



Town of Port Hedland

MINUTES

OF THE

SPECIAL MEETING

OF THE TOWN OF PORT HEDLAND COUNCIL

HELD ON

WEDNESDAY 14 SEPTEMBER 2011

AT 5.30 PM

IN COUNCIL CHAMBERS

McGREGOR STREET, PORT HEDLAND

Purpose of Meeting: To consider:

- *2011 Rates Incentive Draw*
- *Tender 11/22 Construction of Stage 1 Port Hedland International Airport Car Park Redevelopment*
- *Draft Pilbara's Port City Growth Plan*
- *Proposed "Residential" - Twelve Grouped Dwellings on Lot 821 Teal Place, South Hedland*
- *Multi-Purpose Recreation Centre 24-hour Gym Access: Consideration of Redesign and Costing*
- *Trading in Public Places Application – Proposed Food Van*

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Paul Martin
Chief Executive Officer

OUR COMMITMENT

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

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ITEM 1 OPENING OF MEETING**1.1 Opening**

The Mayor declared the meeting open at 5:35 pm and acknowledged the traditional owners, the Kariyarra people.

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

Mayor Kelly A Howlett
 Councillor Arnold A Carter
 Councillor George J Daccache
 Councillor David W Hooper
 Councillor Michael (Bill) Dziombak

Paul Martin	Chief Executive Officer
Russell Dyer	Director Engineering Services
Eber Butron	Director Planning Development
Gordon MacMile	Director Community Development
Natalie Octoman	Director Corporate Services
Josephine Bianchi	Governance Coordinator
Ayden Férdeline	Administration Officer
	Governance

Members of the Media	1
Members of the Public	5
Members of Staff	5

2.2 Apologies

Councillor Steve J Coates

2.3 Approved Leave of Absence

Councillor Stan R Martin
 Councillor Jan M Gillingham

ITEM 3 PUBLIC TIME

5:35pm Mayor opened Public Question Time

3.1 Public Questions

Nil

5:35pm Mayor closed Public Question Time

5:35pm Mayor opened Public Statement Time

3.2 Public Statements

3.2.1 *Kristy Jeffs*

Hi, my name is Kristy and this is my partner Daniel. We live in Port Hedland and own the small business called Pilbara Flavours. It is a mobile food van which will be selling home-style take away foods focusing on burgers and slow cooked meals. Daniel and I will be the sole operators of this business. The van is fully equipped and ready for us to start operating. Here is a copy of our business name registration certificate and the food act certificate for the van from the original owners so that you know our van has been custom designed to meet the Food Act standards. I have also included some photo's of our van. We already have a TFN and ABN registered for the business and Daniel and I both have up to date food handler's certificates. We have both worked in various positions, including management, in the food industry for over 10 years now. It is passion of ours and we have dedicated a lot of our own time and money into Pilbara Flavours.

Our first application was refused based on the objection that Pilbara Flavours would be based in Wedgefield and operating 6 days a week during the day and evening. We have taken this objection into account and that is why the application we are presenting to you tonight has greatly decreased opening hours in Wedgefield so that we can operate in more mobile capacity. These changes include cutting out lunch time and evening hours and even weekends so that we only operate in Wedgefield 5am to 11am Monday to Friday, Wilson Street car park Port Hedland Monday to Friday 5pm-apm and Anderson Street Port Hedland for 2 hours on a Friday and Saturday night.

A new objection which has been outlined in the letter of recommendation is that we would not be paying rates like the other permanent businesses in Wedgefield. We don't see this as an issue for 2 main reasons. Firstly, we will be contributing annually to various community and fundraising events including schools in the area, community events and to the local Police station. Daniel and I will be making Pilbara Flavours an active business in the community by endeavouring to donate annually. We do also have the annual public permit to pay.

The second reason is that permanent food businesses pay rates which do give them a distinct advantage over our business because they have utilities and services such as power, gas, water, toilets, and storage which all are part of being in a permanent location and paying rates. All of these utilities and services are unavailable to us as mobile business. Therefore, at great running costs and inconvenience to ourselves; we have to provide these facilities out of our own business costs and expenditures. Businesses that do pay rates also have a permanent location which gives them a large loyal customer base.

They also have the facilities to cater to a much larger target audience by having such a wide variety of items on their menu of which Pilbara Flavours will not be selling because we do not have the facilities to cater for such a large variety.

Another advantage permanent businesses have is security and dining area's for customers. Therefore, permanent businesses have many benefits which we do not as a mobile business and that is the reason why we would not be subject to paying rates. Please keep in mind that we will also be contributing to the community in many other ways.

This now brings me to my next point. The main reason raised to recommend to refuse Pilbara Flavours is based on the Town of Port Hedlands Local Law for Trading In Public Places that : "when looking at the provisions of the local law it is considered that council only need to determine if the needs of the district are adequately catered for by the established businesses." We completely agree with this point but we are very confident that it is actually a strong reason as to why our application should be approved because it is as simple as the fact that the one food outlet is not enough to cater to the thousands of workers in the Wedgefield area. We are very confident that if you did a survey of all the workers in the area of Wedgefield and asked them if the one food premise was adequate, then the answer would be no. To prove this point we have gone to only 2 businesses in the area on Monday and asked them that same question. Here is a copy of all of the people who have signed this petition in SUPPORT of Pilbara Flavours. Within only 2 days we have 5 pages full of signatures from only 2 companies and their customers on the day, this evidence should be enough to prove that Pilbara Flavours should be granted approval. This is the main reason why we want to open our business in Wedgefield because we want to cater to the needs of the workers and to provide them with the variety that they want.

I have read on numerous occasions that Port Hedland is a town that wants to grow into a city, so I am sure you all already know that the key to this is competition and that is exactly what Pilbara Flavours is able to provide. Our business enough to give Wedgefield the competition and variety it needs but also to provide that vital balance of knowing that realistically our 2 man Van is small enough that other businesses will still have a large customer base.

We are not opening Pilbara Flavours in order to take over or run other businesses out of the area. We want to work with them and help bring more of a variety to the growing population of Port Hedland. We have based our prices and items on the menu so that we can stick to our key selling point that our food is non-processed and all home-style cooking and so that we do not undercut other business by a large amount. That is why we will not be selling many items such as salad sandwiches, rolls, ice cream and hot drinks such as coffee. We are confident that our business will actually be helpful to the coffee van who also park in Wedgefield in the morning because then customers will be able to stop

and get a burger from us and get a coffee from their business. This is exactly what Wedgefield needs; variety. We will be helping to support other small businesses in the area and that is why we will be buying all of our produce locally.

The other objection raised in the letter is that the Wheel Barrow car park in Wedgefield will become congested if Pilbara Flavours were to operate from there as well as the ice cream and coffee van. Daniel and I have worked in the area for several months and we know that the ice cream van only comes at around 12pm and onwards and due to the fact that we are only applying to be open until 11am then this means that we wouldn't even be there at the same time as them. There is another coffee van who also parks at the wheel barrow for a few hours in the morning. Due to this we have taken our van to the area and taken a photo to be able to show you this evidence that the area would not become congested with 2 the mobile vans there at the same time. As you can see in the photo there are is a large space either side of the wheel barrow statue of which we both could park. This then leaves the large space in front of the wheel barrow for customer to pass through and also includes a large car parking area. We think if both businesses are allowed to park there then businesses would complement each other.

In the proposal it states that we are requesting to operate on a Friday and Saturday night for 2 hours on Richardson Street outside of the Pier. I believe that our request was slightly misunderstood in some way because we were aware that the Pier and Police do not want any business to operate directly out the front and that we were actually asking to operate on the corner of the street in the car park. We completely agree with the Police and we 100% support their recommendation for Pilbara Flavours to operate on Anderson Street adjacent to the First National Real Estate Office. We accept this recommendation and we are more than happy to operate from the Anderson Street location instead of Richardson Street.

I do apologise for the length of my speech, but we wanted to prove to you that Daniel and I are both truly dedicated to this business and that we are both hard-working and honest people who want to contribute and become part of this community by providing a service to the locals. I hope now that you can see that we are a promising small business that is a benefit to this community in many ways. We have modified our original proposal and we are very confident that the approval of this application is yet another stepping stone for the town of Port Hedland to grow into a city. Pilbara Flavours will have only a small impact on other businesses in the area but we will still be providing them with some healthy competition which is a vital key in this town's development. Please keep in mind all of the points I have made in this speech when making your decision. I will leave you with one last question to please think about; realistically is only one food establishment in the area of Wedgefield with thousands of workers enough to cater to all of their needs?

We would both like thank the council very much for your time and we appreciate your consideration of our approval. We are very grateful for this opportunity provided to us by the council.

Mayor advised Council that this Item will be considered in Section 6.1.3 of tonight's Meeting.

5:45pm Mayor closed Public Statement Time

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	Cr A A Carter
Cr G J Daccache	Cr M (Bill) Dziombak
Cr D W Hooper	

5:46pm Mayor thanked the Finance department for the time they spent preparing the competition being drawn in Section 6.3.1 of tonight's Meeting.

- Monthly progress meetings with Steering Group (Pilbara Cities, Department of Planning, LandCorp, Council and Lead Consultants, RPS)
- Individual meetings with relevant stakeholders (State Government agencies, industry, local community groups and other stakeholders)
- Meetings with Stakeholder Reference Group
- Growth Forum
- Workshops

It is now proposed to publicly advertise the draft document for a period of 42 (forty two) days.

Whilst considerable community consultation has been undertaken during the preparation of the draft plan the level of public participation has not been as effective as what would be desired. Whilst public meetings/forums were organised, attendance by the general community was less than desirable. Council officers consider further community consultation needs to be undertaken during the public advertising period to ensure community “buy in” and to ensure the views and values are effectively incorporated in the draft plan.

Statutory Implications

The document is to be publicly advertised in accordance with the Planning and Development Act.

Policy Implications

Nil at this point in time however it is envisaged that the proposed recommendations arising from the draft plan will inform future policy direction.

Strategic Planning Implications

This document will supersede the current Land Use Master Plan (LUMP) by providing a framework to encourage and manage development within the town over the next 20+ years, facilitating the transformation of the Town of Port Hedland into the City of Port Hedland.

The document will be considered the Local Planning Strategy which forms the basis on which the revision of the Town Planning Scheme No 5 is done, and will guide future non planning documents.

The Growth Plan is a vital strategic document which will also supersede the current Hedland’s Future Today document and will form the vision for Council for the next 20 years.

Budget Implications

The document is of significant importance to the future growth of the town. It is recommended to undertake in addition to the public advertising period further community consultation by:

- Drawing out and assessing community input,
- Reviewing and drawing from existing materials and consultation to shape preliminary place character and potential principles,
- Developing a survey to gain qualitative responses to key issues, understanding community sentiments and testing principles with the community,
- Testing the principles with the community through one-on-one or small group consultations,
- Analysing and compiling survey responses and feedback to draw out community sentiments and priorities,
- Articulating:
 - Community informed place essence or visions
 - Community informed principles for growth
 - Key community and cultural dimensions, such as the challenges of livability, attachment to place, the need to understand and convey the connections between development or precinct areas,
 - Indicative strategies and opportunities from a community and cultural perspective (1, 3 and 5 year timeframes) with a focus on key precincts.

It is estimated that the cost of this will be approximately \$106,630. These funds will need to be sourced through the first year budget review.

Officer's Comment

RPS and sub consultants have completed their investigations and have presented a draft policy direction and recommendations with respect to the various fields to which they were engaged to undertake. These strategies have been incorporated by RPS into the draft plan which is now presented to Council for endorsement to be publicly advertised.

The draft plan addresses a variety of issues including:

- Economic diversity
- Housing supply and diversity
- Community, cultural heritage and landscape character
- Infrastructure (water, sewer, roads, power etc)
- Climate and environment

The draft plan provides a framework to manage development and other issues over the next 20+ years facilitating the transformation of Port Hedland from a Town to a city of 50,000 people.

The draft plan is to be supported by technical working paper detailing all the technical reports compiled by the consultants. This provides a valuable reference and base as to how the strategies and recommendations of the draft plan were derived.

Importantly the draft plan establishes a vision for Port Hedland. The document is to be supported by an Implementation Plan which is currently being prepared by RPS in conjunction with the sub consultants. The Implementation Plan is a very critical document as it provides the mechanism by which to deliver the vision established by the draft plan.

The Implementation Plan will address the following:

- Governance
- Prioritisation of projects
- Staging
- Funding
- Responsible Authorities to deliver projects
- Communication and engagement.

The first draft of the Implementation Plan is proposed to be completed within six weeks. It will then be comprehensively consulted with and reviewed through workshops with Council.

Attachments

1. Draft Pilbara's Port City Growth Plan – attached under separate cover

Officer's Recommendation

That Council:

1. Endorse the draft plan for public advertising for a period of 42 (forty two) days in accordance with the Planning and Development Act; and
2. Forward the draft plan to WAPC for its endorsement to enable the draft plan to be publicly advertised; and
3. Provides a budget of \$106,630 dollars to undertake further community consultation during the public advertising period with these funds to be sourced through the first quarter budget review.

201112/097 Council Decision

Moved: Cr A A Carter

Seconded: Cr M Dziombak

That Council:

1. Endorse the draft plan for public advertising for a period of 42 (forty two) days in accordance with the Planning and Development Act; and
2. Forward the draft plan to WAPC for its endorsement to enable the draft plan to be publicly advertised; and
3. Provides a budget of \$106,630 dollars to undertake further community consultation during the public advertising period with these funds to be sourced through the first quarter budget review.
4. Request the Chief Executive Officer to provide Council with a breakdown of expenditure on a fortnightly basis via e-mail.

CARRIED 5/0

REASON: Council believes the Chief Executive Officer needs to provide a breakdown of costings as an additional condition.

5:47pm Councillors A A Carter, G J Daccache and M B Dziombak declared a Financial Interest in Agenda Item 6.1.2 'Proposed "Residential" – Twelve Grouped Dwellings on Lot 821 Teal Place, South Hedland (File No.: 113001G)' as they are BHP Billiton shareholders with shares over the statutory limit.

Councillors G J Daccache and M B Dziombak left the room. Councillor A A Carter did not leave the room as he was granted approval by the Minister of Local Government to participate in the discussion and decision making process.

Chief Executive Officer advised that Council has received approval from the Minister of Local Government to consider Agenda Item 6.1.2 'Proposed "Residential" – Twelve Grouped Dwellings on Lot 821 Teal Place, South Hedland (File No.: 113001G)' with a reduced quorum of three Councillors.

6.1.2 *Proposed "Residential" - Twelve Grouped Dwellings on Lot 821 Teal Place, South Hedland (File No.: 113001G)*

Officer Ryan Djanegara
Planning Officer

Date of Report 11 August 2011

Disclosure of Interest by Officer Nil

Summary

Council has received an application from TR Homes on behalf of BHP Billiton to construct 12 grouped dwellings on Lot 821 Teal Place, South Hedland. (subject site)

Council is requested to approve the application subject to conditions. The proposal is supported from a planning perspective.

Background

The subject application was presented to Council for consideration at its Ordinary Meeting of 24 August 2011. At this meeting, the item was laid on the table due to a lack of quorum, and is therefore being re-presented for consideration.

Site Description

The subject site is 6,063m² with vehicular access from Teal Place. In terms of the Port Hedland Town Planning Scheme No 5, the subject site is zoned 'Residential – R30'.

Proposal

The applicant proposes to construct 12 grouped dwellings on the lot and requires variations to Clauses within the R-Codes.

Consultation

The application has been referred internally with any requirements captured in the report.

Statutory Implications

Any proposed development shall be in accordance with the *Planning and Development Act 2005*, and subject to the provisions of the *Port Hedland Town Planning Scheme No. 5*.

Policy Implications

- Local Planning Policy No. 11 – Regional R-Codes Variation

Strategic Planning Implications

The following sections of Council's Plan for the Future 2010-2015 are considered relevant to the proposal:

Key Result Area 4:	Economic Development
Goal 4:	Land Development Projects
	Fast-track the release and development of commercial, industrial and residential land.

Budget Implications

An application fee of \$1,472.50 has been received as per the prescribed fees.

Officer's Comment*Need and Desirability*

The need for additional housing within the Town is substantial and the construction of any additional dwellings will assist in addressing the current shortfall.

The location of the subject site being within a well established residential area with good access to community facilities / amenities as well as retail facilities renders the location desirable from a planning perspective.

Planning Controls

As per any development within the Town it is important to ensure that any proposed development does not detract or impact on its surrounds. This is achieved by ensuring that planning controls are adhered to and any variations to these controls can be suitably justified.

The Residential Design Codes of Western Australia (R-codes) are an important tool to assist in achieving a good outcome for residential developments. In this regard *Clause 6.2.3 of the R-codes refer to Setbacks of Carports.*

In accordance with the acceptable standards of the R-codes, the width of carports should not exceed 50% of the total lot frontage at the building line.

The layout of the existing road, Teal Place, has resulted in a unique street frontage for Unit 10, making it near impossible to be able to design a dwelling that will comply with clause 6.2.3. of the R-codes.

To enable the development a variation of clause 6.2.3 of the R-codes will be required. The R-codes provide the ability to vary any clause subject to such variation being able to comply with the performance criteria of the subject clause, which states:

“The setting back of carport and garages so as not to detract from the streetscape or appearance of dwellings, or obstruct views of dwellings from the street and vice versa.”

The applicant has provided the following justification to support the variation:

- The current location of the proposed dwelling and carport is required in order to support the vehicle manoeuvrability on site.
- The position of the dwelling was designed to take into consideration the landscaping and the location of the outdoor living and drying areas. If the dwelling was to be relocated, the drying area would be relocated to the outdoor living area unacceptably compromising the aesthetics of this area as well as the practicality of the drying area with regard to its distance from the laundry.

The proposed development is not bound by a formal subdivision layout as the development is located on a single lot. It therefore may be possible to realign the boundaries to accommodate a better orientation and presentation to the street.

The proposal further requires a variation to clause 6.3.1 Side Setbacks with regard to Units 1 and 12. The performance criteria applicable to clause 6.2.3 which states:

“Building setback from the boundaries other than street boundaries so as to:

- *Provide adequate direct sun and ventilation to the building*
- *Ensure adequate direct sun and ventilation being available to adjoining properties;*
- *Provide adequate direct sun to the building and appurtenant open spaces;*
- *Assist with protection of access to direct sun for adjoining properties;*
- *Assist in ameliorating the impacts of building bulk on adjoining properties; and*
- *Assist in protecting privacy between adjoining properties.*

The location of the proposed sheds of Unit 1 and 12 are not ideal. The applicant has advised their willingness to setback the shed 1m from the side boundary. The location of the shed for Unit 12 is not ideal but can possibly be screened with mature landscaping to provide a better aspect to the road. Alternatively Council may request the shed to be relocated to the rear of the lot.

Council through *Local Planning Policy No. 11 - Clause 6.2.5 Front Fences*, requires fencing adjoining a public space be no higher than 1.8m with only the first 1.2m permitted to be solid. Units 7, 8, 9 and 10 have dual frontages to Teal Place and Cottier Drive, Unit 11 has dual frontages to Huxtable Crescent and Cottier Drive.

This has been discussed with the applicant who has agreed to address this aspect. To ensure compliance it is recommended that a condition is imposed requiring that the applicant provide amended plans addressing “Local Planning Policy No. 11 - Clause 6.2.5 Front Fences”. This may require the applicant to provide a portion of the fencing fronting Cottier Drive to be partially permeable.

Options

Council has the following options when considering the application:

1. Approve the application as submitted subject to conditions.

Should Council approve the application, the development will provide a much needed housing resource and enhance the current streetscape.

2. Approve the application subject to modifications of the plan

Should Council approve the application subject to further modification, the modifications would require a better orientation of the dwelling on “Lot 10” to the better address the street and relocation of the sheds on “Lot 1” and “Lot 12” to the satisfaction of Council’s Manager Planning Services.

3. Refuse the application.

Should Council refuse the application, the subject site would likely remain vacant.

Option 2 is recommended addressing the minor relocation of the shed on Unit 1.

Attachments

1. Overall Site Plan
2. Floor plans and elevations
3. Artist impression of each unit

201112/098 Officer's Recommendation / Council Decision

Moved: Cr A A Carter

Seconded: Cr D W Hooper

That Council approves the application submitted by TR Homes on behalf of BHP Billiton to construct 12 grouped dwellings on Lot 821 Teal Place, South Hedland, subject to the following conditions:

1. **This approval relates only to 12 grouped dwellings and other incidental development, as shown on plan number 2011/276/drg.01 to 2011/276/drg.049. It does not relate to any other development on this lot.**
2. **This approval to remain valid for a period of twenty four (24) months if development is commenced within twelve (12) months, otherwise this approval to remain valid for twelve (12) months only.**
3. **A fencing plan is to be submitted and approved by Council's Manager Planning prior to any impermeable fencing being erected on the Teal Place, Huxtable Crescent and Cottier Street frontages that is greater than 1.2 metres in height.**
4. **Amended plans being submitted to and approved by the Town incorporating the following amendments:**
 - a. **The proposed shed of Unit 1 be relocated adjacent to the northern boundary maintaining the minimum setback of 1m, to the satisfaction of Council's Manager Planning,**
 - b. **All letterboxes are to be located within the property boundaries and not any road reserve to the satisfaction of Council's Manager Planning.**

5. All fencing other than that referred to in condition 3 shall be installed in accordance with the Residential Design Codes and/or the Dividing Fences Act and prior to the occupation of the dwelling(s) all to the satisfaction of Council's Manager Planning.
6. Fences must be reduced to no higher than .75m when within 1.5m of where the Vehicle Access Point (driveway) meets a street and where two streets intersect.
7. Access way(s), parking area(s), turning area(s) shall be constructed, kerbed, formed, graded, drained, linemarked and finished with a sealed or paved surface by the developer to an approved design in accordance with TPS5 and Australian Standards, to the satisfaction of Council's Manager Planning.
8. Within 30 days of this approval, or such further period as may be agreed by Council's Manager Planning, a detailed landscaping and reticulation plan must be submitted to Council for approval by Council's Manager Planning. The plan to include species and planting details with reference to Council's list of Recommended Low-Maintenance Tree and Shrub Species for General Landscaping included in Council Policy 10/001.
9. Within 60 days of the approval of the landscaping plan, or such further period as may be agreed by Council's Manager Planning, landscaping and reticulation to be established with the use of mature shrubs and trees in accordance with the approved detailed plans to the satisfaction of Council's Manager Planning.
10. All stormwater must be retained onsite. Disposal to be designed in accordance with Council's Engineering Department Guidelines, and to the satisfaction of the Manager Planning. For applications regarding site stormwater overflow into Council's existing drainage network, please contact Engineering Technical Officer on 9158 9608.
11. Driveway(s) and crossover shall be designed and constructed in accordance with Council's Crossover Policy 9/005. A separate application is to be made for Crossover's.
12. Any alterations or relocation of existing infrastructure within the road reserve shall be carried out and reinstated to the specification and satisfaction of Council's Manager Planning at the developer's expense.

13. Any roof mounted or freestanding plant or equipment such as air conditioning units to be located and/or screened so as not to be visible from beyond the boundaries of the development site.
14. An Erosion Prevention and Sediment Control plan is to be submitted to prior to the commencement of any works to Councils Manager Planning

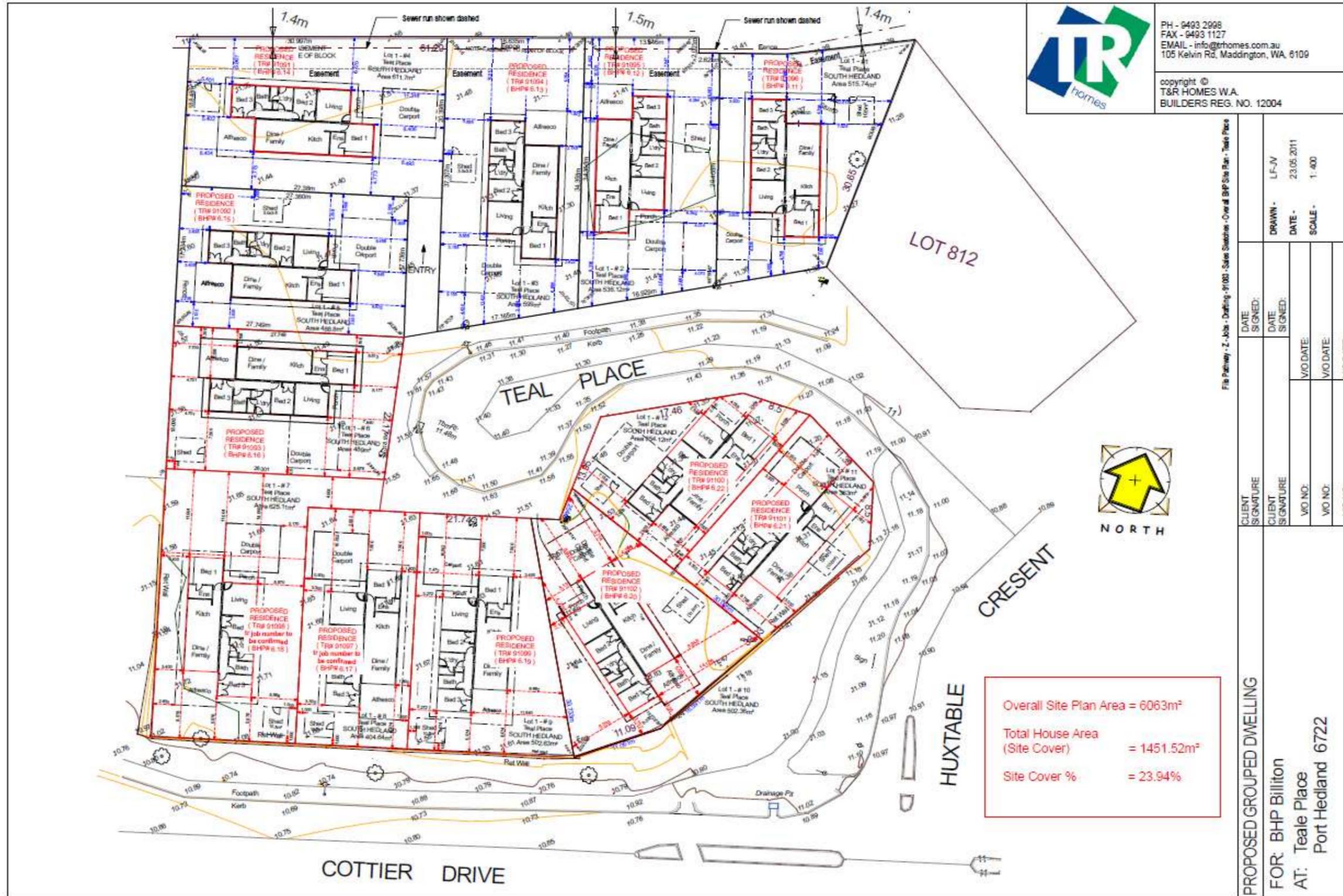
FOOTNOTES:

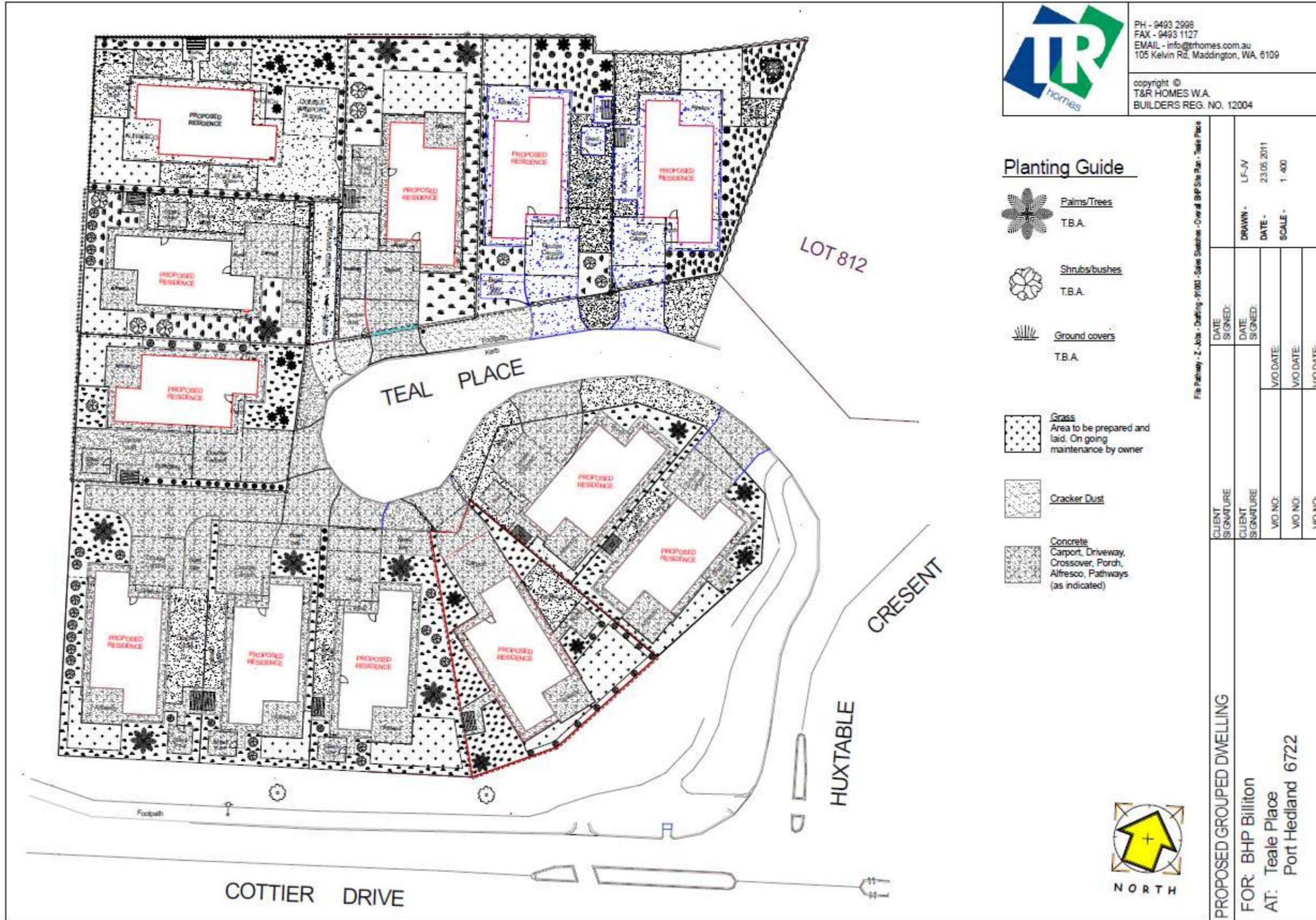
1. You are reminded that this is a Planning Approval only, and does not obviate the responsibility of the developer to comply with all relevant building, health and engineering requirements.
2. Waste receptacles are to be stored in a suitable enclosure to be provided to the specifications of Council's Health Local Laws 1999 and to the satisfaction of Council's Manager Planning.
3. The applicant is advised that Council may consider closing portion of Teal Place. Should this process be initiated, public notification will be undertaken prior to any final determination.
4. With regards to Condition 3, solid fencing greater than 1.2m in height will only be supported where it is still demonstrated that passive surveillance exists (i.e high solid fencing along a whole street frontage for any dwelling will not be supported).
5. The developer to take note that the area of this application may be subject to rising sea levels, tidal storm surges and flooding. Council has been informed by the State Emergency Services that the one hundred (100) year average recurrence interval (A.R.I) cycle of flooding could affect any property below the ten (10) meter level AHD. Developers shall obtain their own competent advice to ensure that measures adopted to avoid that risk will be adequate. The issuing of a Planning Consent and / or Building Licence is not intended as, and must not be understood as, confirmation that the development or buildings as proposed will not be subject to damage from tidal storm surges and flooding.
6. Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.

CARRIED 3/0

5:48pm Councillors G J Daccache and M B Dziombak re-entered the room and resumed their chair.

Mayor advised Councillors G J Daccache and M B Dziombak of Council's decision.





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 BUILDERS REG. NO. 12004

Planting Guide

Palms/Trees
 T.B.A.

Shrubs/bushes
 T.B.A.

Ground covers
 T.B.A.

Grass
 Area to be prepared and laid. On going maintenance by owner

Cracker Dust

Concrete
 Carport, Driveway, Crossover, Porch, Alfresco, Pathways (as indicated)

File Pathway - 2 - Jobs - Drafting - 9103 - Sales Swatches - Overall BHP Site Plan - Teale Place

DATE SIGNED:	DATE SIGNED:	DATE SIGNED:

CLIENT SIGNATURE	CLIENT SIGNATURE	CLIENT SIGNATURE

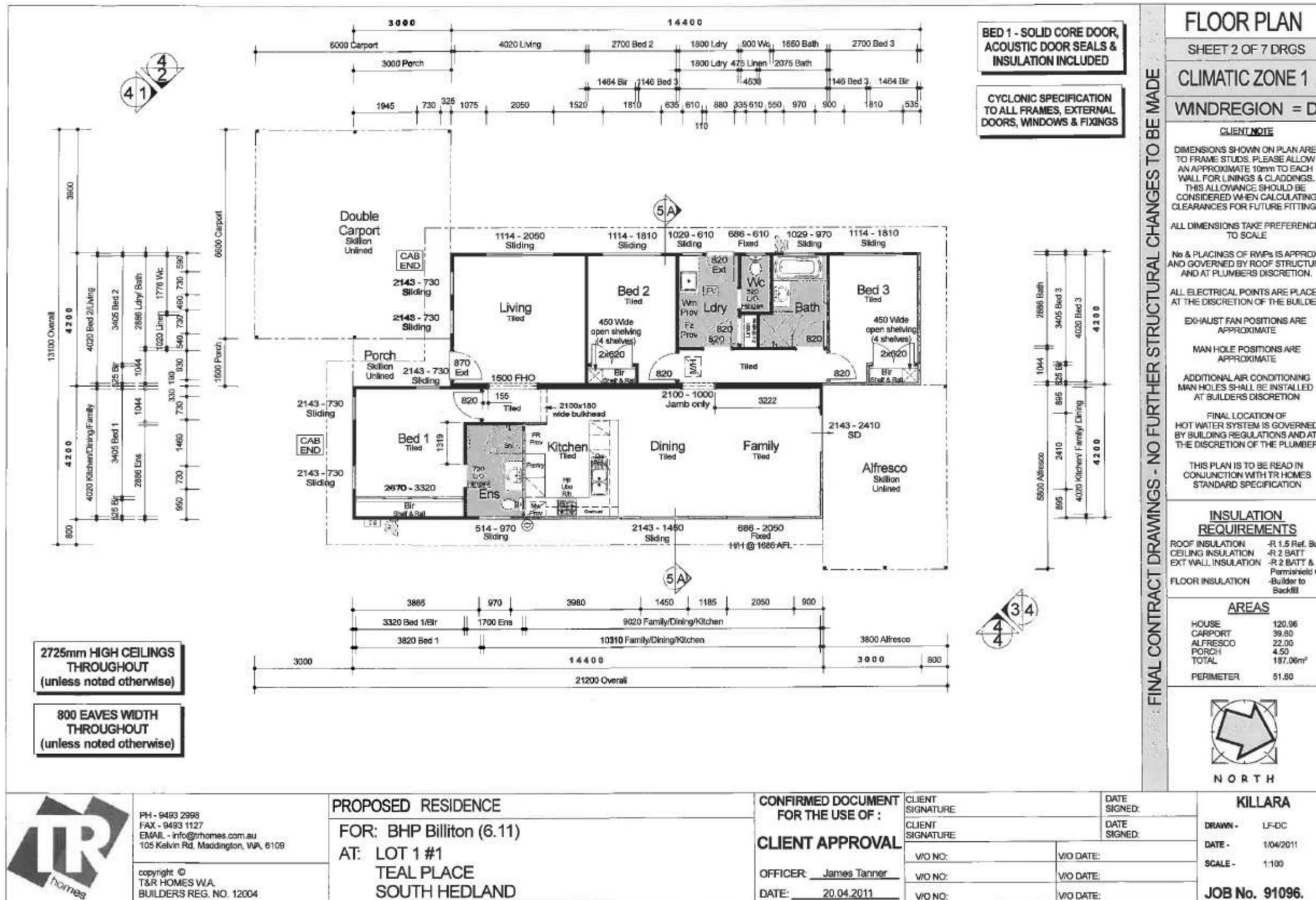
DATE SIGNED:	DATE SIGNED:	DATE SIGNED:

W/O NO:	W/O NO:	W/O NO:

PROPOSED GROUPED DWELLING
 FOR: BHP Billiton
 AT: Teale Place
 Port Hedland 6722

DRAWN - L.F.-V
 DATE - 23.05.2011
 SCALE - 1:400





ELEVATIONS

SHEET 4 OF 7 DRGS

CLIMATIC ZONE 1

WINDREGION = D

HIGHEST POINT
3973mm

2725mm HIGH CEILINGS
THROUGHOUT
(unless noted otherwise)

800 EAVES WIDTH
THROUGHOUT
(unless noted otherwise)

2143mm WINDOW
HEAD HEIGHT
(unless noted otherwise)

FOOTING PLACEMENTS
INDICATIVE ONLY
(REFER TO ENGINEERING)

CYCLONIC SPECIFICATION
TO ALL FRAMES, EXTERNAL
DOORS, WINDOWS & FIXINGS

CONDOR KINETIC ROOF
VENTILATOR TO BE
LOCATED BY ROOF
SHEETER

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE



PH - 9493 2998
FAX - 9493 1127
EMAIL - info@trhomes.com.au
105 Kelvin Rd, Maddington, WA, 6109

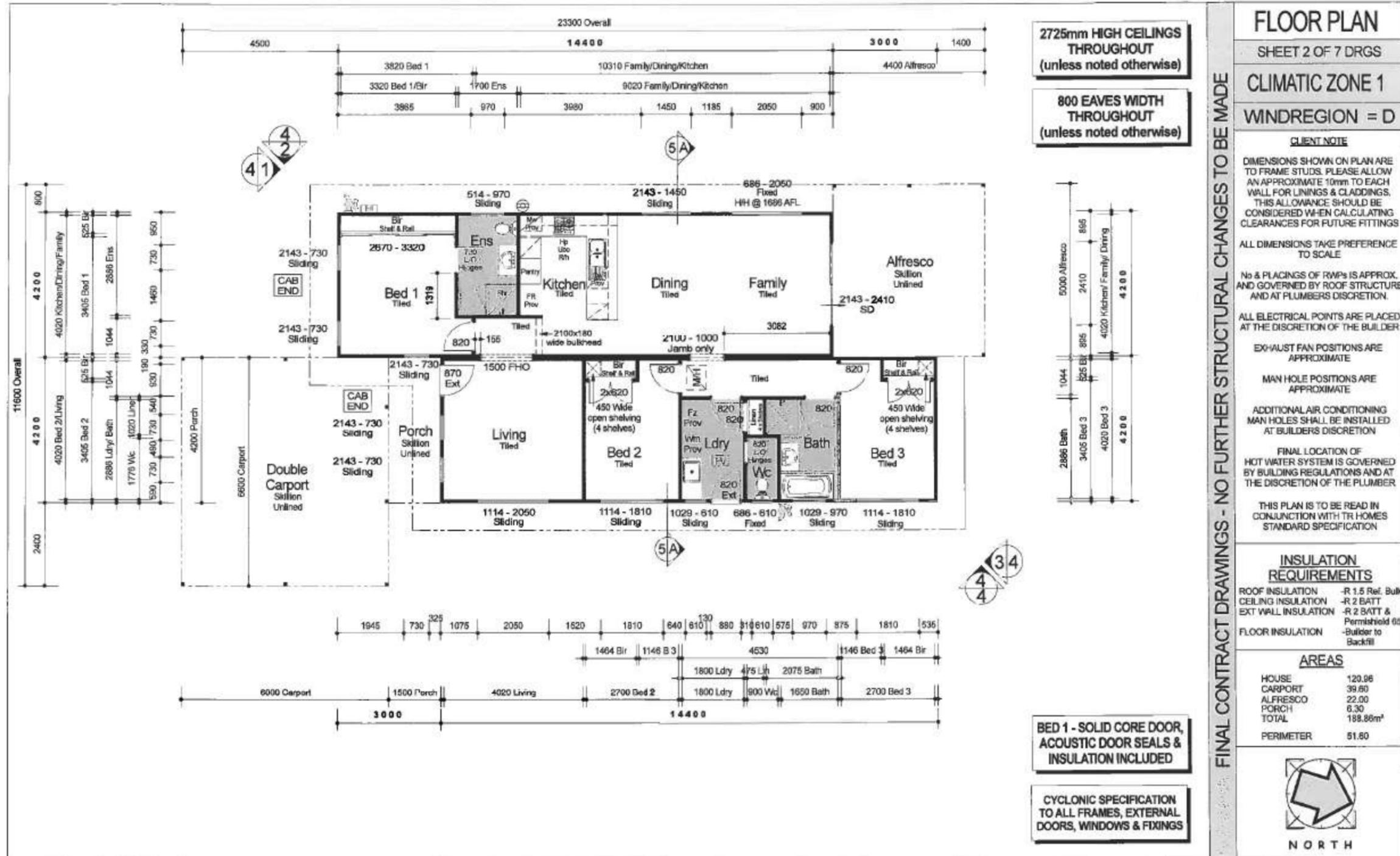
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T&R HOMES W.A.
BUILDERS REG. NO. 12004

PROPOSED RESIDENCE
FOR: BHP Billiton (6.11)
AT: LOT 1 #1
TEAL PLACE
SOUTH HEDLAND

CONFIRMED DOCUMENT FOR THE USE OF :
CLIENT APPROVAL
OFFICER: James Tanner
DATE: 20.04.2011

CLIENT SIGNATURE	DATE SIGNED:
CLIENT SIGNATURE	DATE SIGNED:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:

KILLARA
DRAWN - LF-DC
DATE - 1/04/2011
SCALE - 1:100
JOB No. 91096.



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BUILDERS REG. NO. 12004

PROPOSED RESIDENCE
FOR: BHP Billiton (6.12)
AT: LOT 1 #2
TEAL PLACE
SOUTH HEDLAND 6722

CONFIRMED DOCUMENT FOR THE USE OF :
CLIENT APPROVAL
OFFICER: James Tanner
DATE: 19.04.2011

CLIENT SIGNATURE	DATE SIGNED:
CLIENT SIGNATURE	DATE SIGNED:
W/O NO:	W/O DATE:
W/O NO:	W/O DATE:
W/O NO:	W/O DATE:

ELEVATION 1
6.5° PITCH COLORBOND ROOF
5° PITCH COLORBOND PORCH/CARPORT ROOF
2725
F.L. 00c
2143
CLADDING CHANGE

ELEVATION 2
6.5° PITCH COLORBOND ROOF
5° PITCH COLORBOND CARPORT
EXPOSED MEMBERS
2725
F.L. 00c
1686

ELEVATION 3
6.5° PITCH COLORBOND ROOF
5° PITCH COLORBOND CARPORT
2725
F.L. 00c

ELEVATION 4
6.5° PITCH COLORBOND ROOF
5° PITCH COLORBOND CARPORT
2725
F.L. 00c

Window Transom Detail Scale 1:50
730
1543
600

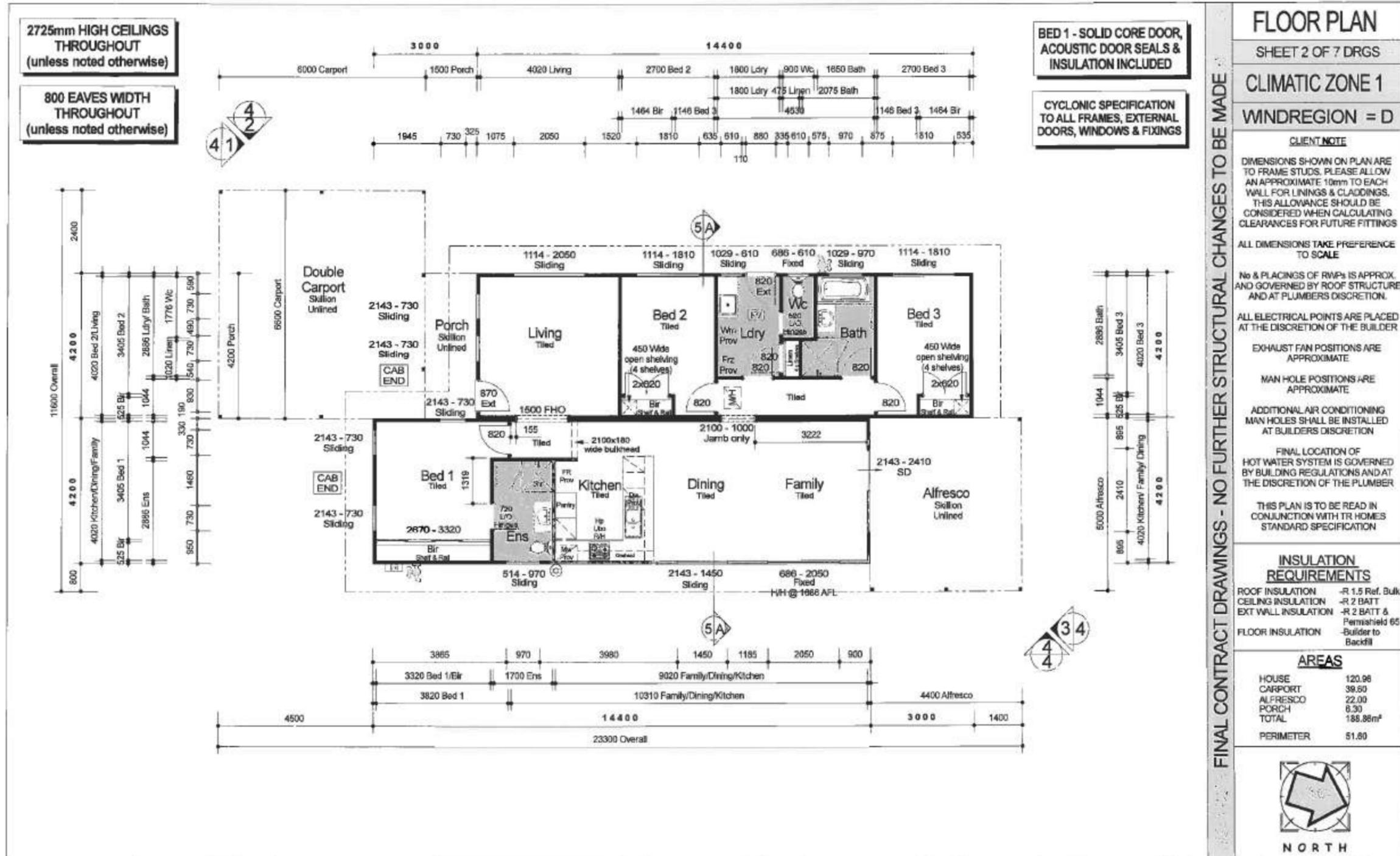
Window Transom Detail Scale 1:50
1450
2143
600

NEWPORT PRIMELINE CLADDING
COLORBOND CLADDING
CRIMS SAFE SECURITY SCREENS

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE

ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 1
WINDREGION = D
HIGHEST POINT 3973mm
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER

<p>PH - 9493 2998 FAX - 9493 1127 EMAIL - info@trhomes.com.au 105 Kelvin Rd, Maddington, WA, 6109</p> <p>copyright © T&R HOMES W.A. BUILDERS REG. NO. 12004</p>	<p>PROPOSED RESIDENCE FOR: BHP Billiton (6.12) AT: LOT 1 #2 TEAL PLACE SOUTH HEDLAND 6722</p>	<p>CONFIRMED DOCUMENT FOR THE USE OF : CLIENT APPROVAL</p> <p>OFFICER: <u>James Tanner</u> DATE: <u>19.04.2011</u></p>	<table border="1"> <tr> <td>CLIENT SIGNATURE</td> <td>DATE SIGNED</td> </tr> <tr> <td>CLIENT SIGNATURE</td> <td>DATE SIGNED</td> </tr> <tr> <td>V/O NO:</td> <td>V/O DATE:</td> </tr> <tr> <td>V/O NO:</td> <td>V/O DATE:</td> </tr> <tr> <td>V/O NO:</td> <td>V/O DATE:</td> </tr> </table>	CLIENT SIGNATURE	DATE SIGNED	CLIENT SIGNATURE	DATE SIGNED	V/O NO:	V/O DATE:	V/O NO:	V/O DATE:	V/O NO:	V/O DATE:	<p>Killara</p> <p>DRAWN - I.F.L.D. DATE - 10/12/2010 SCALE - 1:100 JOB No. 91095.</p>
	CLIENT SIGNATURE	DATE SIGNED												
CLIENT SIGNATURE	DATE SIGNED													
V/O NO:	V/O DATE:													
V/O NO:	V/O DATE:													
V/O NO:	V/O DATE:													



2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)

800 EAVES WIDTH THROUGHOUT (unless noted otherwise)

BED 1 - SOLID CORE DOOR, ACOUSTIC DOOR SEALS & INSULATION INCLUDED

CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS

FLOOR PLAN

SHEET 2 OF 7 DRGS

CLIMATIC ZONE 1

WINDREGION = D

CLIENT NOTE

DIMENSIONS SHOWN ON PLAN ARE TO FRAME STUDS. PLEASE ALLOW AN APPROXIMATE 10mm TO EACH WALL FOR LININGS & CLADDINGS. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS

ALL DIMENSIONS TAKE PREFERENCE TO SCALE

No & PLACINGS OF RWP'S IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.

ALL ELECTRICAL POINTS ARE PLACED AT THE DISCRETION OF THE BUILDER

EXHAUST FAN POSITIONS ARE APPROXIMATE

MAN HOLE POSITIONS ARE APPROXIMATE

ADDITIONAL AIR CONDITIONING MAN HOLES SHALL BE INSTALLED AT BUILDERS DISCRETION

FINAL LOCATION OF HOT WATER SYSTEM IS GOVERNED BY BUILDING REGULATIONS AND AT THE DISCRETION OF THE PLUMBER

THIS PLAN IS TO BE READ IN CONJUNCTION WITH TR HOMES STANDARD SPECIFICATION

INSULATION REQUIREMENTS

ROOF INSULATION -R 1.5 Ref. Bulk
 CEILING INSULATION -R 2 BATT
 EXT WALL INSULATION -R 2 BATT & Permashield 65
 FLOOR INSULATION -Builder to Backfill

AREAS

HOUSE	120.96
CARPORT	39.60
ALFRESCO	22.00
PORCH	6.30
TOTAL	188.86m ²
PERIMETER	51.60

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE

INSULATION REQUIREMENTS

ROOF INSULATION -R 1.5 Ref. Bulk
 CEILING INSULATION -R 2 BATT
 EXT WALL INSULATION -R 2 BATT & Permashield 65
 FLOOR INSULATION -Builder to Backfill

AREAS

HOUSE	120.96
CARPORT	39.60
ALFRESCO	22.00
PORCH	6.30
TOTAL	188.86m ²
PERIMETER	51.60

North

TR homes

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 FAX - 9493 1127
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PROPOSED RESIDENCE

FOR: BHP Billiton (6.13)

AT: LOT 1 #3
 TEAL PLACE
 SOUTH HEDLAND 6722

CONFIRMED DOCUMENT FOR THE USE OF :

CLIENT APPROVAL

CLIENT SIGNATURE _____ DATE SIGNED: _____

CLIENT SIGNATURE _____ DATE SIGNED: _____

OFFICER: James Tanner

DATE: 19.04.2011

W/O NO: _____ W/O DATE: _____

W/O NO: _____ W/O DATE: _____

W/O NO: _____ W/O DATE: _____

Killara Mirrored

DRAWN - L.F.I.D.

DATE - 10/12/2010

SCALE - 1:100

JOB No. 91094.

ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 1
WINDREGION = D
HIGHEST POINT 4373mm
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER



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PROPOSED RESIDENCE
 FOR: BHP Billiton (6.13)
 AT: LOT 1 #3
 TEAL PLACE
 SOUTH HEDLAND 6722

CONFIRMED DOCUMENT FOR THE USE OF :

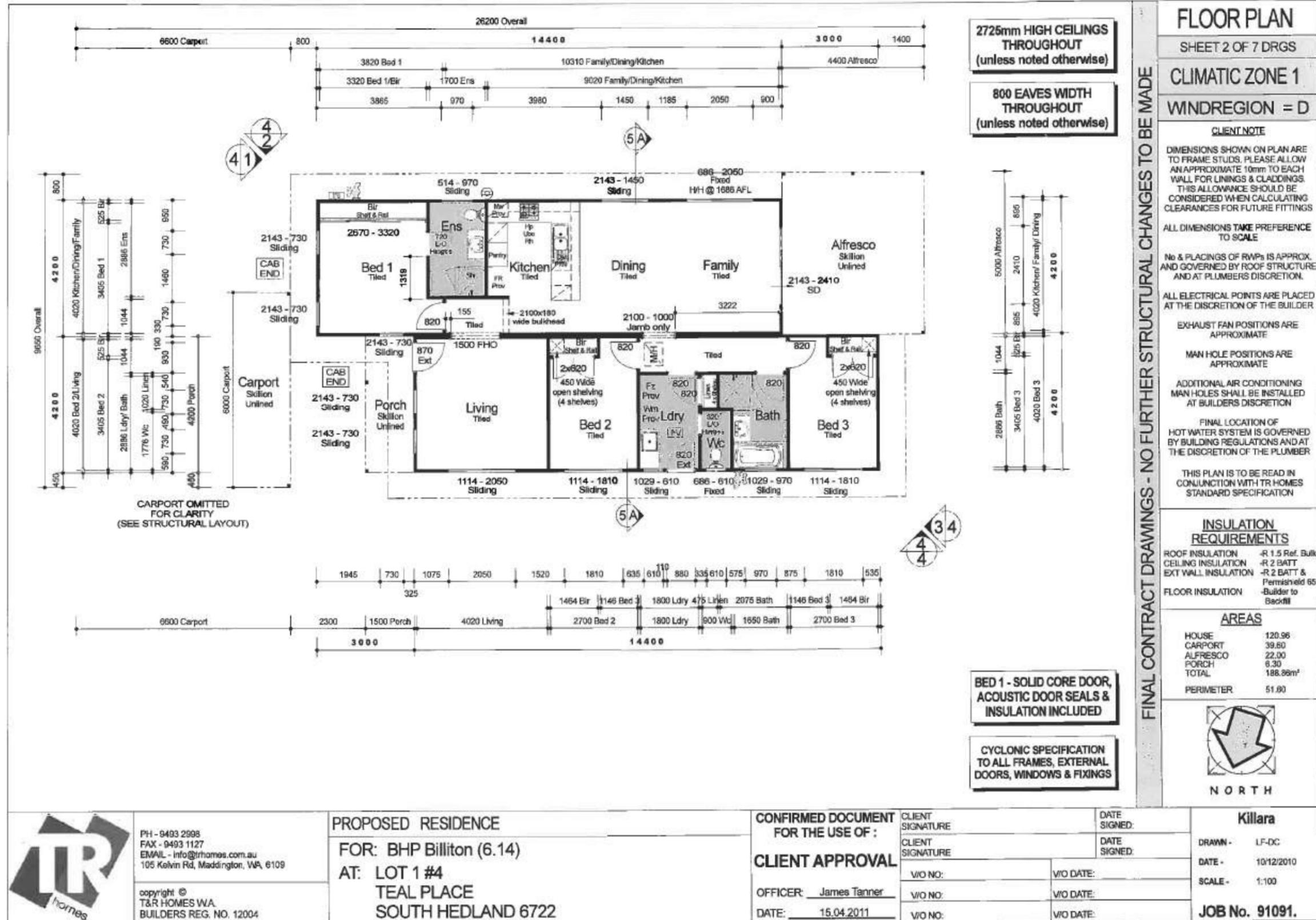
CLIENT APPROVAL

OFFICER: James Tanner
 DATE: 19.04.2011

CLIENT SIGNATURE	DATE SIGNED:
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W/O NO:	W/O DATE:
W/O NO:	W/O DATE:
W/O NO:	W/O DATE:

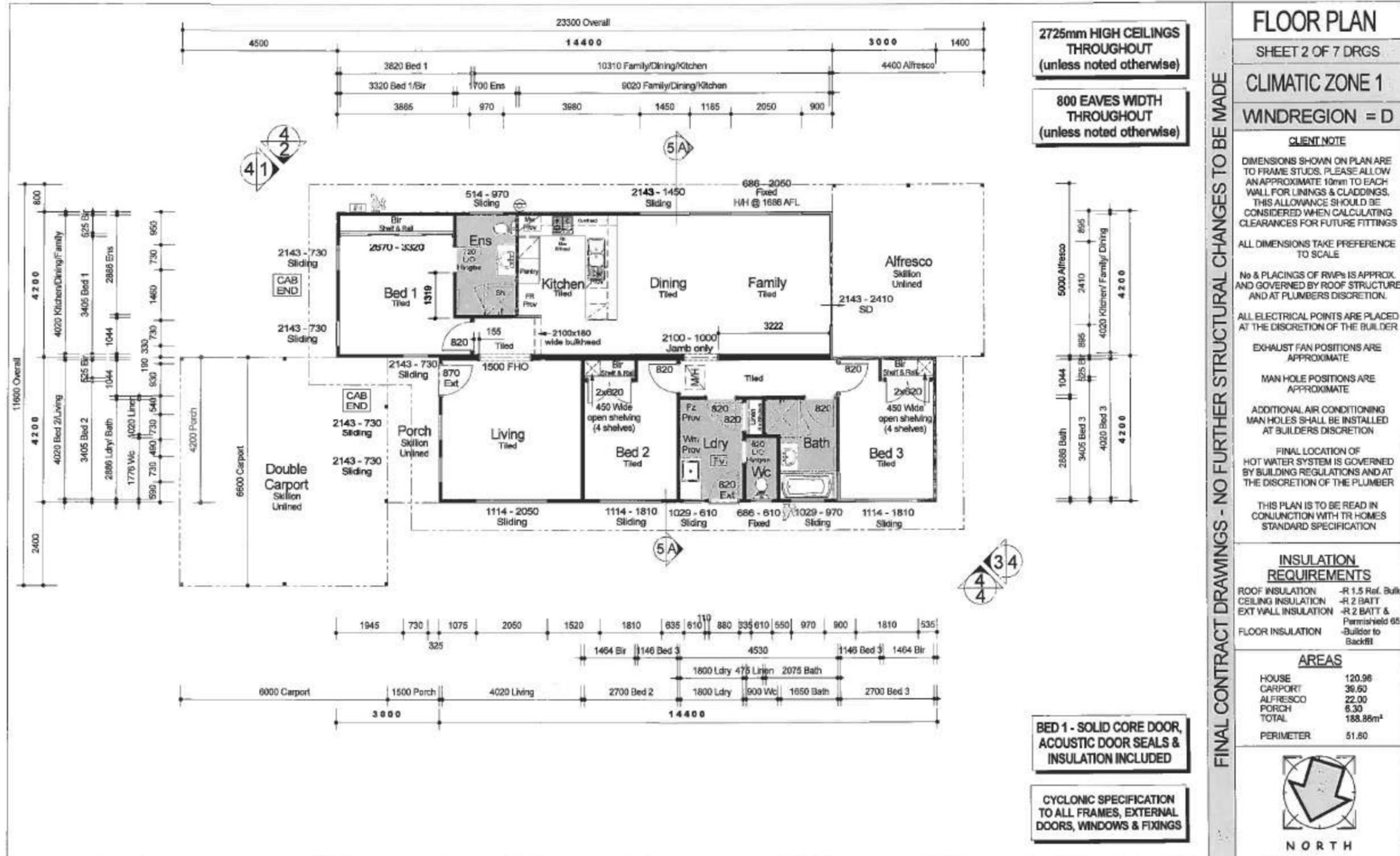
Killara Mirrored

DRAWN - L.F.I.L.D.
 DATE - 10/12/2010
 SCALE - 1:100
JOB No. 91094.



ELEVATIONS	
SHEET 4 OF 7 DRGS	
CLIMATIC ZONE 1	
WINDREGION = D	
HIGHEST POINT 3973mm	
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)	
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)	
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)	
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)	
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS	
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER	

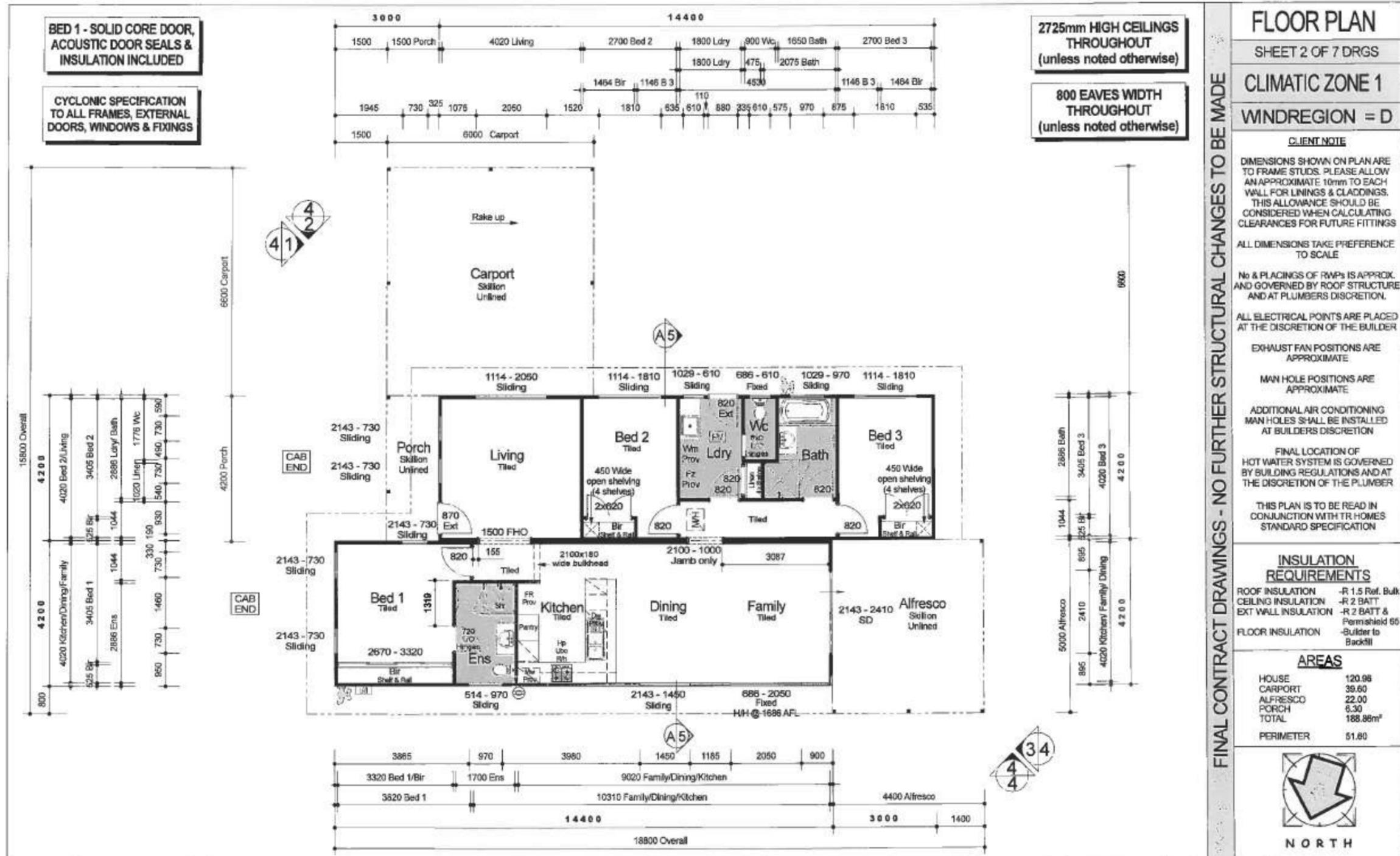
	PH - 9493 2696 FAX - 9493 1127 EMAIL - info@trhomes.com.au 105 Kelvin Rd, Maddington, WA, 6109	PROPOSED RESIDENCE FOR: BHP Billiton (6.14) AT: LOT 1 #4 TEAL PLACE SOUTH HEDLAND 6722	CONFIRMED DOCUMENT FOR THE USE OF : CLIENT APPROVAL OFFICER: James Tanner DATE: 15.04.2011	CLIENT SIGNATURE CLIENT SIGNATURE V/O NO: V/O NO: V/O NO:	DATE SIGNED: DATE SIGNED: V/O DATE: V/O DATE: V/O DATE:	Killara DRAWN - LF-DC DATE - 10/12/2010 SCALE - 1:100 JOB No. 91091.
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	CLIENT SIGNATURE	DATE SIGNED:												
CLIENT SIGNATURE	DATE SIGNED:													
V/O NO:	V/O DATE:													
V/O NO:	V/O DATE:													
V/O NO:	V/O DATE:													

ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 1
WINDREGION = D
HIGHEST POINT 3973mm
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER

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	CLIENT SIGNATURE	DATE SIGNED:												
CLIENT SIGNATURE	DATE SIGNED:													
V/O NO:	V/O DATE:													
V/O NO:	V/O DATE:													
V/O NO:	V/O DATE:													



FLOOR PLAN
 SHEET 2 OF 7 DRGS
 CLIMATIC ZONE 1
 WINDREGION = D

CLIENT NOTE
 DIMENSIONS SHOWN ON PLAN ARE TO FRAME STUDS. PLEASE ALLOW AN APPROXIMATE 10mm TO EACH WALL FOR LININGS & CLADDINGS. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS
 ALL DIMENSIONS TAKE PREFERENCE TO SCALE
 No & PLACINGS OF RMPs IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.
 ALL ELECTRICAL POINTS ARE PLACED AT THE DISCRETION OF THE BUILDER
 EXHAUST FAN POSITIONS ARE APPROXIMATE
 MAN HOLE POSITIONS ARE APPROXIMATE
 ADDITIONAL AIR CONDITIONING MAN HOLES SHALL BE INSTALLED AT BUILDERS DISCRETION
 FINAL LOCATION OF HOT WATER SYSTEM IS GOVERNED BY BUILDING REGULATIONS AND AT THE DISCRETION OF THE PLUMBER
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH TR HOMES STANDARD SPECIFICATION

INSULATION REQUIREMENTS
 ROOF INSULATION -R 1.5 Ref. Bulk
 CEILING INSULATION -R 2 BATT
 EXT WALL INSULATION -R 2 BATT & Permshield 66
 FLOOR INSULATION -Builder to Backfill

AREAS

HOUSE	120.96
CARPORT	39.60
ALFRESCO	22.00
PORCH	6.30
TOTAL	188.86m ²
PERIMETER	51.80

NORTH

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE

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 BUILDERS REG. NO. 12004

PROPOSED RESIDENCE
 FOR: BHP Billiton (6.16)
 AT: LOT 1 #6
 TEAL PLACE
 SOUTH HEDLAND 6722

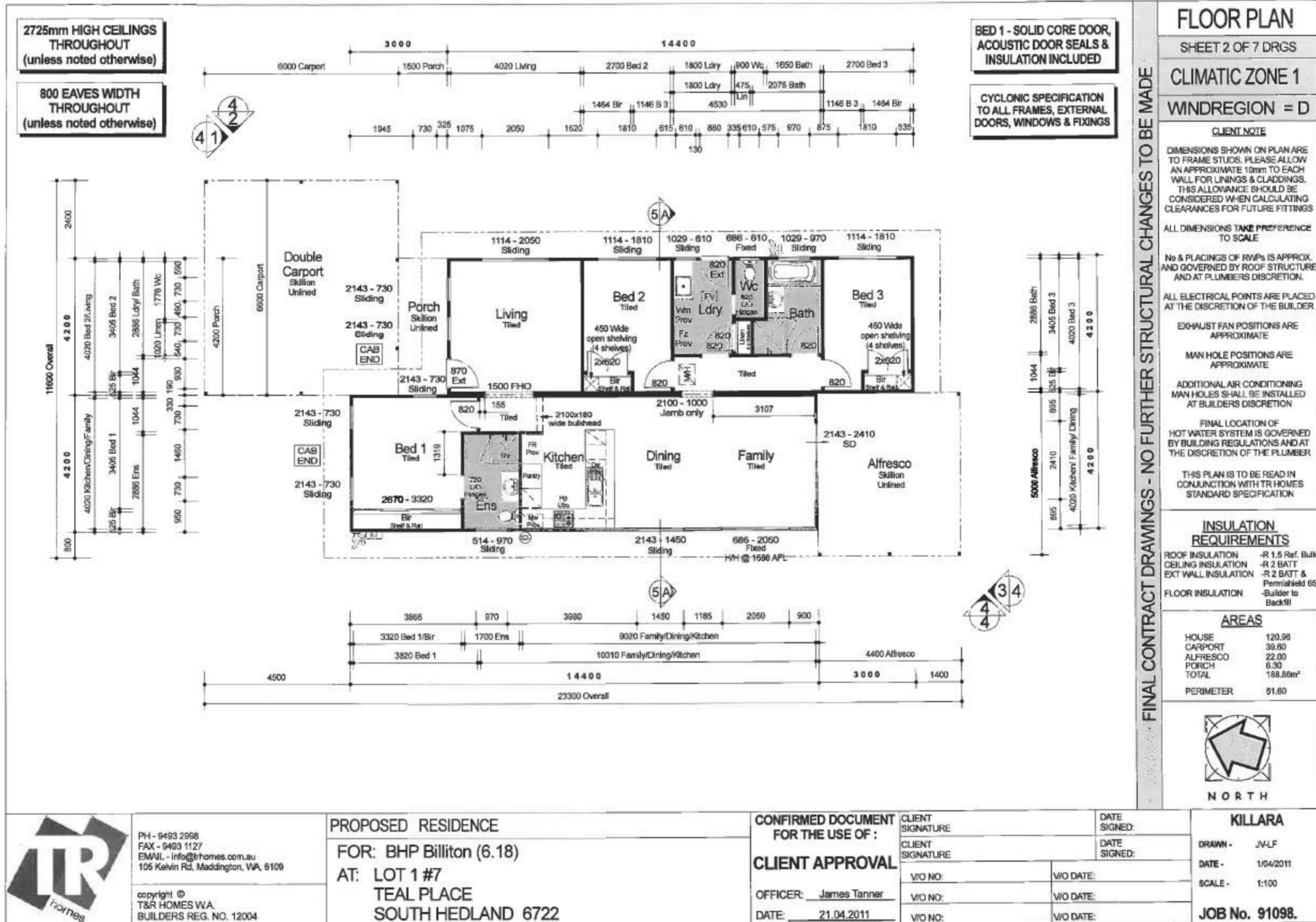
CONFIRMED DOCUMENT FOR THE USE OF :
CLIENT APPROVAL
 OFFICER: James Tanner
 DATE: 18.04.2011

CLIENT SIGNATURE	DATE SIGNED:
CLIENT SIGNATURE	DATE SIGNED:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:

KILLARA (Mirr)
 DRAWN - JV-LF
 DATE - 31/03/2011
 SCALE - 1:100
JOB No. 91093.

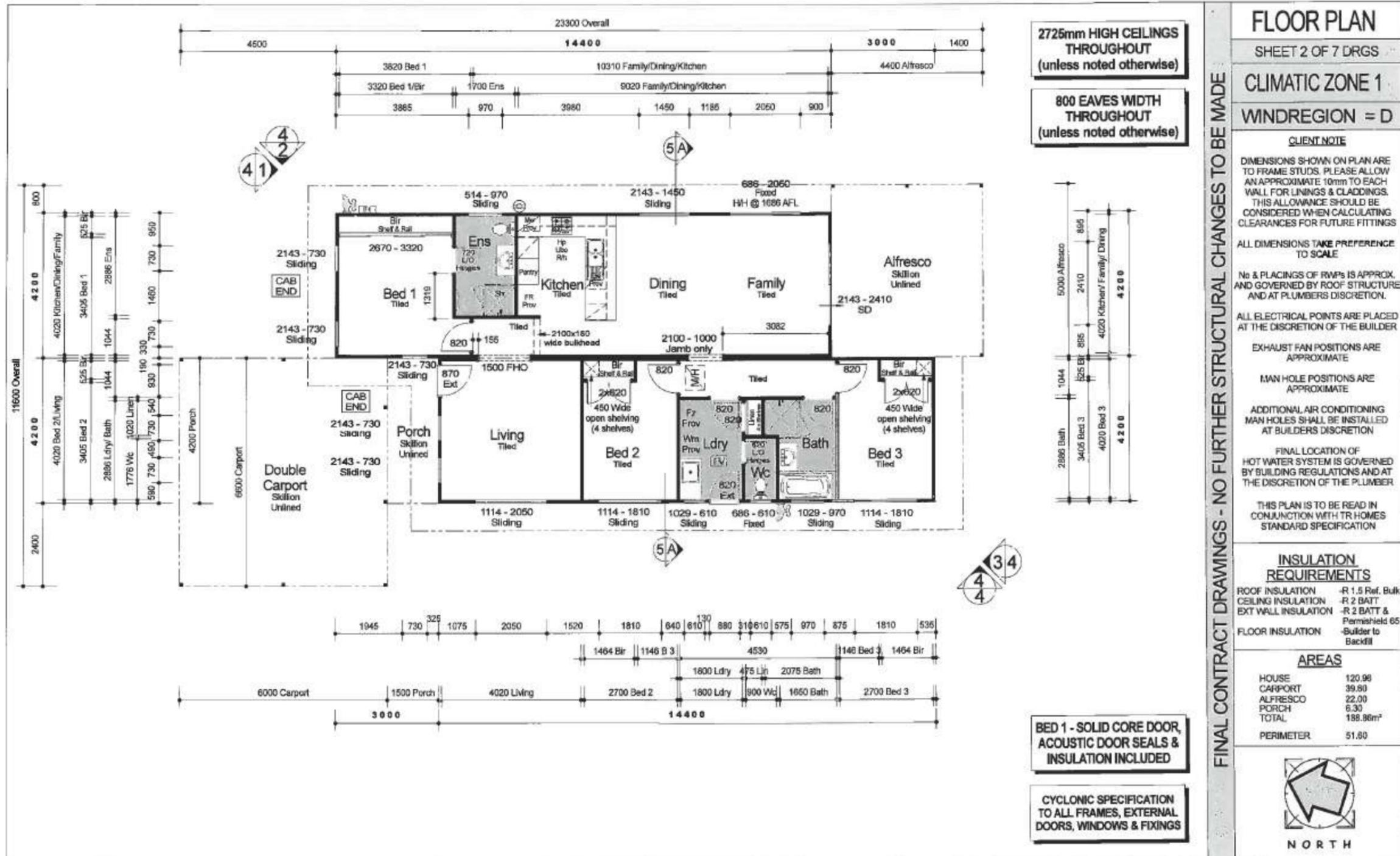
ELEVATIONS	
SHEET 4 OF 7 DRGS	
CLIMATIC ZONE 1	
WINDREGION = D	
HIGHEST POINT 3973mm	
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)	
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)	
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)	
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)	
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS	
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER	

	PH - 9493 2998 FAX - 9493 1127 EMAIL - info@trhomes.com.au 105 Kelvin Rd, Maddington, WA, 6109	PROPOSED RESIDENCE FOR: BHP Billiton (6.16) AT: LOT 1 #6 TEAL PLACE SOUTH HEDLAND 6722	CONFIRMED DOCUMENT FOR THE USE OF : CLIENT APPROVAL OFFICER: James Tanner DATE: 18.04.2011	CLIENT SIGNATURE CLIENT SIGNATURE V/O NO: _____ V/O DATE: _____ V/O NO: _____ V/O DATE: _____ V/O NO: _____ V/O DATE: _____	DATE SIGNED: _____ DATE SIGNED: _____	KILLARA (Mirr) DRAWN - JWL DATE - 31/03/2011 SCALE - 1:100 JOB No. 91093.
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ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 1
WINDREGION = D
HIGHEST POINT 3973mm
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER

	PH - 9493 2998 FAX - 9493 1127 EMAIL - info@trhomes.com.au 105 Kelvin Rd, Maddington, WA, 6109	PROPOSED RESIDENCE FOR: BHP Billiton (6.18) AT: LOT 1 #7 TEAL PLACE SOUTH HEDLAND 6722	CONFIRMED DOCUMENT FOR THE USE OF : CLIENT APPROVAL OFFICER: James Tanner DATE: 21.04.2011	CLIENT SIGNATURE CLIENT SIGNATURE V/O NO: _____ V/O DATE: _____ V/O NO: _____ V/O DATE: _____ V/O NO: _____ V/O DATE: _____	DATE SIGNED: _____ DATE SIGNED: _____	KILLARA DRAWN - JV-LF DATE - 1/04/2011 SCALE - 1:100 JOB No. 91098.
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**2725mm HIGH CEILINGS
THROUGHOUT
(unless noted otherwise)**

**800 EAVES WIDTH
THROUGHOUT
(unless noted otherwise)**

**BED 1 - SOLID CORE DOOR,
ACOUSTIC DOOR SEALS &
INSULATION INCLUDED**

**CYCLONIC SPECIFICATION
TO ALL FRAMES, EXTERNAL
DOORS, WINDOWS & FIXINGS**

FLOOR PLAN

SHEET 2 OF 7 DRGS

CLIMATIC ZONE 1

WINDREGION = D

CLIENT NOTE

DIMENSIONS SHOWN ON PLAN ARE TO FRAME STUDS. PLEASE ALLOW AN APPROXIMATE 10mm TO EACH WALL FOR LININGS & CLADDINGS. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS

ALL DIMENSIONS TAKE PREFERENCE TO SCALE

NO. & PLACINGS OF RMPs IS APPROX. AND GOVERNED BY ROOF STRUCTURE AND AT PLUMBERS DISCRETION.

ALL ELECTRICAL POINTS ARE PLACED AT THE DISCRETION OF THE BUILDER

EXHAUST FAN POSITIONS ARE APPROXIMATE

MAN HOLE POSITIONS ARE APPROXIMATE

ADDITIONAL AIR CONDITIONING MAN HOLES SHALL BE INSTALLED AT BUILDERS DISCRETION

FINAL LOCATION OF HOT WATER SYSTEM IS GOVERNED BY BUILDING REGULATIONS AND AT THE DISCRETION OF THE PLUMBER

THIS PLAN IS TO BE READ IN CONJUNCTION WITH TR HOMES STANDARD SPECIFICATION

INSULATION REQUIREMENTS

ROOF INSULATION	R 1.5 Ref. Bulk
CEILING INSULATION	R 2 BATT
EXT WALL INSULATION	R 2 BATT & Permashield 65
FLOOR INSULATION	Builder to Backfill

AREAS

HOUSE	120.98
CARPOR	39.80
ALFRESCO	22.00
PORCH	6.30
TOTAL	188.98m ²
PERIMETER	51.80



NORTH

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE



PH - 9483 2988
FAX - 9483 1127
EMAIL - info@trhomes.com.au
105 Kelvin Rd, Maddington, WA, 6109

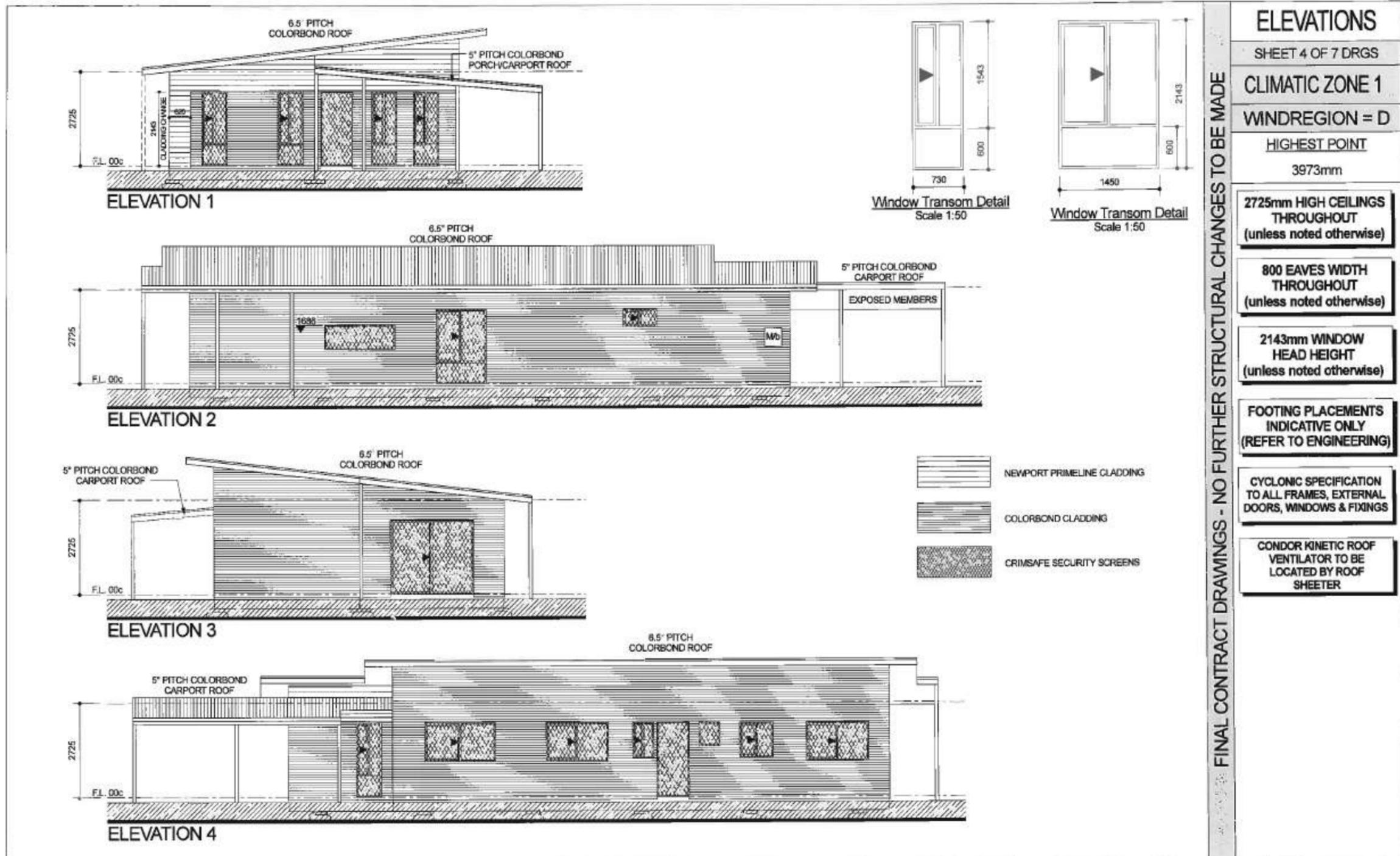
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BUILDERS REG. NO. 12004

PROPOSED RESIDENCE
FOR: BHP Billiton (6.17)
AT: LOT 1 #8
TEAL PLACE
SOUTH HEDLAND 6722

CONFIRMED DOCUMENT FOR THE USE OF :
CLIENT APPROVAL
OFFICER: James Tanner
DATE: 19.04.2011

CLIENT SIGNATURE	DATE SIGNED:
CLIENT SIGNATURE	DATE SIGNED:
W/O NO:	W/O DATE:
W/O NO:	W/O DATE:
W/O NO:	W/O DATE:

Killara
DRAWN - LFL/D
DATE - 28/07/2011
SCALE - 1:100
JOB No. 91097.



ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 1
WINDREGION = D
HIGHEST POINT 3973mm
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER



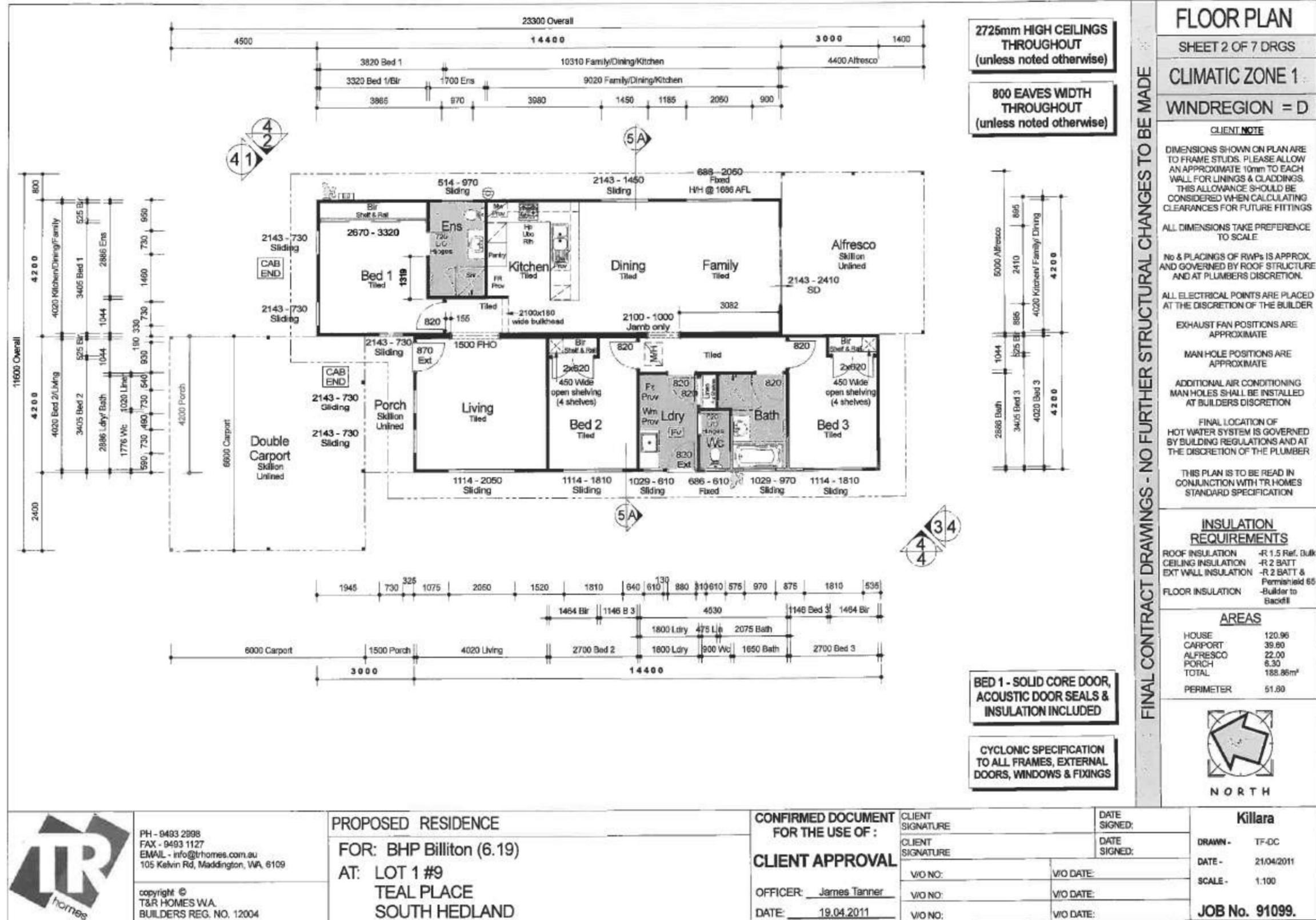
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 EMAIL - info@trhomes.com.au
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 BUILDERS REG. NO. 12004

PROPOSED RESIDENCE
 FOR: BHP Billiton (6.17)
 AT: LOT 1 #8
 TEAL PLACE
 SOUTH HEDLAND 6722

CONFIRMED DOCUMENT
 FOR THE USE OF :
 CLIENT APPROVAL
 OFFICER: James Tanner
 DATE: 19.04.2011

CLIENT SIGNATURE	DATE SIGNED:
CLIENT SIGNATURE	DATE SIGNED:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:

Killara
 DRAWN - LFLD
 DATE - 28/07/2011
 SCALE - 1:100
JOB No. 91097.



ELEVATIONS

SHEET 4 OF 7 DRGS
 CLIMATIC ZONE 1
 WINDREGION = D
 HIGHEST POINT
 3973mm

2725mm HIGH CEILINGS
 THROUGHOUT
 (unless noted otherwise)

800 EAVES WIDTH
 THROUGHOUT
 (unless noted otherwise)

2143mm WINDOW
 HEAD HEIGHT
 (unless noted otherwise)

FOOTING PLACEMENTS
 INDICATIVE ONLY
 (REFER TO ENGINEERING)

CYCLONIC SPECIFICATION
 TO ALL FRAMES, EXTERNAL
 DOORS, WINDOWS & FIXINGS

CONDOR KINETIC ROOF
 VENTILATOR TO BE
 LOCATED BY ROOF
 SHEETER

FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE



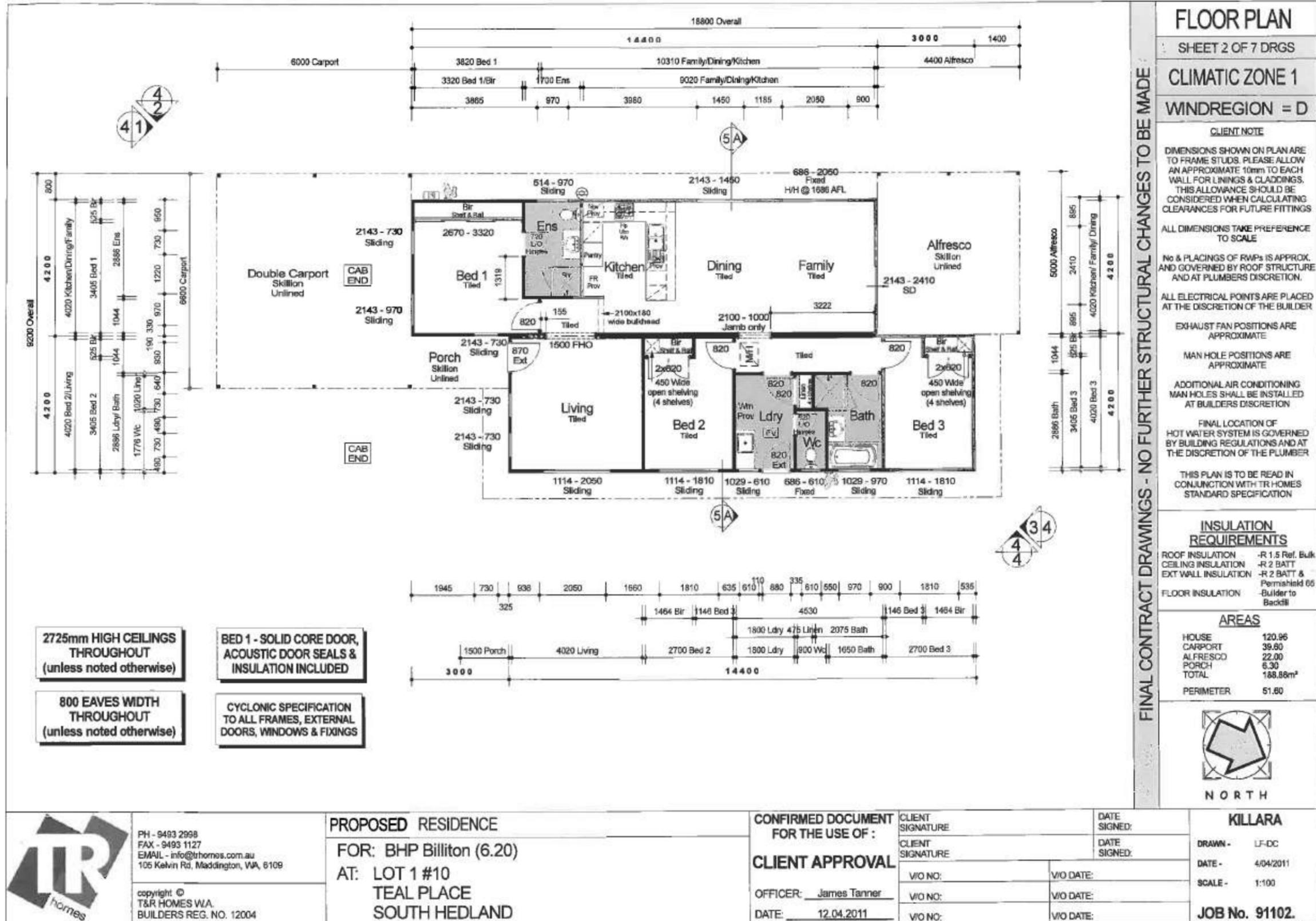
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PROPOSED RESIDENCE
 FOR: BHP Billiton (6.19)
 AT: LOT 1 #9
 TEAL PLACE
 SOUTH HEDLAND

**CONFIRMED DOCUMENT
 FOR THE USE OF :**
CLIENT APPROVAL
 OFFICER: James Tanner
 DATE: 19.04.2011

CLIENT SIGNATURE	DATE SIGNED:
CLIENT SIGNATURE	DATE SIGNED:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:
V/O NO:	V/O DATE:

Killara
 DRAWN - TF-DC
 DATE - 21/04/2011
 SCALE - 1:100
JOB No. 91099.



ELEVATIONS

SHEET 4 OF 7 DRGS

CLIMATIC ZONE 1

WINDREGION = D

HIGHEST POINT
4373mm

2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)

800 EAVES WIDTH THROUGHOUT (unless noted otherwise)

2143mm WINDOW HEAD HEIGHT (unless noted otherwise)

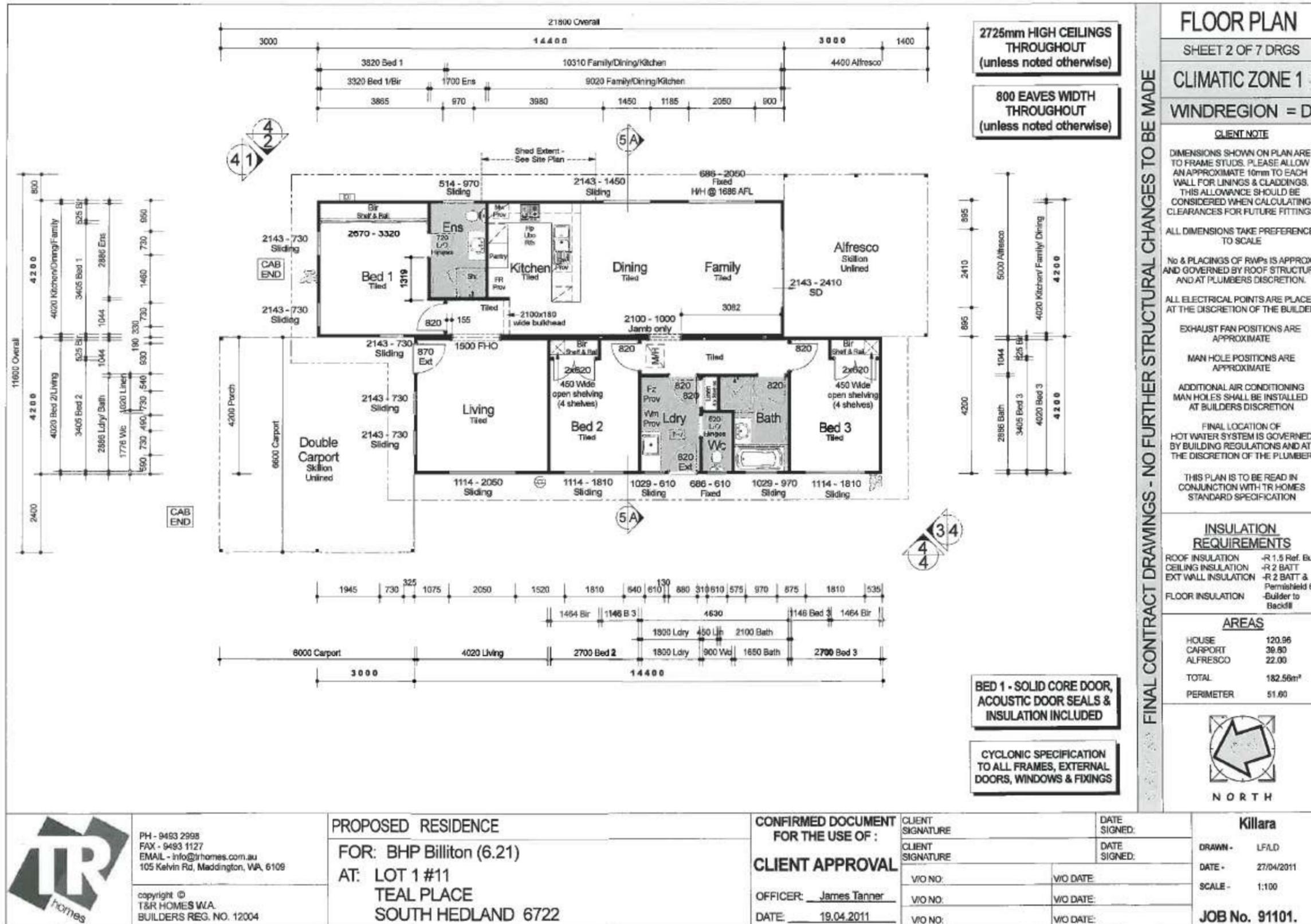
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)

CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS

CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER

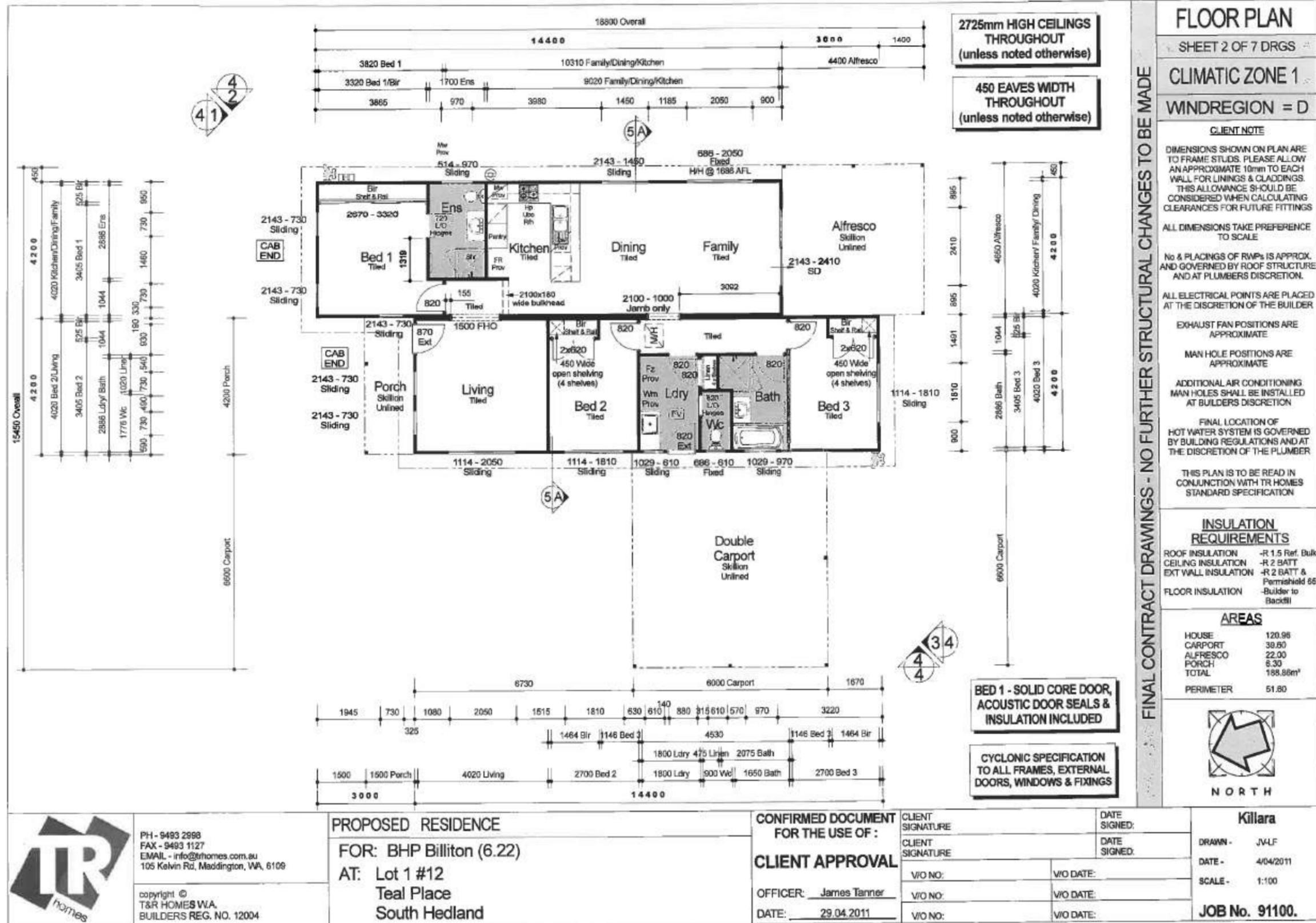
FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE

<p>PH - 9493 2998 FAX - 9493 1127 EMAIL - info@trhomes.com.au 105 Kelvin Rd, Maddington, WA, 6109</p> <p>copyright © T&R HOMES WA. BUILDERS REG. NO. 12004</p>	<p>PROPOSED RESIDENCE</p> <p>FOR: BHP Billiton (6.20)</p> <p>AT: LOT 1 #10 TEAL PLACE SOUTH HEDLAND</p>	<p>CONFIRMED DOCUMENT FOR THE USE OF :</p> <p>CLIENT APPROVAL</p> <p>OFFICER: James Tanner DATE: 12.04.2011</p>	<p>CLIENT SIGNATURE</p> <p>DATE SIGNED:</p> <p>CLIENT SIGNATURE</p> <p>DATE SIGNED:</p> <p>V/O NO: V/O DATE:</p> <p>V/O NO: V/O DATE:</p> <p>V/O NO: V/O DATE:</p>	<p>KILLARA</p> <p>DRAWN - LF-DC DATE - 4/04/2011 SCALE - 1:100 JOB No. 91102.</p>
		<p>FINAL CONTRACT DRAWINGS - NO FURTHER STRUCTURAL CHANGES TO BE MADE</p>		



ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 1
WINDREGION = D
HIGHEST POINT 3973mm
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)
800 EAVES WIDTH THROUGHOUT (unless noted otherwise)
2143mm WINDOW HEAD HEIGHT (unless noted otherwise)
FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER

	PH - 9493 2998 FAX - 9493 1127 EMAIL - info@trhomes.com.au 105 Kelvin Rd, Maddington, WA, 6109	PROPOSED RESIDENCE FOR: BHP Billiton (6.21) AT: LOT 1 #11 TEAL PLACE SOUTH HEDLAND 6722	CONFIRMED DOCUMENT FOR THE USE OF : CLIENT APPROVAL OFFICER: James Tanner DATE: 19.04.2011	CLIENT SIGNATURE DATE SIGNED:	DATE SIGNED:	Killara DRAWN - LF/LD DATE - 27/04/2011 SCALE - 1:100 JOB No. 91101.
	copyright © T&R HOMES W.A. BUILDERS REG. NO. 12004	V/O NO: V/O DATE:	V/O NO: V/O DATE:	V/O NO: V/O DATE:	V/O NO: V/O DATE:	V/O NO: V/O DATE:

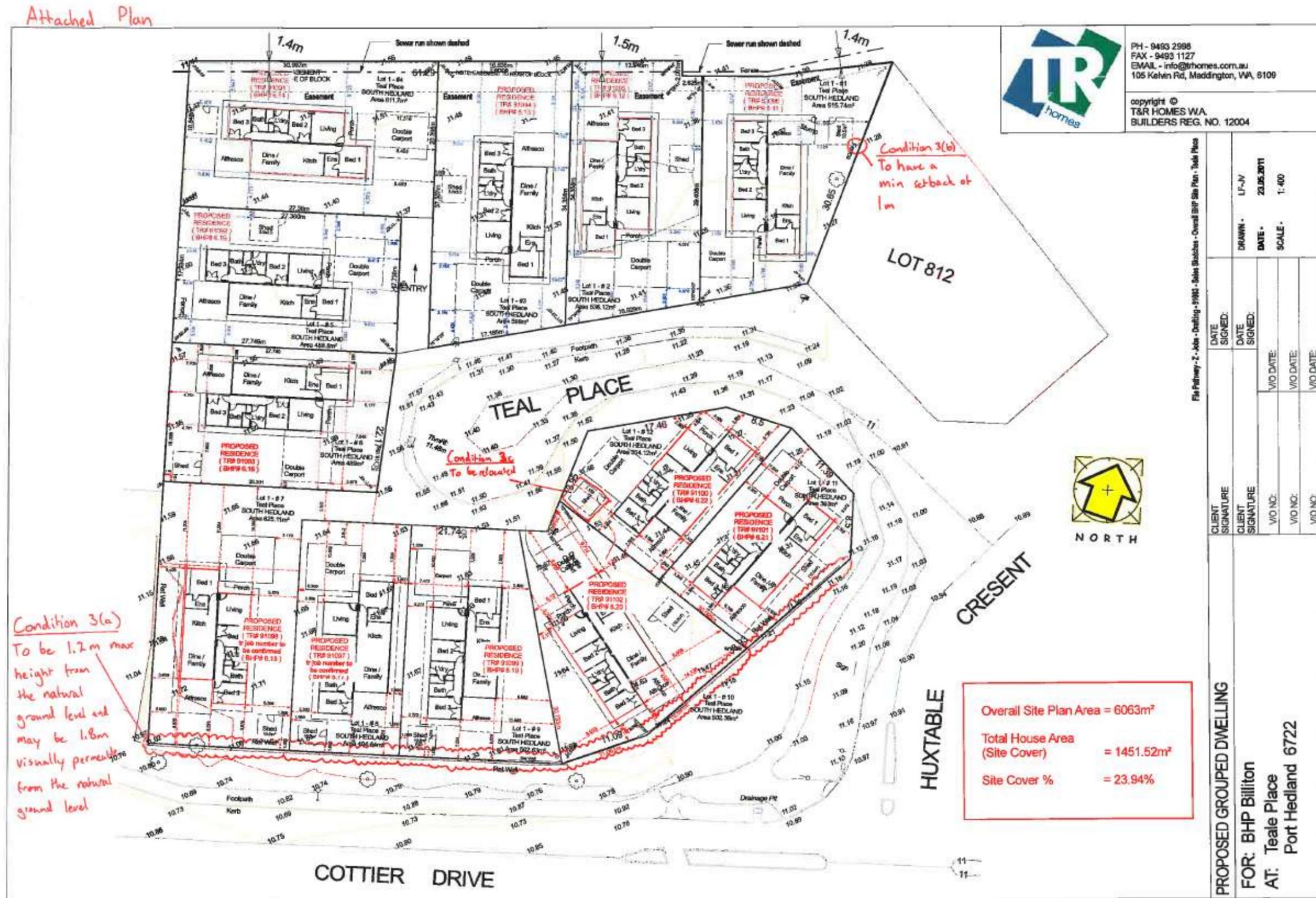


ELEVATIONS
SHEET 4 OF 7 DRGS
CLIMATIC ZONE 1
WINDREGION = D
HIGHEST POINT 3973mm
2725mm HIGH CEILINGS THROUGHOUT (unless noted otherwise)
450 EAVES WIDTH THROUGHOUT (unless noted otherwise)
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FOOTING PLACEMENTS INDICATIVE ONLY (REFER TO ENGINEERING)
CYCLONIC SPECIFICATION TO ALL FRAMES, EXTERNAL DOORS, WINDOWS & FIXINGS
CONDOR KINETIC ROOF VENTILATOR TO BE LOCATED BY ROOF SHEETER

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		<p>CLIENT APPROVAL</p> <p>OFFICER: James Tanner</p> <p>DATE: 29.04.2011</p>	<p>CLIENT SIGNATURE</p>	<p>DATE SIGNED:</p>	

ATTACHMENT 3 TO AGENDA ITEM 6.1.2





Consultation

The Town has undertaken a survey of takeaway food businesses in the area and can report as follows:

Wedgefield

Two (2) businesses operating in the area were contacted and two (2) objections were raised.

Port Hedland

Four (4) businesses in the area were contacted, three (3) objections were raised and one (1) with no objection.

South Hedland

One (1) business was contacted, no objection was raised however, an issue was raised regarding no Council rates being paid on the food van where other businesses are paying rates.

The Port Hedland Police has advised that they do not support the application directly outside hotels but would support the application in Anderson Street adjacent to the First National Real Estate office. The Town has tabled the proposal to the Principal Licensee of First National Real Estate office who has no objection to the proposal.

The Police would like to see liquor outlet patrons move away from the area once they depart an establishment and the officer supports this view and will recommend an alternative location.

Statutory Implications

Section eight (8) of Councils Trading in Public Places Local Law states:

“The Local Government may grant the licence or renewal, or may refuse to grant the licence or renewal and it may so be refused on any of the following grounds:

- a) The applicant is not a desirable or suitable person to hold the licence;*
- b) The applicant has committed a breach of this local law;*
- c) The needs of the district or a portion thereof for which the licence is sought is adequately catered for by established shops or by persons to whom licenses have been issued ;or*
- d) There is inadequate means of access to or from, or inadequate parking space for a person(s) trading in a public place; or*
- e) Such other grounds as may be relevant in the circumstances.”*

Policy Implications

Policy 13/013 Trading in Public Places states if objections are raised to a proposed or current permit or complaints received and the matter cannot be resolved it will be referred to Council for determination

Strategic Planning Implications

Nil

Budget Implications

A trading in public place permit attracts a \$50.00 application fee and the following additional fees.

1 Day	\$50.00
1 Week	\$116.00
1 Month	\$231.00
1 Year	\$566.00

Officer's Comment

When looking at the provisions of the local law it is considered that Council only need to determine if the needs of the district are adequately catered for by established business. However, Council should be mindful of the impact that a mobile business would have on those established businesses within the area, along with the impact on the potential establishment of more permanent businesses.

The survey of businesses generally raised an objection to the proposal based on the location, operating times and that the business would not be paying Council rates.

Operating from the Wedgefield carpark would give the takeaway food van a distinct commercial advantage over the existing established business. At present a coffee and ice cream van operates from this location at various times and the area could get quite congested if more vendors are permitted.

The only location and time that the survey did not have an objection was the Port Hedland Don Rhodes Train Museum carpark in Wilson Street between 5-8pm Monday to Friday and the Council could consider these times and location.

Despite an objection the Council has approved a hot dog vendor to operate in Anderson Street, Port Hedland late at night on a previous occasion however this vendor no longer operates in the Town.

The officer considers that there are three (3) options open to Council:

1. Refuse the application.
2. Approve the application and restrict the operation to limited areas and times. If Council wishes to progress this option, then the recommendation would be that Council:
 - a) Approve the application to "Trade in a Public Place" by Kristy Jeffs & Daniel Page of Pilbara Flavours to sell burgers, slow cooked meals, sausage sizzle, pies, chips, cakes and cold cans of drink and bottled water in the following places at the following times:

Port Hedland Don Rhodes Train Museum: Monday-Friday from 5pm to 8pm.

Port Hedland Anderson Street (adjacent to First National Real Estate office): Friday and Saturday from 11pm to 1am.
 - b) Subject to a satisfactory inspection of the food van by Councils Environmental Health service
 - c) The twelve (12) month license will be reviewed by Council before it is renewed by the Town.
3. Approve the application largely as requested and allow the operation of the van. If Council wished to progress this option, then the recommendation would be that Council:
 - a) Approve the application to "Trade in a Public Place" by Kristy Jeffs & Daniel Page of Pilbara Flavours to sell burgers, slow cooked meals, sausage sizzle, pies, chips, cakes and cold cans of drink and bottled water in the following places at the following times for a period of 12 months :

Wedgefield wheel barrow car park: Monday-Friday from 5am to 11am.

Port Hedland Don Rhodes Train Museum: Monday-Friday from 5pm to 8pm

Port Hedland Anderson Street (adjacent to First National Real Estate office): Friday and Saturday from 11pm to 1am.
 - b) Subject to a satisfactory inspection of the food van by Councils Environmental Health service.
 - c) The twelve (12) month license will be reviewed by Council before it is renewed by the Town.

While it is recommended that the application be refused, officers believe that the application could be considered more favorably if the proposal was to use the mobile van for a period of six (6) months while the applicant established a more permanent business within the Town.

As this is currently not the proposal outlined in the application and the objections indicate that it will impact on the commercial operations of other businesses in the area, it is recommended that the application be refused.

Attachments

Nil

Officer's Recommendation

That Council:

1. Refuse the application to "Trade in a Public Place" by Kristy Jeffs & Daniel Page of Pilbara Flavours in accordance with 8c of the Town of Port Hedland Local Law –Trading In Public Places:

"The needs of the district or a portion thereof for which the license is sought is adequately catered for by established shops or by persons to whom licenses have been issued".

2. Indicate to the applicants that Council may be willing to consider a short term temporary license as a transitional measure to establishing a permanent business location.

201112/099 Council Decision

Moved: Cr A A Carter

Seconded: Cr D W Hooper

Corrected at the Ordinary Meeting of the Town of Port Hedland Council on 21 September 2011 per Council Resolution 201112/104.

That Council:

- a) Approve the application to "Trade in a Public Place" by Kristy Jeffs & Daniel Page of Pilbara Flavours to sell burgers, slow cooked meals, sausage sizzle, pies, chips, cakes and cold cans of drink and bottled water in the following places at the following times **for a period of 12 months:**
 - **Wedgefield wheel barrow car park: Monday-Friday from 5am to 11am.**
 - **Port Hedland Don Rhodes Train Museum: Monday-Friday from 5pm to 8pm.**
 - **Port Hedland Anderson Street (adjacent to First National Real Estate office): Friday and Saturday from 11pm to 1am.**

- b) Subject to a satisfactory inspection of the food van by Councils Environmental Health service
- c) The twelve (12) month license will be reviewed by Council before it is renewed by the Town.

CARRIED 5/0

REASON: Council approved the application for Pilbara Flavours as it believes in supporting local business and that the community will benefit from the increased competition brought by an additional food/catering provider.

6.2 Engineering Services**6.2.1 *Tender 11/22 Stage 1 Construction of Port Hedland International Airport Car Park Redevelopment (File No.: 30/12/0007)***

Officer	Helen Taylor Project Officer
Date of Report	30 August 2011
Disclosure of Interest by Officer	Nil

Summary

The purpose of this report is to provide a summary and assessment of submissions received for Tender 11/22 Stage 1 Construction of Port Hedland International Airport Car Park Redevelopment, to enable Council to award the Tender.

Background

The Port Hedland International Airport (PHIA) will see the installation of a Paid Parking System in the existing long term and short term car park areas. To accommodate this, minor modifications have to be undertaken to improve access and egress.

At the Ordinary Council Meeting on 24th November 2010 Council approved the allocation of funds for the implementation of paid parking including the minor reconstruction works needed in the short and long term car parks.

Consultation

- Council's Engineering Staff
- Opus International Consultants
- Paid Parking Consultants Sabar Technologies

Statutory Implications

This tender was called in accordance to the:

Local Government Act (1995)

“3.57. Tenders for providing goods or services

- (1) A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods or services.*
- (2) Regulations may make provision about tenders.”*

Policy Implications

This tender was called in accordance with Council's Procurement Policy 2/007 and Tender Policy 2/011.

Strategic Planning Implications

Key Result Area 1:	Infrastructure
Goal 2:	Airport
Other Action Strategy 1:	Undertake upgrades to the terminal and surrounds to improve the functionality of the facility including: Review parking options and implement an agreed Airport Parking Plan

Budget Implications

A total of \$1,785,000.00 has been allocated to the PHIA Car Park Redevelopment and Paid Parking projects in 2010/11 & 2011/12, held in account 1210402. An additional \$218,810.00 was allocated within this account for separate car park works completed in early 2010/11.

Budget Summary: Expenditure and Commitments to date

Expenditure to Date

• Project Management	\$5,475.53
• Opus (car park design)	\$15,180.00
• Sabar (paid parking contract)	<u>\$296,881.75</u>
Total	\$317,537.28

Commitments to Date

• Project Management	\$5,000.00
• Opus (car park design)	\$13,420.00
• Sabar (paid parking contract)	\$356,863.65
• Telstra	<u>\$1,100.00</u>
Total	\$376,383.65

This leaves a balance of \$1,091,079.07. Awarding this Tender as recommended is within the budget allocation. The remaining budget will be allocated to future car park works including lighting, CCTV, parking ranger's facilities, etc.

This project has been fully funded from Airport Reserves.

Officer's Comment

Tender 11/22 closed at 2.30pm on Wednesday 24th August 2011. Tenders were opened and recorded by Councilor Carter and Council staff members. Tender packages were received from 6 companies as listed below:

- Road Contractors
- Australian Civils
- BGC
- Griffin Civil
- DeGrey Civil
- WBHO Carr

Table 1 below indicates the lump sum price submitted by the above tenderers.

Table 1:

Tenderer	Lump Sum Price (excluding GST)
Road Contractors	\$350,570.00
Australian Civils	\$800,558.00
BGC	\$1,101,233.90
Griffin Civil	\$1,127,372.10
DeGrey Civil	**\$1,288,456.56
WBHO Carr	\$1,945,299.35

**DeGrey Civil's submission price of \$1,141,324.15 did not allow for the provisional sums or contingency amount as required in the schedule of rates. This has been added for comparison purposes.

Table 2 below indicates the evaluation criteria as described in the tender documentation.

Table 2:

Item	Assessment Criteria	Max Score
1	Price	50
2	Experience	20
3	Resources (Supervisory, Plant and equipment)	10
4	Commitment to Time Frames	10
5	Local Industry Development	10
	Max Loaded Score	100

The lowest price Tender (Tlp) shall be awarded a score of 50 for the Price criterion. To ensure that all conforming Tenders were ranked fairly and consistently, the remaining priced Tenders (Tslp) were awarded a score determined in the following manner:

$$(Tlp \div Tslp) \times 50$$

The tender price submitted by Road Contractors was the only submission that was relatively consistent with the pre-tender estimate of \$424,010.64.

The comparison of each of the assessment criteria for the tender submissions received is as follows and is summarised in Table 3 below:

Table 3:

Contractor/ Assessment Criteria	Price (50)	Experience (20)	Resources (supervisory, Plant and Equipment) (10)	Commitment to Time Frames (10)	Local Industry Development (10)	Total Score (100)
Road Contractors	50	11.3	5.3	6	3.3	75.9
Australian Civils	21.89	11.3	6.2	7	5.3	51.69
BGC	15.91	12.4	6.2	1	5.7	41.21
Griffin Civil	15.54	11.7	5.9	1	2.7	36.84
DeGrey Civil	15.35	11.4	6.7	8	5.3	45
WBHO Carr	9.01	11.4	5.3	1	5.4	32.11

Experience

BGC scored the highest in this component of the selection criteria. They demonstrated a high level of understanding in their methodology approach. All other tenderers demonstrated a suitable level of understanding. All tenderers have also shown a good level of remote experience having all worked on several projects throughout the Pilbara.

Resources (Supervisory, plant and equipment)

All tenderers scored similar for this component of the selection criteria, they have all demonstrated good quality resources and resource availability.

Commitment to Time Frames

DeGrey Civil scored the highest in this component of the selection criteria. They have been able to schedule their works well within the appropriate 8 week completion time stated in the tender. BGC, Griffin Civil and WBHO Carr have scored the lowest as they have not been able to meet these timeframes. Road Contractors schedule indicated completion and handover within the 8 week required timeframe.

Local Industry Development

Whilst all tenderers have advised that they will be using local contractors where applicable, BGC, DeGrey Civil and Australian Civils have most of their workforce based in Port Hedland. Australian Civils, BGC, DeGrey Civil and WBHO Carr have all demonstrated good benefits and training skills to the Town of Port Hedland.

Summary

Road Contractors has received the highest score in accordance with the selection criteria. They have shown a good level of understanding in their management approach and have stated they can complete the works within the 8 week timeframe. The tender price submitted by Road Contractors is within the budget and pre-tender estimate, therefore their tender submission is recommended for approval.

Attachments

Nil

201112/100 Officer's Recommendation / Council Decision

Moved: Cr A A Carter

Seconded: Cr D W Hooper

That Council awards Tender 11/22 Stage 1 Construction of Port Hedland International Airport Car Park Redevelopment for a total of \$350,570 + GST to Road Contractors Pty Ltd.

CARRIED 5/0

5:50pm Councillors G J Daccache and M B Dziombak declared a Financial Interest in Agenda Item 6.2.2 'Multi Purpose Recreation Centre – 24hr Gym Access: Consideration of Redesign and Costing (File No.: 26/14/0009)' as they are Fortescue Metals Group Ltd shareholders with shares over the statutory limit.

Councillors G J Daccache and M B Dziombak left the room.

Chief Executive Officer advised that Council has received approval from the Minister of Local Government to consider Agenda Item 6.2.2 'Multi Purpose Recreation Centre – 24hr Gym Access: Consideration of Redesign and Costing (File No.: 26/14/0009)' with a reduced quorum of three Councillors.

6.2.2 *Multi Purpose Recreation Centre – 24hr Gym Access: Consideration of Redesign and Costing (File No.: 26/14/0009)*

Officer **Jenella Voitkevich**
Manager Infrastructure
Development

Date of Report **6 September 2011**

Disclosure of Interest by Officer **Nil**

Summary

The Multi Purpose Recreation Centre (MPRC) construction at Kevin Scott Oval in South Hedland is progressing well, currently on program for completion in May 2012. Investigations into the internal designs (from an operational perspective) have been undertaken, with Council approving a review of the provision of 24 hour gym access to the building. This report will outline the cost and scheduling impacts of this change, requesting Council approve the incorporation of the 24 hour gym access into the final design.

Background

At the Ordinary Council Meeting on 11th May 2011 Council resolved:

“That Council:

1. *Requests that Ashton Raggatt and McDougall undertake a redesign of the following features within the Multi Purpose Recreation Centre:*
 - a) *24 hour access to the Fitness area*
 - b) *Add external space to existing Childcare area*
 - c) *Bar and Served to be redesigned (first floor)*
 - d) *Operable wall to be installed in Function Hall*

2. *Considers the cost estimate and construction program impact at the Council Meeting in late June / early July 2011, and decides whether the internal changes are to be incorporated into the final design; and*
3. *Requests that the MPRC Main Builder (Doric) provides an indicative program to incorporate these design changes at this phase of the construction process, on condition that there is no impact upon the completion date.”*

The proposed design changes were presented to Ashton Raggatt and McDougall (ARM) and Doric for comment. Doric advised that items b to d would have dramatic implications on the completion date of the project given the current construction phase of the building and the structural requirements of the changes. These design variations were subsequently dismissed, as communicated to Council previously.

The provision of 24 hour gym access is relatively simple and would not impact on the completion date on the condition that changes are approved as soon as possible.

Consultation

Since approving the review of the provision of 24 hour gym access to the MPRC Council staff have liaised with the following consultants in order to present the recommendations:

- ARM (lead architects) – for design solution and impacts
- Doric (contracted builders) – for cost and scheduling implications
- Thinc Projects (project managers)
- Council’s Building Department – for access requirements to exits and ablutions.

Council has recently negotiated conditional approval of accommodation developments, such as Hamilton Hotel and Area A. One of the community contribution conditions is that residents become members of the MPRC gym, securing ongoing revenue for the facility. This was on the condition that the gym is accessible 24 hours of the day, given the shift working arrangements of the residents.

Statutory Implications

The tender for the construction of the MPR C was called and awarded in accordance with the Local Government Act (1995):

“3.57. Tenders for providing goods or services:

1. *A local government is required to invite tenders before it enters into a contract of a prescribed kind under which another person is to supply goods and serves*
2. *Regulations may make provisions about tenders.”*

Changes to the internal design falls within all relevant statutory requirements of the tender and contract management, and can be undertaken in consultation with the contractor and the client.

Policy Implications

Nil

Strategic Planning Implications

Key Result Area 3 – Community Development

Goal 2 – Sports and Leisure

Immediate Priority 1 – Build the Multi Purpose Recreation Centre

Budget Implications

ARM has estimated design fees associated with the provision of 24 hour gym access to be \$10,000. Upon review of the actual design requirements this is likely to reduce significantly due to the minimal work required. Doric has provided an estimate of \$7,000 for the construction works required (pending assessment by quantity surveyor), consisting of additional swipe card readers and associated cabling works. No structural or built form modifications are required to accommodate this design change.

The total maximum cost for the provision of 24hr gym access is approximately \$17,000. This is within the project budget contingency and considered acceptable.

Officer's Comment

The provision of 24 hour gym access to the MPRC is an integral part of the operations of the facility. It is a direct response to community needs, considering the large amount of shift workers residing in Port and South Hedland and the lack of afterhours fitness facilities.

Provision of 24 hour access to the MPRC gym facilities is part of the negotiated conditional approval (community contribution conditions) of accommodation developments, such as Hamilton Hotel and Area A. This however, subject to final negotiation and execution is an additional benefit to the facility's operation and the importance to the 24 hour gym access. The provision of 24 hour gym access is integral to the facility being responsive to the needs of the Port Hedland community.

Modifications required to accommodate 24 hour gym access are minimal and consist of the inclusion of several secure access points throughout the building. Access will be monitored electronically by the facility managers. Investigations were carried out into the provision of access to ablutions, including disabled facilities for 24 hour gym patrons. Emergency egress and the security of the remainder of the building was also considered and reviewed. It has been determined that no further design changes are required to ensure that the building complies with these requirements.

The costs associated with the provision of 24 hour gym access far outweigh the potential increased revenue stream. The inclusion of this change will not impact on the completion date of the project, therefore it is recommended for approval.

Attachments

Nil

201112/101 Officer's Recommendation / Council Decision

Moved: Cr A A Carter

Seconded: Cr D W Hooper

That Council:

- 1. Approves the changes associated with the provision of 24 hour gym access to the Multi Purpose Recreation Centre project**
- 2. Notes that the additional \$17,000 in design and work's cost can be sourced within the current funding available in the MPRC budget.**

CARRIED 3/0

5:50pm Councillors G J Daccache and M B Dziombak re-entered the room and resumed their chair.

Mayor advised Councillors G J Daccache and M B Dziombak of Council's decision.

6.3 Corporate Services

6.3.1 **2011 Rates Incentive Draw (File No.: 00/00/00)**

Officer Carmen Hanisch
Senior Rates Officer

Date of Report 5 September 2011

Disclosure of Interest by Officer Nil

Summary

For Council to conduct the initial 2011 Rates Incentive Program draw to determine 32 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 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 The Town of Port Hedland and local businesses. Local businesses sponsoring cash prizes or services and goods towards the program, receive local recognition and advertising in return.

The 32 prizes in the 2011 draw are as follow:

SPONSORSHIPS PROVIDED	Sponsors	AMOUNT
Therapy Voucher	Elisi Therapies	\$100.00
iPod Touch 8GB (RRP \$289 incl GST)	Harvey Norman Port Hedland	\$81.82
	Town of Port Hedland	\$180.91
Olympus Digital Camera (RRP \$299)	Harvey Norman Port Hedland	\$33.64
	Town of Port Hedland	\$238.18
"Winner's Choice Voucher" at Perth Ambassador Hotel or Goodearth Hotel	Goodearth & Perth Ambassador Hotels	\$295.00
Double Jolly Matilda Swag	Town of Port Hedland	\$435.45
Westinghouse 120ltr Bar Fridge	Harvey Norman Port Hedland	\$71.82
	Town of Port Hedland	\$272.73

Yamaha iPod Docking Station	Harvey Norman Port Hedland	\$217.27
	Town of Port Hedland	\$327.27
Cash	Port Hedland Boulevard Shopping Centre	\$500.00
Cash	LMCD Construction	\$500.00
Cash	South Hedland Shopping Centre	\$500.00
Cash	Hedland Home Hardware & Garden	\$500.00
Cash	Pike Plumbing & South Bound Electrical JV	\$500.00
Cash	Pilbara Motor Group	\$500.00
Playstation 3 320GB	Harvey Norman Port Hedland	\$53.64
	Town of Port Hedland	\$490.91
Overnight Package at All Seasons Karratha	AllSeasons Karratha (AAPC Properties)	\$560.00
"Weekend Package for Two"	Esplanade Hotel	\$566.00
Cash	National Australia Bank	\$1,000.00
Cash	O'Donnell Griffin	\$1,000.00
Cash	R2R Services	\$1,000.00
Cash, along with an engraved salt grinder and salt	Dampier Salt Ltd	\$1,100.00
Engel 40ltr Fridge Platinum Series	Town of Port Hedland	\$1,100.00
OZ Tent RV 5	Town of Port Hedland	\$1,172.73
Beefeater Gas Burner BBQ	Harvey Norman Port Hedland	\$635.45
	Town of Port Hedland	\$909.09
Concrete delivered to site in South Hedland, Port Hedland or Wedgefield	Hanson Construction Materials Pty Ltd	\$2,000.00
Advertising package	North West Telegraph	\$2,000.00
Cash	BJ Young Earthmoving	\$2,000.00
Cash	Pilbara Logistics	\$2,000.00
Settlement fees as prescribed under	Shane Jacob Settlements	\$2,000.00

Settlement Agents Act		
A private dining experience at the Silverstar Cafe	Silverstar Cafe	\$2,000.00
2 x Return Airfares from Port Hedland to Broome	Airnorth	\$2,100.00
Bali Trip for Two	Town of Port Hedland	\$2,350.00
2010 Nissan MICRA Hatch , Blue	Town of Port Hedland	\$14,536.36
	Total	\$45,828.27

Statutory Implications

Gaming and Wagering Commission Act 1987

SECTION 104 PERMIT FOR THE CONDUCT OF A TRADE PROMOTION LOTTERY

15. Where practicable, members of the public must be afforded the opportunity to witness the draw.

Policy Implications

Town of Port Hedland Rates Incentive Program Policy.

1. Introduction

This policy will provide an administrative framework for conducting the annual Rates Incentive Program.

2. Purpose and Application of the Policy

2.1 Purpose

The purpose of the Policy is to ensure a robust Rates Incentive Program that clearly demonstrates openness and accountability, and is equitable for all ratepayers who meet the entry requirements as outlined in the Provisions, Policy and the Terms and Conditions of the Program.

3. Provisions

Only ratepayers who have paid their rates in full, before the due date, and entered on the prescribed form are eligible to enter. The Town of Port Hedland Mayor and Councillors are ineligible to enter.

Incomplete, ineligible or incomprehensible entries will be deemed invalid and will not be included in the judging.

Prizes must be collected at the Rates Incentive Program event by the winner whose name and address is stipulated on the entry form. If the winner is unable to attend the event, they must nominate a representative who will be given the VIP pass to the event. The winner who is sending a representative must notify the Town of Port Hedland prior to the date of the function. If the winner is unable to attend, or nominate a representative then their entry will be deemed to be invalid.

4. Policy

It is the policy of the Town of Port Hedland that an entrant is only considered to be valid when they satisfy the requirements, where applicable, under the Gaming and Wagering Commission Act 1987, the Terms and Conditions of the Program, and where appropriate, the requirements of this Policy.

There shall be no cost for the ratepayer to enter the Rates Incentive Program.

The Town of Port Hedland will seek sponsorship from local businesses that will in turn, be provided promotional opportunities in accordance with the pre-determined sponsorship levels.

The method for determining the winners will be clearly stated in the Terms and Conditions of entry to the Rates Incentive Program.

The full Terms and Conditions shall be published on the Town's internet site and in a state wide newspaper, with a reference to where they can be sourced on the entry form.

The initial draw will be conducted in a forum that is open to the public, with the final draw being open only to those specifically invited to the event.

The number of initial entries drawn will be dependent upon the number of sponsorships gained from community businesses.

There will be an additional 5 entries drawn that may be used as substitutes (in the order in which they are drawn from the barrel), if an entry is deemed to be invalid.

The draw will be conducted within one month of the closure of entries.

The Town of Port Hedland reserves the right, at any time, to verify the validity of entries and entrants.

The Town of Port Hedland may conduct such further draws at any time to ensure the appropriate number of valid entrants.

Upon commencement of the Rates Incentive Program, the Terms and Conditions will not be amended without written approval of the Gaming and Wagering Commission.

Upon commencement of the Rates Incentive Program, the Program will not be cancelled or withdrawn without prior written approval of the Gaming and Wagering Commission.

Records relating to the Rates Incentive Program shall be maintained for a period of twelve months and shall be made available to an authorised officer of the Gaming and Wagering Commission or a Police Officer upon request.

Strategic Planning Implications

Nil

Budget Implications

This initial prize draw will have no budget implications. The prizes for the Rates Incentive Program have been funded as part of the 2011/12 budget process as well as sponsorship arrangements with community 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.

All entries have been checked by Rates Officers for their eligibility. These entry forms have been placed into a sealed box for the initial draw. 32 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 4 October 2011. The Final draw will determine the prize each winner is to receive.

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 32 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 4 October 2011 at the Civic Centre Gardens.

Attachments

Nil

Officer’s Recommendation

That Council:

1. notes the names drawn to be the winners for the 2011 Rates Incentive Program and record them in order;

1.	2.	3.
4.	5.	6.
7.	8.	9.
10.	11.	12.
13.	14.	15.
16.	17.	18.
19.	20.	21.
22.	23.	24.
25.	26.	27.
28.	29.	30.
31.	32.	

2. notes 5 additional names and records them in order as reserves in the event that a winner is unable to attend or nominate a representative to attend the Rates Incentive Function.

33.	34.	35.
36.	37.	

201112/102 Council Decision

Moved: Cr A A Carter

Seconded: Cr G J Daccache

That Council:

1. notes the names drawn to be the winners for the 2011 Rates Incentive Program and record them in order;

1. Paul Attwood	2. Muhammad Effendy	3. Westina Corp (Ross Jamieson)
4. Dave & Leanne Beches	5. Michael Claydon	6. Jeffrey & Aroha Brockman
7. Valerie & Frank Pulleine	8. Mark Pukering	9. Aaron Jacoby
10. Belinda Nichols	11. Tim Rogers	12. Westina Corp (Ross Jamieson)
13. Kerry Waters & Deirdre Gray	14. Carl & Hilary Rozario	15. Jamie Punter
16. Darren Marlow	17. Beverley Buggins	18. Jeff Kerley
19. Kenneth & Yvonne Power	20. Mohsen Zebarjadi	21. Jessica Vuckovich
22. Andrew Wood & Tricia Hebbard	23. Bob & Carol Simpkins	24. Barbara Dimmack
25. Delta Cave (Brent Rudler)	26. Kerry & Ian Jacoby	27. Steve Andrich
28. Norman Wood	29. Doug & Helen Gerloff	30. Catherine McLaughlin
31. Kim Bailey	32. Wayne McNaboe	

2. notes 5 additional names and records them in order as reserves in the event that a winner is unable to attend or nominate a representative to attend the Rates Incentive Function;

33. Lina Rosher	34. Rex Potter	35. Edward Bentley
36. Tim Landrigan	37. See Chew	

and

3. invites all ratepayers to attend the Rates Incentive Program Function to be held on 4 October 2011 at the Civic Centre Gardens.

CARRIED 5/0

REASON: Council believes all ratepayers should be invited to the Rates Incentive Program Function on 4 October 2011.

ITEM 7 CLOSURE

7.1 Closure

There being no further business, the Mayor declared the meeting closed at 6:03 pm.

Declaration of Confirmation of Minutes

I certify that these Minutes were confirmed by the Council at its Ordinary Meeting of 2011.

CONFIRMATION:

MAYOR

DATE