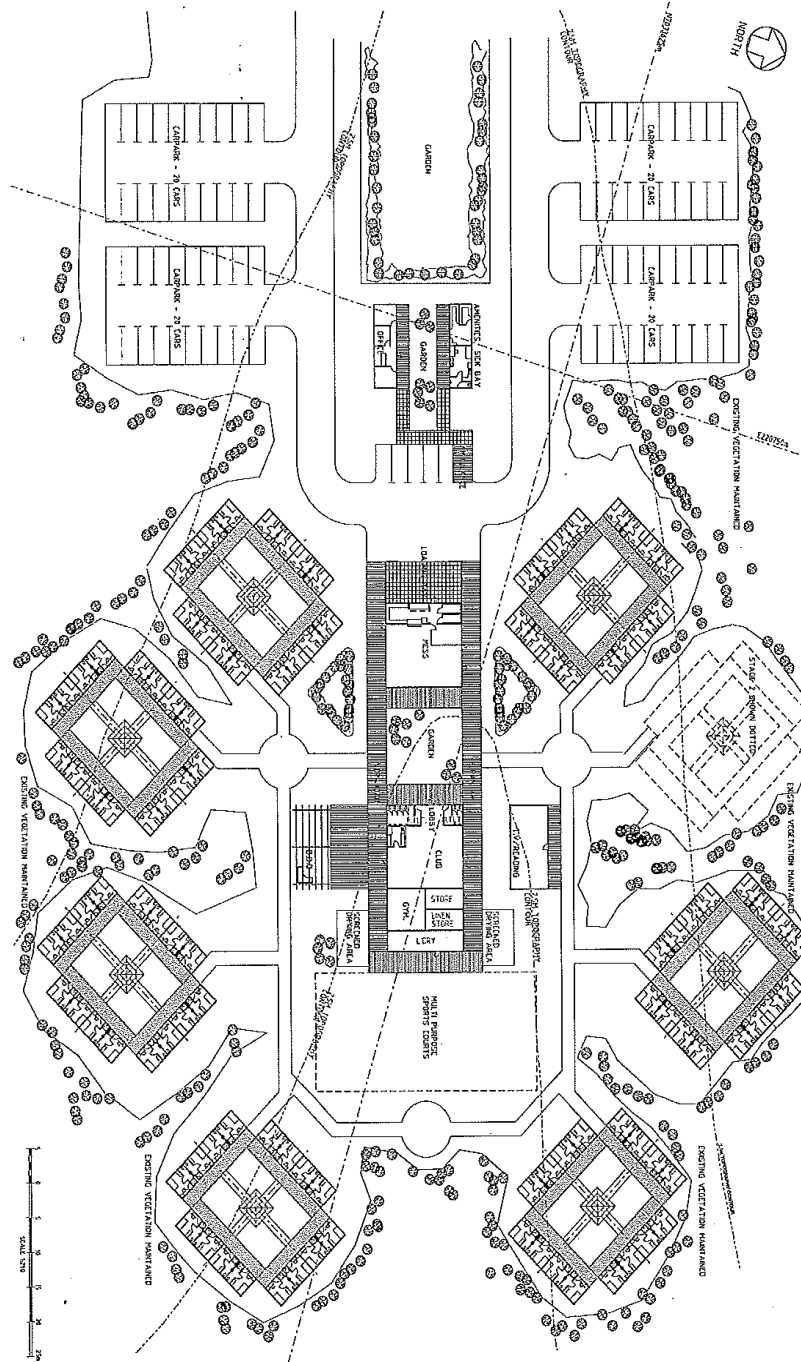




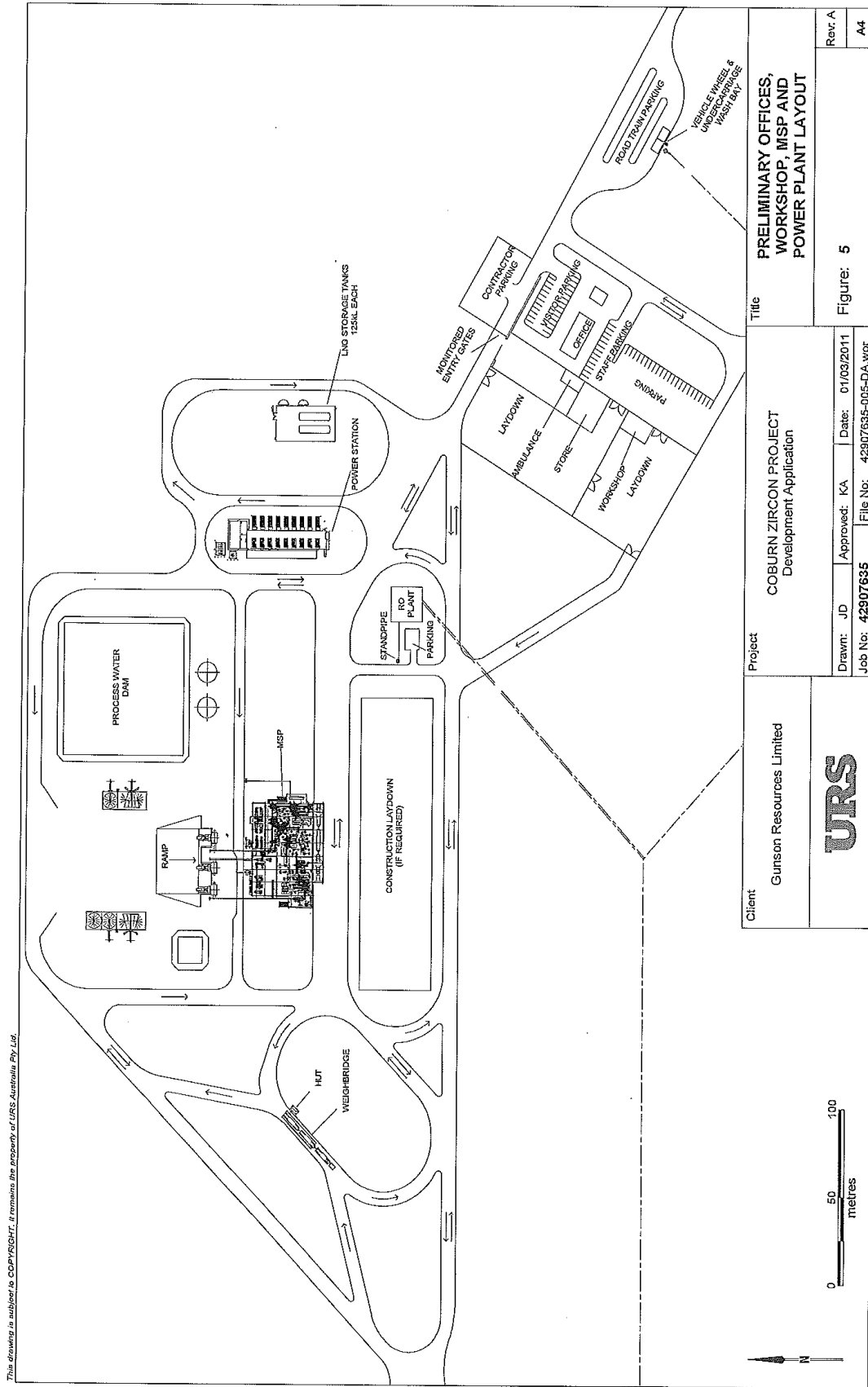
*This drawing is subject to COPYRIGHT. It remains the property of URS Australia Pty Ltd.*

Source: Proboscis Engineers

DESIGN IN PROGRESS



<b>URS</b>	Client	Ganson Resources Limited	Title <b>ACCOMMODATION VILLAGE                  PRELIMINARY LAYOUT</b>
	Project	COBURN ZIRCON PROJECT Development Application	
Drawing ID JPS No: 42907353	Approver: KA Date: 07/03/2011	Figure: 4	Rev: A



---

The subject land proposed for the Zircon project is within the Coburn Pastoral lease. The land is located within a Rural/Pastoral Zone for which the local governments objectives for this zone are;

- a) *To retain the existing pastoral leases for pastoral industry;*
- b) *To prohibit the use of any land which may be incompatible to the existing uses or which may adversely affect the expansion of the area adjacent to Denham, Monkey Mia and Nanga;*
- c) *To prohibit the erection of any structure other than a fence on the land subject to inundation; and*
- d) *To ensure that Rural/Pastoral uses protect World Heritage Values, minimise land degradation, promote soil conservation and ensure the sustainable use of land for rural purposes.*
- e) *To provide for low key tourism uses that are compatible with the operations of pastoral leases and the World Heritage Values.*

Notwithstanding the above

*Consideration of this development under Town Planning Scheme No.3 zoning schedule identifies it as an "A" use which Council exercising the discretionary powers available to it may approve under this scheme except such approval may not be granted by council until;*

- a) *Full details and particulars of the proposal have been advertised by the Council or the applicant at least twice in a newspaper circulating in the district. Such advertisement shall specify the manner in which and the period (not being less than 21 days) during which representation may be made to the Council.*
- b) *A sign giving the same details as the advertisement referred to in paragraph (a) above has been affixed in a conspicuous position of the land the subject of the proposal for the entire duration of the advertisement period.*
- c) *Adjoining property owners have been notified of the proposal in writing.*
- d) *The Council has considered any representations made either in support or in opposition to the proposal.*

#### Comment

Many of the development issues/concerns/potential environmental impacts have already been addressed through the Public Environment Review but it is equally important through this process that the conditions of approval applied to this development actually occur on the ground in accordance with the approval. This relates to the development of all the onsite infrastructure in accordance with the approved development application.

One of the major issues in addressing this proposal was the interaction of the proposed mine access road with the North West Coastal Highway. This is being addressed by Main Roads in Carnarvon who have inspected the proposed entry point and advised that it will have to be relocated to improve visibility. Main Roads

---

---

recommendation to Gunson Resources Ltd was to shift the access 200 metres north, this improves sight distance and also removes the requirement to remove two large gum trees. The sight distance in this instance would be approx 500 metres to the south and approx 600 metres to the north.

Lighting at the intersection will be provided by four solar powered pole lights.

Legal Implications

The Shire of Shark Bay Town Planning Scheme No.3 (as amended)

Policy Implications

All relevant policies pursuant to the Town Planning Scheme

Financial Implications

Sound economic development within the region

Strategic Implications

Major industry within the region but unfortunately given the distance from Denham the opportunities associated with the development may be limited

Voting Requirements

Simple Majority Required

Date of Report

8 April 2011

Council adjourned at 10.58am

Council reconvened at 11.20am

---

---

13.2 REDEVELOPMENT OF THE SHARK BAY HOTEL MOTEL LOTS 13, 14 & 15 KNIGHT TERRACE AND LOTS 68 & 69 HUGHES STREET

C3020 P1073 P1074

Author

Manager Regulatory Services

Disclosure of Any Interest

Nil

Moved            Cr Pepworth  
Seconded       Cr Cowell

Council Resolution

- a) That Council serve notice on the owner of the Shark Bay Hotel Motel, to submit a development application within 60 days of the receipt of the prescribed notice that clearly identifies a strategic direction with timelines for redevelopment of the overall facility in accordance with the statutory requirements of the Shark Bay Town Planning Scheme No.3. The Building Code of Australia and the Public Health Act and its associated regulations.
- b) That Council serve notice on the owner of the Shark Bay Hotel Motel to;
- 1) Effect works indentified under the provisions of the Public Health Act and Food Hygiene Regulations within three months of receipt of notice.
  - 2) Effect works indentified under the provisions of the Building Code of Australia within six months of receipt of notice.
  - 3) Effect a report from a structural engineer that determines the structural integrity of all buildings and associated infrastructure on Lots 13, 14 & 15 and compliance with Public Building Regulations within 30 days of receipt of this notice.
  - 4) Effect works indentified under the provisions of the Shire of Shark Bay Town Planning Scheme No.3 within 12 months of receipt of notice.
- c) That a copy of this report be forwarded to the Department of Racing, Gaming and Liquor for its reference and comments.

**4/0 CARRIED**

Cr McLaughlin's comments relating to this matter, submitted to the meeting in his absence, were noted.

Précis

The Shark Bay Hotel Motel has reached the stage where numerous variables such as the age of the buildings, evidence of above average wear and tear is obvious, deterioration of building materials, an ineffective and/or unsatisfactory maintenance program being in place, continuing non-compliance with regulatory requirements such as the Shire of Shark Bay Town Planning Scheme provisions along with Building and

---

---

Health controls now requires an immediate and effective redevelopment program that will urgently address the standard of this facility to avoid its closure. This report provides an overview of the issues and recommends that the owner be required to submit a redevelopment application that clearly details the future strategic directions for this facility along with priority timelines that immediately addresses urgent building and health requirements.

### Background

#### The Shire of Shark Bay Town Planning Scheme.

The local government's objectives for its Town Centre Zone is to;

- a) Provide adequate land for the continued development of a main commercial and community centre for the town with the theme of a 'fishing village';***
- b) Implement an overall Town Centre Strategy Policy to guide and promote development;***
- c) Apply appropriate development and land use controls to ensure that development is to a satisfactory standard; and***
- d) Limit the height of buildings so as to substantially protect the views of lots between Hughes Street and the foreshore.***

In 2006 the Shire adopted the Denham Town Centre Strategy in accordance with its overall objectives for its Town Centre Zone provisions.

The Town Centre Strategy identified the Shark Bay Hotel Motel within its Town Centre land use precincts as detailed hereunder;

## **5. TOWN CENTRE LAND USE PRECINCTS**

To meet the objectives for the town centre (refer section 4.2), five land use precincts have been identified and recommendations developed about the nature of activities within each precinct. These are shown in figure 2 and supported by the descriptions below.

### **5.1 Precinct 1: Central Area**

This precinct between Durlacher and Brockman Streets should be the focal area for town centre and tourists activities. The Shark Bay World Heritage Discovery and Visitor Centre along Knight Terrace is an activity generator for visitors and adjacent foreshore is being developed for intensive social recreation. The foreshore is well serviced by existing facilities, including children's playground, barbeques and shade areas.

---



Facilities along the central area foreshore: precinct 1



World Heritage Interpretive Centre



Historic Old Pearler restaurant



The hotel site and car park area have the potential for future redevelopment

#### 1(a) Knight Terrace, Brockman Street, Barnard Street and Durlacher Street

The construction of the Shark Bay World Heritage Discovery and Visitor Centre on a site in the middle of this block has changed the streetscape and is a dominant architectural form.

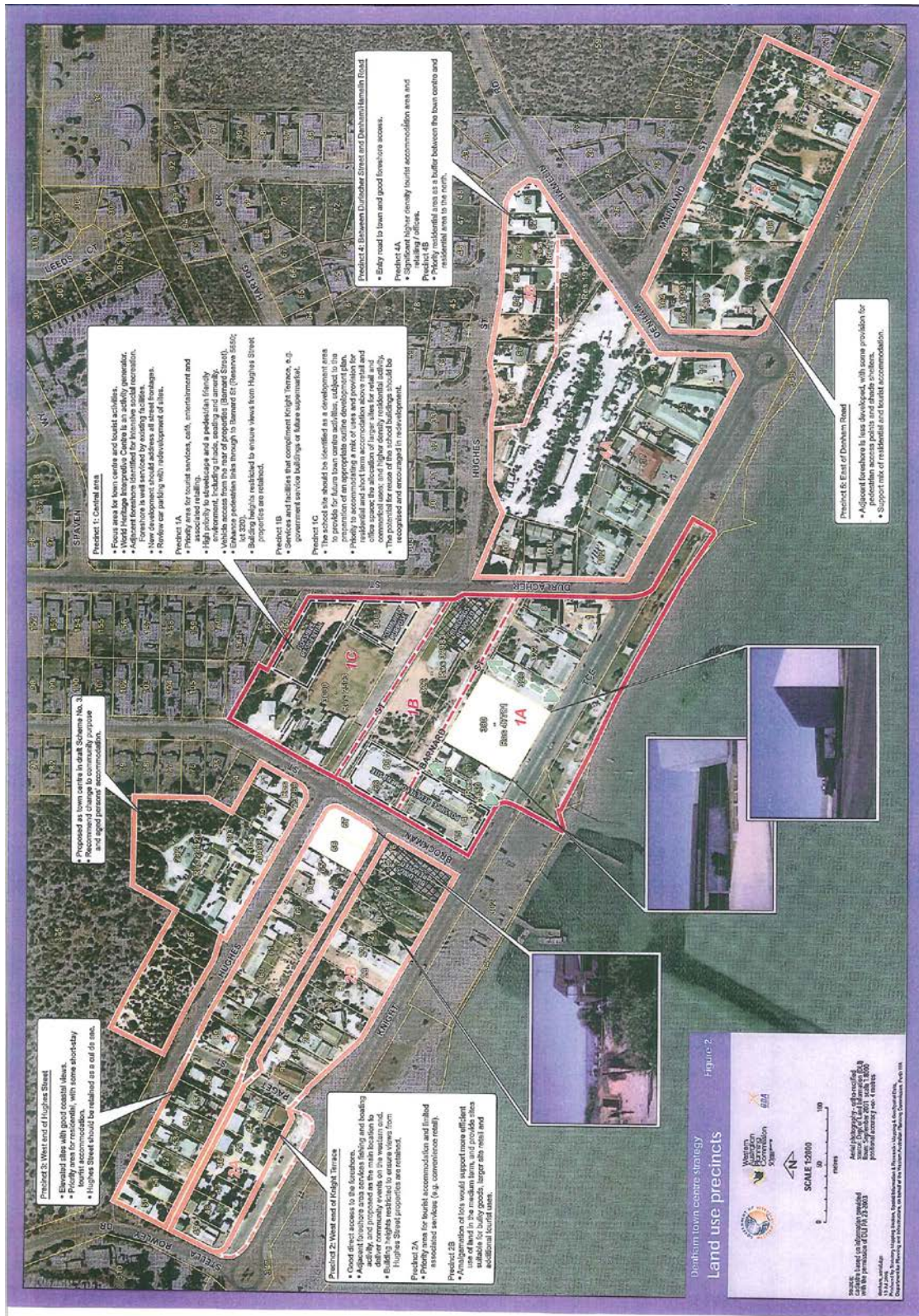
The three lots closest to the corner of Knight Terrace and Brockman Street contain the hotel. This, together with the hotel-parking site behind (precinct 1b) is a significant potential site for the future redevelopment. Further east a commercial development built to the street provides for café and retail activities adjacent to the Shark Bay World Heritage Discovery and Visitor Centre and Reserve 5650 is developed as a community park and pedestrian link to Barnard Street. This pedestrian link is not clearly visible and there are opportunities to enhance this area in the future.

To the east of the Shark Bay World Heritage Discovery and Visitor Centre is a vacant site, several other commercial developments and the historic Old Pearler Restaurant. Built out of shell brick, this is significant landmark building in Denham. Vehicle access is to the rear of these sites (via Hughes and Barnard Street). Barnard Street is constructed as two cul de sacs.



Future land use and development in precinct (1a):

- Tourist's services, café, entertainment and associated retailing should be prioritised.
  - A high priority should be given to streetscape, wind protection and a pedestrian friendly environment, including shade, seating and amenity.
  - Vehicle access should continue to occur from the rear of properties (Barnard Street).
  - New development should address both Knight Terrace and Barnard Street frontages.
  - Pedestrian links between Knight Terrace and Barnard Streets through Reserve 5650 and future development of Lot 320 should be enhanced.
  - A review of car parking for the precinct may be required when redevelopment of sites is undertaken.
-



---

## TOWN CENTRE SCHEME MAP

The reason the Town Centre Strategy identified the Shark Bay Hotel Motel as a possible redevelopment site was relevant to its current condition.

Areas of non-compliance with regulatory requirements are detailed hereunder. Within their statutory provisions.

The Shire of Shark Bay Town Planning Scheme provisions that are not provided by Shark Bay Hotel Motel to ensure that the development is to a satisfactory standard relates to;

**a) Vehicle access and formalised hard stand parking provisions.**

It would appear that the car parking requirements have never been adequately addressed as the requirements for this facility relates to:

One (1) parking space for every bedroom and one (1) for every 4m<sup>2</sup> of public bar/lounge gross leasable area.

This would equate to a requirement of approximately sixty plus formalised car parking spaces which would not be achievable on the Shark Bay Hotel Motel site.

From the background information accessible to this development it would appear that Lots 68 and 69 Hughes Street were to be developed to accommodate this car parking requirement, however it was granted a stay of proceedings when the owner was pursuing the purchase of Town Centre Lot 16 Knight Terrace to provide car parking requirements. (Lot 16 Knight Terrace is on the northwest corner opposite the Shark Bay Hotel Motel). This never came to fruition and therefore to this time the provision of the required car parking remains unresolved and not provided in accordance with the Town Planning Scheme.

**b) Formalised landscaping, streetscape interfaces, screening of service areas and dust suppression.**

All of the above issues are portraying an image of neglect within the Town Centre and need to be adequately addressed.

**c) Building Code of Australia**

All buildings on Lots 13, 14 and 15 that currently comprise the Shark Bay Hotel Motel and associated ancillary infrastructure require an assessment and report by a structural engineer to determine structural integrity and compliance with the Public Buildings Regulations.

That report will provide recommendations to address any potential safety issues associated with the structural condition of the buildings.

Building works required to the exterior of the Shark Bay Hotel Motel include but may not be limited to the following;

- 1) *Make good all defective floors, walls, wall claddings, gutters and downpipes, roof flashings, claddings, ceilings to verandas, steel support columns, windows, doors and door jambs, fittings and fixtures such as door locks and handles etc. Building works required to the interior of the Shark Bay Hotel Motel include but may not be limited to the following;***
-

- 
- 2) ***Make good all defective floors, walls, ceilings, tiles, doors, handles, locks, door jambs, windows and window frames.***
  - 3) ***The installation of hard wired smoke alarms to all accommodation rooms and the Hotel. Replace all prohibited door latches on all emergency exits. Make good defective exit signs.***

d) **Public Health Act and Food Hygiene Regulations**

Health related works requested to the exterior of the Shark Bay Hotel Motel include but may not be limited to the following;

- 1) ***Make good all defective plumbing and drainage, gutters and down pipes, repair clean and seal rainwater tanks. Clear grounds of all derelict waste and refuge. Health related works required to the interior of the Shark Bay Hotel Motel include but may not be limited to the following;***
- 2) ***Make good all defective plumbing and drainage, flywire door screens and self closers, male and female ablutions by providing suitable facilities and extractor fans, floor coverings, fittings, and fixtures to the kitchen, bar area, motel rooms, furniture and equipment to all areas, fridges freezers, cool rooms etc.***
- 3) ***The Shark Bay Hotel Motel requires an immediate and thorough clean of all floors, walls, ceilings, kitchen, cupboards, shelving, fridges, freezers, laundry, store rooms etc. When this has been affected walls and ceilings may require painting in a light coloured washable paint.***
- 4) ***A more effective cyclic clearing and disinfecting program needs to be put in place to ensure improved standards of hygiene are achieved.***

Comment

The above report clearly indentifies the current status of the Shark Bay Hotel Motel and why it has been declared a possible redevelopment site within the Town Centre Strategy.

Legal Implications

The Shire of Shark Bay Town Planning Scheme No.3  
The Public Health Act  
Building Code of Australia  
Department of Racing, Gaming and Liquor

Policy Implications

All relevant polices pursuant to the Town Planning Scheme.

---

Financial Implications

The Shark Bay Hotel Motel is of economic significance to the Shire of Shark Bay.

Strategic Implications

The facility has serviced the Shire for many years but is now in need of major redevelopment.

Voting Requirements

Simple Majority Required

Date of Report

8 April 2011

---

**14.0 BUILDING REPORT**

Nil

**15.0 HEALTH REPORT**

Nil

**16.0 WORKS REPORT**

Nil

**17.0 TOURISM, RECREATION AND CULTURE REPORT**

NIL

**18.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil

**19.0 URGENT BUSINESS APPROVED BY THE PERSON PRESIDING OR BY DECISION**

NIL

---

---

**20.0 MATTERS BEHIND CLOSED DOORS**

Moved Cr Pepworth  
Seconded Cr Ridgley

**Council Resolution**

**That the meeting be closed to members of the public in accordance with section 5.23(2) of the Local Government Act 1995 for council to discuss matters of a confidential nature.**

**4/0 CARRIED**

Moved Cr Pepworth  
Seconded Cr Ridgley

**Council Resolution**

**That Council accept the tabling of the urgent confidential Item 20.3.**

**4/0 CARRIED**

Moved Cr Pepworth  
Seconded Cr Ridgley

**Council Resolution**

**That Council address items 20.2 and 20.3 before item 20.1.**

**4/0 CARRIED**

**20.1 ORGANISATIONAL REVIEW**

**This item is addressed after items 20.2 and 20.3 in the minutes**

**20.2 BUTCHERS TRACK**

Author  
Chief Executive Officer

Disclosure of Any Interest  
Nil

---

Moved Cr Pepworth  
Seconded Cr Ridgley

### **Amendment**

**Reason:** For more research to be tabled for Council to be able to make an informed decision on this item.

### **Council Resolution**

**That the matter lay on the table and Council administration staff be requested to further investigate the southern section of the Butchers Track gazetted road area and report back to Council**

**4/0 CARRIED**

### **Butchers Track Decision of Council December 2010**

**Reason:** That Council is seeking further information in relation to this matter in order to consider the most appropriate future direction to resolve this issue it was felt that the motion in December 2010 should be rescinded.

Moved Cr Pepworth  
Seconded Cr Ridgley

### **Council Resolution**

**That Council rescind the resolution of council meeting December 2010 as follows:**

***The Council provide funding of \$15,000 in the 2011/2012 draft budget to establish a new fence line at a cleared width of 10 metres approximately 50 metres further into Hamelin Station from the existing fence line that is contiguous to the northern boundary of the Butchers Track road surface and this section be gazetted as part of the existing road reserve.***

**And correspondence be forwarded to the Hamelin Pool Pastoral Co advising them of Councils decision.**

**4/0 CARRIED**

Cr McLaughlin's comments relating to this matter submitted to the meeting in his absence were noted, as was the additional correspondence from the Hamelin Pool Pastoral Company.

## 20.3 MULTIFUNCTIONAL SPORTS/COMMUNITY CENTRE TENDER 2010/11-02

### Author

Manager Regulatory Services

### Disclosure of Any Interest

Nil



Moved Cr Pepworth  
Seconded Cr Hanscombe

**Council Resolution**

**That Council advise Briklay Pty Ltd:**

- 1) That it has noted their response to a request for an extended holding period of the tender price for the Multifunctional Sports/Community Centre.**
- 2) That Council will be prepared to enter into contractual negotiations relative to the tender price escalation when the outcome from the State Government funding allocations for the project are known.**

**4/0 CARRIED**

Moved Cr Hanscombe  
Seconded Cr Pepworth

**Council Resolution**

**That the meeting be reopened to the public.**

**4/0 CARRIED**

Council Meeting adjourned for luncheon at 1.05pm

Council meeting reconvened at 1.50pm without Council staff, other than Mr Anderson, Chief Executive Officer.

Moved Cr Pepworth  
Seconded Cr Ridgley

**Council Resolution**

**That the meeting be closed to members of the public in accordance with section 5.23(2) of the Local Government Act 1995 for council to discuss matters of a confidential nature.**

**4/0 CARRIED**

---

---

20.1 ORGANISATIONAL REVIEW

**As per confidential item that is laying on the table.**

Author

Chief Executive Officer

Disclosure of Any Interest

Declaration of Interest:

Nature of Interest:

Moved            Cr Pepworth

Seconded       Cr Ridgley

**Officers Recommendation**

**The recommendations contained with the Shire of Shark Bay organisational review undertaken by Local Government Workplace Solutions be endorsed.**

**That the designation of the following positions as senior employees of the Shire of Shark Bay in accordance with section 5.37 of the Local Government Act be abolished**

**Deputy Chief Executive Officer  
Manager Regulatory Services  
Accountant; and  
Works Supervisor.**

**Amendment to Recommendation**

**Reason: Council indicated that they considered some amendments were required to the recommendation in the organisational review and that the designation of Senior Employees should remain.**

**Council Resolution**

**The recommendations contained within the Shire of Shark Bay organisational review undertaken by Local Government Workplace Solutions as amended be endorsed.**

**4/0 CARRIED**

---

Moved Cr Pepworth  
Seconded Cr Hanscombe

**Council Resolution**

**That the meeting be reopened to members of the public.**

**4/0 CARRIED**

**21.0 DATE AND TIME OF NEXT MEETING**

NEXT MEETING WILL BE HELD ON WEDNESDAY 25 MAY 2011.

**22.0 CLOSURE OF MEETING**

As there was no further business the President closed the meeting at 4.06pm

---