



Town of Port Hedland

MINUTES

OF THE

SPECIAL MEETING

OF THE TOWN OF PORT HEDLAND COUNCIL

HELD ON

WEDNESDAY 3 MARCH 2010

AT 12:00 NOON

IN COUNCIL CHAMBERS

McGREGOR STREET, PORT HEDLAND

*Purpose of Meeting: To consider
Proposed Transient Workforce Accommodation Located on Portion of Lot 5838
Scadden Road, South Hedland (Area B).*

DISCLAIMER

No responsibility whatsoever is implied or accepted by the Town of Port Hedland for any act, omission, statement or intimation occurring during Council Meetings. The Town of Port Hedland disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission, and statement of intimation occurring during Council Meetings.

Any person or legal entity that acts or fails to act in reliance upon any statement, act or omission occurring in a Council Meeting does so at their own risk. The Town of Port Hedland advises that any person or legal entity should only rely on formal confirmation or notification of Council resolutions.

*Chris Adams
Chief Executive Officer*

OUR COMMITMENT

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

TABLE OF CONTENTS

1.1	OPENING.....	5
ITEM 2	RECORDING OF ATTENDANCE AND APOLOGIES	5
2.1	ATTENDANCE.....	5
2.2	APOLOGIES	5
2.3	APPROVED LEAVE OF ABSENCE	5
ITEM 3	PUBLIC TIME.....	5
3.1	PUBLIC QUESTIONS	5
3.2	PUBLIC STATEMENTS.....	6
ITEM 4	QUESTIONS FROM MEMBERS WITHOUT NOTICE.....	6
ITEM 5	DECLARATION BY MEMBERS TO HAVE GIVEN DUE CONSIDERATION TO ALL MATTERS CONTAINED IN THE BUSINESS PAPER PRESENTED BEFORE THE MEETING	6
ITEM 6	REPORTS OF OFFICERS	7
6.1	REGULATORY SERVICES.....	7
6.1.1	PLANNING SERVICES.....	7
6.1.1.1	<i>Proposed Transient Workforce Accommodation Located on Portion of Lot 5838 Scadden Road, South Hedland (Area B) (File No.: 804484G)</i>	<i>8</i>
ITEM 7	CLOSURE	45
7.1	CLOSURE	45

ITEM 1 OPENING OF MEETING**1.1 Opening**

The Mayor declared the meeting open at 12:00 noon 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 Jan M Gillingham
 Councillor Steve J Coates
 Councillor Michal (Bill) A Dziombak
 Councillor David W Hooper

Mr Chris Adams	Chief Executive Officer
Mr Matthew Scott	Director Corporate Services
Mr Russell Dyer	Director Engineering Services
Mr Paul Martin	Director Community Development
Mr Russell Dyer	Director Regulatory Services

Members of the Public	Nil
-----------------------	-----

Members of the Media	Nil
----------------------	-----

2.2 Apologies

Nil

2.3 Approved Leave of Absence

Councillor Stan R Martin

ITEM 3 PUBLIC TIME**3.1 Public Questions**

12:00 noon Mayor opened Public Question Time

Nil

12:00 noon Mayor closed Public Question Time

3.2 Public Statements

12:01pm Mayor opened Public Statement Time

Nil

12:01 noon 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

The following Members verbally declared to have given due consideration to all matters contained in the Business Paper presented before the meeting.

Cr K A Howlett	Cr S J Coates
Cr A A Carter	Cr D W Hooper
Cr J M Gillingham	Cr M (Bill) Dziombak

ITEM 6 REPORTS OF OFFICERS

6.1 REGULATORY SERVICES

6.1.1 Planning Services

200910/294 Council Decision

Moved: Cr J M Gillingham **Seconded:** Cr A A Carter

That Standing Orders be suspended.

CARRIED 6/0

12:01 pm Mayor advised that Standing Orders were suspended.

200910/295 Council Decision

Moved: Cr S J Coates **Seconded:** Cr A A Carter

That Standing Orders be resumed.

CARRIED 6/0

12:10 pm Mayor advised that Standing Orders were resumed.

6.1.1.1 *Proposed Transient Workforce Accommodation Located on Portion of Lot 5838 Scadden Road, South Hedland (Area B) (File No.: 804484G)*

Officer	Leonard Long Planning Officer
Date of Report	5 February 2010
Application No.	2010/25
Disclosure of Interest by Officer	Nil

Summary

Council has received an application from Koltasz Smith on behalf of the current land owner State of Western Australia and the developers Auzcorp Housing Pty Ltd, for the development of a transient workforce residential development (TWA) on portion of Lot 5838, South Hedland (Area B).

Although initially intended for use as Transient Workforce Accommodation they will eventually be released as permanent housing.

The report was forwarded to Council for determination as the proposed use is a "SA" use requiring Council approval at its Ordinary Meeting held on Wednesday 24 February 2010. Council seeks reconsideration of this matter.

Background

Site Description

The lot is located on the western side of Scadden Road, adjacent to the TAFE complex, and measures approximately 3.26ha. The land on which the development is proposed is currently vacant with common scrub vegetation and informal dirt tracks present.

Proposal

The proposed TWA will consist of 40 single storey dwellings and be able to accommodate 160 people.

Each dwelling will consist of 4 bedrooms each with an ensuite, common living areas, kitchenette and common laundry facilities and will also be provided with a double carport.

In addition to the units the development will include a temporary main dining and kitchen area and gym/recreational facility.

The State Government has identified the subject portion of land as a key urban development opportunity. As a result the purchase of the portion of land is subject to the TWA development being converted into a permanent residential development. In order to comply with the developers contractual obligations the developer has submitted the application requesting approval for the TWA development for a period of 6 years, after which the transition will be done to permanent status by the developer. As part of the transition it will be required to amend the zoning of the property, at this stage it is envisaged that the zoning will be "Residential" with a coding of either R 25 or R 30.

As part of the transition the developer will attend to the following works:

- Full construction of roads to the ToPH specifications,
- Individual connection of each lot to essential services including water, power and sewer;
- Uniform fencing along, side and rear boundaries,
- Construction of crossovers to each dwelling,
- Removal of the temporary facilities (main dining and kitchen area and gym/recreational facility and carpark),
- Provision of a 4m² storage area for each dwelling.

On completion of the above works the development will be compliant with the Residential Design Codes of Western Australia and the Port Hedland Town Planning Scheme No.5.

Consultation

The application has been circulated internally and the following comments have been received.

Building Services:

1. *Building Licence required,*
2. *Demolition licence will be required when temporary buildings are to be removed.*

Environmental Health Services:

1. *The proposed development shall be connected to reticulated mains sewer.*
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 Manager Planning Services.*
3. *Waste disposal and storage is to be carried out in accordance with Council's Health Local Laws 1999.*
4. *The development must comply with the Environmental Protection (Noise) Regulations 1997 at all times.*
5. *All dust and sand to be contained on site with the use of suitable dust suppression techniques to the satisfaction of the Manager Planning.*

6. *Be advised that the Town's Environmental Health Services Department has raised the following matters. If any of these matters require clarification please contact the Department on 9158 9325.*
 - a *It is a requirement under the Food Act 2008 that all food premises be registered prior to beginning operations;*
 - b *The applicant is advised that the construction and use of the proposed premises is required to comply with the Food Regulations 2009 and the Food Safety Standards;*
 - c *Prior to the issue of a building licence, a fit out plan of all internal fixtures, finishes and fittings must be provided and approved to the specifications of Town's Environmental Health Services; and*
 - d *Be advised that the food premises may be required to be connected to a grease trap prior to effluent entering the disposal system.*
11. *The proposed gym/recreational facility is to comply with the Health (Public Buildings) Regulations 1992.*
12. *Be advised that at the building licence stage a detailed floor plan of the proposed gym/recreational facility will be required to be submitted in order for Town to assess compliance with the Health (Public Buildings) Regulations 1992.*

Engineering Services:

1. *Road reserve and pavement widths – please see attached plan with recommended changes. The pavement widths need to be designed to accommodate the overall development and likely traffic volumes, hence the changes.*
2. *More information required regarding the end treatments for the proposed roads. They should be designed with a cul-de-sac bulb (which will impact on the adjacent housing design because of space requirements), however if the roads are continued through prior to handover to Council then this is acceptable. Council will not accept handover if the roads do not continue through and a cul-de-sac bulb hasn't been constructed.*
3. *Detailed design drawings shall be provided to Engineering for approval prior to commencement of construction. This includes civil engineering, landscaping and street lighting, etc.*
4. *Street lighting not mentioned. To be designed and installed to Horizon Power requirements, with handover to Horizon Power.*
5. *Crossovers to be constructed as per Council policy on completion of building of TWA.*

6. *Engineering Services to be involved in civil approvals, inspections, practical completion, defects inspections, reports, etc as per normal subdivisions, even though subdivision won't be formalized and handed over for 6 years.*
7. *An inspection shall also be carried out prior to the handover to Council and all defects to be repaired by developer prior to acceptance by Council.*
8. *Road construction and civil infrastructure to be designed and constructed to Council specifications now, not done prior to handover as suggested on page 6.*
9. *Roads/entrances to be clearly identified as private until handover to Council. (Suggest signage). This will ensure that the community and staff are aware that any issues aren't Council responsibility.*
10. *The SHTCD plan (after page 10) shows road layouts that seem to contradict this development proposal.*
11. *2m footpaths to be provided to each road as per Council subdivision guidelines. To be constructed during development, not at handover to Council as suggested. This will improve streetscape plus provide safe pedestrian facilities for residents into town. Paths to connect to existing Council infrastructure where available.*
12. *Detailed investigations required into stormwater drainage/disposal to accommodate the overall development, not just this stage. Need to consider proposed 'ring road', site A and Town Centre development.*
13. *Page 17 – note that stormwater infrastructure shall be handed over to Council, not Water Corporation.*
14. *Sewer pump station site doesn't appear to be accommodated within site plan.*
15. *Require guarantee from Water Corporation that sewer pump station will be constructed within timeframes mentioned. Council will not accept handover until lots are connected to sewer plus can't accommodate large quantities of effluent at the landfill over a prolonged period*

In terms of clause 4.3.1 of the Port Hedland Town Planning Scheme No.5:

“where an application is made for planning approval to carry out development which involves an “SA” use, the Council shall not grant approval to that application unless notice of the application is first given in accordance with the provisions of subclause 4.3.3 “

With due regard to subclause 4.3.3 of the Port Hedland Town Planning Scheme No 5, the application has been circulated to all the adjoining lot owners for comments.

Should any comments be received it will be tabled as Attachment 5/or alternatively forwarded to Councillors prior to the meeting.

Statutory Implications

In accordance with the Planning and Development Act 2005 the proposed development is subject to the provisions of the TPS5.

Once the TWA is converted into permanent residential dwellings, the residential development is to comply in addition to TPS5 with the Residential Design Codes of Western Australia.

Section 10 of the Local Government Act 1995 (in part) states:

“10. Revoking or changing decisions made at Council or Committee meetings – s5.25(e)

- 1. If a decision has been made at a council or committee meeting then any motion to revoke or change the decision must be supported –*
 - (a) Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover; or*
 - (b) in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover*
- 2. If a decision has been made at a council or a committee meeting then any decision to revoke or change the first mentioned decision must be made –*
 - (a) In the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority;*
 - (b) In any other case, by an absolute majority.*
- 3. This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.”*

Policy Implications

Nil

Strategic Planning Implications

Key Result Area 4: Economic Development

Goal Number 4: Land Development Projects

Strategy 1: Fast-track the release and development of commercial, industrial and residential land in a sustainable manner including:

- Pretty Pool developments
- South Hedland New Living developments
- LandCorp’s Various Industrial Land release programs
- Moore Street Development and West End Developments
- South Hedland CBD Developments

- Redevelopment of the Port Hedland Telstra/Water Corporation Site.

Budget Implications

An application fee of \$30,600.00 was paid on lodgment and deposited into account 001006326 – Town Planning Fees.

Officer's Comment

In August 2008 Council put out a guidance note to all potential developers of TWA's, advising of the following key principles which will be considered when applications are submitted for potential TWA facilities:

- Town Centre Development Focus
- Community benefit
- Integration
- Quality
- Safety

The proposed development will comply with all these aspects.

Town Centre Focus:

The location of the proposed development will be beneficial for the existing Town Centre, as the occupants will be able to access the Town Centre with ease and will result in additional spending which may lead to additional commercial development with the Town Centre.

Community Benefit:

Notwithstanding the benefit the community would derive from any additional commercial development, the proposed development will be converted into a permanent residential neighborhood, thereby providing the community with additional residential choices when purchasing a home.

Integration:

As mentioned the proposed TWA will after a period of 6 years be converted to permanent residential dwellings available to the public. This would be the ultimate integration of a TWA into the town.

Quality:

The proposed development has veered away from the traditional donga style accommodation units. The proposal as mentioned consists of 40 residential dwellings rather than dongas and will be constructed to the Building Code of Australia (BCA) thereby ensuring that the building construction is of a high quality.

Safety:

With regard to safety, while the development is being operated as a TWA it will be operated by Auzcorp. However, after the integration of the development into the town the development will comply with all engineering standards and as mentioned the BCA standards. This will ensure that the safety and integration of the dwelling designs are not compromised in any way.

Furthermore, the applicant has through his justification and design demonstrated that the proposed TWA development complies with the key principles, set out by Council.

The development must however also be assessed in its final form being permanent residential dwellings. In this regard due consideration must be given to the following aspects of the development:

Streetscape

The proposed development will consist of three architecturally designed "Dwellings" which will present three different elevations to the proposed street and be constructed of a mixture of materials comprising of colorbond, alternative cladding and custom orb sheeting. This will result in nine different styles of dwellings being constructed.

Furthermore, the street setback for the "Dwellings" has been proposed at 3m averaging 6m, with access to the rear of the property for additional vehicles or boats.

As a result of both the variations in design and treatment of "dwellings" as well as the access available to the rear of the "lots", which would encourage vehicles to be parked in the rear of the "lot" rather than on the road verge, will result in an attractive streetscape.

Density

The proposed development is proposed at an R Coding of R 25 which restricts development to an average lot size of 350m² and a minimum lot size of 320m².

With the location of the proposed development being within the South Hedland Town Centre Development Plan area which promotes higher densities closer to the actual South Hedland Town Centre, the proposed density of R 25 whilst acceptable would be encouraged to go to a higher density of R 30.

This would result in a higher population being located within walking distance to the retail centre, education facilities and recreational facilities, which would result in the better utilization of these facilities.

Attachments

- Attachment 1 - Locality Plan
- Attachment 2 - Site/Layout Plan
- Attachment 3 - Elevation Plan
- Attachment 4 - Floor Plan
- Attachment 5 - Adjoining owners comments

Officer's Recommendation

NOTE: to revoke the decision made in accordance with the Local Government (Administration) Regulations 1996:

10. *Revoking or changing decisions made at Council or Committee meetings – s5.25(e)*
 1. *If a decision has been made at a council or committee meeting then any motion to revoke or change the decision must be supported –*
 - (a) *Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover; or*
 - (b) *in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover*
 2. *If a decision has been made at a council or a committee meeting then any decision to revoke or change the first mentioned decision must be made –*
 - (a) *In the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority;*
 - (b) *In any other case, by an absolute majority.*
 3. *This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.”*

Voting Requirements

1. *To consider – 1/3 of members (3).*
2. *To revoke – absolute majority.*

NOTE: Mayor called for a show of hands in favour to consider the revoking of resolution of Agenda Item 11.2.2.4 'Proposed Transient Workforce Accommodation located on portion of Lot 5838 Scadden Road, South Hedland (Area B)' presented to Council's Ordinary Meeting held on 24 February 2010.

The following Councillors were in favour to consider the revoking the resolution of Agenda Item 11.2.2.4 'Proposed Transient Workforce Accommodation located on portion of Lot 5838 Scadden Road, South Hedland (Area B)' presented to Council's Ordinary Meeting held on 24 February 2010:

Councillor A A Carter
Mayor Kelly A Howlett
Councillor W (Bill) Dziombak

**200910/296 Council Decision/Officer's Recommendation –
Part 1**

Moved: Cr A A Carter

Seconded: Cr W Dziombak

That Council revokes resolution 200910/0.. Council Decision of Agenda Item 11.2.2.4 'Proposed Transient Workforce Accommodation located on portion of Lot 5838 Scadden Road, South Hedland (Area B)' of its Ordinary Meeting held on Wednesday 24 February 2010, and recorded on page ... of those Minutes, as follows:

“That Council:

- a) APPROVES the planning application from Koltasz Smith on behalf of the current land owner State of Western Australia and the developers Auzcorp Housing Pty Ltd, for the development of a transient workforce camp (TWA) on portion of Lot 5838, South Hedland, subject to the following conditions:*
- 1. 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.*
 - 2. This approval relates only to the proposed 40 dwellings, and other incidental development, and excludes the proposed gym/recreational facility as indicated on the approved plans. It does not relate to any other development on this lot.*
 - 3. The approval is only valid for a period of 6 years from the date of this approval after which the TWA shall be converted to permanent residential dwellings to the satisfaction of the Manager Planning.*

4. ***On expiry of the 6 year approval referred to in condition 3, the owner/developer shall ensure that the proposed permanent residential dwellings comply with the requirements of the relevant Port Hedland Town Planning Scheme and the Building Codes of Western Australia as well as all other relevant laws and legislation.***
5. ***A subdivision application, for the individual dwelling lots shall be submitted and finalized by the Western Australian Planning Commission within 36 months of this approval.***
6. ***During the approval period referred to in condition 3 the development area shall only be used for purposes, which are related to the operation of “Transient Workforce Accommodation”. Under the Town of Port Hedland’s Town Planning Scheme No. 5 “Transient Workforce Accommodation” is defined as:***

“dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractors camp and dongas.”
7. ***Prior to the submission of a building licence application the plans are to be amended and/or the following additional information provided and approved:***
 - a. ***Road reserve and pavement widths need to be redesigned to accommodate the overall development and likely traffic volumes,***
 - b. ***Additional information is required regarding the end treatments for the proposed roads,***
 - c. ***Additional information is required regarding street lighting,***
 - d. ***The site plan is to be amended to show the location of the proposed sewer pump station, and***

8. *Road construction and civil infrastructure is to be designed and constructed to the specifications of the Manager Infrastructure Development and to the satisfaction of the Manager Planning.*
9. *Roads/entrances are to be clearly identified as private for the duration of the TWA as per condition 3.*
10. *Prior to occupation a 2m footpath is to be provided to each road as per Council subdivision guidelines.*
11. *Within 60 days, or such further period as may be agreed by the Manager Planning, a detailed stormwater investigation report is required addressing the drainage disposal for the overall site not just stage 1 to the specifications of the Manager Development Infrastructure and to the satisfaction of the Manager Planning.*
12. *Within 60 days of this approval the applicant/owner/developer is to provide the Town with a conversion plan indicating the timeframe in which the units will be converted into permanent residential dwellings.*
13. *Within 60 days of this approval the applicant/owner is to provide Council with a guarantee from Water Corporation that the sewer pump station will be completed prior to the expiry of the approval referred to in condition 3*
14. *The development shall comprise of a maximum of 40 dwellings with a maximum of capacity of 160 residents including support staff on the site at any one time.*
15. *The premises to be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction Manager Planning.*
16. *At all times, all vehicle parking (both small - cars etc and heavy - trucks etc) associated (resident and visitor) with the Transient Workforce Accommodation shall be contained within the development area (i.e. no verge parking is permitted) and all to the satisfaction of the Manager Planning.*

17. *Within 30 days of this approval, a detailed landscaping and reticulation plan including the adjoining road verge(s) must be submitted to and approved by the 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.*
18. *Within 60 days, or such further period as may be agreed by the Manager Planning, landscaping and reticulation to be established in accordance with the approved detailed plans to the satisfaction of the Manager Planning.*
19. *Developers and/or contractors of developments which are likely to occur at times when prevailing winds will generate a dust nuisance to nearby properties, to take appropriate dust prevention measures by the damping with water of disturbed surfaces and/or hydromulching when necessary to the satisfaction Manager Planning.*
20. *A Rubbish Collection Strategy/Management Plan shall be submitted to and approved by the Town prior to the commencement of works. The strategy/plan shall consider service vehicle manoeuvring on the internal roads of the development. Any alterations to the approved plans required as a result of the strategy/plan shall be incorporated into the building licence plans. The approved strategy/plan shall be implemented to the satisfaction Manager Planning.*
21. *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 the Manager Planning.*
22. *In regard to condition 21, any garbage storage area shall be screened from public view to the satisfaction Manager Planning.*
23. *The development must comply with the Environmental Protection (Noise) Regulations 1997 at all times.*

24. *All dust and sand to be contained on site with use of appropriate dust suppression measures being taken at all times where any operation on the site is likely to generate a dust nuisance to nearby land uses to the specifications of Council's Engineering Services and Environmental Health Services and to the satisfaction Manager Planning.*
25. *The development must be connected to the reticulated main sewer.*
26. *Access to the development will be via Forrest Circle and/or Scadden Road and is to be constructed to the specifications of Council's Engineering Services and to the satisfaction Manager Planning.*
27. *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.*
28. *Prior to the occupation of the buildings the driveways and crossover shall be designed and constructed in accordance with Council's Crossover Policy 9/005 to the satisfaction of the Manager Planning.*
29. *The submission of a construction management plan at the submission of a Building Licence application stage for the proposal detailing how it is proposed to manage:*
 - a. *The delivery of materials and equipment to the site;*
 - b. *The storage of materials and equipment on the site;*
 - c. *The parking arrangements for the contractors and subcontractors;*
 - d. *Impact on traffic movement;*
 - e. *Operation times including delivery of materials; and*
 - f. *Other matters likely to impact on the surrounding residents;**to the satisfaction 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. ***A Building Licence to be issued prior to the commencement of any on site works.***
 3. ***A demolition licence will be required when temporary buildings are to be removed.***
 4. ***Waste disposal and storage is to be carried out in accordance with Council's Health Local Laws 1999.***
- b) ***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 Annual Recurrence Interval cycle of flooding could affect any property below the ten (10)-metre 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.***
- c) ***Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval."***

CARRIED BY ABSOLUTE MAJORITY 6/0

Officer's Recommendation – Part 2

That Council:

- a) APPROVES the planning application from Koltasz Smith on behalf of the current land owner State of Western Australia and the developers Auzcorp Housing Pty Ltd, for the development of a transient workforce camp (TWA) on portion of Lot 5838, South Hedland, subject to the following conditions:
1. 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.
 2. This approval relates only to the proposed 40 dwellings, temporary main dining and kitchen area, gym/recreational facility and other incidental development, as indicated on the approved plans. It does not relate to any other development on this lot.
 3. The approval is only valid for a period of 6 years from the date of this approval after which the TWA shall be converted to permanent residential dwellings and the temporary main dining and kitchen area, gym/recreational facility demolished/removed to the satisfaction of the Manager Planning.
 4. On expiry of the 6 year approval referred to in condition 3, the owner/developer shall ensure that the proposed permanent residential dwellings comply with the requirements of the relevant Port Hedland Town Planning Scheme and the Building Codes of Western Australia as well as all other relevant laws and legislation.
 5. A subdivision application, for the individual dwelling lots shall be submitted and finalized by the Western Australian Planning Commission within 36 months of this approval.
 6. During the approval period referred to in condition 3 the development area shall only be used for purposes, which are related to the operation of "Transient Workforce Accommodation". Under the Town of Port Hedland's Town Planning Scheme No. 5 "Transient Workforce Accommodation" is defined as:

“dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractors camp and dongas.”

7. Prior to the submission of a building licence application the plans are to be amended and/or the following additional information provided and approved:
 - a. Road reserve and pavement widths need to be redesigned to accommodate the overall development and likely traffic volumes,
 - b. Additional information is required regarding the end treatments for the proposed roads,
 - c. Additional information is required regarding street lighting,
 - d. The site plan is to be amended to show the location of the proposed sewer pump station, and
8. Road construction and civil infrastructure is to be designed and constructed to the specifications of the Manager Infrastructure Development and to the satisfaction of the Manager Planning.
9. Roads/entrances are to be clearly identified as private for the duration of the TWA as per condition 3.
10. Prior to occupation a 2m footpath is to be provided to each road as per Council subdivision guidelines.
11. Within 60 days, or such further period as may be agreed by the Manager Planning, a detailed stormwater investigation report is required addressing the drainage disposal for the overall site not just stage 1 to the specifications of the Manager Development Infrastructure and to the satisfaction of the Manager Planning.
12. Within 60 days of this approval the applicant/owner/developer is to provide the Town with a conversion plan indicating the timeframe in which the units will be converted into permanent residential dwellings.
13. Within 60 days of this approval the applicant/owner is to provide Council with a guarantee from Water Corporation that the sewer pump station will be completed prior to the expiry of the approval referred to in condition 3

14. The development shall comprise of a maximum of 40 dwellings with a maximum of capacity of 160 residents including support staff on the site at any one time.
15. The premises to be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction Manager Planning.
16. At all times, all vehicle parking (both small - cars etc and heavy - trucks etc) associated (resident and visitor) with the Transient Workforce Accommodation shall be contained within the development area (i.e. no verge parking is permitted) and all to the satisfaction of the Manager Planning.
17. Within 30 days of this approval, a detailed landscaping and reticulation plan including the adjoining road verge(s) must be submitted to and approved by the 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.
18. Within 60 days, or such further period as may be agreed by the Manager Planning, landscaping and reticulation to be established in accordance with the approved detailed plans to the satisfaction of the Manager Planning.
19. Developers and/or contractors of developments which are likely to occur at times when prevailing winds will generate a dust nuisance to nearby properties, to take appropriate dust prevention measures by the damping with water of disturbed surfaces and/or hydromulching when necessary to the satisfaction Manager Planning.
20. A Rubbish Collection Strategy/Management Plan shall be submitted to and approved by the Town prior to the commencement of works. The strategy/plan shall consider service vehicle manoeuvring on the internal roads of the development. Any alterations to the approved plans required as a result of the strategy/plan shall be incorporated into the building licence plans. The approved strategy/plan shall be implemented to the satisfaction Manager Planning.
21. 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 the Manager Planning.

22. In regard to condition 21, any garbage storage area shall be screened from public view to the satisfaction Manager Planning.
23. The development must comply with the Environmental Protection (Noise) Regulations 1997 at all times.
24. All dust and sand to be contained on site with use of appropriate dust suppression measures being taken at all times where any operation on the site is likely to generate a dust nuisance to nearby land uses to the specifications of Council's Engineering Services and Environmental Health Services and to the satisfaction Manager Planning.
25. The development must be connected to the reticulated main sewer.
26. Access to the development will be via Forrest Circle and/or Scadden Road and is to be constructed to the specifications of Council's Engineering Services and to the satisfaction Manager Planning.
27. 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.
28. Prior to the occupation of the buildings the driveways and crossover shall be designed and constructed in accordance with Council's Crossover Policy 9/005 to the satisfaction of the Manager Planning.
29. The submission of a construction management plan at the submission of a Building Licence application stage for the proposal detailing how it is proposed to manage:
 - a. The delivery of materials and equipment to the site;
 - b. The storage of materials and equipment on the site;
 - c. The parking arrangements for the contractors and subcontractors;
 - d. Impact on traffic movement;
 - e. Operation times including delivery of materials; and
 - f. Other matters likely to impact on the surrounding residents;

to the satisfaction 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. A Building Licence to be issued prior to the commencement of any on site works.
3. A demolition licence will be required when temporary buildings are to be removed.
4. Waste disposal and storage is to be carried out in accordance with Council's Health Local Laws 1999.
5. The proposed gym/recreational facility is to comply with the Health (Public Buildings) Regulations 1992.
6. Be advised that at the building licence stage a detailed floor plan will be required for the gym/recreational facility to be submitted in order for Town to assess compliance with the Health (Public Buildings) Regulations 1992.
7. Be advised that the Town's Environmental Health Services Department has raised the following matters. If any of these matters require clarification please contact the Department on 9158 9325:
 - a. It is a requirement under the Food Act 2008 that all food premises be registered prior to beginning operations.
 - b. The applicant is advised that the construction and use of the proposed premises is required to comply with the Food Regulations 2009 and the Food Safety Standards,
 - c. Prior to the issue of a building licence, a fit out plan of all internal fixtures, finishes and fittings must be provided and approved to the specifications of the Environmental Health Services,
 - d. Be advised that the food premises may be required to be connected to a grease trap prior to effluent entering the disposal system.
 - e. The gym/recreational facility is to comply with the Health (Public Buildings) Regulations 1992, and

- f. Be advised that at the building licence stage a detailed floor plan of the gym/recreational facility will be required to be submitted in order for the Town to assess compliance with the Health (Public Buildings) regulations 1992.
- b) 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 Annual Recurrence Interval cycle of flooding could affect any property below the ten (10)-metre 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.
- c) Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.

200910/296 Council Decision**Moved:** Cr A A Carter**Seconded:** Cr W Dziombak**That Council:**

- a) **APPROVES** the planning application from Koltasz Smith on behalf of the current land owner State of Western Australia and the developers Auzcorp Housing Pty Ltd, for the development of a transient workforce camp (TWA) on portion of Lot 5838, South Hedland, subject to the following conditions:
 - 1. **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.**
 - 2. **This approval relates only to the proposed 40 dwellings, temporary main dining and kitchen area, recreational facility and other incidental development, as indicated on the approved plans. It does not relate to any other development on this lot.**

- 3. The approval is only valid for a period of 6 years from the date of this approval after which the TWA shall be converted to permanent residential dwellings and the temporary main dining and kitchen area, gym/recreational facility demolished/removed to the satisfaction of the Manager Planning.**
- 4. On expiry of the 6 year approval referred to in condition 3, the owner/developer shall ensure that the proposed permanent residential dwellings comply with the requirements of the relevant Port Hedland Town Planning Scheme and the Building Codes of Western Australia as well as all other relevant laws and legislation.**
- 5. A subdivision application, for the individual dwelling lots shall be submitted and finalized by the Western Australian Planning Commission within 36 months of this approval.**
- 6. During the approval period referred to in condition 3 the development area shall only be used for purposes, which are related to the operation of "Transient Workforce Accommodation". Under the Town of Port Hedland's Town Planning Scheme No. 5 "Transient Workforce Accommodation" is defined as:

"dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractors camp and dongas."**
- 7. Prior to the submission of a building licence application the plans are to be amended and/or the following additional information provided and approved:**
 - a. Road reserve and pavement widths need to be redesigned to accommodate the overall development and likely traffic volumes,**
 - b. Additional information is required regarding the end treatments for the proposed roads,**
 - c. Additional information is required regarding street lighting,**

- d. The site plan is to be amended to show the location of the proposed sewer pump station, and
8. Road construction and civil infrastructure is to be designed and constructed to the specifications of the Manager Infrastructure Development and to the satisfaction of the Manager Planning.
9. Roads/entrances are to be clearly identified as private for the duration of the TWA as per condition 3.
10. Prior to occupation a 2m footpath is to be provided to each road as per Council subdivision guidelines.
11. Within 60 days, or such further period as may be agreed by the Manager Planning, a detailed stormwater investigation report is required addressing the drainage disposal for the overall site not just stage 1 to the specifications of the Manager Development Infrastructure and to the satisfaction of the Manager Planning.
12. Within 60 days of this approval the applicant/owner/developer is to provide the Town with a conversion plan indicating the timeframe in which the units will be converted into permanent residential dwellings.
13. Within 60 days of this approval the applicant/owner is to provide Council with a guarantee from Water Corporation that the sewer pump station will be completed prior to the expiry of the approval referred to in condition 3
14. The development shall comprise of a maximum of 40 dwellings with a maximum of capacity of 160 residents including support staff on the site at any one time.
15. The premises to be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction Manager Planning.
16. At all times, all vehicle parking (both small - cars etc and heavy - trucks etc) associated (resident and visitor) with the Transient Workforce Accommodation shall be contained within the development area (i.e. no verge parking is permitted) and all to the satisfaction of the Manager Planning.

- 17. Within 30 days of this approval, a detailed landscaping and reticulation plan including the adjoining road verge(s) must be submitted to and approved by the 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.**
- 18. Within 60 days, or such further period as may be agreed by the Manager Planning, landscaping and reticulation to be established in accordance with the approved detailed plans to the satisfaction of the Manager Planning.**
- 19. Developers and/or contractors of developments which are likely to occur at times when prevailing winds will generate a dust nuisance to nearby properties, to take appropriate dust prevention measures by the damping with water of disturbed surfaces and/or hydromulching when necessary to the satisfaction Manager Planning.**
- 20. A Rubbish Collection Strategy/Management Plan shall be submitted to and approved by the Town prior to the commencement of works. The strategy/plan shall consider service vehicle manoeuvring on the internal roads of the development. Any alterations to the approved plans required as a result of the strategy/plan shall be incorporated into the building licence plans. The approved strategy/plan shall be implemented to the satisfaction Manager Planning.**
- 21. 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 the Manager Planning.**
- 22. In regard to condition 21, any garbage storage area shall be screened from public view to the satisfaction Manager Planning.**
- 23. The development must comply with the Environmental Protection (Noise) Regulations 1997 at all times.**

- 24. All dust and sand to be contained on site with use of appropriate dust suppression measures being taken at all times where any operation on the site is likely to generate a dust nuisance to nearby land uses to the specifications of Council's Engineering Services and Environmental Health Services and to the satisfaction Manager Planning.**
- 25. The development must be connected to the reticulated main sewer.**
- 26. Access to the development will be via Forrest Circle and/or Scadden Road and is to be constructed to the specifications of Council's Engineering Services and to the satisfaction Manager Planning.**
- 27. 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.**
- 28. Prior to the occupation of the buildings the driveways and crossover shall be designed and constructed in accordance with Council's Crossover Policy 9/005 to the satisfaction of the Manager Planning.**
- 29. The submission of a construction management plan at the submission of a Building Licence application stage for the proposal detailing how it is proposed to manage:**
 - a. The delivery of materials and equipment to the site;**
 - b. The storage of materials and equipment on the site;**
 - c. The parking arrangements for the contractors and subcontractors;**
 - d. Impact on traffic movement;**
 - e. Operation times including delivery of materials; and**
 - f. Other matters likely to impact on the surrounding residents;****to the satisfaction 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. A Building Licence to be issued prior to the commencement of any on site works.
3. A demolition licence will be required when temporary buildings are to be removed.
4. Waste disposal and storage is to be carried out in accordance with Council's Health Local Laws 1999.
5. The proposed gym/recreational facility is to comply with the Health (Public Buildings) Regulations 1992.
6. Be advised that at the building licence stage a detailed floor plan will be required for the gym/recreational facility to be submitted in order for Town to assess compliance with the Health (Public Buildings) Regulations 1992.
7. Be advised that the Town's Environmental Health Services Department has raised the following matters. If any of these matters require clarification please contact the Department on 9158 9325:
 - a. It is a requirement under the Food Act 2008 that all food premises be registered prior to beginning operations.
 - b. The applicant is advised that the construction and use of the proposed premises is required to comply with the Food Regulations 2009 and the Food Safety Standards,
 - c. Prior to the issue of a building licence, a fit out plan of all internal fixtures, finishes and fittings must be provided and approved to the specifications of the Environmental Health Services,
 - d. Be advised that the food premises may be required to be connected to a grease trap prior to effluent entering the disposal system.
 - e. The gym/recreational facility is to comply with the Health (Public Buildings) Regulations 1992, and

- f. Be advised that at the building licence stage a detailed floor plan of the gym/recreational facility will be required to be submitted in order for the Town to assess compliance with the Health (Public Buildings) regulations 1992.
- b) 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 Annual Recurrence Interval cycle of flooding could affect any property below the ten (10)-metre 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.
- c) Applicant is to comply with the requirements of Worksafe Western Australia in the carrying out of any works associated with this approval.

CARRIED 6/0

REASON: Council amended Clause a) 2. of the Officer's Recommendation by deleting the word 'gym'; indicating its preference for the proposed TWA not to include a gyp, which reinforced the temporary nature of the development proposal.

200910/297 Council Decision

Moved: Cr S J Coates

Seconded: Cr A A Carter

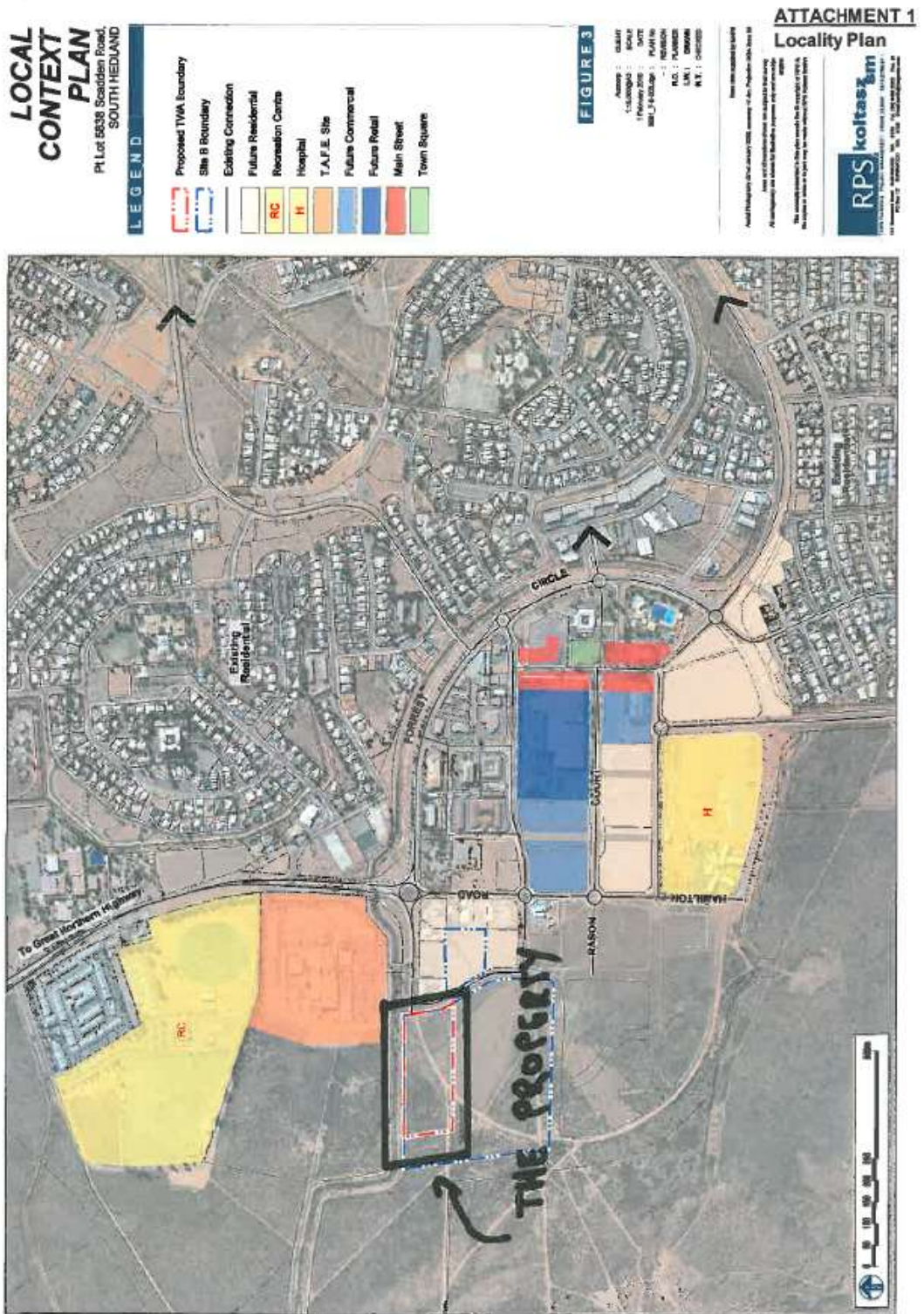
That Council advises the proponent that it strongly encourages them to ensure the occupants/residents of the transient workforce camp (TWA) on portion of Lot 5838, South Hedland, integrate with the community through the social and sporting facilities already established in the local area, such as (but not limited to):

- 1. Finucane Island Sports and Recreation Club (Inc); and**
- 2. South Hedland Bowling and Tennis Club (Inc).**

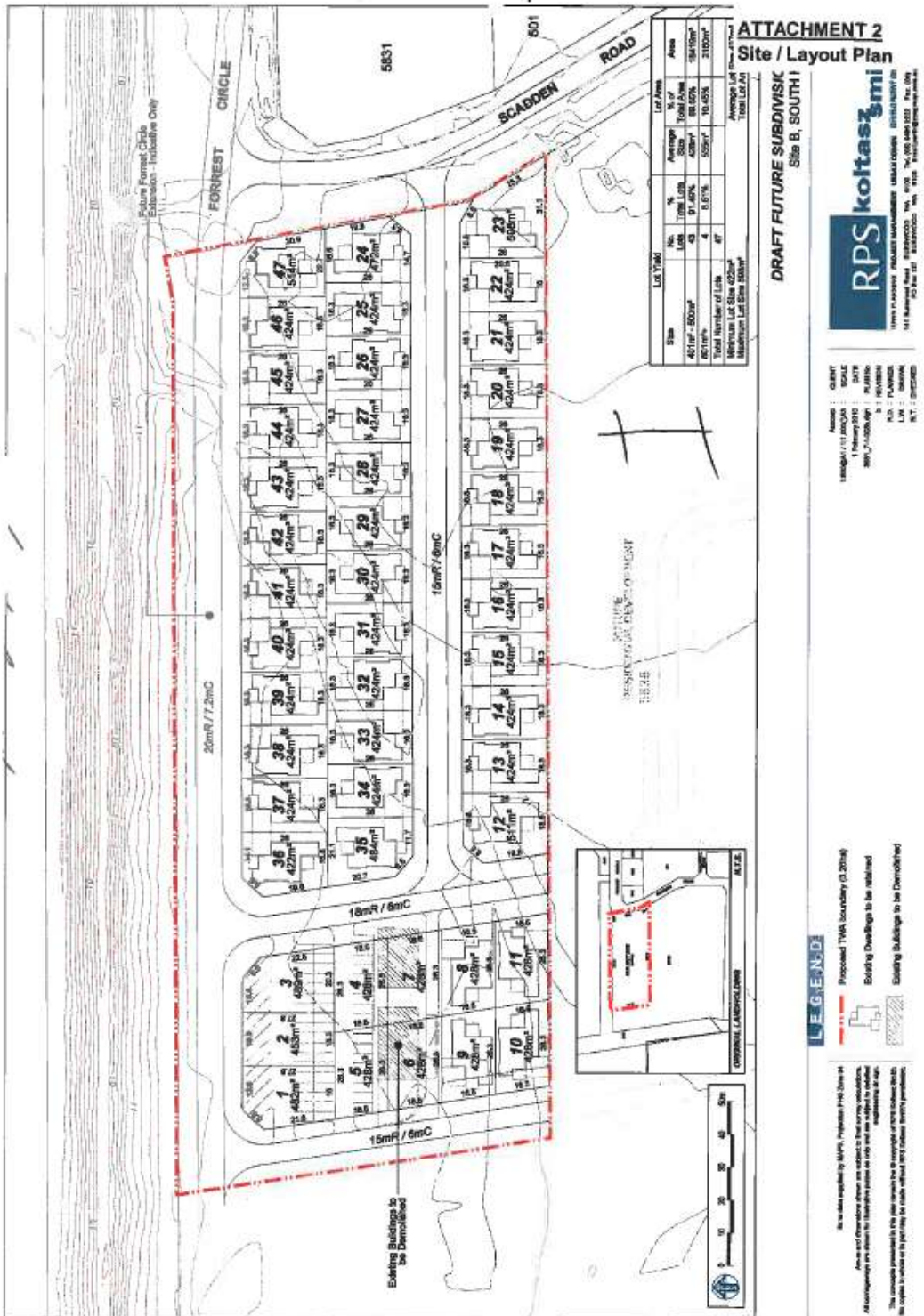
CARRIED 8/0

REASON: Council indicated its desire for those associated with the new TWA in South Hedland to integrate with the community, through the support and utilisation of sporting and recreation clubs/organisations within South Hedland.

ATTACHMENT 1 TO AGENDA ITEM 6.1.1.1



ATTACHMENT 2 TO AGENDA ITEM 6.1.1.1



ATTACHMENT 2
Site / Layout Plan

DRAFT FUTURE SUBDIVSK
S8s B, SOUTH

RPS koltasz smi

11000 P. ROAD, SUITE 100, WILLOWDALE, ONTARIO, CANADA
 416-490-8888
 11000 P. ROAD, SUITE 100, WILLOWDALE, ONTARIO, CANADA
 416-490-8888

LEGEND

- Proposed TMA boundary (3.2014)
- Existing Overlays to be retained
- Existing Subdivisions to be Demolished

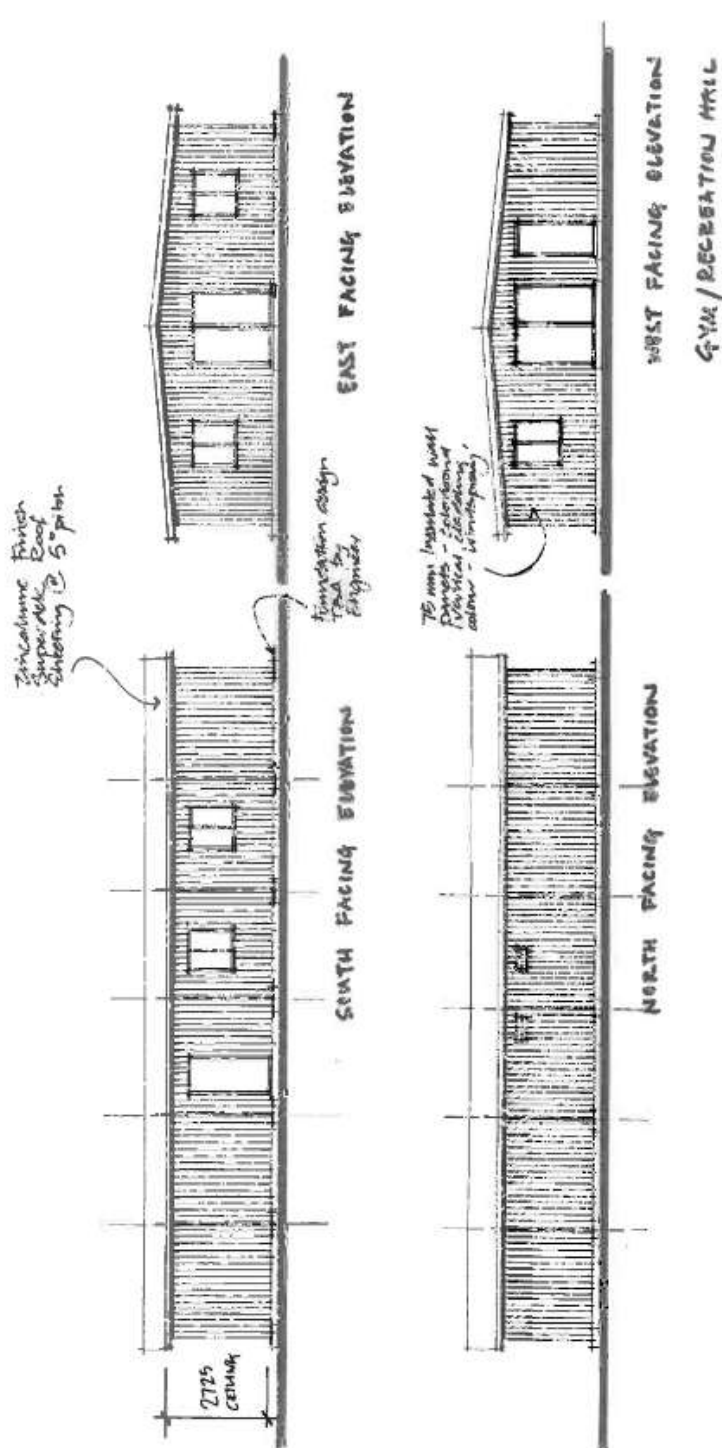
LEGEND

- Site lines supplied by NARS, registered Prof. Site in
- Areas and elevations shown are subject to the survey conditions
- All measurements are taken to the center point of each lot and are
- measured to the center of the lot.
- The contours presented in this site plan are for informational purposes only.
- No rights are shown as they may be made without the owner's permission.

LEGEND

- Proposed TMA boundary (3.2014)
- Existing Overlays to be retained
- Existing Subdivisions to be Demolished

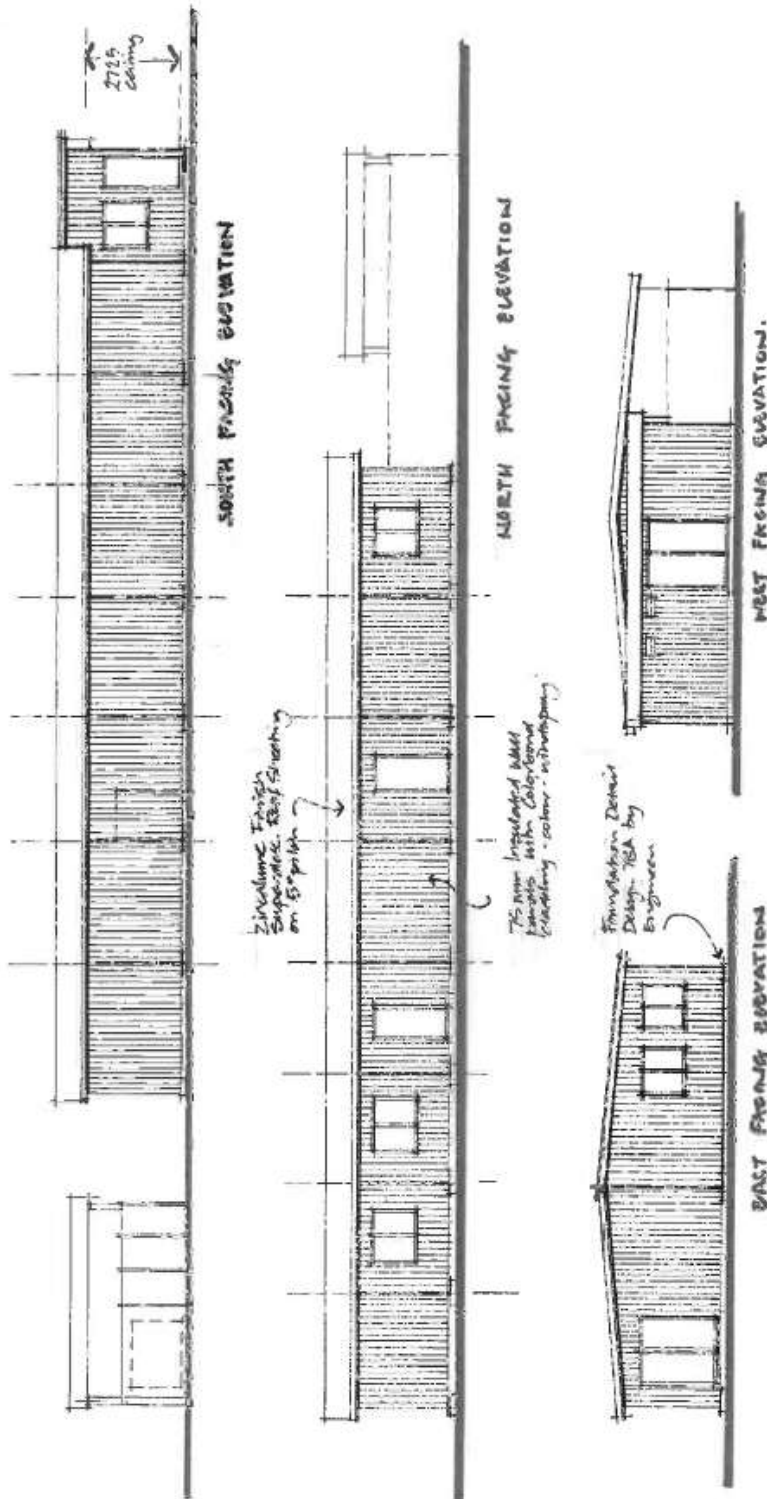
ATTACHMENT 3 TO AGENDA ITEM 6.1.1.1



ATTACHMENT 3
Elevation Plan
(1/6)

R.P.S. KOLASZ SNI
Scale 1:100
Date 26.01.10

PROPOSED TWA HANGAR + FACILITIES FOR SITE B
SOUTH HEDLAND, WA.
CUMBY ARCHITECTS



ATTACHMENT 3
Elevation Plan
(2/6)

CANTEEN / FOOD HALL

R.P.S. KOUTAKIZ SANI

Scale 1:100

Date: 26.01.10

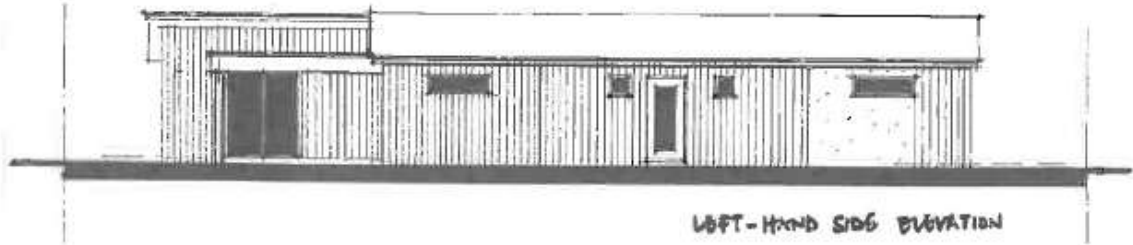
PROPOSED TWA HOMES + FACILITIES FOR SITE B.

SMITH REDLAND, NA.

CLIENT: ANTECORP.

ATTACHMENT 3
Elevation Plan
(3/6)

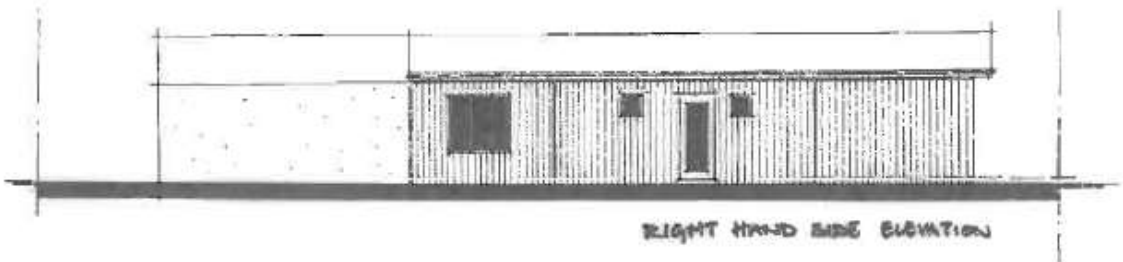
HOUSE TYPE



LEFT-HAND SIDE ELEVATION



REAR ELEVATION



RIGHT HAND SIDE ELEVATION

PROPOSED TWA HOMES FOR SITE B
SOUTH HEDLAND, WA

CLIENT . ARECORD

DATE . 26.01.10

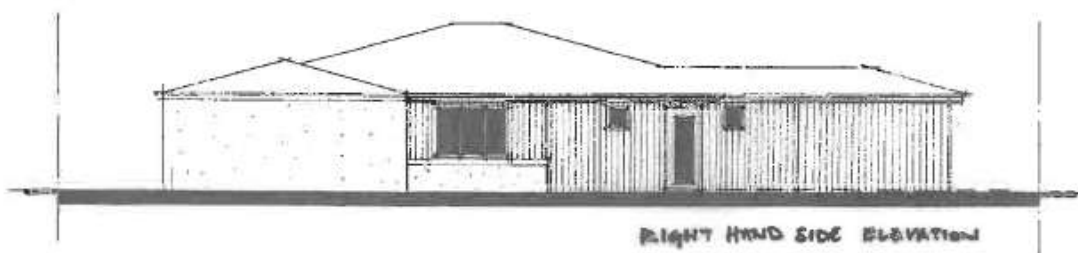
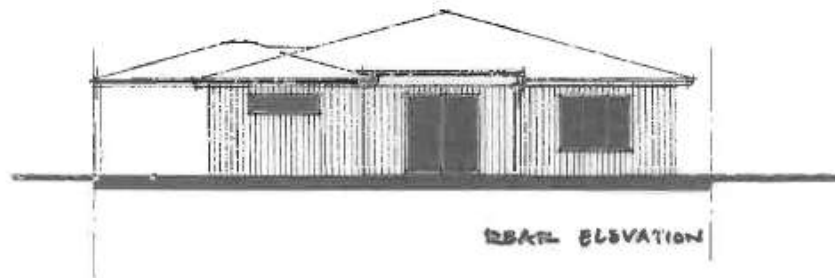
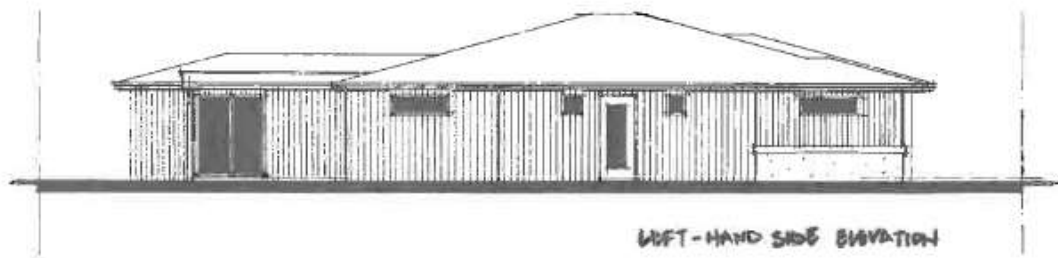
DENN . RPS ARCHITECTS
SAITH

SCALE . 1:100

ATTACHMENT 3
Elevation Plan

HOUSE TYPE

(4/6)



PROPOSED TWO HOMES FOR SITE B
SOUTH HEDLAND, WA

CLIENT . KVELORD

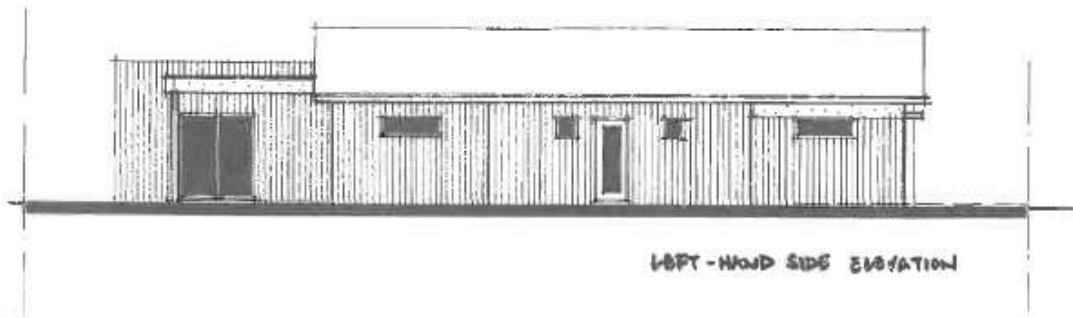
DATE . 26.01.10

DRAWN . RPS KOLMIST
SAITH

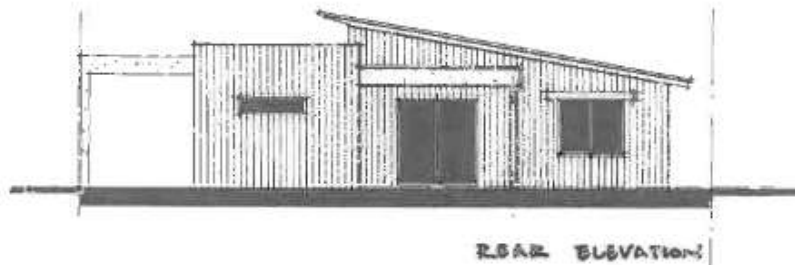
SCALE . 1:100

Elevation Plan
(5/6)

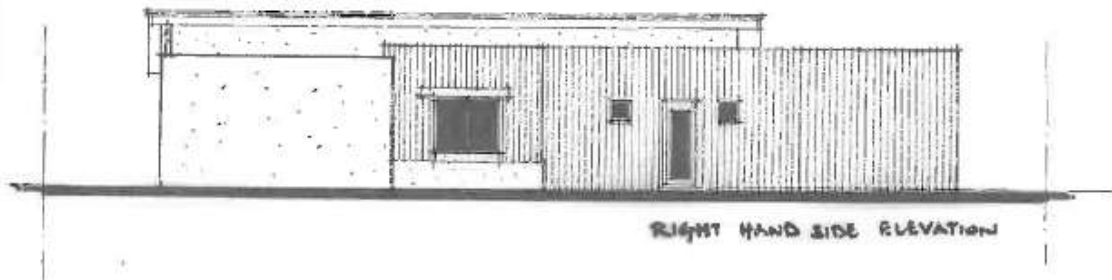
HOUSE TYPE A .



LEFT-HAND SIDE ELEVATION



REAR ELEVATION



RIGHT HAND SIDE ELEVATION

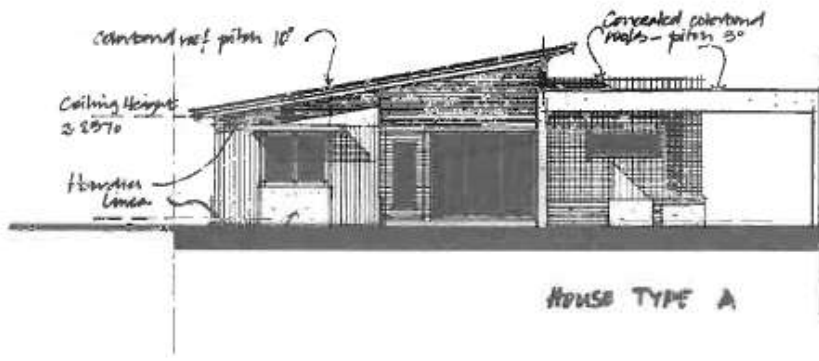
PROPOSED TWA HOMES FOR SITE B
SOUTH MIDLAND, WA

CLIENT . AMCORP

DATE 25.01.10

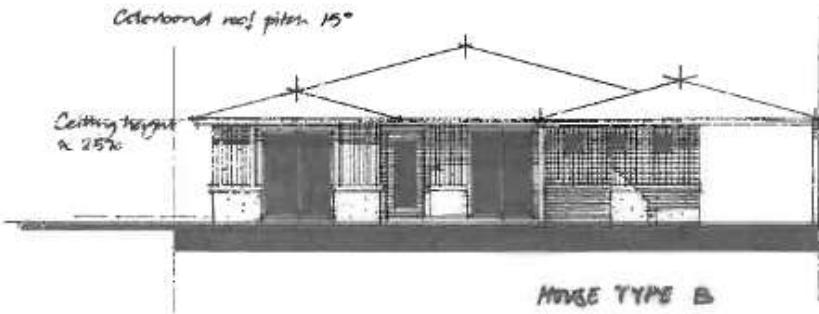
DRAWN J. EVERITT
FOR RPS KOLASS SMITH
SCALE 1:100

ATTACHMENT 3
Elevation Plan
(6/6)



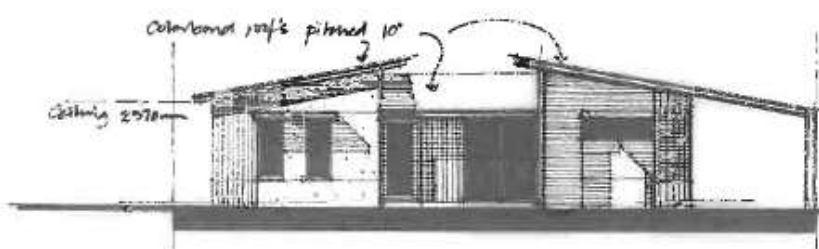
HOUSE TYPE A

Vertically laid colorbond to front = "windospay" colour.
 Colorbond roof colour = "shale grey"
 Fascia & Gutter = white
 Window Frames = white
 Limes "Horizontal" board to front elevation only = white
 Anodising - powder coated aluminium = colour white.



HOUSE TYPE B

MATERIAL COLOURS
 Roof: Colorbond - Shale grey.
 Fascia + Gutter: white
 Limes "Horizontal" panels colour "Delux - Knowing"
 Horizontal planking trim colour = white
 Colorbond "vertically laid" - colour "windospay"



HOUSE TYPE C

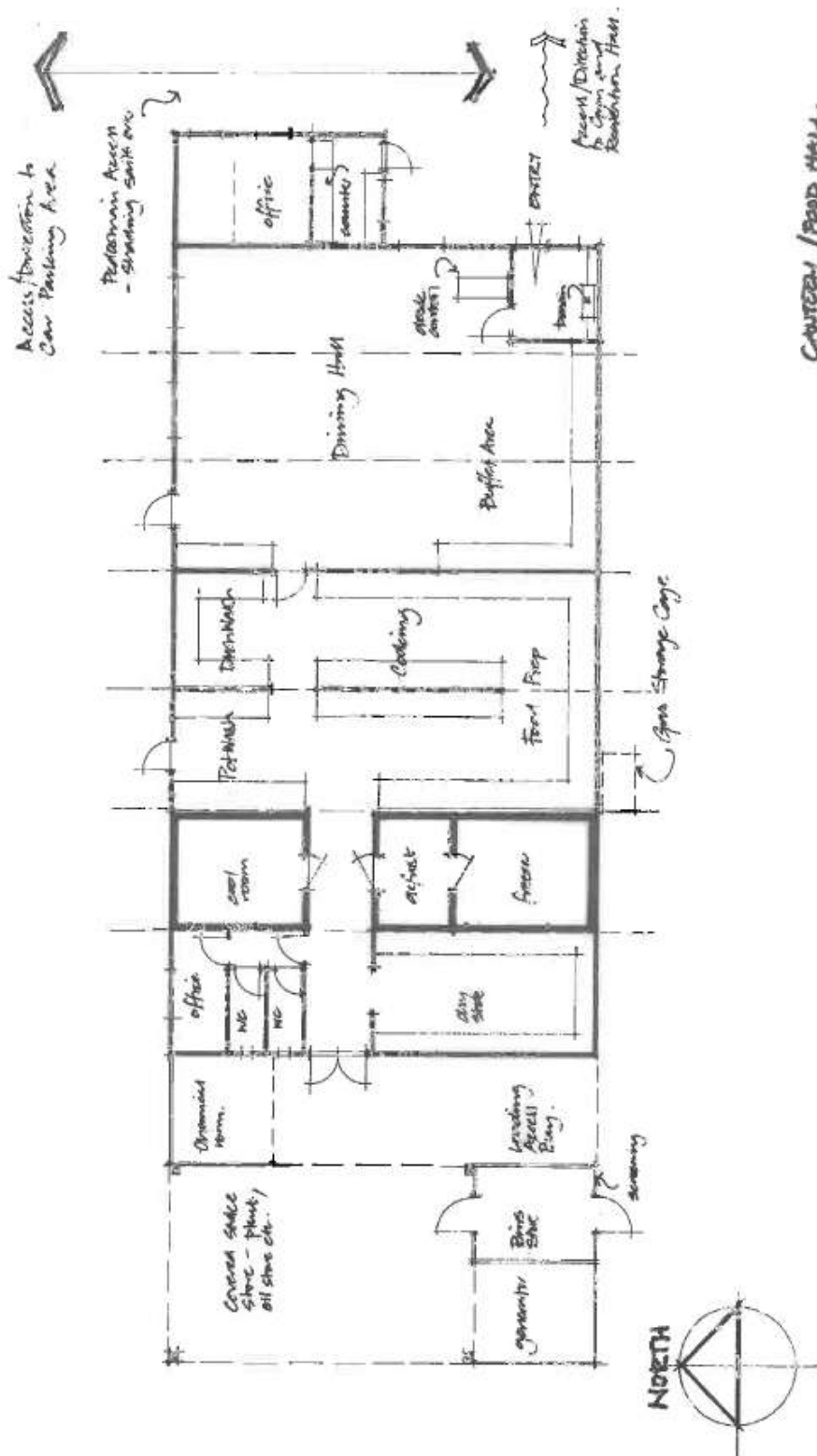
MATERIAL COLOURS
 Roof: Colorbond colour "Shale Grey"
 Window Frames: white
 Horizontal "Limes" Boards colour "Delux - Oxford"
 Colorbond "vertically laid" - colour - "Ironstone".

Note:
 Colour Range 2 - "Limes Colour"
 Colour Range 3 - "Outdoor Colour"

* With the choice of 3 house types each with 3 colour options gives 9 variations to which submission of 40 units.
 ROW B : 25.01.10
 ROW C : 19.01.10
 RFB KOUTAGE BUILT
 Scale : 1/100
 Date : Jan 10

PROPOSED TWO HOUSES FOR SITE B
 SOUTH HEDLAND, WA.
 CLIENT : ABLICORP.

ATTACHMENT 4 TO AGENDA ITEM 6.1.1.1



ATTACHMENT 4
Floor Plan
(1/3)

CAETERA / FOOD HALL

RPS. KOUTARU SAMI
Scale 1:100
Date 26.01.10

PROPOSED TMA HALLS + FACILITIES FOR SITE B
SOUTH REDWALL, WA.
COURT ARCHITECTS

ATTACHMENT 4

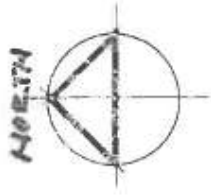
Floor Plan
(2/3)

R.P.S. COURTYE SMIT

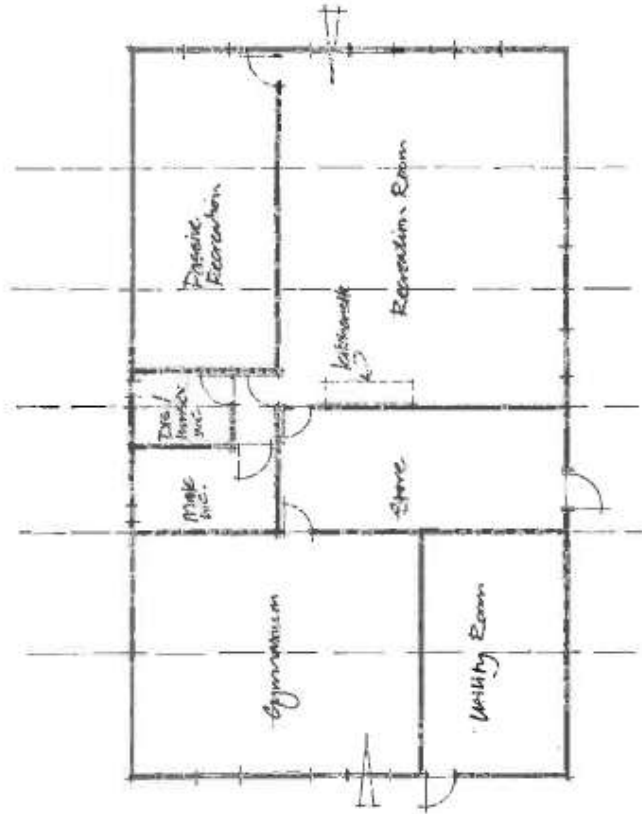
Scale 1:100

Date 26.01.10

Gym / RECREATION HALL



Access / Direction to
Car Parking Area

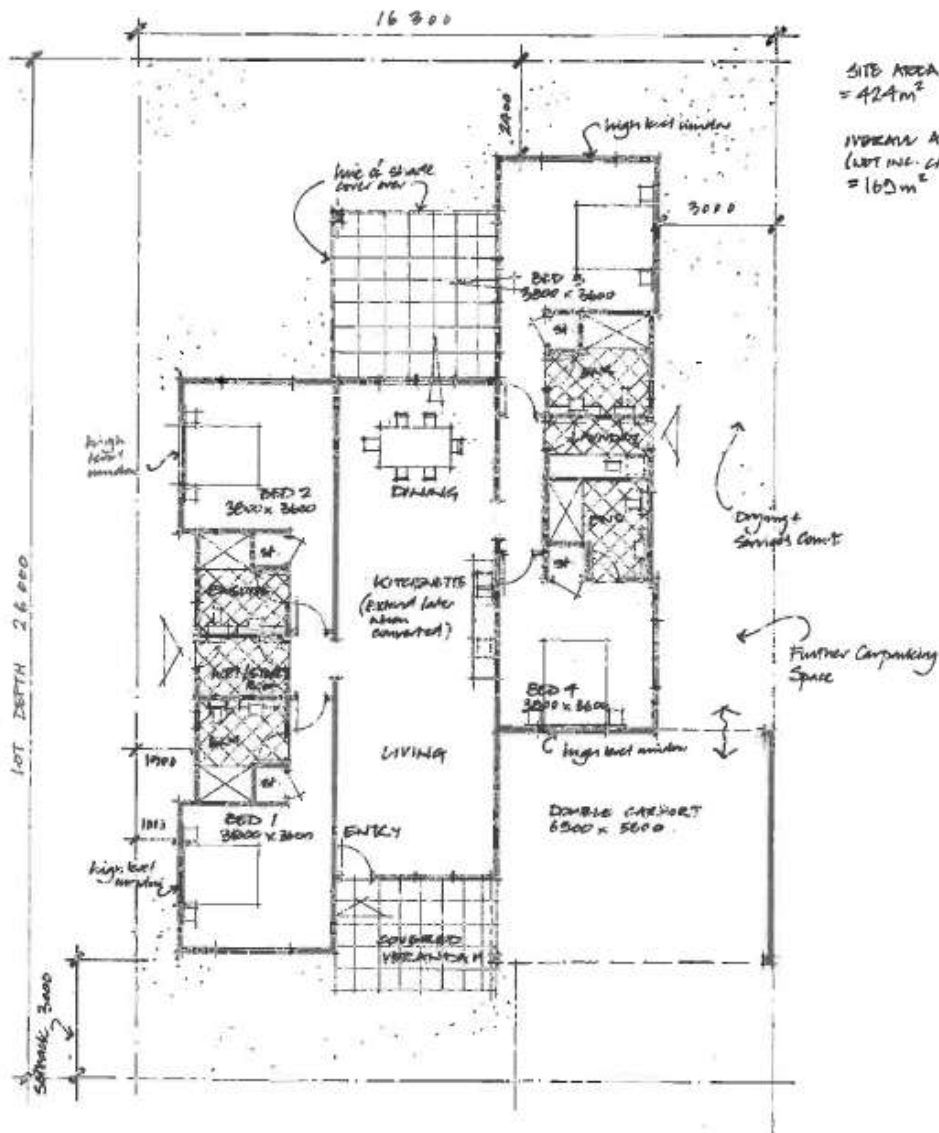


Access / Direction to
Front Hall / Kitchen



PROPOSED TWA HOMES + FACILITIES FOR SITE B
SOUTH HEDDING, WA.
CHERYL MULLOOP

ATTACHMENT 4
Floor Plan
(3/3)



SITE AREA
= 424m²
HYDRAULIC AREA OF UNIT
(NOT INC. CARPORT)
= 165m²

TWA FLOOR PLAN

PROPOSED T.W.A HOMES FOR SITE 13
SOUTH HEDLAND
FOR CREDIT 'RECORD'

REV. D 25-01-10
REV. C 15-01-10
REV. B
RPS KOLBYEL SMITH
SCALE: 1:100
DATE: Jan '10

ITEM 7 CLOSURE

7.1 Closure

There being no further business, the Chairman declared the meeting closed at 12:12 pm.

Declaration of Confirmation of Minutes

I certify that these Minutes were confirmed by the Council at its Ordinary Meeting of 24 March 2010.

CONFIRMATION:

MAYOR

DATE