



# Agenda Item 14.2 - Attachment 1

Karijini Masterplan



## Karijini Master Plan - Amendment

For Pilbara Iron

Prepared by:

**HAMES SHARLEY WA PTY LTD**

Hames Sharley (WA) Pty Ltd

ABN 42 009 073 563

41710

June 2005

HAMES SHARLEY KARIJINI MASTER PLAN - AMENDMENT

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## REVISION SCHEDULE

No.	Date	Details	CM
1	? May 2005	Amendment Report	JHe
2	16 June 2005	Final Amendment Report	JHe

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## KARIJINI MASTER PLAN - AMENDMENT

### 1 INTRODUCTION

The Karijini Master Plan (Revised) was adopted by the Council in December 2004. The Master Plan was prepared at the request of the Council in response to Pilbara Iron's (PI's) desire to address permanent and transient housing needs adjacent to Karijini Lodge.

The Karijini Master Plan sets out the intentions for the use of the land within the Karijini Special Use zone identified in the Shire of Ashburton Town Planning Scheme No.7 (TPS 7). The uses permitted in the zone include residential, transient workers accommodation, tourist accommodation, tourist related uses and ancillary uses.

The objective of the Master Plan is to guide future development for the Karijini Lodge area within the bounds of the Special Use zone.

The Master Plan has been developed and adopted with four separate components:

- Transient workers accommodation
- Tourism area
- Active recreation area
- Residential area

### 2 PURPOSE

The purpose of this report is to amend the residential component of the Master Plan. The Master Plan identifies 28 potential house sites within the Special Use zone, 23 to the northeast of the site and 5 on the southern edge adjoining Privet Street.

This amendment proposes to delete the 5 houses on the southern edge of Privet Street. This area is now proposed to be used for a compensating basin to accommodate storm water from the site.

PI have recently completed a Storm Water Management Strategy outlining that the proposed housing area would be better utilized for storm water management by creating the compensating basin to regulate peak flows through the Jacaranda Drive / Privet Street culverts.

The compensating basin will be ancillary to the development of the site. At the time the Master Plan was developed a comprehensive engineering assessment had not been carried out.

### 3 HISTORY

#### 3.1 KARIJINI MASTER PLAN

The Draft Master Plan was developed by PI in September 2004 and was considered by Council on 19<sup>th</sup> October 2004. The Council resolved that the physical layout of the land uses contained in the draft Master Plan be supported in principle, but requested several matters be addressed further.

The matters were addressed by PI and a Revised Karijini Master Plan was lodged and considered by Council on 10 December 2004.

The Revised Karijini Master Plan was adopted by Council on 10 December 2004 with the following modifications:

- (a) All references to "Master Plan" shall be changed to "Management Plan"
- (b) Clause 3.9 of the submitted plan be deleted
- (c) The following new section be included in the Management Plan report

#### "IMPLEMENTATION

##### STAGE 1

1. Stage 1 of implementing the Karijini Management Plan shall consist of the development of the following land uses:
  - the transient workers accommodation facility, to a maximum of 198 beds, and
  - five residential dwellings abutting Privet Street
  - any other land use component for which development approvals, consistent with the Management Plan, have been obtained

2. *It is a requirement of the Management Plan that the person undertaking (1), above, shall ,within twelve months of commencing development, complete the following works:*
  - a) *Construct a public road between the southern section of Central Road and the roundabout identified in the Management Plan. The road shall include underground services and utilities, as well as footpaths and pavements, to the satisfaction of the Shire of Ashburton. The roundabout is to be included in the works.*
  - b) *In the event of no funding by a third party being identified, construct the public road north of the roundabout to a point approximately half way to Central Road. The road shall include underground services and utilities, as well as footpaths and pavements, to the satisfaction of the Shire of Ashburton.*
  - c) *Undertake site works on the Tourist Resort site, to the satisfaction of the Shire of Ashburton, in order to render the site marketable to a prospective developer. The works are to be limited to rendering the site free of outstanding inundations, depressions, excavations and man made structures.*
  - d) *Ensure that transient workers accommodation facility is constructed as an independent, ‘free-standing’ facility, containing all services, to the satisfaction of the Shire of Ashburton, or it is integrated with the existing development on Lot 841.*
  - e) *Development constructed in accordance with 1, above, shall be freeholded within the prescribed period.”*

### 3.2 DEVELOPMENT APPROVALS

In addition to an approved Master Plan, any development within the Special Use zone requires a Development Application to be approved by the Council.

A Development Application was lodged for a 198 bed transient workers accommodation area - the first component of the Master Plan, and also considered at the 10 December 2004 meeting. The Council resolved to approve the development application for the transient workers accommodation, subject to conditions.

Condition (c) of the development approval required PI to ensure storm water runoff from the site was appropriately addressed and provided for. A recent study was undertaken in order to meet this condition, culminating in the Storm Water Management Strategy.

This strategy has concluded that there is insufficient culvert capacity under the intersection of Jacaranda Drive and Privet Street and therefore the most appropriate method for addressing the storm water runoff would be to use the area of the site immediately north of Privet Street as a compensating basin.

The area required for the compensating basin is designated on the Master Plan as 5 residential dwellings; hence an amendment to the Master Plan is required to delete the 5 dwellings and to construct the compensating basin on the site.

Development applications have also been recently lodged with the Council to:

- a) Delete the five houses from the Development Approval for Transient Workers Accommodation,
- b) Construct a Compensating Basin to regulate storm water surface drawings from Karijini Workers Accommodation.

#### 4 AMENDMENTS TO THE MASTER PLAN

1. The “Karijini Master Plan – Revised” shall be amended as follows:

All references to the 5 houses to be located at the southern end of the site on the northern side of Privet Street, shall be deleted.

2. The Council resolution adopting the Karijini Management Plan on 10 December 2004 be amended by deleting:

- the second bullet point only  
“- five residential dwellings abutting Privet street” under Clause (c) Implementation, Stage 1, (1).

3. The ‘Karijini Master Plan – Revised’ be amended to include a compensating basin and landscaped area immediately adjacent to Privet Street on the southern edge of the site.

## 5 CONCLUSION

The amendment to the Karijini Master Plan entails deleting the proposed 5 residential dwellings adjoining Privet Street and replacing them with a compensating basin and landscaped area.

The need for the compensating basin arises from the recent Storm Water Management Strategy proposed by PI to regulate peak flows of storm water from the Karijini Special Use zone through the Jacaranda Drive/Privet Street culverts.

The total number of permanent housing proposed for Tom Price will remain unchanged. Three (3) houses will be provided on existing PI vacant sites in the Tom Price town site and two (2) additional houses will be provided in the proposed North Road subdivision (corner North and Doradeen Roads).

The amendment requires all references to five (5) residential dwellings on the area of the site adjoining the northern side of Privet Street be deleted from:

1. The original document 'Karijini Master Plan – Revised', considered and adopted by Council on 10 December 2004, and;
2. The modifications listed in the Council resolution dated 10 December 2004

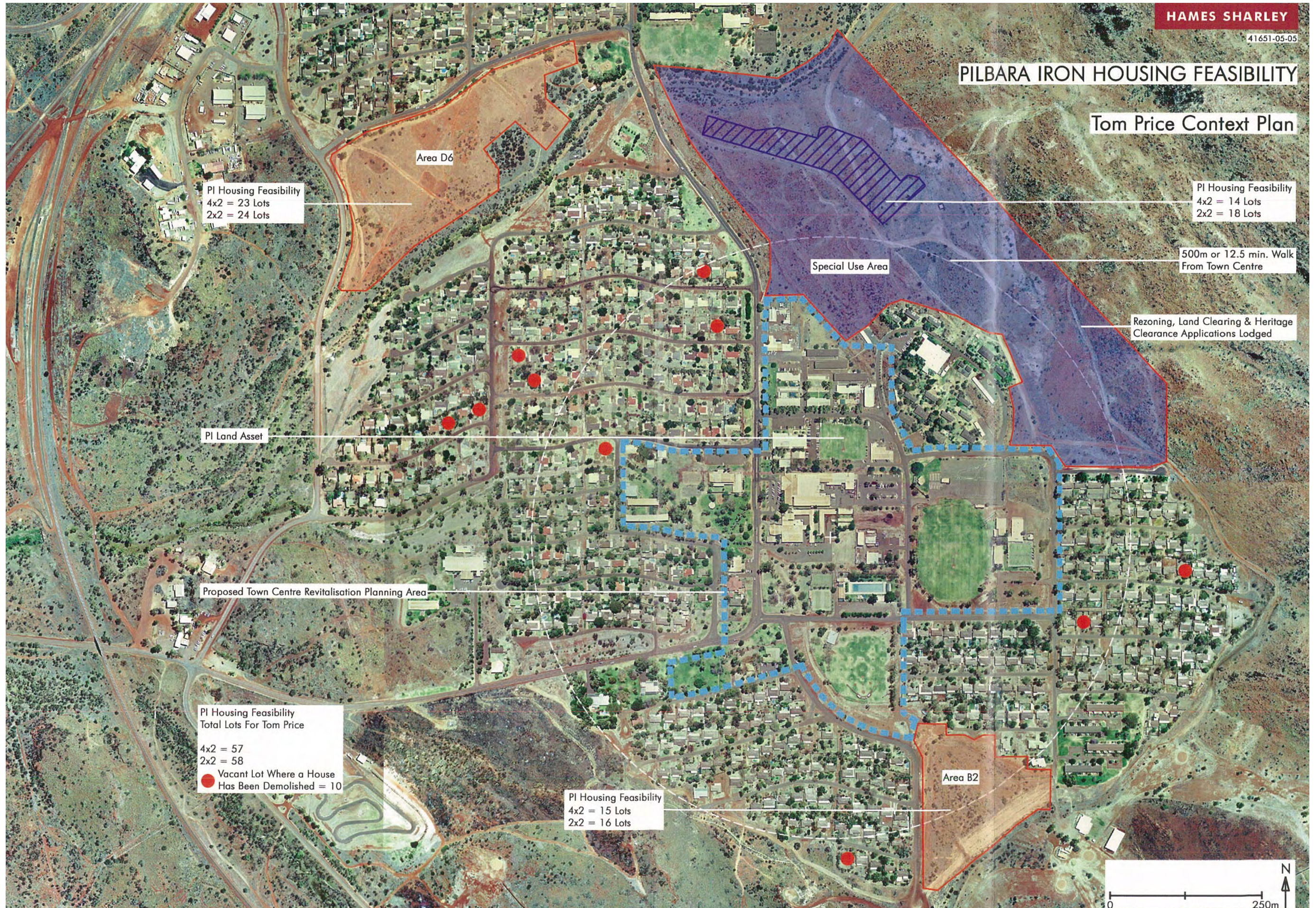
In addition, the amendment includes:

3. Locating a compensating basin and landscape area on the area of the site adjoining the northern side of Privet Street.

Landscaping will be carried out on the site to ensure the amenity of the neighbouring area will not be detrimentally affected and the original intent of the 5 houses as a buffer will be maintained.

APPENDIX I  
Pilbara Iron Housing Feasibility – Context Plan  
(Amended May 2005)

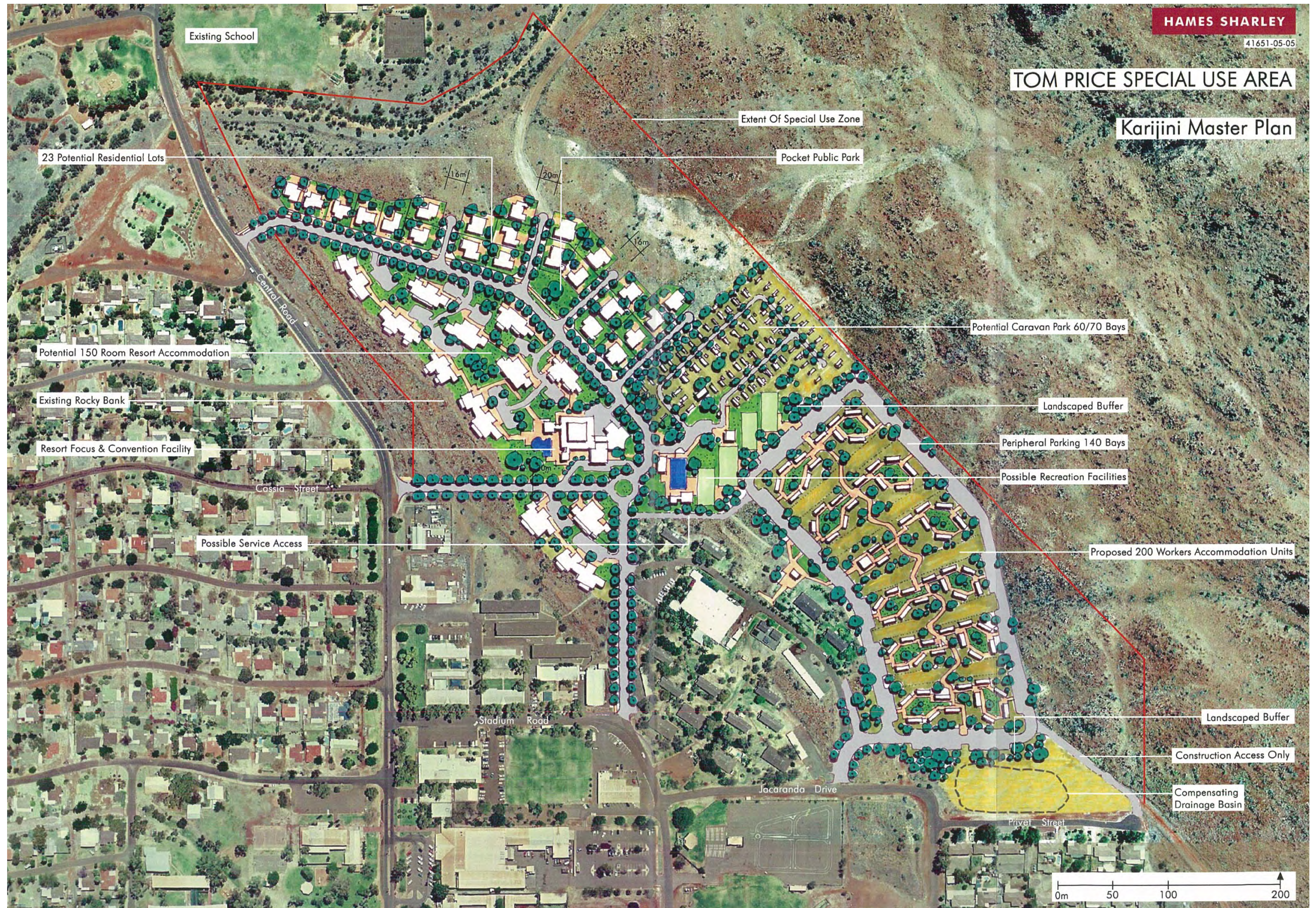






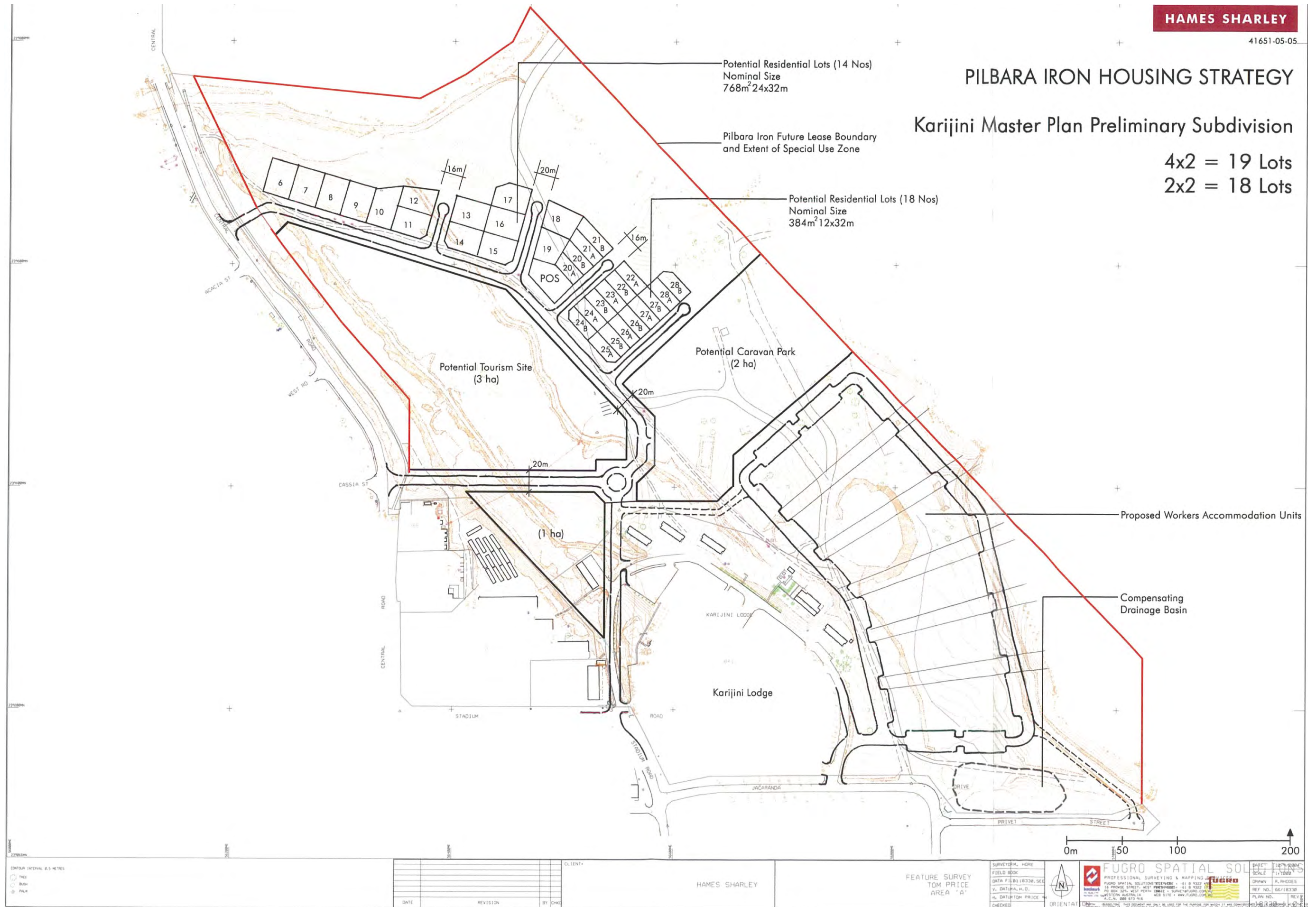
APPENDIX II  
Tom Price Special Use Area – Karijini Master Plan  
(Amended May 2005)





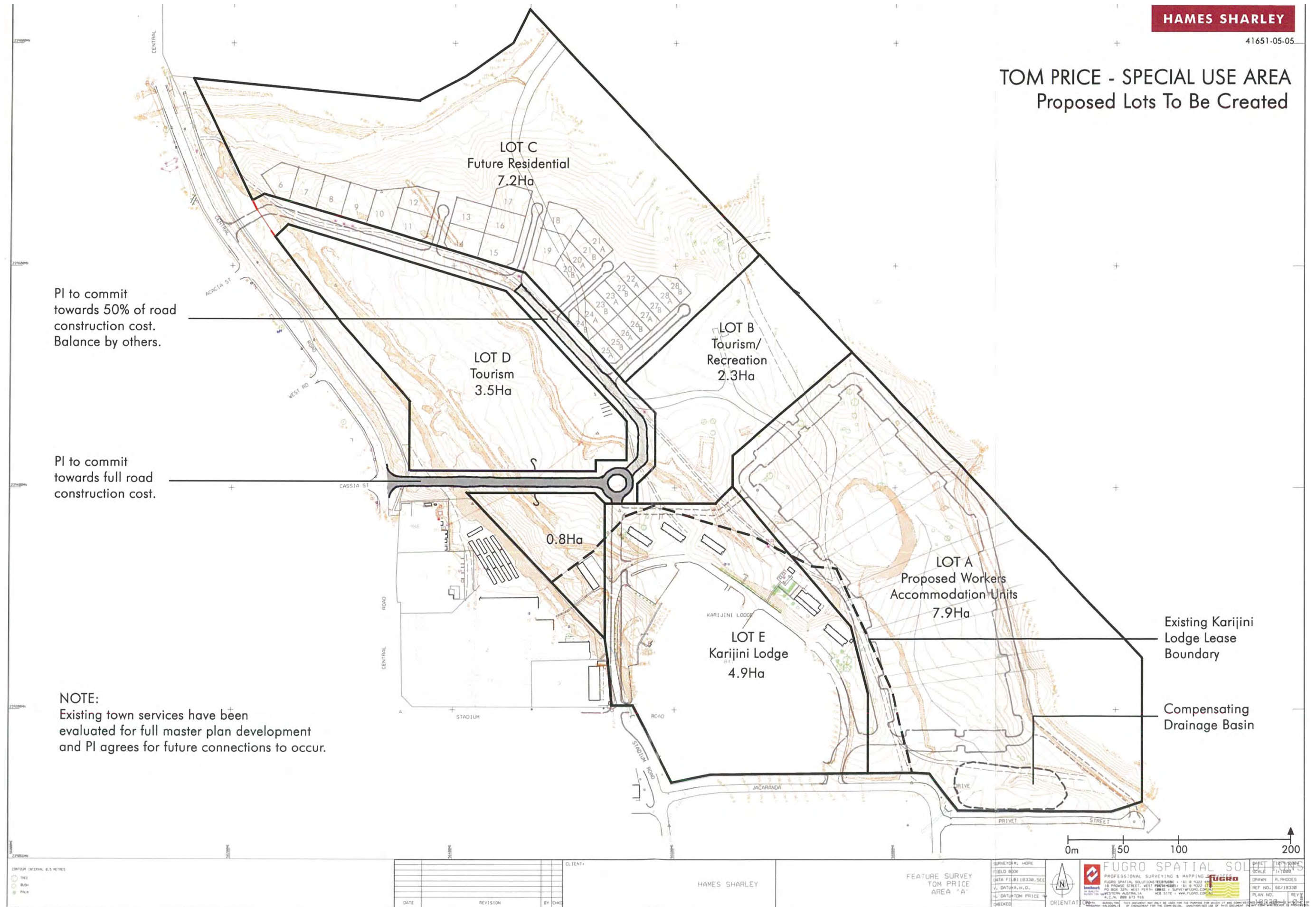


APPENDIX III  
Karijini Master Plan Possible Subdivision  
(Amended May 2005)



APPENDIX IV  
Tom Price Special Use Area – Proposed Lots to be  
created (Amended May 2005)







# Agenda Item 14.2 - Attachment 2

Applicants Submission



Shire of Ashburton  
Local Planning Scheme No. 7  
Special Use Zone 1 Management Plan  
2022 Amendment

Prepared for Rio Tinto Iron Ore  
Prepared by Taylor Burrell Barnett  
October 2022



# Document Information

**Masterplan Amendment**

Shire of Ashburton Local Planning Scheme No. 7  
Special Use Zone 1 Management Plan

2022 Amendment

Rio Tinto

Prepared by: Taylor Burrell Barnett

Level 7, 160 St Georges Terrace  
PERTH WA 6000

PO Box 7130

Cloisters Square

PERTH WA 6850

Phone: 08 9226 4276

Email: admin@tbplanning.com.au



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Revision	Status	Author	Approved by	Date Issue
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2.1	Final	B Didcoe	R Chapman	28/10/2022

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## Executive Summary

A Management Plan was prepared in 2004 by Hames Sharley for Pilbara Iron in order to meet the conditions for Special Use Zone 1 of the Shire of Ashburton Local Planning Scheme No. 7 and address urban design, carparking, landscaping and environmental matters. The Masterplan which accompanies the Management Plan has been historically referred to as 'The Karijini Masterplan'. This document is an amendment to the 2004 Management Plan, and specifically replaces the Masterplan and Land Use Area plan with new plans over Area B, providing for an extension of the Transient Accommodation Workforce land use into this portion of the Special Use Zone 1 consistent with Rio Tinto's land use intentions and tenure negotiations over this portion of Lot 3010 in Tom Price.

Area B is currently identified as 'Tourism/Recreation' land use but has not been developed for this purpose. Rio Tinto is in the process of securing tenure over Areas A and B of Windawarri Village that may include construction of new permanent workforce accommodation and associated facilities in Area B. An amendment to the Management Plan is required to reflect this land use change over Area B and include urban design considerations to inform any future Development Applications over the land.

The amendment also incorporates minor updates to reflect works that have since been undertaken, land tenure arrangements that have occurred and decisions made since preparation of the 2004 Management Plan, including the 2012 Addendum. These minor updates include:

- Removal of potential residential lots on Privet Street. This proposed development was removed from the Masterplan by a 2005 decision of Council as the area was required for drainage purposes;
- Construction and dedication of Strothers Court;
- Removal of the east-west road connecting Central Road to the cul-de-sac head of Strothers Court. A pedestrian access way (PAW) was constructed and a PAW reserve (R49456) has been created over the land, and;
- Creation of drainage reserves adjacent to Central Road (R49455).

The amendment documents comprise the following parts:

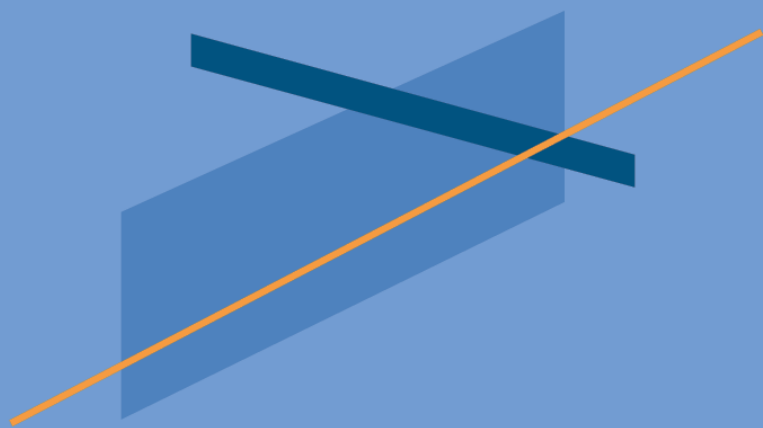
- **Part 1: Introduction.** Part 1 provides the background and explanatory information for the amendment including an overview of the area subject to the amendment; the planning framework; and the history of the Shire of Ashburton Local Planning Scheme No. 7 Special Use Zone 1 Management Plan.
- **Part 2: Management Plan Amendment.** Part 2 outlines the extent of the amendment to the Shire of Ashburton Local Planning Scheme No. 7 Special Use Zone 1 Management Plan and addresses the conditions of LPS7 Special Use Zone 1, including matters relating to urban design, carparking, landscaping and environmental issues. Part 2 supplements the content in the 2004 Management Plan and shall be used to guide applications and inform decisions for the future use and development of the Area B (the amendment area).
- **Part 3: Rationale.** Part 3 provides the rationale for the amendment, including reference to existing and proposed lease arrangements for Lot 3010 Jacaranda Drive, recent Council decisions and recent studies and engagement by Rio Tinto to investigate opportunities for workforce accommodation in proximity to Tom Price and reduce dependency on Jundunmunah Village.

The **Masterplan (as amended)** is included as **Appendix A** and the **Land Use Area plan (as amended)** is included as **Appendix B**, for ease of future reference.



# 1.0

## Introduction



# 1.0 Introduction

## 1.1 Amendment Area

The proposed amendment relates to Lot 3010 Jacaranda Drive, Tom Price as identified in **Table 1** and outlined in **Figure 1** below. Lot 3010 is subject to a Crown Land Lease between the State of Western Australia and Hamersley Iron Pty Ltd (trading as Rio Tinto Iron Ore). A portion of Lot 3010 is currently utilised by Rio Tinto for the purpose of workforce accommodation in an area known as Marandoo Annex. Marandoo Annex has 200 accommodation rooms built as single storey units and includes supporting laundry facilities, resident recreation and gym facilities (which also service rooms at the neighbouring Windawarri Village), an internal access road and 133 car parking bays. North of Marandoo Annex on Lot 3010 is currently vacant land.

Table 1 Subject Site

Lot No.	Deposited Plan	Volume	Folio	Registered Proprietor
3010	51300	LR3154	231	State of Western Australia



Figure 1: Tom Price Town Site Context Plan

### *Surrounding Land Uses*

Surrounding the subject site is the existing Windawarri Village located at 841 Stadium Road. Windawarri Village has 147 accommodation rooms, 71 car parking bays and provides central facilities to supporting the workforce accommodation including the mess, reception, offices and lockers (these central facilities service the rooms at both Windawarri Village and Marandoo Annex). The mess is open to the public and members of the Tom Price community regularly attend for meals.

2 Central Road has a mix of uses including 109 workforce accommodation rooms which utilise facilities at Windawarri; offices for community organisations including the Pilbara Inland Chamber of Commerce and Industry, Gumala Aboriginal Corporation and the Nintirri Centre; as well as the Little Geckos Childcare Centre. 842 Stadium Road to the south of the Special Use Area and Windawarri Village is utilised for the Tom Price Drive In. The Drive In is also utilised for other occasional community events throughout the year.

Lots 3011 and 3013 Strothers Court are within the Special Use Area and are both currently vacant and covered by the Management Plan for the purpose of future land use and development. Both lots are unallocated Crown land owned by the State of Western Australia. A pedestrian access way (PAW) was constructed and a PAW reserve (R 49456) has been created over Lot 3012 Strothers Court within the Special Use Area. Lots 3014, 3015 and 3016 Central Road have been created within the Special Use Area and form part of a drainage reserve (R 49455) with a management order to the Shire of Ashburton.



## 1.2 Planning Framework

### 1.2.1 Shire of Ashburton Local Planning Strategy (2021)

The Shire of Ashburton Local Planning Strategy was adopted by Council in November 2020 and endorsed by the Western Australian Planning Commission (WAPC) in June 2021. The Local Planning Strategy provides the strategic land use and development rationale for delivering the Shire of Ashburton’s vision of a vibrant and prosperous place for work, leisure and living. It focuses on the three towns of Onslow, Tom Price and Paraburdoo as the major settlements administered by the Shire of Ashburton. The Local Planning Strategy recognises that these three towns will remain the hubs for population growth and new housing, commerce and employment, community services and facilities, and tourism.

The Local Planning Strategy includes a Shire wide strategy plan and three town site specific plans – one for each of Onslow, Tom Price and Paraburdoo which visually describe a proposed spatial response to the preferred growth pattern through land use options. The Tom Price Town Site Strategy Plan (**Figure 2**) designates the entire Special Use No. 1 area, including Lot 3010 Jacaranda Drive, as well as adjacent Lot 841 Stadium Road (Windawarri Village) as a Transient Worker Accommodation & Short Stay Accommodation Investigation Area.

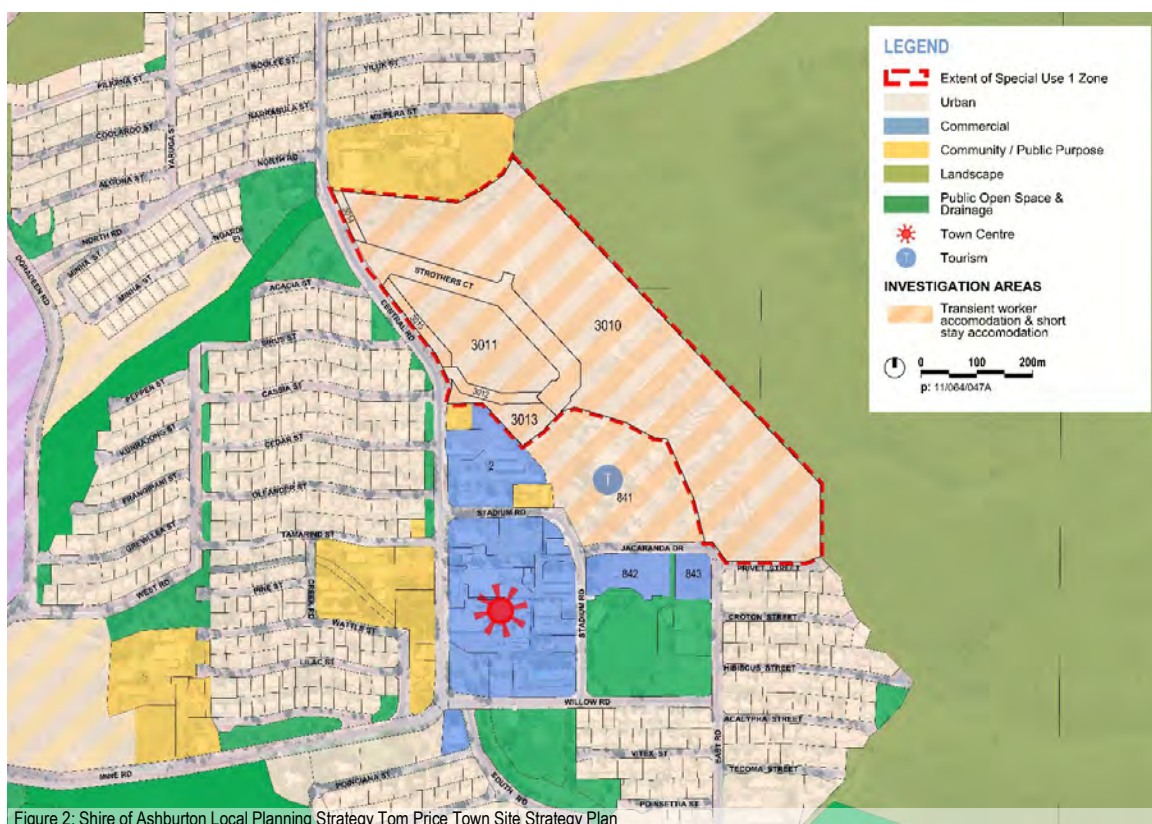


Figure 2: Shire of Ashburton Local Planning Strategy Tom Price Town Site Strategy Plan

**1.2.2 Shire of Ashburton Local Planning Scheme No. 7**

The amendment area is zoned ‘Special Use No. 1’ under the Shire of Ashburton Local Planning Scheme No. 7 (LPS7) (Figure 3). The Special Use No. 1 zone recognises the potential for the subject site to accommodate a mixture of land uses. The zone currently permits residential uses, transient workers accommodation, tourist accommodation, tourist related uses and ancillary uses.

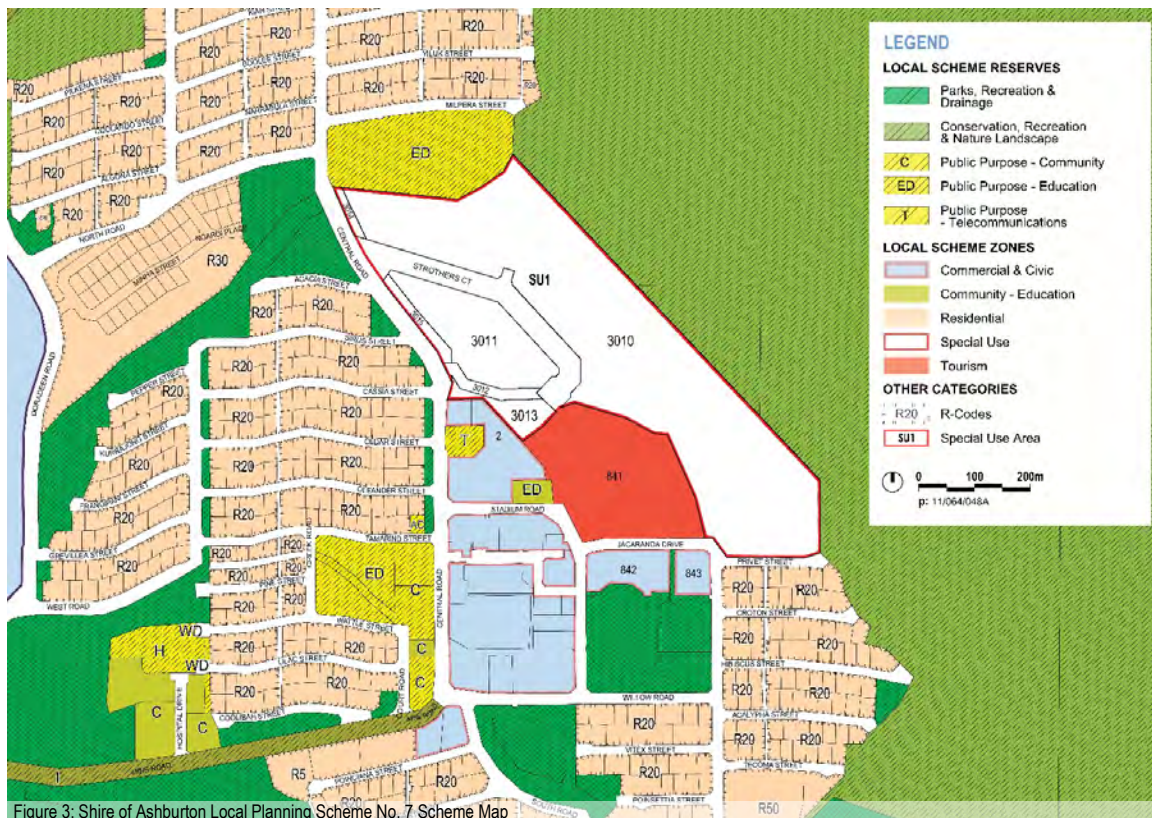


Figure 3: Shire of Ashburton Local Planning Scheme No. 7 Scheme Map

Clause 4.4 of LPS7 outlines that a person must not use any land, or any structure or buildings on land, in a special use zone except for the purposes set out against that land in Schedule 3 of the Scheme and subject to compliance with any conditions set out in Schedule 3 with respect to that land. The following condition is prescribed for the use of the land within Special Use Zone No. 1 –

*The use of the land shall be in accordance with a Local Government approved management plan which shall address, but not be limited to urban design, carparking, landscaping and environmental issues.*

The existing 2004 Karijini Masterplan is considered to fulfil this requirement as an approved management plan, seeking to address matters such as urban design, carparking, landscaping and environmental issues and including a Masterplan and Land Use Areas plan to guide applications and inform decisions on land use and development in Special Use Area 1.

**1.2.3 Shire of Ashburton Local Planning Policies**

The Shire of Ashburton has several local planning policies adopted under LPS7 which also guide decision making on land use and development applications made pursuant to the Scheme. In respect to the Special Use Zone 1 and this amendment area, the following policies are of particular relevance:

- Local Planning Policy 13 Transient Workforce Accommodation
- Local Planning Policy 20 Social Impact Assessment



### 1.3 Karijini Masterplan Background

#### 1.3.1 Karijini Masterplan (2004)

The Karijini Masterplan and Report was prepared by Hames Sharley in 2004 at the request of the Shire in response to Pilbara Iron’s desire to address housing needs adjacent to Karijini Lodge, which is now known as Windawarri Village. The report addressed Special Use Zone 1 in LPS7 which allowed residential, transient workers accommodation, tourist accommodation, tourist related uses and ancillary uses for Lots 3010 to 3015 (inclusive) and Lot 3018 Central Avenue and Jacaranda Drive, Tom Price on the condition that:

*“The use of the land shall be in accordance with a Local Government approved management plan which shall address, but not be limited to urban design, carparking, landscaping and environmental issues.”*

Whilst prepared under the name of Karijini Masterplan, the plan was a management plan approved by the Shire to address the requirements of LPS7 and was named after the existing workforce accommodation on Lot 841 Stadium Drive. The location of unallocated Crown Land adjacent to Karijini Lodge presented an opportunity for future expansion of workforce accommodation in proximity to the town centre, in addition to complimentary tourism uses and a potential residential expansion area further north in proximity to the existing high school. A Special Use zone was created to enable the arrangement of uses and associated development requirements to be laid out in a management plan which could be adopted by Council and amended from time-to-time without a Scheme Amendment.

The existing Masterplan (**Figure 4**) demonstrates how the area was contemplated at the time for possible development including workers accommodation, tourism and residential purposes, including the provision of additional roads. Since the preparation of the Masterplan, workforce accommodation has been constructed in accordance with the Masterplan, referred to as Marandoo Annex, additional facilities and improvements have taken place at Windawarri Village, Strothers Court has been constructed and pedestrian paths have been constructed. Remaining areas remain vacant and unused.

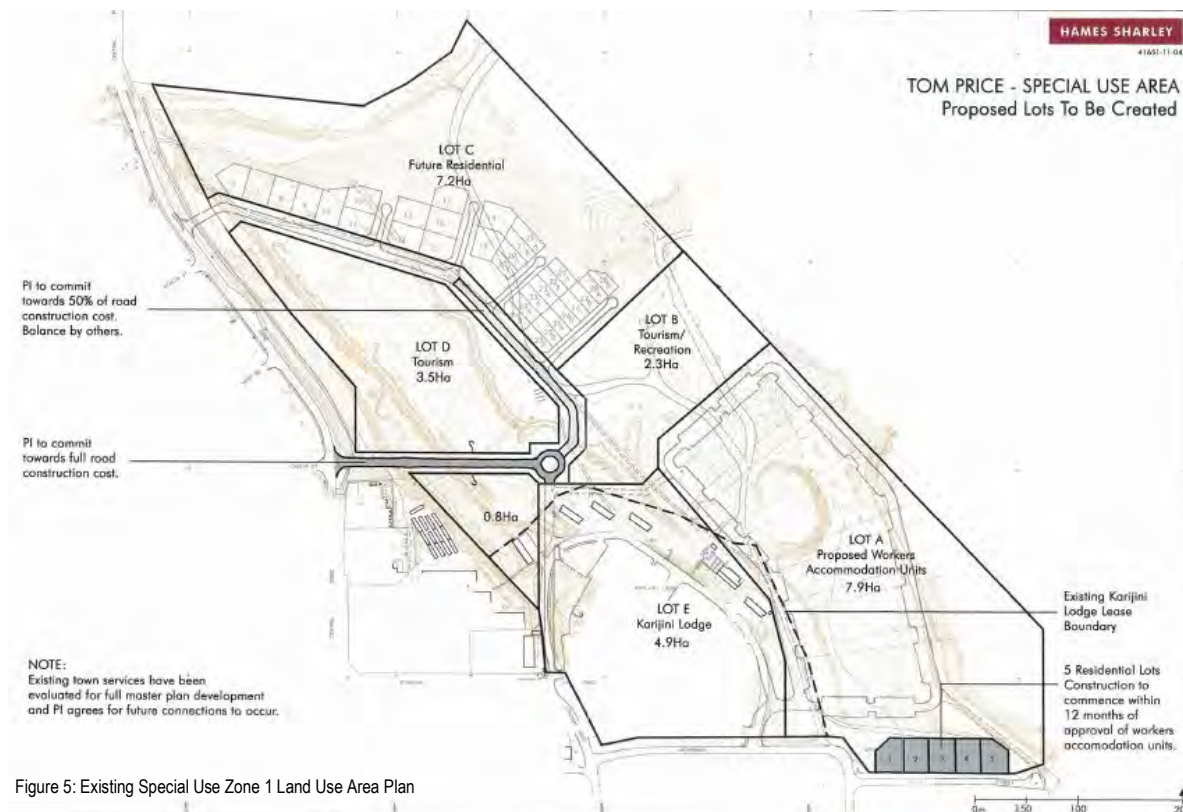


Figure 4: Existing Special Use Zone 1 Karijini Master Plan



The Masterplan was accompanied by a Land Use Area Plan (**Figure 5**) which designates land uses across four lots/areas of the special use zone consistent with the granted lease areas including:

- Lot Area A Workers' Accommodation – Approximately 200 beds;
- Lot Area B Recreation – Located centrally, with a swimming pool and tennis courts;
- Lot Area C Future Residential – 28 potential residential sites were identified; and
- Lot Area D Tourism – A site for a potential resort of up to 150 rooms including convention facilities.



In December 2004, development approval was granted for a 198 person workers' accommodation facility (Marandoo Annex) consistent with the Karijini Masterplan, which was adopted at the same time to guide development in the area. The lease (J184853) for Lot 3010 Jacaranda Drive was signed by Hamersley Iron and the Department of Planning and Infrastructure (acting on behalf of the Minister for Lands) on 9 February 2005. The lease gives Hamersley Iron the ability to erect demountable transportable workers accommodation units and all services necessary to service that accommodation on Area A. It also allowed Hamersley Iron the ability to construct such recreational facilities on Area B as it considers necessary or appropriate for the use and enjoyment of any persons residing in the workers accommodation on Area A. The lease also allowed the development and subdivision of the residential lots on Privet Street. The lease had an original 10-year life span to 9 February 2015; however, lease extensions were agreed to by the State and Hamersley Iron and it remains in place. A new lease is under negotiation as per Section 2.7 of this report.

Hamersley Iron own Lot 841 Stadium Drive (Windawarri Village) and Lot 2 Central Road in freehold both of which have workforce accommodation development operating from those sites.

**1.3.2 Masterplan Amendment (2005)**

In July 2005, following the December 2004 development approval for Marandoo Annex, the Shire subsequently modified the Karijini Masterplan and reissued a new approval with amended conditions for Marandoo Annex to recognise changes to the stormwater needs of the area and remove the Privet Street houses in the south of Area A.

### 1.3.3 Addendum to Karijini Masterplan (2012)

In February 2012, an addendum to the Karijini Master Plan was prepared and subsequently approved by Council, providing an update of the development status of the site and an overview of the commitments by Rio Tinto as per Section 3.9 of the Masterplan. As part of the addendum, the 2005 decision by Council to exclude the Privet Street residential lots was noted on the Status Update Plan. At the same time, modifications to the DA conditions for Marandoo Annex were approved resulting in Condition b) and f) being modified and Condition n) requiring the site to be made a freehold lot within 12 months of its occupation, removed on the basis it was outside the control of Rio Tinto.

The modifications to Condition b) removed the requirement to undertake Stage 1 works as per the Karijini Masterplan within 12 months of commencement of development on the basis that this was outside of the scope of the application and approval of Marandoo Annex and would need to be dealt with separately by Council and Rio Tinto which would occur through the Stakeholder Partnership Agreement.

The modifications to Condition f) removed the requirement for the number of beds in the approved facility to be reduced from 198 to 100 after a period of five years from the date of occupation, but still retained the requirement for rehabilitation should the site be vacated.

### 1.3.4 Shire of Ashburton Ordinary Council Meeting (September 2022)

The Department of Planning, Lands and Heritage (DPLH) in considering a proposal from Hamersley Iron Pty Ltd to issue a new lease, pursuant to section 79 of the *Land Administration Act 1997*, over a portion of Lot 3010 on Deposited Plan 51300 for "Workers Accommodation Facility" requested comment from the Shire of Ashburton. The new lease proposes replacing a portion of the current lease J184853 which was due to expire. The new lease proposal includes the expansion of Hamersley Iron's Transient Workforce Accommodation lease area into the area defined as Area B.

The expansion of the workforce accommodation is in accordance with the Shire's Local Planning Scheme No. 7, on the basis that the special use provisions allow for 'Transient Workforce Accommodation' within the zone. However, the proposal did not align with the Karijini Masterplan as drafted in 2004.

On 13 September 2022 at the Ordinary Council Meeting, the Shire of Ashburton resolved, in respect to the proposed Section 79 *Land Administration Act 1997* Lease over a portion of Lot 3010 on Deposited Plan 51300, to:

- a) request the Shire CEO advise DPLH that the proposed lease was supported; and
- b) if the lease was approved by DPLH, instruct the CEO to request an amendment to the Karijini Masterplan be undertaken to accurately reflect the desired future layout and design of the development.

# 2.0

## Management Plan Amendment

## 2.0 Management Plan Amendment

Part 2 outlines the extent of the amendment to the Shire of Ashburton Local Planning Scheme No. 7 Special Use Zone 1 Management Plan and addresses the conditions of LPS7 Special Use Zone 1, including matters relating to urban design, carparking, landscaping and environmental issues. Part 2 supplements the content in the 2004 Management Plan and shall be used to guide applications and inform decisions for the future use and development of Area B (the amendment area).

The Management Plan is a document that guides future land use and development and to which planning decision makers are to give due regard to when making decisions on the subdivision or development of land within the special use area. It is not binding, however applications for subdivision and development approval should have due regard to the Masterplan, Land Use Area Plan and development requirements outlined in Part 2.

### 2.1 Amendment Area

As per the Shire of Ashburton Council Decision 128/2022, this amendment is limited to matters related to land use, urban design, carparking, landscaping and environmental issues for Area B of the Masterplan and Land Use Area Plan appended to the Special Use zone 1 Management Plan and reflects the desired future use, layout and design of the development following the new lease between the State and Rio Tinto. Areas A, C and D are intended to be maintained as per the 2004 Management Plan and subsequent amendments and addendums already approved including works undertaken.

### 2.2 Proposed Amendment to Management Plan (Masterplan and Land Use Area Plan)

As illustrated indicatively in **Figure 6** and **Appendix A**, this Amendment incorporates the following:

1. Land previously identified as 'Tourism/Recreation' in Area B to be designated 'Workforce Accommodation' and recognises the potential building design and layout that could apply to Area B for the purpose of Workforce Accommodation.
2. Extend the internal one-way loop road currently around Area A to Area B in order to integrate the two areas.
3. Allow for additional shared facility buildings to support flexibility in use of existing workforce accommodation allowing greater utilisation of the existing rooms with transit/shower/locker blocks, central to existing and potential future accommodation.

The amendment also incorporates minor updates to reflect works that have been undertaken, land tenure arrangements that have occurred and decisions made since preparation of the 2004 Management Plan, including the 2012 Addendum. These minor updates were reflected in a Status Update Plan but were not previously incorporated into a revised Masterplan or Land Use Area Plan. These minor updates include:

- Removal of potential residential lots on Privet Street. This proposed development was removed from the Masterplan by a 2005 decision of Council as the area was required for drainage purposes;
- Construction and dedication of Strothers Court;
- Removal of the east-west road connecting Central Road to the cul-de-sac head of Strothers Court. A pedestrian access way (PAW) was constructed and a PAW reserve (R49456) has been created over the land, and;
- Creation of drainage reserves adjacent to Central Road (R49455).





Figure 6 Shire of Ashburton Local Planning Scheme No. 7 Special Use Zone 1 Management Plan - Masterplan

Figure 7 and Appendix B delineate the 4 key land use areas for the special use zone as per the 2004 Management Plan and amends Area B to include a land use designation of 'Workforce Accommodation'. Strothers Court road reserve, PAWS and drainage reserves have also been reflected based on existing Landgate cadastre and areas have been updated accordingly. Area A remains designated for 'Workforce Accommodation' and Areas C & D retain 'Residential' and 'Tourism' designations respectively to facilitate future development by others.



Figure 7 Shire of Ashburton Local Planning Scheme No. 7 Special Use Zone 1 Management Plan - Land Use Areas

## 2.3 Workers Accommodation (Areas A & B)

Areas A and B will provide for up to 450 potential workforce accommodation units covering an area of approximately 9.43 hectares. The number of units will include the 200 existing workforce accommodation units within Area A. The additional units would come from a future potential new development on Area B which could include up to approximately 240 additional workforce accommodation units in Area B.

### 2.3.1 Urban Design

With high quality façade design and treatment and building scale similar to the existing structures at Windawarri Village, any future development will integrate into the existing pattern of development of Windawarri Village or the adjacent Area A development. The accommodation units in Area B could utilise a similar configuration to other workforce accommodation within townsites based camps in the Shire of Ashburton including one or two storey modular accommodation blocks with external verandahs. Area B may also have additional buildings for shared facilities including laundries and recreation facilities for Area B residents.

Any future workforce accommodation will include well-designed built form that presents attractively and is surrounded by landscaping to integrate the built form and natural elements of design. Any proposed buildings will be required to utilise high quality materials with significant design and architectural features such as articulating building design, projections, screening and use of a colour palette that is complimentary to the natural colour palette of neutral tones whilst utilising feature deep red components to tie in with the red Pilbara ground.

The Pilbara architectural style should be incorporated through the use of breezeways, extended rooflines and verandahs whilst remaining in keeping with the existing character by maintaining proportional to the height and mass of existing buildings.

Any future development applications will need to provide details addressing interface of any potential development with adjacent land uses and the public realm.

### 2.3.2 Carparking and Vehicular Access

The workforce accommodation units in Area B would be located to the north of the existing Marandoo Annex units. Vehicle access to accommodation and parking for Areas A and B will be maintained via an internal one-way loop road accessed from a dual entry/exit location at the southern end of the Special Use Zone to Jacaranda Drive. The internal one-way loop road may be extended north to the top of Area B on the eastern side of the area and back round the west of Areas A and B, including a potential connection to Strothers Court. Traffic management controls will be in place throughout the site with a sign posted speed limit of 20km/h and speed humps to promote a low-speed traffic movement. Pedestrian crossings are marked on the roads and provide priority to pedestrian movement through the site.

Any new accommodation units on Area B would be serviced by the existing Windawarri Village, a new gym and recreation room on Windawarri Village and a proposed new transit facility shared across Area A and Windawarri Village. Windawarri Village will remain open to the public for meals.

Notwithstanding the requirements of the Shire of Ashburton Local Planning Scheme which details car parking requirements for Workforce Accommodation land uses, the Shire of Ashburton Local Planning Policy 13 'Transient Workforce Accommodation' outlines requirements for parking provision and states that 'car parking shall be determined upon application' and that all car parking areas shall be located, designed and constructed to the satisfaction of the Shire. Car parking within Area A will remain largely as per the existing approved and constructed development and a similar car parking arrangement will be utilised for Area B with 90-degree car parking accessible from the internal access road. Detailed car parking provision will be determined through future development applications

## 2.4 Residential (Area C)

This amendment proposes no land use and development changes to the approximately 7.2ha site in the northern portion of the special use zone designated for 'Residential' in the Masterplan and Land Use Area plan of the Management Plan. Rio Tinto have no intentions to use or develop this area and has excluded this area from its proposed future lease that will cover Area A and B as described in Section 2.7.

## 2.5 Tourism (Area D)

The amendment incorporates minor updates to reflect works that have been undertaken and land tenure arrangements that have occurred since the preparation of the 2004 Management Plan including the 2012 Addendum. Whilst not part of this amendment, itself, a pedestrian access way (PAW) has been constructed and a PAW reserve (R 49456) created over a portion of Area D. This change had not been previously captured in a revised Masterplan and Land Use Area plan and, as such, has now been reflected in this amendment.

This amendment proposes no changes to the land use and development of approximately 3.5ha in the western portion of the special use zone designated for 'Tourism' in the Masterplan and Land Use Area plan of the Management Plan. Rio Tinto have no intentions to use or develop this area and has excluded this area from its proposed future lease that will cover Area A and B, as described in Section 2.7.

## 2.6 Landscaping

Extensive landscaping is proposed throughout the area. The landscaping will provide shade and amenity for users of the Special Use zone. Details of landscaping should be provided with any subsequent development applications and will ensure suitable species selection appropriate to the environment

Because of the tiered nature of the site itself, the landscaping will complement the topography and provide a sense of open space within the area.

## 2.7 Land Tenure

### *Existing Lease*

The Special Use Zone is located on land owned by the State of Western Australia. A Crown Land Lease (J184853) has been entered into between the Department of Planning, Lands and Heritage on behalf of the State of Western Australia and Hamersley Iron Pty Ltd over a Lot 3010 Jacaranda Drive in the special use zone. The lease includes a schedule of conditions by which the site development, staging, use and rehabilitation will be managed and governed. The lease was registered on 9 February 2005.

The lease gives Hamersley Iron the ability to erect demountable transportable workers accommodation units and all services necessary to service that accommodation on Area A. It also allowed Hamersley Iron the ability to construct such recreational facilities on Area B as it considers necessary or appropriate for the use and enjoyment of any persons residing in the workers accommodation on Area A. The lease also allowed the development and subdivision of the residential lots on Privet Street. The lease had an original 10-year life span to 9 February 2015; however, lease extensions were agreed to by the State and Hamersley Iron and it remains in place.

### *Future Lease*

The Department of Planning, Lands and Heritage (DPLH) are considering a proposal from Hamersley Iron Pty Ltd to issue a new lease pursuant to section 79 of the Land Administration Act 1997, over a portion of Lot 3010 Jacaranda Drive. The new lease proposal includes the expansion of the existing Transient Workforce Accommodation lease area extending into the area defined as Lot B on the Karijini Masterplan (2005). The new lease will not include the remainder of Lot 3010 on DP 51300 (being Lot Con the Karijini Masterplan). The DPLH sought comment from the Shire of Ashburton on the proposed new lease which was considered and supported at the September 2022 Council meeting.

### *Future Lots*

A draft deposited plan (DP63658) has been prepared for Lot 3010 which shows the land being subdivided into three land parcels which support the intended use of Areas A and B for workforce accommodation by Rio Tinto (proposed Lot 501), provides for the creation of a future drainage reserve adjacent to Privet Street (proposed Lot 502) and retains Area C for future residential development by others (proposed Lot 500).

# 3.0

## Amendment Rationale



## 3.0 Amendment Rationale

### 3.1 Reasons for the Amendment

The Department of Planning, Lands and Heritage (DPLH) in considering a proposal from Hamersley Iron Pty Ltd to issue a new lease, pursuant to section 79 of the *Land Administration Act 1997*, over a portion of Lot 3010 on Deposited Plan 51300 for "Workers Accommodation Facility" and requested comment from the Shire of Ashburton. The new lease proposes replacing a portion of the current lease J184853 which is due to expire. The new lease proposal allows for the potential expansion of Hamersley Iron's Transient Workforce Accommodation lease into the area defined as Area B.

The expansion of the workforce accommodation is in accordance with the Shire's Local Planning Strategy and LPS7, on the basis that the special use provisions allow for 'Transient Workforce Accommodation' within the zone. However, the proposal did not align with the Masterplan and Land Use Area plan as drafted in 2004 and forming part of the approved Management Plan.

On 13 September 2022 at the Ordinary Council Meeting, the Shire of Ashburton resolved that, with respect to the proposed Section 79 *Land Administration Act 1997* lease over Lot 3010 on Deposited Plan 51300, Council:

- a) request the Shire CEO advise DPLH that the proposed lease was supported; and
- b) if the lease was approved by DPLH, instruct the CEO to request an amendment to the 'Karijini Masterplan' be undertaken to accurately reflect the desired future layout and design of the development.

As per the Shire of Ashburton Council Decision 128/2022, this amendment is limited to matters related to land use, urban design, carparking, landscaping and environmental issues for Area B only of the Masterplan and Land Use Areas plan of the Special Use Zone 1 Management Plan (the 'Karijini Masterplan') to reflect the desired future use, layout and design of the development following the new lease between the State and Rio Tinto. Areas A, C and D land uses are intended to be maintained as per the 2004 Management Plan and subsequent amendments and addendums already approved including works undertaken.

### 3.2 Justification

The Amendment carefully considers the local context and planning framework applicable to the site, the current use of the site, Rio Tinto's need and demand for workforce accommodation and stakeholders and community preferences for the location and design of workforce accommodation in town.

The following is an outline of the key reasons for the Amendment and other associated existing and future actions being undertaken by the Shire and Rio Tinto in Tom Price in support of this proposal.

#### *Additional Transient Workforce Accommodation in Town to Reduce Dependency on Jundunmunnah Village*

To support Pilbara mining operations, Rio Tinto provides both company housing for residential employees and FIFO workforce accommodation in a number of locations across the Shire of Ashburton. The location of this FIFO accommodation varies between camps located outside of town and accommodation rooms located in town.

Within the Tom Price townsite, Windawarri Village (including the Marandoo Annex already located on Lot 3010 Jacaranda Drive within Special Use zone No 1) provides 455 accommodation rooms in a central location and includes both freehold and leasehold land. Outside the townsite, Rio Tinto operates Jundunmunnah Village which has 698 accommodation rooms. The current approval for Jundunmunnah Village is valid until December 2023. Throughout 2022, Rio Tinto has assessed opportunities to reduce dependency on Jundunmunnah.

Rio Tinto owns various lots in freehold within Tom Price and also has leasehold interests over Crown land surrounding Windawarri. Some of this land is already approved and operating as FIFO accommodation whilst some areas of land are operating to provide community benefit; and some areas are vacant. Rio Tinto engaged Taylor Burrell Barnett to review options for accommodating an increase in the capacity of FIFO workforce in the Tom Price townsite which would lead to a reduction in rooms at Jundunmunnah Village.

Based on land tenure, topography and zoning considerations as well as a desire to continue utilising shared facilities available within Windawarri Village already, it is considered that reduced dependency on Jundunmunnah would require a staged expansion of Windawarri Village utilising surrounding vacant crown land. Rio Tinto notes the sensitivity of FIFO within and around Tom Price (both Windawarri Village and Jundunmunnah Village); and would only pursue significant new development on Area B after consultation with the Shire of Ashburton, and following the relevant statutory approval processes.

#### *Stakeholder and Community Engagement on Workforce Accommodation Options*

Rio Tinto engaged Taylor Burrell Barnett to conduct stakeholder and community engagement in late 2021 to support the investigation into options for reducing dependency on Jundunmunnah through increasing capacity of FIFO workforce in Tom Price. An engagement strategy was developed for the project by an International Association for Public Participation (IAP2) accredited professional utilising the principles of the IAP2 Public Participation Spectrum and guidance material provided in the DPLH Planning Engagement Toolkit for Western Australia.

Rio Tinto, with the support of the Shire of Ashburton, endorsed the stakeholder engagement process to support the investigation of potential sites including consideration of design principles to assist in future planning and design at Windawarri Village. A variety of engagement activities such as stakeholder workshops and stakeholder meetings/briefings were undertaken including an issues, opportunities and vision workshop in November 2021; and a Shire of Ashburton council briefing in December 2021. Additional feedback was received from some members of the community either unable to attend the workshop or who were invited to comment via email, phone conversations and Stakeholder meetings.

The purpose of the Issues, Opportunities and Vision Workshop was:

- To review, provide feedback and contribute to the issues and opportunities analysis for Windawarri and surrounding land.
- To identify the existing place experience of Windawarri and surrounding land and inform what should be considered in the development of these sites for FIFO accommodation.
- To identify the Tom Price community's values and aspirations which could be the foundation of a vision for future land use, built form and public realm.

The feedback gained through the engagement process clearly highlighted that stakeholders and community were not supportive of utilising lots owned in freehold by Rio Tinto that have existing community or commercial uses that would potentially be displaced (including Lot 2 Central Road and Lot 842 and 843 Jacaranda Drive) if utilised for additional workforce accommodation. Of the sites presented to the community surrounding the existing workforce accommodation at Windawarri Village, the preferred expansion option of community and stakeholders was Area B rather than any of the freehold sites owned by Rio Tinto. When presented with a choice between additional workforce accommodation being located within the Tom Price townsite or remaining at Jundunmunnah Village, if additional workforce accommodation capacity could not be increased readily within Windawarri Village and Marandoo Annex, there was a preference expressed in the workshop to maintain the status quo with workforce at Jundunmunnah Village.

The engagement feedback also specified that the publicly accessible Mess and community feel of Windawarri Village should be protected in any potential expansion of Windawarri and surrounds. Any FIFO accommodation should ensure integration with the town and existing landscape from a visual perspective. The amendment to the masterplan has included this feedback in the expansion for workforce accommodation into Area B, requiring well-designed built form that presents attractively and is surrounded by landscaping to integrate the built form and natural elements of design. The amendment encourages the incorporation of the Pilbara architectural style through the use of breezeways, extended rooflines and verandahs whilst remaining in keeping with the existing character by maintaining proportional to the height and mass of existing buildings.

In mid-2022, Rio Tinto communicated to the Shire that there were challenges in expanding Windawarri Village due to tenure, approvals, topography constraints and significant costs which led to the study not being pursued at that time. Rio Tinto will continue to liaise with the Shire about the future use of Jundunmunnah Village beyond its current expiry date of 31 December 2023.

#### *Community Lifestyle and Infrastructure Plan (CLIP)*

The Shire of Ashburton has engaged consultants to assist in developing a Community Lifestyle and Infrastructure Plan for Tom Price and Paraburdoo to guide opportunities for infrastructure improvement and how life within the towns can be enhanced. Rio Tinto has contributed significantly to the CLIP development, including providing \$1 million funding for the costs of the study as well as in-kind contribution of data and staff resources. The CLIP is intended to act as a fundamental guiding document to outline how future growth and economic diversification can occur into the future through to 2035 and beyond. The CLIP will investigate and plan for a range of areas including economic development, the environment, infrastructure, community facilities and future land use.

There is a relationship between the CLIP and the Karijini Masterplan, as the CLIP deals with community, tourism and future recreational needs which may consider Areas C and D to assist in the expansion of Tom Price community lifestyle and infrastructure. This amendment does not compromise or constrain the opportunities for the CLIP and feedback gained through the Stakeholder Engagement process including the desire for the community to retain Lots 2, 842 and 843 for community benefit without workforce accommodation will be provided to support the CLIP process.

#### *Future Development Applications*

Schedule 3 of Shire of Ashburton Local Planning Scheme No. 7 sets out conditions for special use zones including special use zone 1 and requires that a management plan address urban design, carparking, landscaping and environmental issues. This amendment is necessary to update the document to reflect the change in intention for the subject site while addressing the scheme requirements by providing guidance for how urban design, carparking, landscaping and environmental issues could be addressed within Area B.

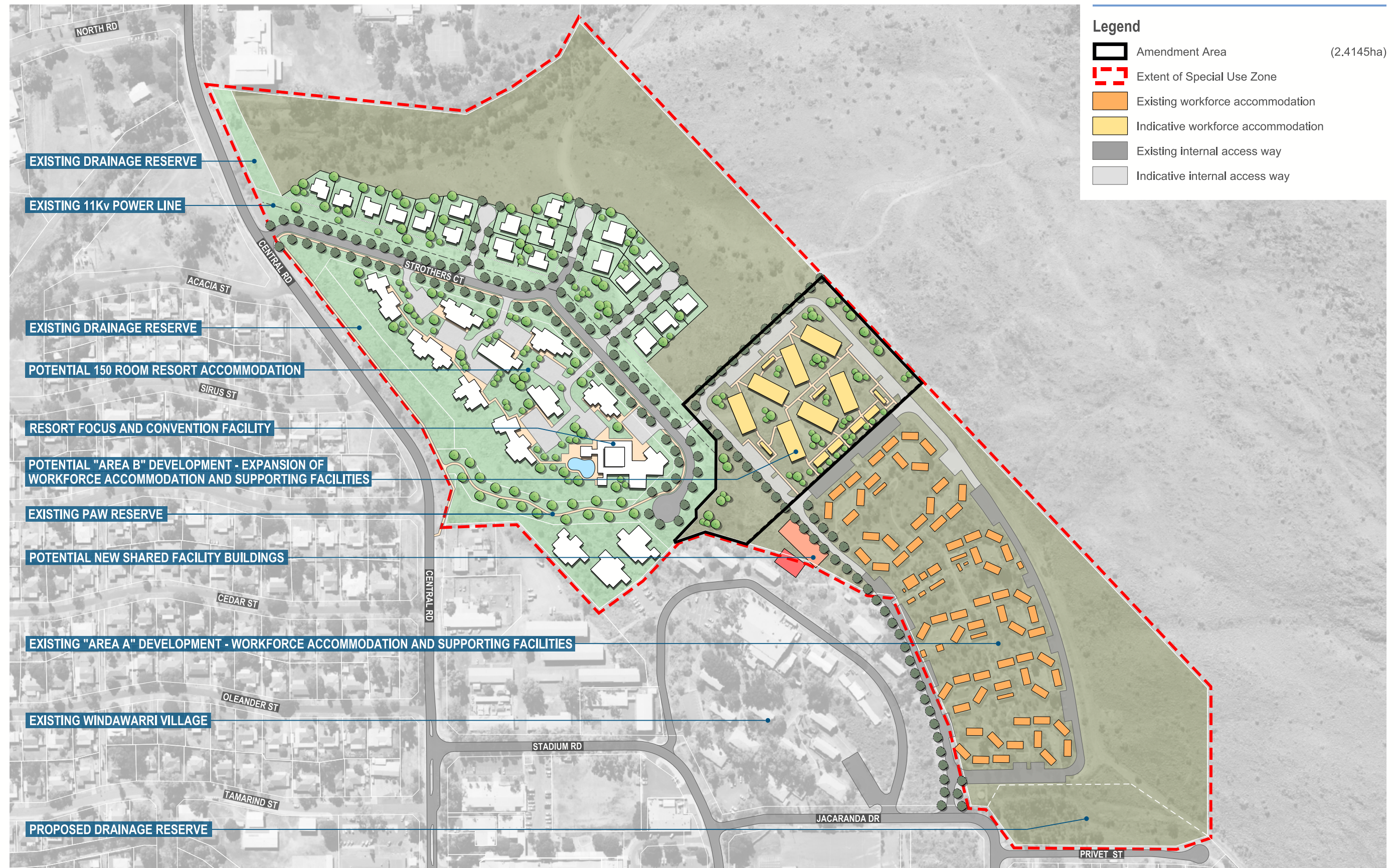
The special use zone, as outlined in Schedule 3 of LPS7, does provide for workforce accommodation as a land use within the zone and this amendment allows future development applications to be made in a manner that ensures consistently with the intent of the scheme requirements.

Future development applications will continue to be assessed on merit against the entire planning framework including the Shire's Local Planning Scheme, any relevant local planning policies adopted by the Shire under the Scheme and with due regard to this Management Plan, and determined pursuant to the Scheme.

# Appendix A

Shire of Ashburton LPS 7 Special Use No. 1 Management Plan – Amended Masterplan





**Legend**

- Amendment Area (2.4145ha)
- Extent of Special Use Zone
- Existing workforce accommodation
- Indicative workforce accommodation
- Existing internal access way
- Indicative internal access way

**Shire of Ashburton LPS7 SU1 Management Plan - Amended Masterplan**

TOM PRICE

A Rio Tinto Project

scale 1:3,000@A3 | 1:1,500@A1  
 plan 11/064/043B  
 date 27/10/2022

Taylor Burrell Barnett Town Planning & Design  
 Level 7, 160 St Georges Terrace, Perth WA 6000  
 e: admin@tbbplanning.com.au  
 p: (08) 9226 4276

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# Appendix B

Shire of Ashburton LPS 7 Special Use No. 1 Management Plan – Amended  
Land Use Area plan





Shire of Ashburton LPS7 SU1 Management Plan - Amended Land Use Area Plan

TOM PRICE

A Rio Tinto Project

scale / 1:3000@A3 | 1:1500@A1  
 plan / 11/064/045A  
 date / 24/10/2022

Taylor Burrell Barnett Town Planning & Design  
 Level 7, 160 St Georges Terrace, Perth WA 6000  
 e: admin@tbbplanning.com.au  
 p: (08) 9226 4276

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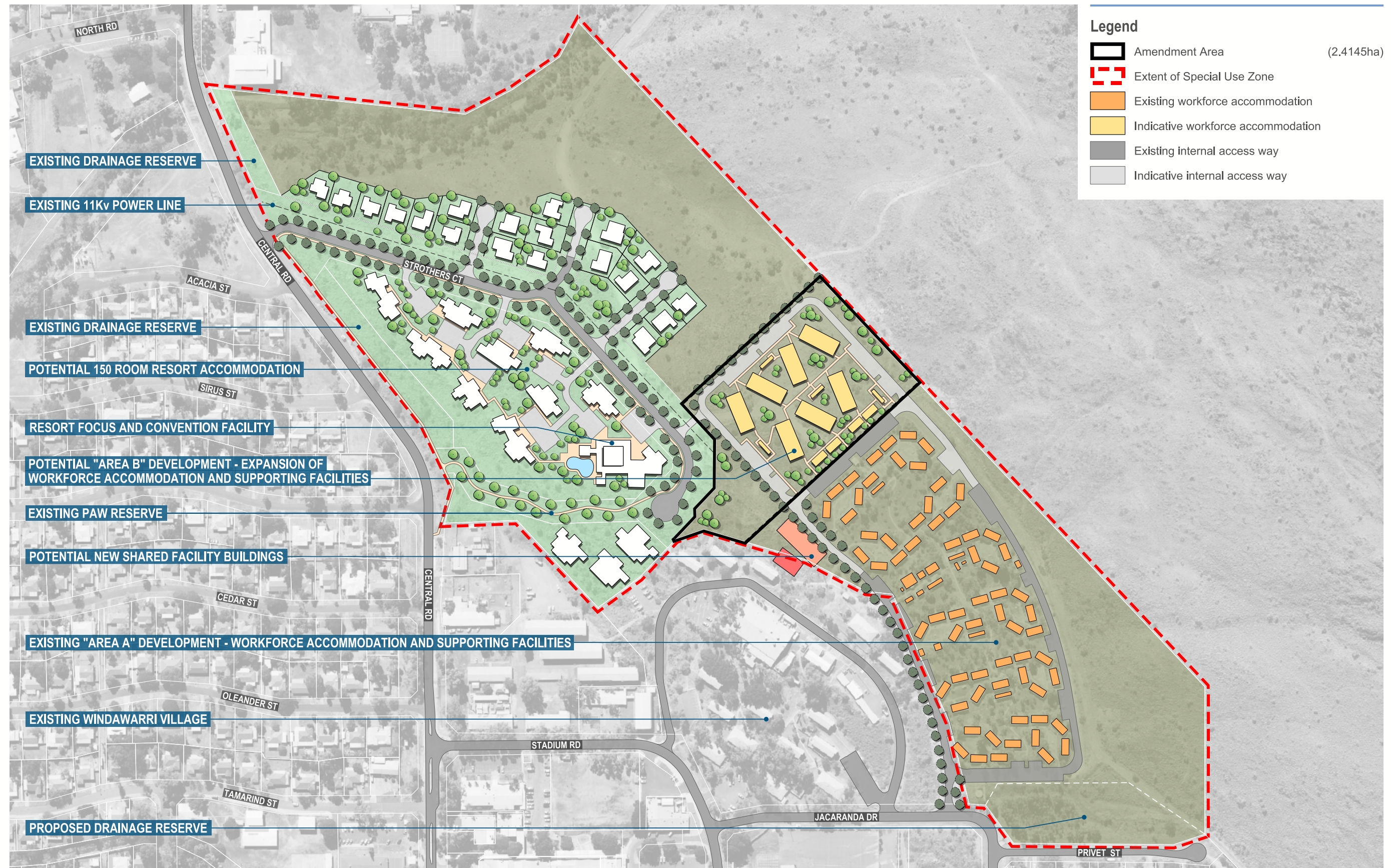




# Agenda Item 14.2 - Attachment 3

Proposed Amendment to Karijini Masterplan





**Shire of Ashburton LPS7 SU1 Management Plan - Amended Masterplan**

TOM PRICE

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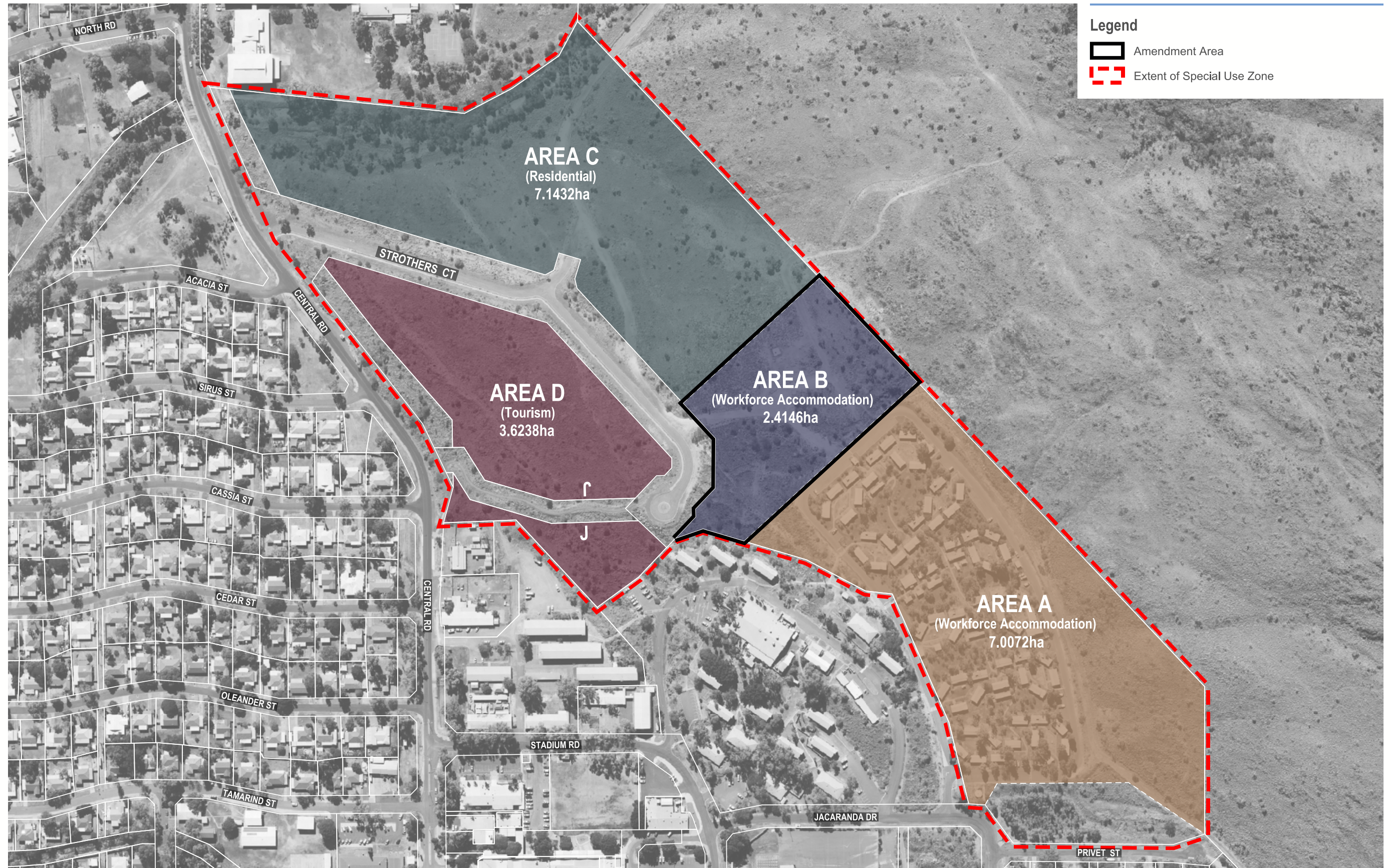
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 p: (08) 9226 4276

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Shire of Ashburton LPS7 SU1 Management Plan - Amended Land Use Area Plan

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scale / 1:3000@A3 | 1:1500@A1  
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 e: admin@tbbplanning.com.au  
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