



**SHIRE OF ROEBOURNE**

**TOWN PLANNING SCHEME NO. 8**

**AMENDMENT NO. XX**

**RioTinto**

**Cedar  Woods**  
PROPERTIES LIMITED

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION TO AMEND A TOWN PLANNING SCHEME**  
**SHIRE OF ROEBOURNE**  
**TOWN PLANNING SCHEME NO. 8**  
**AMENDMENT NO. XX**

Resolved that Council, pursuant to Section 75 of the Planning and Development Act 2005, amend Town Planning Scheme No. 8 by:

- (i) rezoning Lot 349 West Avenue, Dampier from 'Residential (R20)' to 'Urban Development' zone; and
- (ii) rezoning portion of Lot 399 Hill Road, Dampier from 'Parks, Recreation and Drainage' Reserve to 'Urban Development' zone.

Dated this ..... day of ..... 2010

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CHIEF EXECUTIVE OFFICER

## SCHEME AMENDMENT REPORT

1. **LOCAL AUTHORITY:** Shire of Roebourne
2. **DESCRIPTION OF TOWN PLANNING SCHEME:** Town Planning Scheme No. 8
3. **TYPE OF SCHEME:** District Planning Scheme
4. **NUMBER OF AMENDMENT:** Amendment No. XX
5. **PROPOSAL:**
  - To:
  - (i) rezone Lot 349 West Avenue, Dampier from 'Residential (R20)' to 'Urban Development' zone; and
  - (ii) rezone portion of Lot 399 Hill Road, Dampier from 'Parks, Recreation and Drainage' Reserve to 'Urban Development' zone.
6. **REPORT BY:** Cedar Woods Properties on behalf of Rio Tinto

### INTRODUCTION

In November 2009 Rio Tinto entered into a Memorandum of Understanding with the Western Australian State Government, the Premier Hon. Colin Barnett MLA and the Minister for Regional Development Hon. Brendon Grylls MLA, to progress the redevelopment of Rio Tinto affiliated towns in the Pilbara.

The initial focus of this new partnership is to investigate redevelopment opportunities in Dampier including the revitalization of the town centre, new accommodation options and the development of a marina.

In this context, the amalgamation of Lot 349 West Avenue and portion of the adjoining 'Parks, Recreation and Drainage' reserve, Lot 399 Hill Road, and the rezoning of the same land to 'Urban Development', the subject of this amendment, will facilitate the first significant housing redevelopment opportunity in Dampier.

### THE AMENDMENT LAND

The location of the amendment land is provided in Figures 1 and 2.

Lot 349 is owned by Rio Tinto. Lot 399 (Reserve 48596) is currently reserved for 'Parks, Recreation and Drainage' and was ceded to the State on subdivision plan 17816 under section 20A of the then Town Planning and Development Act.

Rio Tinto is currently negotiating with the Department of Regional Development and Lands over its purchase and amalgamation of that portion of Lot 399 which abuts to the north, east and south of the adjoining vacant Lot 349. The area of Lot 399 to be purchased and amalgamated and which forms part of this amendment is shown cross-hatched on Figure 3.



**Figure 1** – town context



**Figure 2** – site context



**Figure 3** – Amendment land (Lot 349 and portion of Lot 399 (crosshatched))

## **PLANNING FRAMEWORK**

In August 2009 the Department of Planning and the Western Australian Planning Commission released the draft *Regional Profile Pilbara Framework* which sets out the spatial strategic direction for the region. This framework recognizes Karratha as the regional centre of the Pilbara, within a regional hub comprising the five Nicol Bay satellite settlements of Dampier, Roebourne, Wickham, Point Sampson and Cossack. The Dampier port is the prime economic driver of this Karratha regional hub. The Dampier townsite itself is seen as continuing to rely on Karratha for the majority of its commercial and community facilities and services but is anticipated to increase its diversity, as a focus for maritime recreation and tourism and as a prime home ownership residential area.

The Shire of Roebourne Town Planning Scheme No.8 includes a number of town objectives for Dampier. Those relevant to this amendment include *(i) to enhance the high quality residential environment of Dampier* and *(v) to encourage residential development that will accommodate a greater range of lifestyles to reflect the broadening population base*.

The amendment is consistent with these regional and local planning objectives:

- rezoning portion of Lot 399 currently reserved 'Parks, Recreation and Drainage' provides additional land for housing development; and
- the amalgamation of portion of Lot 399 and Lot 349 provides a significant 8,096m<sup>2</sup> redevelopment site enabling a diverse range of modern housing better suited the Pilbara lifestyle.

## **AGENCY CONSULTATION**

The Department of Regional Development and Lands has agreed 'in- principle' to the amalgamation (refer to Attachment 1) but is required to seek approval from the Western Australian Planning Commission before dealing with land ceded under section 20A of the Town Planning and Development Act. The Commission's approval forms part of this scheme amendment process. In addition, endorsement is required from the Shire of Roebourne and State government servicing authorities.

Preliminary advice indicates that no objection to the amalgamation has been raised. However, the Shire of Roebourne has requested confirmation that the subject portion of Lot 399 'Parks, Recreation and Drainage' reserve is not required for drainage purposes.

## **CURRENT USE OF LOT 399, PARKS, RECREATION AND DRAINAGE RESERVE**

In response to the Shire's request, GHD engineering consultants were commissioned to review the local drainage pattern to determine whether or not the subject portion of Lot 399 'Parks, Recreation and Drainage' reserve is required for drainage purposes. GHD's assessment found that as Lot 399 is located at the top of two drainage catchments, it simply does not receive flows from upstream catchments and, consequently, does not serve any strategic district drainage function. A copy of GHD's report is provided in Appendix 2.

Accordingly Lot 399 may be considered for alternative landuse purposes, such as housing development. Future proposed residential development, however, will require appropriate on-site storm water management.

## **PROPOSED URBAN DEVELOPMENT ZONE**

The Urban Development zone is the preferred zoning for the amendment site. The final site will have an area of approximately 8,096m<sup>2</sup> which is sufficient to warrant the exploration of a number of housing development scenarios at a range of densities, heights and architectural forms.

The Urban Development zone allows the preferred built-form outcome for the site to be determined through a Development Plan process which provides greater flexibility and allows for detailed design considerations to be more responsive to the local context, when compared with the alternative of predetermining planning and building controls through the arbitrary designation of an R Code density limitation under a 'Residential' zone.

Following the initiation of this rezoning proposal, the next stage of the planning process is to prepare detailed built-form design concepts for the amendment site through the Development Plan process which is facilitated by and will run subsequent to this scheme amendment. The Development Plan will require a separate approval by the Shire of Roebourne.

Rio Tinto's Utilities Division has confirmed that there is adequate system capacity in relation to power, water and wastewater to service the development of the amendment site at a range of densities. Any potential impact of the new development on the servicing capacity of existing infrastructure has been already been largely off-set by the past demolition of older Rio Tinto housing stock, including the previous housing on Lot 349. Any consequential need for service upgrades will be discussed as part of the subsequent Development Plan process.

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**PLANNING AND DEVELOPMENT ACT 2005**

**SHIRE OF ROEBOURNE**

**TOWN PLANNING SCHEME NO.8 - AMENDMENT NO. XX**

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The Shire of Roebourne under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above town planning scheme by:

- (i) rezoning Lot 349 West Avenue, Dampier from 'Residential (R20)' to 'Urban Development' zone; and
- (ii) rezoning portion of Lot 399 Hill Road, Dampier from 'Parks, Recreation and Drainage' Reserve to 'Urban Development' zone.



## SCHEME MAPS

### LEGEND

#### LOCAL SCHEME RESERVES

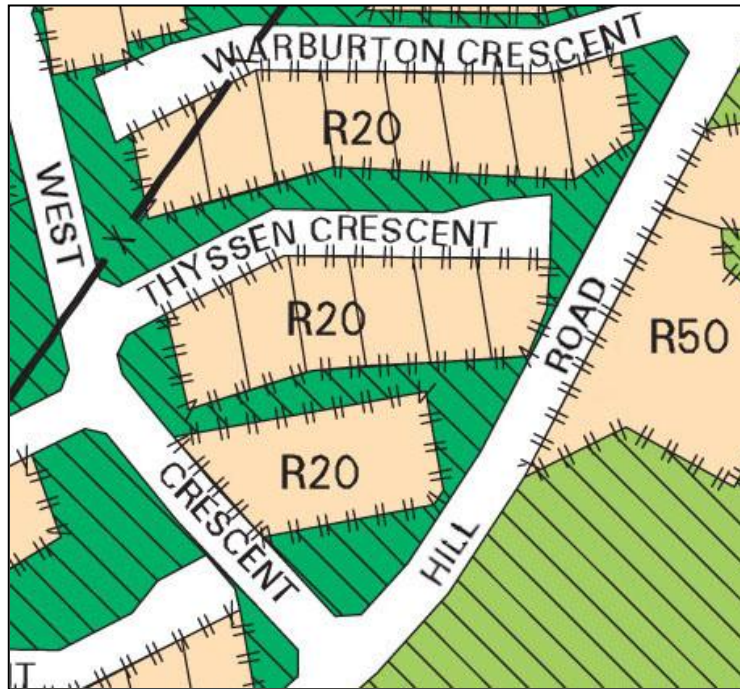
	CONSERVATION RECREATION AND NATURAL LANDSCAPES
	DISTRICT ROADS
	INFRASTRUCTURE
	LOCAL ROADS
	PARKS, RECREATION AND DRAINAGE
	PUBLIC PURPOSES
	PUBLIC PURPOSES DENOTED AS FOLLOWS:
A	AIRPORT
C	CEMETERY
CM	COMMUNITY
E	ENERGY
ED	EDUCATION
H	HEALTH
T	TELECOMMUNICATIONS
WD	WATER AND DRAINAGE
WDT	WASTE DISPOSAL AND TREATMENT
	STATE AND REGIONAL ROADS

#### ZONES

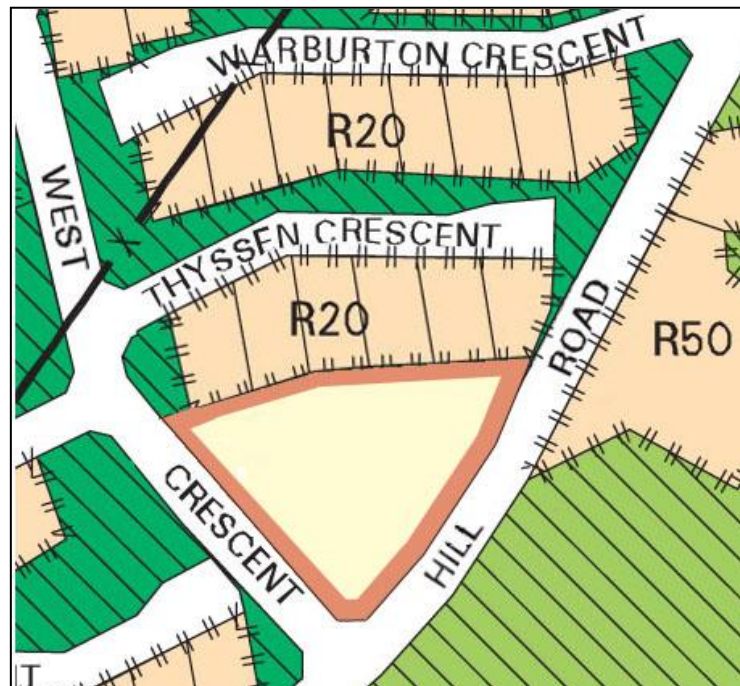
	RESIDENTIAL
	TRANSIENT WORKFORCE ACCOMMODATION
	URBAN DEVELOPMENT
	COMMERCIAL
	MIXED BUSINESS
	TOURISM
	TOWN CENTRE
	INDUSTRIAL DEVELOPMENT
	INDUSTRY
	STRATEGIC INDUSTRY
	RURAL
	RURAL RESIDENTIAL

#### OTHER

	R CODES
	ADDITIONAL USES
	SCHEME BOUNDARY
	LOCAL GOVERNMENT BOUNDARY
	TOWNSITE -- LAND ACT
	WITHNELL BAY SCA
	INDUSTRY BUFFER SCA
	AIRPORT OBSTACLE HEIGHT LIMITATION AREA SCA
	AIRPORT NOISE RESTRICTION SCA
	COSSACK HISTORIC TOWN SCA
	DAMPIER SALT SCA
	ROEBOURNE FLOOD MANAGEMENT SCA
	NO ZONE



EXISTING ZONING



PROPOSED ZONING



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**ADOPTION**

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Adopted by resolution of the Shire of Roebourne at the Ordinary Meeting of the Council held on the

..... day of .....2010

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SHIRE PRESIDENT

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CHIEF EXECUTIVE OFFICER

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**FINAL APPROVAL**

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ADOPTED for Final Approval by resolution of the Shire of Roebourne at the Ordinary Meeting of the Council

held on the ..... day of ..... 2010.

THE COMMON SEAL of the Shire of Roebourne was hereunto affixed by authority of a resolution of the Council in presence of:

[seal]

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SHIRE PRESIDENT

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CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

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DELEGATED UNDER S.16 OF THE PLANNING  
AND DEVELOPMENT ACT 2005

DATE \_\_\_\_\_

Final Approval Granted

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MINISTER FOR PLANNING

DATE \_\_\_\_\_

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**Attachment 1 – advice from Department of Regional Development and Lands**

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16 DEC 2009

**Lands Division**

Your ref:  
Our ref: 130-2008/01  
Job No#093358  
Enquiries: Yvette Bear  
Ph: 9347 5186  
Fax: 9347 5001  
Email: yvette.bear@lands.rdl.wa.gov.au

14 December 2009

Karl White  
Manager  
Planning and Sustainability  
Cedar Woods Properties Limited  
PO Box 788  
WEST PERTH WA 6872

Dear Karl

**PROPOSED SCHEME AMENDMENT FOR DAMPIER TOWN SITE**

I refer to your email dated 9 December 2009 requesting information regarding the inclusion of a portion of Lot 399 on DP17816 (Reserve 48596) for inclusion into freehold Lot 349 on Diagram 67970.

A request has been received from Hamersley Iron Pty Ltd to amalgamate a portion of Reserve 48596 into the freehold Lot 349 as per the attached plan. State Land Services do agree in principle to this amalgamation subject to normal planning and land assembly matters being finalised.

Yours sincerely

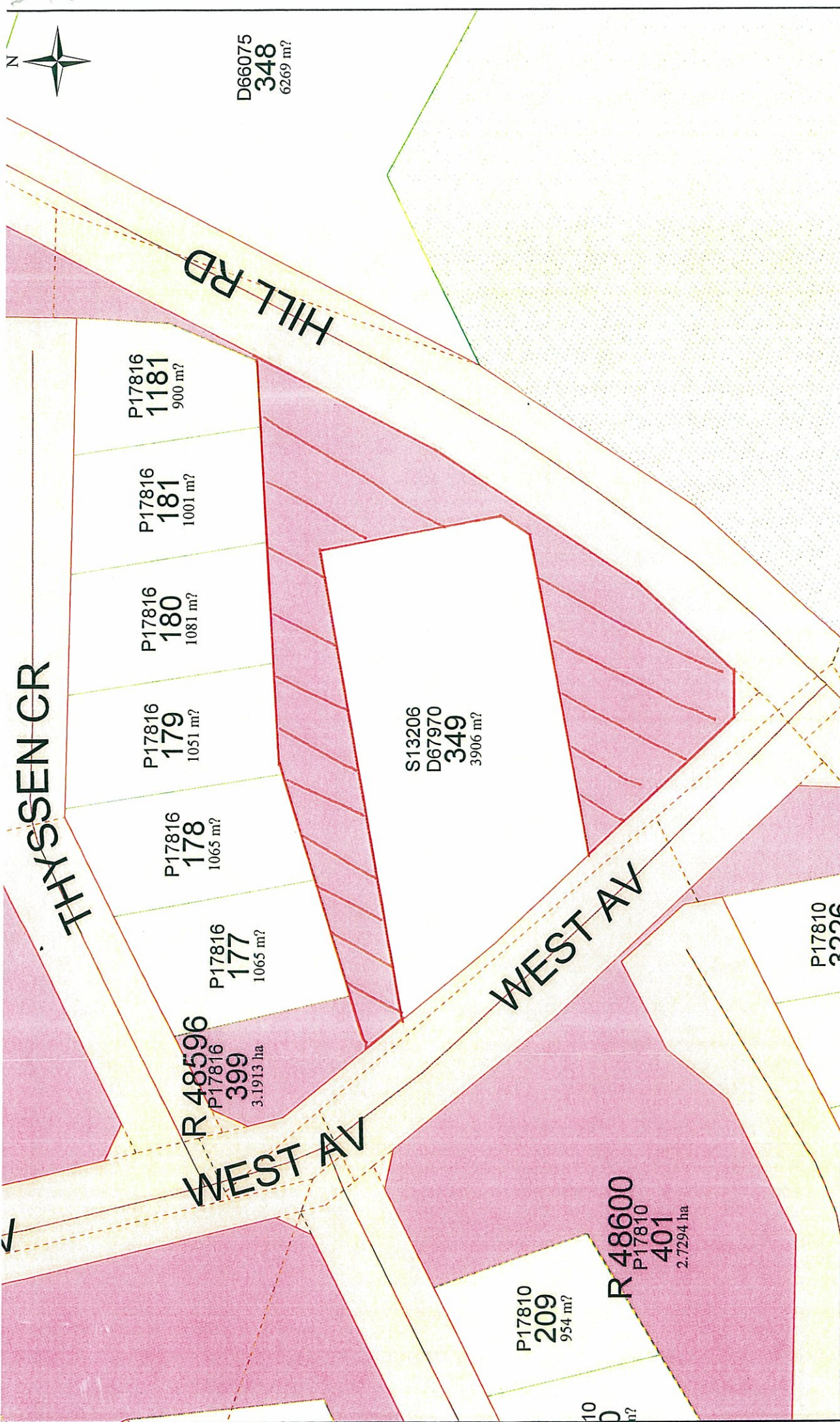
**Yvette Bear**

**Senior Project Officer**

**State Lands – Kimberley/Pilbara**

**Lands Division**





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**Attachment 2 – GHD advice on the drainage function of Lot 399**

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22 January 2010

To David Morton - RTIO

Copy to

From Matt Stovold and Garrick Yandle

Tel 08 9185 0706

Subject Block D Drainage Review - Dampier

Job no. 61/25036

**Background**

GHD were requested to review the drainage for Block D, located on the corner of West Avenue and Hill Road in Dampier. It is understood RTIO have acquired additional land (0.42 ha), which is a drainage reserve, surrounding the now demolished Block D (Lot 349; 0.38 ha).

In undertaking this assessment, GHD conducted a site visit and used this information together with a desktop spatial assessment and runoff calculations with the objective to determine whether the drainage reserve is required for drainage purposes.

**Field Assessment**

A field visit was undertaken to provide a preliminary assessment of the drainage characteristics of Block D, Dampier (Figure 1). The site has been mostly cleared, with some remaining medium sized trees and grass cover. The site assessment indicated the topography of the site was flat, with minimal fall away from the centre of Lot 349, which appeared to be the high point. A small shallow open drain was present on the northern boundary of the drainage reserve. Further, the site appeared to exist at the top of a larger catchment with no upstream runoff contributions.



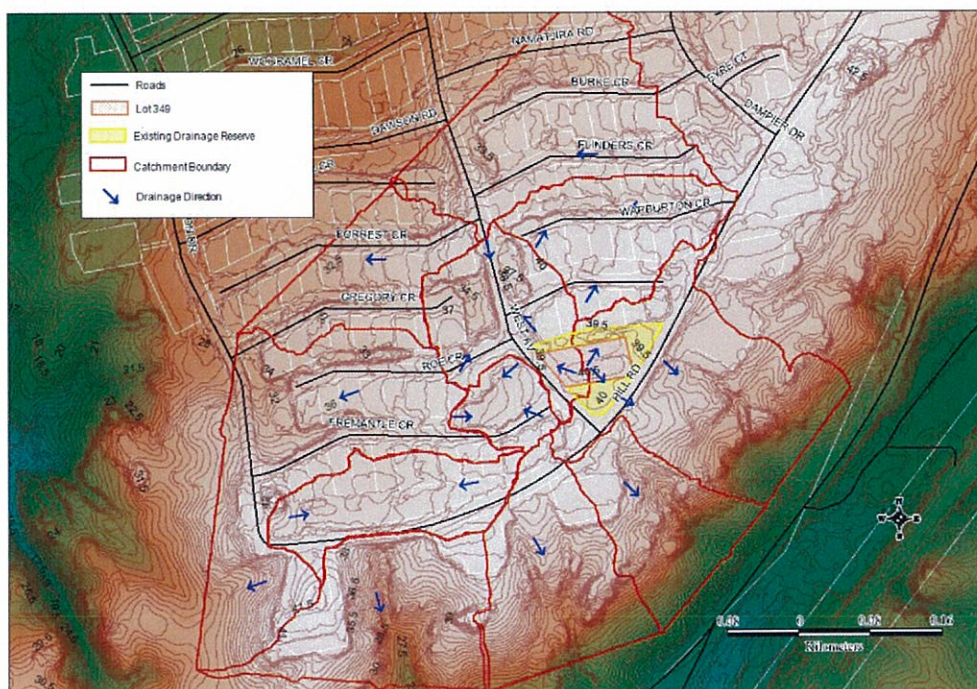




**Figure 1** Photos of Block D indicating the shallow open drain and the flat topography across the site.

### Spatial Assessment

The location of Block D in relation to the greater catchment was assessed using 0.5 m contour data covering the Dampier townsite. Catchment modelling software CatchSim v2.20 was used to delineate catchments surrounding the Block D site. Internally draining catchments are present immediately west, north and north east of the site, however the remaining surrounding catchments drain towards topographic low points as indicated in Figure 2.



**Figure 2** Catchment delineation surrounding Block D lying on Digital Elevation Model (DEM)

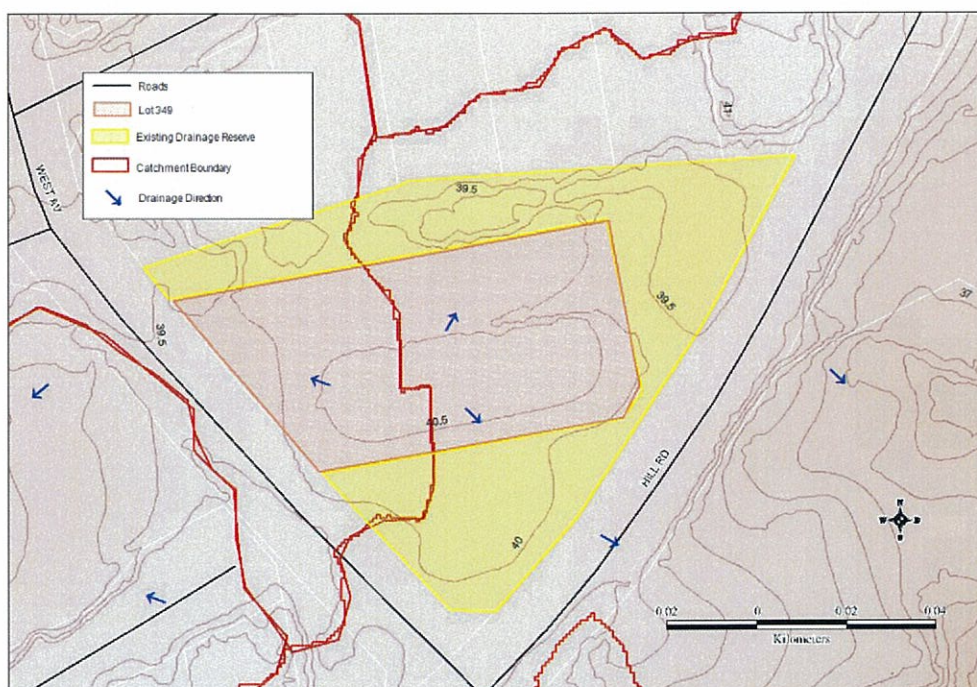




The results from this assessment indicated a catchment boundary divides the centre of the Block D site, running in a north – south direction. From the centre of this boundary, drainage appears spread out evenly in all directions (Figure 3).

There appears to be potential for ponding along the northern most boundary where contours indicate small depressions, however they are minor (approx. 0.5 m) and will likely be modified should the site be developed.

In summary the Block D site is located at the top of two catchments. Consequently the drainage reserve does not receive drainage inputs from areas outside the lot boundary.



**Figure 3 Block D drainage illustration**

### Runoff Calculations

The Rational Method was used to calculate likely runoff velocities within the two catchments associated with the Block D site. These catchments were classified as the eastern and western draining catchments. IFD data was sourced for Dampier using AUSIFD v2.0. Results are presented in Table 1.

Table 1. Flow data for catchments linked to Block D (m<sup>3</sup>/s/ha)

Catchment	1 YR ARI	5 YR ARI	10 YR ARI
Eastern	0.05	0.16	0.23
Western	0.06	0.10	0.20



## Summary

From the preliminary drainage assessment undertaken for Block D, Dampier, it can be summarised that the current areas of land classified as 'drainage reserve' do not currently receive flows from upstream catchments. The drainage reserve exists on the boundary of a catchment divide and thus the area of land currently reserved for drainage is considered unnecessary.

Future development on this area of land should provide stormwater retention for the 1 Yr ARI event and provide drainage protection along the northern boundary adjacent to six residential lots. A suitable form of drainage protection may include a shallow table drain contoured to discharge at the north east and north west boundaries of the site. Overland flow paths should be provided to convey stormwater flows generated in events greater than the 1 Yr ARI off the site.

Regards

A handwritten signature in black ink that reads 'Matt Stovold'. The signature is written in a cursive, flowing style.

**Matt Stovold**

Environmental Engineer – Perth Office