



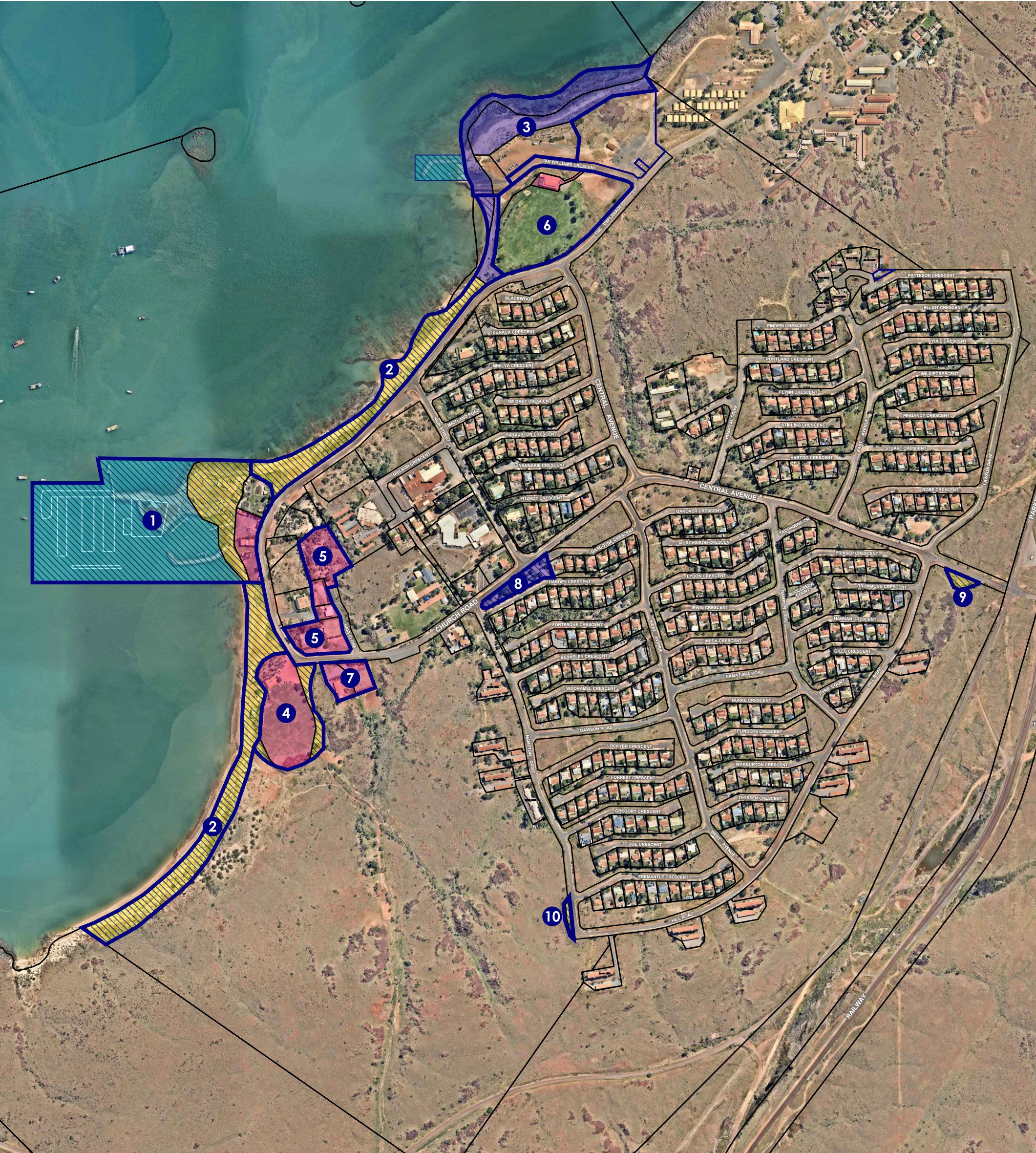
DAMPIER LAND TRANSFER PROJECT



AUGUST 2018

PREPARED FOR:
PREPARED BY:

CITY OF KARRATHA
TAYLOR BURRELL BARNETT



LEGEND

- 1

Hampton Harbour Boat and Sailing Club¹
- 2

Dampier foreshore (including King Bay Fishing Club)
- 3

Dampier Public Boat Ramp and carpark²
- 4

Hampton Oval³
- 5

Tennis Courts, Squash Courts, Jurat Park
- 6

Windy Ridge
- 7

Dampier Bowling Club
- 8

Hardy Reserve
- 9

Red Dog Town Entry Bay
- 10

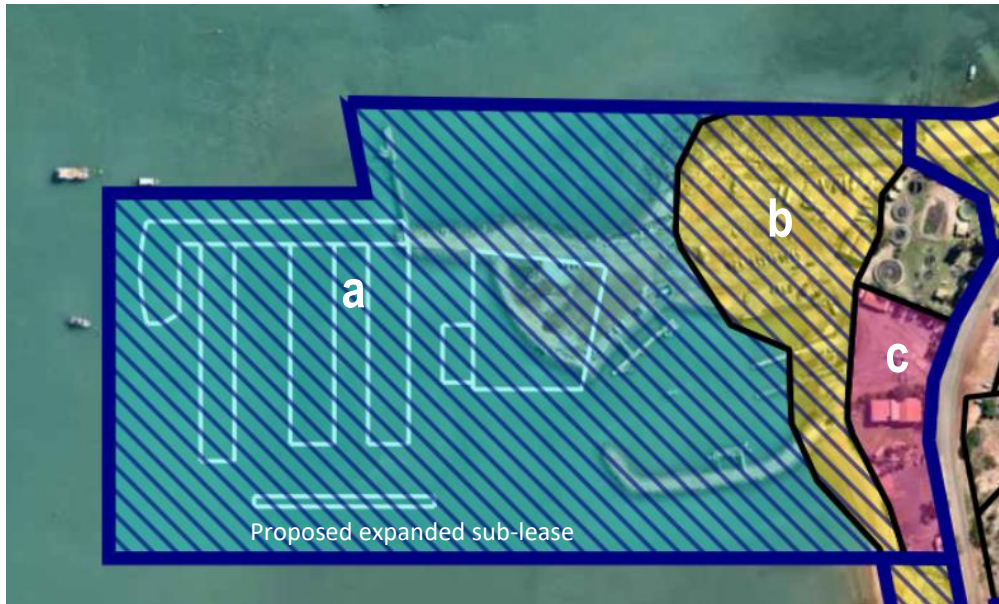
Dampier Lookout

LAND TRANSFER PROCESS GROUPINGS

- Freehold Land Transfer
- Modifications to State Agreement Leases requiring ministerial approval
- Offshore Lease Access Agreements to be prepared
- Vacant Crown Land and Reserves
- Survey work required

1. Refer to HHBSC marina concept plan
2. Additional areas for Access Licence over breakwall and landing area
3. Refer to Dampier Palms & Hampton Oval Masterplan

1. HAMPTON HARBOUR BOAT AND SAILING CLUB



Existing

Lot Details:	a) Portion of Lot 26 on Plan 241372 Hampton Harbour b) Portion of Lot 23 on Plan 241372 Hampton Harbour c) Lot 361 (No.17) The Esplanade, Dampier	Size:	a) 9.4456ha b) 1.8723ha c) 6.6637ha Total: 17.9816ha
Tenure:	a) Port Offshore Lease (Portion of Lot 26) b) Townsite Lease (Portion of Lot 23) c) Freehold to Hamersley Iron Pty Ltd	Other Party Tenure Interest:	a) Expired Hampton Harbour Boat and Sailing Club sub lease over existing marina area. Private moorings. b) Expired solo lease
Current Maintenance Responsibility:	Maintained by HHBSC under sub lease		
Buildings & infrastructure:	a) Harbour for boats to moor, portion of boat ramp, parking area, jetty platforms, fuel refilling station, storage tanks and distribution pipework. b) Portion of boat ramp and parking area. c) Club house and sailing storage shed (all fixtures and chattels are property of tenant). Two car parking areas, parking for sailing club and parking for boat ramp.		

Proposed

Preferred Tenure:	a) RTIO only prepared to grant Access Agreement to City for proposed expanded marina. b) Reserve under MO to City for boat launching, parking & recreation. c) Freehold to City of Karratha (notification on title relating to WWTP).
Preferred maintenance responsibility:	a) HHBSC under agreement with City. b) HHBSC under agreement with City. c) Lease to HHBSC.
Future use / development:	No change to use. Proposed expansion of Marina.

Issues

- Expanded marina requires suitable tenure & suitable arrangements for relocation of existing private mooring(s).
- Does Access Agreement give City (HHBSC) sufficient certainty to invest in building marina?
- Does Access Agreement require Ministerial approval?
- Creation of City Reserve over portion of Townsite Lease requires Ministerial approval.

Proposed Actions

- Put in place suitable arrangements for relocation of private mooring(s).
- RTIO consideration of transfer of Lot 361 to city in freehold with notification relating to WWTP.
- Creation of Reserve for portion of Lot 23 required for HHBSC operations.
- Agreed tenure for expanded marina.
- Ministerial consideration to removal of portion of Lot 23 from Townsite Lease.
- Tenure for expanded marina as required.
- Survey new boundaries for Reserve and expanded marina.
- Request new Reserve.
- Transfer Lot 361 to city with notification relating to WWTP.

2. DAMPIER FORESHORE



Existing

Lot Details:	a) Portion of UCL b) Lot 248 on Plan 217466 c) Portion of Lot 23 on Plan 241372	Size:	a) 1614m ² b) 4031m ² c) 6.074ha Total: 6.6385ha
Tenure:	a) UCL b) Crown Land (State of WA) c) Townsite lease	Other Party Tenure Interest:	a) City has access agreement until 2021. b) Expired sub lease to King Bay Fishing Club over portion of foreshore adjacent WWTP.
Current Maintenance Responsibility:	City currently maintaining all buildings & infrastructure in the foreshore apart from infrastructure within KBFC sub-lease area.		
Buildings & infrastructure:	Drains, waste water outfall (RTIO). BBQ's and shade structures and lights. Play equipment built by DCA at The Palms. All infrastructure at Shark Cage is the responsibility of the City. KBFC (all fixtures and chattels are the property of tenant).		

Proposed

Preferred tenure:	Under management order to the City. Foreshore Reserve with power to lease easement(s) for RTIO infrastructure.
Preferred maintenance responsibility:	a-c) City KBFC under lease for portion it manages.
Future use / development:	a) Develop in accordance with Dampier Foreshore and Townsite Enhancement Masterplan. b) KBFC to continue to use leased portion in accordance with lease.

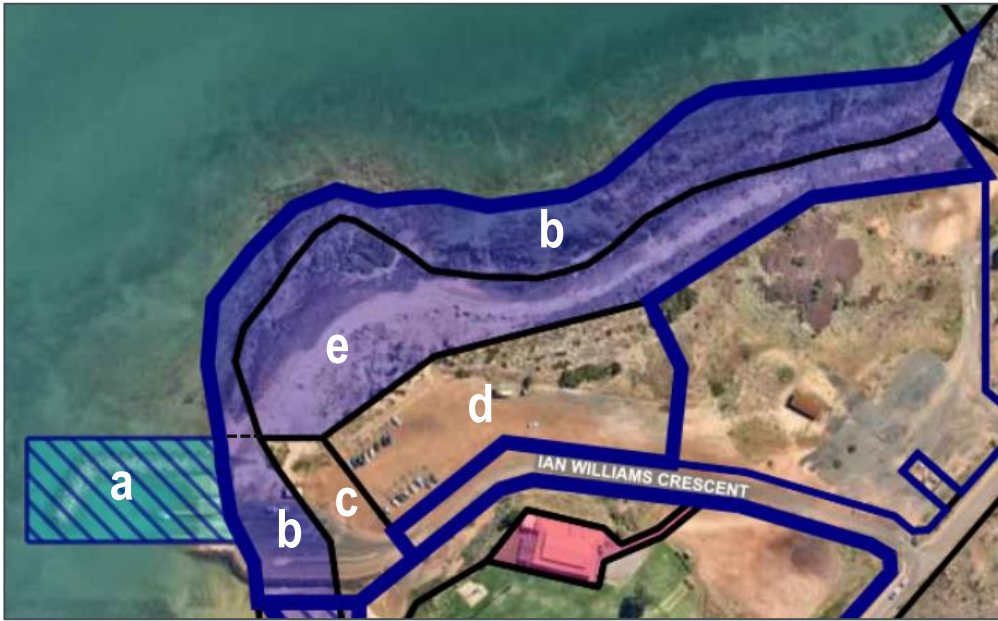
Issues

1. Creation of City Reserve over portion of Townsite Lease requires Ministerial approval.
2. Easement(s) required for RTIO infrastructure.
3. Various portions of land to be amalgamated.
4. KBFC requires lease for the portion it is responsible for.

Proposed Actions

1. RTIO to advise infrastructure that requires protection via easement.
2. RTIO consideration of creation of reserve for portion of Lot 23 required for foreshore reserve.
3. Ministerial consideration to removal of portion of Lot 23 from Townsite Lease.
4. Prepare lease for KBFC.
5. Survey new boundaries for southern & northern end of reserve & easement(s)
6. Request new reserve.

3. DAMPIER PUBLIC BOAT RAMP



Existing

Lot Details:	a) Portion of Lot 26 on Plan 241372 b) Portion UCL c) Reserve 43292 (Lot 249) d) Reserve 43293 (Lot 252) e) Lot 253 on Plan 217466	Size:	a) 5994m ² b) 1.8736ha c) 306 m ² d) 1.2209ha e) 1.8151ha Total: 5.5396ha
Tenure:	a) Dampier Port Offshore Lease (Portion of Lot 26) b) UCL c) Reserve MO to City of Karratha (Purpose boat launching) d) Reserve MO to City of Karratha (Purpose parking) e) State of WA	Other Party Tenure Interest:	N/A
Current Maintenance Responsibility:	City maintains all infrastructure associated with public boat ramp.		
Buildings & infrastructure:	Car park and boat assembly. Break wall. Bin store. Shade structure/ fish cleaning structure.		

Proposed

Preferred tenure:	Reserve for Boat Launching, Parking and Recreation under Management Order to the City. Access Agreement to City for portion of Lot 26 used for boat launching.
Preferred maintenance responsibility:	City
Future use / development:	No change other than upgrades over time.

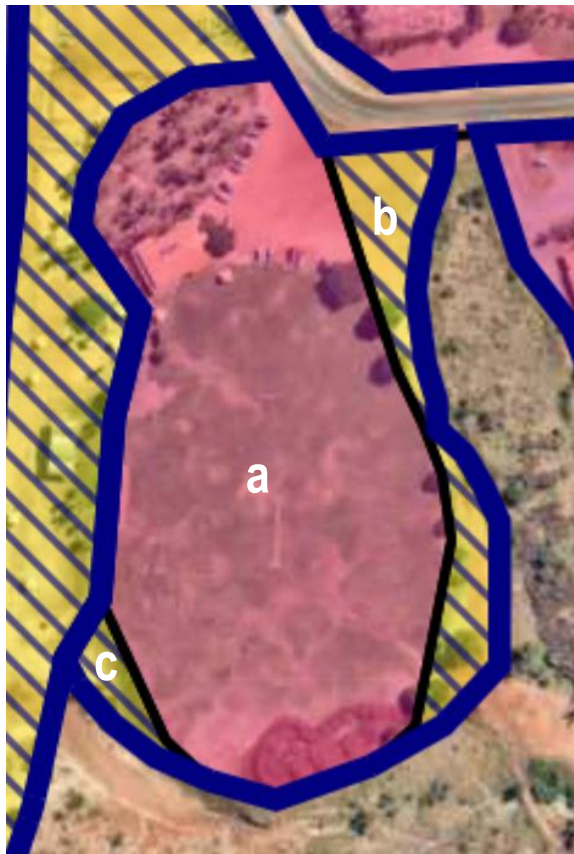
Issues

1. Access agreement required for portion of boat launching area over Sub Sea Lease area.
2. Reserves a portion of VCL to be amalgamated.

Proposed Actions

1. RTIO consideration to Access Agreement for portion of boat launching area over Sub Sea Lease area.
2. Ministerial consideration to Access Agreement for portion of boat launching area over Sub Sea Lease area.
3. Survey new boundaries for portion of VCL to be added to reserve.
4. Request new reserve.

4. HAMPTON OVAL



Existing

Lot Details:	a) Lot 166 (No. 1) The Esplanade, Dampier on Plan 215598 b) Portion of Lot 23 on Plan 241372 c) Portion of Lot 23 on Plan 241372	Size:	a) 2.3148ha b) 4722m ² Total: 2.787ha
Tenure:	a) Freehold to Hamersley Iron Pty Ltd b) Townsite Lease c) Townsite Lease	Other Party Tenure Interest:	N/A
Current City Maintenance:	City maintains Pavilion.	Current RTIO Maintenance:	RTIO maintains The Palms, The Oval Water Services Act license, exemption for recycled water irrigation.
Buildings & infrastructure:	1x sports pavilion building containing ablutions 487m ² (Hampton Pavilion), BMX track, oval, reticulation and The Palms.		

Proposed

Preferred tenure:	a) Freehold transfer to City of Karratha. b) Reserve under MO to City for parking. c) Reserve under MO to City for recreation.
Preferred maintenance responsibility:	City of Karratha solely responsible for managing and maintaining all of the infrastructure.
Future use / development:	Development in accordance with Hampton Oval and Dampier Palms Masterplan (Masterplan has potential for commercial land use)

Issues

1. Maintenance responsibility for The Palms & the oval needs to transfer to the City.
2. Use of portions of Lot 23 for car parking and recreation requires Ministerial approval.
3. License for continued use of recycled water needs to be transferred to the City.

Proposed Actions

1. RTIO consideration to transfer Lot 166 to City in freehold.
2. Creation of reserves over portions of Lot 23 for parking and recreation.
3. Ministerial consideration to creation of reserves over portions of Lot 23 for parking and recreation.
4. Arrange transfer of licence for continued use of recycled water irrigation.
5. Survey new boundaries for reserve.
6. Request new reserve.
7. Transfer Lot 166 to City.

5. TENNIS COURT, SQUASH COURTS, JURAT PARK



Existing

Lot Details:	a) Lot 378 (No. 1) Haig Close, Dampier on Plan 17814 (Tennis Court) b) Lot 379 (No. 5) Haig Close, Dampier on Plan 17814 (Squash Court) c) Lot 3 on Plan 18331 (Jurat Park) d) Lot 4 on plan 18331 (Parking for Squash Courts)	Lot Size:	a) 8234m ² b) 1406m ² c) 9069m ² d) 2020m ² Total: 2.0731ha
Tenure:	a-d) Freehold to Hamersley Iron Pty Ltd	Other Party Tenure Interest:	Tennis Club & Squash Club have licence to occupy their respective lots.
Current Maintenance Responsibility:	RTIO maintains Jurat Park Tennis Club & Squash Club maintain their facilities.		
Buildings & infrastructure:	a) 1x brick building with tin roof (103 m ²) and all tennis courts, car park, reticulation. b) 1x brick building with tin roof (321m ²) building maintained by Squash club, car park, reticulation. c) 1x ablution block and playground equipment, decommissioned BBQ and water fountain, reticulation. d) Sealed and unsealed parking area.		

Proposed

Preferred tenure:	a-d) Freehold transfer to City of Karratha. Leases to Tennis Club & Squash Club.
Preferred maintenance responsibility:	City to maintain Jurat Park Tennis Club & Squash Club to maintain their facilities under lease.
Future use / development:	No change other than upgrades overtime.

Issues

1. Standard of buildings & infrastructure maintained by RTIO need to be checked.
2. Tennis Club & Squash Club require lease.

Proposed Actions

1. Check buildings.
2. Check infrastructure currently maintained by RTIO.
3. RTIO consideration to freehold transfer to City.
4. Transfer land to City.

6. WINDY RIDGE



Existing

Lot Details:	a) Lot 247 The Esplanade, Dampier Plan 217466 (Windy Ridge Oval) b) Lot 251 on Plan 217466 (Dampier Sports Club) c) Lot 250 (Reserve 43294) (Drainage)	Lot Size:	a) 3.83ha b) 2031.0 m ² c) 4516.0 m ² Total: 4.4811ha
Tenure:	a) Unmanaged Reserve (DoPLH) b) Freehold to Hamersley Iron Pty Ltd c) Unmanaged Reserve (DoPLH)	Other Party Tenure Interest:	Dampier Sports Club hold license to occupy Lot 251.
Current City Maintenance Responsibility:	No current responsibility	Current RTIO Maintenance Responsibility:	a) RTIO maintains oval & light towers. RTIO maintains toilet block, Water Services Act licence exemption application for recycled water irrigation of Windy Ridge. b) Dampier Sports Club maintains building, cricket pitch.
Buildings & Infrastructure:	a) Land and portion of sealed car park for Dampier Sports Club, reticulation, play equipment, light towers, toilet block, cricket pitch, cricket nets, drain going under cricket nets. b) 1x brick and tin building with pergola (892 m ²). Reticulation.		

Proposed

Preferred Tenure:	a) Recreation reserve under MO to City. b) Freehold to City of Karratha. c) Drainage reserve under MO to City.	RTIO Preferred Tenure:	a) Recreation Reserve under MO with City. b) Freehold transfer to CofK. c) Drainage reserve under MO to City.
Preferred Maintenance Responsibility:	a) City Club to continue maintenance of cricket pitch under lease/ licence as per current licence. b) Club under lease/ licence. c) City		
City Future Use / Development:	1. RTIO currently maintains oval & some associated infrastructure. 2. Licence for continued use of recycled water needs to be transferred. 3. Freehold transfer of Lot 251 to be considered by RTIO. 4. Dampier Sports Club requires lease/ licence.		

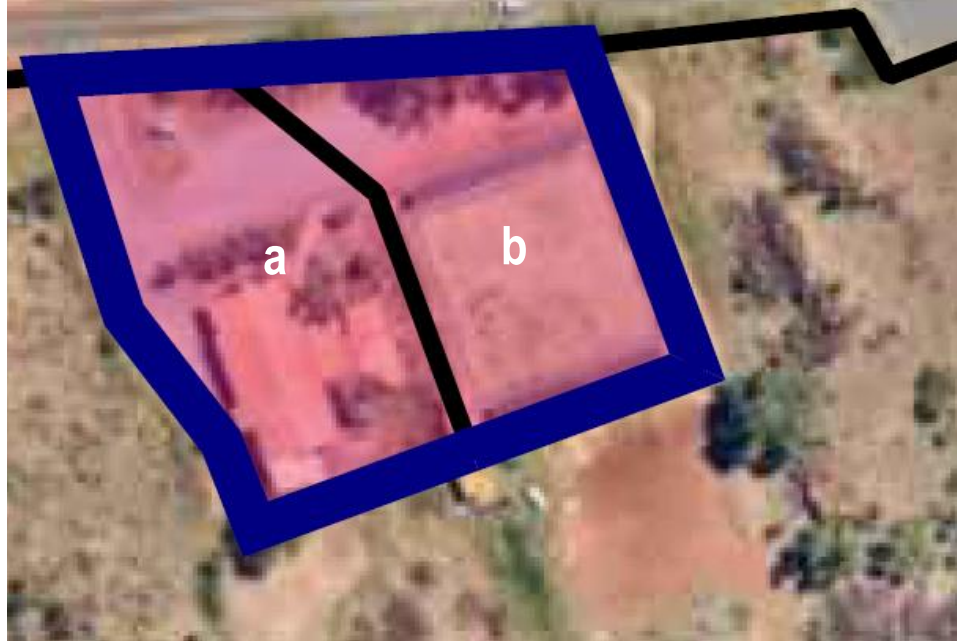
Issues

1. Requires transfer of RTIO License for WWTP grey water discharge.
2. Location b - Additions to existing building are the property of the tenant.

Proposed Actions

1. Building and infrastructure condition report on toilet block, light towers, play equipment, cricket nets and car park. Terms of maintenance transfer.
2. Rio Tinto consideration to freehold transfer. Lease/ licence between City & Dampier Sports Club. Freehold transfer.
3. Request MO to City.

7. DAMPIER BOWLING CLUB



Existing

Lot Details:	a) Lot 359 (No. 77) Church Road, Dampier (Bowling Club Building) b) Lot 358 (No. 71) Church Road, Dampier (Bowling Club Green)	Lot Size:	a) 3711 m ² b) 3304m ² Total: 7386m ²
Tenure:	a-b) Freehold to Hamersley Iron Pty Ltd	Other Party Tenure Interest:	a) Dampier Bowling Club holds licence to occupy b) Dampier Bowling Club sublets portion of a) to Chinese restaurant
Current Maintenance Responsibility:	Dampier Bowling Club.		
Buildings & Infrastructure:	a) 1x brick and tin building (445 m ²) and 1x shed (32m ²) (RTIO owned). Portion of sealed parking area. b) Bowling green including shade structures. Portion of sealed parking area.		

Proposed

Preferred Tenure:	a-b) Freehold to the City of Karratha. Lease/ licence to Dampier Bowling Club.
Preferred Maintenance Responsibility:	Dampier Bowling Club under lease/ licence from City.
Future Use / Development:	No change.

Issues

1. Some structures are owned by the tenant.
2. Understand how the commercial arrangement works with the Chinese restaurant.
3. Freehold transfer to be constructed by RTIO.
4. Lease/ licence for Dampier Bowling Club needs to be transferred.

Proposed Actions

1. Building condition report
2. Infrastructure condition report for any infrastructure maintained by RTIO.
3. RTIO to consider freehold transfer.
4. Lease/ licence with Dampier Bowling Club.
5. Freehold transfer.

8. HARDY RESERVE



Existing

Lot Details:	Portion of Reserve 48600 (Lot 402 on Plan 17819)	Size:	5189 m ²
Tenure:	Unmanaged Reserve (DoL).	Other Party Tenure Interest:	Rio Tinto currently maintaining.
Current Maintenance Responsibility:	Reserve currently maintained by RTIO.		
Buildings & infrastructure:	Reticulation, turf, shade structure, play equipment.		

Proposed

Preferred Tenure:	Recreation/ Drainage Reserve under Management Order to City of Karratha.	RTIO Preferred Tenure:	Reserve to City.
Preferred Maintenance Responsibility:	City once drainage reserves have been adequately rehabilitated.	RTIO Preferred Maintenance Responsibility:	City of Karratha solely responsible for managing and maintaining all of the infrastructure.
Future Use / Development:	No change apart from upgrades over time.		

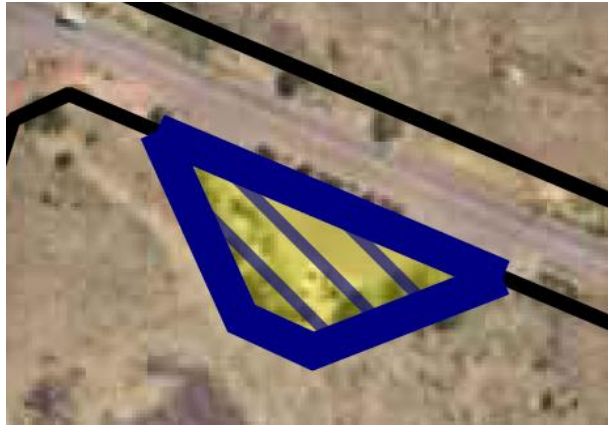
Issues

1. Infrastructure needs to be checked.
2. Create separate lot for Hardy Reserve.

Proposed Actions

1. Infrastructure condition report.
2. Survey to create separate lot for Hardy Reserve.
3. City to request MO.

9. RED DOG TOWN ENTRY BAY



Existing

Lot Details:	Portion of Lot 38 on Plan 24137	Size:	1555m ²
Tenure:	Townsite Extension Lease (Portion of Lot 38).	Other Party Tenure Interest:	Nil
City Maintenance:	Rubbish Collection.	RTIO Maintenance:	RTIO currently maintains.
Buildings & Infrastructure:	Existing statue and information signs.		

Proposed

City Preferred Tenure:	Road Reserve under Management of the City of Karratha.	RTIO Preferred Tenure:	Excise from State Lease to Road Reserve managed by City of Karratha.
Current Maintenance Responsibility:	City of Karratha solely responsible for managing and maintaining all of the infrastructure.		
City Future Use / Development:	No change apart from upgrades over time.		

Issues

1. Portion to be added to road reserve needs to be excised from Townsite Extension Lease over Lot 38.

Proposed Actions

1. Confirm area required to be excised from Townsite Extension Lease and included in road reserve – CofK / RTIO.
2. Survey area to be excised – CofK / RTIO.
3. Assess assets, road, drainage and reticulation – CofK / RTIO.
4. RTIO consideration of proposed excision from Town Extension Lease.
5. Obtain Ministerial approval to excise portion of Town Extension Lease.
6. Survey area to be excised.
7. Amalgamate portion of land into Road Reserve.

10. DAMPIER LOOKOUT



Existing

Lot Details:	a) Portion of Hampton Drive Road Reserve b) Portion of Lot 23 on Plan 241372 (stone memorial)	Size:	378m ²
Tenure:	a) Portion of Road Reserve (Benches, gazebos and bins) b) Townsite Lease (stone memorial)	Other Party Tenure Interest:	Nil
City Maintenance:	Rubbish Collection.	RTIO Maintenance:	RTIO maintains.
Buildings & Infrastructure:	a) 2x gazebos, 2x benches, 2x rubbish bin b) Stone memorial		

Proposed

Preferred Tenure:	Road Reserve under Management Order to City of Karratha.
Preferred Maintenance Responsibility:	City of Karratha solely responsible for managing and maintaining all of the infrastructure.
Future Use / Development:	No change apart from upgrades over time.

Issues

1. Need to check boundary changes required to include stone memorial in road reserve.
2. Portion of land required to be excised from Townsite Lease over Lot 23 requires Ministerial approval.

Proposed Actions

1. Survey portion proposed to be excised.
2. RTIO to consider excision of portion Townsite Lease.
3. Ministerial approval to excision of portion Townsite Lease.
4. Amalgamation of portion into Hampton Drive Road Reserve.