

ATTACHMENT 1

Summary and review of additional information provided by applicant

Issues Addressed by Applicant	Summary of Comments Submitted by Applicant	Officer's Response
LPS8 requirements for a Structure Plan (SP)	<p>A batching plant use (noxious industry) is considered consistent with what is anticipated within an Industrial Development zone.</p> <p>The Scheme and relevant Planning Regulations state, prior to Local Government considering a subdivision or development application, a SP may be prepared in the Industrial Development zone. The Regulations also allow for local government to approve a Development Application if the proposed development does not conflict with principles of proper and orderly planning and does not prejudice the overall development potential of an area.</p> <p>Council can approve this Application for continued operations at this site for a period of 15 years in the absence of a Structure Plan.</p>	Officers agree that Council has the option of approving continued operations at the site for 15 years in the absence of a structure plan. Officers consider that such a decision would conflict with the principles of orderly and proper planning and that it may prejudice the overall development of the area.
Why a SP has not been prepared	No new development is intended for the area and the area is to remain as it is currently operated, largely under mining tenements.	The subject site is not subject of a mining tenement. It would be presumptuous to grant a long-term approval to continued operations at the site based on a statement on behalf of Hanson to the effect that "no new development is intended for the area". The Pilbara and the City of Karratha are known as areas that undergo rapid expansion, particularly in regard to industrial development.
Burrup Peninsula Land Use and Management Strategy	<p>Clause 4.8 of TPS8 refers to principles and policies of the Strategy. The subject site is located within the Industrial South Area under the Strategy. Management Objectives: 1) To plan the area for support industry incorporating present uses that are compatible; and 2) To ensure planning and developments contribute to or enhance amenity values.</p> <p>We say that the temporary approval for the continued operations at this site for a period of 15 years is consistent with the Burrup Strategy as the supply of concrete is a significant support industry for the Burrup.</p>	A long-term approval to continued operations at the site does not contribute to planning the area for support industry. In the absence of a structure plan for the area, only a short-term approval should be granted.

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Why can't Hanson put additives in the concrete to make it last longer?	<p>Additives can be included in the concrete mix to extend the shelf life of concrete. However, if concrete is dispatched from Hanson's Mardie Road site, then there is a risk that the concrete will not meet the time restrictions that can be put in place for large infrastructure projects for companies such as Rio Tinto and Woodside. This is because of the travel time to some projects in the Burrup.</p> <p>Therefore, we say that batching of concrete from Hanson's Mardie Road site in Karratha Industrial Area to Burrup is not an acceptable solution, even if additives are put in the concrete.</p>	It is noted that Hanson does not believe supplying pre-mixed concrete from its Mardie Road site to be an acceptable solution.
Why don't Hanson move to Gap Ridge?	The anticipated timeframe for implementation of such a strategy would be 10-15 years and this would need to be considered in the context of the economic climate, market forces and the economic feasibility of relocating to one consolidated site. Accordingly, we advise that this is not a strategy that can be implemented in the short term.	It is not clear why the timeframe for relocation needs to be so long. Current market conditions are favourable.
Can Hanson lease land in Gap Ridge and relocate the Cinders Road operations to Gap Ridge?	<p>Hanson is in discussions with a business located in Gap Ridge to consider the possibility of leasing land in Gap Ridge. At this stage, such leasing arrangements are likely to be short term, in that the subject landowner may seek to utilise the land for future expansion of their business.</p> <p>It is not desirable to have to move from the existing Cinders Road site to a leased site in Gap Ridge for a short term, and then to have to move again if Hanson secure a new site in Gap Ridge in the longer term. Hanson would prefer to pursue a long-term strategy that provides a progression to a secure site in Gap Ridge, providing that the economic feasibility is viable.</p> <p>Notwithstanding, we say that the Planning Application needs to be assessed and determined based upon the planning framework applicable.</p>	Agree it is not desirable for Hanson to move from Cinders Road to a short-term lease. Cinders Road is not a long-term solution in the absence of a structure plan.

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How long does Hanson need to move out of Cinders Road?	<p>This Application proposes a temporary approval of 15 years for the use of the property at Cinders Road. If Hanson moved out of Cinders Road, the other leases within the Cinders Road locality will continue until 2028-2035, so the area can't be developed for alternative purposes until the other leases have expired.</p> <p>Whilst this Application remains as seeking a temporary approval for a 15 year period, we advise that a temporary approval for 10 years would be acceptable to Hanson.</p>	<p>It is noted that mining tenements in the area (including the access road providing access to Hanson's operations) are valid until 2028 - 2035 and that Hanson is prepared to accept a temporary approval for 10 years. Whilst the applicant has stated that the anticipated timeframe for a move to Gap Ridge would be 10-15 years, it is unlikely that Hanson would need 10 years to move operations from the site.</p>
Economic Importance of the Plant	<p>If this Application is not supported with sufficient time to relocate, it is likely to mean that supply of concrete to the Burrup will be limited to one supplier only. This could have an economic impact on those projects in the Dampier and Burrup areas that require concrete.</p> <p>If Hanson's Cinders Road batching plant is required to be relocated in order to provide the same volume of concrete pours and maintain a constant supply of concrete to the Burrup, additional agitator trucks would be required to fulfil the same services to the Burrup. This will result in significant additional capital and operating costs per annum.</p> <p>The greater distance to be travelled by the agitator trucks supplying concrete also has the potential to result in increased supply costs. This could potentially affect the cost of supply of the product and therefore, adversely affect affordability.</p> <p>In relocating further from the Burrup Peninsula, there will also be additional carbon emissions as a result of the extra distance travelled and the extra trucks required to provide a continual supply of concrete to the Burrup.</p>	<p>There is no intention to compromise the supply of pre-mixed concrete to the Burrup through a decision on this application. However, in the absence of a structure plan for the Cinders Road Industrial Development zone, a long-term approval for Hanson's operations in this area would not be appropriate. Additionally, there is a concern that other operations may be allowed to establish and continue in this area in the absence of a structure plan if existing operations are allowed to stay for longer periods, particularly if this area is so well suited to servicing the Burrup.</p>