

Civic Centre  
McGregor Street

P (08) 9158 9300  
F (08) 9158 9399  
council@porthedland.wa.gov.au  
[www.porthedland.wa.gov.au](http://www.porthedland.wa.gov.au)

PO Box 41  
Port Hedland, WA 6721



Our Ref: 2015/081.01 / 117590G

Enquiries: [REDACTED]

Direct: [REDACTED]

Email: [REDACTED]

[REDACTED]  
[REDACTED]  
Port Hedland WA 6721

Dear [REDACTED]

**APPLICATION 2015/081.01 EXTENSION OF TIME TO PREVIOUSLY APPROVED SIX (6) GROUPED DWELLINGS ON LOT 186 (53) KINGSMILL STREET PORT HEDLAND 6721**

The Town of Port Hedland has received your request to extend the approval period for the Planning Permit (2015/081) issued 29<sup>th</sup> July 2015 for the above address.

In accordance with Schedule 2, Part 9, Procedure for dealing with applications for development approval, Regulation 77 of the Planning and Development (Local Planning Schemes) Regulations 2015; your request for extension of time has been approved

If the proposed development is not substantially commenced before 29<sup>th</sup> July 2019 the approval shall lapse and be of no further effect.

Please be advised this letter does not exempt the landowner to satisfy all the Conditions as stated on the original Planning Permit. Should you have any queries or require additional information please do not hesitate to contact the Planning Services Unit on 08 9158 9321.

Yours sincerely  
[REDACTED]

[REDACTED]  
**CHIEF EXECUTIVE OFFICER**

30 May 2017

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Our Ref: 2015/081 / 117590G

Enquiries: [REDACTED]

Direct Line: 9158 9341

Email: [REDACTED]



Dear [REDACTED]

**DECISION ON PLANNING APPLICATION No: 2015/081 FOR SIX (6) GROUPED DWELLINGS ON LOT 186 (53) KINGSMILL STREET PORT HEDLAND 6721**

In regard to your above application submitted on behalf of the landowner, Hedland Developments Pty Limited, I wish to advise that Council at its Ordinary Meeting held on Wednesday 29<sup>th</sup> July 2015 resolved to approve your above application, subject to the conditions as contained on the attached Permit.

Please note the decision is part of unconfirmed Council Meeting minutes and are provided "Without Prejudice". Minutes are provided on the strict understanding that all terms whether deemed, expressed or implied do not purport to record the proceedings of Council until confirmed by resolution of the Council, normally at the following Ordinary Meeting.

Pursuant to Clause 9.6 of the Port Hedland Town Planning Scheme No.5, if the applicant / owner are aggrieved by this decision, as a result of a condition of approval or by a determination of refusal, you may have a right of review through the State Administrative Tribunal in accordance with section 252(1) of the Planning and Development Act 2005 (as amended). The application for review must be lodged with the State Administrative Tribunal, Perth, within 28 Days of receiving this decision. Further information and review application forms can be obtained by contacting the State Administrative Tribunal on 08 9219 3111 or via their website [www.sat.justice.wa.gov.au](http://www.sat.justice.wa.gov.au).

Should you have any further queries or require additional information please do not hesitate to contact the Planning Services Unit on 08 9158 9321.

Yours sincerely



**MANAGER DEVELOPMENT SERVICES**

29 July 2015

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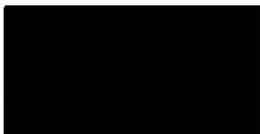


Our Ref: 2015/081 / 117590G

Enquiries: [REDACTED]

Direct Line: [REDACTED]

Email: [REDACTED]



Dear [REDACTED]

**DECISION ON PLANNING APPLICATION No: 2015/081 FOR SIX (6) GROUPED DWELLINGS ON LOT 186 (53) KINGSMILL STREET PORT HEDLAND 6721**

Planning consent is granted for the above application received on 18 May 2015 and indicated on the attached plans, subject to the following conditions:

1. This approval relates only to the proposed Six (6) Grouped Dwellings, as indicated on the approved plans (DRG2015/081/1 – DRG2015/081/6). It does not relate to any other development on this lot.
2. If the development referred to in (1) above is not substantially commenced within a period of two years from the date of approval, the approval shall lapse and be of no further effect.
3. A minimum of fourteen (14) car parking bays shall be provided as indicated on the approved site plan.
4. No car parking bays shall be obstructed in any way or used for any other purpose than car parking.
5. Front walls and fences within the primary street setback area shall be no higher than 1.8m measured from natural ground level and be visually permeable above 1.2m.
6. Storm water disposal is to be designed and constructed in accordance with the Town's Engineering Services Guidelines, and to the satisfaction of the Manager Development Services.
7. Roof mounted or freestanding plant or equipment such as air conditioning units and hot water systems shall be located and / or screened to the satisfaction of the Town's Manager Development Services.
8. Alterations or relocations of existing infrastructure within the road reserve shall be carried out and reinstated at the landowner's cost to the satisfaction of the Town's Manager Development Services.
9. The landowner shall ensure all activities related to the construction of the development (such as but not limited to, storage of building materials and contractor vehicles) be contained wholly within the lot boundaries.

10. The landowner shall ensure sediment control barriers are placed and maintained along all boundaries during the construction period to the satisfaction of the Town's Manager Development Services.
11. Dust and sand both during and after construction shall be contained on site with the use of suitable dust suppression techniques.

**Prior to the issuing of a Building Permit the following conditions shall be cleared by the Town's Manager Development Services.**

12. The applicant shall submit and have approved amended plans indicating the reduction of the internal floor area of unit 1 to 110m<sup>2</sup> in order to comply with clause 6.3.10 of TPS5.
13. The land owner shall pay a refundable bond of (\$4,776.00) to the Town as security for repairing any damage to the road verge and / or adjoining infrastructure during construction.
14. The landowner shall prepare a notification under section 70A of the Transfer of Land Act 1893. The landowner shall provide proof in a form acceptable to the Town's Manager Development Services, that the section 70A has been lodged with Landgate for endorsement on the Certificate of Title for the subject lot(s). This notification shall be sufficient to alert prospective landowner or occupiers of the following:
  - a. This land is located within an area identified as being impacted on or affected by dust from Port activities. The Department of Health advises children, the elderly and people with pre-existing respiratory and cardiovascular health conditions or predisposed to the same should not reside on this land other than on a temporary basis as they are at increased risk of worsening or developing respiratory and/or cardiovascular related health conditions.

Further information can be obtained from the Department of Health.

**The following conditions shall be cleared prior to the issuing of an Occupancy Permit of the development.**

15. The development shall be connected to a reticulated main sewer system.
16. Aged/disabled access to the existing footpath in accordance with "Austroads Part 13 – Pedestrians" standards.
17. The landscaping and reticulation shall be completed as per the approved landscaping and reticulation plan, and thereafter shall be maintained to the satisfaction of the Town's Manager Development Services (please note no loose stones or gravel will be permitted).



18. Lighting shall be installed along all driveway(s), access way(s), parking area(s), turning area(s) and pedestrian pathways by the landowner. Design and construction standards shall be in accordance with Australian Standard AS 1158.
19. Access way(s), parking area(s), turning area(s) shall be constructed, kerbed, formed, graded, drained, line marked and finished with a sealed or paved surface by the landowner in accordance with Australian Standard AS 2890 Parts 1 and 2.
20. The driveways and crossover shall be designed and constructed in accordance with Council's Crossover Policy 9/005.
21. The landowner shall ensure any damage to road pavements / kerbing / footpaths or other Town assets caused by any activity associated with the construction of the development, including but not limited to vehicle movements, shall be repaired to the satisfaction of the Town's Manager Development Services.

#### ADVICE NOTES:

1. The landowner is reminded this is a Planning Approval only and does not obviate the responsibility of the landowner to comply with all relevant building, health and engineering requirements.
2. In regard to Condition 13, the bond has been calculated at \$78.60 linear metre for reinstatement of kerbing and \$196.70 m<sup>2</sup> with a width of 2 m wide for reinstatement of footpaths, in accordance with the Town's Engineering Services Fees and Charges 2014 – 2015. On completion of construction and inspection by Engineering Services which confirms any damage to the road, kerbs of footpath have been rectified, the bond will be returned

Length of road reserve = 20m

Reinstatement of kerbing = \$78.60 x 20m

Reinstatement of footpaths = \$393.40 x 20m

Total bond required = \$9552 (please note the bond will be 50% of total amount)

3. The landowner is reminded that a Planning approval is required for the placement of any signage on the lot.
4. This approval should not be construed that the Town will support a survey strata or green title subdivision application for the development. Assessment has been based on a 'Grouped Dwelling' containing common property. A subdivision application for Survey Strata without common property or green title subdivision will need to meet the minimum and average site areas for the dwelling type, as prescribed in the Residential Design Codes
5. The wastewater system components will require a review by the developers consulting engineer and the Water Corporation, and the extent of upgrading established. Details are to be provided to the water Corporation at the time of building application together with a water efficiency plan, for assessment and agreement"



6. Waste receptacles are to be stored in a suitable enclosure to be provided to the specifications of the Town's Health Local Laws 1999 and to the satisfaction of Manager Development Services.
7. Waste disposal and storage is to be carried out in accordance with the Town's Health Local Laws 1999.
8. The development must comply with the Environmental Protection (Noise) Regulations 1997 at all times.
9. Be advised that as per the Environmental Protection (Noise) Regulations 1997, construction noise, that does not comply with the AS 2436-1981, is not permitted outside of 0700-1900 Mondays-Saturdays and not on Sundays or Public Holidays.
10. Be advised that all laundries must be constructed as per the Town's Health Local Laws 1999 Section 2.2.2.

Prior to the issuing of a Building Permit and Occupancy Permit; the landowner is to obtain a clearance certificate confirming all relevant planning conditions have been complied with. In this regard contact the Town's Development Compliance Officer to obtain the necessary application form and fee.

Yours sincerely



**MANAGER DEVELOPMENT SERVICES**

29 July 2015

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**PORT  
HEDLAND**  
PILBARA'S  
PORT CITY

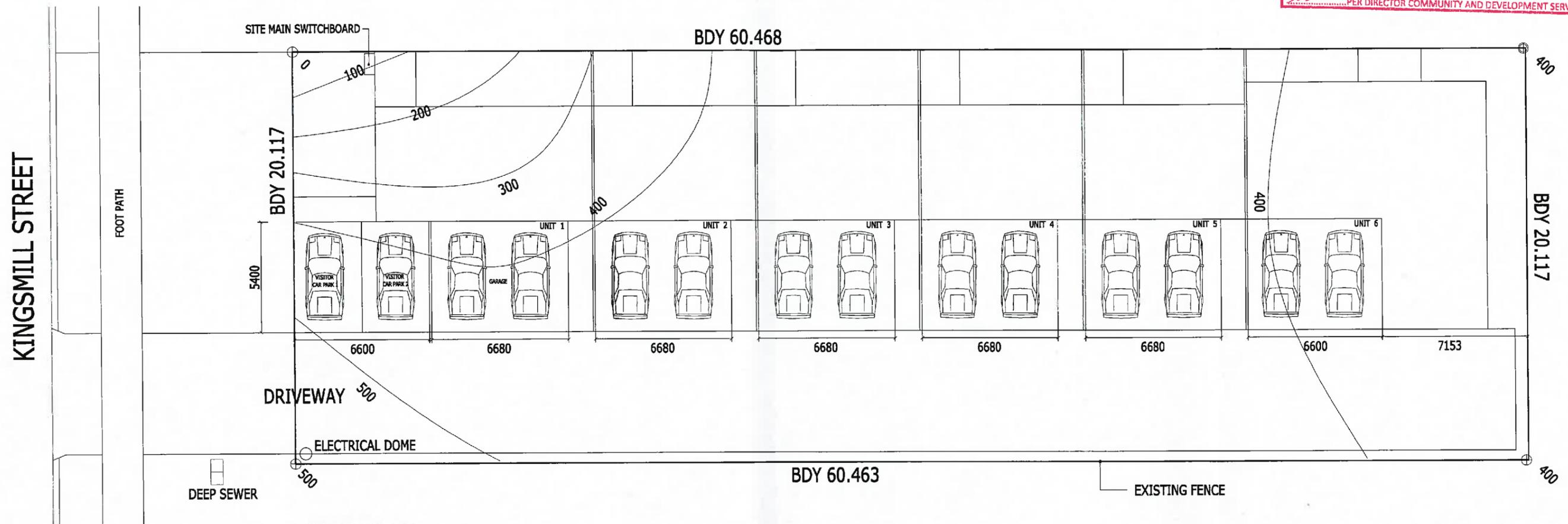


DRG 2015/081/1

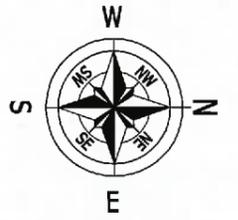
Town of Port Hedland  
**APPROVED**  
 Date of Council Meeting      Application Number  
 29 JUL 2015      20 15 - 0 8 1

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

PER DIRECTOR COMMUNITY AND DEVELOPMENT SERVICES



SITE PLAN LOT 186



**DESIGN**  
 fifty eight  
 DESIGN AND CONSTRUCTION

MOBILE [REDACTED]

PROJECT  
 Reflections  
 SIX RESIDENTIAL  
 DWELLING BUILDING

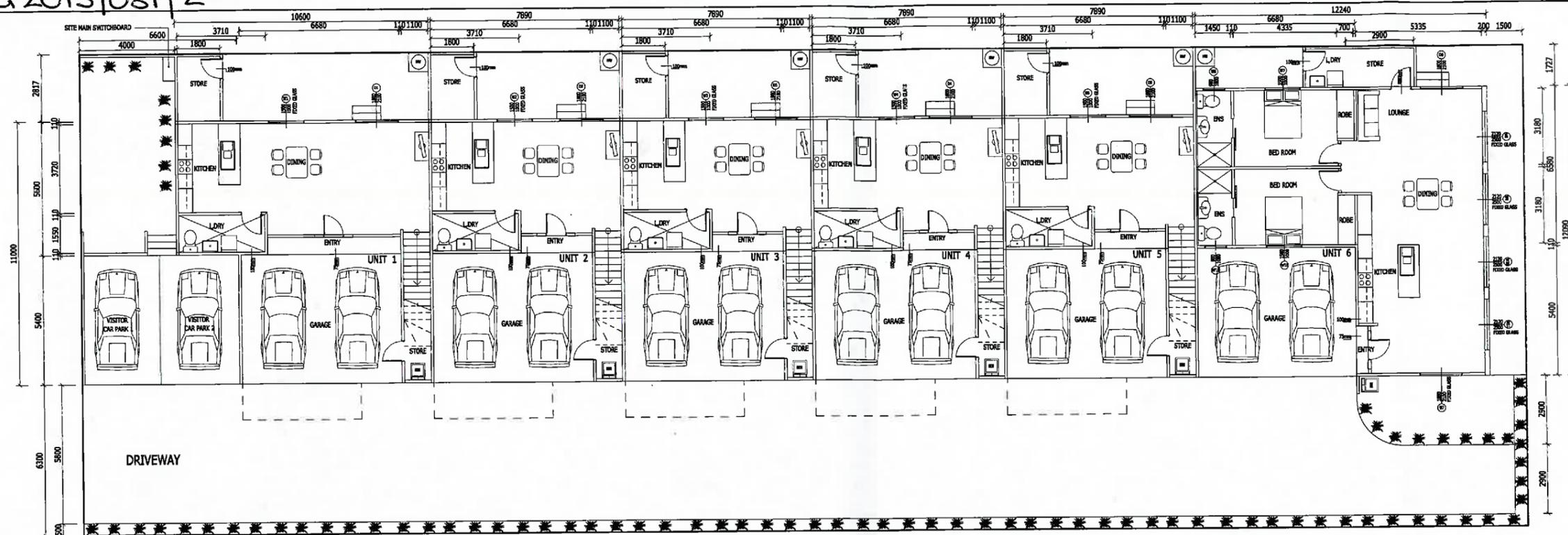
LOCATION  
 53 KINGSMILL STREET  
 PORT HEDLAND  
 WA 6721  
 LOT 186 ON DP 223066

CLIENT  
 [REDACTED]

DRAWING  
 - SITE PLAN  
 SCALE  
 1:100

DWG No  
 2/5  
 ISSUE  
 DA

AMMENDMENTS & DATES  
 14/5/2015 DEVELOPMENT APPLICATION



GROUND FLOOR

AREAS

LOT AREA	1216 sqm
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UNIT 6

GF	108 sqm
GARAGE	35.64 sqm
YARD	16.80 sqm
STORE	4.00 sqm

UNIT 5,4,3,2

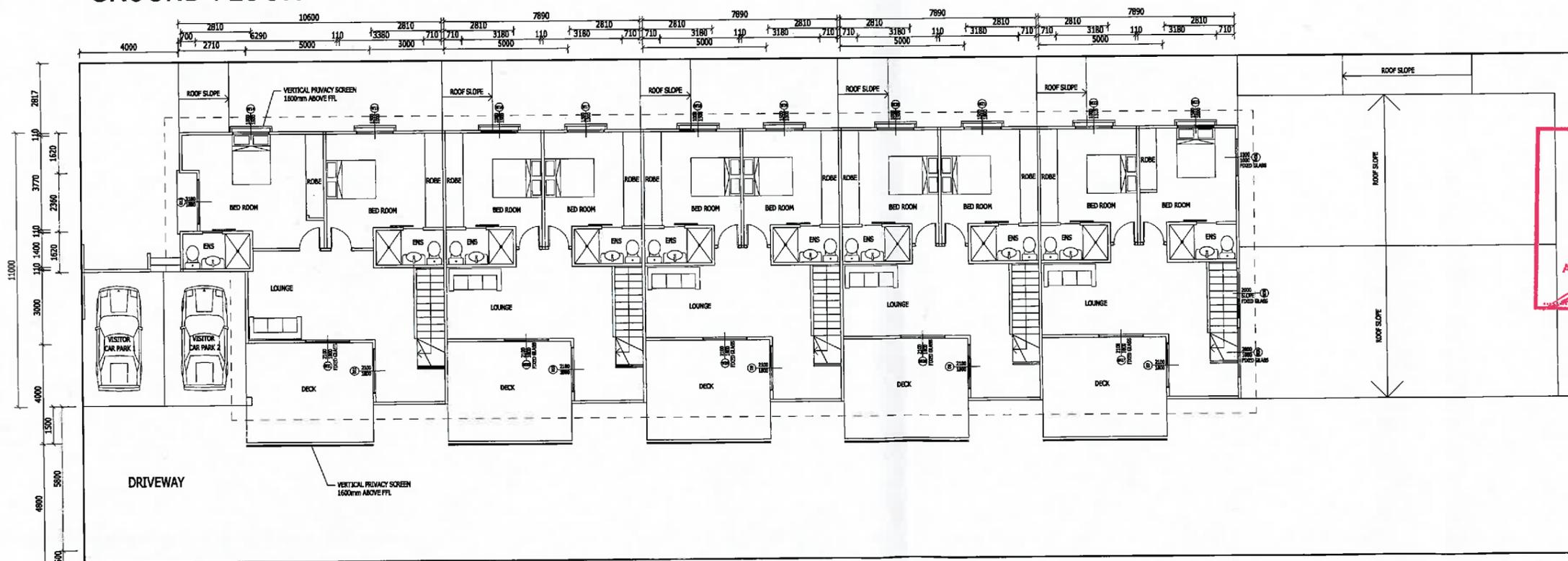
GF	39.5 sqm
FF	65.2 sqm
SUB TOTAL	104.7 sqm
DECK	20 sqm
GARAGE	35.64 sqm
YARD	16.2 sqm
STORE	4 sqm

UNIT 1

GF	51.3 sqm
FF	75.4 sqm
SUB TOTAL	126.7 sqm
DECK	20 sqm
GARAGE	35.64 sqm
YARD	16.2 sqm
STORE	4 sqm

COMMON

434.4 sqm
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FIRST FLOOR

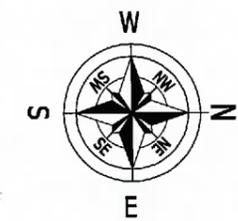
**Town of Port Hedland  
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**DESIGN**  
**58 fifty eight**  
DESIGN AND CONSTRUCTION

MOBILE [REDACTED]

PROJECT  
**Reflections**  
SIX RESIDENTIAL  
DWELLING BUILDING

LOCATION  
53 KINGSMILL STREET  
PORT HEDLAND  
WA 6721  
LOT 186 ON DP 223066

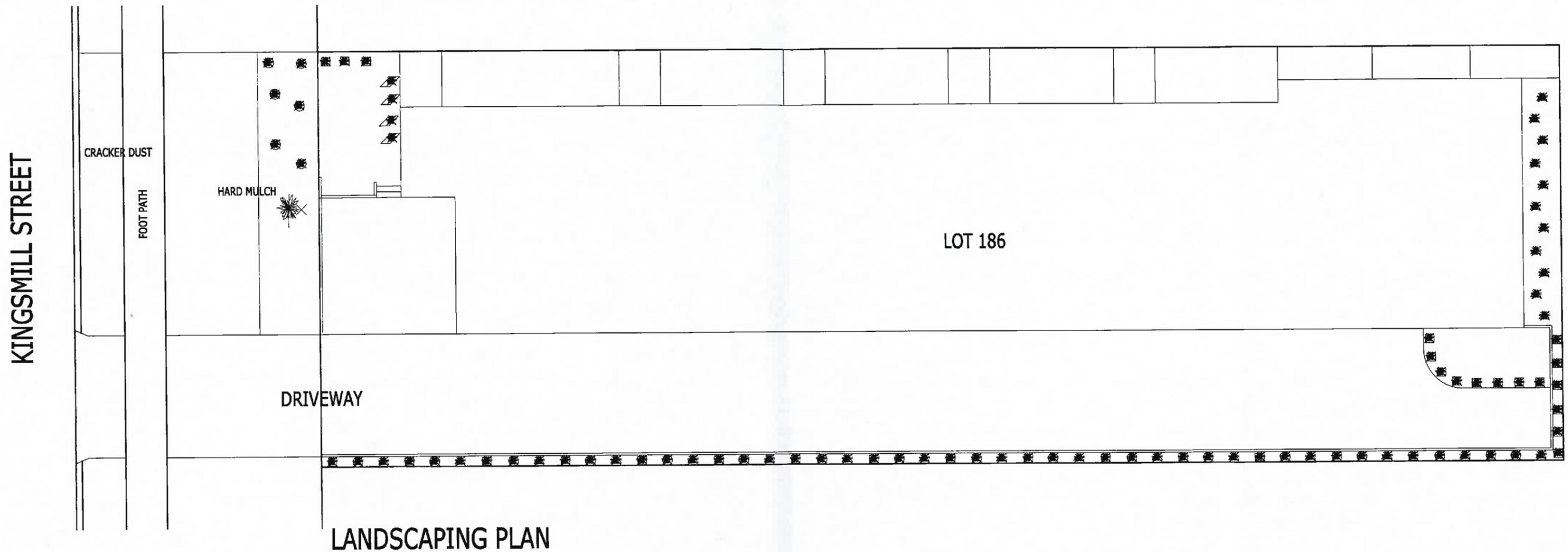
CLIENT  
[REDACTED]

DRAWING  
- GROUND FLOOR PLAN  
- FIRST FLOOR PLAN  
SCALE  
1:100

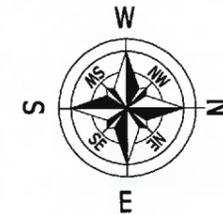
DWG No  
1/5  
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DA

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Town of Port Hedland  
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- LEGEND**
- X POINCIANA TREE
  - MURRAYA
  - FRANGI PANI
  - ▨ OLIVE TREE
  - △ RIBBON GRASS



**DESIGN**  
 fifty eight  
 DESIGN AND CONSTRUCTION

MOBILE [REDACTED]

**PROJECT**  
 Reflections  
 SIX RESIDENTIAL  
 DWELLING BUILDING

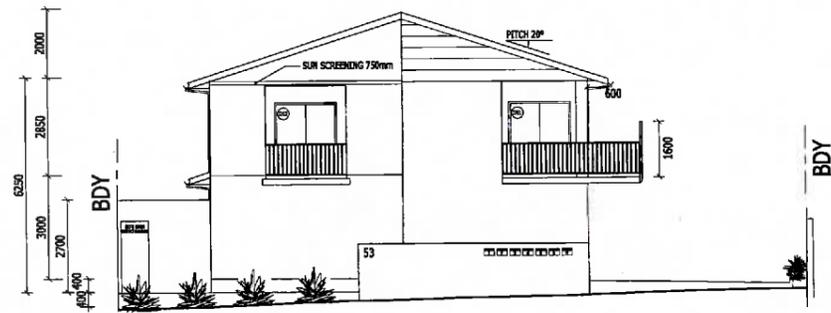
**LOCATION**  
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 LOT 186 ON DP 223066

**CLIENT**  
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 WA 6721

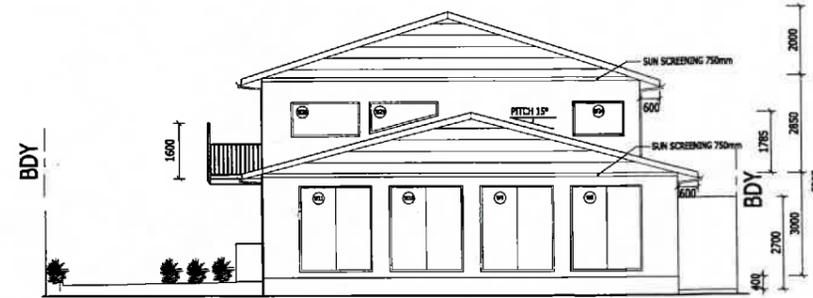
**DRAWING**  
 - LANDSCAPING PLAN  
 SCALE  
 1:100

**DWG No**  
 4/5  
**ISSUE**  
 DA

**AMMENDMENTS & DATES**  
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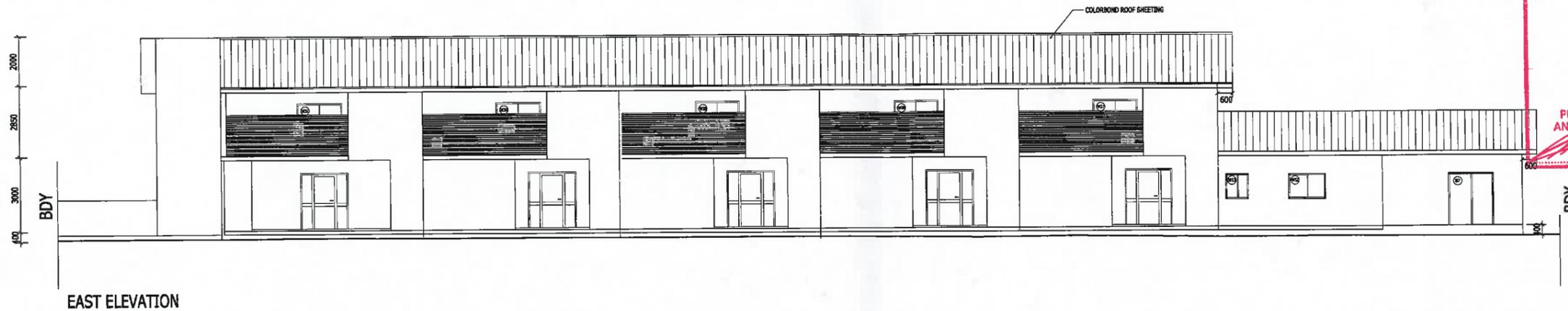


SOUTH ELEVATION



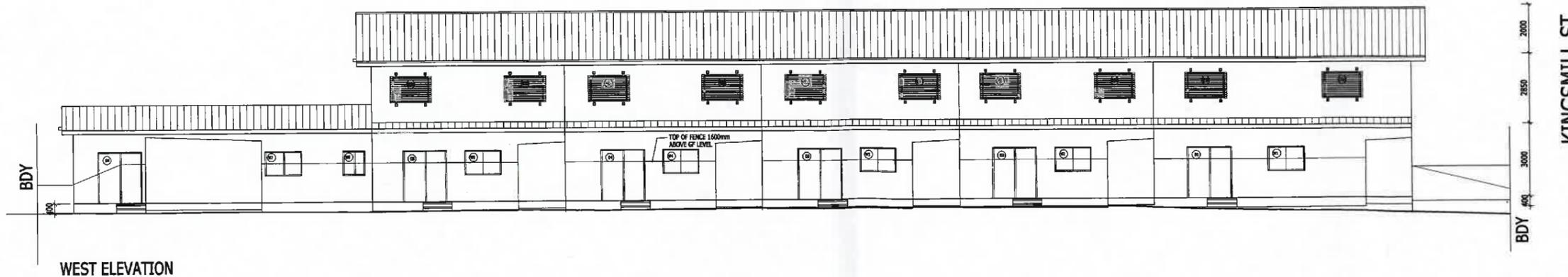
NORTH ELEVATION

KINGSMILL ST



EAST ELEVATION

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WEST ELEVATION

KINGSMILL ST

  
**DESIGN**  
**58 fifty eight**  
 DESIGN AND CONSTRUCTION

MOBILE [REDACTED]

PROJECT  
**Reflections**  
 SIX RESIDENTIAL  
 DWELLING BUILDING

LOCATION  
 53 KINGSMILL STREET  
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 LOT 186 ON DP 223066

CLIENT  
 [REDACTED]

DRAWING  
 - ELEVATION  
 SCALE  
 1:100

DWG No  
 3/5  
 ISSUE  
 DA

AMMENDMENTS & DATES  
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DRG 2015/081/5

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*[Signature]*  
PER DIRECTOR, COMMUNITY AND DEVELOPMENT SERVICES

