



Cossack Advisory Group MEETING

Minutes

**The Cossack Advisory Group Meeting held
at the Shire of Roebourne Executive Meeting Room No. 4,
Karratha on Wednesday, 16 April 2014 at 4pm**

**Cr Fiona White-Hartig
CHAIRPERSON**



Powerhouse of the Pilbara

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The Shire of Roebourne warns that anyone who has any application lodged with the Shire of Roebourne must obtain and should only rely on

WRITTEN CONFIRMATION

of the outcome of the application, and any conditions attaching to the decision made by the Shire of Roebourne in respect of the application.

Cr Fiona White-Hartig
CHAIRPERSON

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

A member who has a **Financial Interest** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest:

- (a) In a written notice given to the Chief Executive Officer before the Meeting or;
- (b) At the Meeting, immediately before the matter is discussed.

A member, who makes a disclosure in respect to an interest, must not:

- (c) Preside at the part of the Meeting, relating to the matter or;
- (d) Participate in, or be present during any discussion or decision-making procedure relative to the matter, unless to the extent that the disclosing member is allowed to do so under Section 5.68 or Section 5.69 of the Local Government Act 1995.

NOTES ON FINANCIAL INTEREST (FOR YOUR GUIDANCE)

The following notes are a basic guide for Councillors when they are considering whether they have a **Financial Interest** in a matter. I intend to include these notes in each agenda for the time being so that Councillors may refresh their memory.

1. A Financial Interest requiring disclosure occurs when a Council decision might advantageously or detrimentally affect the Councillor or a person closely associated with the Councillor and is capable of being measure in money terms. There are exceptions in the Local Government Act 1995 but they should not be relied on without advice, unless the situation is very clear.
2. If a Councillor is a member of an Association (which is a Body Corporate) with not less than 10 members i.e. sporting, social, religious etc), and the Councillor is not a holder of office of profit or a guarantor, and has not leased land to or from the club, i.e., if the Councillor is an ordinary member of the Association, the Councillor has a common and not a financial interest in any matter to that Association.
3. If an interest is shared in common with a significant number of electors or ratepayers, then the obligation to disclose that interest does not arise. Each case needs to be considered.
4. If in doubt declare.
5. As stated in (b) above, if written notice disclosing the interest has not been given to the Chief Executive Officer before the meeting, then it **MUST** be given when the matter arises in the Agenda, and immediately before the matter is discussed.
6. Ordinarily the disclosing Councillor must leave the meeting room before discussion commences. The **only** exceptions are:
 - 6.1 Where the Councillor discloses the **extent** of the interest, and Council carries a motion under s.5.68(1)(b)(ii) or the Local Government Act; or
 - 6.2 Where the Minister allows the Councillor to participate under s.5.69(3) of the Local Government Act, with or without conditions.

INTERESTS AFFECTING IMPARTIALITY

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

A member who has an **Interest Affecting Impartiality** in any matter to be discussed at a Council or Committee Meeting, which will be attended by the member, must disclose the nature of the interest;

- (a) in a written notice given to the Chief Executive Officer before the Meeting; or
- (b) at the Meeting, immediately before the matter is discussed.

IMPACT OF AN IMPARTIALITY CLOSURE

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

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

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Minutes

1 OFFICIAL OPENING

The Cossack Advisory Group (CAG) Meeting was held in the Shire of Roebourne Executive Meeting Room No.4, Karratha on Wednesday, 16 April 2014 and was declared open at 4:00pm.

2 ELECTION OF CHAIRPERSON

Nominations were called for Chairperson.

Cr Fiona White-Hartig nominated and was elected unopposed to Chairperson for the Cossack Advisory Group.

CR. FIONA WHITE-HARTIG TOOK THE CHAIR

3 RECORD OF ATTENDANCES AND APOLOGIES

Committee Members:

Cr Fiona White-Hartig (Chairperson)

Cr G. Harris

Cr D. Hipworth

Cr N. Kickett

Cr J. Lally

Cr P. Long

Cr R. Vandenberg

Staff:

Andrew Ward

David Pentz

John Verbeek

Vanessa McDonald

Acting Chief Executive Officer

Director, Development Services

Economic Development Advisor

Research Officer (Minutes)

Guests:

Nil

Apologies:

Cr J. Miller

Cr E. Smeathers

4 DECLARATION OF INTEREST

Nil

5 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Not applicable as this was the first meeting of the Cossack Advisory Group.

6 ITEMS FOR DISCUSSION

6.1 Terms of Reference

The Draft Terms of Reference were circulated and discussed by all. No changes were recorded.

Recommendation 1: That the Terms of Reference (as per attachment 1) be adopted without change.

Moved: Cr P. Long

Second: Cr J. Lally

That the Terms of Reference (as per attachment 1) be adopted without change.

CARRIED 7-0

6.2 Vision for Cossack

A power point presentation was delivered by David Pentz outlining the key issues for Cossack:

- Strategic direction: What, where, when and how
- Current statutory definitions:
 - Pilbara Planning & Infrastructure Framework
 - Draft Local Planning Strategy V2
 - Shire of Roebourne Town Planning Scheme No. 8
- Development of draft vision for Development and Land use
 - Option 1: Cossack maintains Status Quo
 - Option 2: Cossack as a living Town
 - Option 3: Cossack as a Tourism destination / Heritage / Eco Village
 - Option 4: Other

Discussion followed based on the council direction provided at the February 2014 Council Briefing session where it was indicated that Cossack should be a tourism destination / Heritage / Eco Village.

It was agreed that these issues had been looked at previously through an earlier iteration of the Cossack Advisory Group with strong support given by Eric Lumsden who at that time was the Director General of the Department of Planning (WA). A historic overview of key reports on the development of Cossack was provided and discussed:

- 2000 Cossack: Zones of Significance & Development Potential (commonly known as the Palassis Report), commissioned by the Department of Planning.
- 2001 Historic Town of Cossack: Sustainable Management Study – 2001 and Beyond (commonly known as the Peter Farr Report), commissioned by the Cossack Steering Committee.
- 2006/7 Former Minister for Housing, Works and Heritage, Fran Logan announced plans in 2005 to ‘revive’ Cossack through commercial and residential land development and tourism. The Draft Cossack Master Plan was developed in 2006 only to be met with disapproval and protest when it went out for public comment in 2007.
- 2009 Hon Brendon Grylls attempted to obtain \$1.3 million in funding for the implementation of power into Cossack.

Tourism Potential - It was agreed that there was potential for tours to run between Cossack, Point Samson and Jarman Island.

Heritage Potential – It was agreed that the heritage of this area was important to the region.

Eco Village Potential – Comparisons were made to similar villages in Broome that utilise solar power and gas fired generators. It was agreed that these ‘self-contained’ methods should be incorporated into planning schemes.

As regards a vision statement for Cossack, the following suggestions were recorded: heritage town, tourism destination, eco-village, sustainable, self-sufficient (in terms of services), low impact, sensitive design, low visual impact and economically viable.

Recommendation 2: Officers to prepare a draft Cossack Vision Statement for consideration at the next CAG meeting.

Moved: Cr P. Long

Second: Cr D. Hipworth

Officers to prepare a draft Cossack Vision Statement for consideration at the next CAG meeting.

CARRIED 7-0

6.3 Cossack Land Tenure

The following options currently being explored by the Department of Planning in consultation with the Shire were discussed:

Option A: Retain the status quo

It was noted that many of the current owners had speculated and purchased Cossack land at relatively high prices on the assumption that water and power would be supplied to the sites by the Shire for the purposes of development.

Option B: Relocate lots to higher ground in Cossack

It was noted that several owners are descendants of the original colonial settlers of Cossack and had strong connections to the Cossack area and might not support a land exchange or volunteer for the State to purchase their properties.

It was agreed that any buildings on Cossack should adhere to self-contained eco-living standards. For example using solar or gas filled generators for power, self-composting toilets, and desalination for water.

Consultants UDLA have been appointed to prepare ‘vision’ document. This will consist of a graphic presentation based on a 3D Aerometrix base which will allow a visual forecast of what an ‘ideal’ development at Cossack could look like.

Various tourism ventures for the area were discussed, including eco-camping/village, an aquarium and boat charters.

Option C: Land exchange to Point Samson or other location

It was noted that developable land at Point Samson has a higher value than undevelopable land at Cossack. Under such a land exchange option, owners exchanging land would likely be required by state Government to pay the difference in value making this option potentially economically unviable.

Option D: Voluntary purchase by State

It was also noted that the Department of Planning and the Department of Lands were both initially interested in the voluntary State purchase but then recanted for reasons unknown. Voluntary state purchase is again being considered by both departments and is considered the current preferred option.

Recommendation 3a: That the preferred approach for resolving private land tenure matters at Cossack is either voluntary purchase (Option D) or land exchange (Option C) or combination of both.

Recommendation 3b: That a letter be sent to the Minister of Planning and the Minister of Lands supporting Option D and that Option C be given further consideration.

Recommendation 3c: That the following State Ministers be invited for a tour of Cossack with the aim of providing clarity to the situation and ministerial support for the Cossack vision:

- Minister of Planning – Hon John Day MLA
- Minister of Lands – Hon Terry Redman MLA
- Minister of Environment; Heritage – Hon Albert Jacob MLA
- Minister of Local Government – Hon Tony Simpson MLA

Moved: Cr J. Lally

Second: Cr D. Hipworth

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- Minister of Lands – Hon Terry Redman MLA
- Minister of Environment; Heritage – Hon Albert Jacob MLA
- Minister of Local Government – Hon Tony Simpson MLA

CARRIED 7-0

6.4 Cossack Facilities Management

The Shire currently holds the contract to manage Cossack. It was noted that Council resolved to employ an “in house” management model until 2017 as opposed to diverging the management to the private sector, or to the care of the visitor centres, or to hand it back to the State Government.

The following management models post 2017 were discussed:

- Decline to continue the lease on Cossack post 2017
- Request a new lease for Cossack post 2017
- Determine the Shire’s future responsibility on the management of Cossack 12 months prior to the lease expiry (2016).

Recommendation 4a: That the management of Cossack be retained ‘in-house’ until 2017 and that Council consider its future commitment with regards the future management of Cossack town site prior to the expiration of the lease.

Recommendation 4b: That the Shire advise the Heritage Council / State Heritage Office that the Council intends to review its role in the management of Cossack post 2017 and requests commitment of additional annual financial assistance for the maintenance of the Cossack town site.

Moved: Cr J. Lally
Second: Cr P. Long

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That the Shire advise the Heritage Council / State Heritage Office that the Council intends to review its role in the management of Cossack post 2017 and requests commitment of additional annual financial assistance for the maintenance of the Cossack town site.

CARRIED 7-0

7 CLOSURE & DATE OF NEXT MEETING

The Meeting closed at 5.00 pm and the date of the next meeting will be Wednesday the 15th May at 4.00pm at the Shire of Roebourne Executive Meeting Room No.4.