



TOWN PLANNING SCHEME No. 8

DECISION ON APPLICATION FOR DEVELOPMENT APPROVAL DAI6153

APPLICANT(S) DETAILS:	TAYLOR BURRELL BARNETT LEVEL 7, 160 ST GEORGES TCE PERTH WA 6000
PROPERTY ADDRESS:	LOT 103 WICKHAM DRIVE WICKHAM WA 6720
LAND PARCEL(S) DETAILS:	LOT 103 ON PLAN 175534
OWNER(S) DETAILS:	ROBE RIVER MINING CO PTY LTD
PROPOSED DEVELOPMENT:	EXTENSION OF TRANSIENT WORKFORCE ACCOMMODATION APPROVAL (WICKHAM VILLAGE) FOR FIVE (5) YEARS AND INCREASE IN DENSITY
PROPOSED USES:	TRANSIENT WORKFORCE ACCOMMODATION, OFFICE AND PRIVATE RECREATION

Approval to commence or carry out development in accordance with the provisions of the Shire of Roebourne Town Planning Scheme No.8 [TPS8], the application lodged 12/12/2016 and the attached stamped plans is: -

GRANTED subject to the following conditions: -

1. The approved buildings, works and layout shall not be substantially altered without the prior written consent of the City of Karratha.
2. This development is to cease operations by 20 December 2022 and rehabilitation of the site is to be completed by 20 December 2023.
3. A Site Rehabilitation Plan (SRP) shall be submitted to the City for endorsement three (3) months prior to ceasing operations, as outlined in Condition 2. The endorsed SRP shall be completed to the City's satisfaction within the timeframe stated in Condition 2 and in accordance with works specified in the endorsed SRP.
4. A detailed Bushfire Management Plan shall be prepared by the Applicant and approved by the City prior to a Building Permit.
5. A detailed Stormwater Management Plan shall be submitted to and approved by the City of Karratha prior to the commencement of construction.
6. A detailed Dust Management Plan shall be submitted to and approved by the City of Karratha prior to any earthworks and removal of the existing redundant accommodation buildings from the site. The Dust Management Plan must comply with the "Land development sites and impacts on air quality – A guideline for the prevention of dust and smoke pollution from land development sites in Western Australia" document.

7. A detailed Insect Vector Management Plan (IVMP) shall be submitted to and approved by the City of Karratha prior to occupation of the approved development. The Insect Vector Management Plan must specify measures that will be implemented to educate residents on the risks associated with mosquitoes, and strategies to manage onsite breeding of mosquitoes and reduce the number of adult mosquitoes when high numbers are experienced.
8. A detailed landscaping and reticulation plan is to be submitted to and endorsed by the City prior to the commencement of works. The endorsed landscaping and reticulation plan is to be fully implemented and operational within three (3) months of the installation of the additional accommodation units being completed.
9. All landscaping areas shall be maintained to the satisfaction of the City in accordance with endorsed plans.
10. Parking areas and the number of parking bays shall be provided in accordance with endorsed plans.
11. All parking, vehicle access and manoeuvring areas shall be sealed, line marked and maintained to the satisfaction of the City of Karratha.
12. All vehicle access crossovers shall be constructed and maintained in accordance with the City's Crossover specifications.
13. Car parking areas, access driveways and building entry points shall be lit in accordance with Australian Standard AS1158 *Lighting for Roads and Public Spaces* and maintained thereafter to the satisfaction of the City.
14. No goods, materials or vehicles are to be stored or parked permanently in the designated parking bays, landscaped areas, or within access driveways.
15. Any damage to road pavements, kerbing, footpaths or City assets caused by construction activity including but not limited to vehicle movements, shall be repaired in accordance with specifications, work supervision and scheduling arrangements approved by the City.
16. Earthworks over the site and batters must be stabilised to prevent sand or dust blowing, and appropriate measures shall be implemented within the time and in the manner directed by the City in the event that sand or dust is blown from the site.
17. In accordance with the requirements of the *Health Act 1911* and the City's *Health Local Law 2012*, the applicant must ensure a laundry unit (washing machine) is available at a ratio of 1 unit for each 15 residents in the village.
18. All waste and recycling materials must be contained in bins. These must be stored within the existing bin enclosure or if an additional storage area is proposed, it should be constructed to the satisfaction of the City's Environmental Health Services. Any new external enclosure must be of adequate size to contain all waste bins, at least 1.5m high, fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer/onsite effluent disposal system. The minimum provision for internal bin storage is a concrete wash-down pad of at least 1m² graded to a 100mm diameter industrial floor waste with a hose cock and connected to sewer.
19. This decision to approve will expire if the development has not substantially commenced and is in continuation within two (2) years of the date of this decision.

Advice Notes

- a. The approved development requires a Building Permit in accordance with the *Building Act 2011*.

- b. The existing mess building conversion is likely to require the building to be reclassified under the *Building Act 2011*, which will require full compliance with AS1428.1 – 2009 in regards to accessibility.
- c. The gymnasium will require registration as a Public Building and a maximum occupancy certificate will be required to be issued by the City's Environmental Health Services. The facility will be subject to an annual inspection and the payment of an annual registration fee. Please contact the City's Environmental Health Services for relevant application forms and information on submission requirements.
- d. A revised Lodging House registration certificate will be required to be issued by the City's Environmental Health Services as a result in an increase in occupancy of the camp. Please contact the City's Environmental Health Services for relevant application forms and information on submission requirements.
- e. In regard to stormwater disposal, the design shall not create areas where water has the potential to pond as this creates a risk of developing a mosquito breeding habitat.
- f. The development shall comply with the noise pollution provisions of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*. No construction activities causing noise and/or inconvenience to neighbours are to be carried out after 7.00pm or before 7.00am Monday to Saturday, and not at all on Sunday or Public Holidays. Should it be necessary to undertake construction work outside these times, please contact the City's Environmental Health Services for information.
- g. The burning of vegetation is not permitted on site.
- h. The development must be connected to the Water Corporation's reticulated sewerage system prior to occupation of the new accommodation buildings.
- i. Industrial liquid wastes, including wash-down wastes, are not permitted to enter any stormwater system. The disposal of industrial liquid waste is to comply with the City of Karratha Local Laws and be discharged to sewer as approved by the Water Corporation. Discharge of industrial liquid wastes directly to soak or ground is also not permitted and requires the approval of Department of Environment and Conservation.
- j. Any wash-down of plant, vehicles or equipment must be carried out over a wash down pad with waste water treated to the satisfaction of the Water Corporation.
- k. The storage of Liquefied Natural Gas (LNG) and Liquefied Petroleum Gas (LPG) must comply with the requirements of AS 3961:2005 (for LNG) and AS/NZS 1596:2008 (for LPG) with regard to storage and handling of these gases. The applicant is advised that a Building Permit application is required to be submitted for these facilities if there are no approvals currently in place.
- l. Refuse bins shall be provided adequate to service the development and the bins are to be screened from view to the satisfaction of the City of Karratha prior to occupation of the approved development.

SIGNED:



Chris Sayer
PRINCIPAL STATUTORY PLANNER

DATE OF DECISION: 23 January 2017