



Town of Port Hedland

MINUTES

OF THE

SPECIAL MEETING

OF THE TOWN OF PORT HEDLAND COUNCIL

HELD ON

WEDNESDAY 14 NOVEMBER 2012

AT 6:30 PM

IN COUNCIL CHAMBERS

McGREGOR STREET, PORT HEDLAND

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For purpose of the meeting see overleaf

*M.J. (Mal) Osborne
Chief Executive Officer*

*Purpose of Meeting**To consider:*

- *2012 Rates Incentive Draw*
- *Proposed 2012-13 Country Local Government Fund (CLGF) Allocation*
- *Wanangkura Stadium – Fire Services Remediation Strategy Stage 2*
- *General Practitioner Housing – Allocation Process (File No.: 15/01/0020)*
- *Amended Plans for previously approved “Use not Listed – Pilbara Drug and Alcohol Rehabilitation Facility” on Lot 257 Great Northern Highway, Port Hedland (File No.: 804679G)*
- *Proposed Excision and Subsequent Acquisition of a portion of Reserve 8214 for Commercial Development Proposals*
- *Proposed Extension and Renaming of a portion of Daylesford Close, South Hedland*
- *Proposed Amendment to the Town of Port Hedland Town Planning Scheme No. 5 – Final Adoption Scheme Amendment 57 Recoding Lot 513 (Plan 71580) Cottier Drive, South Hedland from R30 to R50*
- *Proposed Amendment to the Town of Port Hedland Town Planning Scheme No. 5 – Initiation of Scheme Amendment 61 Recoding portion of Unallocated Crown Land, Lot 1512 on Plan 74282, South Hedland from R30 to R40*
- *Final Adoption of Pilbara’s Port City Implementation Plan*
- *Proposed Amendment to the Town of Port Hedland Town Planning Scheme No. 5 – Initiation of Scheme Amendment 60 Rezoning Lot 5 (88) Anderson Street, Port Hedland from Industry to Mixed Business*
- *Dongara Ancillary Accommodation*
- *Proposal to Extend Boundaries of Reserve 38848 at Lot 2914 North Circular Road, South Hedland (file No.: 130328G)*
- *Authorisation of Dog Registration Officers – Dog Act 1976 (File No.: 19/09/0001)*
- *Initiation of Proposed Development Plan over several Lots Port Hedland East*
- *Proposed “Harbour Installation” - Temporary Barge Landing Facility at Lot 250 Oyster, Cooke Point*

OUR COMMITMENT

To enhance social, environmental and economic well-being through leadership and working in partnership with the Community.

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7.1 DATE OF NEXT MEETING 201

7.2 CLOSURE 201

ITEM 1 OPENING OF MEETING**1.1 Opening**

The Mayor declared the Special Meeting of the Town of Port Hedland Council open at 6:33pm and acknowledged the traditional owners, the Kariyarra people.

ITEM 2 RECORDING OF ATTENDANCE AND APOLOGIES**2.1 Attendance***Elected Members*

Mayor Kelly A Howlett
Councillor George J Daccache
Councillor Arnold A Carter
Councillor David W Hooper
Councillor Julie E Hunt

Officers

| | |
|-------------------|-----------------------------------|
| Malcolm Osborne | Chief Executive Officer |
| Natalie Octoman | Director Corporate Services |
| Russell Dyer | Director Engineering Services |
| Gordon Macmile | Director Community Development |
| Eber Butron | Director Planning & Development |
| Josephine Bianchi | Coordinator Governance |
| Grace Waugh | Administration Officer Governance |

2.2 Apologies

Councillor Jan M Gillingham
Councillor Michael (Bill) Dziombak

2.3 Approved Leave of Absence

Councillor Gloria A Jacob

ITEM 3 PUBLIC TIME

Mayor opened Public Question Time at 6:34pm.

3.1 Public Question Time**3.1.1 *Camilo Blanco***

What is the balance of the municipal fund?

Director Corporate Services advised that the balance of the municipal fund is \$16, 272, 403.49.

Mayor closed Public Question Time at 6:35pm.

Mayor opened Public Statement Time at 6:35pm.

3.2 Public Statement Time

Mayor closed Public Statement Time at 6:36pm.

ITEM 4 QUESTIONS FROM MEMBERS WITHOUT NOTICE

Nil

ITEM 5 DECLARATION BY MEMBERS TO HAVE GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING

| | |
|-------------------------|-----------------------|
| Mayor K A Howlett | Councillor D W Hooper |
| Councillor G J Daccache | Councillor J E Hunt |
| Councillor A A Carter | |

ITEM 6 REPORTS OF OFFICERS**6.1 Corporate Services****6.1.1 2012 Rates Incentive Draw (File No.: .../...)**

Officer Georgina Marciniak
Coordinator, Financial Operations

Date of Report 14 November 2012

Disclosure of Interest by Officer Nil

Summary

For Council to conduct the initial 2012 Rates Incentive Program draw to determine 43 prize winners as outlined in the Terms and Conditions. An additional 5 entries will be drawn and recorded in order as reserves in the event an entry is invalid or the winner is unable to attend or nominate a representative to attend the Rates Incentive Program Function.

Background

The Rates Incentive Program gives ratepayers, who pay their rates in full by the due date, the opportunity to enter into a draw to win prizes sponsored by local businesses. Local businesses sponsoring cash prizes or goods and services towards the program receive local recognition and advertising in return.

The 43 prizes in the 2012 draw are as follow:

| Sponsor | | |
|-------------------------|--|-----------|
| Airnorth | 2x return flights to Broome with Airnorth | \$2400.00 |
| Subway North West | Vouchers for Subway Restaurant (1x monthly 21 piece platter, 1x weekly \$20 voucher) | \$2041.00 |
| The Walkabout Hotel | 20 x \$100 Dining Vouchers at The Walkabout Hotel | \$2000.00 |
| Shane Jacobs Settlement | Settlement Fees | \$2000.00 |
| North West Telegraph | Advertising Package | \$2000.00 |

| | | |
|--|--|-------------|
| Big Sky Building Society | 1 x Cash Prize | \$2000.00 |
| BJ Young Earthmoving | 1 x Cash Prize | \$2000.00 |
| National Australia Bank | 1 x Cash Prize | \$1000.00 |
| O'Donnell Griffin | 1 x Cash Prize | \$1000.00 |
| LMCD Construction | 1 x Cash Prize | \$500.00 |
| Port Hedland Boulevard Shopping Centre | 1 x Cash Prize | \$500.00 |
| South Hedland Shopping Centre | 1 x Cash Prize | \$500.00 |
| The Esplanade Hotel | 10 x \$35 Dining Vouchers at The Esplanade Hotel | \$350.00 |
| Goodearth & Perth Ambassador Hotels | Winner's Choice Voucher Overnight Package at Perth Ambassador or Goodearth Hotel | \$305.00 |
| | Total | \$18,596.00 |

Statutory Implications

Gaming and Wagering Commission Act 1987

"Part 1 s. 3

trade promotion lottery means a lottery conducted to promote the sale of goods or the use of services, in which every participant takes part

—
(a) without cost to him; or

(b) by reason of the purchase of goods or the use of services, the cost of which is —

(i) no more than that cost would be without the opportunity to take part in the lottery; or

(ii) no more than the maximum total cost per entry as is set out in the permit issued under section 104(1)"

The Town of Port Hedland operates the Rates Incentive Program in conjunction with the Conditions for the Conduct of a Trade Promotion Lottery and Permit for the Conduct of a Trade Promotion Lottery, as set out by the Gaming and Wagering Commission.

Policy Implications

2/012 Rates Incentive Program Policy.

Strategic Planning Implications

Nil

Budget Implications

The Rates Incentive Program Function has been funded as part of the 2012/13 budget process. All additional prizes and sponsorship arrangements have been funded by local businesses.

Officer's Comment

The Rates Incentive Program is conducted at no additional cost to ratepayers and is designed to give eligible ratepayers a chance to enter and win. The Program encourages ratepayers to pay their rates in full by the due date and also gives local businesses the opportunity for local recognition and advertising.

Entry forms have been placed into a sealed box for drawing at today's meeting. 43 entry slips and 5 additional entry slips will be drawn by the Mayor and Councillors to determine the winners for the final Rates Incentive Program draw to be held at the Rates Incentive Function on 29 November 2012. The final draw will determine the prize each winner is to receive. Entries drawn will be checked by the Senior Rates Officer for eligibility. Should any entry be deemed invalid the next additional entry will replace it.

Winners will be contacted by telephone or email using details provided on the entry form. At the time the winner is notified they will be asked to provide their mailing details in order for the Rates Incentive Program Function invitation to be delivered. Winners will be asked to RSVP or nominate a representative to attend the event on their behalf.

In addition to all 43 winners of this year's program all other ratepayers, who paid their rates in full before the due date and entered the competition, are invited to the Rates Incentive Program Function. The Rates Incentive Program Function will be held on 29 November 2012 at the Civic Centre Gardens.

Attachments

Nil

201213/158 Officer's Recommendation/Council Decision**Moved: Cr Carter****Seconded: Cr Hunt****That Council notes names drawn to be the winners for the 2012 Rates Incentive Program and record them in order.**

| | | |
|---|---|--------------------------------|
| 1. John Plumb | 2. Josip Bozuric | 3. Johannes & Anneke Scheepers |
| 4. Frank & Valerie Pulleine | 5. Jeffrey Kerley | 6. Loretta & David Essex |
| 7. Elijah Borell | 8. Slavica & Zeljko Pejovic | 9. Natalie Cope & Glenn Wilson |
| 10. David Leopardi | 11. Silke Becker | 12. Slavica & Zeljko Pejovic |
| 13. Gary Anderson | 14. Lesley Pett | 15. Thomas & Raewyn Chadwick |
| 16. Johnathon & Leanne Cox | 17. John Taylor | 18. Zebedee Nadia Nickolai |
| 19. Kevin & Janette Cartwright | 20. Jeffrey Davis | 21. Whiteman Building Company |
| 22. David Leopardi | 23. Vickie & Gary Brooks | 24. AMZ Pty Ltd |
| 25. John & Marion Geoghegan | 26. Delta Cave Pty Ltd | 27. Elizabeth Noblet |
| 28. Patricia Jessop & Patrick McCullagh | 29. Carribean Investments Pty Ltd | 30. Lyle & Deborah Stanley |
| 31. Maria & Timothy Tanner | 32. Raymond White | 33. Anne & Thomas Stephens |
| 34. Royal Flying Doctor Services | 35. Richard, Kerry, Bradley & Matthew Pochroj | 36. Barry Collins |
| 37. Thomas & Donna Richards | 38. David Leopardi | 39. Thomas & Donna Richards |
| 40. Maria & Timothy Tanner | 41. Nathan Hurst & Wen Zhao | 42. Rochelle Plumb |
| 43. Peter Pronyszyn | | |

That Council notes 5 additional names and records them in order as reserves in the event that a winner is unable to attend.

| | | |
|---------------------------------|------------------------------------|-------------------|
| 44. Faki & Norizan Aripin | 45. India & Wickramasuriya Aponso | 46. Troy McGuckin |
| 47. Westina Corporation Pty Ltd | 48. Thrifty Second Garland Pty Ltd | |

CARRIED 5/0

6.1.2 Proposed 2012-13 Country Local Government Fund (CLGF) Allocation

Officer Natalie Octoman
Director Corporate Services

Date of Report 1 November 2012

Disclosure of Interest by Officer Nil

Summary

This report identifies funding from the Country Local Government Fund for 2012/13 and recommends an expenditure strategy to be incorporated into the revised 2012/13 Annual Budget.

Background

The Western Australian Government's Royalties for Regions is a commitment to put more back into the State's regions.

Through the *Royalties for Regions Act 2009*, the equivalent of 25 per cent of the State's mining and onshore petroleum royalties are being returned to the State's regional areas each year as an additional investment in projects, infrastructure and community services.

The object of this Act is to promote and facilitate economic, business and social development in regional Western Australia.

The primary objective of the Royalties for Regions Country Local Government Fund (CLGF) is to address infrastructure needs across the country local government sector.

The overall aims of the CLGF are to:

- address infrastructure needs and support capacity building;
- improve the financial sustainability of country local governments in Western Australia through improved asset management;
- provide financial assistance to country local governments which choose to amalgamate voluntarily; and
- assist groups of country local governments to fund regionally significant infrastructure projects.

Consultation

- Town of Port Hedland Executive Team
- Manager, Infrastructure Development

Statutory Implications

As there is an expenditure allocation for the SHAC Upgrade contained within the 2012/13 Annual Budget, section 6.8 of the *Local Government Act 1995* is not applicable.

Policy Implications

Nil

Strategic Planning Implications

6.4 Local Leadership

6.4.1 Strategic

Deliver responsible management of infrastructure, assets, resources and technology

Budget Implications

The Town can apply for \$807,745 from the Country Local Government Fund for the 2012/13 financial year, which has not been incorporated into the 2012/13 Annual Budget. This is the same amount applied for 2011/12 that was carried forward to 2012/13 as it was not received prior to 30 June.

If the officer's recommendation is endorsed, the additional funds would be recognized as revenue within account 1201376 "Country Local Govt Fund – RFR" and would fund the following:

| Program | GL Account | Amount |
|---|-------------------|------------------|
| Drainage Construction | 1201473 | \$425,000 |
| Port Hedland Light Industrial Area Drainage Program | 1201495 | \$150,000 |
| Kerbing Construction | 1201480 | \$200,000 |
| Walkway Lighting | 1201481 | \$32,745 |
| | | \$807,745 |

Currently these programs are funded from municipal funds. It is recommended that the Country Local Government Fund monies are applied to the above programs, and that the municipal funds are re-diverted and applied to the SHAC project in order to complete works associated with car parking and lighting.

This would therefore result in an increase of \$807,745 in the revenue account 1201376 and an increase in account 1107434 being "SHAC Upgrade".

Officer's Comment

The Country Local Government Fund allocation for 2012/13 of \$807,745 was not incorporated into the 2012/13 Annual Budget due to the timing of the allocation release. As the amounts have now been identified for each local government, internal discussions have progressed to the stage of recommending options to Council for consideration.

While it was initially intended that the CLGF allocation be utilised for Stage 2 of the Stadium and SHAC initially, verbal indications regarding the timing of approval for the use of CLGF would have a significant impact on the delivery of these projects, therefore alternative programs have been recommended in order not to impact on either the Stadium or SHAC redevelopment.

There are several infrastructure projects within the 2012/13 budget that are currently funded by municipal monies. It is proposed that these projects utilize the CLGF allocation, and that the municipal funds are transferred to assist in the redevelopment of SHAC as outlined in the budget implications section of this report.

Attachments

Nil

201213/159 Officer's Recommendation/Council Decision

Moved: Cr Carter

Seconded: Cr Hooper

That Council:

- 1. Endorses the application to Royalties for Regions for the utilisation of the Country Local Government Fund 2012/13 allocation for the following programs:**
 - a) Drainage Construction: \$425,000**
 - b) Port Hedland Light Industrial Area Drainage: \$150,000**
 - c) Kerbing Construction: \$200,000**
 - d) Walkway Lighting: \$32,745**
- 2. Approves the application of municipal funds to the value of \$807,745 to be re-diverted and applied to the SHAC redevelopment on account 1107434.**

CARRIED 5/0

6.2 Engineering Services**6.2.1 *Wanangkura Stadium – Fire Services Remediation Strategy: Stage 2 (File No.: 26/14/0013)***

Officer Jenella Voitkevich
Manager Infrastructure Development

Date of Report 1 November 2012

Disclosure of Interest by Officer Nil

Summary

The purpose of this report is to provide Council with cost estimates for stage 2 of the fire services remediation strategy at Wanangkura Stadium.

Council is requested to provide approval to proceed with stage 2 of the fire services remediation works by accepting a variation to Doric Constructions based on Contract 10/19 Construction of Multipurpose Recreation Centre.

Background

At the Ordinary Council Meeting held on 8 August 2012 Council was presented with a report regarding the temporary closure, compliance limitations and proposed solutions at Wanangkura Stadium. The following extract from Council's decision relates specifically to the remediation strategy and associated budget allocation:

"201213/064 Council Decision

That Council:

- 1. Approves the implementation of the recommended remediation strategy (Option 6) for fire safety including installation of water tanks and pumps and relocation of fire booster, subject to final design and authority approval process.*
- 2. Sets aside the provisions in Council's Procurement Policy 2/007 and Tender Policy 2/011, due to the urgency of the situation, and authorises the CEO and delegated officers to negotiate a variation to Contract 10/19 Construction of Multipurpose Recreation Centre to Doric Constructions for the purpose of supply and installation of the remediation strategy, up to the value of the surplus budget available."*

A further report was presented to Council on 22 August 2012. This report approved staging the works due to budget restrictions, as per the decision below:

*"201213/089 Officer's Recommendation / Council Decision**That Council:*

- 1. Approves the implementation of stage 1 of the recommended remediation strategy for fire services at Wanangkura Stadium by means of variation to Contract 10/19 to Doric Constructions to the value of \$432,927 plus GST*
- 2. Notes there will be a further report to Council for the implementation of stage 2, inclusive of budget implications, prior to commencement of works."*

Stage 1 of the works, completed on 21 September 2012, included the installation of 2 water tanks to provide sufficient water capacity to service the fire system. This system is gravity fed to the fire hydrant booster. During an emergency situation, the fire fighting truck is connected directly to the hydrant booster to provide sufficient flow and pressure to the system. This is approved on a temporary basis, with the facility's Occupancy Permit valid until 2 April 2013. This gives sufficient time to complete stage 2 of the works.

Stage 2 of the works involves the installation of pumps that will boost the fire service to the correct flow and pressure, in lieu of connecting the fire truck to the booster. This provides a faster and safer protection and control system in an emergency situation. The budget and procurement of stage 2 is the subject of this report to Council.

Consultation*External*

- Doric Construction
- Thinc Projects
- Aurecon Consultants – fire and hydraulic engineering
- FESA – Built Environment branch, Perth
- FESA – local fire service

Internal

- Executive team

Statutory Implications

The completion of stage 2 of the fire services remediation strategy is necessary to ensure that the facility complies with BCA and Building Act requirements.

Policy Implications

Item 2 in Council's resolution at the Ordinary Council Meeting on 8 August sets aside the provisions in Council's Procurement Policy 2/007 and Tender Policy 2/011 to allow procurement by means of variation to the current contract with Doric Constructions. This process is also recommended for stage 2 of the works.

Strategic Planning Implications

Strategic Community Plan 2012 to 2022

Community – We are a friendly, exciting city of neighbours that is vibrant and diverse.

6.1.2 Vibrant – Provide access to recreational, cultural, entertainment facilities and opportunities.

Budget Implications

The table below outlines the project budget, expenditure and commitments to date (inclusive of stage 1 works) and proposed budget reallocations to enable the progression of stage 2 works.

| Description | Value |
|---|---------------------|
| Original project budget | \$35,139,000 |
| Approved allocation of 11/12 Royalties for Regions funding interest | \$146,168 |
| Proposed reallocation from 1201403 for Stage 2 works | \$400,000 |
| Proposed reallocation from 1201403 for Stadium Review | \$60,000 |
| TOTAL PROJECT BUDGET | \$35,745,168 |
| Expenditure 2009/10 | \$70,754 |
| Expenditure 2010/11 | \$18,398,183 |
| Expenditure 2011/12 | \$14,819,719 |
| Expenditure to date 2012/13 | \$985,581 |
| Estimated outstanding commitments | \$943,700 |
| Stadium Project Review | \$60,000 |
| TOTAL PROJECT EXPENDITURE | \$35,277,937 |
| TOTAL BUDGET AVAILABLE FOR STAGE 2 REMEDIATION WORKS | \$467,231 |

Account 1201403 (Major Projects Civil Works) has an adopted 2012/13 budget of \$702,608. This budget has not been allocated to a specific project and is intended to be used to accommodate infrastructure works for major projects. This proposal will result in a balance of \$242,608 in account 1201403. Allocations for the balance of this account will be distributed as part of the first quarter budget review process.

The estimated cost for stage 2 of the fire services remediation strategy, based on the approach recommended in this report, is approximately \$420,000 plus contingency, plus GST.

Officer's Comment

The procurement of contractors and materials required for stage 2 of the fire services remediation strategy for Wanangkura Stadium can be approached in 3 different ways:

- Option 1 – Award a variation to Doric Constructions for the works, on the basis of the original contract for the construction of Wanangkura Stadium and stage 1 works,
- Option 2 – Advertise a new tender process for the complete works package (managed under a single contractor), or;
- Option 3 – Break down the works package into separable portions and manage several individual contracts

The advantages and disadvantages of each option are reviewed below:

| Option | Advantages | Disadvantages |
|---|---|--|
| Option 1: Contract Variation to Doric | <ul style="list-style-type: none"> •Site familiarity – contractors aware of existing site conditions •Confirmed that timeframes can be achieved •Warranties will be consistent across entire project | <ul style="list-style-type: none"> •Potential higher cost due to remobilization to site (included in quote) |
| Option 2: New tender for complete works package | <ul style="list-style-type: none"> •Opportunity to compare cost submissions across a wide market (although no guarantee of cost benefit) | <ul style="list-style-type: none"> •If awarded to contractor other than Doric, loss or confusion regarding warranties and responsibilities •Timeframes involved in tender process |
| Option 3: Separable portions works package | <ul style="list-style-type: none"> •Most likely to result in reduced costs due to no head contractor margin | <ul style="list-style-type: none"> •If awarded to contractor other than Doric, loss or confusion regarding warranties and responsibilities •Timeframes involved in quotation process and management of works (internal resources) •Potential difficulty in co-ordinating timeframes of individual contractors •Lack of internal resources to manage works over various contractors |

On assessment of the advantages and disadvantages of each option it's clear that the preference would be to award a contract variation to Doric Constructions. This is predominately based on the clarity of responsibilities and warranties if any issues were to occur in the future. However, prior to recommending a variation it's essential to review the budget implications to ensure that the Town is receiving the best value for money for the works.

Doric Constructions has submitted a quote for stage 2 of the fire services remediation strategy. The quote has been evaluated by a qualified Quantity Surveyor and tested against the local market. Alternative quotes have been sourced for specific elements to compare the value of tendering a full works package or separable portions. This assessment resulted in all but one element of the scope of work being deemed cost comparative to other options. If the Town decided to proceed with option 2 or 3 for the works a potential saving of \$33,000 may be realized for the hydraulic scope, depending on the contractor submitting the quote. The alternative of requesting Doric to accept a different contractor on a cheaper quote was reviewed, however this would result in loss or confusion of warranties for the project. If the Town proceeded with option 3, a potential 10% saving may also be achieved due to the reduction of a head contractor margin. The quote submission review, along with the advantages of the recommended approach results in a preference to approve a contract variation to Doric Constructions.

A summary of the estimated costs for stage 2 fire service remediation is outlined below:

| Description | Value |
|--|---------------------|
| Stage 2 scope of works – Doric submission | \$305,441 |
| Doric head contractor margin 10% | \$30,544.10 |
| TOPH works – Pump enclosure | \$45,000 |
| TOPH works – Temporary fencing for construction | \$5,000 |
| TOPH works – Permanent fencing of tanks | \$15,000 |
| TOPH administration and project management costs | \$20,000 |
| | |
| TOTAL ESTIMATED COST | \$420,985.10 |

In consideration of the assessment of Doric Constructions quote submission and the advantages and disadvantages of each procurement option, it is recommended to approve a variation to Doric Constructions for the stage 2 fire services remediation works at Wanangkura Stadium.

Attachments

Nil

201213/160 Officer's Recommendation/Council Decision**Moved: Cr Carter****Seconded: Cr Hooper****That Council:**

- 1. Approves the procurement of stage 2 of the remediation strategy for fire services at Wanangkura Stadium by means of variation to Contract 10/19 to Doric Constructions to the value of \$335,985.10 plus GST;**
- 2. Approves the reallocation of \$400,000 from account 1201403 to account 1108423 Multipurpose Recreation Centre for the purpose of Wanangkura Stadium stage 2 fire services remediation works; and**
- 3. Approves the reallocation of \$60,000 from account 1201403 to account 1108257 Multipurpose Recreation Centre Operating costs for the purpose of Wanangkura Stadium project review.**

CARRIED 5/0

6.3 Community Development

6:48pm Councillors Daccache and Hunt declared a financial interest in Item 6.3.1 'General Practitioner Housing – Allocation Process (File No.: 15/01/0020)' as they are BHP Billiton shareholders with shares over the statutory threshold.

Councillors Daccache and Hunt left the room.

Chief Executive Officer advised that the Department of Local Government has granted the Town of Port Hedland Council approval to consider Item 6.3.1 'General Practitioner Housing – Allocation Process (File No.: 15/01/0020)' with a reduced quorum of three Councillors, as per the following attached letter.



Government of **Western Australia**
Department of **Local Government**

Your Ref: 13/06/0001
Our Ref: PH1-7#04; E1228299

Mr M J Osborne
Chief Executive Officer
Town of Port Hedland
PO Box 41
PORT HEDLAND WA 6721

Dear Mr Osborne

REQUEST FOR REDUCED QUORUM

I wish to advise that, in accordance with authority delegated by the Minister for Local Government, the Director General has approved the Town's application, under section 5.7(1) of the *Local Government Act 1995*, for a reduced quorum of three (3) Councillors at its Special Council Meeting to be held on 14 November 2012 subject to the following conditions;

The reduced quorum is approved only to enable the Council to deal with the following two (2) items;

- 6.3.1 General Practitioner Housing – Allocation Process; and
- 6.4.12 Proposed "Harbour Installation" – Temporary Barge Landing Facility at Lot 250 Oyster Point (Reserve 30909).

Yours sincerely


David Morris
MANAGER GOVERNANCE

14 November 2012

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6.3.1 *General Practitioner Housing – Allocation Process (File No.: 15/01/0020)*

| | |
|--|--|
| Officer | Gordon MacMile Director Community Development |
| Date of Report | 1 November 2012 |
| Disclosure of Interest by Officer | Nil |

Summary

In partnership with BHP Billiton and the State Government (Royalty for Regions funding), Council are constructing 7 general practitioner (GP) houses in Cooke Point. The houses are scheduled for completion in December 2012 and occupation in early 2013.

An expression of interest process was conducted throughout September and October to allocate the completed GP houses. The EOI process resulted in submissions from 5 organisations and a total of 19 doctors. Submissions were received from:

- Wirraka Maya Health Service
- OSH Group
- Kinetic Health
- Aspen Medical
- Royal Flying Doctor Service (RFDS).

Council is requested to allocate housing to Kinetic Health Services and OSH Group based on the outcome of assessment against the evaluation criteria and recommendations of the stakeholder panel.

Background

GP Housing Construction

Council invited tenders for the design and construction of the civil and housing components. The project was split into two stages, with stage 1 comprising the civil and earth works and the construction of 7 houses for the accommodation of GP's.

The OCM on 25 May 2011 resolved:

“That Council:

1. *Awards Tender 11/18 Civil Works & Housing Construction (General Practitioner Housing – Stage 1) to Pilbara Construction Pty Ltd for the lump sum price of \$4,095,000 (ex. GST) at Lot 5551 Dempster Street, Cooke Point*

2. *Authorises the Chief Executive Officer (Director Community Development and Manager Infrastructure Development) to negotiate with Pilbara Construction Pty Ltd regarding the final site masterplan and resultant number of general practitioner houses (at least 6 houses) to be constructed in Stage 1.*
3. *Notes that the remaining budget allocation (\$405,000) is to be retained as a contingency.”*

GP Housing Allocation Process

The construction project and subsequent allocation is intended to provide quality subsidised leased housing to general practitioners who support the Port Hedland community and is focused on:

- Assisting in the retention of existing general practitioner / emergency services
- Encouraging and facilitating the expansion of general practitioner service levels and availability
- Assisting in the provision of specialist services not currently available
- Assisting in the provision of services linked to areas of disadvantaged health services / remote servicing / bulk billing
- Beginning to cater for future GP service requirements.

The OCM meeting of 11 July 2012 resolved

“That Council:

1. *Adopts the expression of interest process, as well as the assessment criteria for the allocation and management of the constructed GP houses*
2. *Delegates authority to the Chief Executive Officer or delegate to call for expressions of interest for the allocation and management of the GP houses.”*

A full copy of the GP Housing eligibility criteria is attached (Attachment 1).

Consultation

A concept briefing was previously held with Elected Members on 20 June 2012 to develop the GP housing allocation criteria.

Expressions of interests received were assessed by a stakeholder panel with representatives from:

- BHP Billiton
- Pilbara Development Commission
- Department of Health
- Town of Port Hedland.

Statutory Implications

Tender for the construction and expression of interest processes were conducted in accordance to the *Local Government Act (1995)*.

3.57 Tenders for providing goods or services

3.58 Disposing of property.

Policy Implications

Tenders were called in accordance with Council's Procurement Policy 2/015.

Strategic Planning Implications

Provision of GP housing is prioritised in the Town of Port Hedland Corporate Business Plan 2012 – 2016 as:

Environment (3.2 Community Facilities)

Provide adequate housing to attract GP's to the region:

- Construction of stage 1 GP housing project completed by December 2012.

Budget Implications

Subject to submissions received and model supported, Council may need to allocate funds within the 2012/13 budget for the management and maintenance of the housing.

Officer's Comment

The expression of interest process was advertised in the North West Telegraph on 19 and 26 September, promoted on Council's website, via a media release and forwarded directly to organisations that had previously enquired.

A total of 5 organisations submitted EOI's for a total of 19 (both existing and proposed new) doctors. Table 1 below details the expressions of interest received.

The expressions of interest received were assessed by the panel firstly for compliance with the eligibility criteria, then secondly in accordance with the qualitative / priority criteria.

Table 1 Summary of Submissions:

| Submissions | Details / Interest Expressed |
|------------------------------|------------------------------|
| Wirraka Maya Health Service | 2 Doctors |
| Aspen Medical | Not Specified |
| OSH Group | 13 Doctors |
| Kinetic Health | 2 Doctors |
| Royal Flying Doctors Service | 2 Doctors |

Table 2 Compliance Assessment

| Submissions | Compliance |
|------------------------------|------------|
| Wirraka Maya Health Service | Yes |
| Aspen Medical | No |
| OSH Group | Yes |
| Kinetic Health | Yes |
| Royal Flying Doctors Service | Yes |

Aspen Medical was considered by the assessment panel to be not compliant with the eligibility criteria as the organisation is limited to providing paramedical services to the mining industry and does not directly service the Port Hedland community.

All other submissions were assessed as being compliant with the eligibility criteria.

Table 3 Qualitative Criteria

| Qualitative Assessment Criteria | Weighting (%) |
|--|---------------|
| Assist in the retention of existing general practitioner / emergency services | 30 |
| Encourage and facilitate the expansion of general practitioner service levels and availability | 20 |
| Assist in the provision of specialist services / skills not currently available | 20 |
| Assist in the provision of services linked to areas of disadvantaged health services / remote servicing / bulk billing | 20 |
| Begin to cater for future general practitioner service requirements | 10 |

Compliant submissions were assessed against the qualitative criteria that reflected the focus of the project, previously considered and adopted by Council.

| Contractor/ Assessment Criteria | Assist in the retention of existing general practitioner / emergency services | Encourage and facilitate the expansion of general practitioner service levels and availability | Assist in the provision of specialist services / skills not currently available | Assist in the provision of services linked to areas of disadvantaged health services / remote servicing / bulk billing | Begin to cater for future general practitioner service requirements | Total Score (100%) |
|------------------------------------|---|--|---|--|---|--------------------|
| | Score (%) | Score (%) | Score (%) | Score (%) | Score (%) | |
| Wirraka Maya Health | 21 | 9 | 5 | 16 | 5 | 56 |
| Aspen Medical | Non compliant – not assessed | | | | | |
| OSH Group | 25 | 16 | 16 | 17 | 8 | 82 |
| Kinetic Health | 24 | 11 | 8 | 13 | 7 | 61 |
| RFDS | 20 | 8 | 9 | 15 | 3 | 55 |

Retention of Existing GP / Emergency Services

Submissions from Wirraka Maya, OSH Group, Kinetic Health and the RFDS scored strongly regarding the retention of existing general practitioner and emergency services within the Port Hedland community.

Expansion of GP Service Levels and Availability

The submission from OSH Group scored highest in this criteria with housing allowing for additional doctors, increased operating hours including a Sunday clinic, as well as an on-call service.

Although Kinetic Health proposal contained an additional doctor, the increased service appeared to be based on a non-residential locum. Wirraka Maya submission indicated an existing GP located in the community on an expensive market lease, with a second GP commencing in November 2012.

Submission from RFDS indicated that additional housing was available in February 2013, however the amenity of the accommodation may not be high enough for the incoming staff.

Provision of Specialist Services

Submission from OSH Group again scored highest in this criterion with proposed doctors having both general and specialist skills (orthopaedics, cardiology, haematology, rheumatology, respiratory physician, plastic surgeons, physiatrists and sleep physicians).

RFDS submission indicated that doctors are specialists in the area of aeromedical medicine.

Services linked to Disadvantaged Health / Remote Servicing / Bulk Billing

Submissions from Wirraka Maya, OSH Group, Kinetic Health and the RFDS scored strongly regarding the services to disadvantaged elements of the community, remote communities and bulk billing.

Cater for Future GP Service Requirements

Submissions from Kinetic Health, Wirraka Maya and OSH Group scored well in detailing how the provision of GP housing is integral to the future service models.

Summary

Priority allocation for the GP Housing Project stage 1 is to be given to current residential general practitioners operating in Port Hedland, to help ensure their continued service to the community. This includes 5 current residential GP's (3 for Kinetic Health and 2 for OSH Group) who have to date been accommodated in BHP Billiton housing.

Based on the qualitative assessment of submissions against the allocation priorities, the strongest broad community benefit will be achieved by allocating the remaining 2 houses within GP Housing (stage 1) to OSH Group.

OSH Group submission rated equal to all other submissions in terms of GP service retention, future requirements and disadvantage health / remote servicing.

Based on the submissions, OSH Group clearly indicated the strongest community benefit in terms of expansion of GP services and the provision of specialist services.

Attachments

1. GP Housing (EOI) Eligibility Criteria – September 2012

201213/161 Officer's Recommendation/Council Decision**Moved: Cr Carter****Seconded: Cr Hooper****That Council:**

- 1. Endorses the disposal of Part Lot 5551 Dempster Street, Cooke Point by way of lease to:
 - a) 3 general practitioner houses to Kinetic Health Services (\$600 per week, to be reviewed annually in accordance with the Asset Management Plan) for a term of 3 years;**
 - b) 4 general practitioner houses to the OSH Group (\$600 per week, to be reviewed annually in accordance with the Asset Management Plan) for a term of 3 years.****
- 2. Delegates authority to the Chief Executive Officer or delegate to negotiate the provision of housing to preferred doctors within the Kinetic Health Service and OSH Group allocations;**
- 3. Endorses the provision of local public notice of the proposed disposals in accordance with section 3.58 of the *Local Government Act*; and**
- 4. Delegates authority to the Chief Executive Officer to enter into lease agreements should no public submissions be received.**

CARRIED 3/0

6:50pm Councillors Daccache and Hunt re-entered the room and resumed their chair.

The Mayor advised Councillors Daccache and Hunt of Council's decision.



General Practitioner (GP) Housing, Stage 1 – Facts Sheet and Eligibility Criteria

1. What is the Town of Port Hedland General Practitioner Housing Project?

The Town of Port Hedland in partnership with BHP Billiton and the State Government (Royalty for Regions) is constructing Stage 1 of general practitioner houses in Dempster Street, Cooke Point. The completion / occupation of 7 houses are scheduled for December 2012 / January 2013.

The project will provide quality subsidised leased housing to general practitioners who support the Port Hedland community and is intended to:

- Assist in the retention of existing general practitioner / emergency services
- Encourage and facilitate the expansion of general practitioner service levels and availability
- Assist in the provision of specialist services / skills not currently available
- Assist in the provision of services linked to areas of disadvantaged health services / remote servicing / bulk billing
- Begin to cater for future general practitioner service requirements.

2. Who is eligible for a Town of Port Hedland General Practitioner Housing lease?

To be eligible for a Town of Port Hedland General Practitioner Housing lease you are required to be employed in a job designated as providing an essential health service to the community. This may be in:

- A general practitioner / doctor where the services provided are located in the Town of Port Hedland or directly service these communities
- Emergency services (Ambulance, Royal Flying Doctor Service etc)
- Private medical specialist (pediatrician, oncologist, radiologist etc) where the services provided are located in the Town of Port Hedland or directly service these communities
- Private non-GP health professional (dentist, chiropractor, physiotherapist etc) area where the services provided are located in the Town of Port Hedland or directly service these communities.

3. Can an individual or their business apply for a Town of Port Hedland General Practitioner Housing lease?

Applications will initially be considered from a business for a particular employee, with both the organisation and the individual required to meet the eligibility criteria. The lease will be in the name of the employer, with the employee agreeing to abide by a code of conduct.



4. What are the business / company eligibility criteria for a Town of Port Hedland General Practitioner Housing lease?

For a business to be eligible to have an employee(s) allocated a General Practitioner Housing lease it must demonstrate the following:

- a) The organisation is a Business where the services provided are located in the Town of Port Hedland or directly service these communities
- b) The organisation must generate local employment of at least 1 full time position consisting of a minimum of 30 hours/week
- c) The organisation must be capable of entering into a residential lease agreement and accept all costs and liability for the full period of the lease and nominate employees for occupancy agreements who are eligible, agree that changes to staffing will be properly notified and replacement occupants are approved through process prior to occupancy
- d) Preference will be given to organisations that already own or lease residential or business premises within the Town of Port Hedland for the purposes of supporting the core medical enterprise. If an organisation is seeking to establish itself it may qualify by demonstrating a sound business plan, show evidence of demand and viability for the organisation together with their endeavours to secure accommodation. Any other synergistic benefits to the community or other businesses would be considered favourably
- e) An organisation cannot sublet the accommodation
- f) The organisation eligibility criteria have to be complied with on a continuing basis for the full period of the lease agreement
- g) Organisations or individuals eligible for Government Regional Officer's Housing (GROH) or similar are not eligible to apply
- h) If the organisation fails to comply or breaches the lease agreement by way of its actions or the actions and behaviours of one or more of the organisation's tenants, it will be void and all costs will be borne by the Organisation.

5. What are the individual eligibility criteria for a Town of Port Hedland General Practitioner Housing lease?

Once it is established that the organisation sponsoring the individual complies with the Organisation Eligibility Criteria, the individual tenant must then demonstrate the following:

- a) They have Australian Citizenship or are otherwise eligible to work within Australia
- b) They have a contract of ongoing employment with the Eligible organisation with the employment contract clearly specifying the base of employment is in the Town of Port Hedland servicing the interests of the company in the Town of Port Hedland.

GP Housing Partners





6. What are the housing types, anticipated lease term, lease cost and maintenance arrangements?

Following the allocation of a GP house, organisations and / or individuals will be required to enter into a lease agreement with the Town under the anticipated terms and conditions, summarised as but not limited to:

- a) Housing types – Stage 1 will be a mix of 4 bedroom / 2 bathroom and 3 bedroom / 2 bathroom houses
- b) Lease Term – up to 3 years *
- c) Rental – approximately \$500 to \$600 per week *
- d) Consumables – Tenant will be responsible for the payment of all consumables and utility costs including electricity, gas, water, telephone / IT
- e) Tenant Requirement – Tenant will ensure the property is used and maintained in an appropriate manner including regular garden maintenance and upkeep of the tidiness / cleanliness of the property (inside and out)

The Town of Port Hedland either directly or by a management arrangement will undertake periodical cyclical maintenance and upgrades, as necessary to the property.

* Subject to final Council approval and statutory requirements under section 3.58 of the *Local Government Act 1995*

7. How will Expressions of Interests be assessed and the allocation of GP houses prioritised?

A panel with representatives from the Town of Port Hedland, BHP Billiton, Pilbara Cities / Pilbara Development Commission and the WA Country Health Service (Pilbara) will assess applications received and make recommendations to Council. Council will have final approval over the allocation of houses and the lease terms and conditions.

Applications will be assessed in 3 stages:

- a) Provision of the required Statutory Declaration
- b) Compliance with organisation and / or individual Eligibility Criteria
- c) Alignment to the key outcomes of:
 - Assisting in the retention of existing general practitioner / emergency services
 - Encouraging and facilitating the expansion of general practitioner service levels and availability
 - Assisting in the provision of specialist services / skills not currently available
 - Assisting in the provision of services linked to areas of disadvantaged health services / remote servicing / bulk billing
 - Beginning to cater for future general practitioner service requirements.

GP Housing Partners



6.4 Planning & Development**6.4.1 *Amended Plans for Previously Approved “Use not Listed – Pilbara Drug and Alcohol Rehabilitation Facility” on Lot 257 Great Northern Highway, Port Hedland (File No.: 804679G)***

Officer Ryan Djanegara
Planning Officer

Date of Report 30 October 2012

Application No. 2011/133

Disclosure of Interest by Officer Nil

Summary

Council has received amended plans for the approved “Use not Listed – Pilbara Drug and Alcohol Rehabilitation Facility” on Lot 257 Great Northern Highway, Port Hedland from Formworks Architecture on behalf of the Department of Regional Development and Lands.

The proposed changes are considered necessary due to funding constraints and to address stormwater and drainage issues. In addition, the applicant has requested Condition 5 of the original permit be amended. The application was determined by Council at its Ordinary Council Meeting held on the 8th June 2011.

Council Officers recommends approval of the amended plans and changes to Conditions 1 and 5 of the original permit 2011/133.

Background

Council resolved at its Ordinary Meeting held 8 June 2011, to approve an application for the construction of “Use not Listed – Pilbara Drug and Alcohol Rehabilitation Facility” on Lot 257 Great Northern Highway, Port Hedland.

The facility consists of a single house, classrooms, workshops, offices and temporary onsite accommodation for patients and staff members. The proposed amendments to the approved plans include the following:

- Relocation of buildings to provide greater setback from the internally constructed drainage swale;
- Reduce the final floor levels of all buildings;
- Changes to floor plan of the residential units;
- Changes to the accessway and parking layout; and
- Reducing the number of bays from 37 to 22.

By virtue of the amended plans, this is considered to be a reconsideration of Condition 1 of the original planning permit 2011/133.

Reconsider Condition 5

In addition to the amended plan, the applicant has also requested Council to reconsider Condition 5 imposed on that approval. Condition 5 of the permit states:

“5. A minimum of 37 car parking bays are to be provided onsite to the satisfaction of Council’s Manager Planning”.

The applicant has requested that Condition 5 be amended to reflect the number of parking bays required for the facility and be reworded to that effect.

Consultation

Nil

Statutory Implications

Planning and Development Act 2005

In accordance with the Planning and Development Act 2005, the proposed development is subject to the provisions of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5).

Section 4.7.2 of the TPS5 states:

“Upon written application being made by an owner of land the Council may vary any condition imposed on a planning approval or may extend the time for compliance of any condition so imposed.”

The applicant has requested Conditions 1 and 5 are amended. In light of the Scheme Provision, the Council is able to consider the request.

Policy Implications

Nil

Strategic Planning Implications

The following section of the “Pilbara’s Port City Growth Plan” is considered relevant to the proposal:

Section 2.2: City Growth Themes
Core Theme 2: Strengthening Local Communities and Culture

Fostering the development of safe, friendly and inclusive communities that call Port Hedland home. Providing places and space that reflect and enhance the unique character, indigenous and non-indigenous heritage and identity of the area. Building resilience within the community and providing services and facilities for a range of diverse community needs and interests, so as to reduce disadvantage and improve social cohesion.

The following sections of Council's Strategic Plan 2012 – 2022 are considered relevant to this proposal:

| | |
|-------|----------------------|
| 6.3 | Environment |
| 6.3.2 | Community Facilities |

Facilitate the provision high quality health services and facilities for residents that are equal to or above the quality of those found in the metropolitan area.

Budget Implications

An application fee of \$8,960.60 has been received as per the prescribed fees approved by Council.

Officer's Comment

Amended Plans

The applicant has requested Council to consider approving amended plans to the planning permit 2011/133. Since the application was approved, the applicant has cleared the land and constructed a central drainage swale.

Due to funding constraints however the applicant has been required to lower the final floor levels and to increase the separation between the buildings.

Although the changes are significant, the amended plans in principle are considered to be generally consistent with the layout and footprint of the approved permit. Furthermore due to the location of the site, the proposed changes will not impact on any neighbouring properties. Therefore given the above, it is considered reasonable to approve the amended site plan.

Request to amend Condition 5

For a "Use Not Listed", Council has discretion to decide how many car parking bays may be required. In the original planning application, the applicant provided 37 parking bays on-site, which was considered an appropriate number of parking bays at the time.

The applicant has request Council to reconsider Condition 5 imposed on the original permit to reduce the number of required car parking bays. Condition 5 of the permit states:

“5. A minimum of 37 car parking bays are to be provided onsite to the satisfaction of Council’s Manager Planning”.

The applicant has requested the condition be amended to reduce the number of required bays from 37 to 22. The applicant has advised the reduced number of parking bay will be a more accurate reflection of the needs of the facility. The parking requirements have been broken down as follows:

- 10 staff parking bays;
- 1 loading bay;
- 1 bus bay;
- 2 disabled access parking spaces;
- 6 spaces for visitors; and
- 2 spaces for the single house.

According to the applicant, parking would not be required for patients as the facility will provide a routine bus service. Furthermore, patients would not be permitted to use vehicles whilst undergoing rehabilitation. Based on the justification provided, the applicant’s request is considered reasonable and therefore should be supported.

Options

Council has the following options when considering the application.

1. Approve the amended site plan and request to amend Condition 5 of the Permit.

The amended plans would supersede the plans originally approved under Condition 1 of permit 2011/133. In addition, the proposed amendment to Condition 5 would reduce the parking required to reflect the needs of the use more accurately. Notwithstanding this, the conditions of the original permit will remain unchanged.

2. Refuse the amended site plans and request to amend Condition 5 of the Permit.

Should Council refuse to approve the amended site plans, the applicant will have to proceed with the development as approved at Council’s previous meeting dated 8th June 2011.

Option one (1) is recommended.

Attachments

1. Locality Plan
2. Previously approved Plans
3. Amended Plans
4. Applicant's request and justification letter

201213/162 Officer's Recommendation/Council Decision**Moved: Cr Carter****Seconded: Cr Daccache**

That Council approves the request from Formworks Architecture on behalf of the Department of Regional Development and Lands, to approve amended plans pertaining to the Council approved "Use not Listed – Pilbara Drug and Alcohol Rehabilitation Facility" on Lot 257 Great Northern Highway, Port Hedland, subject to:

1. **The approval pertains to the amendments indicated on the plans (DRG2011/133/1 - DRG2011/133/18), and supersedes the original plans (2011/133/DRG/1 - 2011/133/DRG/9) approved under permit 2011/133;**
2. **Condition 5 of the original Planning Approval 2011/133 to be changed as follows:**
 - "5. A minimum of 22 car bays shall be provided as indicated on the approved site plan (DRG2011/133/2)".**
3. **All other conditions as stated in Planning Approval 2011/133 remain unchanged.**

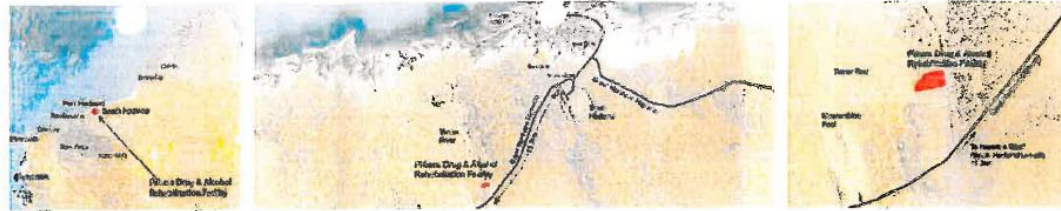
CARRIED 5/0

Attachment 1 – Locality Plan



ATTACHMENT 2 TO ITEM 6.4.1

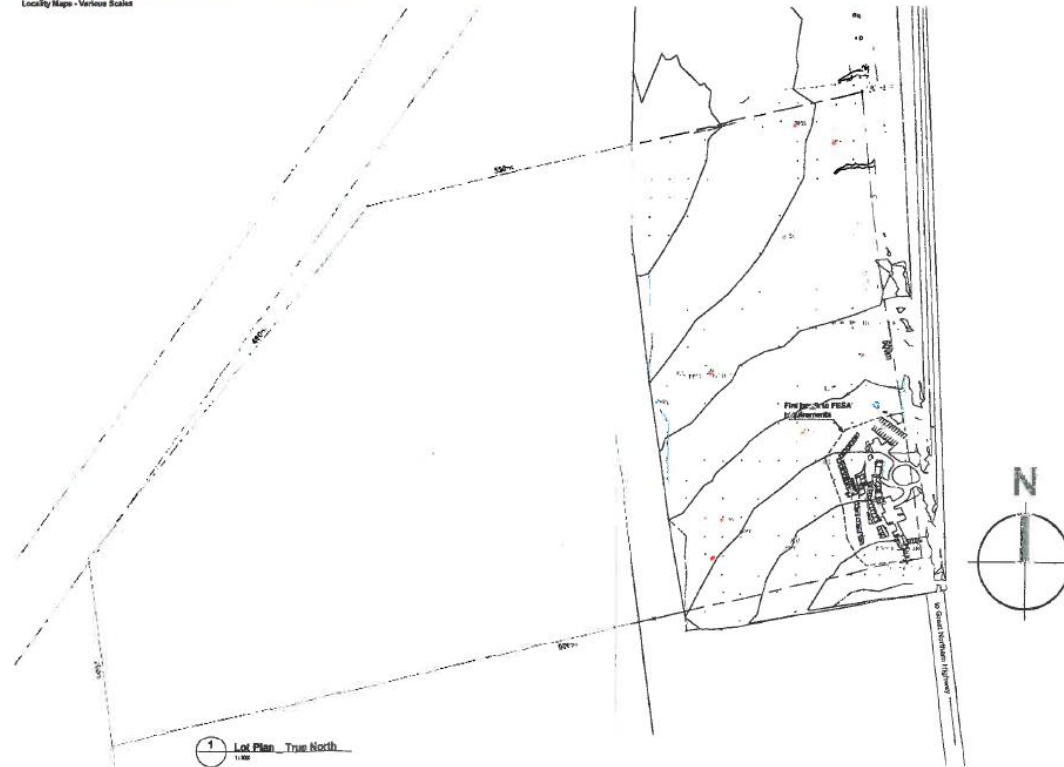
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|--------------|---------------------------------------|
| DA01 | Drawing List, Lot Plan, Locality Plan |
| DA02 | Ground Floor Plan |
| DA04 | Administration Block |
| DA05 | Therapy Block |
| DA06 | Public Buildings & Small Lounge |
| DA07 | Central Axis Buildings |
| DA08 | Accommodation 1 |
| DA09 | Accommodation 2 |



Locality Maps - Various Scales

FILE COPY

2011/133/dry 11



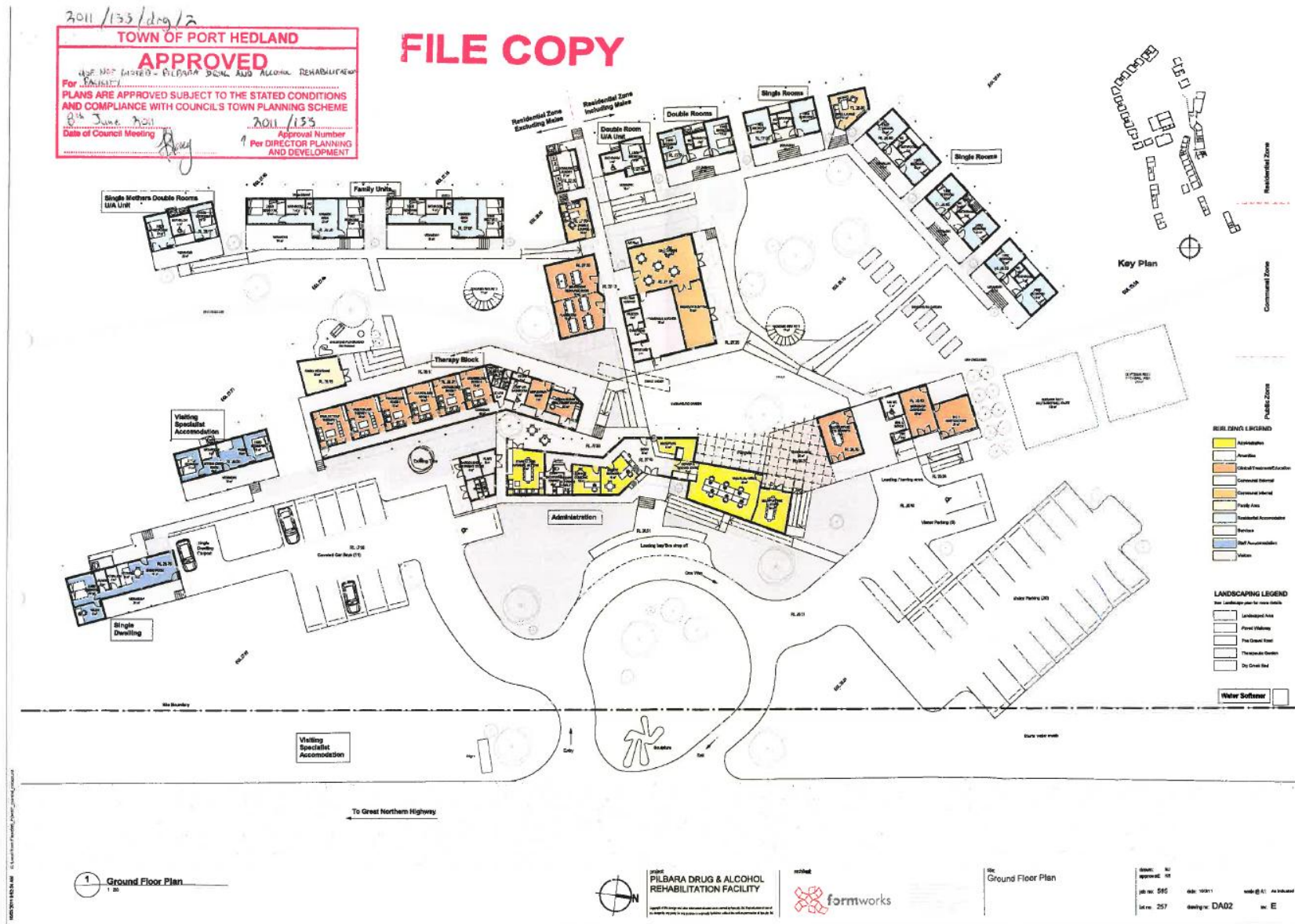
PILBARA DRUG & ALCOHOL REHABILITATION FACILITY



Formworks

Drawing List, Lot Plan, Locality Plan

Project No: 585
 Date: 08/11/11
 Drawing No: DA01
 Scale: F



FILE COPY

1 Single Accommodation Plan
1:100

2 Single Dwelling Plan
1:100

3 Specialist Accommodation Plan
1:100

4 Single Front View
1:100

5 Single Side View
1:100

6 Single Rear View
1:100

7 Single Dwelling Front View
1:100

8 Single Dwelling Side View
1:100

9 Single Dwelling Rear View
1:100

10 Specialist Front View
1:100

11 Specialist Side View
1:100

12 Specialist Rear View
1:100

Material Legend

- 1. Timber Clap Type 1
- 2. Timber Clap Type 2
- 3. Masonry Wall
- 4. Concrete Footing
- 5. Concrete Slab

Handwritten notes: 2011/133/dng/13

TOWN OF PORT HEDLAND

APPROVED

USE NOT LISTED - PILBARA DRUG & ALCOHOL REHABILITATION FACILITY

PLANS ARE APPROVED SUBJECT TO THE STATED CONDITIONS AND COMPLIANCE WITH COUNCIL'S TOWN PLANNING SCHEME

Date of Council Meeting: 2011/133

Approval Number: 7

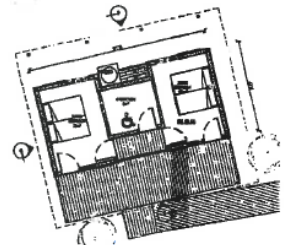
Per DIRECTOR PLANNING AND DEVELOPMENT

PILBARA DRUG & ALCOHOL REHABILITATION FACILITY

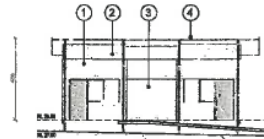
formworks

Accommodation 2

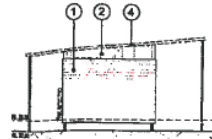
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approved: 10
job no: 085 date: 19/01/11 scale @ A1: as issued
sheet: 257 drawing: DA09 rev: E



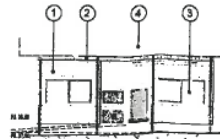
1 Single Mothers U/A Plan
1:100



5 Single Mothers U/A Front View
1:100



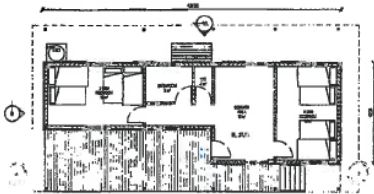
6 Single Mothers U/A Side View
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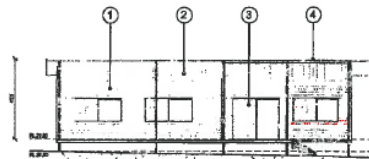
7 Single Mothers U/A Rear View
1:100



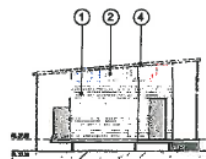
Key Plan



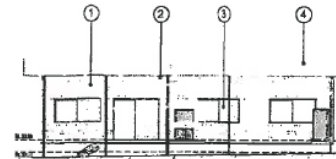
2 Family Unit Plan
1:100



8 Family Front View
1:100



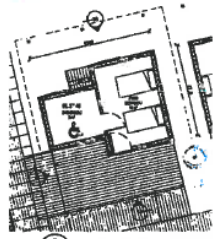
9 Family Side View
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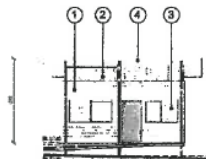
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Material Legend

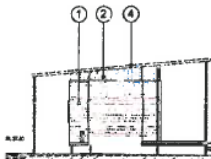
| | |
|-----|-----------------|
| --- | Brickwork |
| --- | Concrete |
| --- | Asph/Flt |
| --- | Timber Decking |
| --- | Timber Cladding |
| --- | Timber Siding |
| --- | Timber Shingles |
| --- | Timber Battens |
| --- | Timber Cladding |
| --- | Timber Siding |
| --- | Timber Shingles |
| --- | Timber Battens |



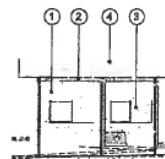
3 Double U/A Plan
1:100



11 Double U/A Front View
1:100

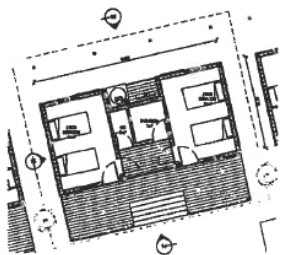


12 Double U/A Side View
1:100

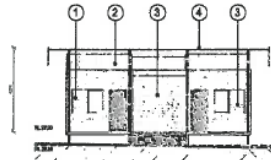


13 Double U/A Rear View
1:100

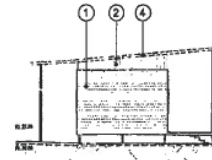
2011/133/dry/4
TOWN OF PORT HEDLAND
APPROVED
 USE FOR LITERO-PREPARA DRUG AND ALCOHOL REHABILITATION FACILITY
 PLANS ARE APPROVED SUBJECT TO THE STATED CONDITIONS AND COMPLIANCE WITH COUNCIL'S TOWN PLANNING SCHEME
 Date of Council Meeting: 20th June 2011
 Approval Number: 2011/133
 Per DIRECTOR PLANNING AND DEVELOPMENT



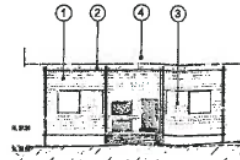
4 Double Plan
1:100



14 Double Front View
1:100



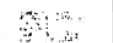
15 Double Side View
1:100



16 Double Rear View
1:100



PROJECT: PILBARA DRUG & ALCOHOL REHABILITATION FACILITY



Accommodation 1

client: UJ
 architect: JH
 job no: 065
 date: 14/11/12
 author: JH/DA
 scale: 1:100

2011/133/dm/15

TOWN OF PORT HEDLAND

APPROVED

USE NOT LIMITED - PILBARA DRUG AND ALCOHOL REHABILITATION FACILITY

PLANS ARE APPROVED SUBJECT TO THE STATED CONDITIONS AND COMPLIANCE WITH COUNCIL'S TOWN PLANNING SCHEME

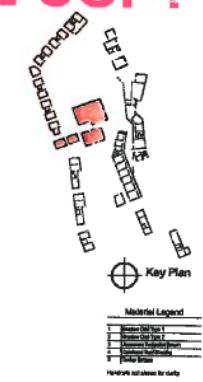
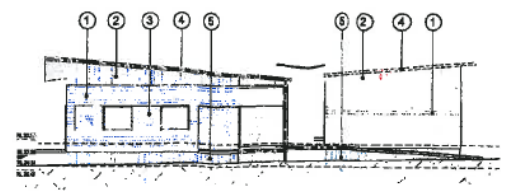
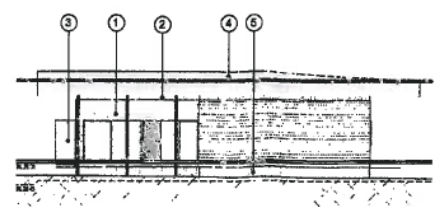
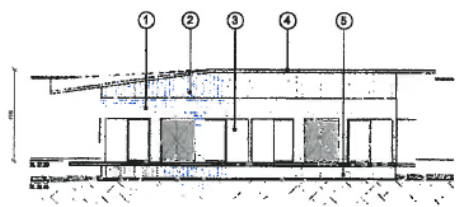
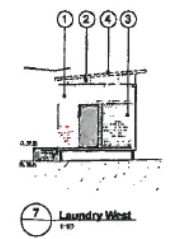
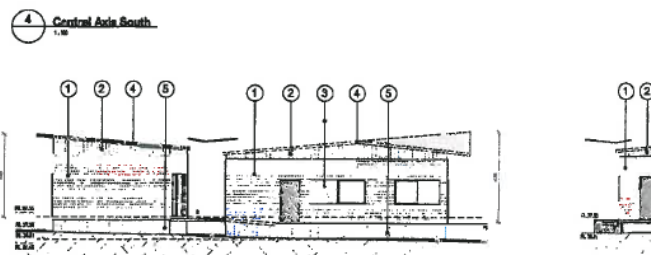
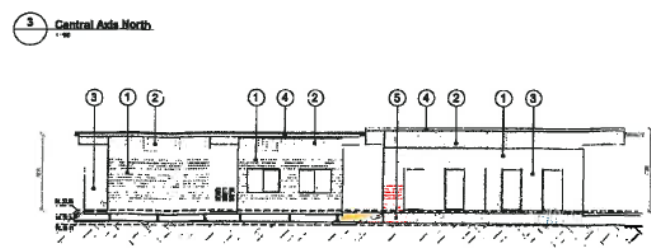
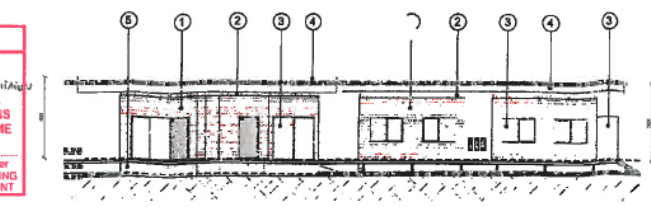
Date of Council Meeting: 20th June 2011

Approval Number: 2011/133

Per: [Signature] DIRECTOR PLANNING AND DEVELOPMENT

1 Central Axis Buildings Plan
1:10

FILE COPY

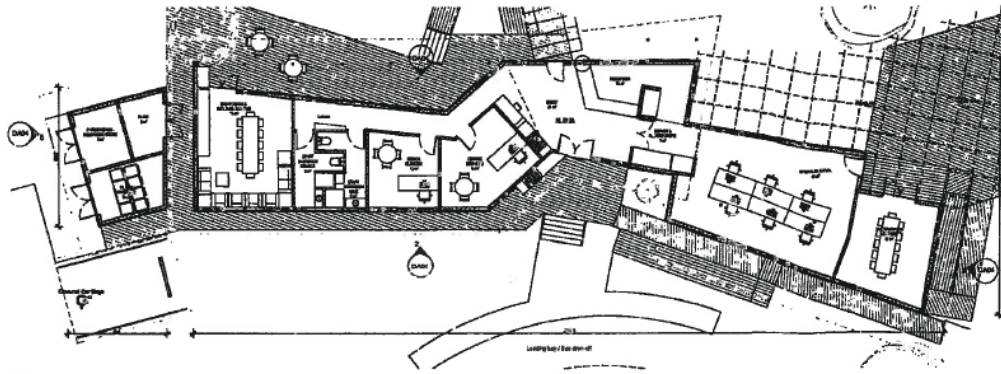


PROJECT: PILBARA DRUG & ALCOHOL REHABILITATION FACILITY



Site: Central Axis Buildings

client: [unreadable]
address: [unreadable]
job no: 505 site: 10011
job no: 393 architect: TJA/TJ



FILE COPY

2011/133/d19/16

TOWN OF PORT HEDLAND

APPROVED

USE AND LISTED: PILBARA DRUG AND ALCOHOL REHAB FACILITY

For: FACILITY

PLANS ARE APPROVED SUBJECT TO THE STATED CONDITIONS AND COMPLIANCE WITH COUNCIL'S TOWN PLANNING SCHEME

Date of Council Meeting: 9th June 2011

Date of Approval: 2011/133

Approval Number: [Signature]

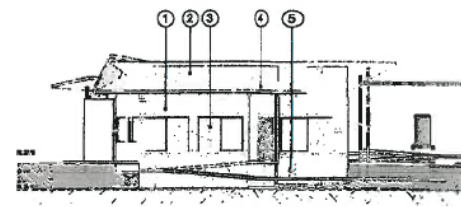
Per: DIRECTOR PLANNING AND DEVELOPMENT



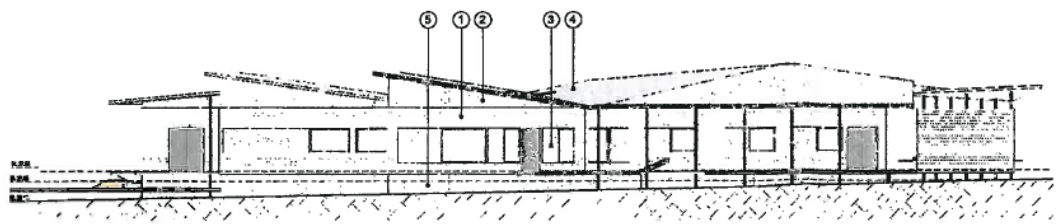
1 Administration Block Plan
1:50



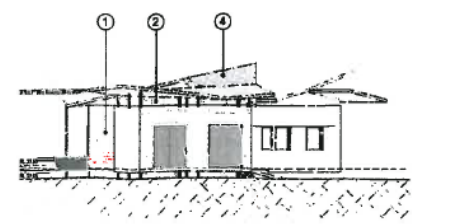
2 Elevation Admin West View
1:50



3 Elevation Admin North View
1:50



4 Elevation Admin East View
1:50



5 Elevation Admin South View
1:50

PILBARA DRUG & ALCOHOL REHABILITATION FACILITY

formworks

Administration Block

Sheet: 00
Approved: 01

Drawn: 005
Date: 10/11/11

Scale: 1:50
Author: PAM

Check: [Signature]
Date: [Signature]

FILE COPY

2011/133/drg/17

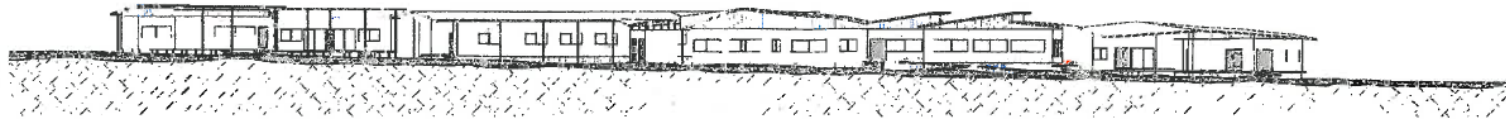
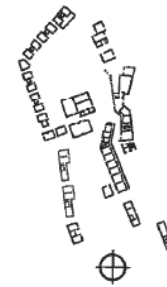
TOWN OF PORT HEDLAND

APPROVED

USE LOT 10020 - MELBA DRUG AND ALCOHOL REHABILITATION FACILITY

PLANS ARE APPROVED SUBJECT TO THE STATED CONDITIONS AND COMPLIANCE WITH COUNCIL'S TOWN PLANNING SCHEME

Date of Council Meeting: 8th June 2011
 Approval Number: 2011/133
 Per: *[Signature]* DIRECTOR PLANNING AND DEVELOPMENT



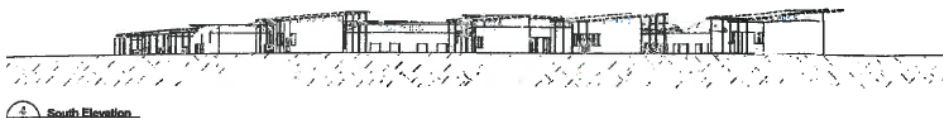
1 East Elevation
1:50



2 North Elevation
1:50



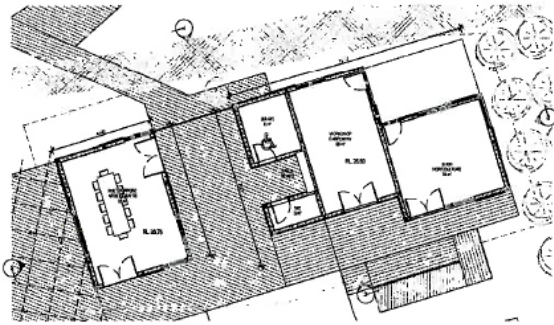
3 West Elevation
1:50



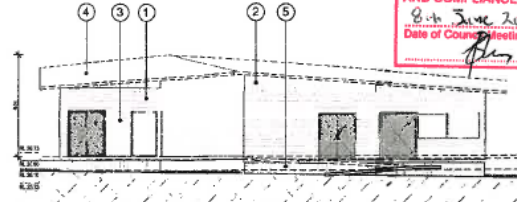
4 South Elevation
1:50

PILBARA DRUG & ALCOHOL REHABILITATION FACILITY
 formworks
Site Elevations

sheet: 01
 job no: 565
 scale: 1:50
 author: PARR
 checked: [blank]
 date: 2011/11/14
 title: PARR
 rev: F

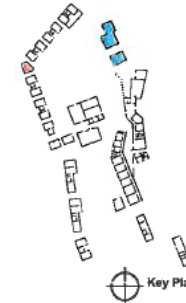


1 Public Buildings Plan
1:50



2 Public Buildings East View
1:50

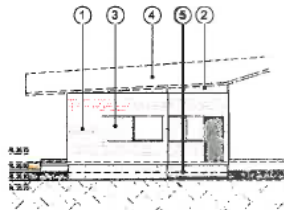
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2611/133/dmg/8
TOWN OF PORT HEDLAND
APPROVED
USE NOT LISTED - BUSINESS DUES AND ALLOTMENT
For **REHABILITATION FACILITY**
PLANS ARE APPROVED SUBJECT TO THE STATED CONDITIONS
AND COMPLIANCE WITH COUNCIL'S TOWN PLANNING SCHEME
8th June 2011
Date of Council Meeting
Approval Number
2011/133
Per DIRECTOR PLANNING
AND DEVELOPMENT



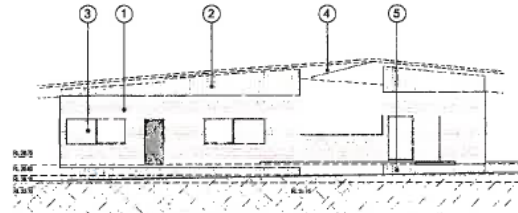
Material Legend

| | |
|-----------|------------|
| Brickwork | Concrete |
| Cladding | Roofing |
| Paintwork | Windows |
| Planting | Site Works |

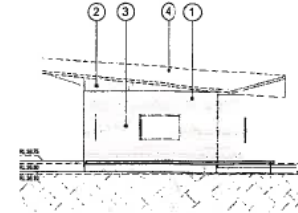
Materials not shown for clarity



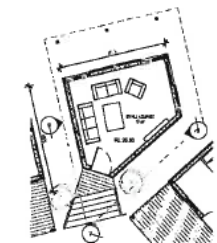
3 Public Buildings North View
1:50



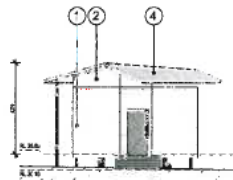
4 Public Buildings West View
1:50



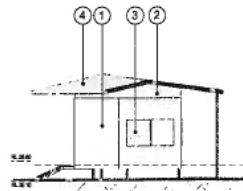
5 Public Buildings South View
1:50



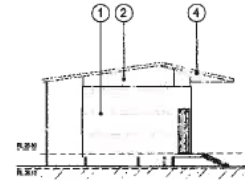
6 Small Lounge Plan
1:50



7 Small Lounge East View
1:50



8 Small Lounge North View
1:50



9 Small Lounge South View
1:50

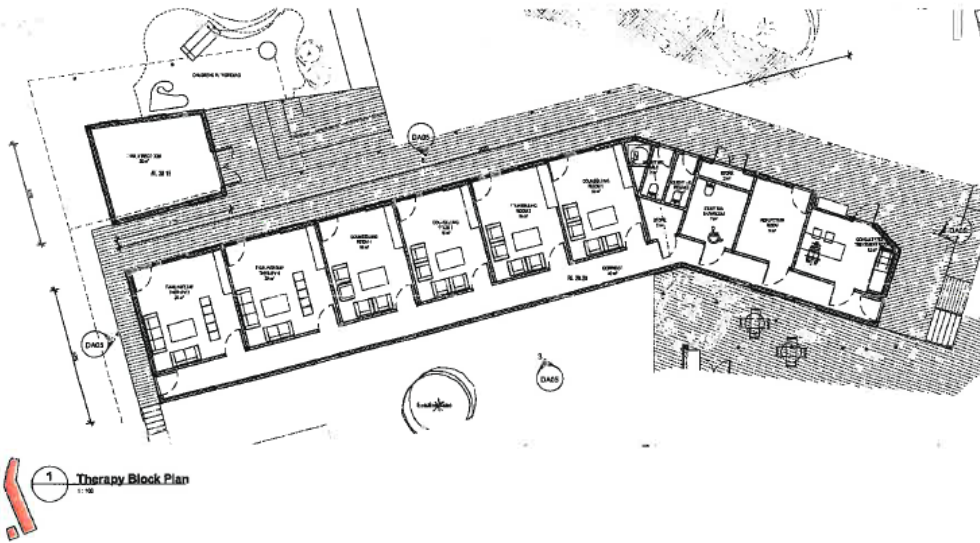


PROJECT
PILBARA DRUG & ALCOHOL
REHABILITATION FACILITY



DRG
Public Buildings & Small Lounge

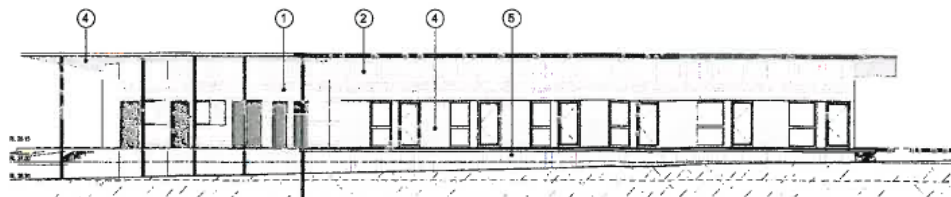
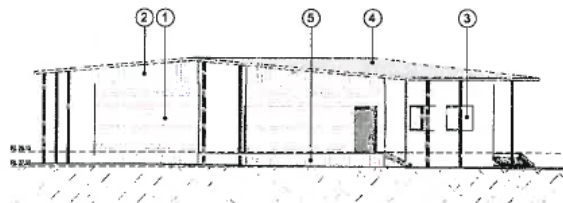
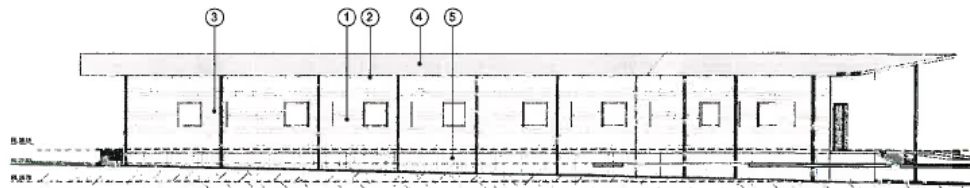
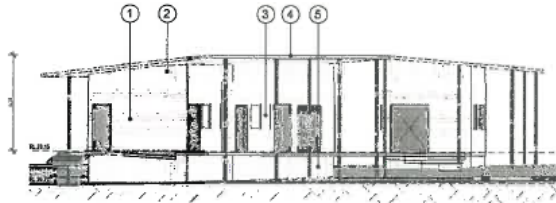
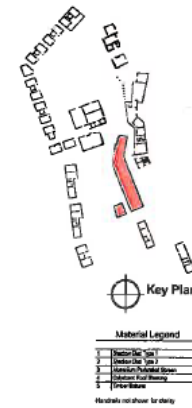
Drawn: SU
Approved: SA
Job no: 585
Date: 10/11/11
Scale: @ A1: A3: 1/50
Author: DMAR
Rev: F



FILE COPY

2011/133/dry/9

TOWN OF PORT HEDLAND
APPROVED
 USE OF CIVIC - PUBLIC DRUG AND ALCOHOL
 For REHABILITATION FACILITY
 PLANS ARE APPROVED SUBJECT TO THE STATED CONDITIONS
 AND COMPLIANCE WITH COUNCIL'S TOWN PLANNING SCHEME
 8th June 2011
 Date of Council Meeting
 2011/133
 Approval Number
 Per DIRECTOR PLANNING
 AND DEVELOPMENT



PROJECT
 PILBARA DRUG & ALCOHOL
 REHABILITATION FACILITY

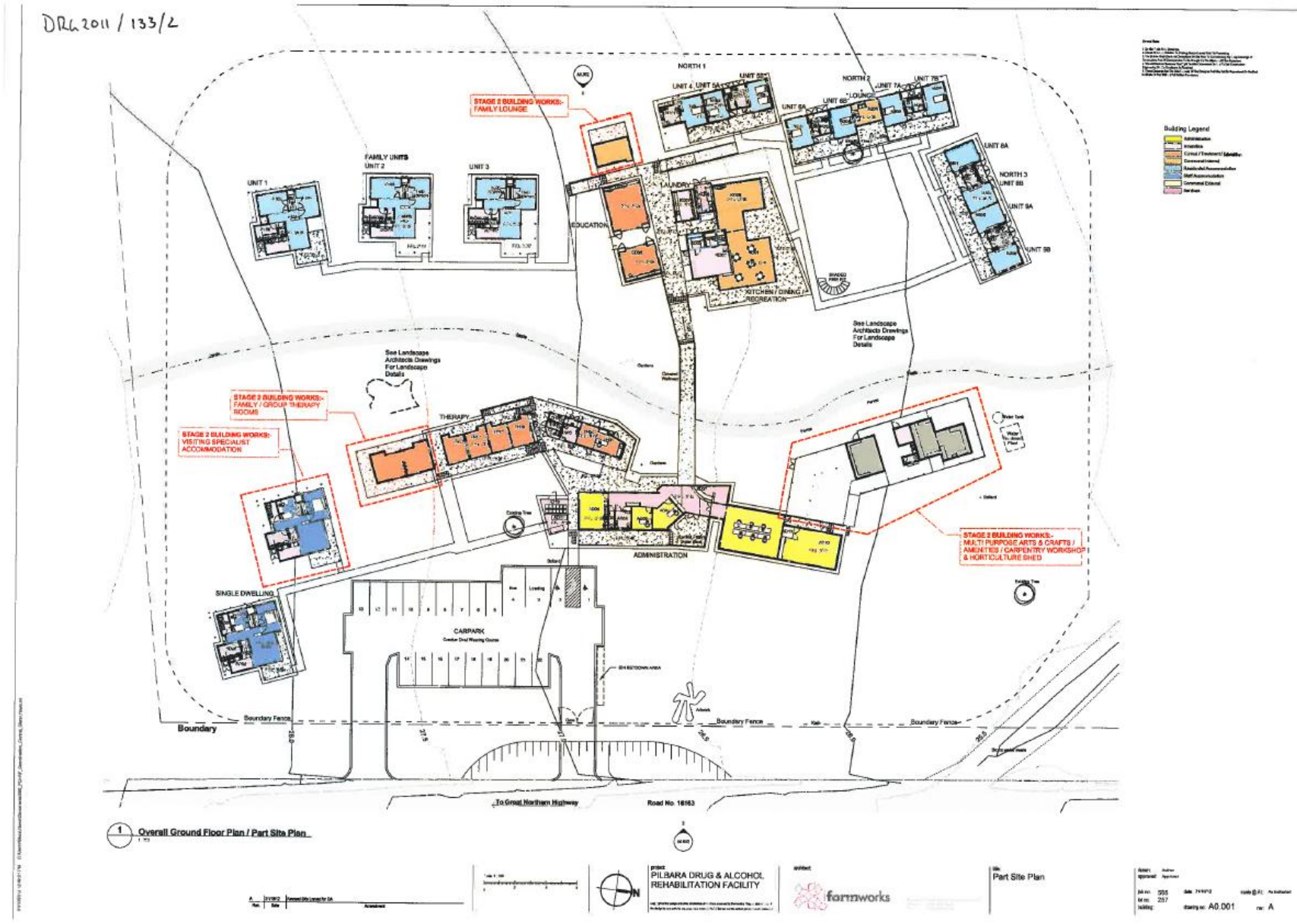


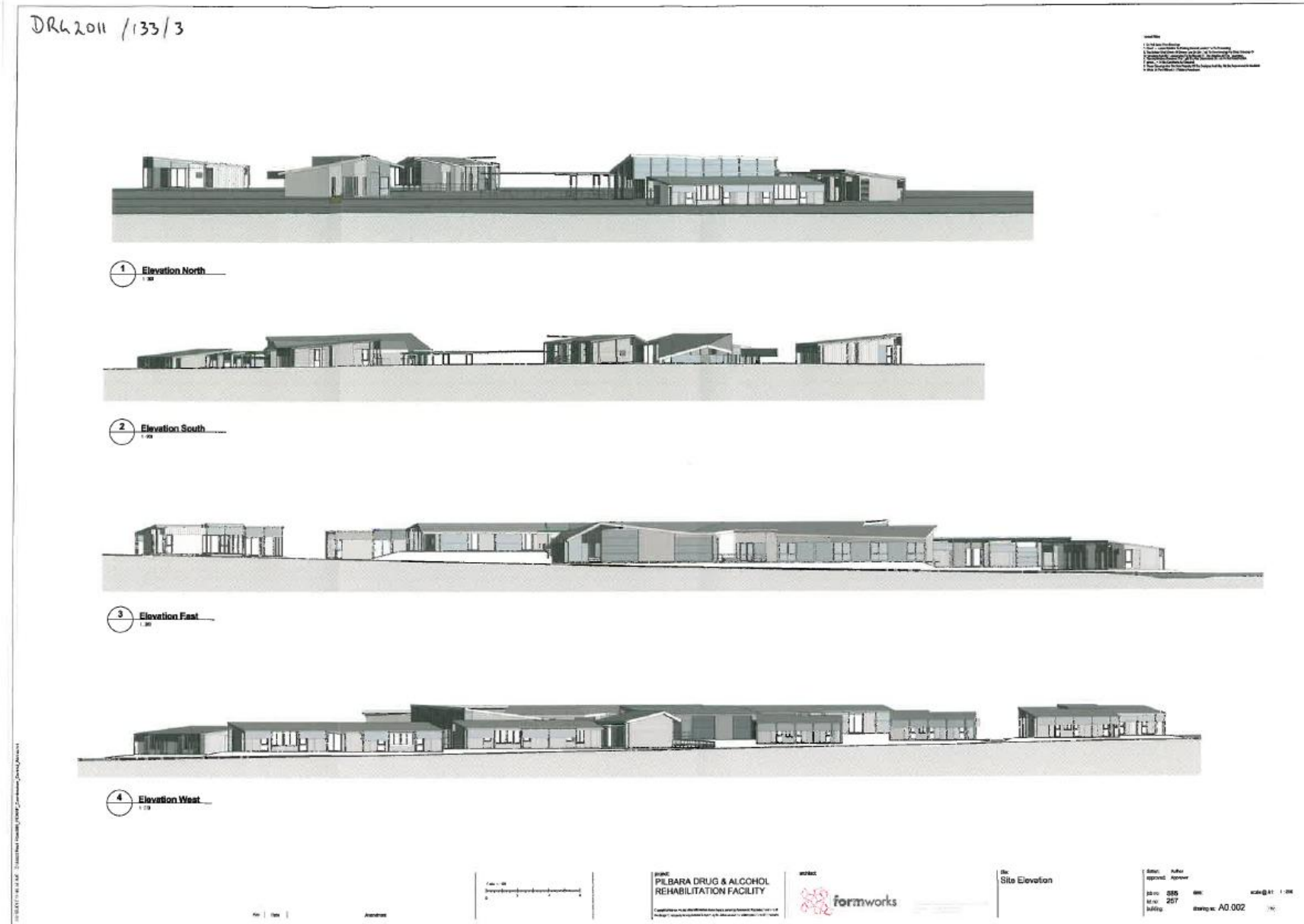
THE
 Therapy Block

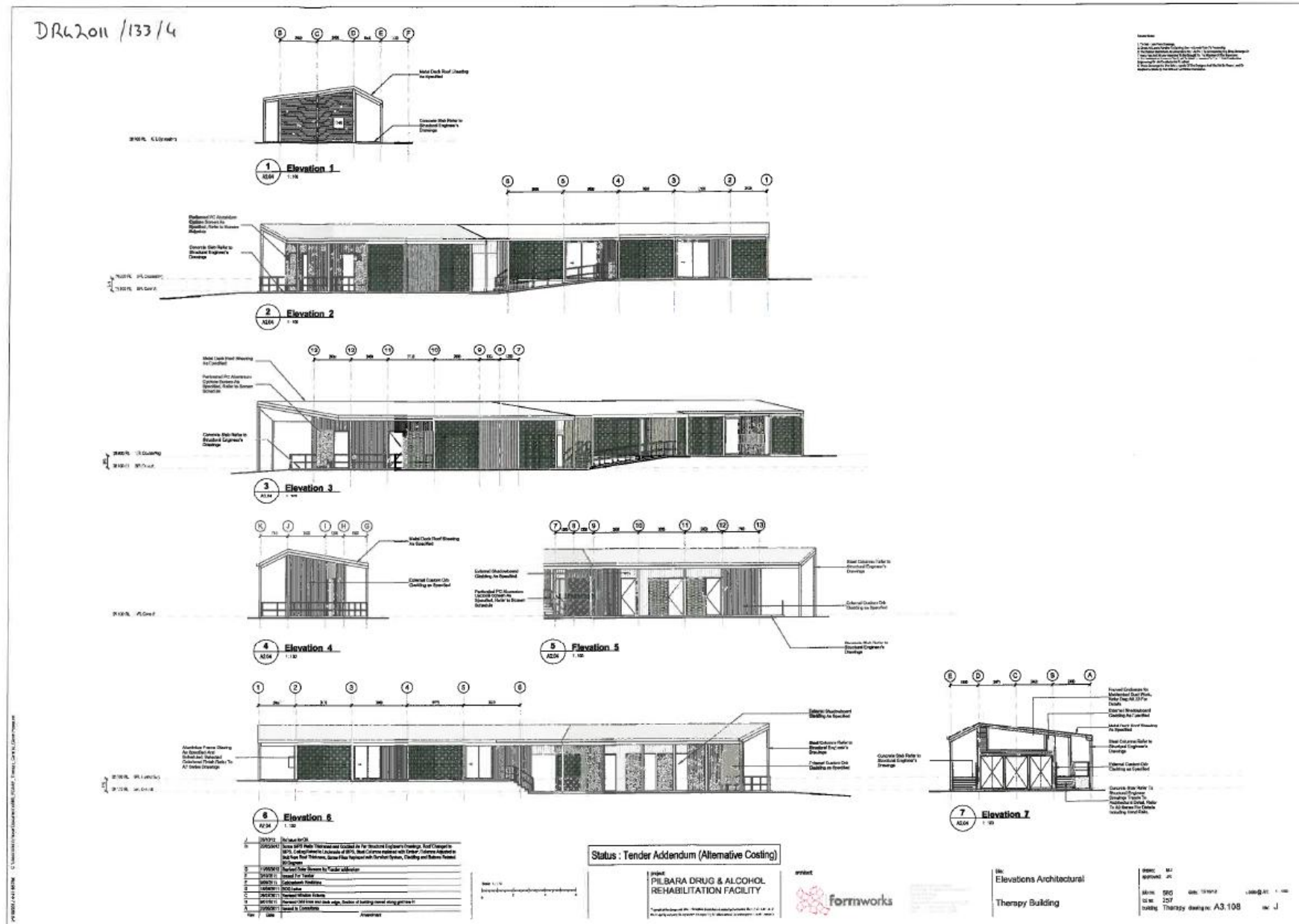
DATE: 08/06/11
 DRAWN BY: SJS
 CHECKED BY: SJS
 DATE: 08/06/11
 PROJECT: PILBARA DRUG & ALCOHOL REHABILITATION FACILITY
 SHEET: 46 OF 46

ATTACHMENT 3 TO ITEM 6.4.1



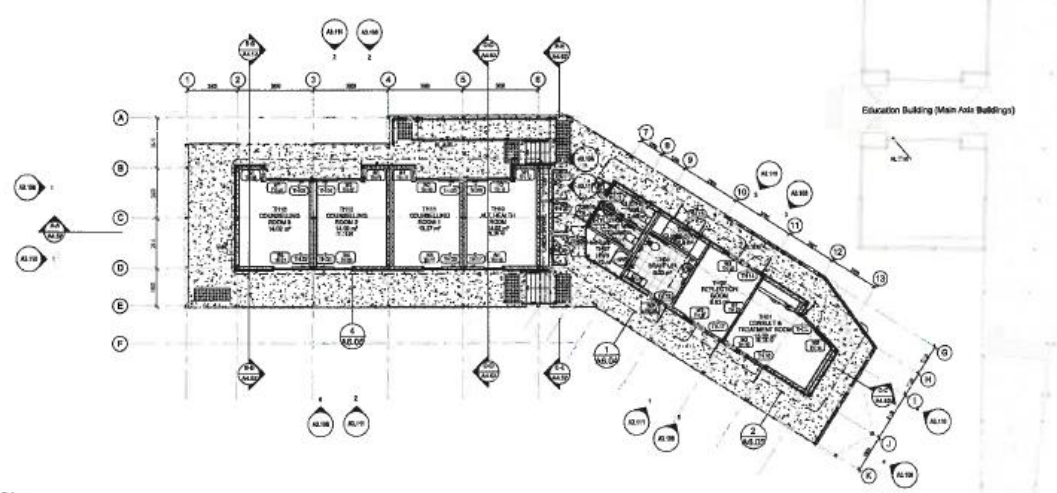






DR2011 / 133 / 5

- 1. The Building
- 2. The Building
- 3. The Building
- 4. The Building
- 5. The Building



B Ground Floor Plan - GA
A2.04 1/16

| No. | Date | Revised |
|-----|----------|----------------------------------|
| 1 | 20/01/11 | Issue for Stage 1 Building/Arch |
| 2 | 23/04/11 | Issue for Stage 2 Building/Arch |
| 3 | 23/04/11 | Issue for Stage 3 Building/Arch |
| 4 | 23/04/11 | Issue for Stage 4 Building/Arch |
| 5 | 23/04/11 | Issue for Stage 5 Building/Arch |
| 6 | 23/04/11 | Issue for Stage 6 Building/Arch |
| 7 | 23/04/11 | Issue for Stage 7 Building/Arch |
| 8 | 23/04/11 | Issue for Stage 8 Building/Arch |
| 9 | 23/04/11 | Issue for Stage 9 Building/Arch |
| 10 | 23/04/11 | Issue for Stage 10 Building/Arch |

Status : Tender Addendum (Alternative Costing)

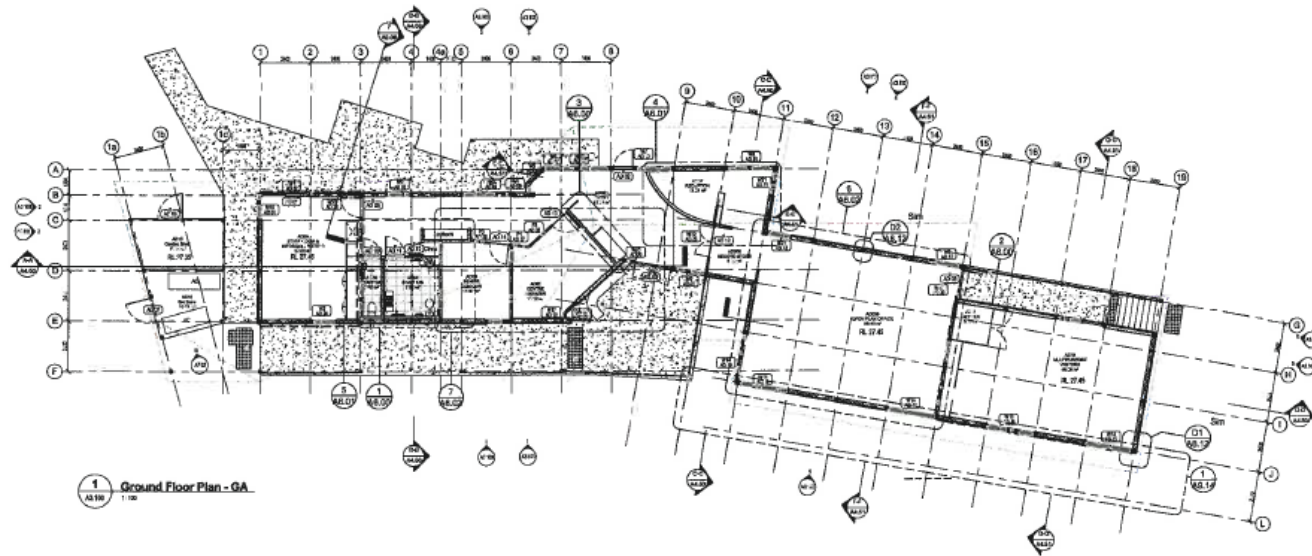
PROJECT
**PILBARA DRUG & ALCOHOL
REHABILITATION FACILITY**

Architect: **fortisworks**

Site
Floor Plan - GA
Therapy Building

Drawn by: JH
Approved by: JH
Job No: 205
Rev: 207
Building: Therapy Building A2.04
Rev: M

DRh 2011 / 133/6



1 Ground Floor Plan - GA
ASB
1:100

| | | |
|----|---------|-----------------------------------|
| 1 | 2010001 | Issue for Stage 1 Building Permit |
| 2 | 2010002 | Revised 2/12/11 |
| 3 | 2010003 | Revised 2/12/11 |
| 4 | 2010004 | 2001/11 |
| 5 | 2010005 | Revised 2/12/11 |
| 6 | 2010006 | Revised 2/12/11 |
| 7 | 2010007 | Revised 2/12/11 |
| 8 | 2010008 | Revised 2/12/11 |
| 9 | 2010009 | Revised 2/12/11 |
| 10 | 2010010 | Revised 2/12/11 |



Project
**PILBARA DRUG & ALCOHOL
REHABILITATION FACILITY**



File:
Floor Plan - GA
Administration Building

Drawn: MK
Approved: JH
Date: 2011
Rev: 257
Title: Admin Building
Scale: A2:00
Rev: K

DRG 2011/133/7

1 Elevation 1
AZB 1:100

2 Elevation 2
AZC 1:100

3 Elevation 3
AZD 1:100

4 Elevation 4
AZE 1:100

5 Elevation 5
AZF 1:100

Legend

- 1. Aluminium Cladding
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- 100. Aluminium Cladding

| Rev | Date | Description |
|-----|------------|------------------|
| 1 | 2011/11/01 | Issue for Tender |
| 2 | 2011/11/01 | Issue for Tender |
| 3 | 2011/11/01 | Issue for Tender |
| 4 | 2011/11/01 | Issue for Tender |
| 5 | 2011/11/01 | Issue for Tender |
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| 13 | 2011/11/01 | Issue for Tender |
| 14 | 2011/11/01 | Issue for Tender |
| 15 | 2011/11/01 | Issue for Tender |
| 16 | 2011/11/01 | Issue for Tender |
| 17 | 2011/11/01 | Issue for Tender |
| 18 | 2011/11/01 | Issue for Tender |
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| 20 | 2011/11/01 | Issue for Tender |
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| 24 | 2011/11/01 | Issue for Tender |
| 25 | 2011/11/01 | Issue for Tender |
| 26 | 2011/11/01 | Issue for Tender |
| 27 | 2011/11/01 | Issue for Tender |
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| 92 | 2011/11/01 | Issue for Tender |
| 93 | 2011/11/01 | Issue for Tender |
| 94 | 2011/11/01 | Issue for Tender |
| 95 | 2011/11/01 | Issue for Tender |
| 96 | 2011/11/01 | Issue for Tender |
| 97 | 2011/11/01 | Issue for Tender |
| 98 | 2011/11/01 | Issue for Tender |
| 99 | 2011/11/01 | Issue for Tender |
| 100 | 2011/11/01 | Issue for Tender |

Scale 1:100

Project PILBARA DRUG & ALCOHOL REHABILITATION FACILITY

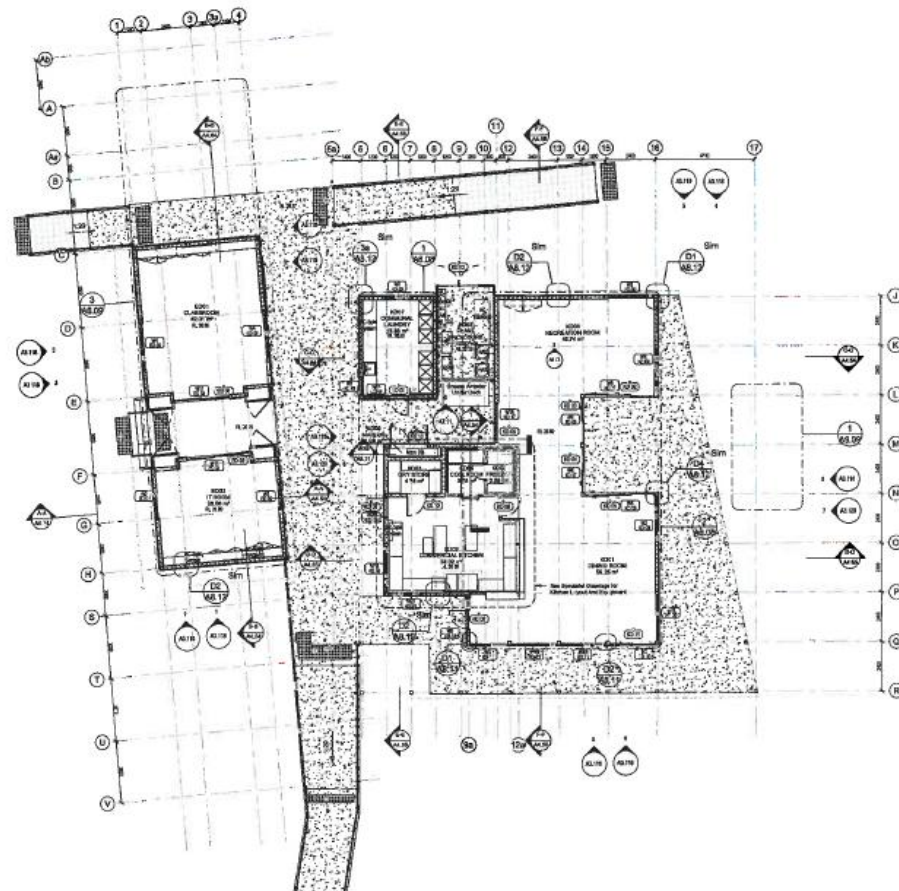
Architect Elevations Architectural

Client Administration Building

Drawn AJ
Approved AJ
Date 25/11/12
Scale 1:100
Sheet Admin Building A3.100

DAL 2011/133/8

Revised:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the face of the wall unless otherwise stated.
 4. All dimensions are to the face of the wall unless otherwise stated.



1 Ground Floor Plan - GA
 1:50

| | | |
|----|---------|----------------------------------|
| 1 | 2010/02 | Issue For Stage 1 Building Check |
| 2 | 2010/02 | Issue For Tender |
| 3 | 2010/02 | Issue For Tender |
| 4 | 2010/02 | Issue For Tender |
| 5 | 2010/02 | Issue For Tender |
| 6 | 2010/02 | Issue For Tender |
| 7 | 2010/02 | Issue For Tender |
| 8 | 2010/02 | Issue For Tender |
| 9 | 2010/02 | Issue For Tender |
| 10 | 2010/02 | Issue For Tender |
| 11 | 2010/02 | Issue For Tender |
| 12 | 2010/02 | Issue For Tender |
| 13 | 2010/02 | Issue For Tender |
| 14 | 2010/02 | Issue For Tender |
| 15 | 2010/02 | Issue For Tender |
| 16 | 2010/02 | Issue For Tender |
| 17 | 2010/02 | Issue For Tender |

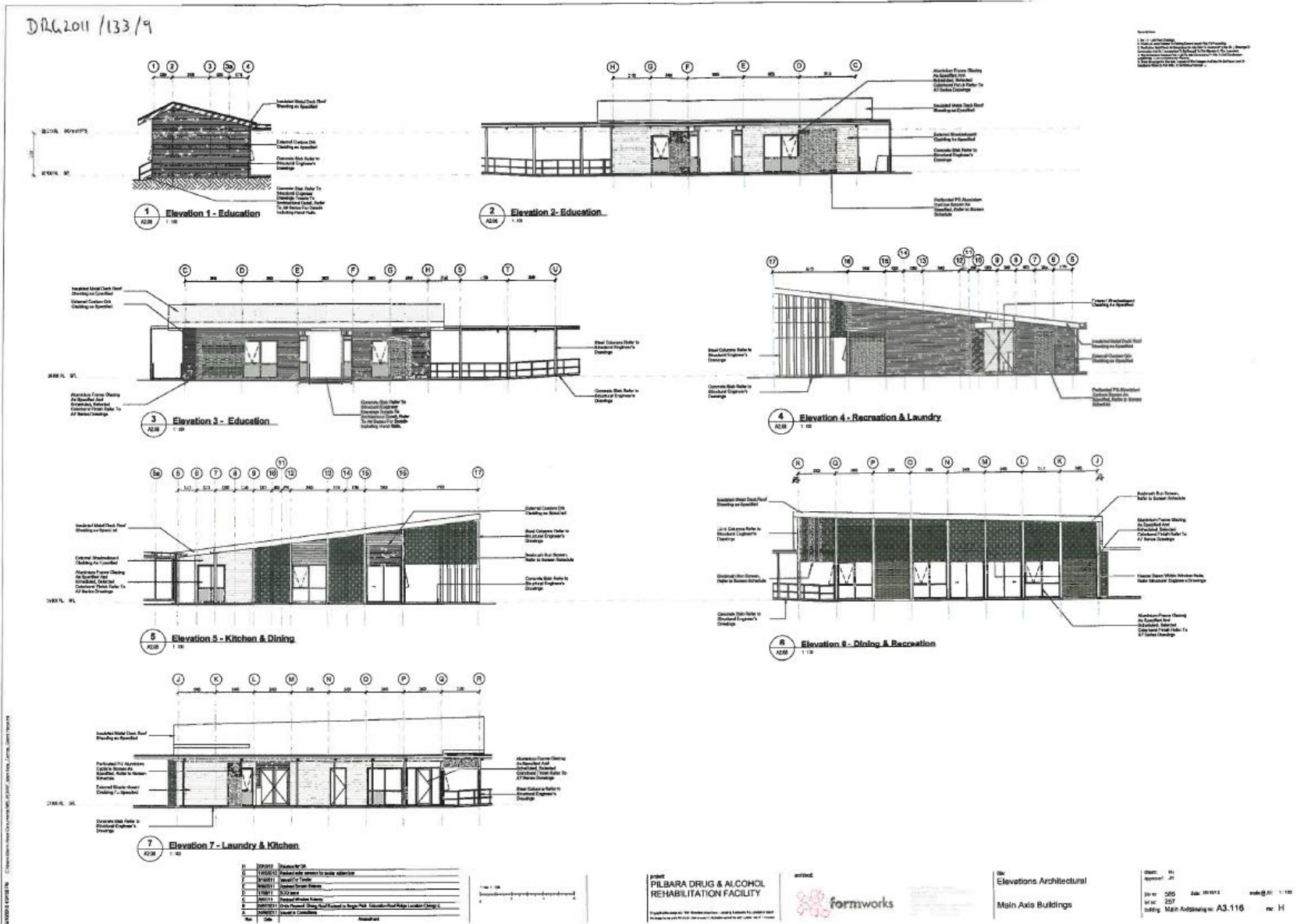


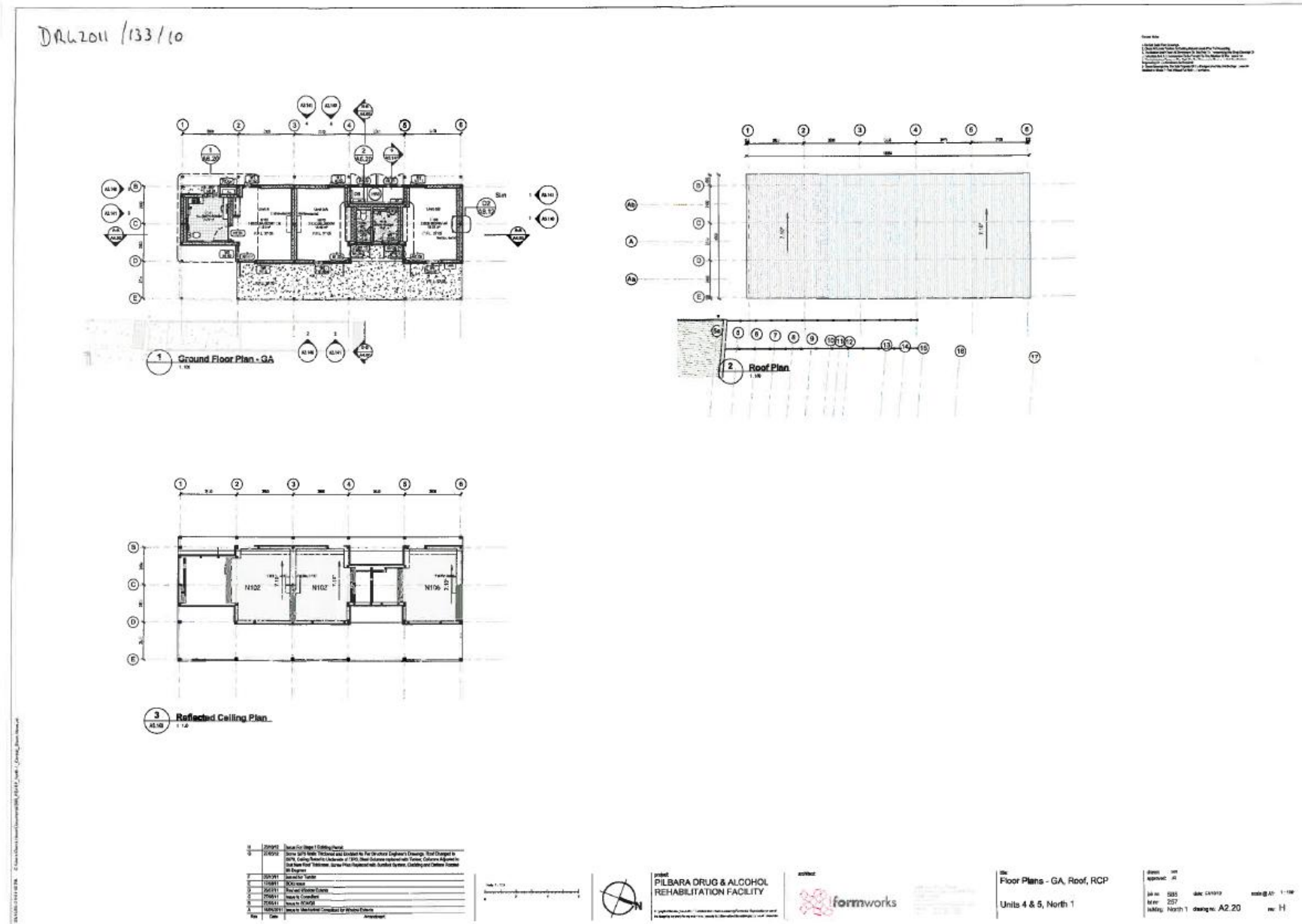
PILBARA DRUG & ALCOHOL REHABILITATION FACILITY
 1:50

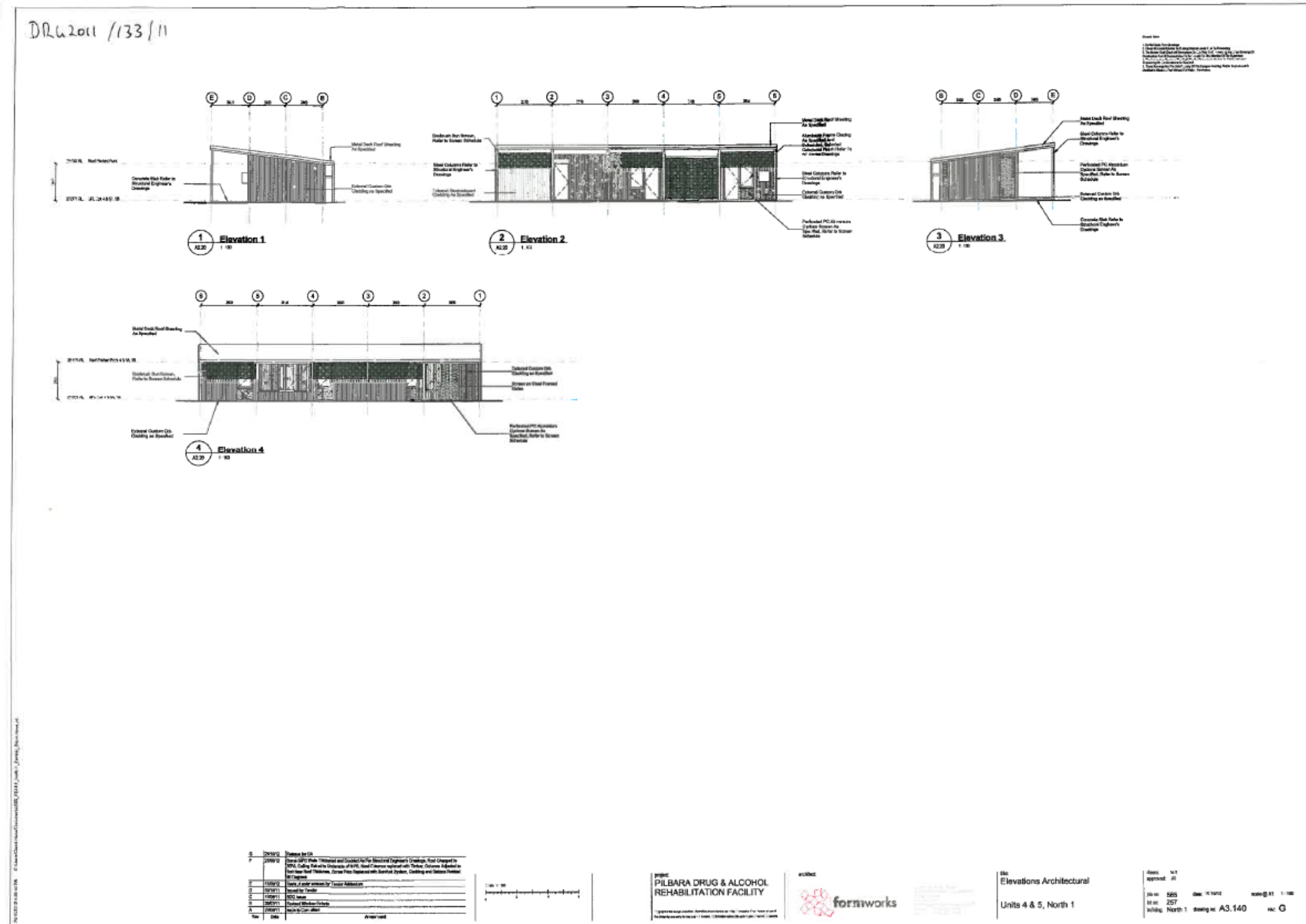


Floor Plan - GA
 Main Aids Buildings

sheet: 01
 of: 01
 date: 2010/02/17
 scale: 1:50
 title: Main Aids Buildings A2.05
 rev: J

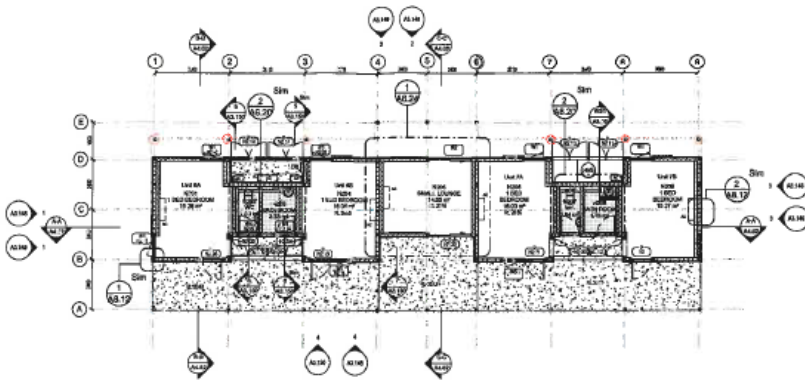




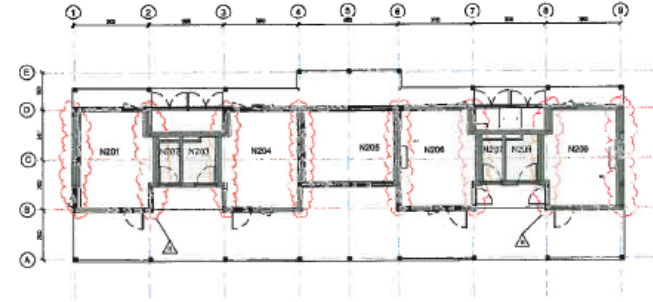


DRG2011/133/12

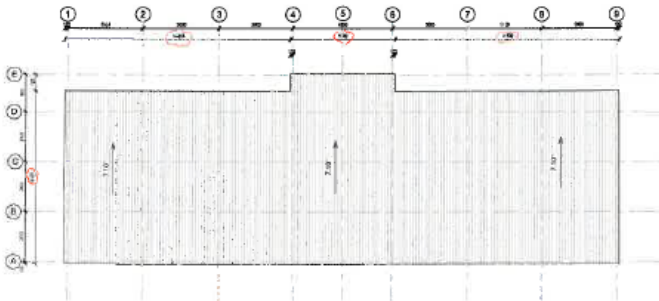
Revision
 1. Add Unit 6
 2. Add Unit 7
 3. Add Unit 8
 4. Add Unit 9
 5. Add Unit 10
 6. Add Unit 11
 7. Add Unit 12
 8. Add Unit 13
 9. Add Unit 14
 10. Add Unit 15
 11. Add Unit 16
 12. Add Unit 17
 13. Add Unit 18
 14. Add Unit 19
 15. Add Unit 20



1 Ground Floor Plan - GA
 1:50



2 Reflected Ceiling Plan
 1:50



3 Roof Plan
 1:50

| | | |
|----|---------|------------------------------------|
| 1 | 2007/11 | Issue for Stage 1 Building Permit |
| 2 | 2008/11 | Issue for Stage 2 Building Permit |
| 3 | 2009/11 | Issue for Stage 3 Building Permit |
| 4 | 2010/11 | Issue for Stage 4 Building Permit |
| 5 | 2011/11 | Issue for Stage 5 Building Permit |
| 6 | 2012/11 | Issue for Stage 6 Building Permit |
| 7 | 2013/11 | Issue for Stage 7 Building Permit |
| 8 | 2014/11 | Issue for Stage 8 Building Permit |
| 9 | 2015/11 | Issue for Stage 9 Building Permit |
| 10 | 2016/11 | Issue for Stage 10 Building Permit |
| 11 | 2017/11 | Issue for Stage 11 Building Permit |
| 12 | 2018/11 | Issue for Stage 12 Building Permit |
| 13 | 2019/11 | Issue for Stage 13 Building Permit |
| 14 | 2020/11 | Issue for Stage 14 Building Permit |
| 15 | 2021/11 | Issue for Stage 15 Building Permit |
| 16 | 2022/11 | Issue for Stage 16 Building Permit |
| 17 | 2023/11 | Issue for Stage 17 Building Permit |
| 18 | 2024/11 | Issue for Stage 18 Building Permit |
| 19 | 2025/11 | Issue for Stage 19 Building Permit |
| 20 | 2026/11 | Issue for Stage 20 Building Permit |



PILSARA DRUG & ALCOHOL REHABILITATION FACILITY



DRG
 Floor Plans - GA, Reflected Ceiling Plan & Roof
 Units 6, 7 & Small Lounge, North 2

DATE: 08/11/12
 APPROVED: J1
 DRAWN BY: GGS
 DATE: 08/11/12
 CHECKED BY: J1
 DATE: 08/11/12
 PROJECT: North 2
 SHEET: A2.24
 REV: J

DRG 2011 / 133 / 13

1 Elevation 1
A33 1:100

2 Elevation 2
A34 1:100

3 Elevation 3
A35 1:100

4 Elevation 4
A36 1:100

Revisions

| | | |
|----|-----|--|
| 1 | DRG | Issue for IFC |
| 2 | DRG | Revised wall panels for better alignment |
| 3 | DRG | Issue for tender |
| 4 | DRG | Revised panels |
| 5 | DRG | Issue for |
| 6 | DRG | Revised panels |
| 7 | DRG | Issue for |
| 8 | DRG | Issue for |
| 9 | DRG | Issue for |
| 10 | DRG | Issue for |

Project: PILBARA DRUG & ALCOHOL REHABILITATION FACILITY

Architect: Elevations Architectural

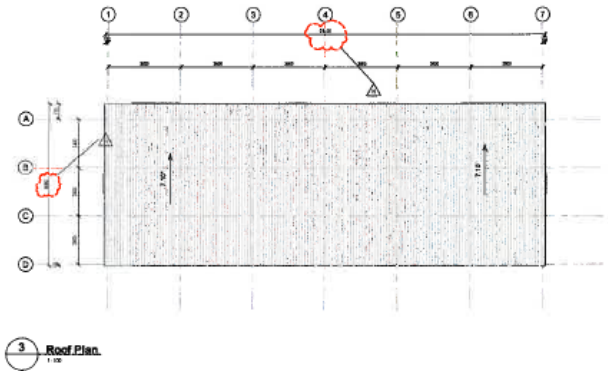
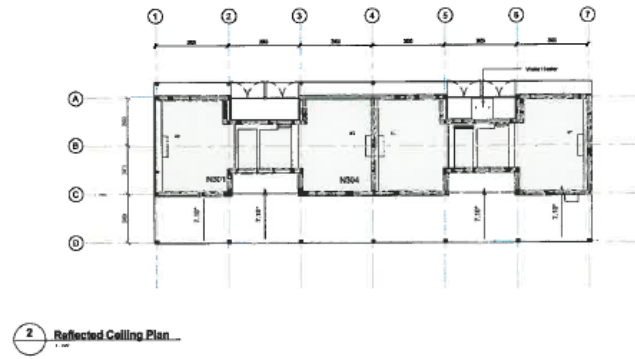
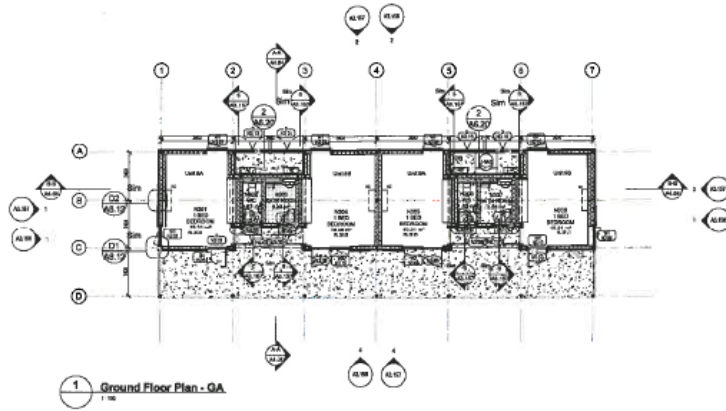
Units 6, 7 & Small Lounge, North 2

Issue: A3
Approved: JH

DRG No: 595 **Date:** 10/11/12 **Scale:** 1:100
Plot No: 251 **Building:** North 2 **Building:** A3,148 **Rev:** J

DRG 2011/133/14

Notes:
 1. Refer to the Project Brief for further details.
 2. The building is to be constructed in accordance with the Building Code of Australia (BCA) and the relevant Australian Standards (AS/NZS).
 3. The building is to be constructed in accordance with the relevant Australian Standards (AS/NZS).
 4. The building is to be constructed in accordance with the relevant Australian Standards (AS/NZS).
 5. The building is to be constructed in accordance with the relevant Australian Standards (AS/NZS).



| | |
|----|----------------------------------|
| 1 | Issue for Stage 1 Building Plans |
| 2 | Issue for Stage 1 Building Plans |
| 3 | Issue for Stage 1 Building Plans |
| 4 | Issue for Stage 1 Building Plans |
| 5 | Issue for Stage 1 Building Plans |
| 6 | Issue for Stage 1 Building Plans |
| 7 | Issue for Stage 1 Building Plans |
| 8 | Issue for Stage 1 Building Plans |
| 9 | Issue for Stage 1 Building Plans |
| 10 | Issue for Stage 1 Building Plans |
| 11 | Issue for Stage 1 Building Plans |
| 12 | Issue for Stage 1 Building Plans |
| 13 | Issue for Stage 1 Building Plans |
| 14 | Issue for Stage 1 Building Plans |
| 15 | Issue for Stage 1 Building Plans |
| 16 | Issue for Stage 1 Building Plans |
| 17 | Issue for Stage 1 Building Plans |
| 18 | Issue for Stage 1 Building Plans |
| 19 | Issue for Stage 1 Building Plans |
| 20 | Issue for Stage 1 Building Plans |

Status : Tender Addendum (Alternative Costing)

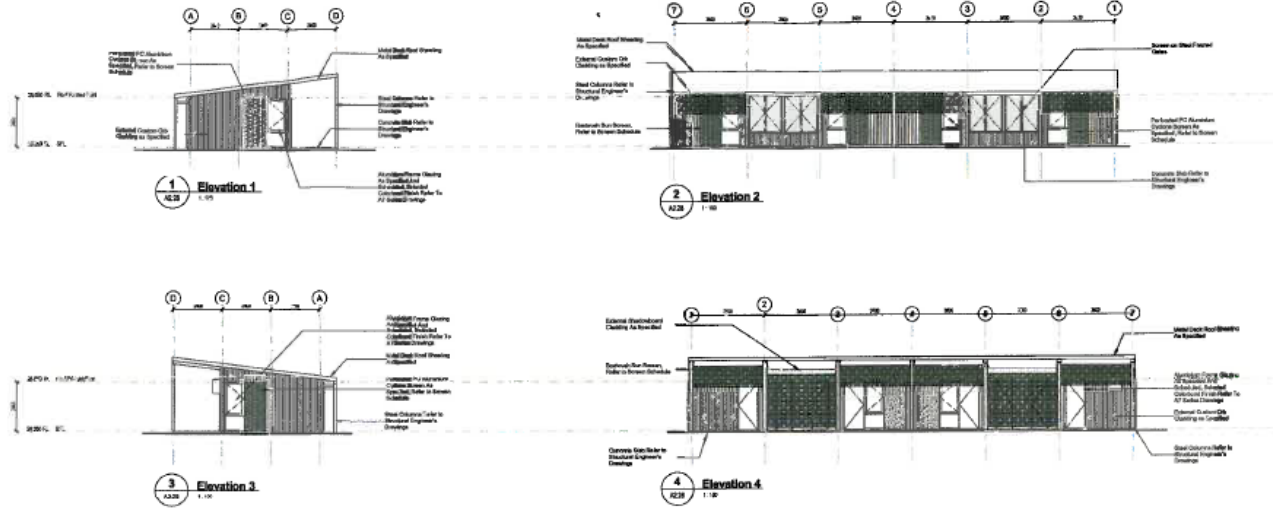
PILBARA DRUG & ALCOHOL REHABILITATION FACILITY

fernsworks

Floor Plans - GA, RCP & Roof
 Units 8 & 9, North 3

Issue 01
 Date 05/11/12
 Scale 1:100

DRG2011/133/15



Status : Tender Addendum (Alternative Costing)

| | | |
|---|---------|--|
| # | DRG2011 | Revision for SA |
| # | DRG2011 | Revised Tender Summary for Tender Submission |
| # | DRG2011 | Issue for Tender |
| # | DRG2011 | Issue for Tender |
| # | DRG2011 | Issue for Tender |
| # | DRG2011 | Issue for Tender |
| # | DRG2011 | Issue for Tender |
| # | DRG2011 | Issue for Tender |
| # | DRG2011 | Issue for Tender |

PROJECT
**PEBARA DRUG & ALCOHOL
 REHABILITATION FACILITY**

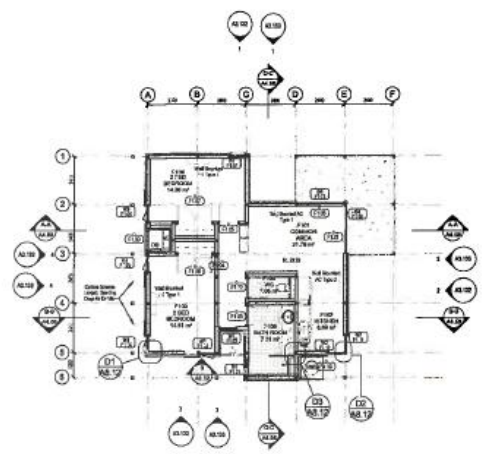


Architect
Elevations Architectural
 Units 8 & 9, North 3

Scale
 1:100
 Date: 10/11/12
 Drawing No: A3.156
 Rev: F

DR62011/133/16

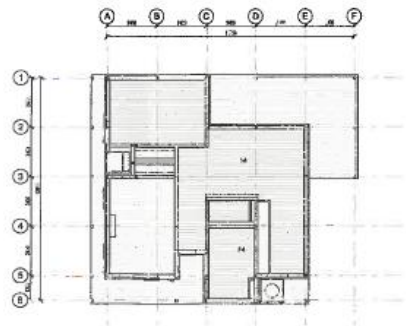
Notes:
 1. All dimensions are in millimetres unless otherwise stated.
 2. All dimensions are to the centre of the wall unless otherwise stated.
 3. All dimensions are to the face of the wall unless otherwise stated.
 4. All dimensions are to the face of the slab unless otherwise stated.
 5. All dimensions are to the face of the ceiling unless otherwise stated.
 6. All dimensions are to the face of the floor unless otherwise stated.
 7. All dimensions are to the face of the roof unless otherwise stated.
 8. All dimensions are to the face of the structure unless otherwise stated.



1 Ground Floor Plan - GA
1:50



2 Reflected Ceiling Plan
1:50



3 Roof Plan
1:50

| | | |
|----|---------|---|
| 1 | DR62011 | Issue For Stage 1 Building Permit |
| 2 | DR62011 | Phase Construction and Works - Update to Further Structural Changes |
| 3 | DR62011 | Issue RCP Plans - Technical and Layout to accompany with Structural Engineer's Drawing, Roof Change to 60% Roof Pitch Increase, Ceiling Height Maximum Height of 3.75 Meter Verticality Increased to 3.0m, Steel Decking replaced with Floor, Additional Steel Columns installed, Columns supported on Steel Decking Slabs, Down Pipe Network with Ventilated System, On Structure Service Duct Work and Pipes, Lighting and Access System and Change |
| 4 | DR62011 | Issue for Tender |
| 5 | DR62011 | Revised Floor & Window Layout |
| 6 | DR62011 | BC Plans |
| 7 | DR62011 | Revised Window Layout and Floor Finish |
| 8 | DR62011 | Revised Window Layout |
| 9 | DR62011 | Issue to Client |
| 10 | DR62011 | Issue to Client |
| 11 | DR62011 | Issue to Client |
| 12 | DR62011 | Issue to Client |
| 13 | DR62011 | Issue to Client |
| 14 | DR62011 | Issue to Client |
| 15 | DR62011 | Issue to Client |
| 16 | DR62011 | Issue to Client |



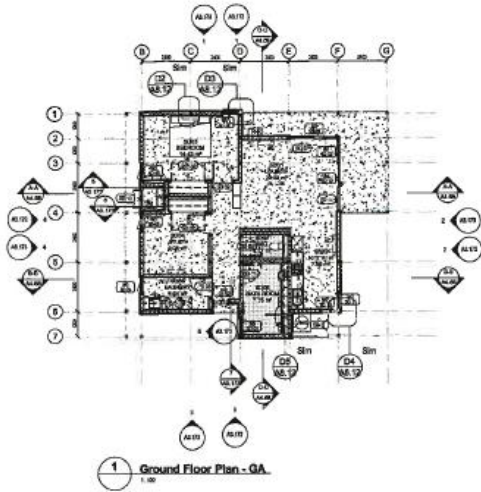
PILBARA DRUG & ALCOHOL REHABILITATION FACILITY



Floor Plans - GA, RCP, Roof
 Family Units & Visiting
 Specialist Accommodation

Drawn: MJ
 Approved: JH
 Date: 085
 Issue: 000 28/07/12
 Scale: 1:50
 Project: Family Units & Visiting Specialist Accommodation
 No: L

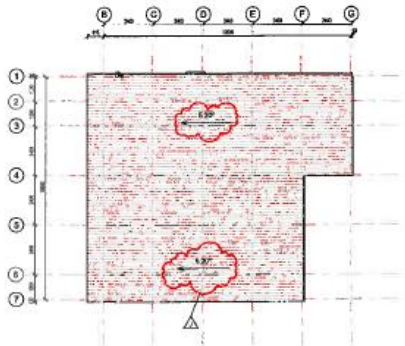
DRG2011/133/17



1 Ground Floor Plan - GA.
1:50



2 Reflected Ceiling Plan
1:50



3 Roof Plan
1:50

Notes:
1. All dimensions are in millimetres unless otherwise stated.
2. The client is responsible for ensuring that the building is constructed in accordance with the Building Code of Australia (BCA) and all applicable laws and regulations.
3. The client is responsible for ensuring that the building is constructed in accordance with the relevant standards and specifications.
4. The client is responsible for ensuring that the building is constructed in accordance with the relevant standards and specifications.

| No. | Date | Revised | By | For |
|-----|----------|---|----|-----|
| 1 | 10/11/11 | Issue for Tender | | |
| 2 | 10/11/11 | Revised Drawing (RCP & Roof, Wall Layout) | | |
| 3 | 10/11/11 | Issue for | | |
| 4 | 10/11/11 | Issue for | | |
| 5 | 10/11/11 | Issue for | | |
| 6 | 10/11/11 | Issue for | | |
| 7 | 10/11/11 | Issue for | | |
| 8 | 10/11/11 | Issue for | | |
| 9 | 10/11/11 | Issue for | | |
| 10 | 10/11/11 | Issue for | | |
| 11 | 10/11/11 | Issue for | | |
| 12 | 10/11/11 | Issue for | | |
| 13 | 10/11/11 | Issue for | | |
| 14 | 10/11/11 | Issue for | | |
| 15 | 10/11/11 | Issue for | | |
| 16 | 10/11/11 | Issue for | | |
| 17 | 10/11/11 | Issue for | | |
| 18 | 10/11/11 | Issue for | | |
| 19 | 10/11/11 | Issue for | | |
| 20 | 10/11/11 | Issue for | | |



PILBARA DRUG & ALCOHOL REHABILITATION FACILITY

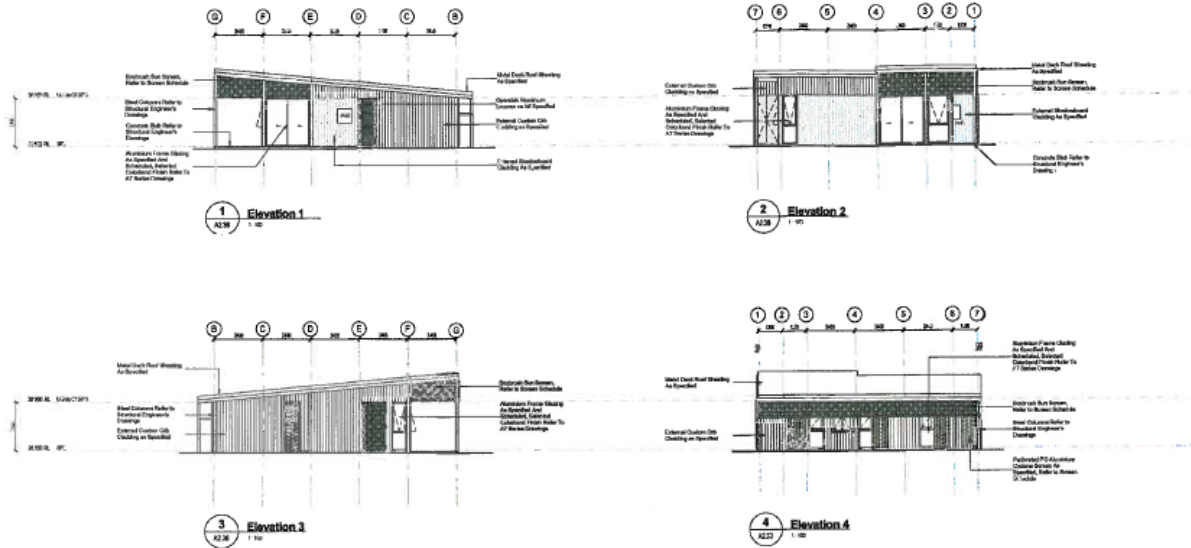


Floor Plans - GA, RCP, Roof
Single Dwelling

Drawn: 585
Date: 11/10/11
Scale: 1:50
Sheet: 257
Design: A2.38
Rev: K

DRG 2011/133/18

Notes:
 1. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
 2. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
 3. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.
 4. All work to be done in accordance with the relevant Australian Standards and Codes of Practice.



| Rev | Date | Description | Author |
|-----|----------|---|--------|
| 1 | 18/01/12 | Issued for I.A. | |
| 2 | 18/02/12 | Issue 01/12 Issue: (Revised and Checked) in accordance with Structural Engineer's Drawing, Roof Structure in 01/12. (Revised) Layout, Ceiling, Floor, Structure, Height of 01/12. (Revised) Structure, Roof, Steel Columns replaced with Timber, Additional Steel Columns installed, Colours changed to match the existing, Down Pipe replaced with Jarhead System, Rain Water Pipe to new roof edge, Cladding and Slatting replaced by Loggins | |
| 3 | 18/02/12 | Issue 02/12 Issue: (Revised) Structure, Height & Slopes, Steel Layout | |
| 4 | 18/02/12 | Issue 03/12 Issue: (Revised) Structure | |
| 5 | 18/02/12 | Issue 04/12 Issue: (Revised) Steel Columns replaced with Timber, Additional Steel Columns installed, Colours changed to match the existing, Down Pipe replaced with Jarhead System, Rain Water Pipe to new roof edge, Cladding and Slatting replaced by Loggins | |
| 6 | 18/02/12 | Issue 05/12 Issue: (Revised) Structure | |
| 7 | 18/02/12 | Issue 06/12 Issue: (Revised) Structure | |

Project: PILBARA DRUG & ALCOHOL REHABILITATION FACILITY



Site: Elevations Architectural
 Single Dwelling

Client: [illegible]
 Report: A1
 Date: 09/11/12
 Scale: 1:100
 Drawing: A3.172
 Rev: H



our ref: 585 PDARF_DA Amendment Letter

25th October 2012

CEO
Town of Port Hedland
Civic Centre
McGregor Street
PORT HEDLAND WA 6271

Attention: Department of Planning

To whom it may concern,

**APPLICATION FOR AMENDMENT TO EXISTING PLANNING APPROVAL
LOT 257 GREAT NORTHERN HIGHWAY, OATSIH PILBARA DRUG AND ALCOHOL FACILITY, CLINIC,
KITCHEN, WORKSHOP, VISITING SPECIALIST ACCOMMODATION, CARETAKERS RESIDENCE, AND
17 ACCOMMODATION ROOMS**

On behalf of OATSIH, please find attached a Development Approval Amendment submission for the Pilbara Drug and Alcohol Facility, located at lot 257 Great Northern Highway, to the south of Port Hedland. The expected value of the works is \$10 million. The facility is the first of its kind in the Pilbara and will help close 'the gap' in services.

The submission includes:

1. Completed application for Planning approval form
2. The prescribed fee of \$8,960.60
3. Three copies of the following new drawings:
 1. A0.00_lot plan and locality plan
 2. A0.01_part site plan
 3. A1.01_overall ground floor plan
 4. A2.00_floor plan admin
 5. A2.04_floor plan therapy
 6. A2.08_floor plan main axis
 7. A2.16_floor plan family
 8. A2.20_floor plan north 1
 9. A2.24_floor plan north 2
 10. A2.28_floor plan north 3
 11. A2.36_floor plan single dwelling
 12. A3.100_elevations admin
 13. A3.116_elevations main axis
 14. A3.140_elevations north 1
 15. A3.172_elevations single dwelling

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abn: 44 128 703 293
www.formworks.com.au

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Appendices

1. landscape plan LDo1 – To be amended
2. landscape plan LDo2 – To be amended
3. landscape plan LDo3 – To be amended
4. landscape plan LDo4 – To be amended
5. landscape plan LDo5 – To be amended
6. landscape plan LDo6 – To be amended
7. landscape plan LDo7 – To be amended

As the landscape plans are well developed, and are designed for the previous approved scheme, we request that a condition be applied to the successful Development Approval Amendment application allowing 30 days to submit a revised landscape plan (as per condition 10 of the original approved DA). This revised landscape plan will also include a reticulation plan/design.

The original Development Approval consisted of the following drawings:

1. DAO1_drawing list, Lot plan and locality plan
2. DAo2_ground floor plan

Changes include:

 - Minor change in footprints to all buildings
 - Change in parking layout and reduction in parking numbers
 - Relocation of Communal Laundry to Kitchen/Dining Building
 - Deletion of Family Lounge, Visiting Specialist and Public Buildings (Workshop)
 - Deletion of raised timber walkways and ramps
 - Minor adjustment of Therapy Block, Administration Building, Kitchen/Dining Building and Education Building locations in relation to central swale/dry creek bed.
3. DAo3_site elevations

Changes include:

 - Change in all buildings heights – all buildings have been reconfigured to a slab on ground scenario, reducing the overall building heights by approximately 800mm.
 - In addition to the slab on ground reconfiguration, there has been a further reduction of all building's heights by 300mm through the lowering of all roof pitching points.
4. DAo4_administration block

Changes include:

 - Minor change in building footprint
 - Removal of timber decking areas (now slab on ground)
 - Reduction of roof height by 300mm
 - Slab on ground design in lieu of raised steel post design
 - Removal of outdoor pergola area to N/W
 - Adjustment in building locations in relation to central swale/dry creek bed.
5. DAo5_therapy block

Changes include:

 - Deletion of two therapy rooms resulting in minor reduction in footprint to building
 - Further minor change in building footprint to include split-level between therapy rooms and amenities with inclusion of new access ramp

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- Reduction of roof height by 300mm
 - Slab on ground design in lieu of raised steel post design
 - Adjustment in building locations in relation to central swale/dry creek bed.
 - Removal of timber decking areas (now slab on ground)
6. **DAo6_public buildings and small lounge**
Changes include:
- Deletion of public buildings (Workshop)
 - Deletion of small lounge
7. **DAo7_central axis buildings**
Changes include:
- Removal of lounge (Reduction in footprint to building)
 - Slab on ground design in lieu of raised steel post design
 - Removal of timber decking areas (now slab on ground)
 - Reduction of roof height by 300mm
 - Relocation of Communal Laundry to Kitchen/Dining Building
 - Reconfiguration of Kitchen/Dining building
 - Reconfiguration of Education Rooms
 - Adjustment in building locations in relation to central swale/dry creek bed.
8. **DAo8_Accommodation 1**
Changes include:
- Change in building footprints
 - Removal of timber decking areas (now slab on ground)
 - Reduction of roof height by 300mm
 - Slab on ground design in lieu of raised steel post design
 - Minor change to building locations
9. **DAo9_Accommodation 2**
Changes include:
- Change in building footprints
 - Removal of timber decking areas (now slab on ground)
 - Reduction of roof height by 300mm
 - Slab on ground design in lieu of raised steel post design
 - Minor change to building locations

Appendices

1. landscape plan

Parking Provisions

We propose a reduction in the number of car parking spaces from the current 37, to 20. The original Development Approval assessed the facility as a nursing home. The facility will not be offering medical treatments of any kind, and therefore should not be assessed as such. We are seeking for the facility to be assessed on its unique use. While adequate parking is provided for staff members and visitors, it is an unrealistic scenario that residents/clients would have vehicles at the site. The proposed parking provisions include:

- 10 staff parking spaces;
- one (1) loading bay;
- one (1) bus parking bay and;
- two (2) disabled access parking spaces.
- The remaining six (6) parking spaces are allocated for visitors.

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SINCE 2001 - INNOVATIVE ARCHITECTURAL SOLUTIONS



Flood Assessment (Item 6 of the PAC)

The State Emergency Services state that a one hundred year average cycle of flooding could affect any property below the ten metre level. The PDARF buildings are to be built to a minimum of 26.25 Finished Floor Level. This is well above the at risk ten metre level. Significant on-site storm water flow has been considered by the civil engineer with regard to building heights and pad designs.

Traffic Statement (Item 7 of the PAC),

With regard to the Traffic Statement/Assessment, the PDARF development is located 30km South of Port Hedland off the Great Northern Highway. The very low traffic volume that would be generated by the development has no pedestrian or cycle access/routes to impact upon. The site is not located near residential areas, schools, hospitals or public transport stations/routes. The PDARF development will therefore not generate any additional traffic past these sensitive uses.

Rubbish Collection (Item 8 of the PAC)

The PDARF development will be serviced by a Premium Collection Service. Manoeuvring allowances have been provided for a refuse truck to enter the site, and leave in a forward direction. An on-site facility manager will be responsible for moving bins from the bin enclosure to a designated area accessible by the refuse truck for each scheduled collection (see Figure 1 below).

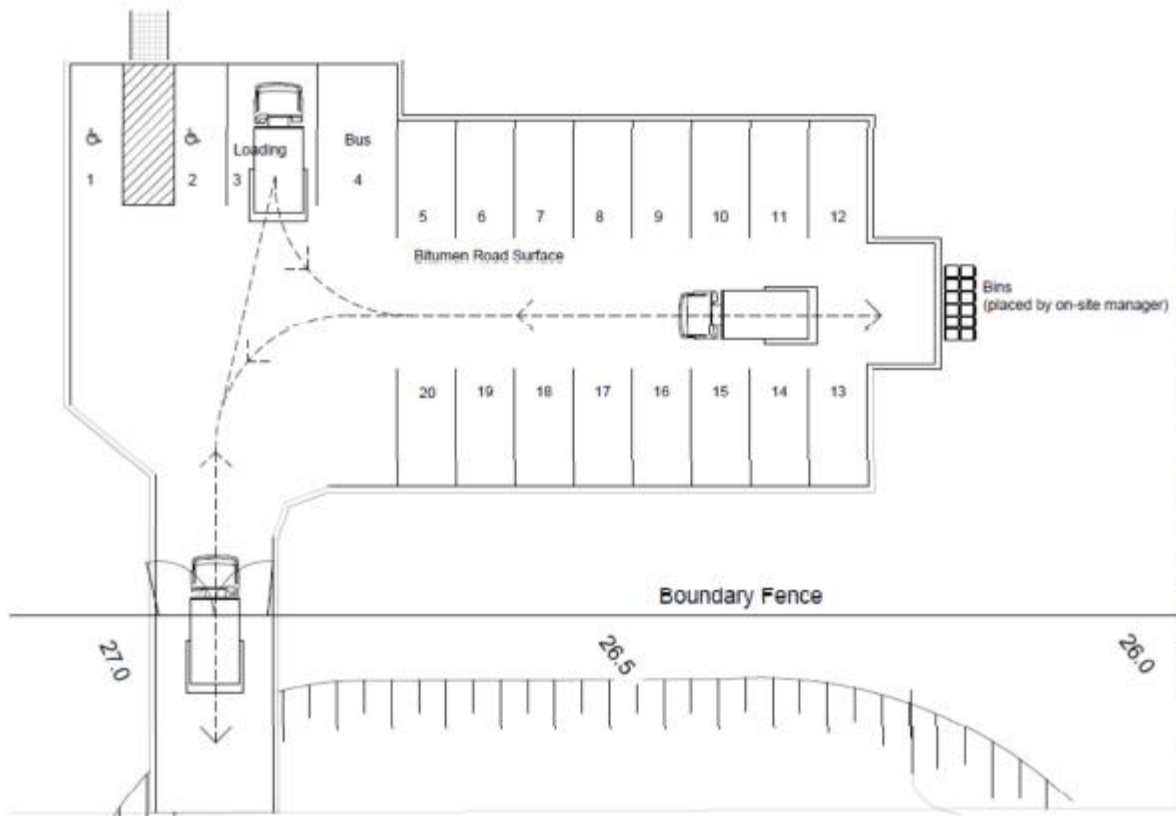


Figure 1, Refuse Collection Diagram

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The drug and alcohol facility will provide a rehabilitation service for men and women over 18 years of age who have substance abuse problems and are committed to making long term changes to their substance using behaviours. The facility will predominantly target Indigenous people from the Pilbara.

Services offered at the facility include:

1. Case Management Interventions
2. Individual Counselling
3. Couple/Family Therapy
4. Group work Therapy
5. AA/NA Meetings
6. Educational Programs
7. Work
8. Cultural Activities
9. Alternative Health Therapies
10. Recreational Activities

To achieve program objectives, clients commit themselves to a structured three-month program. Clients and their immediate families, including children can be accommodated at the centre. Sessions are conducted in a classroom-type situation and are accompanied by videos, information sheets and teachers guides. As well as these structured sessions, clients and their families have access to one on one counselling on request and other support to help them re-establish their lives outside the centre.

The development complies with all relevant guidelines including but not limited to:

1. FESA Bush fire design guidelines
2. Department of Health guidelines and Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974".
3. Australian Standards for universal access.

Other clarifications are listed below:

1. There is no recorded flood information for the site. In response to the risk of flood, mitigation measures are incorporated into the design including swales through the site and buildings generally raised above ground level. The elevation of the site is above the advised flood levels for Port Hedland.
2. Sewer will be disposed of onsite via sewer treatment plant and sub-surface liquid waste disposal. A grease trap is included for the commercial kitchen.

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URBAN DESIGN



We request that this Development Approval Amendment application be assessed without delay as there are a number of factors which make this an urgent matter.

1. The PDARF development is a federally funded project through the Office for Aboriginal and Torres Strait Islander Health (OATSIH). The funding conditions imposed on the project require practical completion to be reached by 30th June 2013.
2. A building contract has been signed by Pindan Contracting Pty Ltd and the future managing body of the PDARF project; Yaaandina Family Centre. Pindan must commence work on site by November 1st 2012 in order to reach the practical completion date set by OATSIH.

As discussed earlier in this application, we also request that a condition be applied to the successful Development Approval Amendment application allowing 30 days to submit a revised landscape plan. This revised landscape plan will also include a reticulation plan/design.

Yours Sincerely,

A handwritten signature in black ink, appearing to read "KRattigan", followed by a period.

Kelly Rattigan
Director

formworks architecture

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abn: 44 128 703 293
www.formworks.com.au

ARCHITECTURE
URBAN DESIGN

6.4.2 ***Proposed Excision and Acquisition for a 1.4 Hectare Section of Reserve 8214 (Port Hedland Turf Club) for Land Development Project Purposes***

| | |
|--|--|
| Officer | David J. Westbury Manager Economic Development and Strategy |
| Date of Report | 14 November 2012 |
| Disclosure of Interest by Officer | Nil |

Summary

This report recommends Council seek to excise and acquire a portion of Reserve 8214 for potential commercial development purposes.

The acquisition of this property has not been guaranteed by the State of Western Australia Department of Regional Development and Lands (RDL). The excision of this property from the Reserve and potential subsequent acquisition (if approved by RDL) only forms the basis for negotiation, with the State.

Background

At a meeting held between Council staff and RDL on 2 November 2012 Council staff presented several land development projects within the Town to facilitate investment within the Town of Port Hedland. Investment in additional commercial development will add to our quality of life, reduce shop rents and help diversify our economy. Council staff received positive feedback related to the development potential of a 1.4 Hectare portion of Reserve 8214 at the North East corner of McGregor Street and Wilson Street within the Town of Port Hedland.

Council staff now seeks to excise the 1.4 hectare portion of the reserve and negotiate an acquisition method with RDL, whereby Council receives a management order that allows it to Request for Proposals. Depending upon viability of the responses it is envisaged the successful respondent may purchase the property upon construction of the development.

In addition, RDL has requested that Council consultant with the Port Hedland Turf Club for the development prior to commencing negotiations.

Consultation

- Economic and Strategic Planning
- Planning and Development
- State Land Services
- Landcorp
- Port Hedland Turf Club (scheduled)

Statutory Implications

The disposal of Crown Land is regulated through the *Land Administration Act 1997*.

Policy Implications

Nil

Strategic Planning Implications

Council's Strategic Community Plans 2012-2022 identifies Strategic Themes and Performance Indicators relating to Land Development Projects including the following:

6.2.1 Facilitate commercial, industry and town growth.

6.21 Create Local employment and investment and diversify the economy.

6.21 Enhance supply of suitably located and supported industrial and retail land.

Budget Implications

Preliminary site investigations and the preparation of business/case plans and costs incurred for the RFP process are budget for in Councils 2012/13 Budget.

Subject to recommendations and outcomes of the RFP process, Land acquisition/development costs will be reported back to Council for future budget considerations.

Officer's Comment

Currently the Town of Port Hedland lacks many of the commercial amenities that people in other regional areas of Western Australia take for granted. Many of the commercial enterprises that do exist are paying rents that are unaffordable and unsustainable causing the prices of services and merchandise to be higher than even that of the Perth Central Business District. This impacts on liveability, economic viability and diversity in the Town.

The availability of more commercial premises will help diversify the local economy making Port Hedland a more economically sustainable place where people want to live and are proud to call home.

Attachments

1. Locality Plan

Officer's Recommendation

That Council:

1. Delegates the Manager of Economic Development and Strategy to request Department Regional Development and Lands to excise a portion of Reserve 8214 to as depicted on attachment No. 1; and
2. Delegates the Manager of Economic Development and Strategy to request Department Regional Development to negotiate a method of acquisition with Council that allows the 1.4 Hectare Section of Reserve 8214 to be used for Commercial Development Purposes.

201213/163 Council Decision

Moved: Cr Carter

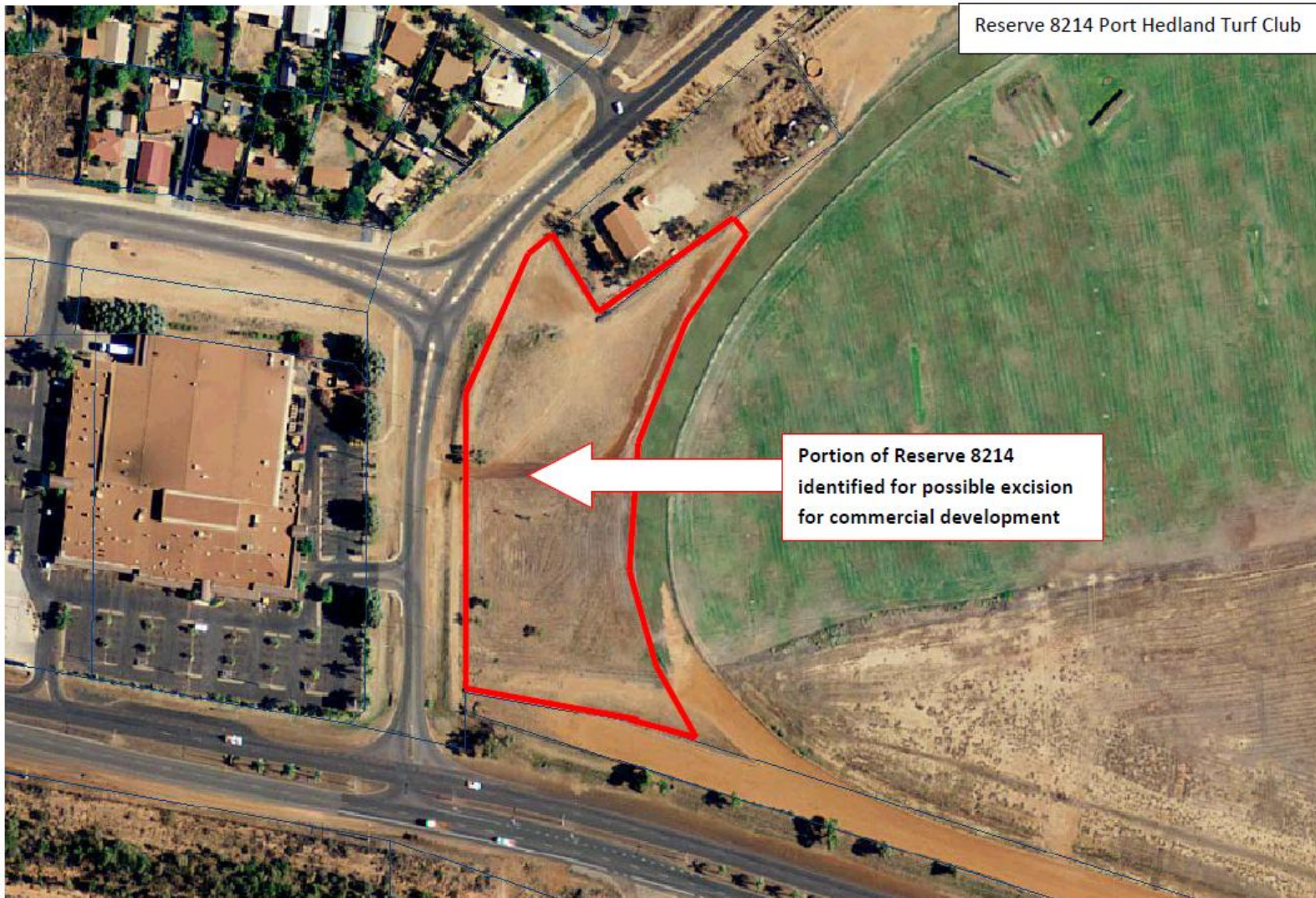
Seconded: Cr Daccache

That Council:

1. **Delegates the Manager of Economic Development and Strategy to request Department Regional Development and Lands to excise a portion of Reserve 8214 to as depicted on attachment No. 1;**
2. **Delegates the Manager of Economic Development and Strategy to request Department Regional Development to negotiate a method of acquisition with Council that allows the 1.4 Hectare Section of Reserve 8214 to be used for Commercial Development Purposes;**
3. **Requests the Manager of Economic Development and Strategy to consult with the Turf Club to ascertain their operational requirements; and**
4. **Requests that any future development of the land accommodates the Turf Clubs operational racing requirements.**

CARRIED 5/0

ATTACHMENT 1 TO ITEM 6.4.2



6.4.3 *Proposed Extension and Renaming of a portion of Daylesford Close, South Hedland (File No.: 18/07/0002)*

Officer Katherine Press
Acting Lands Officer

Date of Report 26 October 2012

Disclosure of Interest by Officer Nil

Summary

Council has received a request from McMullen Nolan Group to endorse a proposed name for a new road created as part of the continued redevelopment of the South Hedland Town Centre.

McMullen Nolan Group has also requested that a portion of Forrest Circle, South Hedland be un-named.

Background

The applicant has chosen a name for the new road from the Town's Reserve Road Name Register, which was approved by Council at the Ordinary Council Meeting held on 10th October 2012. The applicant has proposed the following street name:

1. Carr Way - Postmaster Harry Carr was awarded an MBE for his assistance in the 1939 cyclone.

The new portion of road is proposed to start at the intersection of Murdoch Drive and Wise Terrace and carry through to Daylesford Close (Attachment 1).

The construction of the new road will split Forrest Circle into two separate roads. The applicant has proposed that the unsealed portion of Forrest Circle, from Collier Road through to James Street, be un-named (Attachment 2). The unsealed portion of Forrest Circle will be named at a later date.

Consultation

Should Council initiate the proposal to name the new road, it shall be advertised in Accordance with Clause 2.1 of Town of Port Hedland Policy 12-004 Road Names and Street Numbering.

Statutory Implications

The naming or renaming of roads must be dealt with as per Part 2, Division 3, Section 26A of the Land Administration Act 1997.

Australian and New Zealand Standard ASNZS 4819-2011 Rural and Urban Addressing.

Policy Implications

Town of Port Hedland Policy 12-004 Road Names and Street Numbering.

“2.1 Road Names

2.1.1 Except as provided below, a road name shall not be proposed for a new or existing road if that road name is currently in use with the Town. This includes the use of:

- (a) Like-sounding names e.g. names with the addition/deletion of “s”; or*
- (b) Same name with a different suffix e.g. road as opposed to street.*

2.1.2 Where a road is closed or access denied as it crosses a main thoroughfare, one (1) portion of the road shall be renamed.

2.1.3 Roads shall be named or renamed (as the case may be):

- (a) So as to avoid repetition as outlined above specifically within suburbs; and*
- (b) From the approval reserves list of names for roads.*

2.1.4 Road Names are to be sourced from:

- (a) Persons, entities, places or events of historical or heritage significance and directly related to the Port Hedland area and its neighbourhood;*
- (b) Common or Aboriginal names of flora and fauna species and indigenous to the Port Hedland area;*
- (c) Port Hedland locality or geographic feature names in common, historical or Aboriginal usage; and*
- (d) Persons having a distinguished record of achievement within the Towns history.*

2.1.5 All nominations for road names shall be accompanied by a brief explanation of the relationship and significance of the name to the Town.

2.1.7 Support to name or rename roads in established areas can be obtained by:

- (a) Advertising the proposal in the local newspaper, inviting comments; and*
- (b) Advising residents in the area of the proposed name in writing and inviting comments.*

2.1.8 Once a name has been formally assigned to the road and adopted by the Geographic Names Committee, all relevant Government bodies, servicing authorities and Australia Post shall be notified of the final action taken and the commencement date.”

Strategic Planning Implications

Nil

Budget Implications

Nil

Officer's Comment

The approval of the applicant's request will see the new portion of road and Daylesford Close become one continuous road with two street names. This will cause confusion for the public, service providers and emergency services travelling in the area.

If the applicants request is approved, clear signage would be required so that it is clear that you are leaving one road and entering another.

To avoid confusion, it is recommended that the new portion of road become an extension of Daylesford Close. This will result in Daylesford Close becoming a through road and the suffix will be required to change.

If Daylesford Close is extended through the new portion of road, part of the existing Daylesford Close would be required to be renamed (Attachment 3).

It is recommended that a portion of the existing Daylesford Close be renamed using the road name proposed by the applicant (Carr). As a result of the renaming the street numbering will be required to be amended, as per Town of Port Hedland Policy 12-004 Road Names and Street Numbering.

Options

Council has the following options for responding to the request:

1. Support the applicants request for the new portion of road to be named Carr Way, as indicated on Attachment 1 and a portion of Forrest Circle being unnamed, as indicated on Attachment 2.

The approval of the applicants request will result in the newly created road being named as per Part 2, Division 3, Section 26A of the *Land Administration Act 1997*. The naming of the new road to Carr Way will cause confusion for the public, service providers and emergency services travelling in the area.

2. Support the applicants request to un-name a portion of Forrest Circle and reject the applicants request for the new portion of road to be named Carr Way and;
 - a. extend Daylesford Close through the new portion of road and amend the suffix;
 - b. rename an existing portion of Daylesford Close to Carr Court, as indicated on Attachment 2.

Option 2 is recommended.

Attachments

1. Plan of new portion of road to become an extension of Daylesford Close.
2. Plan of the portion of Forrest Circle to be unnamed.
3. Plan of the portion of Daylesford Road to be renamed.

201213/164 Officer's Recommendation/Council Decision

Moved: Cr Carter

Seconded: Cr Hooper

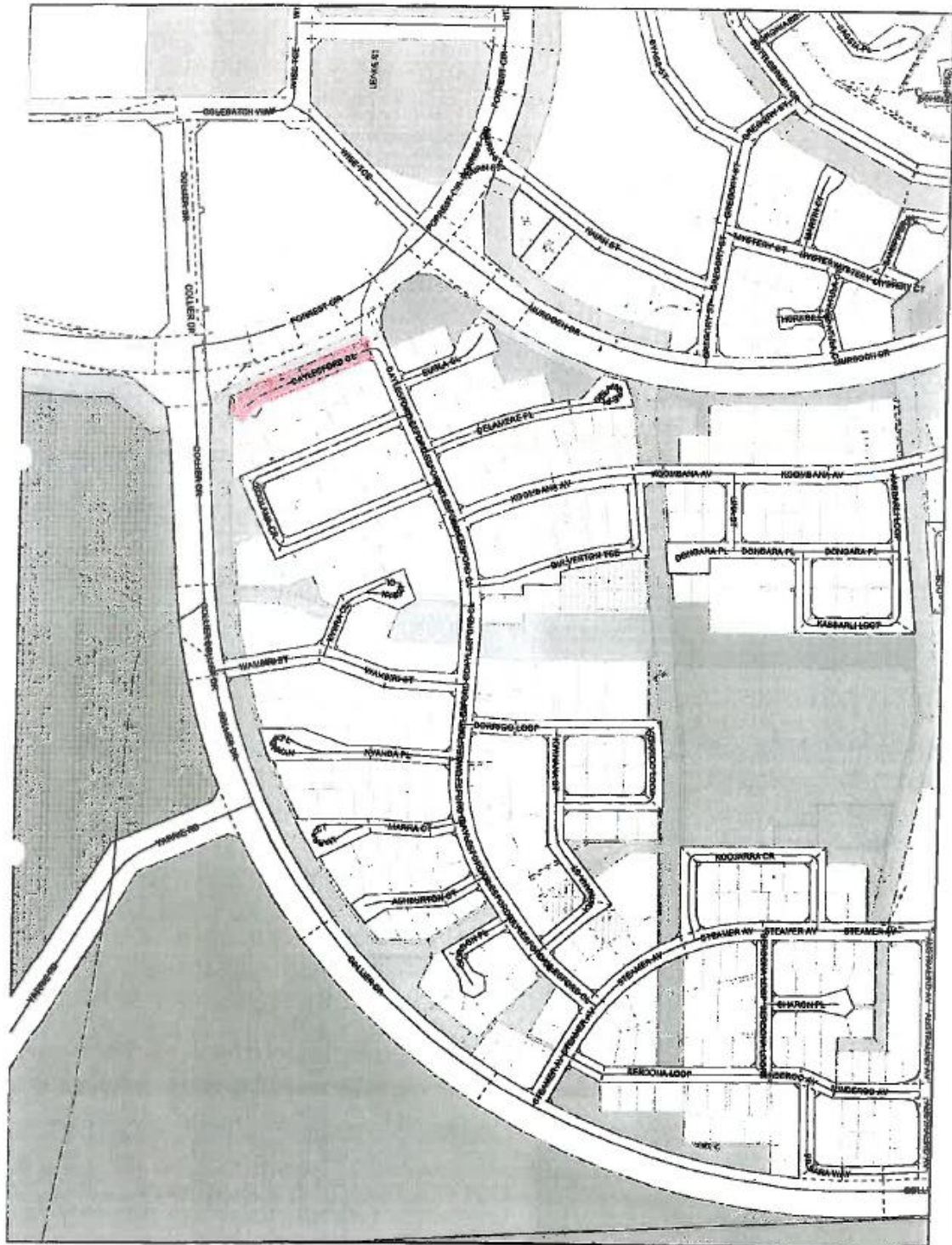
That Council:

1. **Reject the applicants request for the new portion of road to be named Carr Way and;**
 - a) **extend Daylesford Close through the new portion of road and amend the suffix, as shown on attachment 1;**
 - b) **rename an existing portion of Daylesford Close to Carr Court, as indicated on Attachment 3.**
2. **Delegates the Manager Planning Services to submit the road name request to the Geographic Names Committee for final approval, subject to the following;**
 - a) **The proposed renaming of a portion of Daylesford Close being advertised for a period of 30 days pursuant to Town of Port Hedland Policy 12-004 Road Names and Street Numbering;**
 - b) **No objections being received during the advertising period.**
3. **Advises the applicant that any costs associated with the required road signage will be at the cost of the applicant;**
4. **Advises the applicant that the proposed street signs are to be to the specifications of Councils Engineering Services and to the satisfaction of Councils Manager Planning; and**
5. **Approve the applicants request to un-name a portion of Forrest Circle, as indicated on Attachment 2.**

CARRIED 5/0



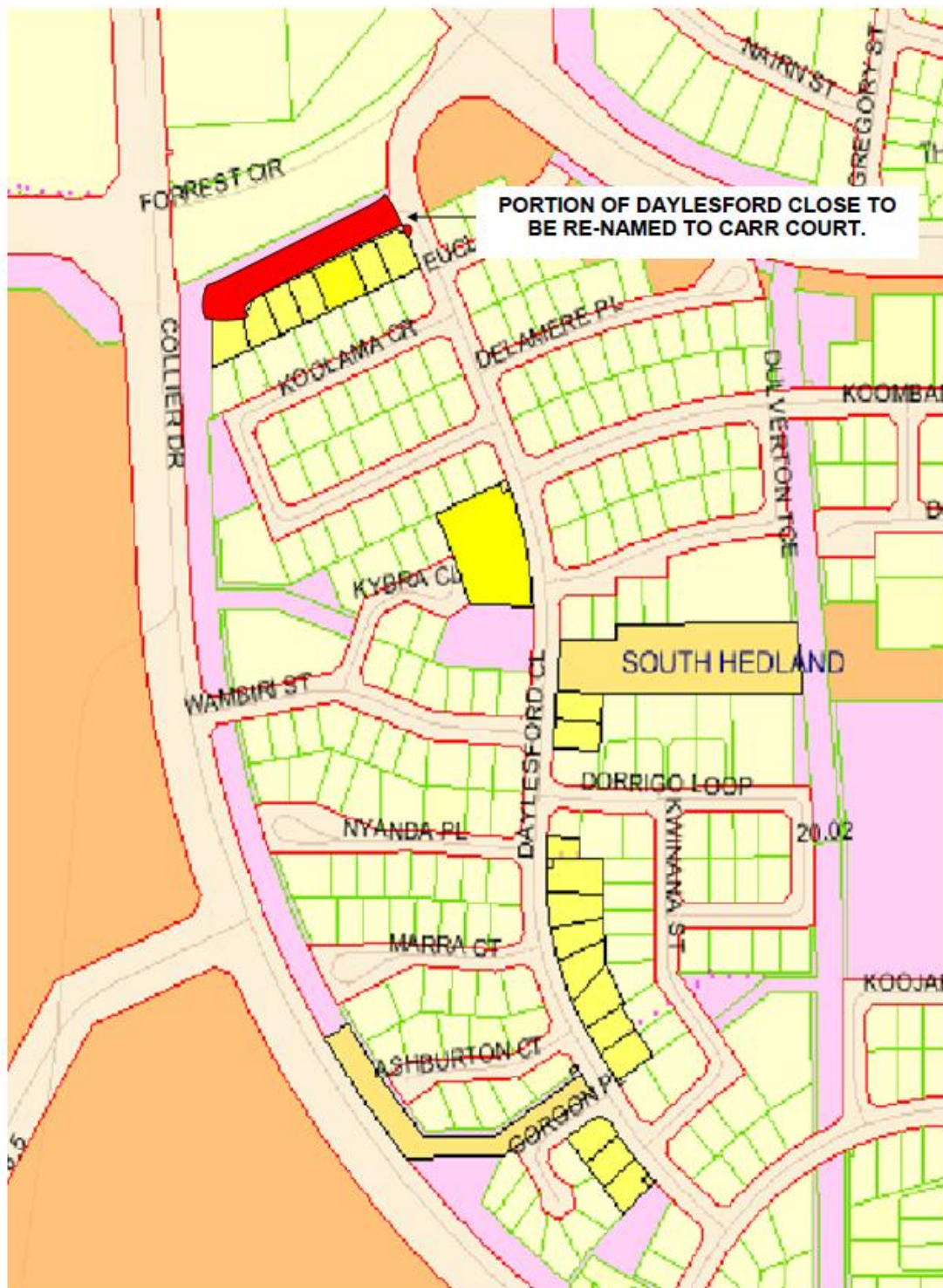
Attachment 2.



Scale : 1:4813 (Geographical)
MGA : SW=666774.2E,7740838.5N Zone 50 / NE=667757.2E,7742170.7N Zone 50
Lat/Long : 118°35'54.533", -20°25'24.685" / 118°36'27.989", -20°24'41.051" H 263mm by W 202mm

Printed : 11:12 Tue 23/Oct/2012
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6.4.4 Proposed Amendment to the Town of Port Hedland Town Planning Scheme No. 5 – Final Adoption Scheme Amendment 57 – Recoding Lot 513 (Plan 71580) Cottier Drive, South Hedland from R30 to R50 (File No.: 18/09/0069)

Officer Steve de Meillon
A/Manager Planning Services

Date of Report 25 October 2012

Disclosure of Interest by Officer Nil

Summary

Council at its Ordinary Council Meeting held on the 25 July 2012 resolved to initiate Scheme Amendment 57. The scheme amendment will recode Lot 513 (Plan 71580) Cottier Drive, South Hedland from “Residential” R30 to “Residential” R50. The request was lodged by RPS on behalf of Pindan Constructions.

This report is presented to Council for final adoption of the scheme amendment.

Background

The Site (Attachment 1)

The proposed amendment refers to a portion of Unallocated Crown Land, Lot 513 (Plan 71580) Cottier Drive, South Hedland (the site). The site is the result of the amalgamation of two separate parcels of land being Lot 6159 Barrow Place and Lot 6160 Cottier Drive, South Hedland. The site is currently owned by the State of Western Australia and under the control of the Department of Regional Development and Lands (RDL).

The site is currently zoned “Residential” under the Town of Port Hedland Town Planning Scheme No. 5 (TPS5), with a density code of R30.

The site comprises an area of approximately 5030m² and is located approximately 300m northeast of the South Hedland Town Centre. The site is bound by Cottier Drive to the south, Barrow Place to the north and residential land to the east and west.

The Amendment (Attachment 2)

The amendment proposes to up-code the site from “Residential” R30 to “Residential” R50.

Previous Approvals (Attachment 3)

RDL released an Expression of Interest (EOI) for a proponent to develop the site. Pindan Construction were successful in securing the site.

As part of the EOI applicants were required to submit a concept plan for development of the site. The successful submission by Pindan Construction was based on a development proposal of sixteen (16) Grouped Dwellings.

In order to facilitate the proposed development Scheme Amendment 40 was initiated and finally approved by the Town of Port Hedland. Amendment 40 included recoding a portion of the site from "Residential" R20 to "Residential" R30. The recoding created a consistent R30 density across the site in anticipation of the now amalgamated Lot 1512 (Plan 71580) Cottier Drive, South Hedland.

Amendment 40 was supported and approved by the Town to provide consistency in the development of residential land located along the southern side of Barrow Place. Amendment 40 was considered consistent with the strategic planning framework and objectives for the area.

The development proposal submitted by Pindan Construction for sixteen (16) Grouped Dwellings was expected to be achieved under a "Residential" R30 coding.

Consultation

Prior to commencing public advertising, the scheme amendment was sent to the Environmental Protection Authority (EPA) for environmental consideration. The EPA determined the scheme amendment should not be assessed under the Environmental Protection Act 1986 and not necessary to provide any advice or recommendations.

In accordance with the *Town Planning Regulations 1967*, the scheme amendment was advertised and circulated as follows:

Internally

- Technical Services
- Investment and Business Development
- Infrastructure Development
- Economic and Lands Development
- Community Services
- Community Recreation Services
- Building Services

Externally

- North West Telegraph: 12 September 2012 – 24 October 2012
- Site Signs: 12 September 2012 – 24 October 2012
- Council Website: 12 September 2012 – 24 October 2012

Written notification was sent to the following:

- All adjoining properties
- Properties located along Barrow Place
- Department of Environment and Conservation
- Department of Water
- Water Corporation
- Horizon Power
- Optus
- Telstra

A summary of submissions received during the advertising period is contained within Table 1 below. Copies of all submission received is contained within Attachment 3.

Table 1 - Submission summary

| Correspondent | Issue Raised | Planning Response |
|--|---|---|
| Department of Water | No objection raised | Not required |
| Department of Environment and Conservation | No comment | Not required |
| Water Corporation | No objection raised subject to the following advice: <ul style="list-style-type: none"> • Current Infrastructure Constraints • Services • Water Demand • Water Efficiency | These comments shall be addressed at the subdivision and subsequent development stages. |
| Horizon Power | No objection raised | Not required |
| Telstra | No objection raised | Not required |

Statutory Implications

The *Planning and Development Act 2005* and the *Town Planning Regulations 1967* provide Council the authority to amend its Local Planning Scheme and establish the procedure required to make this amendment.

Policy Implications

Nil

Strategic Planning Implications

The following section of Council's Strategic Community Plan 2012-2022 is considered relevant to the proposal:

6.3.1 Housing: Address housing shortage & affordability through using Council held land, providing high quality modular construction, providing incentives and other forms of inducement to deliver housing by 2013.

The following section of the "Pilbara's Port City Growth Plan" is considered relevant to the proposal:

Section 5.7.12: Precinct 12 – South Hedland East

Implementation Indicators: Key immediate land release sites being progressed by the private sector and not-for-profit organizations.

Budget Implications

The applicant has paid the prescribed fee of \$7,556.20 for the initiation of the scheme amendment and advertising.

Officer's Comment

The Pilbara's Port City Growth Plan (Growth Plan) identifies the site within Precinct 12 – South Hedland East. While the site is not specifically mentioned within Precinct 12, the Implementation Indicators for the precinct outline the need for key immediate land release sites being progressed by the private sector and not-or-profit organizations.

The site was identified as part of an EOI request to provide much needed development within South Hedland. Pindan Constructions were the successful proponent in securing the EOI. The EOI was awarded on the distinctively on the provision of sixteen (16) "Grouped Dwelling" sites. If sixteen (16) "Grouped Dwellings" are not delivered, the EOI contract would be terminated and would be required to be reinitiated.

At the time of awarding the EOI contract it was understood the sixteen (16) "Grouped Dwelling" development could be achieved under a "Residential" R30 code. However the subsequent Development Application could not be supported as the proposal could not achieve the minimum site areas under the "Residential" R30 code. The proposed "Residential" R50 coding is required to allow development of the site consistent with the EOI contractual agreement.

The site is widely surrounded by a mixture of densities ranging from "Residential" R20 to "Residential" R50. Land immediately adjoining the site is a mixture of "Residential" R30 and "Residential" R50. Currently the majority of land surrounding the site is developed with single, one storey housing.

The scheme amendment proposes a "Residential" R50 density to provide a sixteen (16) "Grouped Dwelling" development. The proposed development is part of a government initiative to provide house and land packages. As part of the delivery of the "Grouped Dwelling" development a subdivision is expected to create sixteen (16) strata lots. Due to the fractured land ownership after the subdivision it is not expected the site would be redeveloped in the short to medium future.

However, potentially the site could be redeveloped with "Multiple Dwellings" in the future, which would allow for multistory apartment style development. Under the provisions of State Planning Policy 3.1 – Residential Design Codes (R-Codes) all densities above "Residential" R30 can achieve either a minimum site average for "Grouped Dwellings" or a plot ratio for "Multiple Dwellings". The site only adjoins "Residential" land above the R30 density code. Should a "Multiple Dwelling" development ever be built on the site, the built outcome would be relatively consistent with what could be achieved the adjoining "Residential" R30 and "Residential" R50 land.

The proposed scheme amendment provides a consistent "Residential" R50 coding with adjoining "Residential" land fronting Cottier Drive.

In light of the above, it is considered that in the unlikely event the site is redeveloped to realise the full density potential of a R50 coding, the development would be generally consistent with the surrounding land uses and location.

It is anticipated the assessment of the Development Application for the proposed sixteen (16) "Grouped Dwelling" application will impose additional measure to ensure a positive design outcome is achieved.

The proposed amendment is supported to achieve the preferred development of the site and provide much needed housing.

Attachments

1. Locality Plan
2. Scheme Amendment Report
3. Submissions received

Options

Council has the following options when considering the matter:

1. Approves final adoption of Scheme Amendment 57.

Approval of the scheme amendment will allow development of a sixteen (16) "Grouped Dwelling" development.

2. Approves final adoption of Scheme Amendment 57 with modifications.

If Council considers the "Residential" R50 density is not appropriate it can offer an alternative density coding. Any amendment to the current proposed density coding of "Residential" R50 will require further consultation prior to final adoption. It is considered any lower density would either not be capable of delivering on the EOI contract, or be inconsistent with adjoining land uses.

3. Abandon Scheme Amendment 57.

If Council considers the site should remain at the current "Residential" R30 density it should abandon the amendment. Abandoning the amendment will mean the EOI contract to provide sixteen (16) "Grouped Dwellings" would not be achieved and would be terminated.

Option 1 is recommended to allow the site to be developed to the proposed R50 residential density.

201213/165 Officer's Recommendation/Council Decision

Moved: Cr Hunt

Seconded: Cr Hooper

That Council resolves to:

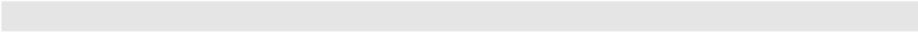
1. **Recode Lot 513 on Plan 71580 from "Residential" R30 to "Residential" R50;**
2. **Amend the zoning map accordingly;**

- 3. Authorises the Mayor and Chief Executive Officer to execute three (3) copies of the amendment documents in accordance with the *Town Planning Regulations 1967 (as amended)*, including fixing the Council's common seal; and**
- 4. Forwards three (3) copies of the adopted scheme amendment and associated documentation to the Western Australian Planning Commission for Ministerial Consent in accordance with the *Town Planning Regulations 1967 (as amended)*.**

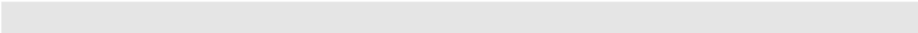
CARRIED 5/0

LOCALITY PLAN





TOWN OF PORT HEDLAND
TOWN PLANNING SCHEME NO. 5
AMENDMENT NO. 57



**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
TOWN OF PORT HEDLAND
TOWN PLANNING SCHEME NO. 5
AMENDMENT NO. 57**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Applying a residential density coding of 'R50' to Lot 513 Barrow Place, South Hedland; and
2. Amending the Scheme Map accordingly.

Dated this day of 20

CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

- | | | | |
|----|--|---|--|
| 1. | LOCAL AUTHORITY | : | Town of Port Hedland |
| 2. | DESCRIPTION OF TOWN PLANNING SCHEME | : | Town Planning Scheme No. 5 |
| 3. | TYPE OF SCHEME | : | Town Planning Scheme |
| 4. | SERIAL NUMBER OF AMENDMENT | : | Amendment No. 57 |
| 5. | PROPOSAL | : | Applying a residential density coding of 'R50' to Lot 513 Barrow Place, South Hedland; |



**TOWN PLANNING SCHEME AMENDMENT
REPORT**

**Lot 513 (HN 22) Barrow Place, South
Hedland**

Prepared by:

RPS

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Report No: 4014
Version/Date: Rev 0, June 2012

Prepared for:

PINDAN CONSTRUCTION

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PO Box 93, BELMONT WA 6984

RPS Environment and Planning Pty Ltd (ABN 45 108 680 977)



Document Status

| Version | Purpose of Document | Orig | Review | Review Date | Format Review | RPS Release Approval | Issue Date |
|---------|---------------------------|------|--------|-------------|---------------|----------------------|------------|
| Draft A | Draft for Internal Review | TK | LR | 19.04.12 | 19.04.12 | | |
| Rev 0 | Final for Issue | TK | LR | 19.04.12 | 19.04.12 | Lee Rodda | 08.06.12 |
| | | | | | | | |

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FIGURES

(compiled at rear of report)

- Figure 1: Location Plan
- Figure 2: Site Plan
- Figure 3: Town Planning Scheme No.5 Zoning

1.0 INTRODUCTION AND BACKGROUND

This report seeks to amend the Town of Port Hedland Town Planning Scheme No. 5 (TPS 5) by increasing the residential density coding of Lot 513 (HN 22) Barrow Place, South Hedland (the subject land) from 'R30' to 'R50', and amending the scheme map accordingly.

Pindan Construction (the client) were the successful proponent for the development through the Town of Port Hedland/Department of Regional Development and Lands (RDL) Expression of Interest (EOI) land release. The proposed amendment is sought to facilitate development of the subject land consistent with the Town of Port Hedland and RDL's preferred proposal for the site.

As part of the EOI, the client was required to submit a concept plan for development of the subject land. The clients' successful submission was based on a development scenario for sixteen (16) Grouped Dwellings.

A previous Town Planning Scheme Amendment (Amendment No. 40) sought an increase in density coding to "R30" to facilitate development of sixteen (16) grouped dwellings. Despite the preferred concept meeting the minimum average lot size of the R30 density code, the R30 density code does not facilitate approval of the preferred concept given the minimum site areas proposed for the grouped dwellings are less than what can be contemplated under the Residential Design Codes of Western Australia (R-Codes) and the Town of Port Hedland Town Planning Scheme No. 5 (TPS 5).

Consultation with the Town of Port Hedland on this issue has therefore resulted in this request for a higher density coding being chosen as the only available method to facilitate eventual approval of the concept under TPS 5.

This Scheme Amendment report is largely consistent with that provided under Amendment No. 40, however provides additional information on:

- Policy context, in light of release of the draft Port Hedland City Growth Plan;
- The locational context of the subject land; and
- Proposed increase in residential density.

2.0 SITE DETAILS

2.1 Location, Land Ownership and Site Characteristics

The subject land is located to the immediate north-east of the South Hedland Town Centre, and is generally bound by Barrow Place to the north, Cottier Drive to the south and an existing residential development to the west (refer **Figure 1 - Location Plan** and **Figure 2 - Site Plan**).

The subject land is currently under the ownership of the State of Western Australia, subject to acquisition by Pindan Construction, and is undeveloped.

2.1.1 Surrounding land use and development

Development in the surrounding vicinity is comprised of predominantly residential land uses of varying density (R20 to R50) and type (single, grouped and multiple dwellings).

The land enjoys close proximity to the South Hedland Town Centre which is approximately 500m walk south-west and comprises numerous commercial, residential, services and other related land uses, and provides the main activity centre for the South Hedland Town Centre. Pedestrian access to the town centre can be achieved via a footpath located along Cottier Drive.

It is considered that increasing the residential density coding of the subject land from 'R30' to 'R50' is consistent with surrounding land uses and will increase the walkable catchment population of the existing Town Centre, increasing its potential future vibrancy and commercial viability.

3.0 PLANNING CONTEXT

3.1 Town of Port Hedland Town Planning Scheme No. 5

The subject land is currently zoned 'Residential R30' under TPS5 (refer **Figure 3 – TPS5 Zoning**).

Section 6.3 of TPS5 contains a number of provisions pertaining to the development of land in the 'Residential' zone, including restrictions on the parking and repair of vehicles and additional requirements for storage areas. It is not proposed to vary any of these provisions, nor any other part of the Scheme Text as part of the proposed scheme amendment.

The subject land is not affected by any Development Plan Areas or any Special Control Areas as identified by TPS 5.

3.2 Port Hedland City Growth Plan

The Port Hedland City Growth Plan (the Growth Plan) is a strategic response to the many growth pressures being faced by the Town of Port Hedland. The draft document was released for public comment in early October 2011 and it is anticipated that it will ultimately be adopted as the Local Planning Strategy for the Town of Port Hedland.

With the identification of Port Hedland and Karratha as 'Pilbara Cities', Port and South Hedland are each expected to provide for a local population of up to 50,000 people.

Together with pressures for mining resource expansion, issues of housing affordability, infrastructure supply and the coordination of soft infrastructure such as community facilities; the strategic direction provided by the City Growth Plan is now required.

The subject land is located within 'Precinct 12 – South Hedland East' of the Growth Plan and identifies the area as having significant on-going infill/redevelopment opportunities for existing residential land with the potential for up to 6,070 new dwellings.

3.3 Port Hedland Land Use Master Plan (2008)

The Port Hedland Land Use Master Plan (LUMP) identifies housing supply as a key issue for the area, and supports further renovation, redevelopment and release of land in South Hedland to improve housing choice and affordability. The Master Plan goes on to set a number of housing policies, the most relevant to the proposed Scheme Amendment is as follows:

- *2.5(d) Increase the density of residential development in areas with appropriate access, services and amenity, and support the improvement or provision of infrastructure where necessary to promote increased residential densities.*

The subject land is situated in close proximity to the South Hedland Town Centre and a range of surrounding community facilities. Hence, the proposed scheme amendment, which seeks to increase the residential density coding of the subject land, is consistent with policy 2.5(d) above and will assist in optimising the development potential of the vacant land.

3.4 Liveable Neighbourhoods

Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans and subdivisions to facilitate the development of sustainable communities. Whilst this application does not contemplate a structure plan or subdivision, it does provide an opportunity to improve the function of the subject land with regard to the principles and objectives of Liveable Neighbourhoods.

Of particular relevance to this site is Liveable Neighbourhoods Element 3, Requirement 12, which states that "in areas close to town centres, railway stations and major bus stops, lot sizes should be provided which enable sufficient amount of housing to support the facilities and/or public transport service. The subject land area is situated within 250-500m of the South Hedland Town Centre, and presents an opportunity for increased development potential via an increased residential density coding of R50 over the whole site. This will facilitate development of the site which will help to support town centre facilities and businesses.

4.0 PROPOSED SCHEME AMENDMENT

The proposed amendment to TPS 5 seeks to increase the residential density coding of Lot 513 Barrow Place, South Hedland from 'R30' to 'R50'.

The amendment is considered appropriate for the following key reasons:

- i. It will facilitate development of the subject land consistent with the Town of Port Hedland and RDL's preferred proposal for the site;

- ii. It facilitates the maximum potential utilisation of undeveloped land for residential purposes, consistent with the strategic planning framework and objectives for the area;
- iii. It will allow for the immediate development of more varied residential development types within close proximity to the South Hedland Town Centre, contributing to commercial vibrancy and the improvement of housing choice and affordability in South Hedland; and
- iv. The proposed density coding is consistent with the 'R50' coding for the adjacent property as well as a number of other 'R50' coded sites within close proximity to the subject land.

5.0 CONCLUSION

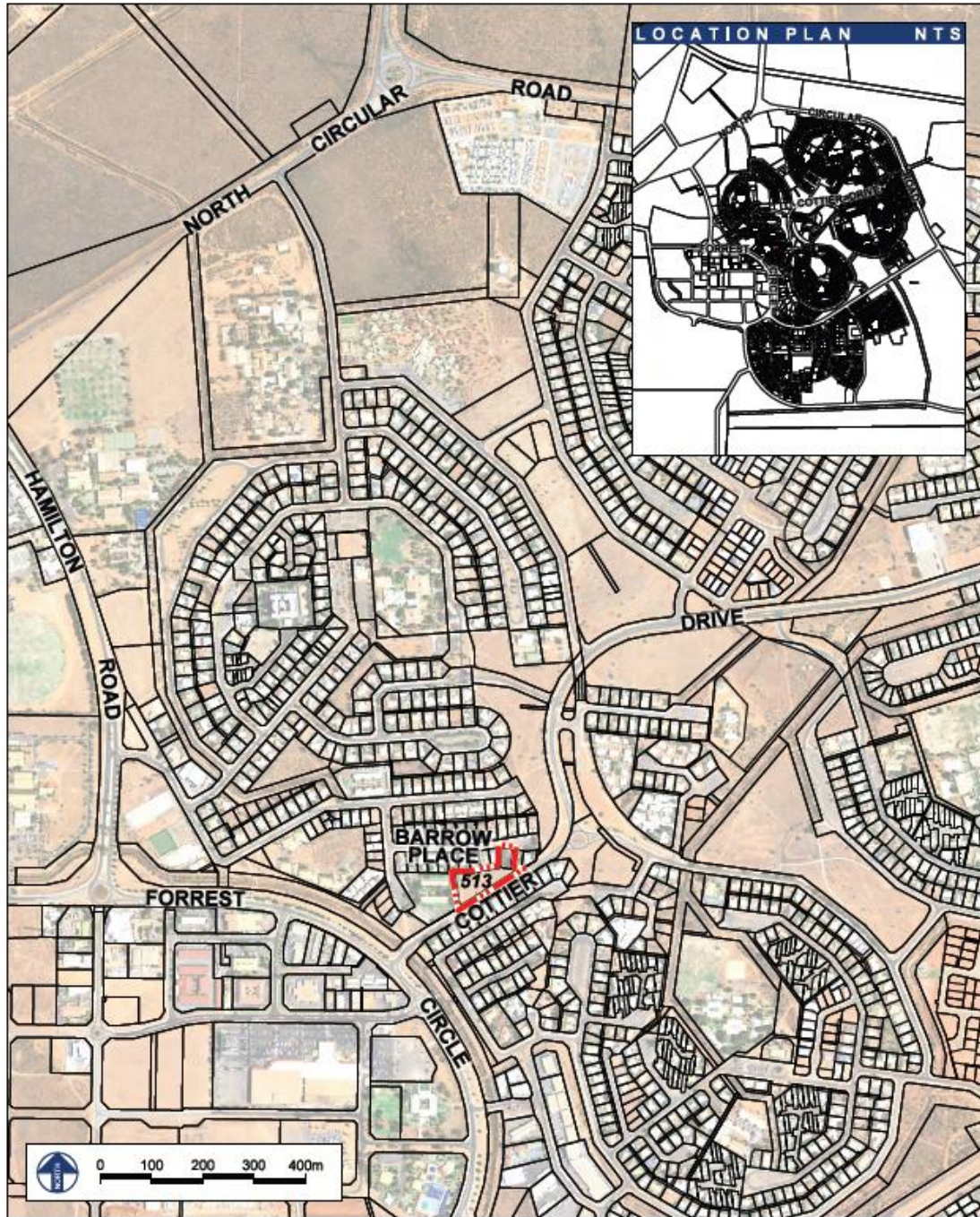
This report provides full details of the subject land area, considers the statutory planning and policy context, and presents adequate justification to increase the residential density coding of the subject land to 'R50'.

Given the success of Pindan Construction to develop the subject land, the proposed amendment will facilitate the immediate development of higher density housing in a highly accessible and centrally located area consistent with the objectives of the Port Hedland City Growth Plan.

In light of the preceding report and justification provided, the Town of Port Hedland's support for the proposed scheme amendment is respectfully sought at the earliest opportunity.

RPS

FIGURES



--- Subject Site

LOCATION PLAN

Property Description
**Lot 513 Barrow Place,
 SOUTH HEDLAND**

Base data supplied by Landgate, Aerial Photography dated 2008.
 Accuracy +/- 4m, Projection MGA Zone 50.
 Areas and dimensions shown are subject to final survey calculations.
 All cartageways are shown for illustrative purposes
 only and are subject to detailed engineering design.

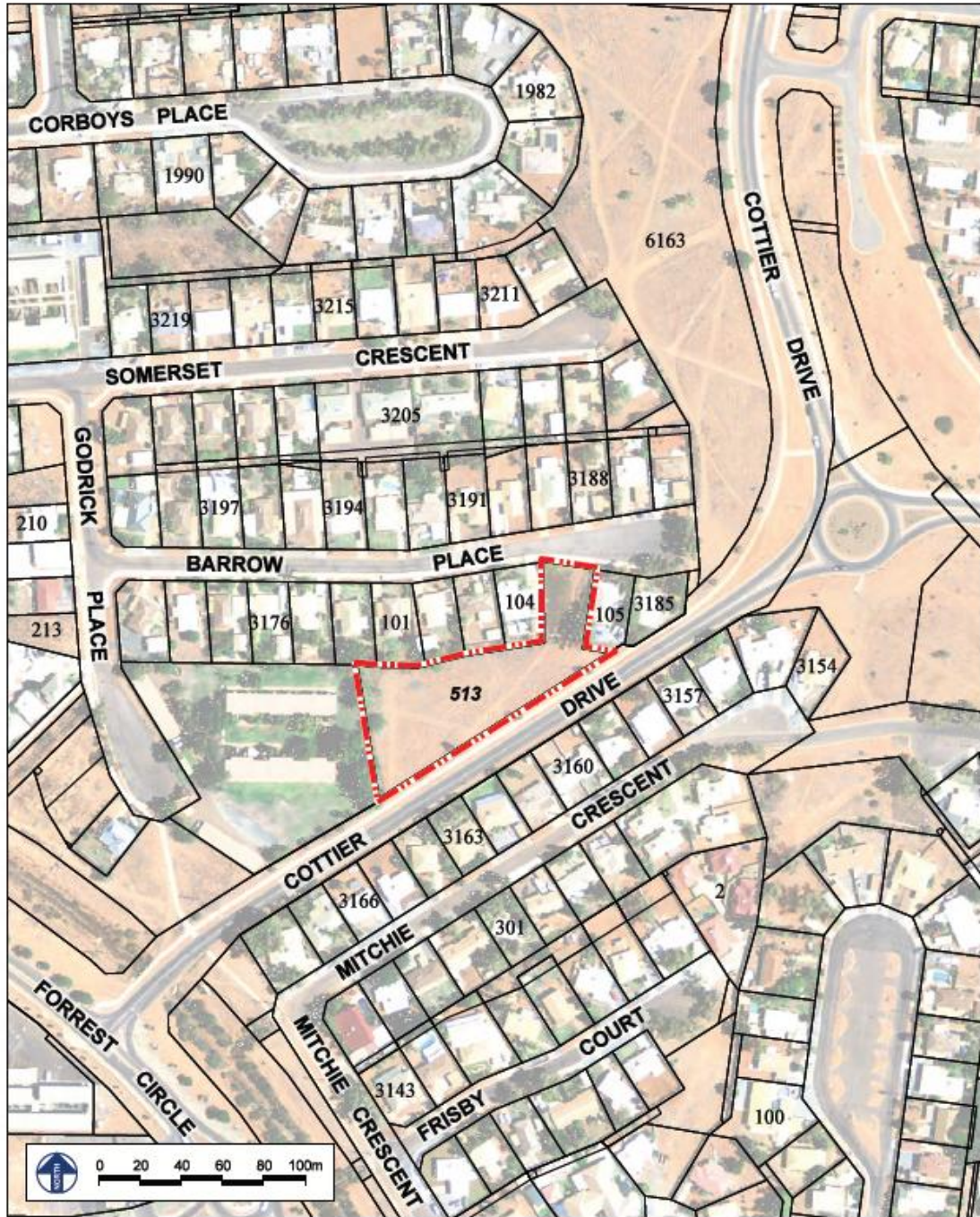
Plindan Construction : CLIENT
 1:10,000@A4 : SCALE
 12 April 2012 : DATE
 4014-5-001.dgn : PLAN No
 - : REVISION
 T.J.K. : PLANNER
 R.F. : DRAWN
 N.T. : CHECKED



RPS Environment and Planning Pty Ltd
 ACN 106 680 977
 ABN 45 108 680 977
 PO Box 465 Subiaco WA 6904
 38 Station Street
 Subiaco WA 6008
 T +61 8 9211 1111
 F +61 8 9211 1122
 W rpegroup.com.au

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FIGURE 1



Subject Site **AERIAL PLAN**

Property Description
Lot 513 Barrow Place,
SOUTH HEDLAND

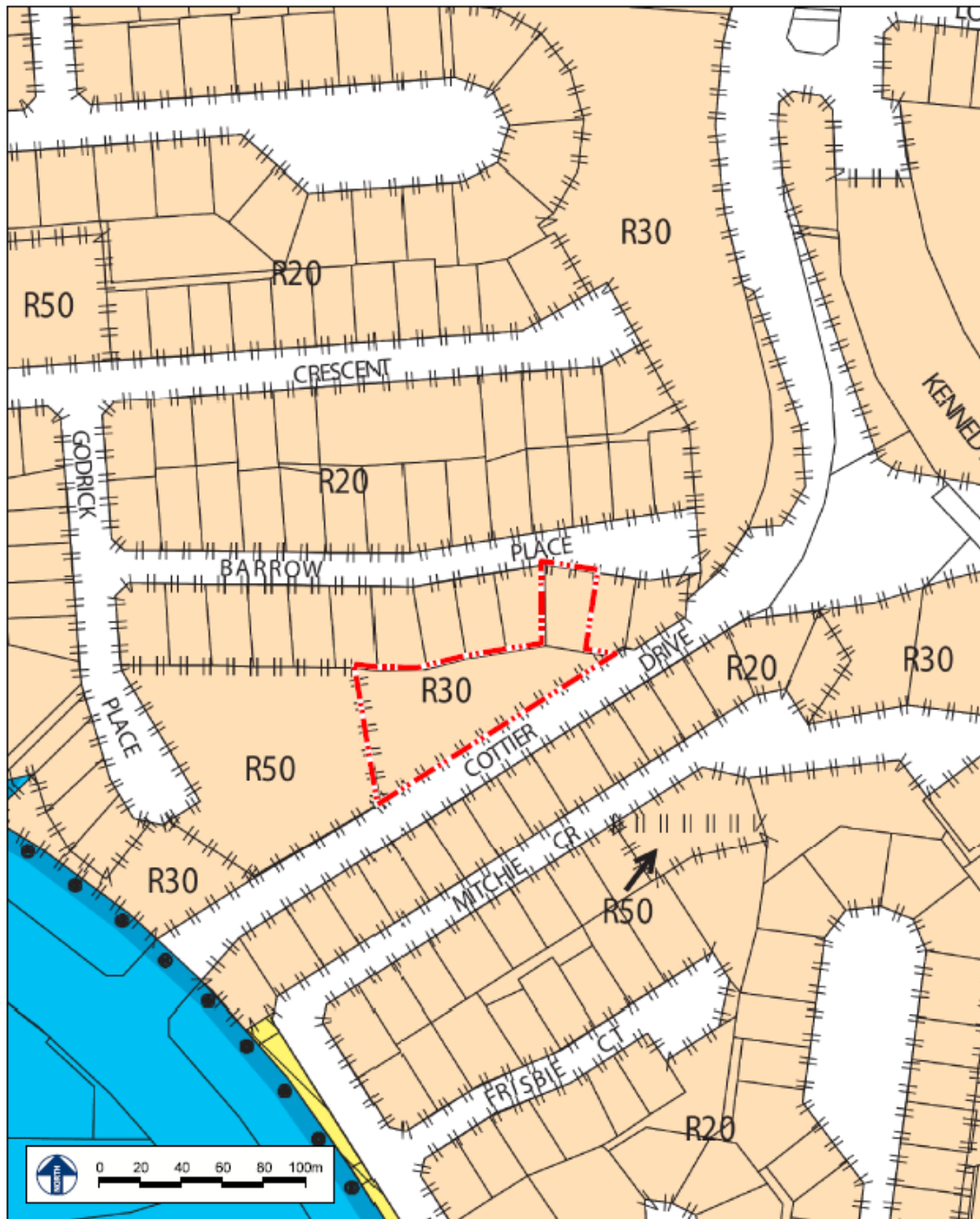
Base data supplied by Landgate, Aerial Photography dated 2008.
 Accuracy +/- 4m, Projection MGA Zone 50.
 Areas and dimensions shown are subject to final survey calculations.
 All cartageways are shown for illustrative purposes
 only and are subject to detailed engineering design.

Pindan Construction : CLIENT
 1:2,500@A4 : SCALE
 13 April 2012 : DATE
 4014-S-002.dgn : PLAN No
 - : REVISION
 T.K. : PLANNER
 R.F. : DRAWN
 N.T. : CHECKED

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 F +61 8 9211 1122
 W rpsgroup.com.au

FIGURE 2



--- Subject Site

TOWN PLANNING SCHEME No. 5

Property Description
**Lot 513 Barrow Place,
 SOUTH HEDLAND**

Base data supplied by Landgate, Aerial Photography dated 2008.
 Accuracy +/- 4m, Projection MGA Zone 50.
 Areas and dimensions shown are subject to final survey calculations.
 All cartageways are shown for illustrative purposes
 only and are subject to detailed engineering design.

Pindan Construction : CLIENT
 1:2,500@A4 : SCALE
 13 April 2012 : DATE
 4014+5003.dgn : PLAN No
 - : REVISION
 T.K. : PLANNER
 R.F. : DRAWN
 N.T. : CHECKED



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 W rpsgroup.com.au

FIGURE 3

PLANNING AND DEVELOPMENT ACT 2005

TOWN OF PORT HEDLAND

TOWN PLANNING SCHEME NO. 5

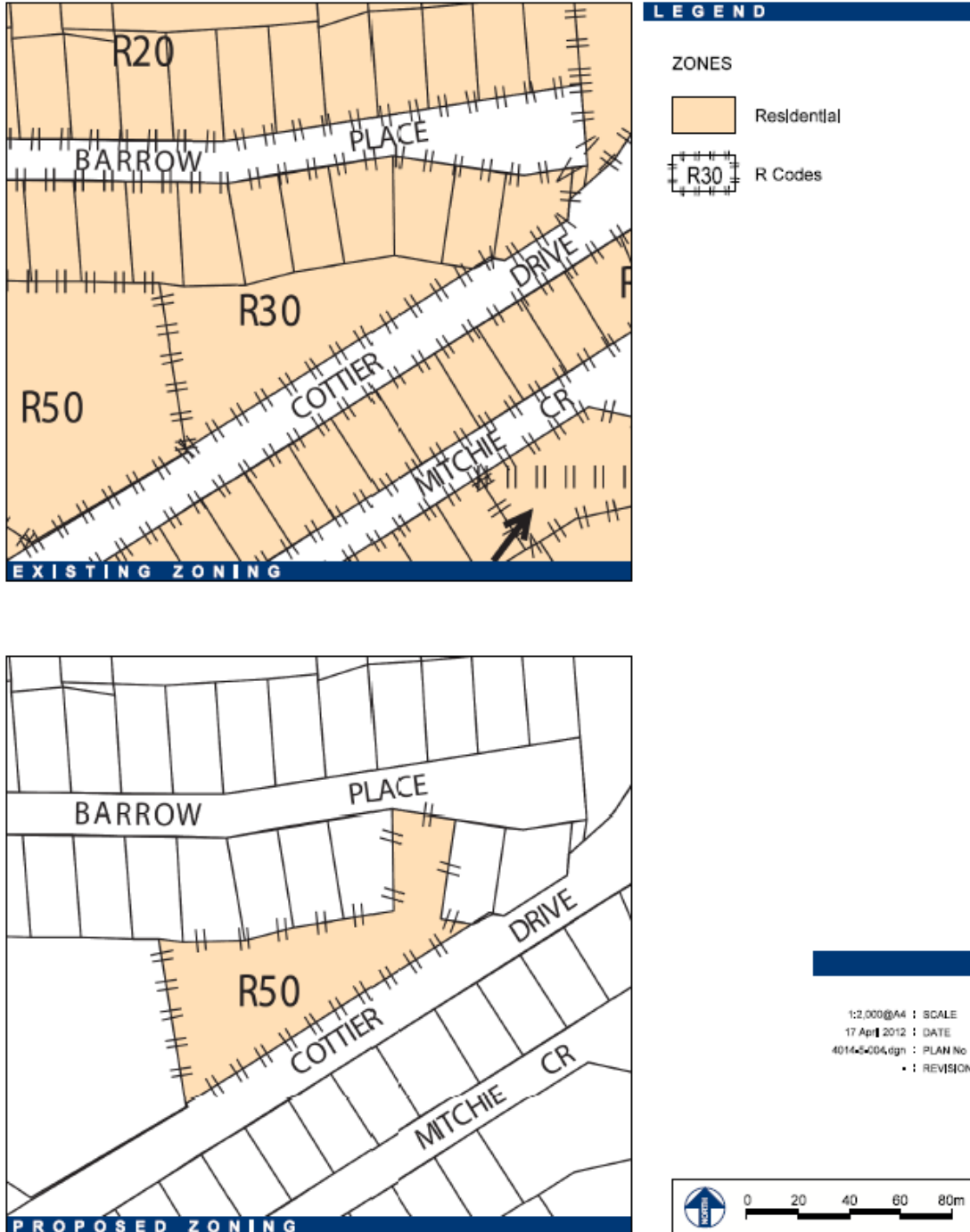
AMENDMENT NO. 57

The Town of Port Hedland under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

1. Applying a residential density coding of 'R50' to Lot 513 Barrow Place, South Hedland; and
2. Amending the Scheme Map accordingly.

SCHEME AMENDMENT MAP

Town of Port Hedland
Town Planning Scheme No. 5
Amendment No. 57



ADOPTION

Adopted by resolution of the Council of the Town of Port Hedland at the Meeting of the Council held on the day of 20 .

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the Town of Port Hedland at the Meeting of the Council held on the day of 20 and the Common Seal of the Town of Port Hedland was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....
DELEGATED UNDER S.16 OF
PD ACT 2005

DATE.....

Final Approval Granted

.....
MINISTER FOR PLANNING

DATE.....

ATTACHMENT 3 TO ITEM 6.4.4



Government of Western Australia
Department of Water



Your ref: 2012/257 / 803170G
Our ref: RF741-08, WRD179689
Enquiries: Natalie Leach 08 9144 0200

Steve De Meillon
Senior Planning Officer
Town of Port Hedland
PO Box 41
Port Hedland WA 6721



Document #: IPA32377
Date: 18.10.2012
Officer: LEONARD LONG
File: 803170G

with letter

Dear Mr De Meillon

RE: APPLICATION No: 2012/257 FOR SCHEME AMENDMENT 57 – REZONE FROM 'R30' TO 'R50' ON LOT 513 COTTIER DRIVE SOUTH HEDLAND 6722

Thank you for the opportunity to provide comment on the above application. The Department of Water has reviewed the referral, and can advise that it has no objections to the proposal.

If you wish to discuss the above please do not hesitate to contact the Department of Water's Pilbara Office on (08) 9144 0200.

Yours Sincerely,

**Hamid Mohsenzadeh
Regional Manager
Department of Water
Pilbara Region**

25 September 2012

Pilbara Region
Lot 4608 Cherratto Road KGE
Karratha Western Australia 6714
PO Box 836 Karratha Western Australia 6714
Telephone (08) 9144 0200 Facsimile (08) 9144 2610
www.water.wa.gov.au
wa.gov.au

De Meillon Steve

From: Hoskin, Libby [Libby.Hoskin@dec.wa.gov.au]
Sent: Friday, 19 October 2012 2:16 PM
To: De Meillon Steve
Subject: DEC Pilbara no comment App 2012/257 Lot 513 Cottier Drive South Hedland

Attn: Steve De Meillon, Planning Officer

DEC Pilbara wishes to advise that we have no comment for the following development application:

Application 2012/257 Lot 513 Cottier Drive South Hedland. Scheme Amendment 57 – Rezone from R30 to R50.

Regards,

Libby Hoskin

for

Allisdair MacDonald

Regional Manager - Pilbara Region
Department of Environment and Conservation
PO Box 835, Karratha WA 6714
Ph: (08) 9182 2004 Mb: 0428 441 118
Fax: (08) 9143 1620
Email: Allisdair.MacDonald@dec.wa.gov.au

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Your Ref: 2012/257 / 803170G
 Our Ref: JT1 2010 10908 V05
 Enquiries: Frank Kroll
 Telephone: 9420 2221



21 September 2012

Chief Executive Officer
 Town of Port Hedland
 PO Box 41
 PORT HEDLAND WA 6721

803170

Attention: Steve De Meillon

629 Newcastle Street
 Leederville 6007
 Western Australia

PO Box 100
 Leederville 6902
 Perth Western Australia

61 8) 9420 2420

www.watercorporation.com.au

ABN 28 003 434 917

APPLICATION No. 2012/257 FOR SCHEME AMENDMENT 57 – REZONE FROM R30 TO R50 ON LOT COTTIER DRIVE SOUTH HEDLAND

Thank you for your letter of 12 September 2012. The Water Corporation raises no objection to the application however it is subject to the following Advice.

Pilbara Cities Vision

The development is in accordance with the Pilbara Cities Vision.

Current Infrastructure Constraints

Source water from the DeGrey and Yule schemes are being upgraded and substantial increases in our servicing capacities are expected from 2014.

Services

Water and wastewater services are generally available to the Lot however water and sewer mains may require extension and/or upgrading. A Plan showing the existing services is attached. Where the services are dependent on headworks size mains (DN300 and above) and pump station upgrades, these works may need to precede servicing of development. Note that an existing sewer main is located within the area and is protected via an easement. Water supply is available from Barrow Place, however if a service is required from Cottier Drive, a mains extension is required.

Water Demand

The size of meters may in some cases be restricted based on available local water supply capacity for the interim period to 2014.

Water Efficiency

Considering the above, in conjunction with general climatic changes, water efficiency is an extremely high priority in all development proposals, and should be accompanied by a water management plan that includes a water balance calculation specifying estimated consumption per dwelling, appliance labelling standards, incentives for occupants to be water efficient, garden and irrigation design, leak detection and maintenance, and opportunities explored for recycling.

Should you have any queries, please do not hesitate to contact the Enquiries Officer.

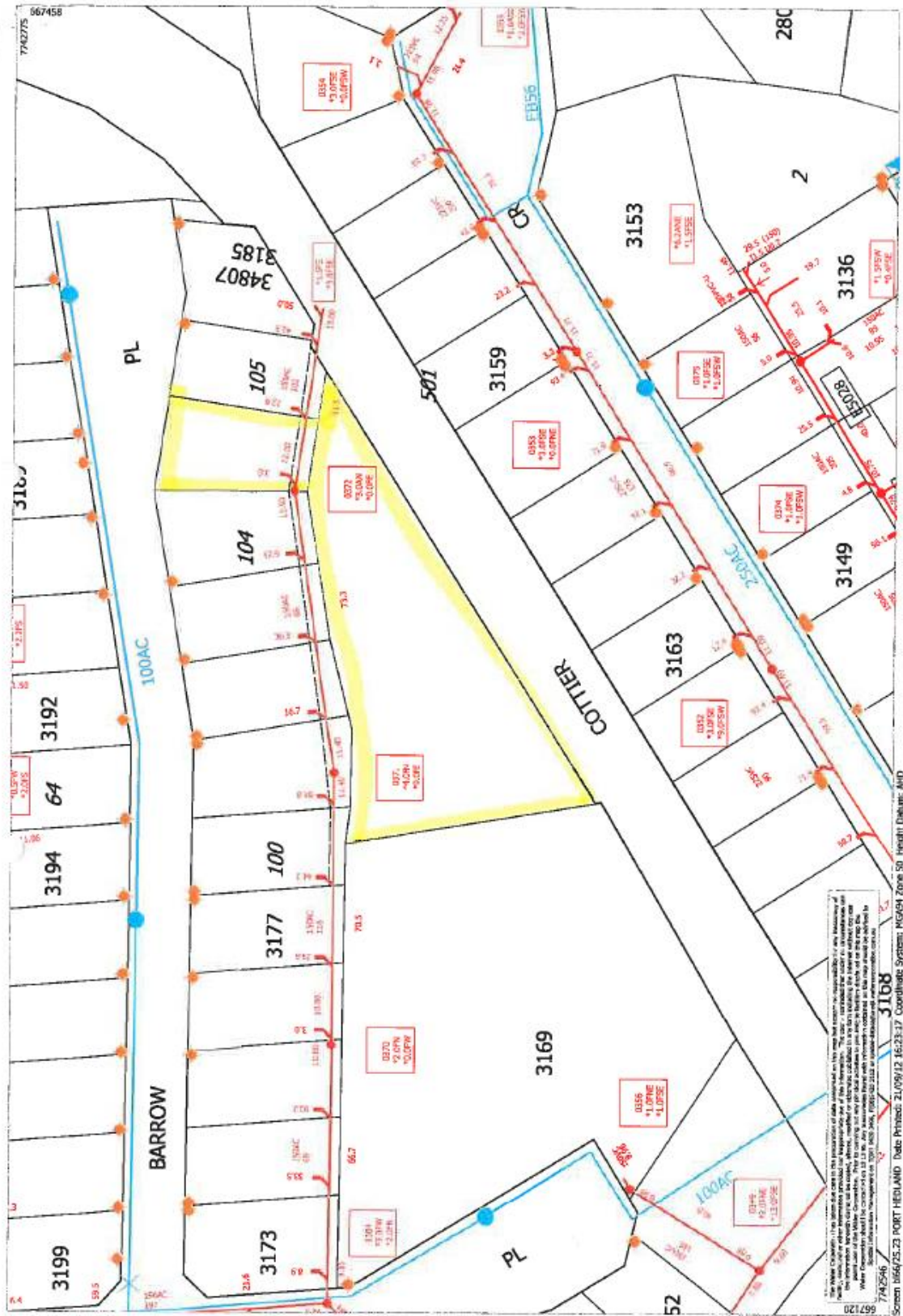
Frank Kroll

Frank Kroll
 Senior Development Planner
 Development Services
 Planning & Capability



Document #: ICR31708
 Date: 27.09.2012
 Officer: LEONARD LONG | *steve*
 File: 803170G







Your Ref: 2012/257
Enquiries: Ray Deall
Telephone 9173 8201

PO Box 314
PORT HEDLAND WA 6721
ABN 57 955 011 697

5th October 2012

Mr Steve De Meillon
Town of Port Hedland
PO Box 41
PORT HEDLAND WA 6721

Dear Steve

RE: APPLICATION NO: 2012/257 FOR SCHEME AMENDMENT 57 – REZONE FROM 'R30'
TO 'R50' ON LOT 513 COTTIER DRIVE SOUTH HEDLAND 6722

Thank you for your enquiry concerning the above Scheme Amendment.

Horizon Power has no objection to the proposed scheme amendment above.

If I can be of any further assistance or should you have any queries please call me direct on the details above.

Yours sincerely

Ray Deall
Network Asset Management Coordinator

De Meillon Steve

From: Pound Michael
Sent: Monday, 24 September 2012 3:03 PM
To: De Meillon Steve
Subject: FW: AMENDMENT NO.57 - REZONE LOT 513 COTTIER DRIVE SOUTH HEDLAND
Categories: Red Category

From: Grochowski, Roman [<mailto:Roman.A.Grochowski@team.telstra.com>]
Sent: Tuesday, 18 September 2012 1:51 PM
To: Pound Michael
Subject: AMENDMENT NO.57 - REZONE LOT 513 COTTIER DRIVE SOUTH HEDLAND

Attn: Steve De Meillon

Ref: 2012/257 / 803170G

AMENDMENT NO.57 - REZONE LOT 513 COTTIER DRIVE SOUTH HEDLAND.

Thank you for your early correspondence re above. At present Telstra **has** no objection and have recorded the plan on our development database.

Regards,



Roman Grochowski
Strategic Forecasting South & Western | Fixed & Data Access Engineering | Telstra Operations
Ph 08 62246271

Email: Roman.A.Grochowski@team.telstra.com

Generic Group Mailbox dev4national@team.telstra.com

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6.4.5 ***Proposed Amendment to the Town of Port Hedland Town Planning Scheme No. 5 – Initiate Scheme Amendment 61 – Recoding portion of Unallocated Crown Land, Lot 1512 on Plan 74282, South Hedland from “Residential” R30 to R40 (File No.: 18/09/0073)***

| | |
|--|---|
| Officer | Steve de Meillon A/Manager Planning Services |
| Date of Report | 24 October 2012 |
| Disclosure of Interest by Officer | Nil |

Summary

Council has received a request from RPS on behalf of LandCorp to amend the Town of Port Hedland Town Planning Scheme No.5. The amendment seeks to recode the prescribed density on a portion of Unallocated Crown Land, Lot 1512 on Plan 74282, South Hedland from R30 to R40.

Lot 1512 on Plan 74282 currently has a split “Residential” density coding of part R30 and part R40. The amendment seeks to recode the site to one consistent R40 coding.

The request is support by the Planning Services department and is presented to Council for initiation.

Background

The Site (Attachment 1)

The proposed amendment refers to Unallocated Crown Land, Lot 1512 on Plan 74282, South Hedland (the site).

The site is currently zoned “Residential” under the Town of Port Hedland Town Planning Scheme No. 5 (TPS5), with two density codes of R30 and R40. The amendment seeks to recode the portion of Lot 1512 on Plan 74282 (Lot 1512) identified as R30.

The R30 portion of the site is located directly south of the South Hedland Town Centre and bound by Murdoch Drive to the northeast, Residential R40 and R20 land to the west and Eucla Close to the south.

The site comprises an area of approximately 4252m². The site is split into a portion of R40 comprising approximately 5014m², and a portion of R30 comprising approximately 1253m²

The Proposed Amendment (Attachment 2)

The amendment seeks to recode the smaller R30 portion of Lot 1512 to R40. The amendment will result in one consistent residential coding across Lot 1512.

Previous Approvals

Council at its Ordinary Council meeting on the 13 April 2011 resolved to adopt Scheme Amendment 34. Amendment 34 rezoned and recoded lots within the South Hedland Town Centre and surrounds. Amendment 34 included rezoning Lot 1512, previously referred to as Lot 6058 Eucla Close, from a residential density code of R20, to a split coding of R30 and R40.

Scheme Amendment 34 was initiated and finally endorsed to facilitate the implementation of the South Hedland Town Centre Development Plan (SHTCDP).

The split coding of the previous Lot 6058 Eucla Close was in accordance with a direction to eventually subdivide the lot according to the allocated densities. The subdivision of Lot 6058 Eucla Close was identified on the Western Australian Planning Commission (WAPC) subdivision approval 142234, issued on the 13 December 2010.

As part of the overall subdivision and development of the South Hedland Town Centre and surrounds, it was determined a better development outcome could be achieved if Lot 6058 Eucla Close remained as one lot. As part of a new rationalisation plan Lot 6058 Eucla Close has been re-described as Lot 1512 on Plan 74282.

Consultation

Lot 1512 is currently Unallocated Crown Land owned by the State of Western Australia and under control of the Department of Regional Development and Lands (RDL). It is understood Lot 1512 will eventually be purchased and developed by LandCorp as part of rationalisation works to the South Hedland Town Centre and surrounds. LandCorp are a substantial stakeholder of the SHTCDP and a key figure in ensuring its implementation.

The amendment has been discussed with RDL with no objection raised.

Should Council resolve to initiate the amendment, the documentation shall be submitted to the Environmental Protection Authority (EPA) for consideration pursuant to section 81 of the *Planning and Development Act 2005*.

Should the EPA determine the proposed amendment does not require formal assessment, the amendment shall be advertised pursuant to section 25 of the *Town Planning Regulations 1967*.

Statutory Implications

The *Planning and Development Act 2005* and the *Town Planning Regulations 1967* provide Council the authority to amend its Local Planning Scheme and establish the procedure required to make this amendment.

Policy Implications

Nil

Strategic Planning Implications

The following section of Council's Strategic Community Plan 2012-2022 is considered relevant to the proposal:

6.3.1 Housing Increased percentage of land release to meet the demands of housing growth.

The following section of the Pilbara's Port City Growth Plan is considered relevant to the proposal:

| | |
|-----------------------|--------------------------------------|
| Section 5.7.11 | Precinct 11 – City Centre |
| Proposed land use: | Residential – Town Centre |
| Precinct Highlight 9: | High end medium density residential. |

Budget Implications

The applicant has paid the prescribed fee of \$7,556.20 for the initiation and advertising of the scheme amendment.

Officer's Comment

The current split residential coding on the site were created through Scheme Amendment 34 as part of a wider rationalisation of zonings and codings within the South Hedland Town Centre and surrounds. The split residential coding was proposed in anticipation of a future subdivision. The proposed subdivision of the site is no longer consistent with the wider rationalisation of the South Hedland Town Centre and surrounds.

This amendment is proposed to consolidate the split residential coding across the site. The consolidated coding will result in a more appropriate and logical approach for future development on the site.

In order to consolidate the zoning on the site, the amendment seeks to up-code the smaller portion from a R30 coding to the majority R40 coding.

The proposed up-coding of the site is consistent with the Pilbara's Port City Growth Plan (Growth Plan). The Growth Plan identifies the site as "Residential – Town Centre" and be developed as high end medium density residential. The site also adjoins the southern boundary of the approved SHTCDP area. The residential areas within the SHTCDP area adjoining the site are identified with R40 and R50 sites.

Furthermore, the site is bound by two (2) district roads to the north and east. Future development applications would be expected to consider the road frontages as a measure to reduce the building bulk on adjoining "Residential" land.

The amendment is supported as it rectifies the inappropriate split coding on the site and provides a medium density solution consistent with both the Growth Plan and SHTCDP.

Options

Council has the following options when considering the matter:

1. Initiate the Scheme Amendment.

The scheme amendment will allow for the rationalisation of coding across the site. The amendment is expected to ensure a high end medium density development consistent with the Pilbara's Port City Growth Plan.

2. Refuse to initiate the Scheme Amendment.

Refusal of the proposed Scheme Amendment will result in the site remaining with a split zoning. The current split zoning restrains the ability to develop the site to its full potential.

Option 1 is recommended.

Attachments

1. Locality Plan
2. Scheme Amendment Report

201213/166 Officer's Recommendation/Council Decision

Moved: Cr Carter

Seconded: Cr Hooper

That Council:

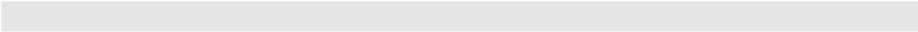
1. **Approves the request from RPS to initiate the amendment to the Town of Port Hedland Town Planning Scheme No. 5 to recode the zoning of a portion of Lot 1512 on Plan 74282 from "Residential" R30 to "Residential" R40;**

- 2. Advise the applicant accordingly and request the applicant prepare the formal amendment documents to enable referral to the Environmental Protection Authority (EPA);**
- 3. Following confirmation from the EPA indicating that the amendment is not subject to formal environmental assessment, advertise the amendment in accordance with section 83 of the *Planning and Development Act 2005* and the *Town Planning Regulations 1967*;**
- 4. Should there be no objections received during the statutory advertising period, Council formally adopts Scheme Amendment 61, in accordance with the provisions of the Planning and Development Act 2005; and**
- 5. Delegates the Manager Planning Services to forward Scheme Amendment 61 to the Western Australian Planning Commission for final approval.**

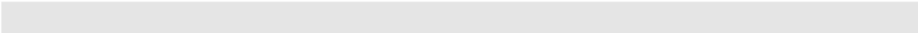
CARRIED 5/0

LOCALITY PLAN





TOWN OF PORT HEDLAND
TOWN PLANNING SCHEME NO. 5
AMENDMENT NO. 61



**PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
TOWN OF PORT HEDLAND
TOWN PLANNING SCHEME NO. 5
AMENDMENT NO. 61**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Recoding a portion of Lot 1512 Eucla Close, South Hedland from 'R30' to 'R40';
2. Amending the Scheme Map accordingly.

Dated this day of 20

CHIEF EXECUTIVE OFFICER

SCHEME AMENDMENT REPORT

| | | | |
|----|--|---|--|
| 1. | LOCAL AUTHORITY | : | Town of Port Hedland |
| 2. | DESCRIPTION OF TOWN PLANNING SCHEME | : | Town Planning Scheme No. 5 |
| 3. | TYPE OF SCHEME | : | Town Planning Scheme |
| 4. | SERIAL NUMBER OF AMENDMENT | : | Amendment No. 61 |
| 5. | PROPOSAL | : | Recoding a portion of Lot 1512 Eucla Close, South Hedland from 'R30' to 'R40'. |

Background

In December 2010 the WAPC issued approval (WAPC Ref: 142234) to subdivide and amalgamate various lots on Colebatch Way, Forrest Circle and Eucla Close in South Hedland which included the subject land.

The approval facilitated subdivision of the subject land into two (2) separate land parcels with areas of 4,254m² and 1,253m² each.

On review of possible development opportunities for the site however, it was determined that a single development site would maximise the ultimate development potential of the land, best delivering the objectives of the South Hedland Town Centre revitalisation project.

Existing Zoning

Under TPS 5, the subject land currently has a split coding of "Residential – 40" and "Residential – R30" which directly corresponds with the WAPC approved plan of subdivision separating the site into two (2) lots.

Proposed Amendment

In light of the above, this submission seeks support to amend the Town of Port Hedland Town Planning Scheme No. 5 by recoding the eastern 1,253m² portion of Lot 1512 Eucla Close, South Hedland from "R30" to "R40".

The proposed Amendment will rationalise the residential coding applicable to the site and maximise the ultimate development potential of the subject land.

The proposed up-coding of the site is consistent with the Pilbara's Port City Growth Plan (Growth Plan). The Growth Plan identifies the site as "Residential – Town Centre" to be developed as high end medium density residential. The site also adjoins the southern boundary of the approved South Hedland Town Centre Development Plan (SHTCDP) area. The residential areas within the SHTCDP area adjoining the site are identified with R40 and R50 sites. Furthermore, the site is bound by two (2) district roads to the north and east which allow built form opportunities to reduce their impact on adjoining residential land.

On this basis, the amendment is considered to rectify the inappropriate split coding, whilst providing a medium density solution consistent with both the Growth Plan and the SHTCDP.

PLANNING AND DEVELOPMENT ACT 2005

TOWN OF PORT HEDLAND

TOWN PLANNING SCHEME NO. 5

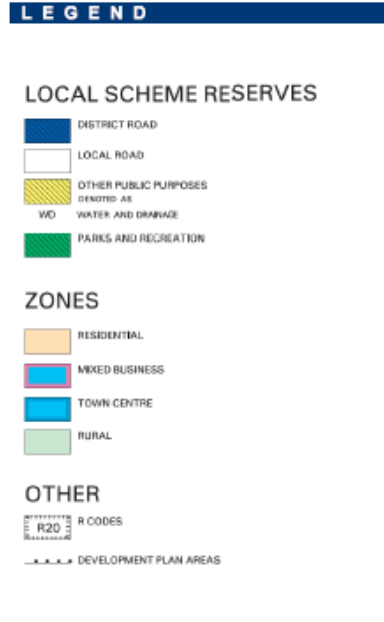
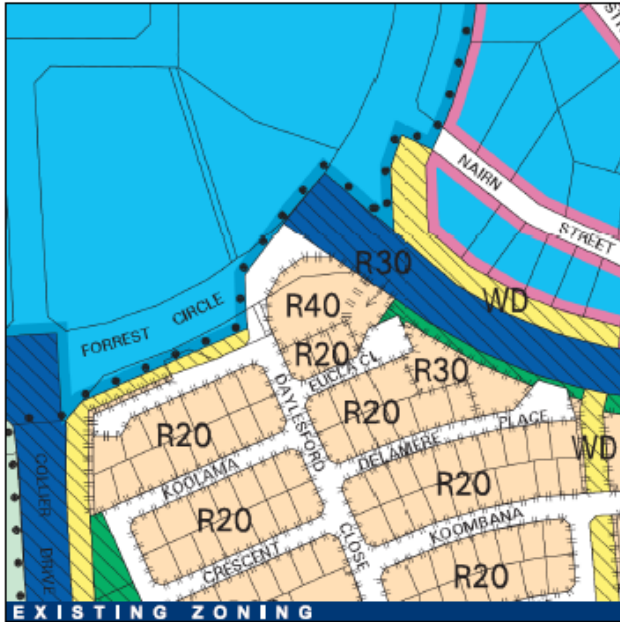
AMENDMENT NO. 61

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Recoding a portion of Lot 1512 Eucla Close, South Hedland from 'R30' to 'R40';
2. Amending the Scheme Map accordingly.

SCHEME AMENDMENT MAP

Town of Port Hedland
 Town Planning Scheme No. 5
 Amendment No. 61



1:5,000@A4 : SCALE
 26 October 2012 : DATE
 2857_157*001.dgn : PLAN No
 • : REVISION



ADOPTION

Adopted by resolution of the Council of the Town of Port Hedland at the Meeting of the Council held on the day of 20 .

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the Town of Port Hedland at the Meeting of the Council held on the day of 20 and the Common Seal of the Town of Port Hedland was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....
DELEGATED UNDER S.16 OF
PD ACT 2005

DATE.....

Final Approval Granted

.....
MINISTER FOR PLANNING

DATE.....

Consultation

The Implementation Plan has been workshopped as part of the wider strategic growth and land release planning for the Town. As a result, the Implementation Plan has been informed and workshopped through the preparation of Town's strategic documents including:

- Pilbara's Port Growth Plan
- Strategic Community Plan 2012 – 2022

Statutory Implications

The Implementation Plan is a non-statutory document that outlines the required actions needed to envision the Growth Plan.

Policy Implications

Nil

Strategic Planning Implications

The Implementation Plan has been prepared to outline requirements needed to deliver the Town's Local Planning Strategy. The Implementation Plan outlines the actions required to be undertaken by all key stakeholders invested in the growth of Port Hedland.

The Implementation Plan has also been used to identify the specific actions for the Town to achieve the vision identified within the Growth Plan up to 2035. The specific long term actions for the Town have informed the preparation of more immediate tasks outlined in the Town's 4 year Corporate Business Plan 2012 – 2016 (CBP). The CBP is ultimately the document that will deliver the Strategic Community Plan 2012 – 2022.

Budget Implications

The preparation of the Implementation Plan has been jointly funded by the Town, Pilbara Cities through the Royalties for Regions scheme and the Department of Planning's Northern Planning Program.

The Implementation Plan is an informing strategy for the Strategic Community Plan 2012 – 2022 and has been encapsulated within the CBP recently endorsed in principle by Council. As part of the CBP, the Implementation Plan will be incorporated into the draft Long Term Financial Plan than will be presented to Council in December 2012.

The Implementation Plan identifies a range of actions required to be undertaken by all key stakeholders invested in the growth of Port Hedland. The costs identified within the Implementation Plan are indicative only and used to inform more detailed financial planning.

Officer's Comment

The Western Australian Planning Commission (WAPC) on the 7 August 2012 resolved to approved, subject to modifications, the Town's Local Planning Strategy, the Pilbara's Port City Growth Plan. The Growth Plan and Implementation Plan will be incorporated into Council's future Integrated Planning Framework (Framework). Broadly the Framework informs the Strategic Community Plan, Corporate Business Plan, and Asset Management Plan.

Development of the Implementation Plan has been informed by both the Pilbara's Port City Growth Plan and Strategic Community Plan 2012 – 2022.

The Implementation Plan is a non-statutory mechanism to deliver the vision established by the Growth Plan. The Implementation Plan will address, but not be limited to the following; governance, prioritization of projects, staging, funding, responsibilities to deliver projects, and communication and engagement.

In light of the above, the Implementation Plan is consistent with the broader integrated planning framework and is recommended for adoption by Council.

To ensure actions identified within the Implementation Plan are executed in a timely and efficient manner, it is proposed an Implementation Working Group (Working Group) be established. The Working Group will comprise all major stakeholders involved in the invested in the development and growth of Port Hedland. The Working Group is envisaged to comprise of predominately State Agencies considered key project delivery agencies.

Attachments

1. Pilbara's Port City Implementation Plan (Attached under separate cover).
2. Project Implementation Working Group Terms of Reference.

Options

Council has the following options:

1. Endorse Pilbara's Port City Implementation Plan to be used to inform the delivery of the Growth Plan.

Endorsement of the Implementation Plan should be resolved if Council is supportive the document appropriately outlines the required actions needed to envision the Growth Plan.

2. Refuse to endorse the Pilbara's Port City Implementation Plan.

Refusal to endorse the Implementation Plan should be resolved if Council considers the requirements contained within the document are not consistent with the objectives outlined within the Growth Plan.

Option 1 is recommended.

201213/167 Officer's Recommendation/Council Decision**Moved: Cr Daccache****Seconded: Cr Hooper****That Council resolves to:**

- 1. Endorse the Pilbara's Port City Implementation Plan to be used to inform the delivery of the approved Pilbara's Port City Growth Plan;**
- 2. Notes the endorsement of the Pilbara's Port City Implementation Plan has no financial implications to the Town. The actions and indicative costs outlined within the document will inform the 10 Year Financial Plan to be presented to Council in December 2012;**
- 3. Establishes the Projects Implementation Working Group, and endorses the terms of reference; and**
- 4. Invite suitably qualified representatives from the following organisations, to join the Projects Implementation Working Group:**
 - a) Horizon Power**
 - b) Department of Housing**
 - c) LandCorp**
 - d) Main Roads WA**
 - e) Pilbara Development Commission (Secretariat)**
 - f) Resources Reference Group**
 - g) State Lands Services, RDL**
 - h) Town of Port Hedland (Chair)**
 - i) Water Corporation**
 - j) Port Hedland Port Authority**
 - k) Department of State Development**
 - l) Department of Planning**
 - m) Department of Water**
 - n) Department of Environment and Conservation**
 - o) Environmental Protection Authority**

CARRIED 5/0

Pilbara’s Port City Growth Plan
Terms of Reference for
Projects Implementation Working Group

1.0 BACKGROUND

- 1.1 At its 23 May 2012 meeting Council resolved to adopt the *Pilbara Port City Growth Plan* dated March 2012 as the Town’s Local Planning Strategy and have requested the WA Planning Commission endorse the document as the Town’s Strategic Plan under Regulation 12B(3)(c) of the Town Planning Regulations 1967.
- 1.2 The Growth Plan, at page 124, deals with implementation and states that “delivery of the strategy items will be detailed in the accompanying *Pilbara’s Port City Implementation Plan*. This *Implementation Plan* was endorsed by Council on 14 November 2012 but does not form part of the endorsed Local Planning Strategy. The *Implementation Plan* covers Governance and Funding arrangements at chapter 3.
- 1.3 Figure 1, below, is from the *Implementation Plan* and illustrates the governance framework that oversees delivery of the *Pilbara Port City Growth Plan*.

Figure 1: Governance Framework for the *Pilbara Port City Growth Plan*

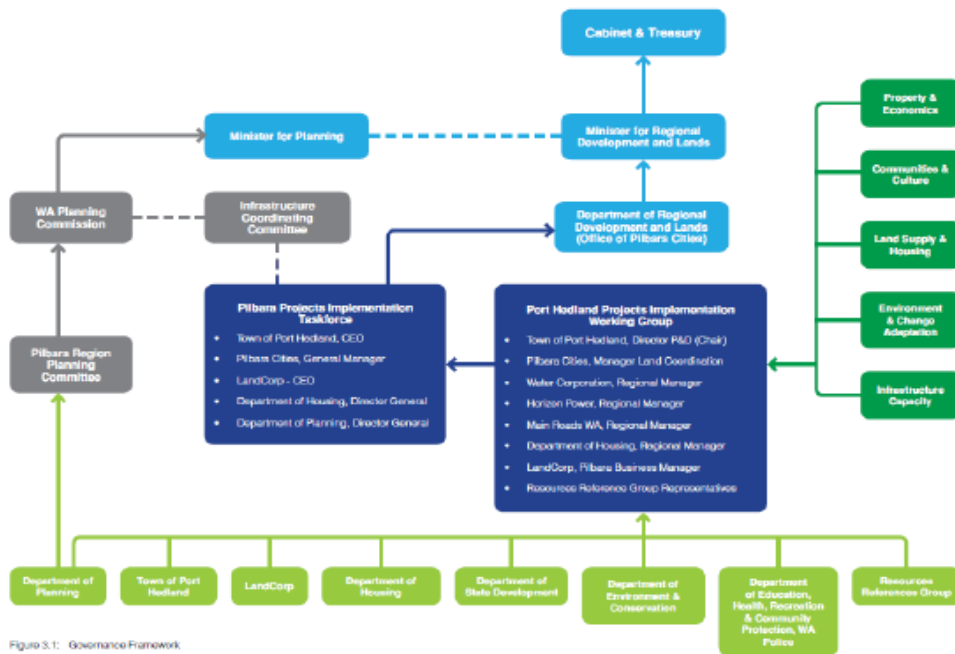


Figure 3.1: Governance Framework.

- 1.4 The governance framework illustrated at Figure 1 recognises the importance of Pilbara Cities and the responsible Minister (for Regional Development and Lands) in coordinating and facilitating the delivery of the various projects and programs contained in the *Growth and Implementation Plans*. The governance framework places at its heart a high level Taskforce comprising the Chief Executive Officer of the Town of Port Hedland and key State government stakeholders, who are supported by a Projects Implementation Working Group (PH-IWG).
- 1.5 These Terms of Reference relate to the Projects Implementation Working Group.

2.0 ROLE OF THE IMPLEMENTATION WORKING GROUP

- 2.1 The Working Group's role is to coordinate and drive implementation of the Town's *Growth Plan*, with particular reference to the projects and programs in the *Implementation Plan*. The Working Group delivers this role through advice to the Implementation Taskforce who is the determining partner in the relationship and provides direction and guidance to the Working Group.
- 2.2 The Working Group remains in existence until such times as the Implementation Taskforce determine that the Group is no longer required.

3.0 MEMBERSHIP OF THE IMPLEMENTATION WORKING GROUP

- 3.1 The Working Group consists of the following:

| | Agency | Position |
|----|--|---------------------------------|
| 1 | Horizon Power | Regional Manager |
| 2 | Housing, Department of | Regional Manager |
| 3 | LandCorp | Pilbara Business Manager |
| 4 | Main Roads WA | Regional Manager |
| 5 | Pilbara Development Commission (Secretariat) | Manager Land Coordination |
| 6 | Resources Reference Group | PHIC Chairperson |
| 7 | State Lands Services, RDL | Team Leader, Pilbara |
| 8 | Town of Port Hedland (Chair) | Director Planning & Development |
| 9 | Water Corporation | Regional Manager |
| 10 | Port Hedland Port Authority | Regional Manager |
| 11 | Department of State Development | Regional Manager |
| 12 | Department of Planning | Regional Manager |
| 13 | Department of Water | Regional Manager |
| 14 | Department of Environment and Conservation | Regional Manager |
| 15 | Environmental Protection Authority | Regional Manager |

- 3.2 A quorum consists of 50% of members.
- 3.3 The Deputy Chair is the Pilbara Development Commission.
- 3.4 In any vote a simple majority is required.

- 3.5 Alternative members are allowed, with the prior approval of the Chair.
- 3.6 The Working Group can co-opt other agencies, on a temporary non-voting basis, as required.

4.0 ADMINISTRATIVE ARRANGEMENTS

- 4.1 Meetings will be held every month in Port Hedland or elsewhere by agreement.
- 4.2 The Working Group Chair is responsible for:
- Guiding the meeting according to the Agenda and time available
 - Providing technical or other advice and assistance if and when required
 - When required, ensuring all discussion items end with a decision, action or outcome
 - Approving draft Minutes before distribution
- 4.3 The Pilbara Development Commission is responsible for:
- Scheduling meetings, notifying members and distributing papers
 - Inviting representatives of other agencies/organisations to attend meetings
 - Preparing draft Agendas for clearance by the Chair
 - Preparing and distributing the draft Minutes, including to the Taskforce

6.4.7 *Proposed Amendment to the Town of Port Hedland Town Planning Scheme No. 5 – Initiate Scheme Amendment 60 – Rezone Lot 1 on Strata Plan 32561 (88) Anderson Street, Port Hedland from “Industry” to “Mixed Business” (File No.: 18/09/0072)*

Officer Leonard Long
Manager Planning Services

Date of Report 24 October 2012

Disclosure of Interest by Officer Nil

Summary

Council has received a request from Property Development Solutions on behalf of the owners of Lot 1 on Strata Plan 32561 (88) Anderson Street, Port Hedland to amend the Town of Port Hedland Town Planning Scheme No.5. The amendment proposes to rezone Lot 1 on Strata Plan 32561 (88) Anderson Street, Port Hedland from “Industry” to “Mixed Business”.

The request is supported by the Planning Services department and is presented to Council for initiation.

Background

The Site (Attachment 1)

The proposed amendment refers to Lot 1 on Strata Plan 32561 (88) Anderson Street, Port Hedland (the site).

The site is located approximately 816m from the Port Hedland Town Centre and approximately 40m from the Port Hedland port facilities. The site comprises an area of approximately 2989m².

The site is generally surrounded by industry uses to the east and south with mixed business and residential land uses to the north. The site is adjoined by Anderson Street to the north, Wilson Street to the south and “Industry” zoned land to the east and west.

The site is currently zoned “Industry” under the provision of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5). The site has a mix of industrial and commercial uses currently operating on the site. There are currently two (2) “Office” land uses operating on the site that are non-compliant with the provisions of TPS5. The one “Office” – Real Estate Agency, was approved by Council at its Ordinary Meeting on the 10 August 2011 for a limited period of 24 months. The application was supported due to a shortage of appropriate commercial floor space being available.

The Proposed Amendment (Attachment 2)

The amendment seeks to rezone the site from “Industry” to “Mixed Business”.

The applicant has provided the following justification for the proposed amendment:

The proposed zoning of Mixed Business will allow for uses more compatible with the proximity to the town centre and residential uses and will promote redevelopment of the site that can positively influence the streetscape of the main road into Port Hedland Town Centre.

The amendment will result in the change in permissibility of a variety of land uses on the site. Attachment 3 outlines the differences between land uses and permissibility between the “Industry” and “Mixed Business” zones.

Previous Approvals

Council at its Ordinary Meeting on the 14 December 2011 resolved to Adopt Scheme Amendment 43 to TPS5. The Council decision to adopt Scheme Amendment 43 was re-affirmed at the Ordinary Council Meeting on the 24 October 2012. Scheme Amendment 43 is currently with the Western Australian Planning Commission for assessment.

Scheme Amendment 43 is relevant to this proposed amendment as it includes modifying the permissibility of a range of uses within the “Mixed Business” zone. Changes to land use permissibility proposed by Scheme Amendment 43 are outlined in Table 1 below.

| Land Use | Mixed Business | Scheme Amendment 43 |
|-----------------------------|----------------|---------------------|
| Residential | | |
| Ancillary Accommodation | IP | ~ |
| Hotel | ~ | SA |
| Motel | ~ | SA |
| Multiple Dwelling | ~ | AA |
| Serviced Apartments | ~ | SA |
| Short Stay Accommodation | ~ | SA |
| Industry | | |
| Hire Service | AA | ~ |
| Industry – Light | AA | ~ |
| Industry – Service | AA | SA |
| Storage Facility/Depot/Layd | SA | ~ |

| | | |
|--|----------------------|----|
| own area | | |
| Commerce | | |
| Market | ~ | SA |
| Motor and/or Repair | Vehicle Marine AA | ~ |
| Motor and/or Sales or Hire | Vehicle Marine AA | ~ |
| Motor and/or Service Station | Vehicle Marine SA | ~ |
| Motor Wash | Vehicle AA | ~ |
| Reception Centre | ~ | AA |
| Restaurant (includes café) | ~ | AA |
| Shop | AA | P |
| Showroom | P | AA |
| Take-away Outlet | Food SA | AA |
| Warehouse | IP | ~ |
| Health, Welfare & Community Service | | |
| Child Services | Care AA | ~ |
| Education Establishment | ~ | SA |
| Funeral Parlour | SA | ~ |
| Place of animal care | ~ | SA |
| Entertainment, Recreation and Culture | | |
| Public Recreation | ~ | AA |

Scheme Amendment 43 also seeks to include an Appendix 12 – Mixed Business Zone Non-Permitted Use and Development into TPS5. The proposed Appendix 12 outlines properties located within the Port Hedland area zoned “Mixed Business” and enforces the following non-permitted uses those properties:

- Aged or Dependent Person Dwelling
- Caretaker’s Dwelling
- Grouped Dwelling
- Home Occupation
- Multiple Dwelling
- Residential Building
- Single House

Consultation

Should Council resolve to initiate the amendment, the documentation shall be submitted to the Environmental Protection Authority (EPA) for consideration pursuant to section 81 of the *Planning and Development Act 2005*.

Should the EPA determine the proposed amendment does not require formal assessment, the amendment shall be advertised pursuant to section 25 of the *Town Planning Regulations 1967*.

Statutory Implications

The *Planning and Development Act 2005* and the *Town Planning Regulations 1967* provide Council the authority to amend its Local Planning Scheme and establish the procedure required to make this amendment.

Policy Implications

Nil

Strategic Planning Implications

The following section of Council's Strategic Community Plan 2012-2022 is considered relevant to the proposal:

| | |
|-----------------------|--|
| 6.2.1 Diverse Economy | Facilitate commercial, industry and town growth. Enhance supply of suitably located and supported industrial and retail land. |
|-----------------------|--|

The following section of the Pilbara's Port City Growth Plan is considered relevant to the proposal:

| | |
|------------------------------|------------------------|
| Section 5.7.1 | Precinct 1 – West End |
| Proposed land use: | Industry Light |
| Current or Planned Projects: | Mixed Use Developments |

| | |
|------------------------|--|
| Precinct Highlight 11: | Upgrade Wilson Street Port Access Road and Anderson Street and segregation of traffic from light vehicles. |
|------------------------|--|

Budget Implications

The applicant has paid the prescribed fee of \$7,556.20 for the initiation and advertising of the scheme amendment.

Officer's Comment*Town Planning Scheme No. 5*

The Town of Port Hedland Town Planning Scheme No. 5 (TPS5) does not contain a definition of "Mixed Business", or any objectives for a "Mixed Business" zone.

In light of the above, it is considered the merit of a "Mixed Business" zone is to move away from general industrial uses, towards more service industry, showrooms, wholesaling, trade and professional services.

A "Mixed Business" zone would be expected to include a strong aesthetic quality, including improved building design.

The proposed amendment creates a "Mixed Business" zone between the "West End Residential" zone to the north and the "Industry" zone to the south. The amendment creates a suitable transition of uses from industrial to residential.

Anderson Street, a District level road, provides the main access into the Port Area Town Centre (Town Centre). The amendment would be expected to improve the streetscape of Anderson Street and therefore the entry to the Town Centre.

The amendment is consistent with the provisions of TPS5.

Scheme Amendment 43

Council at the Ordinary Meeting 24 October 2012 resolved to approve Scheme Amendment 43. The amendment is currently with the WAPC for assessment.

Scheme Amendment 43 fundamentally seeks to amend the "Mixed Business" provisions within TPS5. The amendment allows for increased residential uses in a "Mixed Business" zone, while restricting certain residential uses within close proximity to the Port Hedland port operations. Although the proposed amendment has been submitted to address the 'current undersupply of commercial floor space' approval of the amendment will allow for a range of "Residential" uses on the site.

The current location of the site without appropriate buffers from existing "Industry" zoned land and the Port Hedland port operations is not considered conducive for any residential land use.

In light of the above, it is recommended the amendment include provisions to Appendix 12 – Mixed Business Zone Non-Permitted Use and Development. It is suggested the non-permitted uses should be consistent with Scheme Amendment 43 and enforce the following non-permitted uses on the site:

- Aged or Dependent Person Dwelling
- Caretaker's Dwelling
- Grouped Dwelling
- Home Occupation
- Multiple Dwelling
- Residential Building
- Single House

Pilbara's Port City Growth Plan

The Pilbara's Port City Growth Plan (Growth Plan) has recently been endorsed by the WAPC subject to minor modifications. The Growth Plan identifies the site within Precinct 1 – West End. Under the Growth Plan the site is proposed to be rezoned to "Industry – Light".

Within Precinct 1 the site and its immediate surroundings is identified for the following:

- Light industrial uses to the south of Anderson Street including potential commercial land uses (particularly along Anderson Street).
- West end mixed use area north of Anderson Street promoting forms of retail development as well as short stay accommodation.

The amendment introduces a range of short stay uses onto the site, while making existing light industry uses non-conforming. The reduction of sites available for light industry uses is not consistent with the Precinct 1 of the Growth Plan. However, the amendment does provide the opportunity to revitalise the existing industrial amenity of Anderson Street through mixed use designs.

The "Mixed Business" site will provide the opportunity for additional commercial uses to the wider Port Hedland Town Centre area, bringing vitality and economic development opportunities. The amendment, although through spot zoning, will provide increased employment, business and investment choice.

Industrial development is generally non-compatible with residential land uses. Any residential land use Development Applications on the site shall need to address appropriate design in respect to adjoining industrial uses. The mixing and allocation of potential residential land use shall be based on the performance of each proposal.

Approval to initiate this amendment will provide opportunity to gain comments from both the general public and service providers to be sort to determine the viability of the proposal. Furthermore approval to initiate this amendment in no way approves any development proposal.

It is recommended the amendment is initiated for advertising, subject to further consideration prior to final adoption.

Options

Council has the following options when considering the matter:

1. Initiate the Scheme Amendment.

Initiation of the amendment should be resolved if Council supports the spot rezoning from "Industry" to "Mixed Business" on Lot 1 on Strata Plan 32561 (88) Anderson Street, Port Hedland.

Initiation of the amendment will allow the statutory process to continue and public advertising to occur.

2. Refuse to initiate the Scheme Amendment.

Refusal to initiate the amendment should be resolved if Council considers the proposed spot rezoning to be inappropriate.

Option 1 is recommended.

Attachments

1. Locality Plan
2. Scheme Amendment Report
3. Town Planning Scheme No. 5 Land Use Table

201213/168 Officer's Recommendation/Council Decision

Moved: Cr Carter

Seconded: Cr Hunt

That Council:

1. **Approves the request from Property Development Solutions to initiate the amendment to the Town of Port Hedland Town Planning Scheme No.5 to rezone Lot 1 on Strata Plan 32561 (88) Anderson Street, Port Hedland from "Industry" to "Mixed Business", with the following modifications:**
 - a) **Inclusion of Lot 1 on Strata Plan 32561 (88) Anderson Street, Port Hedland into Appendix 12 adopted for Scheme Amendment 43.**
 - b) **Inclusion of the zoning table provisions adopted for Scheme Amendment 43.**
2. **Advise the applicant accordingly and request the applicant prepare the formal amendment documents to enable referral to the Environmental Protection Authority (EPA);**

- 3. Following confirmation from the EPA indicating that the amendment is not subject to formal environmental assessment, advertise the amendment in accordance with section 83 of the Planning and Development Act 2005 and the Town Planning Regulations 1967; and**
- 4. Should there be no objections received during the statutory advertising period, Council formally adopts Scheme Amendment 60 in accordance with the provisions of the Planning and Development Act 2005.**

CARRIED 5/0

Locality Plan



ATTACHMENT 2 TO ITEM 6.4.7

**Request for Rezoning
TO
TOWN OF PORT HEDLAND
TOWN PLANNING SCHEME No 5**

88 ANDERSON STREET, PORT HEDLAND

**SUBMISSION TO THE TOWN OF PORT HEDLAND
prepared for
Owners of Strata Plan 32561**

**by
PROPERTY DEVELOPMENT SOLUTIONS
*We Know Property Matters!***

August 2012

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| 4.0 | CONCLUSION | 2 |

1.0 INTRODUCTION

Property Development Solutions have been commissioned by Owners of Strata Plan 32561, the owners of the subject land, to prepare this submission in support of a request to the Town of Port Hedland to initiate an amendment to Town Planning Scheme No 5 to rezone the subject land from Industrial to Mixed Business.

This report addresses the relevant characteristics of the subject land, the background to the proposed amendment, the implications associated with the amendment and the reasons justifying the proposal. It has been prepared following examination of the subject site and a detailed assessment of potential impacts upon the surrounding locality.

2.0 SUBJECT LAND

The land subject of the proposed amendment is described as No 88 Anderson Street Port Hedland and being contained in Lnt 100 on Diagram 92539.

The site has an area of 2969m² with frontages of approximately 42.25 metres to Anderson Street and 45.83 metres to Wilson Street.

The property contains 5 single storey commercial units contained in Strata Plan 32561 constructed in the early 1990's. Owners of Strata Plan 32561 have provided consent to the rezoning via unanimous resolution of Strata Council Meeting. Refer Figure 2.

The property is currently zoned Industrial under Town Planning Scheme 5 and is adjoined on both sides by Industrial zoned land, with Residential R12.5/Mixed Business located opposite the site on Anderson Street.

The land is located south of the Port Hedland town centre and West End residential area and is adjoined to the south with BHP's heavy industry port operations. The area is essentially a transition area between the heavy industrial use to the south and town centre/residential areas to the north.

3.0 LAND USE

3.1 Land Use and Zoning

Current allowable uses under the Industrial zone include such uses as Noxious Industry, General Industry and Extractive Industry. Arguably these uses are not compatible with the location of the subject land at the entrance of Port Hedland town centre and in proximity to residential uses.

The proposed zoning of Mixed Business will allow for uses more compatible with the proximity to the town centre and residential uses and will promote redevelopment of the site that can positively influence the streetscape of the main road into Port Hedland Town Centre.

The existing improvements are currently utilised for a variety of uses including commercial offices and light industry uses.

In August 2011, Council granted approval to a change of use for Lot 5/88 Anderson Street to be utilised as Office as defined under the Scheme. By issuing this approval Council has acknowledged the suitability of such uses in this locality and on that basis in discussions with the owners Council has indicated a willingness to initiate the rezoning of this land to allow similar uses across the whole site.

The Port Hedland Growth Plan states that there is a 'current undersupply of commercial floor space' that needs to be corrected and it highlights this area of the West End as a commercial hub and proposes to promote land uses supporting offices, resource related professionals and local professionals.

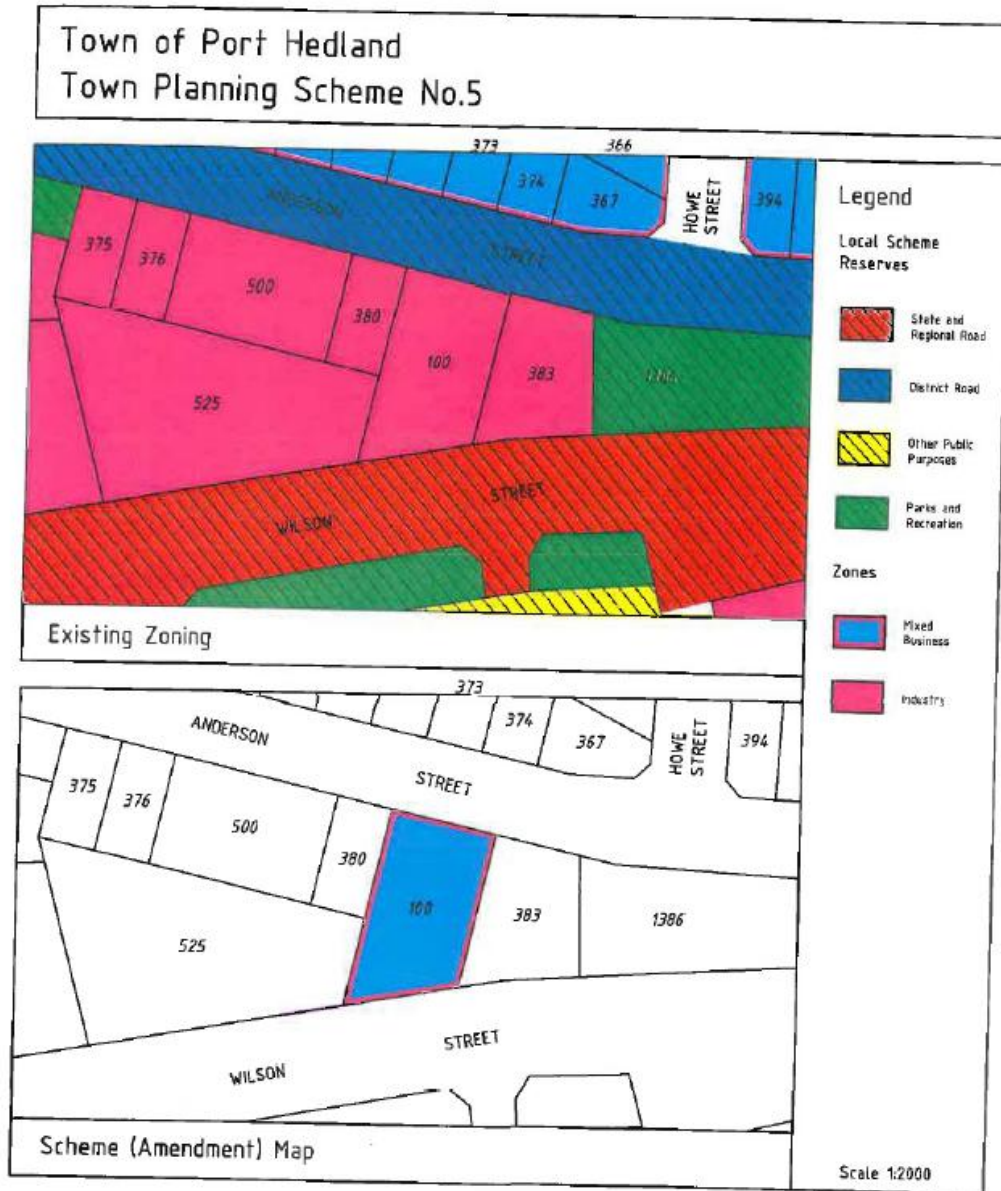
4.0 CONCLUSION

This proposed rezoning will encourage the transition from heavy and noxious industrial uses and support the Growth Plan objectives to correct the undersupply of commercial land in the West End.

This rezoning will allow greater flexibility of land use in the Town Centre and increase commercial opportunities on the land which will act as an incentive to redevelop the site and contribute to the redevelopment of the West End commercial area.

It is respectfully requested that Council accept to initiate a Scheme Amendment for Lot 100 Anderson Street from Industrial to Mixed Business and to amend the Scheme Maps accordingly. We attach a copy of the Scheme Amendment Map, together with a copy of the Deposited Plan, Strata Plan, Strata Company Resolution and P&D Act Form pursuant to Section 75 of the Planning & Development Act for Council to resolve to amend the Scheme.

We look forward to your support and remain available at your convenience if you wish to discuss this further.



ATTACHMENT 3 TO ITEM 6.4.7

| ZONING TABLE AMD 24 GG 08/02/11 AMD 22 GG 27/04/12 | | Residential | Urban Development | Transient Workforce Accommodation | Town Centre | Commercial | Tourism | Mixed Business | Airport | Strategic Industry | Industry | Industrial Development | Rural | Rural Residential | Community | Health | Education | Transport Development | Light Industry | West End Residential | |
|--|--|-------------|-------------------|-----------------------------------|-------------|------------|---------|----------------|---------|--------------------|----------|------------------------|-------|-------------------|-----------|--------|-----------|-----------------------|----------------|----------------------|----|
| Residential | | | | | | | | | | | | | | | | | | | | | |
| 1 | Aged or Dependent Persons Dwelling | AA | AA | - | AA | AA | AA | - | - | - | - | - | AA | SA | IP | IP | IP | - | - | - | |
| 2 | Ancillary Accommodation | IP | IP | - | IP | - | - | IP | - | - | - | - | IP | IP | IP | - | - | - | - | - | |
| 3 | Cabin AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 4 | Caretaker's Dwelling | IP | IP | IP | AA | AA | IP | IP | - | - | - | - | IP | - | IP | IP | IP | - | - | AA | |
| 5 | Chalet AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 6 | Grouped Dwelling | P | P | - | AA | AA | - | - | - | - | - | - | AA | - | IP | IP | IP | - | - | AA | |
| 7 | Guesthouse AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | AA | - | IP | IP | IP | - | - | AA | |
| 8 | Holiday Accommodation | - | - | - | AA | AA | - | - | - | - | - | - | IP | - | - | - | - | - | - | SA | |
| 9 | Holiday Home AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 10 | Home Business AMD 13 GG 15/02/11 | AA | AA | AA | AA | - | AA | - | - | - | - | - | AA | AA | - | - | - | - | - | - | |
| 11 | Home Office AMD 13 GG 15/02/11 | P | P | P | P | - | P | - | - | - | - | - | P | P | - | - | - | - | - | - | |
| | Home Occupation DELETED BY AMD 13 GG 15/02/11 | AA | AA | AA | AA | - | AA | - | - | - | - | - | P | P | - | - | - | - | - | - | |
| 12 | Hotel | - | - | - | AA | AA | AA | - | AA | - | - | - | AA | AA | - | - | - | - | - | - | |
| 13 | Lodge AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | SA | - | - | - | - | - | - | SA | |
| 14 | Motel | - | - | - | AA | AA | AA | - | SA | - | - | - | SA | SA | - | - | - | - | - | SA | |
| 15 | Movable Dwelling | - | - | - | AA | - | AA | - | - | - | - | - | AA | - | - | - | - | - | - | SA | |
| 16 | Multiple Dwelling | SA | SA | - | SA | SA | SA | - | - | - | - | - | AA | - | - | - | - | - | - | - | |
| 17 | Residential Building | AA | AA | AA | AA | - | AA | - | - | - | - | - | AA | AA | IP | IP | IP | - | - | AA | |
| 18 | Rural Settlement | - | - | - | - | - | - | - | - | - | - | - | AA | SA | - | - | - | - | - | AA | |
| 19 | Serviced Apartment AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 20 | Short Stay Accommodation AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 21 | Single House | P | P | - | AA | - | AA | - | - | - | - | - | AA | P | AA | IP | IP | - | - | - | |
| 22 | Transient Workforce Accommodation | SA | AA | P | - | - | - | AA | SA | - | - | - | SA | - | - | - | - | - | - | - | |
| 23 | Tourism Development AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | - | - | - | - | - | - | - | SA | |
| 24 | Tourist Resort AMD 15 GG 24/309 | - | - | - | - | - | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Industry | | | | | | | | | | | | | | | | | | | | | |
| 25 | Abattoir | - | - | - | - | - | - | - | - | SA | SA | SA | - | - | - | - | - | - | - | - | |
| 26 | Agriculture | - | - | - | - | - | - | - | - | - | - | - | P | AA | - | - | - | - | - | - | |
| 27 | Arts and Crafts Centre | SA | SA | - | AA | AA | AA | AA | IP | - | - | - | AA | AA | AA | IP | IP | - | - | SA | |
| 28 | Container Park AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | |
| 29 | Distribution Centre AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | AA | |
| 30 | Fuel Depot AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 31 | Intensive Agriculture | - | - | - | - | - | - | SA | - | SA | - | AA | AA | - | - | - | - | - | AA | - | |
| 32 | Harbour Installation AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | P | AA | - | - | - | - | - | - | - | - | AA | - | |
| 33 | Hire Service (Industrial) AMD 24 GG 08/02/11 | - | - | - | - | - | AA | - | - | P | AA | - | - | - | - | - | - | - | P | AA | |
| 34 | Industry - Cottage | SA | SA | - | AA | AA | - | P | - | - | - | - | AA | AA | - | - | - | - | - | P | |
| 35 | Industry - Extractive | - | - | - | - | - | - | - | - | AA | AA | AA | AA | - | - | - | - | - | - | - | |
| 36 | Industry - General | - | - | - | - | - | - | - | IP | - | AA | AA | - | - | - | - | - | - | - | - | |
| 37 | Industry - Light | - | - | SA | - | - | AA | IP | - | P | AA | - | - | - | - | - | - | - | - | - | |
| 38 | Industry - Noxious | - | - | - | - | - | - | - | - | SA | SA | SA | SA | - | - | - | - | - | - | P | |
| 39 | Industry - Rural AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | - | AA | AA | P | SA | - | - | - | - | - | SA | - | |
| 40 | Industry - Service | - | - | SA | - | - | AA | IP | - | P | AA | - | - | - | - | - | - | - | - | AA | |
| 41 | Industry - Resource Processing | - | - | - | - | - | - | - | P | - | SA | SA | - | - | - | - | - | - | - | - | |
| 42 | Industry - Transport AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| 43 | Infrastructure | AA | P | AA | AA | AA | AA | AA | P | AA | P | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA |
| 44 | Stockyard | - | - | - | - | - | - | - | - | SA | AA | P | - | - | - | - | - | - | - | - | |
| 45 | Storage facility/depot/laydown area AMD 24 GG 08/02/11 | - | - | - | - | - | SA | IP | IP | AA | AA | AA | - | - | - | - | - | - | SA | - | |
| 46 | Transport Depot AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | P | - | |
| 47 | Truck Stop AMD 24 GG 08/02/11 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | SA | - | |
| Commerce | | | | | | | | | | | | | | | | | | | | | |

| ZONING TABLE AMD 24 GG 08/02/11 AMD 22 GG 27/04/12 | | Residential | Urban Development | Transient Workforce Accommodation | Town Centre | Commercial | Tourism | Mixed Business | Airport | Strategic Industry | Industry | Industrial Development | Rural | Rural Residential | Community | Health | Education | Transport Development | Light Industry | West End Residential |
|--|--|-------------|-------------------|-----------------------------------|-------------|------------|---------|----------------|---------|--------------------|----------|------------------------|-------|-------------------|-----------|--------|-----------|-----------------------|----------------|----------------------|
| 50 | Aerodrome | - | - | - | - | - | - | - | P | - | - | - | AA | - | - | - | - | - | - | - |
| 51 | Display Home Centre AMD 24 GG 08/02/11 | AA | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | AA | SA |
| 52 | Dry Cleaning AMD 24 GG 08/02/11 | - | - | - | AA | AA | AA | SA | - | - | AA | - | - | - | - | IP | IP | - | P | - |
| 53 | Market AMD 24 GG 08/02/11 | - | - | - | AA | AA | AA | - | - | - | AA | AA | - | - | IP | - | - | - | AA | SA |
| 54 | Mobile Business AMD 13 GG 16/02/11 | P | P | P | P | - | P | - | - | - | - | P | P | - | - | - | - | - | - | - |
| 55 | Motor Vehicle and/or Marine Repair AMD 24 GG 08/02/11 | - | - | - | AA | - | - | AA | AA | - | P | AA | - | - | - | - | IP | AA | AA | - |
| 56 | Motor Vehicle and/or Marine Sales or Hire AMD 24 GG 08/02/11 | - | - | - | AA | - | - | AA | AA | - | P | AA | - | - | - | - | - | SA | AA | - |
| 57 | Motor Vehicle and/or Marine Service Station AMD 24 GG 08/02/11 | - | SA | - | SA | SA | SA | SA | P | - | AA | SA | - | - | - | - | - | AA | SA | - |
| 58 | Motor Vehicle and/or Marine Wrecking | - | - | - | - | - | - | - | - | - | P | AA | - | - | - | - | - | - | - | - |
| 59 | Motor Vehicle Wash AMD 24 GG 08/02/11 | - | - | IP | AA | AA | - | AA | AA | IP | P | AA | - | - | - | - | - | AA | AA | - |
| 60 | Office AMD 13 GG 15/02/11 | - | AA | IP | P | P | IP | P | IP | IP | IP | IP | - | - | IP | IP | IP | IP | IP | SA |
| 61 | On-site Canteen AMD 24 GG 08/02/11 | - | - | IP | - | - | - | - | - | IP | IP | IP | - | - | - | - | - | IP | IP | - |
| 62 | Outdoor Display AMD 24 GG 08/02/11 | - | - | - | AA | AA | - | P | AA | - | P | AA | AA | - | - | - | - | IP | IP | - |
| 63 | Reception Centre | - | - | IP | AA | AA | IP | - | - | - | - | - | - | - | IP | - | - | - | - | - |
| 64 | Restaurant (includes café) | SA | AA | IP | P | P | P | - | AA | - | IP | - | IP | IP | IP | IP | IP | - | - | SA |
| 65 | Restricted Premises AMD 24 GG 08/02/11 | - | - | - | SA | SA | - | SA | - | - | AA | AA | - | - | - | - | - | - | - | AA |
| 66 | Shop | - | SA | IP | P | P | IP | AA | IP | - | AA | AA | - | - | IP | IP | IP | - | - | - |
| 67 | Showroom AMD 24 GG 08/02/11 | - | - | - | AA | AA | - | P | IP | - | P | P | - | - | - | - | - | - | AA | - |
| 68 | Take-away Food Outlet AMD 24 GG 08/02/11 | - | AA | AA | P | P | AA | SA | IP | - | AA | AA | AA | - | - | - | - | - | - | SA |
| 69 | Warehouse AMD 24 GG 08/02/11 | - | - | - | - | - | - | IP | IP | IP | P | IP | - | - | - | - | - | AA | P | - |
| Health, Welfare & Community Services | | | | | | | | | | | | | | | | | | | | |
| 70 | Carpark AMD 24 GG 08/02/11 | IP | IP | AA | AA | AA | AA | AA | IP | IP | - | IP | - | - | IP | IP | IP | P | AA | SA |
| 71 | Child Care Service | SA | SA | AA | AA | AA | IP | AA | IP | - | - | - | IP | SA | P | IP | IP | - | - | - |
| 72 | Community Use | SA | AA | - | P | AA | AA | AA | - | - | - | - | - | IP | P | P | P | - | - | SA |
| 73 | Consulting Rooms | SA | AA | IP | P | AA | - | AA | - | - | - | - | IP | - | AA | P | - | - | - | SA |
| 74 | Education Establishment AMD 24 GG 08/02/11 | - | AA | IP | - | - | - | - | IP | - | - | - | - | - | IP | IP | P | - | AA | SA |
| 75 | Emergency Services AMD 24 GG 08/02/11 | - | AA | - | AA | AA | - | AA | P | AA | AA | AA | - | - | AA | AA | - | - | AA | - |
| 76 | Funeral Parlour AMD 24 GG 08/02/11 | - | AA | - | AA | AA | - | SA | - | - | AA | AA | - | - | AA | - | - | - | AA | - |
| 77 | Hospital | - | - | - | AA | AA | - | - | - | - | - | - | - | - | - | P | - | - | - | - |
| 78 | Juvenile Detention Centre | - | - | - | - | - | - | - | SA | - | - | - | SA | - | SA | - | - | - | - | - |
| 79 | Medical Centre | - | SA | - | P | AA | - | AA | - | - | - | - | - | - | - | P | - | - | - | - |
| 80 | Nursing Home | SA | SA | - | AA | AA | - | - | - | - | - | - | - | - | AA | P | - | - | - | - |
| 81 | Place of Animal Care AMD 24 GG 08/02/11 | - | SA | - | AA | AA | - | - | - | - | AA | AA | AA | - | AA | - | - | - | - | SA |
| 82 | Place of Public Meeting, Assembly or Worship | SA | AA | IP | P | AA | IP | - | AA | - | - | - | AA | AA | P | IP | IP | - | - | - |
| 83 | Prison | - | - | - | - | - | - | - | SA | - | - | - | - | - | SA | - | - | - | - | - |
| 84 | Public Mall | - | - | - | AA | AA | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 85 | Public Utility AMD 24 GG 08/02/11 | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | AA | P | P | AA |
| Entertainment, Recreation and Culture | | | | | | | | | | | | | | | | | | | | |
| 86 | Equestrian Centre | - | - | - | - | - | - | - | - | - | - | - | AA | SA | - | - | - | - | - | - |
| 87 | Entertainment Venue AMD 24 GG 08/02/11 | - | - | - | SA | SA | SA | SA | AA | - | SA | - | SA | - | SA | - | SA | - | SA | - |
| 88 | Private Recreation AMD 24 GG 08/02/11 | SA | AA | IP | AA | AA | P | AA | AA | - | - | - | AA | - | AA | IP | IP | - | AA | SA |
| 89 | Public Recreation AMD 24 GG 08/02/11 | AA | AA | IP | P | P | P | - | AA | - | - | - | AA | AA | AA | IP | IP | - | AA | AA |

The symbols used in the zoning table have the following meanings:

- P the development is permitted by the Scheme
- AA the development is not permitted unless the Council has granted planning approval
- SA the development is not permitted unless the Council has granted planning approval after giving notice in accordance with clause 4.3
- IP the development is not permitted unless the use to which it is put is incidental to the predominant use as decided by Council
- ~ a development that is not permitted by the Scheme
- ¹ Notwithstanding anything contained in Appendix 1—Definitions, no land use shall be approved within the West End Residential Zone that is intended for use either exclusively or primarily by children or elderly persons.

Current Proposal (ATTACHMENT 2)

The proposal is to convert 60m² of the existing 115m² “Outbuilding” to “Ancillary Accommodation”, the remaining 55m² would remain as “Outbuilding”. The permissibility of the proposed “Ancillary Accommodation” is an “IP” use being a use that is not permitted unless incidental to the predominant use of the site.

Consultation*Internally:*

The application was circulated to the following internal units, with comments received, included in the report:

- Manager Technical Services
- Manager Building Services
- Manager Environmental Health

Statutory Implications

In accordance with the Planning and Development Act 2005, the proposed development is subject to the provisions of the Port Hedland Town Planning Scheme No. 5.

Policy Implications

Local Planning Policy 12/005 Ancillary Accommodation was adopted by Council on 26 September 2012 and applies to the proposed development.

Strategic Planning Implications

Nil

Budget Implications

An application fee of \$278.00 has been received as per the prescribed fees approved by Council.

Officer's Comment

Whilst the overall size of the building exceeds 60m², the portion of the building proposed to be used for “Ancillary Accommodation” is consistent with the requirements of the Residential Design Codes of Western Australia (R Codes). The remainder of the building would continue to be classified as “Outbuilding” and be subject to standard conditions including prohibiting human habitation. The proposal is generally consistent with TPS5 and Council's recently adopted Local Planning Policy 12/005 Ancillary Accommodation except in regard to car parking specifications.

During the assessment of the proposal an objection was received from the Town's Technical Services Unit in regard to the proposed car parking layout for the following reasons:

1. The driveway and reversing length is greater than 15m.
2. Minimum width required for vehicle is 3m and only 2.8m has been provided.

Two alternative options were subsequently provided by the applicant however, these options were also opposed by Technical Services. Given that the applicant has not been able to address Technical Services concerns the application is recommended for refusal.

Options

Council has the following options when considering this application:

1. Approve the Application

This option should be chosen if Council is satisfied that the parking layout provided by the applicant is acceptable.

2. Refuse the Application

This option should be chosen if Council agrees with the Technical Services Unit that the proposed parking layout is unacceptable.

It has been recommended that Council refuse the application due to the proposal not meeting Council's car parking specifications.

Attachments

1. Locality Map
2. Floor Plan and Elevations
3. Car Parking Options

Officer's Recommendation/Council Motion

Moved: Cr Carter

That Council refuses the application submitted by Yuyi Huang for Change of Use – Outbuilding to Ancillary Accommodation at Lot 3518 (6) Dongara Place, South Hedland for the following reason:

1. The proposal has not provided car parking in accordance with Council's specifications.

MOTION LAPSED FOR WANT OF A SECONDER

Council Motion

Moved: Cr Daccache

That Council approve the application submitted by Yuyi Huang for Change of Use – Outbuilding to Ancillary Accommodation at Lot 3518 (6) Dongara Place, South Hedland.

MOTION LAPSED FOR WANT OF A SECONDER

201213/169 Council Decision

Moved: Cr Hooper

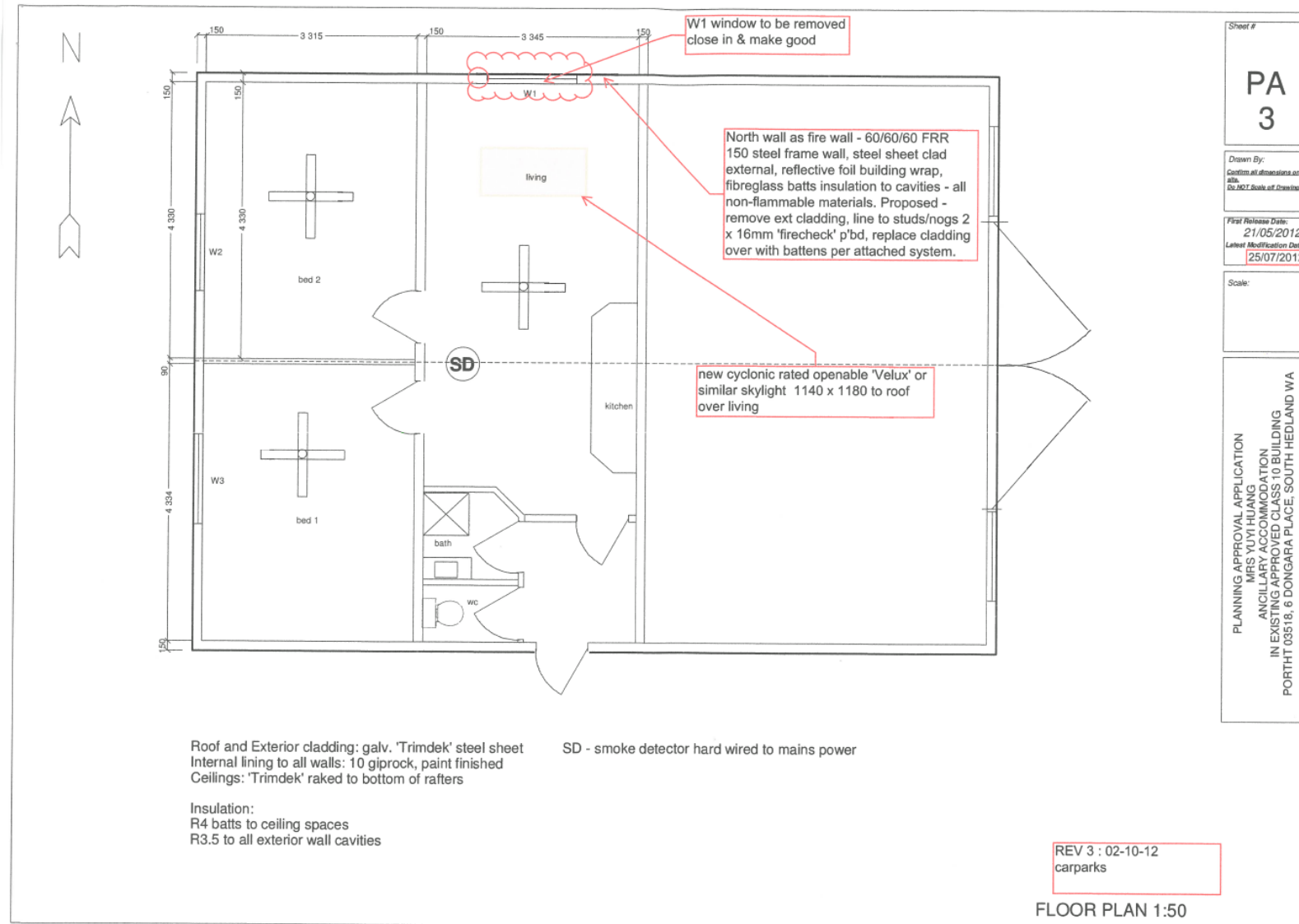
Seconded: Cr Carter

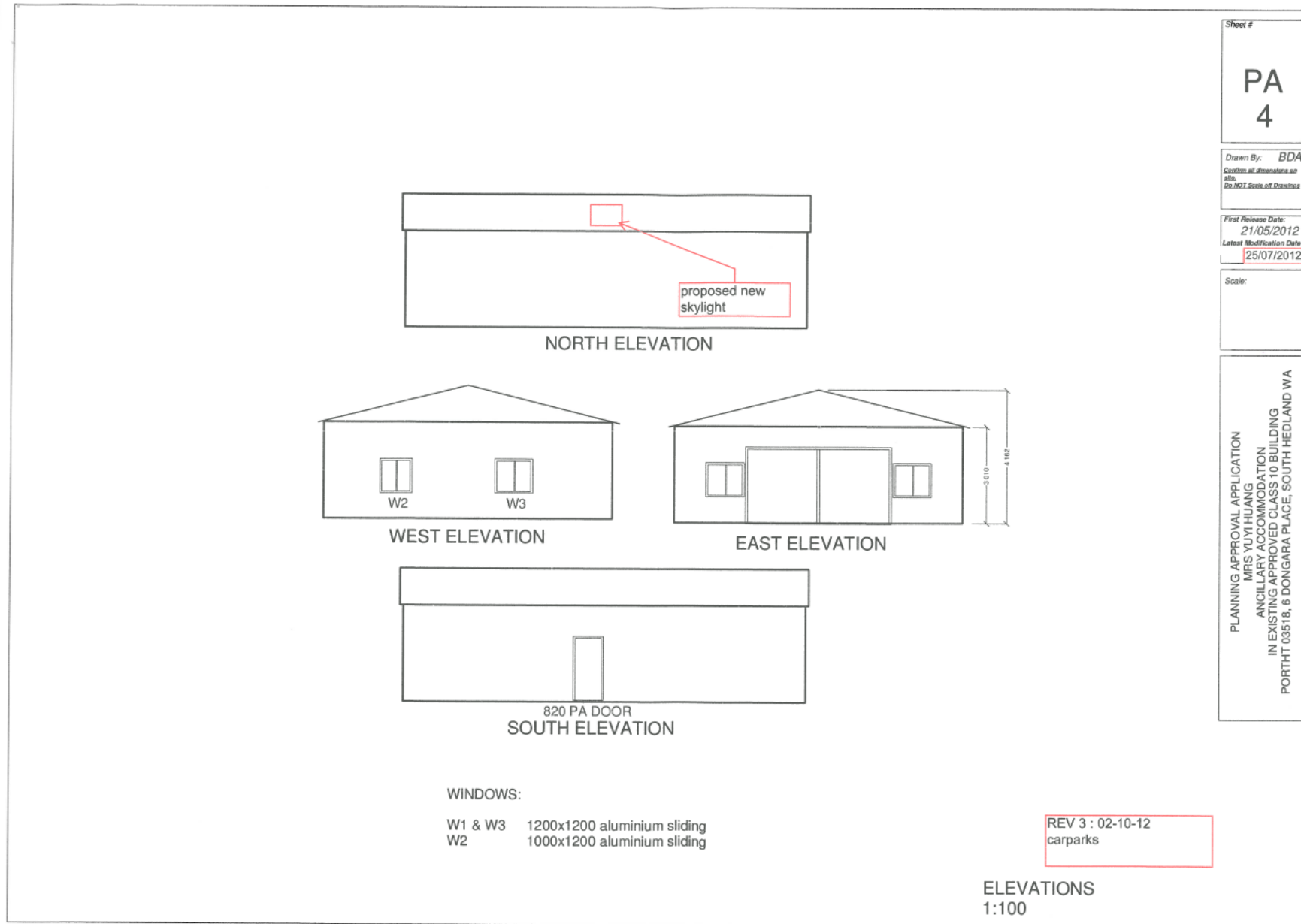
That Council lay this item on the table for further clarification.

CARRIED 5/0

REASON: Council laid this item on the table as it believes that the Planning Department needs to continue discussions with the applicant.







Sheet #
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4**

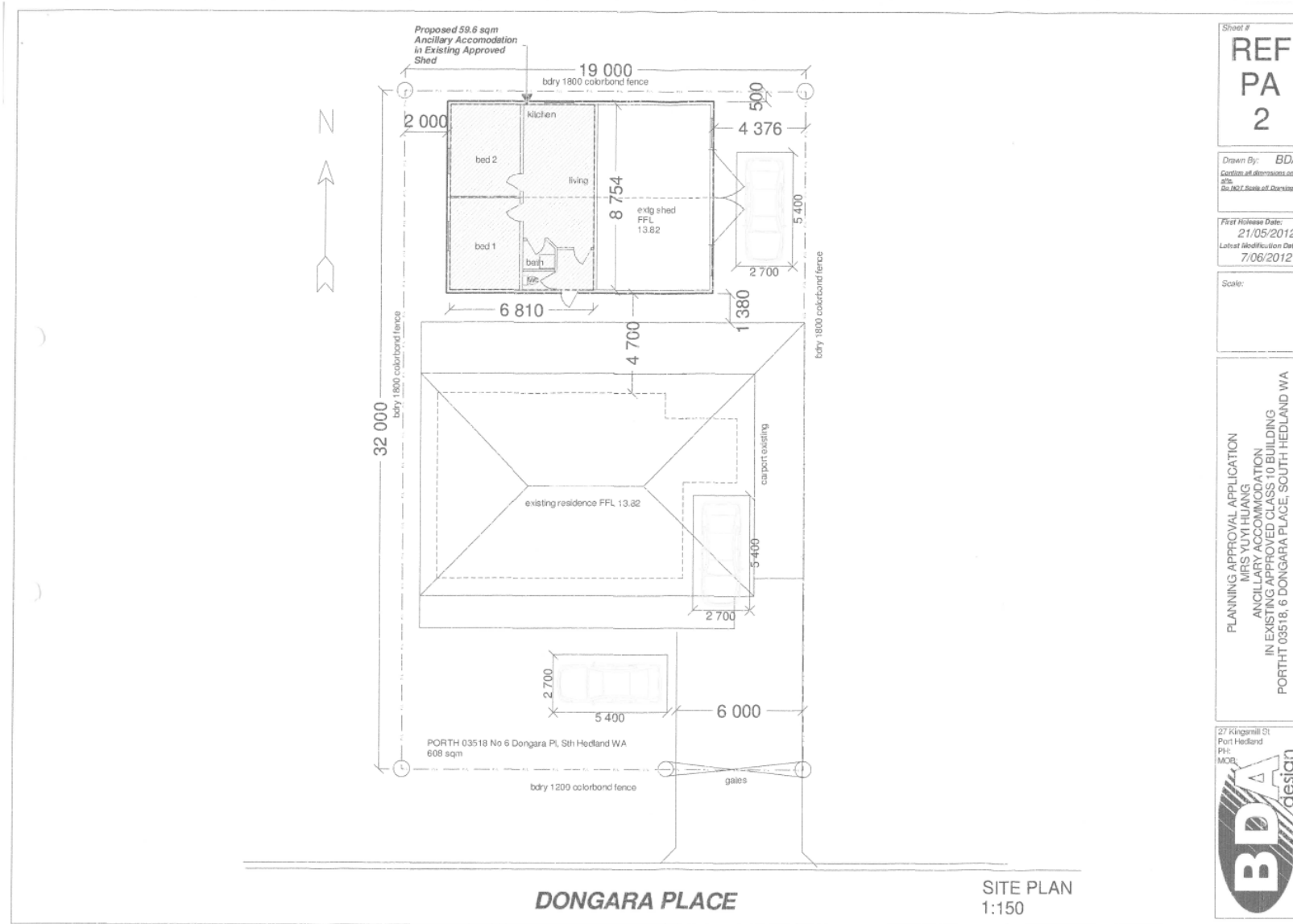
Drawn By: **BDA**
 Confirm all dimensions on
 site.
 Do NOT Scale off Drawings

First Release Date: **21/05/2012**
 Latest Modification Date: **25/07/2012**

Scale:

PLANNING APPROVAL APPLICATION
 MRS YUYI HUANG
 ANCILLARY ACCOMMODATION
 IN EXISTING APPROVED CLASS 10 BUILDING
 PORTHT 03518, 6 DONGARA PLACE, SOUTH HEDLAND WA

ATTACHMENT 3 TO ITEM 6.4.8



Sheet #
**REF
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2**

Drawn By: **BDA**
Confirm all dimensions on site.
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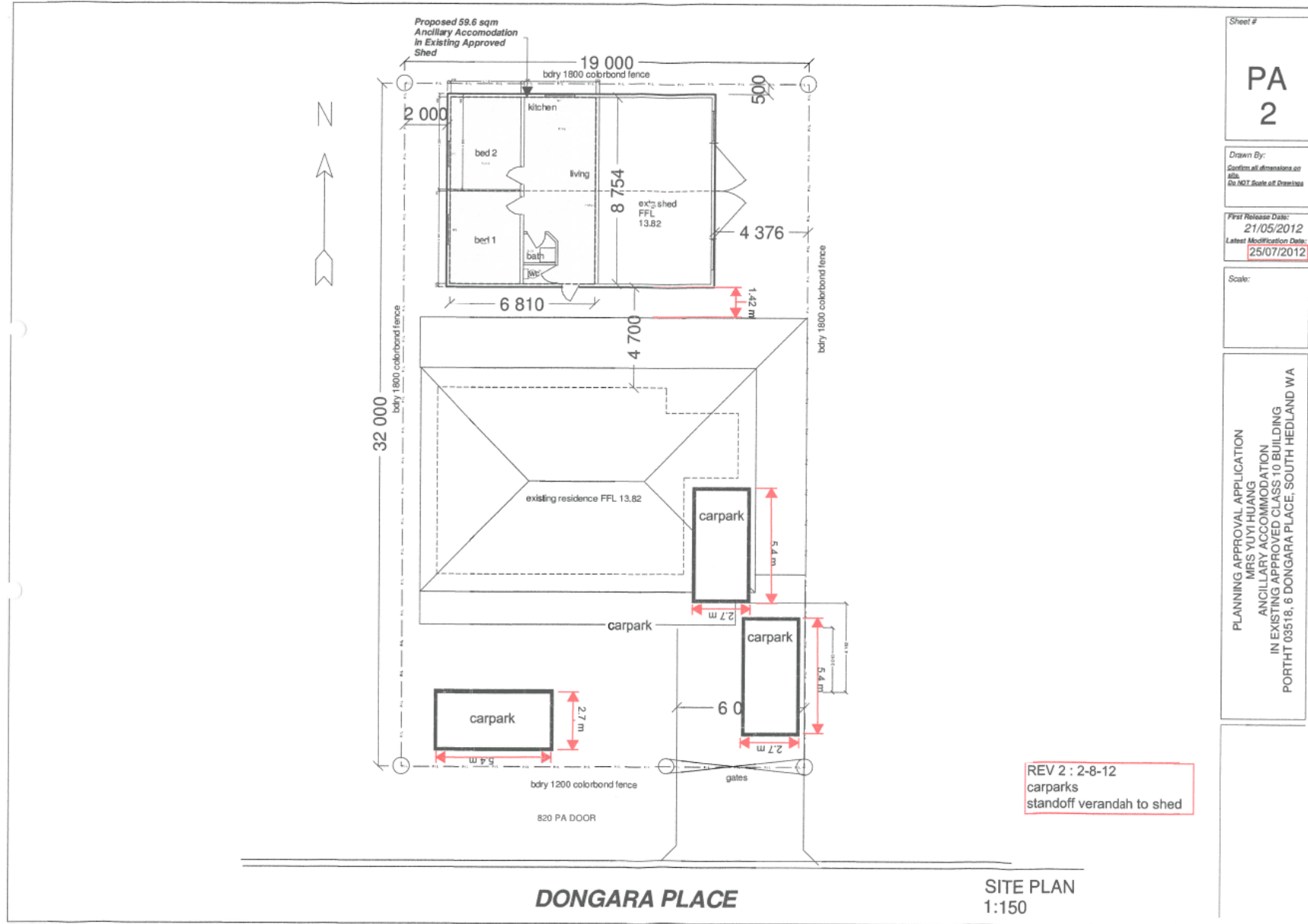
First Release Date:
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Latest Modification Date:
7/06/2012

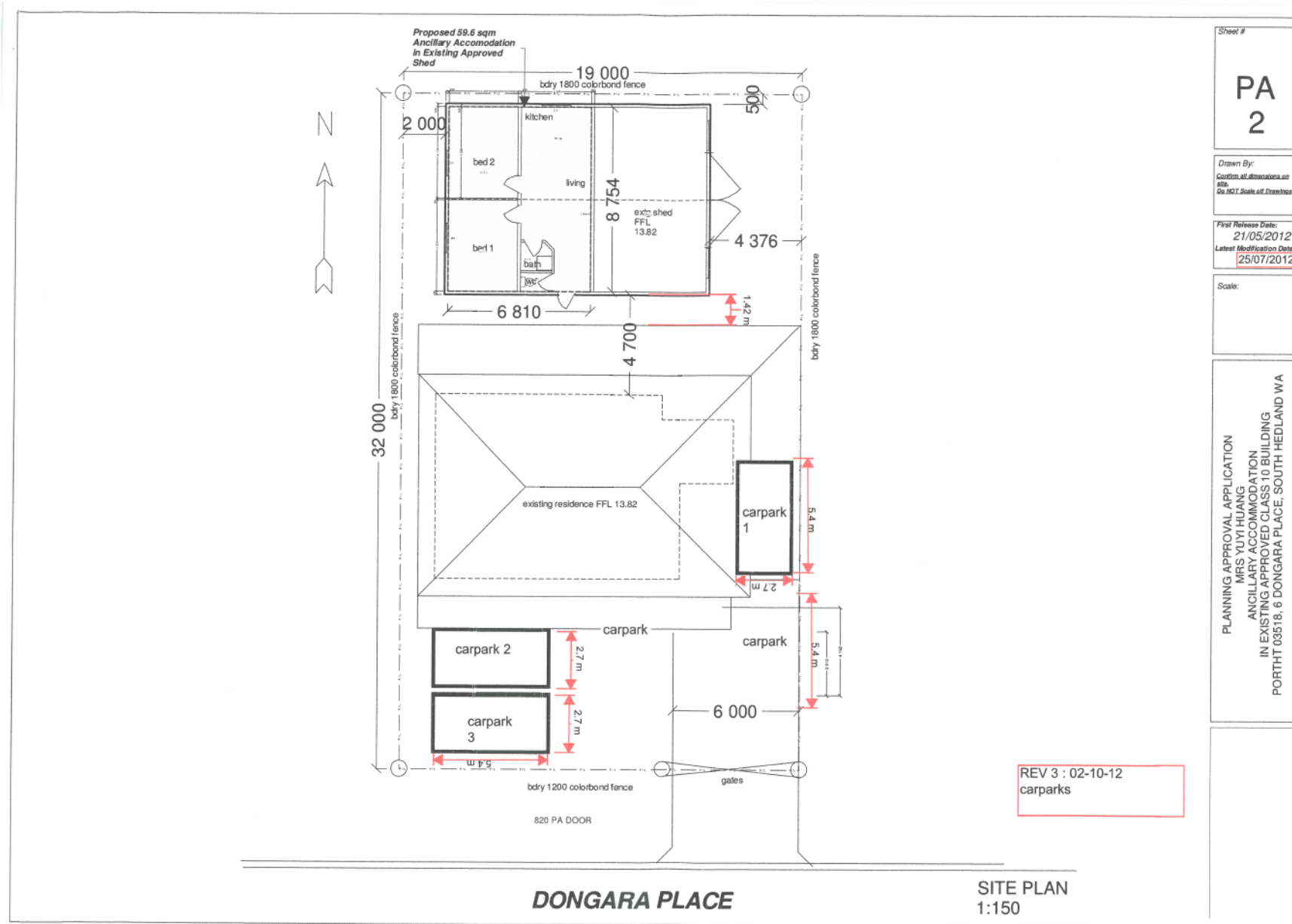
Scale:

PLANNING APPROVAL APPLICATION
MRS YUYI HUANG
ANCILLARY ACCOMMODATION
IN EXISTING APPROVED CLASS 10 BUILDING
PORTHT 03518, 6 DONGARA PLACE, SOUTH HEDLAND WA

27 Kingsmill St
Port Hedland
PH:
MOB:

BDA
design





Sheet #
**PA
2**

Drawn By:
Confirm all dimensions on
site
Do NOT Scale off Drawings

First Release Date:
21/05/2012
Latest Modification Date:
25/07/2012

Scale:

PLANNING APPROVAL APPLICATION
MRS YUYI HUANG
ANCILLARY ACCOMMODATION
IN EXISTING APPROVED CLASS 10 BUILDING
PORTHT 03518, 6 DONGARA PLACE, SOUTH HEDLAND WA

REV 3 : 02-10-12
carparks

Policy Implications

Nil

Strategic Planning Implications

The following sections of Council's Strategic Community Plan 2012-2022 are considered relevant to the proposal:

- 6.4.1 Strategic Deliver responsible management of infrastructure, assets, resources and technology.

Budget Implications

If Council decides to accept the management order for the new portions of land, Council will become responsible for its control and maintenance.

Officer's Comment

The amalgamation of additional land into the existing drainage Reserve will ensure that it can support the drainage system that is being created as part of the Osprey Drive subdivision, the Area K subdivision and any future development within the area.

The inclusion of the UCL into the existing drainage Reserve will ensure that the land remains available and can be used for drainage purposes.

It is recommended Council support the proposal to extend the boundaries of the Reserve and the portions of UCL be included within the Reserve boundaries and Council accept the vesting of the portions of UCL for the purpose of "Drainage" and "Off Road Vehicles".

Options

Council has the following options for responding to the request:

1. Supports the proposal to amalgamate a portion of the UCL located at Lots 300 and 301 on deposited plan 72980 into Reserve 38818 at Lot 2914 North Circular Road, South Hedland and accept the vesting of the new portion of land for the purpose of "Drainage" and "Off Road Vehicles".

This will see Council obtain control and responsibility for the new portion of land enabling it to be utilised for "Drainage" and "Off Road Vehicles".

2. Object to the amalgamation of the UCL located at Lots 300 and 301 on deposited plan 72980 into Reserve 38818 at Lot 2914 North Circular Road, South Hedland.

This may see Lots 300 and 301 on deposited plan 72980 being sold in the future and this may have impacts on drainage in the area.

Option 1 has been recommended.

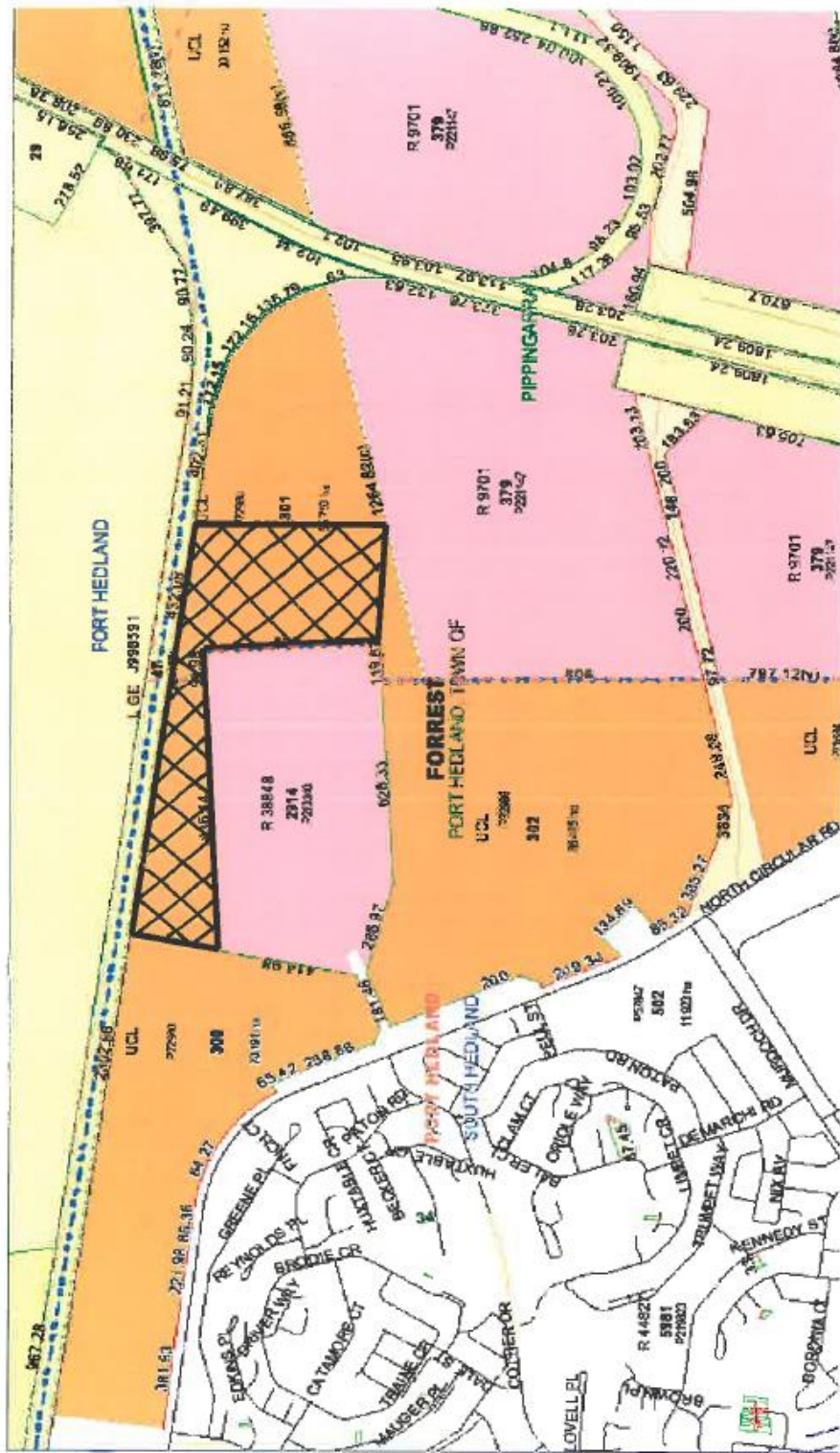
Attachments

1. Locality Plan.

201213/170 Officer's Recommendation/Council Decision**Moved: Cr Carter****Seconded: Cr Hunt****That Council:**

1. **Supports the proposal to amalgamate a portion of the UCL located at Lots 300 and 301 on deposited plan 72980 into Reserve 38818 at Lot 2914 North Circular Road, South Hedland, as per the attached location plan and accept the vesting of the new portion of land for the purpose of "Drainage" and "Off Road Vehicles"; and**
2. **Delegates the Manager Planning Services to request the Department of Regional Development and Lands;**
 - a) **to alter the boundaries of Reserve 38848 at Lot 2914 North Circular Road, South Hedland, as per the attached location plan;**
 - b) **for the new portion of land to be vested to the Town of Port Hedland.**

CARRIED 5/0



Budget Implications

Authorisation of officers will need to be advertised in the Government Gazette, which will incur a cost to Council of approximately \$200.00.

Officer's Comment

It is a requirement that any officer that affects the registration of dogs is authorised. Authorisation of officers also gives the Council and staff legal protection while carrying out this function while acting in good faith.

201213/171 Officer's Recommendation/Council Decision

Moved: Cr Carter

Seconded: Cr Hunt

That Council:

- i) approves the authorisation of Ms Amanda May as a Registration Officer in accordance with provisions of the Dog Act 1976: and additionally authorised under the Litter Act 1979 and Litter Regulations 1981; and**
- ii) delegates the Manager of Environmental Health Services to advertise the authorisation of Ms Amanda May as Registration officer in the Government Gazette.**

CARRIED 5/0

Current Zoning

Under the provisions of the Town of Port Hedland Town Planning Scheme No. 5 (TPS5) the site is partially zoned "Town Centre" and partially zoned "Rural". The land is also covered by two (2) Development Plan Areas as identified within Appendix 5 of TPS5; South Hedland West, and South Hedland Town Centre.

The site is currently the subject of Scheme Amendment 53 (the amendment). The amendment has been approved by the Town of Port Hedland and is currently with the Western Australian Planning Commission (WAPC) for final adoption.

The amendment seeks to rezone an area from "Town Centre" and "Rural" to "Urban Development". The amendment will also amend the Development Plan boundaries identified within Appendix 5 of TPS5. The amendment facilitates the implementation of the proposed Development Plan, and further projects around the South Hedland Town Centre and surrounds.

The Proposal (Attachment 2)

The Development Plan predominately provides a range of "Residential" land uses and "Public Open Space". The proposal also includes small portions of "Commercial" and "Education". The proposed densities and expected dwelling yields are identified within Table 2 below.

Table 3 - Expected Dwelling Yields

| Density | Area (ha) | Estimated No of Lots | Estimated No of Dwelling Units |
|--------------------|-----------|----------------------|--------------------------------|
| Residential R20 | 11.42 | 228 | 228 |
| Residential R30 | 8.23 | 274 | 274 |
| Residential R40 | 4.4 | 174 | 216 |
| Residential R50/60 | 1.38 | 7 | 114 |
| Total | 25.43 | 683 | 832 |

Consultation

Should Council initiate the Development Plan external consultation, and public advertising will be undertaken in accordance with the requirements of TPS5. The internal departments will continue to liaise with the applicants to ensure the Development Plan is compliant in all aspects prior to the submission to the WAPC.

Statutory Implications

Officer's Comment

The site is strategically important due to its size (68.51 hectares) and prominent location, within and adjoining the South Hedland Town Centre. The proposed Development Plan will form a crucial part of the redevelopment of the South Hedland Town Centre area. The Development Plan will have significant impacts on current and planned infrastructure within the area, including but not limited to; roads, drainage, water and power.

The Development Plan forms part of a wider South Hedland Western Edge project area (project area). The Western Edge concept plans have been work shopped with key stakeholders including the Town's internal services. As the proposed Development Plan forms only a part of the overall project area, it is important to ensure the proposal integrates with infrastructure planning for the wider area.

The concept design and general content of the project is generally supported by the Town's internal services. The Town's internal service will continue to work with the applicant through the advertising period.

Density

The Development Plan proposes approximately 832 dwelling units with an average residential density just over R30. The proposed densities range from R20 to R50/60. The higher density areas are strategically located overlooking Public Open Space, or adjoining the South Hedland Town Centre.

The Development Plan will deliver a significant portion of the identified future dwellings within the Western Edge Precinct as identified within the Growth Plan.

Infrastructure

The applicant has done extensive investigations into the provision of roads, water, sewer and drainage for the wider Western Edge project area. The Development Plan is consistent with the overarching concept plan to develop the Western Edge project area. The Town will continue to liaise with the various infrastructure providers to ensure adequate provision over the site.

Environmental Assessment

Both flora and fauna investigations have been conducted on the site. It has been concluded that any potential environmental impacts can be managed in accordance with the objectives of the Environmental Protection Authority (EPA). It is therefore appreciated the proposed development will not have significant impacts on the environmental values of the land.

Options

Council has the following options when considering the matter:

1. Support the initiation of the Development Plan.

This will allow the advertising and referral of the Development Plan. The public advertising and referral includes opportunity for internal and external services to provide further comments.

2. Require changes prior to supporting public advertising.

This option should be resolved if Council has concerns regarding the proposed Development Plan such as layout, density or land uses.

3. Refuse the request to initiate the Development Plan.

Refusing to initiate the Development Plan would be in direct conflict with both the Strategic Community Plan and Growth Plan.

Option 1 is recommended.

Attachments

1. Locality Plan
2. Development Plan Report (Under Seperate Cover)

201213/172 Officer's Recommendation/Council Decision

Moved: Cr Hunt

Seconded: Cr Carter

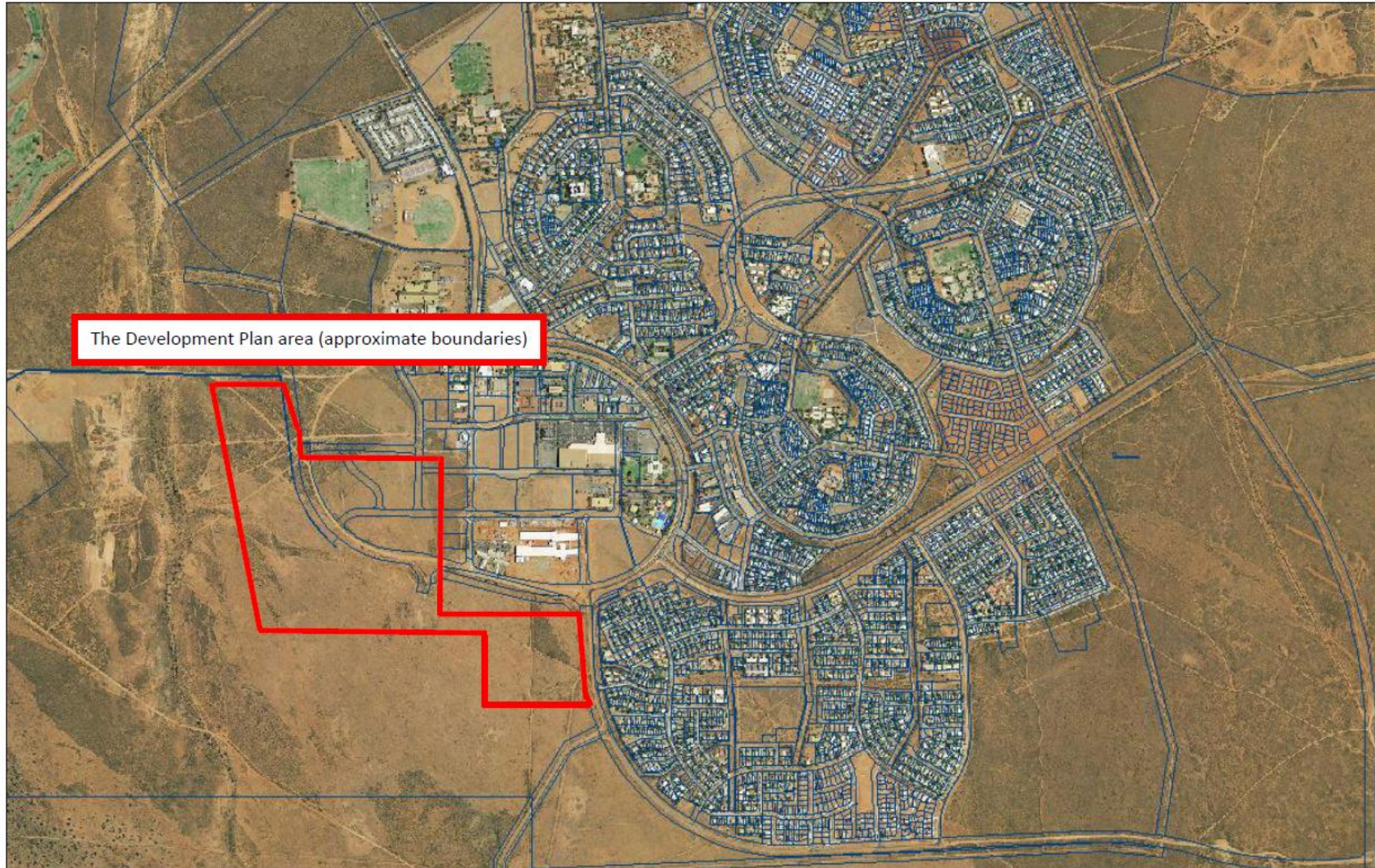
That Council:

1. **Endorses the Development Plan for advertising and delegates the Manager Planning Services to give notice of the proposed Development Plan in accordance with Section 5.2.8 of the Town of Port Hedland Town Planning Scheme No. 5; and**
2. **Subject to internal endorsement from Council's internal departments and no submissions being received during the statutory advertising period, Council formally adopts the Development Plan;**
 - a) **The date of Council's adoption of the Development Plan shall be the date of the next Council Ordinary Meeting following internal endorsement and closing date of the advertising period;**

- b) Delegates the Director Planning and Development pursuant to clause 5.2.7 of the Town Planning Scheme No. 5 to forward the Development Plan to the WAPC for adoption.**

CARRIED 5/0

LOCALITY PLAN



7:01pm Councillors Daccache and Hunt declared a financial interest in Item 6.4.12 'Proposed "Harbour Installation" – Temporary Barge Landing Facility at Lot 250 Oyster Point (Reserve 30909) (File No.: 802302G)' as they are BHP Billiton shareholders with shares over the statutory threshold.

Councillors Daccache and Hunt left the room.

Chief Executive Officer advised that the Department of Local Government has granted the Town of Port Hedland Council approval to consider Item 6.4.12 'Proposed "Harbour Installation" – Temporary Barge Landing Facility at Lot 250 Oyster Point (Reserve 30909) (File No.: 802302G)' with a reduced quorum of three Councillors, as per the attached letter.

6.4.12 Proposed “Harbour Installation” - Temporary Barge Landing Facility at Lot 250 Oyster Point (Reserve 30909) (File No.: 802302G)

Officer Michael Pound
Senior Planner

Date of Report 23 October 2012

Disclosure of Interest by Officer Nil

Summary

Council has received an application from BHP Billiton Iron Ore (BHPBIO) to construct a Temporary Barge Landing Facility (barge facility) at Lot 250 Oyster Point on Reserve 30909 (site).

The site is reserved “Conservation Recreation and Natural Landscapes” under the Town of Port Hedland Town Planning Scheme No. 5 (TPS5).

The report is before Council for consideration given the contentious nature of the development and its location on reserved land.

Council Officers support the proposed development subject to conditions.

Background

Previous Approvals

At the Ordinary Council Meeting of 12 December 2007, a report was presented to Council requesting an additional temporary use on the Reserve and the development of a Barge Unloading Facility.

Council resolved (12 December 2007, Council Decision 200708/105, page 39) the following:

- “i) Council request the Honourable Minister for Lands to modify the Management Order for lot 250 (Reserve 30909) to include the additional use of “Harbour Facility” to the approved uses of the Reserve; and*
- ii) Planning Consent be granted to Thyssen Krupp for the construction of HARBOUR INSTALLATION – Barge Unloading Facility at Lot 250 (Reserve 30909)”*

At the Ordinary Council Meeting of 22 August 2012, a report was presented to Council requesting an additional temporary use on the Reserve.

Council resolved (22 August 2012, Council Decision 201213/082, page 117) the following:

“That Council:

- 1) Approves the request to amend the land use of Reserve 30909, Lot 250 on Deposited Plan 92177, to include “Barge Landing Facility”;*
- 2) Delegates the Manager Planning Services to request the Department of Regional Development and Lands to amend the use of Reserve 30909, Lot 250 on Deposited Plan 92177, to include “Barge Landing Facility”;*
- 3) Agrees that discussions are to be held with BHP Billiton Iron Ore for the payment of a fee for the use of the area for a six month period;*
- 4) Agrees that funding is to be directed to coastal management account;*
- 5) Agrees that if permanent structures are within the proposal they are to be maintained.”*

Locality and Site Description (ATTACHMENT 1)

The proposed development is located at the entry to the boat ramp car park along the south western ridge of Finucane Island. Singular vehicular access to the site is achieved via Boat Ramp Road.

Vesting / Management Order (ATTACHMENT 2)

The site comprises of Crown Land vested to the Town of Port Hedland for the purpose of “Recreation”. In accordance with Item 2 of the above *Council Decision 201213/082*, the Town has forwarded correspondence to the Department of Regional Development and Lands (DRDL) requesting Reserve 30909 be amended to include “Barge Landing Facility” as an additional land use.

Site Selection

The proposed location of the barge facility has been chosen as it is considered to meet the logistical needs of the proposed oversized modular equipment delivery schedule. The advantages of the site and its specific location are as follows:

- easy access to the construction site – other routes would require increased traffic disruption and are problematic with regard to overhead obstructions;
- the proposed barge facility greatly reduces the need to transport the modular components along public roads, thereby reduces potential conflicts with public/traffic;
- the area is relatively sheltered against the natural elements; and
- the physical characteristics of the proposed site require the least amount of construction.

Proposed Development (ATTACHMENT 3)

The proposed barge facility will be constructed in the following manner:

- a rock wall forming the exterior boundary;
- geo-fabric lining the inside of the shell created by the rock wall;
- geo-fabric filled with sand and fabric folded back over to prevent erosion; and
- road base laid over the top of the geo-fabric.

Upon completion of the project (which is limited to a 7 month timeframe), BHPBIO shall be required to remove all construction materials and rehabilitate the site to the satisfaction of the Town.

Development and Operational Timeframes

BHPBIO have provided the following timeframes in regards to the construction, operation and de-construction of the proposed barge facility:

- commence construction of the facility in September 2012;
- complete construction by the end of October 2012;
- use the facility for two short periods during November 2012;
- use the facility again for four short periods between January 2013 and March 2013; and
- de-construct the facility and rehabilitate the site in April 2013.

Each single use campaign of the barge facility will generally involve the barge coming along side on an appropriate tide, unloading modular equipment the following day and disembarking on the next available tide.

It is recommended a condition be imposed requiring BHPBIO to notify the Town in writing a minimum of four (4) weeks prior to any operations occurring.

Associated Approvals

In addition to the Town granting planning approval for the barge facility, BHPBIO shall obtain regulatory approval from:

- Port Hedland Port Authority (PHPA) – Construction Works and Usage Deed, Works and Specifications Plan, Works Timetable and Management Plans.
- Department of Environment and Conservation (DEC) – Vegetation Clearing Permit (*ATTACHMENT 4*); and
- Karriyarra Native Title Claim – Obtain approval for proposed works.

Consultation*Internally:*

The application was circulated to the following internal units, with comments received, included in the report:

- Manager Technical Services;
- Manager Building Services;
- Manager Environmental Health Services;
- Manager Recreation Services;
- Manager Investment/ Business Development Services;
- Manager Engineering Services;
- Manager Community Services; and
- Manager Economic and Development Services.

Externally:

Agencies:

- Horizon Power;
- Water Corporation;
- Department of Water;
- Department of State Development;
- Department of Planning;
- Main Roads WA;
- Port Hedland Port Authority (PHPA);
- Department of Environment and Conservation;
- Department of Mines and Petroleum.

The application was advertised in the North West Telegraph on 3 October 2012, and a notice placed on site allowing for a 14 day period for any interested parties to provide comments / objections to the proposal.

No submissions/objections were received during the community consultation process.

Statutory Implications

In accordance with the Planning and Development Act 2005, the proposed development is subject to the provisions of the:

- Town of Port Hedland Town Planning Scheme No. 5 (TPS5); and
- Port Authority Act 1999.

Policy Implications

Nil

Strategic Planning Implications

Nil

Budget Implications

An application fee of \$7,397.90 has been received as per the prescribed fees approved by Council.

Officer's Comment

While Council Officers support the proposed development, it is important to emphasize the temporary nature of the development in relation to the beneficial outcomes attained. Essentially, this 'short term pain, for a long term gain' will ultimately allow for the expansion of BHPBIO operations in Port Hedland at the expense of causing minimal disruptions to members of the community who access and utilise the Finucane Island boat ramp and surrounding area.

As opposed to transporting oversized equipment via road trains from various harbour locations. BHPBIO have identified a requirement to construct a temporary barge facility at Finucane Island to alleviate traffic impacts and disruptions to the wider community. Furthermore, it is considered a cost effective solution which will allow for a safer method of transporting the oversized equipment to sites.

Site Location

The proposed barge facility is located at the entry to the boat ramp car park. It is noted in the 2007 approval, the barge facility was located west of the boat ramp and the car park. In regards to the proposed location the applicant has stated the following:

"The location of the Facility has been chosen as it has minimal disturbance to mangroves and does not interfere with the public's access to the nearby boat ramp."

The justification provided by the applicant in the site selection coupled with above statement warrants the approval of the new location as opposed to the previous 2007 location.

Storage / Laydown Area (ATTACHMENT 5)

The applicant has identified the need to section off an area in the northern unsealed car park to allow for the storage of construction related machinery during the construction and de-construction of the barge facility. The exact location and dimensions of this area have not been provided, as such the safety and access to this car park, presents a safety issue to the public using the area. It is recommended a condition be imposed requiring the applicant to provide detailed plans of the storage/laydown area along with specifications on screening and how the site will be managed.

Transport Route (ATTACHMENT 6)

In an effort to minimise the impact on the public's access to the boat ramp, BHPBIO have proposed to transport loads in the evening where practicable (most likely after 8pm). It is noted these times are reliant on tidal changes, however further confirmation of detailed timeframes in regards to the proposed movements shall be provided and approved by the Town prior to any operations/movements occurring.

This information shall be advertised to the community in the appropriate form at the applicants cost in an effort to raise awareness of any interruptions associated with the works.

It is important to note the peak usage times of the boat ramp and the surrounding car parking areas. While BHPBIO have stated the proposed loads will most likely be after 8pm, the applicant shall acknowledge the area is often utilised after 8pm during the evening and is not just restricted to day time usage. Furthermore, the boat ramp is at peak usage on the weekend and it is considered a condition shall be imposed restricting no transport movement take place on the weekends being (Friday evening through to Monday Morning).

Fee Payment

In accordance with Item 3 of the 201213/082 Council Decision, a condition shall be imposed requiring the applicant pay a daily payment sum for the use of the site for a seven (7) month period.

Various companies and/or contractors who have utilised the Spoilbank as a delivery area in the past have been required to pay a fee of \$1000.00 per day to the Town. As such, a payment shall be required to be paid to the Town in one lump sum, prior to any works taking place. Any extension of the seven (7) month period will incur further costs based on the \$1000.00 per day agreement.

Options

Council has the following options when considering the application.

1. Approve the application subject to conditions.

Should Council approve the application, the development will allow BHPBIO to transport construction equipment safely to site, to facilitate the development of the ports expansion projects.

2. Refuse the application.

Should Council choose not support the Temporary Barge Landing Facility, future expansion projects may be jeopardised and BHPBIO will be required to source alternative arrangements for the delivery of equipment.

Attachments

1. Locality Plan
2. Correspondence to RDL dated 18 September 2012
3. Development Plans
4. Lodged VCP Plan
5. Storage / Laydown Area
6. Transport Route

Officer's Recommendation

That Council approves the application submitted by BHP Billiton Iron Ore for "Harbour Installation" - Temporary Barge Landing Facility at Lot 250 Oyster Point on Reserve 30909, subject to the following conditions:

1. This approval relates only to the proposed "Harbour Installation" - Temporary Barge Landing Facility, as indicated on the approved plans (DWG2012/410/1 – DWG2012/410/5). It does not relate to any other development on this lot;
2. Subject to the extension of the period of this approval under condition 4, this approval shall only be valid for a period of seven (7) months calculated from the date of this approval;
3. In regard to the approval period noted in condition 2 above, the applicant may through a written request, request Council to consider a further extension to the approval period subject to:
 - 3.1 *the clear indication of the continued need for the barge facility;*
 - 3.2 *confirmation in writing to the Town of Port Hedland from the Port Hedland Port Authority;*
 - 3.3 *the applicant agreeing to pay a fee of \$1000.00 per day for the ongoing use of the site in one lump sum prior to any further works taking place;*
 - 3.4 *the applicant agreeing to remain obligated to compliance with the conditions imposed within this approval, being Development Application No. 2012/410*
4. On expiry of the time stipulated in condition 2 or such further period as may be approved by condition 3, the applicant shall enter negotiations with Council on the extent of returning the land back to its original state;
5. The car parking bays within the Boat Ramp and northern car park (noted as A and B on plan DWG2012/410/1) shall not be obstructed in any way by or used for any other purpose than parking;
6. No oversize vehicles shall be permitted to park on the site for an extended period of time;

7. No human habitation shall be permitted on the proposed development;
8. Stormwater shall be retained on-site, in accordance with Council's Technical Services Guidelines;
9. Alterations or relocations of existing infrastructure within the road reserve shall be carried out and reinstated at the developers cost, to the specification and satisfaction of the Manager Technical Services;
10. The applicant shall advise the Town of Port Hedland in writing a minimum of four (4) weeks in advance of any works, deliveries or traffic movements conducted in association with the development as referred to in condition 1 above;
11. The premises shall be kept in a neat and tidy condition at all times by the occupier to the satisfaction of the Manager Planning Services;
12. The development shall comply with the Environmental Protection (Noise) Regulations 1997 at all times to the satisfaction of the Manager Environmental Health Services;

The following conditions are to be cleared by Planning Services prior to any works taking place on the site.

13. The applicant is to submit an Operational Management Plan, for approval of the Manager Planning Services, detailing the use of the land, the extent and time of exclusive use of the land and how the site is to be managed during this time;
14. Prior to the commencement of any works, the applicant shall make an agreed payment amount to the Town of Port Hedland in one lump sum for the daily usage of the site to the satisfaction of the Manager Planning Services, in accordance with approved Operational Management Plan in condition 13;
15. Prior to the commencement of any works, the applicant shall submit a plan detailing the proposed Storage / Laydown Area to the satisfaction of the Manager Planning Services;
16. Prior to the commencement of any works, the applicant shall submit an obtain approval in regard to Regulation 13 of the "*Environmental Protection (Noise) Regulations 1997*" to the satisfaction of the Manager Planning Services;
17. Prior to the commencement of any works, the applicant shall submit a "Traffic Management Plan" to the satisfaction of the Manager Planning Services;

18. Prior to the commencement of any works, the applicant shall submit an "Emergency Management Plan" to the satisfaction of the Manager Planning Services;
19. Prior to the commencement of any works, the applicant shall submit a "Coastal Hazard Risk Assessment" to the satisfaction of the Manager Planning Services;
20. Prior to the commencement of any works, the applicant shall submit a "Dust Management Plan" to the satisfaction of Manager Planning Services;
21. Prior to the commencement of any works, a Rubbish "Collection Strategy/Management Plan" shall be submitted for approval by the Manager Technical Services;
22. Prior to the commencement of any works, an "Erosion and Sediment Control Plan" shall be submitted and approved by the Manager Planning Services;
23. Prior to the commencement of any works, the applicant shall provide the Town with an existing condition report of the site and any other public land to be used during the transport of any of the equipment;
24. Prior to the commencement of any works, the applicant shall obtain a Native Vegetation Clearing Permit (NVCP) from the Department of Environment and Conservation (DEC) to the satisfaction of Manager Planning Services;
25. Prior to the commencement of any works, the developer/ applicant shall ensure that there are no sites of aboriginal significance, heritage-listed structures, monuments or protected vegetation that will be affected by the proposed works to the satisfaction of the Manager Planning Services;
26. Prior to the commencement of any works, fencing shall be erected to the satisfaction of the Manager Planning Services;
27. Prior to the commencement of any works, a "Construction Site Management Plan" shall be submitted and approved by the Manager Planning Services. The "Construction Site Management Plan" shall indicate how it is proposed to manage the following during construction:
 - a) The delivery and storage of materials and equipment to the site;
 - b) The parking arrangements for the contractors and subcontractors;
 - c) Impact on traffic movement;
 - d) Operation times including delivery of materials; and

- e) Other matters likely to impact on the surrounding residents / businesses;

Conditions to be cleared by Planning Services prior to any modular equipment being delivered and transported from the site.

- 28 Prior to any modular equipment being delivered and transported from the site, lighting shall be installed around the development site. Design and construction standards shall be in accordance with relevant Australian Standards to the satisfaction of the Manager Planning Services.

ADVICE NOTES:

- 1. In terms of the Port Hedland Town Planning Scheme No 5, "Harbour Installation" is defined as follows and shall only be used for this purpose:

"Harbour Installation, any land used for and incidental to the purposes of loading, unloading, mooring and maintaining ships."

- 2. You are reminded this is a Planning Approval only and does not obviate the responsibility of the owner / developer to comply with all relevant building, health and engineering requirements;
- 3. Applicant shall comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval; and
- 4. To clear any conditions kindly contact the Towns Compliance Officer on (08) 9158 9300. Please note it may take up to 28 days to clear conditions.

201213/173 Council Decision

Moved: Cr Carter

Seconded: Cr Hooper

That Council approves the application submitted by BHP Billiton Iron Ore for "Harbour Installation" - Temporary Barge Landing Facility at Lot 250 Oyster Point on Reserve 30909, subject to the following conditions:

- 1. **This approval relates only to the proposed "Harbour Installation" - Temporary Barge Landing Facility, as indicated on the approved plans (DWG2012/410/1 – DWG2012/410/5). It does not relate to any other development on this lot;**
- 2. **Subject to the extension of the period of this approval under condition 4, this approval shall only be valid for a period of seven (7) months calculated from the date of this approval;**

- 3. In regard to the approval period noted in condition 3 above, the applicant may through a written request, request Council to consider a further extension to the approval period subject to:
 - 3.1 the clear indication of the continued need for the barge facility;**
 - 3.2 confirmation in writing to the Town of Port Hedland from the Port Hedland Port Authority;**
 - 3.3 the applicant agreeing to pay a fee of \$1000.00 per day for the ongoing use of the site in one lump sum prior to any further works taking place;**
 - 3.4 the applicant agreeing to remain obligated to compliance with the conditions imposed within this approval, being Development Application No. 2012/410****
- 4. On expiry of the time stipulated in condition 3 or such further period as may be approved by condition 4, the applicant shall enter negotiations with Council on the extent of returning the land back to its original state;**
- 5. The car parking bays within the Boat Ramp and northern car park (noted as A and B on plan DWG2012/410/1) shall not be obstructed in any way by or used for any other purpose than parking;**
- 6. No oversize vehicles shall be permitted to park on the site for an extended period of time;**
- 7. No human habitation shall be permitted on the proposed development;**
- 8. Stormwater shall be retained on-site, in accordance with Council's Technical Services Guidelines;**
- 9. Alterations or relocations of existing infrastructure within the road reserve shall be carried out and reinstated at the developers cost, to the specification and satisfaction of the Manager Technical Services;**
- 10. The applicant shall advise the Town of Port Hedland in writing a minimum of four (4) weeks in advance of any works, deliveries or traffic movements conducted in association with the development as referred to in condition 1 above;**
- 11. The premises shall be kept in a neat and tidy condition at all times by the occupier to the satisfaction of the Manager Planning Services;**
- 12. The development shall comply with the Environmental Protection (Noise) Regulations 1997 at all times to the satisfaction of the Manager Environmental Health Services;**

The following conditions are to be cleared by Planning Services prior to any works taking place on the site.

13. The applicant is to submit an Operational Management Plan, for approval of the Manager Planning Services, detailing the use of the land, the extent and time of exclusive use of the land and how the site is to be managed during this time;
14. Prior to the commencement of any works, the applicant shall make an agreed payment amount to the Town of Port Hedland in one lump sum for the daily usage of the site to the satisfaction of the Manager Planning Services, in accordance with approved Operational Management Plan in condition 13. The payment amount is to be \$1000 per day of exclusive use of the land as identified in the Operational Management Plan;
15. Prior to the commencement of any works, the applicant shall submit a plan detailing the proposed Storage / Laydown Area to the satisfaction of the Manager Planning Services;
16. Prior to the commencement of any works, the applicant shall submit an obtain approval in regard to Regulation 13 of the *“Environmental Protection (Noise) Regulations 1997”* to the satisfaction of the Manager Planning Services;
17. Prior to the commencement of any works, the applicant shall submit a “Traffic Management Plan” to the satisfaction of the Manager Planning Services;
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 - a) The delivery and storage of materials and equipment to the site;
 - b) The parking arrangements for the contractors and subcontractors;
 - c) Impact on traffic movement;
 - d) Operation times including delivery of materials; and
 - e) Other matters likely to impact on the surrounding residents / businesses;

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28. Prior to any modular equipment being delivered and transported from the site, lighting shall be installed around the development site. Design and construction standards shall be in accordance with relevant Australian Standards to the satisfaction of the Manager Planning Services.

ADVICE NOTES:

1. In terms of the Port Hedland Town Planning Scheme No 5, "Harbour Installation" is defined as follows and shall only be used for this purpose:

"Harbour Installation, any land used for and incidental to the purposes of loading, unloading, mooring and maintaining ships."

- 2. You are reminded this is a Planning Approval only and does not obviate the responsibility of the owner / developer to comply with all relevant building, health and engineering requirements;**
- 3. Applicant shall comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval; and**
- 4. To clear any conditions kindly contact the Towns Compliance Officer on (08) 9158 9300. Please note it may take up to 28 days to clear conditions.**

CARRIED 3/0

7:05pm Councillors Daccache and Hunt re-entered the room and resumed their chairs. The Mayor advised them of Council's decision.

Attachment 1.



LOCALITY PLAN
1:5000

Attachment 2.



Peter Broekmeulen
Department of Regional Development and
Lands
PO Box 1143
WEST PERTH WA 6872

POSTED
2/9/12

Our Ref: 2012/331 / 802302G

Your Ref:

Enquiries: Steve De Meillon

Direct Line: 9158 9307

Email: pc3@porthedland.wa.gov.au

Dear Sir/Madam

**APPLICATION 2012/331 FOR CHANGE TO MANAGEMENT ORDER -
ADDITIONAL USE "BARGE LANDING FACILITY" ON RESERVE 30909,
LOT 250 ON DP 92177, OYSTER POINT FINUCANE ISLAND 6721**

Please be advised that Council at its Ordinary Meeting held Wednesday 22nd August 2012 resolved the following:

"That Council:

1. *Approves the request to amend the land use of Reserve 30909, Lot 250 on Deposited Plan 92177, to include "Barge Landing Facility";*
2. *Delegates the Manage Planning to request the Department of Regional Development and Lands to amend the use of Reserve 30909, Lot 250 on Deposited Plan 92177, to include "Barge Landing Facility";*
3. *Agrees that discussions are to be held with BHP Billiton Iron Ore for the payment of a fee for the use of the area for a six month period;*
4. *Agrees that funding is to be directed to coastal management account;*
5. *Agrees that if permanent structures are within the proposal they are to be maintained.*

Council kindly requests the Department of Regional Development and Lands amend the land use as per Item 2 above.

To assist with assessment of the above request please find attached the Council Minutes.

Should you have any further enquiries, please do not hesitate to the planning department on 9158 9331.

Yours sincerely,

Steve de Meillon
PLANNING OFFICER

18 September 2012

Civic Centre
McGregor Street

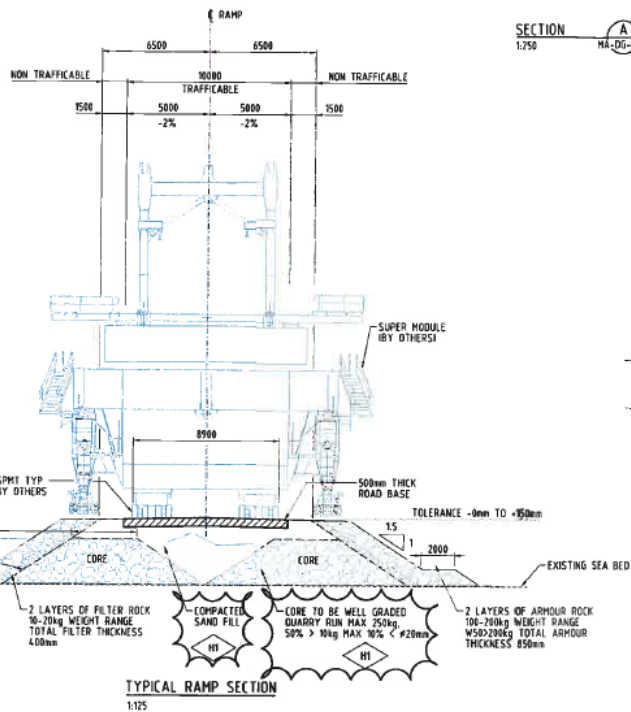
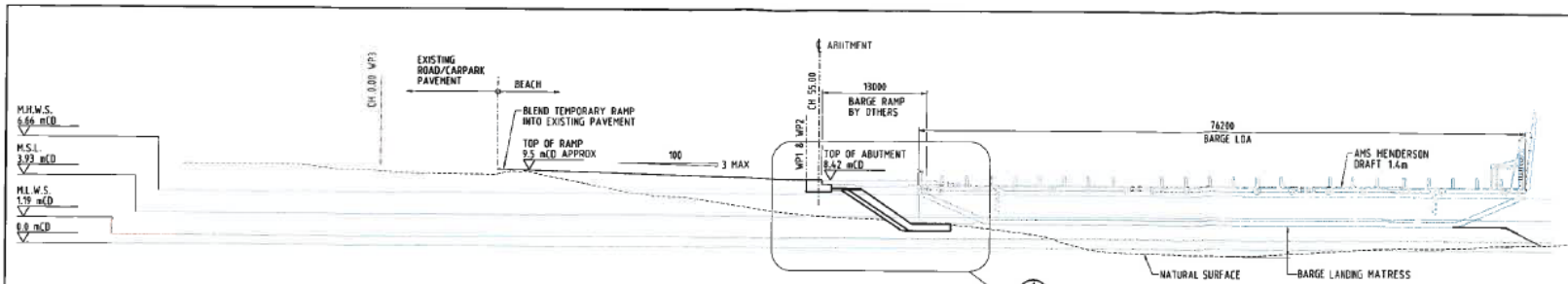
PO Box 41
Port Hedland, WA 6721

P (08) 9158 9300
F (08) 9158 9399

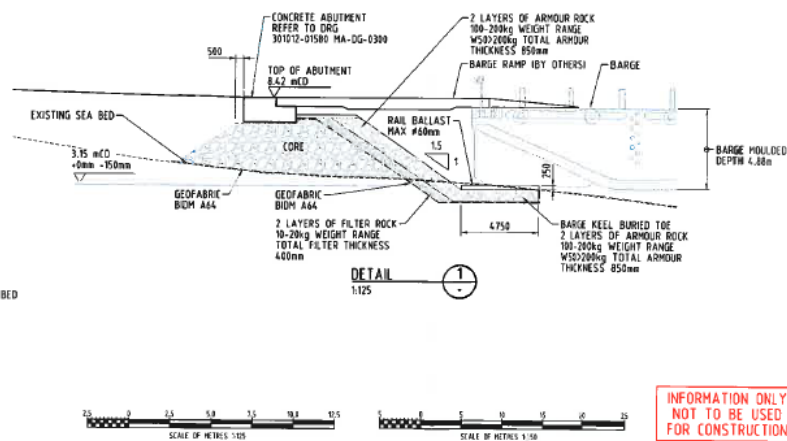
council@porthedland.wa.gov.au
www.porthedland.wa.gov.au

PORT
HEDLAND
PILBARA'S
PORT CITY





SECTION A MA-DG-020
1:250



- NOTES**
1. REFER TO DRG 301012-01580-MA-001 FOR NOTES
 2. RAMP POSITION AND DETAIL PRELIMINARY AND DEPENDENT ON BATHYMETRY, LAND SURVEY, GEOTECHNICAL INFORMATION AND SPMT REQUIREMENTS.
- HI TBC PENDING GEOTECHNICAL ASSESSMENT & FILL AVAILABILITY

INFORMATION ONLY NOT TO BE USED FOR CONSTRUCTION

| REV | DATE | REVISION DESCRIPTION | DRW | CHK | DES | APP | CHK | APP | CUSTOMER | REV | DRAWING NO | REFERENCE DRAWING TITLE |
|-----|-----------|---------------------------|-----|-----|-----|-----|-----|-----|----------|-----|------------|-------------------------|
| B | 14-NOV-12 | ISSUED FOR CLIENT REVIEW | JH | DM | DT | | | | | | | |
| A | 14-NOV-12 | ISSUED FOR INITIAL REVIEW | JH | DM | | | | | | | | |

AS SHOWN ON SCALE

OneWay
WorleyParsons Services Pty Ltd

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER

301012-01580

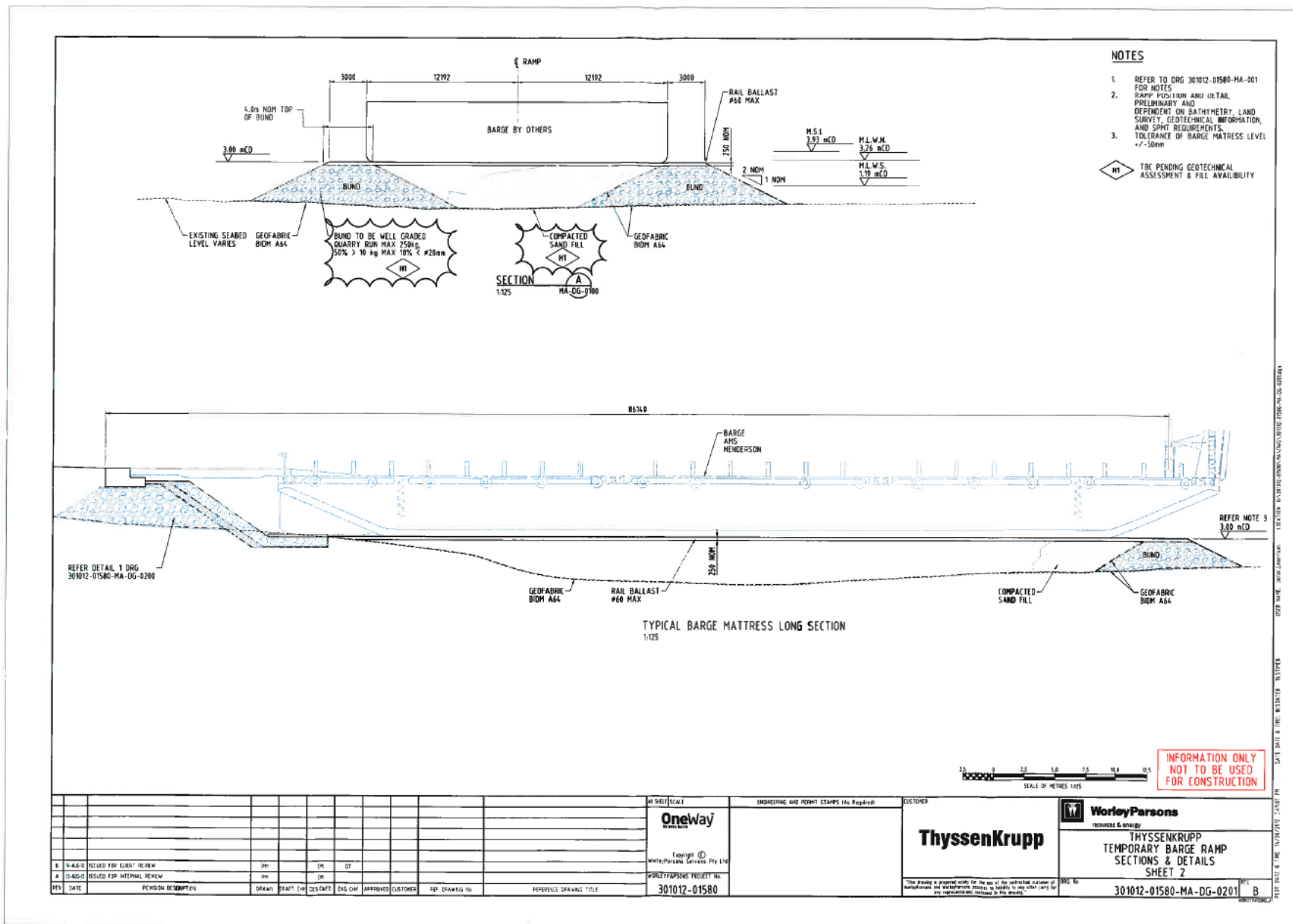
WorleyParsons
RESOURCES & ENERGY

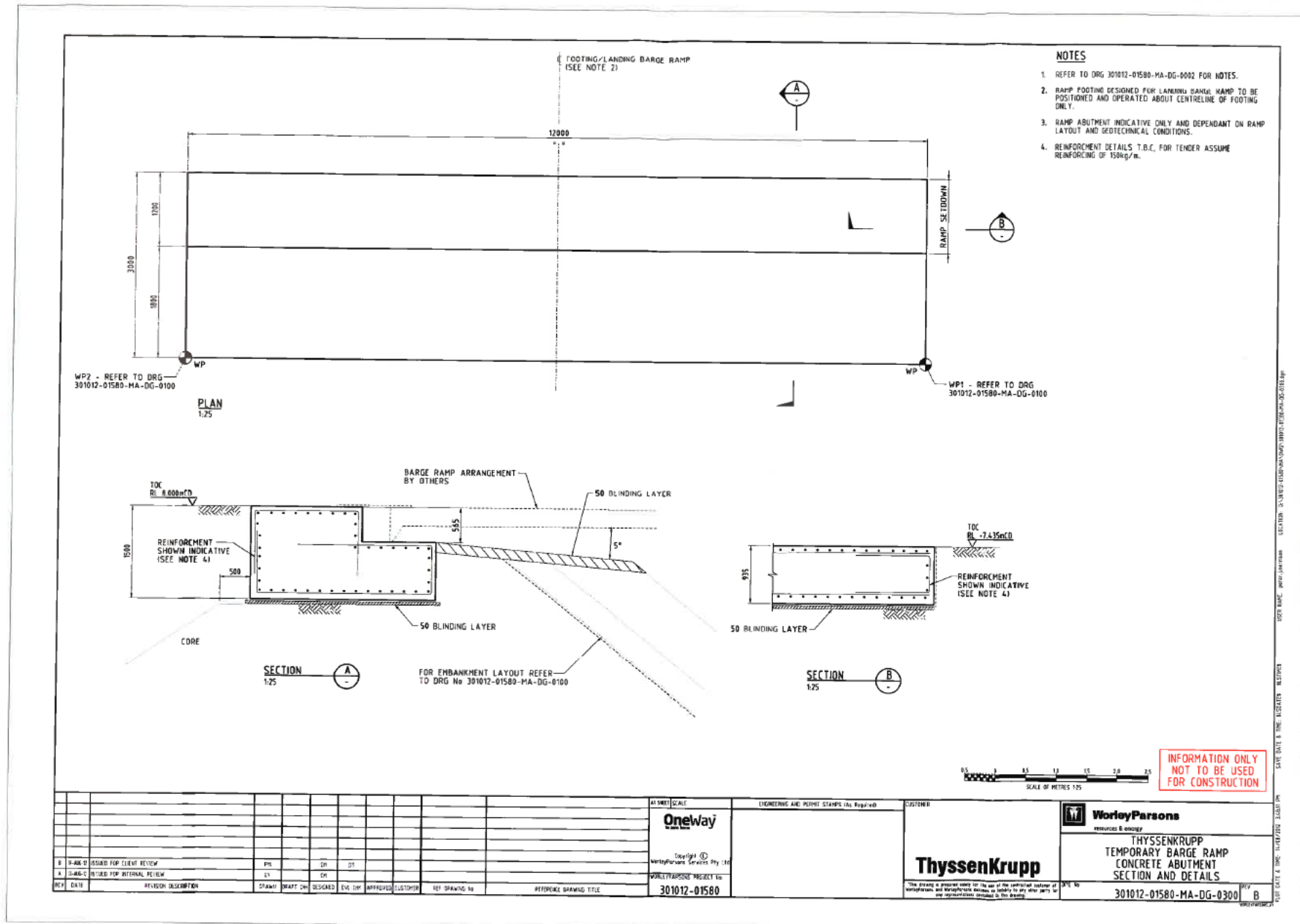
ThyssenKrupp

THYSSENKRUPP
TEMPORARY BARGE RAMP
SECTIONS AND DETAILS
SHEET 1

301012-01580-MA-DG-0200

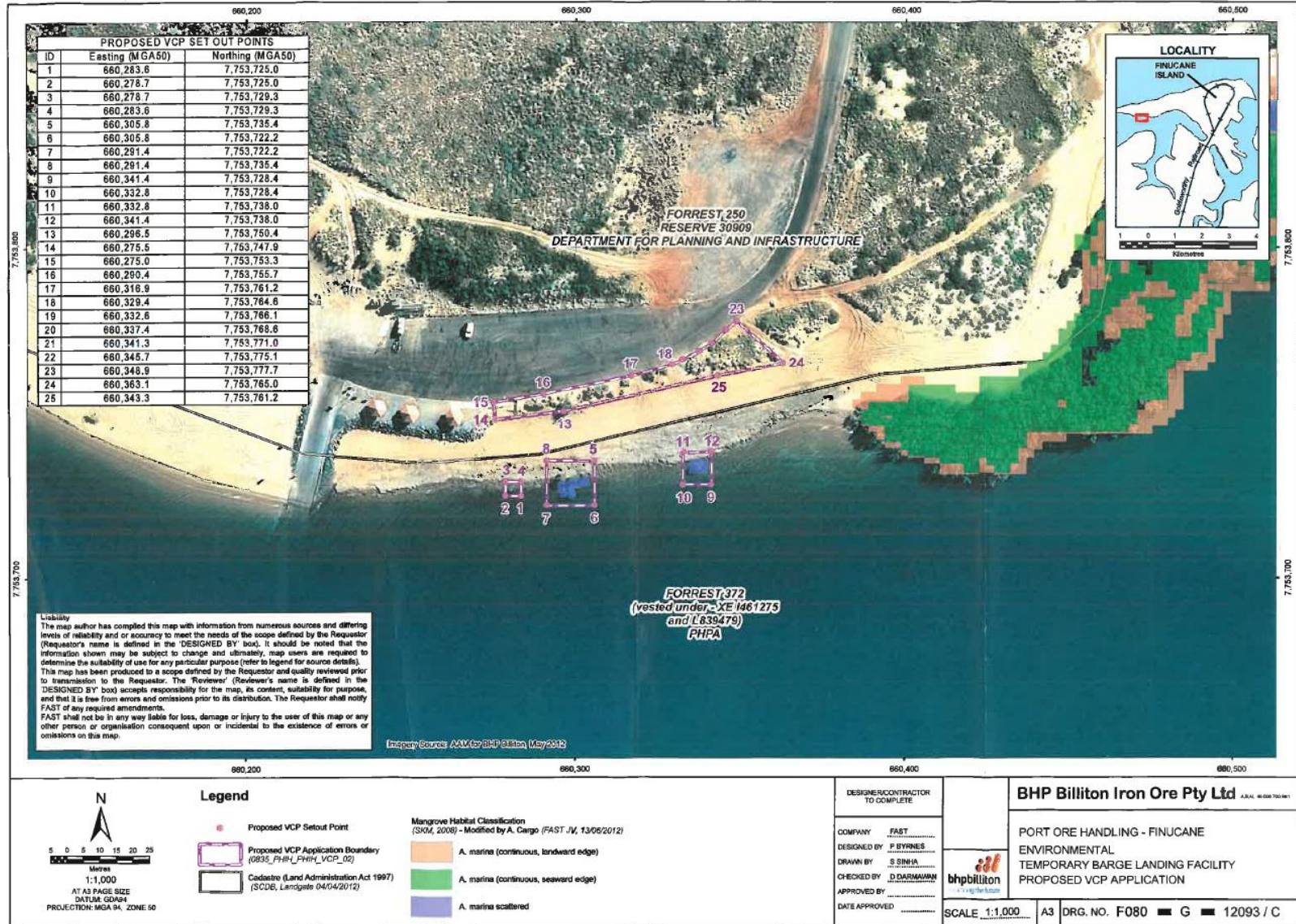
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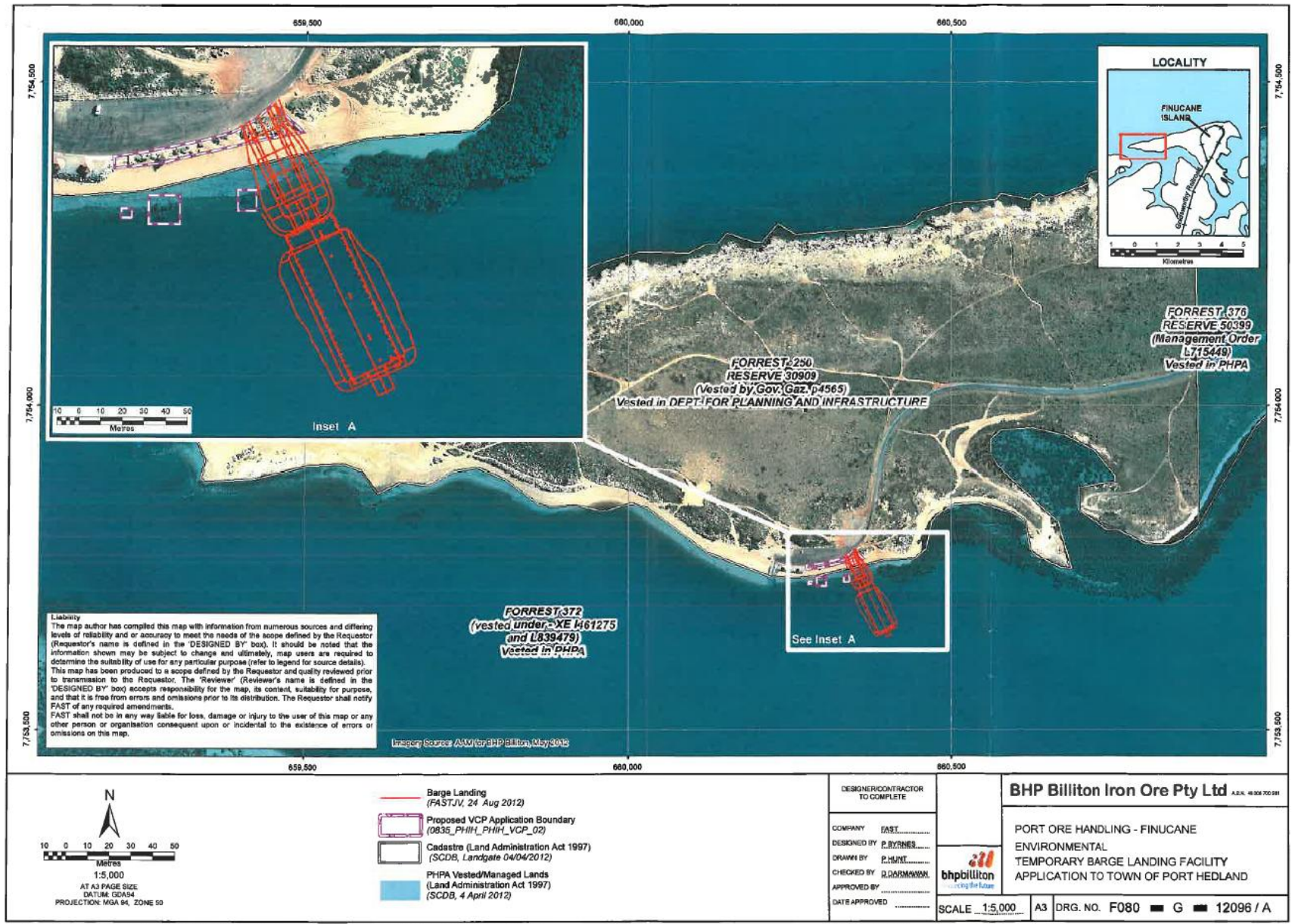




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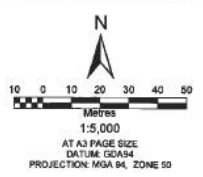
Attachment 4





Liability
 The map author has compiled this map with information from numerous sources and differing levels of reliability and or accuracy to meet the needs of the scope defined by the Requestor (Requestor's name is defined in the 'DESIGNED BY' box). It should be noted that the information shown may be subject to change and ultimately, map users are required to determine the suitability of use for any particular purpose (refer to legend for source details). This map has been produced to a scope defined by the Requestor and quality reviewed prior to transmission to the Requestor. The 'Reviewer' (Reviewer's name is defined in the 'DESIGNED BY' box) accepts responsibility for the map, its content, suitability for purpose, and that it is free from errors and omissions prior to its distribution. The Requestor shall notify FAST of any required amendments. FAST shall not be in any way liable for loss, damage or injury to the user of this map or any other person or organisation consequent upon or incidental to the existence of errors or omissions on this map.

Image Source: AAM (for BHP Billiton, May 2012)



- Barge Landing (FASTJV, 24 Aug 2012)
- Proposed VCP Application Boundary (0835_PHH_PHH_VCP_02)
- Cadastre (Land Administration Act 1997) (SCDS, Landgate 04/04/2012)
- PHPA Vested/Managed Lands (Land Administration Act 1997) (SCDB, 4 April 2012)

| | |
|---------------------------------|--------------|
| DESIGNER/CONTRACTOR TO COMPLETE | |
| COMPANY | EAST |
| DESIGNED BY | P. BYRNES |
| DRAWN BY | P. HUNT |
| CHECKED BY | P. DARMANIAN |
| APPROVED BY | |
| DATE APPROVED | |

BHP Billiton Iron Ore Pty Ltd A2/N 10 000 700 011

PORT ORE HANDLING - FINUCANE
 ENVIRONMENTAL
 TEMPORARY BARGE LANDING FACILITY
 APPLICATION TO TOWN OF PORT HEDLAND

bhpbilliton
 ...making the future

SCALE 1:5,000 A3 DRG. NO. F080 G 12096 / A

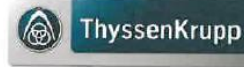
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SC1 Task Number: 706201

Attachment 5

ThyssenKrupp Materials Handling

A ThyssenKrupp Technologies company



Barge Ramp Construction Plan



Figure 2. Picnic Cove with proposed site of Barge Ramp.

Attachment 6.

ThyssenKrupp Materials Handling



Finucane Island Transport Route for all Reclaimer BWR10 Components

August 2012

ITEM 7 CLOSURE**7.1 Date of Next Meeting**

The next Ordinary Meeting of Council will be held on Wednesday 28 November 2012, commencing at 5.30pm.

7.2 Closure

There being no further business, the Mayor declared the meeting closed at 7:10 pm.