

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	The CEO's functions are to be responsible for the employment, management supervision, direction and dismissal of other employees (subject to section 5.37(2) in relations to senior employees).
Legislative Power or duty delegated:	Section 5.41(g) of the Local Government Act 1995
Legislative power to delegate	Section 5.44 of the Local Government Act 1995
Delegation by:	Chief Executive Officer
Delegation:	The Chief Executive Officer may delegate to any employee of the local government the exercise of any of the CEO's powers or the discharge of any of the CEO's duties under this Act other than this power of delegation.
Chief Executive Officer delegates to:	Manager, Organisational Development
Delegation delegated by the CEO	<p>Functions delegated by the CEO to be undertaken by the Manager, Organisational Development include but are not limited to:</p> <ul style="list-style-type: none"> • Position Justification Authorisations • Change of Position Authorisations • Training Application Authorisations • Performance Reviews (subject to section 5.37(2)). • Associated Payroll Authorisations
Conditions:	The Manager, Organisational Development may authorise the above duties as defined to the value of \$20,000 per authorisation.
Reporting Requirements:	<p>Details of applications must be recorded in the appropriate record to meet legislative requirements.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
Details of Review:	11 December 2013

DELEGATION OF POWERS AND DUTIES OF THE LOCAL GOVERNMENT ACT TO THE CEO

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

The CEO's functions to be performed shall encompass all parliamentary legislation. As such, it is necessary for the Chief Executive Officer to hold those powers necessary for them to perform the functions required of them in an expeditious and competent manner.

Legislative Power or duty delegated:

Section 5.42 of the Local Government Act 1995

Legislative power to delegate

Section 5.41(i) of the Local Government Act 1995

Delegation to:

Chief Executive Officer

Delegation:

Council delegates to the Chief Executive Officer all of the delegable functions of the local government under all parliamentary legislation for the effective management of the Shire of Ashburton. This delegation is supplementary to the prescribed delegations in the Delegated Authority Register 2013.

Conditions and Exceptions:

The delegation takes into account s5.43 of the Local Government Act. The delegation shall only be used when an urgent operational function needs to be implemented and is not already prescribed as a delegated function or it is problematic for Council to convene to otherwise make the decision. Elected members will where possible be given at least 24 hours' notice via EMACCESS of the CEO's intent to use this delegated authority.

Specification:

This delegation is limited only to the extent that a constraint is outlined by the statute within which the Chief Executive Officer is operating, to any Council resolutions in effect, and the following limitations and clarifications:

LIMITATIONS –

The CEO's delegated authority is subject to the following limitations:-

- a) State Administrative Tribunals (SAT) negotiations and mediations up to a value of \$1,000,000 where there is a budget provision approved..
- b) For the purposes of the administration of leases, acquire or dispose of any property lease valued at an amount not exceeding \$100,000 per annum.
- c) Dispose of minor plant and equipment with a depreciated value of not more than \$100,000 without the requirement of Council approval.
- d) Authorise a waiver, grant a concession, or write off an amount of money, not including a rate or service charge, owed to Council that does not exceed \$10,000.

Reporting Requirements:

Details of transactions must be recorded in the appropriate record to meet legislative requirements and elected members informed at the next ordinary meeting of Council.

Financial Interest Returns Required - Yes

Details of Review:

11 December 2013

DA02-5

GIFT FOR ALL RETIRED COUNCILLORS

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

Council delegates the function of authorising gifts for all retired Councillors as prescribed in 34AC of the Local Government Act

Legislative Power or duty delegated:

Section 5.100A of the Local Government Act 1995

Legislative power to delegate

Section 5.100A and 34AC of the Local Government Act 1995

Delegation to:

Chief Executive Officer

Delegation:

Council delegates to the Chief Executive Officer the delegable function of authorising gifts for all retired Councillors.

Conditions and Exceptions:

1. The retirement of a council member who has served at least one full 4 year term of office is prescribed under s5.100A(a) as circumstances in which a gift can be given to the Council member.
2. The amount as prescribed under section 5.100A(b) in respect of a gift given to a council member in the circumstances set out in sub-regulation (1).

Chief Executive Officer delegates to:

Executive Officer, Office of the CEO

Delegation delegated by the CEO

Functions delegated by the CEO to be undertaken by the Executive Officer, Office of the CEO to organise gifts for all retired Councillors as prescribed in 34AC of the Local Government Act.

Reporting Requirements:

Details recorded to meet legislative requirements and elected members informed via an information bulletin.

Financial Interest Returns Required - Yes

Details of Review:

11 December 2013

PART 3
FINANCIAL MANAGEMENT

PART 6 OF THE LOCAL GOVERNMENT
ACT 1995

Function to be performed: Where a local government has delegated to the Chief Executive Officer the exercise of its power to make payments from the municipal fund or the trust fund, each payment from the municipal fund or the trust fund is to be noted on a list compiled for each month which is to be presented to the next ordinary meeting of council.
This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

Legislative Power or duty delegated: Regulation 12(1)(a) of the Local Government (Financial Management) Regulations 1996

Legislative power to delegate Section 5.42 and Section 5.44 Local Government Act 1995

Delegation to: Chief Executive Officer

Delegation: The Chief Executive Officer is delegated the power to make payments from the municipal fund or the trust fund, subject to Regulation 12(1) of the Local Government (Financial Management) Regulations 1996 and Council's Accounting Policy.

Conditions and Exceptions: Subject to the requirements of Regulation 13 of the Local Government (Financial Management) Regulations 1996.

Chief Executive Officer delegates to: Executive Managers
Finance Manager

Delegation delegated by the CEO The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.

Reporting Requirements: Details of transactions must be recorded in the appropriate record to meet legislative requirements and elected members informed at the next ordinary meeting of Council.

Financial Interest Returns Required - Yes

Details of Review: 15 September 1998
in16 October 2001
17 June 2003
24 October 2006
19 February 2008
17 March 2009
24 June 2009
17 February 2010
30 October 2011
311 December 2013 PREVIOUSLY DA004

WRITE OFF OF MONIES OWNING (NOT RATES OR SERVICE CHARGES)

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	A local government may waive or grant concessions in relation to any amount of money or write off any amount of money that it is owed to the local government
<p>Legislative Power or duty delegated:</p>	Section 6.12(1)(c) Local Government Act 1995
<p>Legislative power to delegate</p>	Section 5.42 and Section 5.44 Local Government Act 1995.
<p>Delegation to:</p>	Chief Executive Officer
<p>Delegation:</p>	The CEO is delegated the power to waive, grant concessions or write off any amount of money owed to the Shire, subject to section 6.12(2) of the Local Government Act 1995.
<p>Conditions and Exceptions:</p>	<ul style="list-style-type: none"> • CEO authorisation shall apply to an amount up to a value of \$1000 per debtor; • Executive Manager Corporate Services has the authorisation up to a value of \$750 per debtor; • Finance Manager has the authorisation to an amount up to the value of \$500 per debtor; • Finance Officer/Rates has the authorisation to an amount up to the value of \$10 per debtor. <p>Authorised staff will need to take into consideration when making such decisions include:</p> <ul style="list-style-type: none"> • The amount involved; • Impact of the writing off of the debt will have on the Council's finances and the debtor; • The likelihood of ever recovering the debt.
<p>Chief Executive Officer delegates to:</p>	Executive Manager, Corporate Services Finance Manager
<p>Delegation delegated by the CEO</p>	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
<p>Reporting Requirements:</p>	<p>Details of waiver, concession or write off must be recorded in the appropriate record to meet legislative requirements and elected members advised of such decisions via an Information Bulletin</p> <p>.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>16 October 2001 17 June 2003 24 October 2006 19 February 2008 17 March 2009 17 February 2010 30 October 2011 11 December 2013</p>

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

A local government is required, from time to time, to amend a rate record for the current financial year to ensure that the information contained in the record is current and correct and that the record is in accordance with this Act.

A local government may amend the rate record for the five years preceding the current financial year.

Legislative Power or duty delegated:

Section 6.39(2) Local Government Act 1995

Legislative power to delegate

Section 5.42 and Section 5.44 Local Government Act 1995

Delegation to:

Chief Executive Officer

Delegation:

The CEO is delegated the power to determine whether to amend the rate record for the preceding five years, subject to section 6.39 of the Local Government Act 1995.

Conditions and Exceptions:

Nil

Chief Executive Officer delegates to:

Executive Officer, Corporate Services
Finance Manager
Rates Officer

Delegation delegated by the CEO

The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.

Reporting Requirements:

Details of the determination must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - Yes

Details of Review:

11 December 2013

AGREEMENT AS TO PAYMENT OF RATES AND SERVICE CHARGES

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

A local government may accept payment of a rate or service charge due and payable by a person in accordance with an agreement made with the person.

Legislative Power or duty delegated:

Section 6.49 Local Government Act 1995

Legislative power to delegate

Section 5.42 and Section 5.44 Local Government Act 1995

Policy:

FIN13 Accounts Receivable Recovery

Delegation to:

Chief Executive Officer

Delegation:

The CEO is delegated the power to make an agreement with a person for payment of rates and service charges, subject to section 6.49 of the Local Government Act 1995.

Conditions and Exceptions:

Subject to the arrangements agreed to being on the basis that the total debt outstanding will be extinguished by 30 June next following. Subject to Council's FIN13 Accounts Receivable Recovery Policy.

Chief Executive Officer delegates to:

Executive Officer, Corporate Services
Finance Manager
Rates Officer

Delegation delegated by the CEO

The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.

Reporting Requirements:

Details of the determination must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - Yes

Details of Review:

11 December 2013

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	If a rate or service charge remains unpaid after it becomes due and payable, the local government may recover it, as well as the costs of proceedings, if any, for that recovery, in a court of competent jurisdiction.
Legislative Power or duty delegated:	Section 6.56(1) Local Government Act 1995
Legislative power to delegate	Section 5.42 and Section 5.44 Local Government Act 1995
Policy:	FIN13 Accounts Receivable Recovery Policy
Delegation to:	Chief Executive Officer
Delegation:	The CEO is delegated the power to determine that court action will be taken, subject to section 6.56(1) of the Local Government Act 1995.
Conditions and Exceptions:	Subject to recovery action having been taken in accordance with Council's FIN13 Accounts Receivable Recovery Policy
Chief Executive Officer delegates to:	Executive Officer, Corporate Services Finance Manager
Delegation delegated by the CEO	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of the determination must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	11 December 2013

DA03-6

REQUIRE LESSEE TO PAY RENT IN SATISFACTION OF RATES OR SERVICE CHARGE

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

If payment of a rate or service charge imposed in respect of any land is due and payable, notice may be given to the lessee of the land requiring the lessee to pay to the local government any rent as it falls due in satisfaction of the rate or service charge.

Legislative Power or duty delegated:

Section 6.60(2) Local Government Act 1995

Legislative power to delegate

Section 5.42 and Section 5.44 Local Government Act 1995

Policy:

REC05 Establishment of Lease Policy

Delegation to:

Chief Executive Officer

Delegation:

The CEO is delegated the power to determine that notice be given to the lessee requiring payment of the rates or service charges, subject to section 6.60(2) and (3) of the Local Government Act 1995.

Conditions and Exceptions:

Subject to recovery action having been taken in accordance with Council's REC05 Establishment of Lease Policy

Chief Executive Officer delegates to:

Executive Officer, Corporate Services
Finance Manager

Delegation delegated by the CEO

The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.

Reporting Requirements:

Details of the determination must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - Yes

Details of Review:

11 December 2013

DA03-7

RECOVER AMOUNT OF RATES OR SERVICE CHARGE FROM LESSEE AS DEBT

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	The local government may recover the amount of the rate or service charge as a debt from the lessee if rent is not paid in accordance with the notice.
Legislative Power or duty delegated:	Section 6.60(4) Local Government Act 1995
Legislative power to delegate	Section 5.42 and Section 5.44 Local Government Act 1995
Policy:	FIN13 Accounts Receivable Recovery Policy
Delegation to:	Chief Executive Officer
Delegation:	The CEO is delegated the power to recover the amount of the rate or Service charge as a debt from the lessee if rent is not paid, subject to section 6.60(4) of the Local Government Act 1995.
Conditions and Exceptions:	Subject to recovery action having been taken in accordance with Council's FIN13 Accounts Receivable Recovery Policy
Chief Executive Officer delegates to:	Executive Officer, Corporate Services Finance Manager
Delegation delegated by the CEO	The CEO delegates to the above Officers the exercise of this Delegated power. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of the determination must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	11 December 2013

EXTENSION OF TIME FOR OBJECTION TO THE RATE RECORD

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	The local government may, on application by a person proposed to make an objection to the rate record, extend the time for making the objection for such period as it thinks fit.
Legislative Power or duty delegated:	Section 6.76(4) Local Government Act 1995
Legislative power to delegate	Section 5.42 and Section 5.44, Local Government Act 1995
Delegation to:	Chief Executive Officer
Delegation:	The CEO is delegated the power to grant an extension to the time to make an objection, subject to section 6.76(4) of the Local Government Act 1995.
Conditions and Exceptions:	An extension is not to be granted for a period exceeding six weeks.
Chief Executive Officer delegates to:	Executive Officer, Corporate Services Finance Manager
Delegation delegated by the CEO	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of the determination must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	11 December 2013

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	The local government is to promptly consider any objection to the rate record and may either disallow it or allow it, wholly or in part.
Legislative Power or duty delegated:	Section 6.76(5) Local Government Act 1995
Legislative power to delegate	Section 5.42 and Section 5.44 Local Government Act 1995
Delegation to:	Chief Executive Officer
Delegation:	The CEO is delegated the power to consider any objection to the rate record and may either disallow it or allow it, wholly or in part, subject to section 6.76(5) of the Local Government Act 1995.
Conditions and Exceptions:	Nil
Chief Executive Officer delegates to:	Executive Officer, Corporate Services Finance Manager
Delegation delegated by the CEO	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of the determination must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	11 December 2013

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	<p>A local government may approve the waiving or granting concessions in relation to any amount of money but shall not apply to an amount of money owing in respect of rates and service charges.</p>
<p>Legislative Power or duty delegated:</p>	<p>Section 6.12(1)(b) and 6.12(2) and (3) of the Local Government Act 1995</p>
<p>Legislative power to delegate</p>	<p>Section 5.42 of the Local Government Act 1995</p>
<p>Delegation to:</p>	<p>Chief Executive Officer</p>
<p>Delegation:</p>	<p>The Chief Executive Officer is delegated the power to approval concessions for minor charges where appropriate.</p>
<p>Conditions and Exceptions:</p>	<p>Authorisation only applies to charges less than \$1000. The delegate has the authority to deal with such matters relevant to the declaration.</p>
<p>Chief Executive Officer delegates to:</p>	<p>Executive Manager Corporate Services Executive Manager Community Development</p>
<p>Delegation delegated by the CEO</p>	<p>The CEO delegates to the above Officers the exercise of this delegated power subject to a limit of \$1000. The exercise of the delegated power does not include the power of delegation.</p>
<p>Reporting Requirements:</p>	<p>Details of minor variation must be recorded in the appropriate record to meet legislative requirements.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>15 September 1998 16 October 2001 17 June 2003 24 October 2006 19 February 2008 17 March 2009 17 February 2010 30 October 2011 11 December 2013 PREVIOUSLY DA002</p>

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power inclusive of conditions [see below].*

1. Determine monies which are, for the time being not required by the local government for any other purpose, and determine to invest these monies. [s6.14(1)]
2. Establish and document internal control procedures to ensure control over investments that enable the identification of the nature and location of all investments and the transactions related to each investment. [FM Reg.19]

Legislative Power or duty delegated:

s6.14 Power to Invest of the Local Government Act 1995
Local Government (Financial Management) Regulations 1996 - Reg.19
Management of investments

Legislative power to delegate

s5.42 Delegation of some powers or duties to the CEO and
s5.43 Limitations on delegations to the CEO of the Local Government Act 1995

Delegation to:

Chief Executive Officer

Policy:

FIN07 Investment Policy

Delegation:

That Council authorise the Chief Executive Officer to act as the "Prudent Person" as defined by the Trustees Act 1997 and as such make investments on the behalf of Council in accordance with the relevant investment policy document.

Conditions and Exceptions:

The conditions of Investment are outlined in Attachment 2 of Council's FIN07 Investment Policy and the provisions of this policy are to be adhered to.

It is important to note that any investments made are to comply with the Authorised Investments List (Attachment 3) and Authorised Counter Party and Exposures Limits (Section 9.0) of FIN07 Investment Policy.

Authorised investments are contained in Attachment 2 of FIN07 Investment Policy. These investments may be made by authorised officers, subject to the Investment Policy outlined in this document being adhered. Other investments, as outlined in Attachment 3, Part 2 of FIN07 require approval by Council.

Chief Executive Officer delegates to:

Executive Manager, Corporate Services

Delegation delegated by the CEO

Director Corporate Services is authorised to initiate investments into authorised investment product classifications.

Reporting Requirements:

Details of the investment approval authority must be recorded in the appropriate recorded in the Delegated Authority Staff spread sheet.

Details of Review:

15 September 1998
16 October 2001
17 June 2003
24 October 2006
19 February 2008
17 March 2009
17 February 2010
30 October 2011
11 December 2013 PREVIOUSLY DA006

PART 4

MISCELLANEOUS PROVISIONS

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power inclusive of conditions [see below].*

Authorise the provision of instruction to Shire Solicitors in relation to Wittenoom Based Asbestos claims against the Shire of Ashburton and authorises to settle those claims.

File No:

AS.WI.2

Section / Act

S9.24 and s9.29 of the Local Government Act 1995.

Date of Decision

Adopted at the Ordinary Meeting of Council held on 24 October 2006

Authority Delegated:-

The CEO is delegated to provide instructions to Shire Solicitors in relation to Wittenoom Based Asbestos claims against the Shire of Ashburton and to settle those claims.

Conditions:

Limit of Shire of Ashburton's portion of claim able to be settled to be a maximum of \$100,000.

**Officer (s) upon whom
Delegation conferred:**

Chief Executive Officer

**Chief Executive Officer
delegates to:**

Nil

**Method of Recording
Use of Delegation:**

Details of outcomes must be recorded in the appropriate record to meet legislative requirements and elected members informed at the next ordinary meeting of Council.

Details of Review

19 February 2008
17 March 2009
17 February 2010
30 October 2011
11 December 2013 PREVIOUSLY DA036

PART 5
LOCAL GOVERNMENT
(UNIFORM LOCAL PROVISION)
REGULATIONS 1996

DA05-1

PRIVATE WORKS ON, OVER OR UNDER PUBLIC PLACES

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government may grant permission to a person to construct anything on, over or under a public thoroughfare or other public place that is local government property.
Legislative Power or duty delegated:	Regulation 17(2) of the Local Government (Uniform Local Provisions) Regulations 1996.
Legislative power to delegate	Section 5.42 and Section 5.44, Local Government Act 1995
Policy:	PLA03 Standard Development and Subdivision Conditions and Grounds of Refusal Policy
Delegation to:	Chief Executive Officer
Delegation:	The Chief Executive Officer is delegated the power to grant permission to a person to construct anything on, over or under a public thoroughfare or other public place that is local government property, subject to Regulation 17 of the Local Government (Uniform Local Provisions) Regulations 1996 and Schedule 3.1, Division 2, item 3 and section 3.25(1)(b) of the Local Government Act 1995.
Conditions and Exceptions:	That due process for the issuing of a notice under section 3.25 of the Act is followed.
Chief Executive Officer delegates to:	Executive Manager, Technical Services Principal Town Planner Manager, Building Services
Delegation delegated by the CEO	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of the appointments must be recorded in the appropriate record to meet legislative requirements (including personal file). Financial Interest Return Required - Yes
Details of Review:	11 December 2013

PART 6
LOCAL GOVERNMENT
(FUNCTION AND GENERAL)
REGULATIONS 1996

DETERMINING THAT TENDERS DO NOT HAVE TO BE INVITED FOR THE SUPPLY OF GOODS AND SERVICES

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	<p>A local government does not have to publicly invite tenders before it enters into a contract for the supply of goods or services even though the consideration under the contract is, or is expected to be, worth more than \$100,000 if it has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier.</p>
<p>Legislative Power or duty delegated:</p>	<p>Section 3.57(1) of the Local Government Act 1995 and Regulation 11(2)(f) of the Local Government (Function and General) Regulations 1996.</p>
<p>Legislative power to delegate</p>	<p>Section 5.42 and Section 5.44 Local Government Act 1995</p>
<p>Policy:</p>	<p>FIN04 Buy Local – Regional Price Preference Policy FIN12 Purchasing and Tender Policy FIN14 Shire of Ashburton Tender Assessment Policy</p>
<p>Delegation to:</p>	<p>Chief Executive Officer</p>
<p>Delegation:</p>	<p>The Chief Executive Officer is delegated the power to determine that the Shire has good reason to believe that, because of the unique nature of the goods or services required or for any other reason, it is unlikely that there is more than one potential supplier and not publicly invite tenders before the Shire enters into a contract for the supply of goods or services even though the consideration under the contract is, or is expected to be, worth more than \$100,000.</p>
<p>Conditions and Exceptions:</p>	<p>The determination is to be supported by a detailed report and subject to the requirements and conditions of Council's FIN12 Purchasing and Tender Policy.</p>
<p>Chief Executive Officer delegates to:</p>	<p>N/A</p>
<p>Delegation delegated by the CEO</p>	<p>N/A</p>
<p>Reporting Requirements:</p>	<p>Details of the determination must be recorded in the appropriate record to meet legislative requirements.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>11 December 2013</p>

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	<p>The local government must, before tenders are publicly invited, determine in writing the criteria for deciding which tender should be accepted.</p>
<p>Legislative Power or duty delegated:</p>	<p>Regulation 14(1), (2), (3), (4) or (5) of the Local Government (Function and General) Regulations 1996.</p>
<p>Legislative power to delegate</p>	<p>Section 5.42 and Section 5.44 Local Government Act 1995</p>
<p>Policy:</p>	<p>FIN12 Purchasing and Tender Policy FIN14 Shire of Ashburton Tender Assessment Policy</p>
<p>Delegation to:</p>	<p>Chief Executive officer</p>
<p>Delegation:</p>	<p>The Chief Executive Officer is delegated the power to determine in writing the tender evaluation criteria prior to tenders being advertised.</p>
<p>Conditions and Exceptions:</p>	<p>Nil</p>
<p>Chief Executive Officer delegates to:</p>	<p>Executive Managers</p>
<p>Delegation delegated by the CEO</p>	<p>The CEO authorises the Executive Managers to determine in writing the tender evaluation criteria prior to tenders being advertised.</p>
<p>Reporting Requirements:</p>	<p>Details of the determination must be recorded in the appropriate record to meet legislative requirements.</p> <p>After a notice has been given under the Local Government (Function and General) Regulations 1996 14(1) or (2), a local government may vary the information referred to in (3) by taking reasonable steps to give each person who has sought copies of the tender documents or each acceptable tenderer, as the case may be, notice of the variation.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>15 September 1998 16 October 2001 17 June 2003 24 October 2006 19 February 2008 17 March 2009 17 February 2010 30 October 2011 12 February 2013 11 December 2013</p>

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government may, with the approval of the tenderer, make a minor variation in a contract for goods or services before it enters the contract with the successful tenderer.
Legislative Power or duty delegated:	Regulation 20(1) of the Local Government (Function and General) Regulations 1996.
Legislative power to delegate	Section 5.42 and Section 5.44 Local Government Act 1995
Delegation to:	Chief Executive Officer
Policy:	FIN04 Buy Local – Regional Price Preference Policy FIN12 Purchasing and Tender Policy
Delegation:	The Chief Executive Officer is delegated the power, with the approval of the tenderer, to make a minor variation in a contract for goods or services before the Shire enters the contract with the successful tenderer, subject to Regulation 20(1) of the Local Government (Functions and General) Regulations 1996.
Conditions and Exceptions:	That the variation is minor having regard to the total goods or services that tenderers were invited to supply
Chief Executive Officer delegates to:	Executive Manager, Technical Services Executive Manager, Corporate Services
Delegation delegated by the CEO	The CEO delegates to the above Officers the exercise of this delegated power subject to a variation limit of less than 10% of the contract value. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of the minor variation must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	11 December 2013

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power inclusive of conditions [see below].*

Determine:

1. When to call tenders or not to call tenders [s3.57(1), F&G Reg.11]
2. The circumstances to invite tenders, though not required to do so [F&G Reg.13]
3. Selection criteria for the acceptance of tenders [F&G Reg.14(2a)]
4. The information to be disclosed to those interested in submitting a tender [F&G Reg.14(4)(a)]
5. Minor variations before entering into a contract [F&G Reg.20]
6. Appropriate circumstances (for application of the Expression of interest process) and to call for Expressions of Interest [F&G Reg.21]

Legislative Power or duty delegated:

S3.57 of the Local Government Act 1995

Local Government (Function and General) Regulations 1996

- Reg 11 Tenders to be invited for certain contracts
- Reg 13 Procedure when local government invites tenders though not required to do so
- Reg 14 (2a), (4)(a) and (5) Requirements for publicly inviting tenders
- Reg 20 Variation of requirements before entry into contract
- Reg 21 Limitation may be placed on who can tender

Legislative power to delegate

s5.42 Delegation of some powers or duties to the CEO and

s5.43 Limitations on delegations to the CEO of the Local Government Act 1995

Policy:

FIN04 Buy Local – Regional Price Preference Policy

FIN12 Purchasing and Tender Policy

FIN14 Shire of Ashburton Tender Assessment Policy

Delegation to:

Chief Executive Officer.

Delegation:

Authorisation is given to call for Expressions of Interest for the supply of goods or services where appropriate.

Conditions and Exceptions:

The delegate has the authority to deal with such matters relevant to this declaration.

Details of the expression of interest sought must be recorded in the appropriate record and in the Tender Register as required by the Local Government (Functions and General) Regulations 1996, Regulation 17.

A determination to call a tender must only occur where the procurement or disposal is identified in Annual Budget allocations.

Minor variations before entering a contract are limited to a maximum value of aggregated variations which remain under 10% of the total contract value and remain within the relevant adopted Budget allocation.

Chief Executive Officer delegates to:

Executive Manager, Corporate Services

Executive Manager, Strategic & Economic Development

Executive Manager, Technical Services

Executive Manager, Community Development

Executive Manager, Operations

Reporting Requirements:

Tender Closing Checklist to be completed and the delegations of authority used to be recorded in the appropriate record to meet legislative requirements.

Details of Review:

16 March 1999
16 October 2001
17 June 2003
24 October 2006
19 February 2008
17 March 2009
17 February 2010
30 October 2011
11 December 2013 PREVIOUSLY DA007

CHOICE OF ACCEPTABLE TENDERS FROM AN
EXPRESSION OF INTEREST

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government must consider any submissions of interest that have not been rejected and decide which ones could satisfactorily supply the goods or services.
Legislative Power or duty delegated:	Regulation 23(3) of the Local Government (Function and General) Regulations 1996.
Legislative power to delegate	Section 5.42 and Section 5.44, Local Government Act 1995
Delegation to:	Chief Executive Officer
Policy:	FIN04 Buy Local – Regional Price Preference Policy FIN12 Purchasing and Tender Policy FIN14 Shire of Ashburton Tender Assessment Policy
Delegation:	The Chief Executive Officer is delegated the power to consider any submissions of interest that have not been rejected and decide which ones could satisfactorily supply the goods or services, subject to Regulation 23(3) of the Local Government (Functions and General) Regulations 1996.
Conditions and Exceptions:	Subject to Regulation 14(2), 15(2), 17(2)(c) and 18(3) of the Local Government (Functions and General) Regulations 1996.
Chief Executive Officer delegates to:	Nil
Delegation delegated by the CEO	Nil
Reporting Requirements:	Details of the expression of interest sought must be recorded in the appropriate record to meet legislative requirements and in the Tender Register as required by Regulation 17 of the Local Government (Functions and General) Regulations 1996. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	11 December 2013

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	A local government must consider any submissions of interest that have not been rejected and decide which ones could satisfactorily supply the goods or services.
<p>Legislative Power or duty delegated:</p>	S3.57 of the Local Government Act 1995 and Part 4 of the Local Government (Functions and General Regulations) 1996.
<p>Legislative power to delegate</p>	Local Government Act 1995 and Local Government (Functions and General Regulations) 1996
<p>Delegation to:</p>	Chief Executive Officer
<p>Delegation:</p>	The Chief Executive Officer is authorised to accept tenders
<p>Policy:</p>	FIN04 Buy Local – Regional Price Preference Policy FIN12 Purchasing and Tender Policy FIN14 Shire of Ashburton Tender Assessment Policy
<p>Conditions and Exceptions:</p>	<p>For tender categories established under Council Policy FIN14 ie Plant, Services or Infrastructure the following limits will apply:</p> <ul style="list-style-type: none"> • Plant – each item of plant up to \$1,000,000 • Services – for each item up to \$1,000,000 and multi-year contracts up to \$5,000,000 • Infrastructure – for each item up to \$5,000,000. <p>In order for the CEO to exercise this delegation provision must be provided for in Council's Annual Budget.</p>
<p>Chief Executive Officer delegates to:</p>	Nil
<p>Delegation delegated by the CEO</p>	Nil
<p>Reporting Requirements:</p>	<p>Details recorded in the Tender Register to meet legislative requirements and elected members informed via an information bulletin.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>15 September 1998 16 October 2001 17 June 2003 24 October 2006 19 February 2008 17 March 2009 17 February 2010 30 October 2011 13 February 2013 11 December 2013 PREVIOUSLY DA001</p>

STAFF AND EMPLOYEE PROPERTY LEASES CONTRACTS

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	<p>The local government —</p> <p>(a) may lease the land for such term, not exceeding 7 years at one time, as it thinks fit; and</p> <p>(b) may make such reservations and such exceptions, covenants and conditions in the lease, except a covenant for renewal of the term of the lease if the renewal would extend the term beyond 7 years, as it thinks fit.</p>
<p>Legislative Power or duty delegated:</p>	<p>6.65 Power to lease procedure of the Local Government Act. Schedule 6.2 has effect in relation to the exercise of a power under section 6.64(1)(a).</p>
<p>Legislative power to delegate</p>	<p>Section 5.42 and Section 5.44, Local Government Act 1995</p>
<p>Delegation to:</p>	<p>Chief Executive Officer</p>
<p>Delegation:</p>	<p>The authorisation is given for the acquisition of property by way of leases for the purpose of staff housing and employee accommodation up to a total value of \$800,000 per annum.</p>
<p>Conditions and Exceptions:</p>	<p>Subject to Schedule 6.2 in relation to the exercise of a power under section 6.64(1)(a).</p>
<p>Chief Executive Officer delegates to:</p>	<p>Nil</p>
<p>Delegation delegated by the CEO</p>	<p>Nil</p>
<p>Reporting Requirements:</p>	<p>Details of outcomes must be recorded in Lease Register and appropriate record to meet legislative requirements and elected members informed at the next ordinary meeting of Council.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>23 January 2013 8 May 2013 11 December 2013 PREVIOUSLY DA049</p>

PART 7

OTHER LEGISLATION

The Local Government may delegate, appoint and authorise Shire staff directly under the following Acts:

Building Act 2011

Bush Fires Act 1985

Food Act 2008

Liquor Control Act 1988

Retirement Villages Act

Strata Titles Act 1985

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

A permit authority to which a certified application or an uncertified application is made must grant the building permit if it is satisfied that the application is in accordance with subsections 20(1)(a) to (s).

A permit authority to which an application is made must not grant the building permit unless it is satisfied as to each of the matters mentioned in subsection (1)(a) to (s).

A permit authority to which an application is made may refuse to grant the building permit...applied for if it appears to the permit authority that there is an error in the information provided for the application or in a document that accompanied the application

A permit authority to which an application is made must not grant a building permit ...if to do so would be inconsistent with subsections (2)(a) and (b).

Legislative Power or duty delegated:

Section 20 of the Building Act 2011

Legislative power to delegate

Section 127 of the Building Act 2011

Delegation to:

Manager, Building Services
Building Surveyors

Delegation:

To approve or refuse to approve plans and specifications submitted under section 20 of the Building Act 2011.

Conditions and Exceptions:

In undertaking the functions of this delegation, Building Surveyors must:

1. Be employed by the Shire in accordance with section 5.36 of the Local Government Act 1995; and
2. With respect to uncertified applications, hold the appropriate qualification as set out under Regulation 6 of the Local Government (Building Surveyors) Regulations 2008.

Chief Executive Officer delegates to:

N/A

Delegation delegated by the CEO

N/A

Reporting Requirements:

Details of the action must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Return Required - No

Details of Review:

11 December 2013 PREVIOUSLY DA 39, 40 AND 41

DA07-2

APPROVE OR REFUSE DEMOLITION PERMIT

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

The permit authority to which an application for a demolition permit is made must grant the demolition permit if it is satisfied that the permit complies with subsections (1)(a) to (o).

A permit authority to which an application for a demolition permit is made must not grant the demolition permit unless it is satisfied as to each of the matters mentioned in subsection (1)(a) to (o).

Legislative Power or duty delegated:

Section 21 of the Building Act 2011

Legislative power to delegate

Section 127 of the Building Act 2011

Delegation to:

Manager, Building Services
Building Surveyors
Coordinator Building and Health

Delegation:

To approve or refuse to approve plans and specifications submitted under section 21 of the Building Act 2011.

Conditions and Exceptions:

Delegation does not apply to places listed on the State's Register of Heritage Places or Council's Heritage Register, or to places classified by the National Trust.

In undertaking the functions of this delegation, Building Surveyors must be employed by the Shire in accordance with section 5.36 of the Local Government Act 1995.

Chief Executive Officer delegates to:

N/A

Delegation delegated by the CEO

N/A

Reporting Requirements:

Details of actions taken under this delegation are to be retained on the appropriate file or record.

Financial Interest Return Required - No

Details of Review:

11 December 2013 PREVIOUSLY DA 39, 40 AND 41

DA07-3

GRANT OF OCCUPANCY PERMIT OR BUILDING APPROVAL CERTIFICATE

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

A permit authority to which an application is made must grant or modify the occupancy permit or grant the building approval certificate applied for if it is satisfied that the application is in compliance with subsections 58(1)(a) to (l).

A permit authority to which an application is made must not grant or modify the occupancy permit or grant the building approval certificate applied for unless it is satisfied as to each of the matters mentioned in subsections (1)(a) to (l).

Legislative Power or duty delegated:

Section 58 of the Building Act 2011

Legislative power to delegate

Section 127 of the Building Act 2011

Delegation to:

Manager, Building Services
Building Surveyors
Coordinator Building and Health

Delegation:

To approve, modify or refuse to approve applications submitted under Section 58 of the Building Act 2011.

Conditions and Exceptions:

In undertaking the functions of this delegation, Building Surveyors must be employed by the Shire in accordance with section 5.36 of the Local Government Act 1995.

Chief Executive Officer delegates to:

N/A

Delegation delegated by the CEO

N/A

Reporting Requirements:

Details of the action must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Return Required - No

Details of Review:

11 December 2013 PREVIOUSLY DA 39, 40 AND 41

DA07-4

EXTENSION OF PERIOD OF DURATION OF
OCCUPANCY PERMIT OR BUILDING APPROVAL
CERTIFICATE

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

A permit authority to which an application is made may extend the period in which the occupancy permit or modification, or the building approval certificate has effect and may do so even though the application was made after the expiration of the period.

Legislative Power or
duty delegated:

Section 65(4) of the Building Act 2011

Legislative power to
delegate

Section 127 of the Building Act 2011

Delegation to:

Manager, Building Services
Building Surveyors
Coordinator Building and Health

Delegation:

To approve, modify or refuse to approve applications submitted under Section 65 of the Building Act 2011.

Conditions and Exceptions:

In undertaking the functions of this delegation, Building Surveyors must be employed by the Shire in accordance with section 5.36 of the Local Government Act 1995.

Chief Executive Officer
delegates to:

N/A

Delegation delegated
by the CEO

N/A

Reporting
Requirements:

Details of the action must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Return Required - No

Details of Review:

11 December 2013 PREVIOUSLY DA 39, 40 AND 41

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

A permit authority may make an order (a building order) in respect of one or more of the following –

- (a) particular building work;
- (b) particular demolition work;
- (c) a particular building or incidental structure, whether completed before or after commencement day.

A permit authority may, but notice in writing, revoke a building order at any time and must serve each person to whom the order is directed with a copy of the notice.

Legislative Power or duty delegated:

Section 110(1) Building Orders and Section 133 Prosecutions of the Building Act 2011

Legislative power to delegate

Section 127 of the Building Act 2011

Delegation to:

Manager, Building Services
Coordinator Building and Health

Delegation:

To make building orders pursuant to section 110 and revoke building orders pursuant to section 117 of the Building Act 2011.

Conditions and Exceptions:

Coordinator Building Approvals may:

- Refer notices to the Shire's Lawyer where it is considered appropriate; and
- Determine that an order is to remain in effect in accordance with section 117(2) of the Building Act 2011 where it is considered appropriate.

Chief Executive Officer delegates to:

N/A

Delegation delegated by the CEO

N/A

Reporting Requirements:

Details of the action must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Return Required - No

Details of Review:

11 December 2013 PREVIOUSLY DA 39, 40 AND 41

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

As per section 401 of the former provisions of the Local Government (Miscellaneous Provisions) Act 1960 a local government may, during or after the erection of a building in its district, give to the builder or owner of the building, written notice of anything, in the construction of the building —

- which tends to render the building unsafe or prejudicial to the public interest;
- which is not in compliance with, or is a departure from, the plans and specifications for the building, of which plans and specifications the approval of the local government has been obtained as required by this Act;
- which is a contravention of this Act; or
- which, where permission of the local government is required for carrying it out, has been carried out without that permission;

and requiring him to pull down or so alter the building as to remove the cause of the objection and on being served with the notice the builder or owner shall comply with the requisition, unless he applies to the State Administrative Tribunal under subsection (3) for a review of the decision to make the requisition and the State Administrative Tribunal sets aside the decision.

Legislative Power or duty delegated:

Section 401 of the former provisions of the Local Government (Miscellaneous Provisions) Act 1960

Legislative power to delegate

Section 127 of the Building Act 2011

Delegation to:

Chief Executive Officer

Delegation:

The CEO is delegated the power to serve notice on the builder or owner requiring alterations to a building, subject to Section 190 of the Building Act 2011 and as per the former provisions of Section 401 of the Local Government (Miscellaneous Provisions) Act 1960. The delegation is only for a proceeding prior to the commencement of the Building Act.

Conditions and Exceptions:

Coordinator Building Approvals may:

- Refer notices to the Shire's Lawyer where it is considered appropriate; and
- Determine that an order is to remain in effect in accordance with section 117(2) of the Building Act 2011 where it is considered appropriate.

Chief Executive Officer delegates to:

Manager, Building Services
Building Surveyors
Coordinator Building and Health

Delegation delegated by the CEO

The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.

Reporting Requirements:

Details of notices given must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - Yes

Details of Review:

11 December 2013 PREVIOUSLY DA 39, 40 AND 41

DA07-7

ENCROACHMENT OVER, ON, OR UNDER STREET

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

Despite the Interpretation Act 1984 section 37(1) if, immediately before commencement day- a notice under section 400(3) of the former provisions was in effect.

Section 400(3) of the Local Government (Miscellaneous Provisions) Act 1960 states:

If, within 35 days after written notice by the local government to remove a building or part of a building or an awning, veranda, or balcony which is not erected, rebuilt, placed, or provided in conformity with the requirements of section 400, or to alter it so that as altered it will conform with those requirements, has been served on the owner or occupier of the building, it is not removed or so altered, the Magistrates Court may grant a warrant to the local government, authorising the local government forthwith to cause the building or the awning, veranda, or balcony, to the extent to which it so encroaches, to be taken down or altered to comply with those requirements and may make such order as to the costs of and incidental to the proceedings as the court thinks fit, and the local government, by its agents, servants and workmen may by authority of a warrant so granted, lawfully enter the land on which it stands and take down, and remove it, accordingly at the expense of the owner or occupier, and the local government may recover the amount of the expense of doing so from the owner or occupier in a court of competent jurisdiction, and a warrants so granted or an order so made is not subject to appeal.

Legislative Power or duty delegated:

Section 400 of the Local Government (Miscellaneous Provisions) Act 1960.

Legislative power to delegate

Section 127 of the Building Act 2011

Delegation to:

Chief Executive Officer

Delegation:

The CEO is delegated the power to serve notice on the owner or occupier to remove part of a building encroaching over, on or under a street, subject to Section 189(4)(a) of the Building Act 2011 and as per section 400(3) of the former provisions from the Local Government(Miscellaneous Provisions) Act 1960.

Conditions and Exceptions:

Nil

Chief Executive Officer delegates to:

Manager, Building Services
Principal Town Planner
Building Surveyors
Coordinator Building and Health

Delegation delegated by the CEO

The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.

Reporting Requirements:

Details of all notices issued must be recorded in the appropriate record to meet legislative requirements.
Financial Interest Returns Required - Yes

Details of Review:

11 December 2013

APPOINTMENT OF AUTHORISED PERSONS (SWIMMING POOL INSPECTORS)

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government may, in writing, appoint persons or classes of persons to be authorised for the purposes of performing particular functions of the Building Act 2011 and the Building Regulations 2012.
Legislative Power or duty delegated:	Section 93 (2)(d) of the Building Act 2011 and s.53 of the Building Regulations 2012.
Legislative power to delegate	Section 5.42 and section 5.44 of the Local Government Act 1995
Delegation to:	Chief Executive Officer
Delegation:	The CEO is delegated the power to appoint authorised persons for the purpose of inspecting private swimming pools and enforcing the provisions of the Act, subject to Regulation 54(2)* of the Building Regulations 2012. <i>*Regulation 52 (2): For the purposes of section 93(2)(d) a person who was an authorised person for the purposes of section 245A of the repealed provisions immediately before repeal day is to be taken to be an authorised person in relation to the inspection of private swimming pool enclosures for the period commencing on repeal day and ending on the day that is 5 years after that day.</i>
Conditions and Exceptions:	Governance to be advised of the appointment of all authorised persons. External authorised organisations to be identified.
Chief Executive Officer delegates to:	Manager, Building Services Coordinator, Building and Health Swimming Pool Inspector
Delegation delegated by the CEO	To exercise this delegated power.
Reporting Requirements:	Details of all swimming pools inspected must be recorded in the appropriate record to meet legislative requirements and written authorisations must be given and recorded in the Authorised Officers Register to meet legislative requirements (including personal file). <i>Financial Interest Returns Required - No</i>
Details of Review:	11 December 2013

DA07-9

RECOVER THE CHARGE IMPOSED FOR PRIVATE SWIMMING POOL INSPECTION

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government may recover the amount of a charge imposed under Regulation 53(2) of the Building Regulations 2012 in a court of competent jurisdiction in association with the previous provisions of the Local Government (Miscellaneous Provisions) Act 1960.
Legislative Power or duty delegated:	Section 9.71(2)(3) of the Local Government Act 1995 and subject to Regulation 53(2) of the Building Regulations 2012.
Legislative power to delegate	Section 5.42 and section 5.44 of the Local Government Act 1995
Delegation to:	Chief Executive Officer
Delegation:	The CEO is delegated the power to recover the amount of a charge imposed for the inspection of a private swimming pool in a court of competent jurisdiction, subject to Regulation 53(2) of the Building Regulations 2012
Conditions and Exceptions:	Nil
Chief Executive Officer Appoints:	Executive Manager, Corporate Services Manager, Building Services Finance Manager
Appointment:	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of the recovery and court action must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - No</i>
Details of Review:	11 December 2013

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government may, in writing, appoint persons or classes of persons to be authorised for the purposes of performing particular functions of the Building Act 2011 and the Building Regulations 2012
Legislative Power or duty delegated:	Section 96 (3) of the Building Act 2011
Legislative power to delegate	Section 5.42 and section 5.44 of the Local Government Act 1995
Delegation to:	Chief Executive Officer
Delegation:	Authority to appoint authorised persons for the purposes of the Building Act 2011 and the Building Regulations 2012 in relation to buildings and incidental structures located, or proposed to be located in the Shire's district.
Conditions and Exceptions:	<p>The Delegation is subject to <i>section 100(2) of the Building Act 2011:</i></p> <p><i>"The authorised person is not entitled to enter a part of a place in use as a residence, except –</i></p> <ul style="list-style-type: none"><i>a) with the consent of an adult occupier; or</i><i>b) under the authority of an entry warrant; or</i><i>c) to take action under section 118(2) in relation to a building order emergency); and</i> <p><i>Section 127 (3) of the Building Act 2011</i> <i>(3) A delegation of a local government's powers or duties may be only to a local government employee"</i></p>
Chief Executive Officer Appoints:	Executive Manager, Corporate Services Manager, Building Services
Reporting Requirements:	<p>Details of the recovery and court action must be recorded in the appropriate record to meet legislative requirements.</p> <p><i>Financial Interest Returns Required – No</i></p>
Details of Review:	<p>15 September 1988 16 July 2002 17 June 2003 24 October 2006 19 February 2008 17 March 2009 24 June 2009 17 February 2010 30 October 2011 11 December 2013 PREVIOUSLY DA022</p>

DA07-11

POWERS AND DUTIES – BUSH FIRES ACT 1954

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	All powers, duties and functions of the local government under the Bush Fires Act 1954.
Legislative Power or duty delegated:	Bush Fires Act 1954
Legislative power to delegate	Section 48 – Delegation by local governments Bush Fires Act 1954
Delegation to:	Chief Executive Officer
Delegation:	No statutory power provided to sub-delegate s48(3)
Conditions and Exceptions:	Excludes powers and duties that: <ul style="list-style-type: none">• are prescribed in the Act with the requirement for a resolution by the local government• are prescribed in the Act for performance by prescribed offices; or• are subject to separate delegate authority within this register.
Chief Executive Officer delegates to:	N/A
Delegation delegated by the CEO	N/A
Reporting Requirements:	Details of all notices issued must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - No</i>
Details of Review:	11 December 2013

DA07-12

PROHIBITED BURNING TIMES

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	Determine to vary Prohibited Burning Times, in accordance with s17(7) and (8), regarding: <ul style="list-style-type: none">• shortening, extending, suspending or reimposing a period of prohibited burning times; or• imposing a further period of prohibited burning times.
Legislative Power or duty delegated:	Bush Fires Act 1954
Legislative power to delegate	Section 17(10), Bush Fires Act 1954
Delegation to:	Chief Bush Fire Control Officer
Delegation:	No statutory power provided to sub-delegate s48(3)
Conditions and Exceptions:	<ol style="list-style-type: none">1. The Minister may, by declaration published in the Gazette, declare the times of the year during which it is unlawful to set fire to the bush within a zone of the State mentioned in the declaration and may, by subsequent declaration so published, vary that declaration or revoke that declaration either absolutely or for the purpose of substituting another declaration for the declaration so revoked.2. Where by declaration made under subsection (1) prohibited burning times have been declared in respect of a zone of the State then, subject to such variations (if any) as are made under that subsection from time to time, those prohibited burning times shall have effect in respect of that zone in each year until that declaration is revoked.3. A copy of the Gazette containing a declaration published under subsection (1) shall be received in all courts as evidence of the matters set out in the declaration.4. Where the FES Commissioner considers that burning should be carried out on any land, the FES Commissioner may suspend the operation of a declaration made under subsection (1), so far as the declaration extends to that land, for such period as the FES Commissioner thinks fit and specifies and subject to such conditions as may be prescribed or as the FES Commissioner thinks fit and specifies.
Chief Executive Officer delegates to:	N/A
Delegation delegated by the CEO	N/A
Reporting Requirements:	Details of all notices issued must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - No</i>
Details of Review:	15 September 1998 16 October 2001

17 June 2003
24 October 2006
20 March 2007
19 February 2008
17 March 2009
24 June 2009
17 February 2010
11 December 2013 PREVIOUSLY DA017

DA07-13

PROSECUTIONS

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

Issue Infringement Notices.

Consider allegations of offences alleged to have been committed against this Act in the district of the local government and, if the delegate thinks fit, to institute and carry on proceedings in the name of the local government against any person alleged to have committed any of those offences in the district.

Note: s59A(3) and Bush Fires (Infringements) Regulations 1958, Reg.4(a) provide that only the President or the Chief Executive Officer may withdraw an infringement notice.

Legislative Power or
duty delegated:

Bush Fires Act 1954
s59(3) Prosecution of Offences
s59A(2) Alternative Procedure – Infringement Notices

Legislative power to
delegate

Section 59(3) – Delegation by local governments Bush Fires Act 1954

Delegation to:

Chief Bush Fire Control Officer
Executive Manager, Technical Services
Senior Ranger

Delegation:

No statutory power provided to sub-delegate s48(3)

Conditions and Exceptions:

Nil

Chief Executive Officer
delegates to:

N/A

Delegation delegated
by the CEO

N/A

Reporting
Requirements:

Details of all notices issued must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - No

Details of Review:

15 September 1998
16 October 2001
17 June 2000
24 October 2006
20 March 2007
19 February 2008
17 March 2009
24 June 2009
17 February 2010
30 October 2011
11 December 2013 PREVIOUSLY DA016

DA07-14

APPOINTMENT OF MANAGER, BUILDING SERVICES
AND ENVIRONMENTAL HEALTH OFFICERS AS
AUTHORISED OFFICERS

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	The Council delegates to the CEO authority to exercise all of the functions conferred or imposed on the Shire, as an enforcement agency, under and subject to s. 118(2) of the Food Act.
Legislative Power or duty delegated:	Food Act 2008 s122 Appointment of Authorised Officers and s126 Infringement Notices
Legislative power to delegate	Section 118(2) of the Food Act 2008
Delegation to:	Chief Executive Officer
Delegation:	The Chief Executive Officer appoints the Manager, Building Services as a Designated Officer for the purposes of the Food Act 2008 (s126(6)(7)) and Environmental Health Officers as Authorised Officers for all food premise types and under the Food Act 2008
Conditions and Exceptions:	<p>Powers under the Act limited to the following and the authorisation does not extend to the Financial Provisions of the Act:</p> <p>The Coordinator of Building and Health and the Environmental Health Officers as the Designated Officer for the purposes of Section 126 of the Food Act 2008:</p> <ol style="list-style-type: none">1) May, in a particular case, extend the period of 28 days within which the modified penalty may be paid, and the extension may be allowed whether or not the period of 28 days has elapsed;2) May, whether or not the modified penalty has been paid, withdraw an infringement notice by sending the alleged offender a notice in the prescribed form stating that the infringement notice has been withdrawn." <p>Environmental Health Officers:</p> <ul style="list-style-type: none">• Section 38 Entry, inspection and seizure• Section 126(2) Issuing of Infringement notices• Section 62 Issuing of Improvement Notices <p>The power to prosecute any person is only exercised by agreement of the Manager, Building Services.</p>
Chief Executive Officer delegates to:	N/A
Delegation delegated by the CEO	N/A
Reporting Requirements:	Details of all authorised officers appointed must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	30 October 2011 11 December 2013 PREVIOUSLY DA047

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

An enforcement agency may serve a prohibition order on the proprietor of a food business if it believes that:

- (a) any of the circumstances specified in section 62(a), (b), (c) or (d) exist; and
- (b)(i) The proprietor of a food business has not complied with an improvement notice within the time required by section 63 for compliance; or
- (b)(ii) the issue of the order is necessary to prevent or mitigate a serious danger to public health.

An enforcement agency may instigate proceedings against an alleged offender for breach of the Food Act 2008. Proceedings for an offence under this Act may only be instituted –

- (a) unless paragraph (b) applies – within 12 months after the date on which the offence is alleged to have been committed; or
- (b) if the proceedings are in respect of a sample of food – within 6 months after the date on which the sample was obtained.

Legislative Power or duty delegated:

Section 65 of the Food Act 2008
Section 125 of the Food Act 2008

Legislative power to delegate

Section 118 of the Food Act 2008

Delegation to:

Chief Executive Officer and Environmental Health Officers

Delegation:

Environmental Health Officers are delegated the power to issue prohibition orders in accordance with section 65 of the Food Act 2008;

Environmental Health Officers are delegated the power to initiate appropriate legal action in accordance with section 125 of the Food Act 2008.

Conditions and Exceptions:

The power to prosecute any person is only exercised by agreement of Chief Executive Officer in conjunction with advice from the Shire's Lawyer.

Chief Executive Officer delegates to:

N/A

Delegation delegated by the CEO

N/A

Reporting Requirements:

Details of all prosecutions must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - No

Details of Review:

11 December 2013 PREVIOUSLY DA047

Function to be performed:

This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].

An enforcement agency, after making a prohibition order, must give a certificate of clearance if, after an inspection of the premises, part of the premises, vehicle or equipment, or the handling of food in the way or for the purpose, or the activities, specified in the order, the agency finds, by the agency's own inspection or the report of an authorised officer, that –

- (a) the premises are not, or the part of the premises, vehicle or equipment, or the handling of food by the food business in the specified way or for the specified purpose, or the carrying out of the specified activities is not, a serious danger to public health; and
- (b) the person on whom the prohibition order was served has complied with the prohibition order and any improvement notices served on the person.

An enforcement agency must give written notification to the proprietor of a food business on whom a prohibition order has been served of the decision not to give a certificate of clearance after an inspection under Section 66 or 67.

Legislative Power or duty delegated:

Section 65 of the Food Act 2008
Section 67 of the Food Act 2008

Legislative power to delegate

Section 118 of the Food Act 2008

Delegation to:

Chief Executive Officer and Environmental Health Officers

Delegation:

Environmental Health Officers are delegated the power to clear and remove a prohibition order in accordance with section 66 of the Food Act 2008, and to provide written notification as required with respect to any decision made not to issue a certificate of clearance following an inspection under either Section 66 or 67.

Conditions and Exceptions:

The power to prosecute any person is only exercised by agreement of the Chief Executive Officer.

Chief Executive Officer delegates to:

N/A

Delegation delegated by the CEO

N/A

Reporting Requirements:

Details of all prosecutions must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - No

Details of Review:

11 December 2013

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	An application made to the licensing authority for the grant or removal of a licence, or for a change in the use or condition of any premises shall be accompanied by a certificate from the local government for the district in which the premises to which the application relates are situated, or are to be situated, unless the licensing authority otherwise determines.
Legislative Power or duty delegated:	Section 39 of the Liquor Control Act 1988
Legislative power to delegate	Section 39 of the Liquor Control Act 1988
Delegation to:	Executive Manager, Community Development Manager, Building Services Environmental Health Officers Coordinator Building & Health
Delegation:	To issue a certificate on behalf of the Shire, subject to section 39 of the Liquor Control Act 1988.
Conditions and Exceptions:	Nil
Chief Executive Officer delegates to:	N/A
Delegation delegated by the CEO	N/A
Reporting Requirements:	Details of all certificates issued must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - No</i>
Details of Review:	27 March 2009 25 June 2009 30 October 2011 11 December 2013 PREVIOUSLY DA038

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

Issue prescribed Strata Title Local Government Certificate Form 26 Certificate of Approval under Section 25 of the Strata Titles Act 1985

Power to determine applications for the issuing of a certificate of approval under section 25 of the Strata Titles Act 1985 for a plan of subdivision, re-subdivision or consolidation, except those applications that:

- (a) propose the creation of a vacant lot;
- (b) proposed vacant air stratas in multi-tiered strata scheme developments;
- (c) in the opinion of the WAPC as notified to the relevant local government in writing, or in the opinion of the relevant local government as notified to the WAPC in writing, relate to:
 - (i) a type of development; and/or
 - (ii) land within an area,

which is of state or regional significance, or in respect of which the WAPC has determined is otherwise in the public interest for the WAPC to determine the application.

Legislative Power or duty delegated:

Strata Titles Act 1985
s25 Certificate of Commission

Legislative power to delegate

Local Government Act 1995, Section 5.42 and section 5.44
Planning and Development Act 2005, Section 16(3)(e)
gazetted on 9 June 2009

Delegation to:

Executive Manager, Corporate Services
Manager, Building Services
Principal Town Planner

Delegation:

The above Officers are delegated the power to grant a certificate by the local government, subject to Section 25 of the Strata Titles Act 1985.

Conditions and Exceptions:

A local government that exercises the power referred to in clause 1 above (Functions to be performed) is to provide WAPC with data on all applications determined under this Instrument of Delegation at the conclusion of each financial year in the format prescribed by the WAPC.

Chief Executive Officer delegates to:

N/A

Delegation delegated by the CEO

N/A

Reporting Requirements:

Details of all notices issued must be recorded in the appropriate record to meet legislative requirements.
Financial Interest Returns Required – No

Details of Review:

11 December 2013

PART 8
SHIRE OF ASHBURTON
TOWN PLANNING SCHEME NO.7

PLANNING AND DEVELOPMENT ACT
2005

CERTAIN PLANNING FUNCTIONS RELATING TO SHIRE OF ASHBURTON TOWN PLANNING SCHEME NO. 7

Function to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

The Council may require the preparation and presentation as a prerequisite to:

- the Council's support for a proposal to rezone or reclassify land in the District;
- the Council's support for an application to subdivide or amalgamate lots; or
- the Council's consideration of an application for Planning Approval.

Applications for planning approval;

All matters which arise out of the imposition of conditions on planning approvals;

All matters delegated to the Shire under the Planning and Development Act 2005, or functions that the Shire is authorised to exercise under that Act.

**Legislative Power or
duty delegated:**

Clause 9.3 of the text to Shire of Ashburton Town Planning Scheme No. 7 and Sections 5.45 and 5.46 of the Local Government Act 1995

**Legislative power to
delegate**

Shire of Ashburton Town Planning Scheme No. 7

Delegation to:

Chief Executive Officer

Delegation:

A. Advertising and Determining Applications for Planning Approval

Power/Duty

1. Notification and Advertising of Applications for Planning Consent

In accordance with Clause 5.7.2 of the Shire of Ashburton Local Planning Scheme No 7 determine that a particular application will be advertised and notify the applicant accordingly.

Determine those landowners and occupiers to whom notice of an application for Planning Consent required to be advertised shall be provided pursuant to Clause 5.7.3 (b) of Shire of Ashburton Local Planning Scheme No. 7.

Determine the requirement for consultation with other of authorities for an application for Planning Approval pursuant to Clause 5.8 of the Shire of Ashburton Local Planning Scheme No. 7.

2. Consideration of Applications for Planning Approval

Determine applications for Planning Approval made in accordance with Clause 5.10 of the Shire of Ashburton Local Planning Scheme No. 7 and/or Statement of Planning Policy No. 1 – Residential Design Codes irrespective of whether objections have been received and impose conditions or grounds of refusal as required.

3. Determine requests for Amending or Revoking a Planning Approval

Determine requests for Amending or Revoking a Planning Approval a Planning made in accordance with Clause 5.13 of the Shire of Ashburton Local Planning Scheme No. 7 where the original permit was issued under delegated authority.

4. Conditions

An officer to whom delegated authority is granted is not to exercise that authority in circumstances where the Chief Executive Officer has received a request from a Councillor that the matter be referred to Council for consideration or determination.

B. Advertising draft Development Plans

Power/Duty

1. Notification and Advertising of Applications for a draft Development Plan/s

Determine the requirement for advertising for public comment a draft Development Plan/s pursuant to Clause 6.4.7 of the Shire of Ashburton Local Planning Scheme No. 7

2. Consideration of Applications for draft Development Plan/s

Determine applications for adoption or endorsement of Development Plans where no objections have been received and impose conditions or alternatively grounds of refusal as required.

3. Conditions

An officer to whom delegated authority is granted is not to exercise that authority in circumstances where the Chief Executive Officer has received a request from a Councillor that the matter be referred to Council for consideration or determination.

Prior to determining any application adoption or endorsement of a Development Plan, the delegate shall ensure that a copy of the respective Plan has been provided to all Councillors and for Councillors to be given a period of not less than 14 days to request the delegate to refer the respective Plan to Council for determination.

C. Advertising Extension for Town Planning Scheme Amendments and Development Plans

Power/Duty

To extend the advertising period for planning scheme amendments and development plans, where considered necessary to provide for adequate consultation and/or accommodate specific community consultation exercises (e.g. special electors meetings, workshops etc).

Conditions

An officer to whom delegated authority is granted is not to exercise that authority in circumstances where the Chief Executive Officer has received a request from a Councillor that the matter be referred to Council for consideration or determination.

D. Subdivision and Development Design

Power/Duty

To approve plans and impose Council's accepted Standards and Specifications on subdivisions and developments and similar works done by the Shire.

Conditions

An officer to whom delegated authority is granted is not to exercise that authority in circumstances where the Chief Executive Officer has received a request from a Councillor that the matter be referred to Council for consideration or determination.

E. Consideration of WAPC Referrals of Applications for Subdivision Approval

Power/Duty

Pursuant to S142 of the Planning and Development Act 2005, provide comment to the Western Australian Planning Commission (WAPC) on matters associated with subdivision applications, proposed development plans (or similar) and licence applications.

F. Clearance of Local Government Conditions associated with Subdivision Approval

Power/Duty

Pursuant to S143 of the Planning and Development Act 2005 and where the WAPC has included conditions on a subdivision approval relevant to the Shire, determine the 'clearance' of a condition designated (LG) in a subdivision approval issued by the WAPC.

G. Issue of Certificates (Strata Titles).

Power/Duty

Pursuant to the provisions of Section 23 of the Strata Titles Act 1985, the Manager Building Services is authorized to issue the appropriate certificates in respect to buildings as may be shown on a strata plan to be lodged for registration under the Act, wherein the opinion of the Manager Building Services:

The buildings shown on the strata plan are first inspected to ensure compliance with town planning, health and engineering requirements as provided for in the Shire of Ashburton Local Planning Scheme No. 7 and Residential Design Codes and Shire Policies; and

The buildings are of sufficient standard and suitable to be divided into lots pursuant to the Strata Titles Act.

H. Directions regarding unauthorized development

Power/Duty

To give directions in relation to unauthorized development and to authorize any action available to the responsible authority under the Planning and Development Act 2005 incidental to such written direction, including but not limited to issuing a notice to correct or amend the development or to commence legal action.

Conditions

An officer to whom delegated authority is granted is not to exercise that authority in circumstances where the Chief Executive Officer has received a request from a Councillor that the matter be referred to Council for consideration or determination.

I. Responsible Authority Reports to the Development Assessment Panel

Power/Duty

To submit Responsible Authority Reports to the Development Assessment Panel pursuant to Regulation 12 of the Planning & Development (Development Assessment Panels) Regulations 2011.

Conditions

The Chief Executive Officer is to advise Councillors of the lodgement of a Pilbara JDAP application in the 'Councillors Information Bulletin' and report to Council at the earliest opportunity, the outcome of the Pilbara JDAP decision.

Conditions and Exceptions: This Delegation does not preclude the Delegate or Sub-Delegate referring the categories of development or legal proceedings outlined above, to Council for determination, after having regard to the circumstances of a particular case.

Chief Executive Officer delegates to: [Manager, Building Services](#)
[Principle Town Planner](#)

Delegation delegated by the CEO [The above Officers are delegated the power to take action for the administration and implementation of Town Planning Scheme No.7](#)

Reporting Requirements: Details of all approvals given and actions taken must be recorded in the appropriate record to meet legislative requirements.

Financial Interest Returns Required - No

Details of Review: [24 October 2006](#)
[19 February 2008](#)
[17 March 2009](#)
[24 June 2010](#)
[17 February 2010](#)
[30 October 2011](#)
[11 December 2013](#)
[11 December 2013 \(REVISED DA28 and DA35\)](#)

PART 9
SHIRE OF ASHBURTON
LOCAL LAWS

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	A local government may, in writing, appoint persons or classes of persons to be authorised for the purpose of performing particular functions.
<p>Legislative Power or duty delegated:</p>	Section 9.10 of the Local Government Act 1995
<p>Legislative power to delegate</p>	Sections 5.42 and 5.44 of the Local Government Act 1995
<p>Delegation to:</p>	Chief Executive Officer
<p>Delegation:</p>	The Chief Executive Officer is delegated the power to appoint persons or classes of persons to be authorised for the purpose of performing particular functions, subject to Section 9.10 of the Local Government Act 1995.
<p>Conditions and Exceptions:</p>	The appointment of persons is to relate to those functions of an “authorised person” under Section 1.4 of the Parking and Parking Facilities Local Law 2013.
<p>Chief Executive Officer delegates to:</p>	Executive Manager, Technical Services Executive Manager, Corporate Services Manager, Building Services Senior Ranger
<p>Delegation delegated by the CEO</p>	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
<p>Reporting Requirements:</p>	<p>The authorisations to be in writing and recorded on the appropriate file and the person’s personnel file.</p> <p>A copy of the written authorisation to be forwarded to Governance for recording in the Authorised Officers Register.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	11 December 2013

LOCAL GOVERNMENT PROPERTY LOCAL LAW – APPOINTMENT OF AUTHORISED PERSONS

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	A local government may, in writing, appoint persons or classes of persons to be authorised for the purpose of performing particular functions.
<p>Legislative Power or duty delegated:</p>	Section 9.10 of the Local Government Act 1995
<p>Legislative power to delegate</p>	Sections 5.42 and 5.44 of the Local Government Act 1995
<p>Delegation to:</p>	Chief Executive Officer
<p>Delegation:</p>	The Chief Executive Officer is delegated the power to appoint persons or classes of persons to be authorised for the purpose of performing particular functions, subject to Section 9.10 of the Local Government Act 1995
<p>Conditions and Exceptions:</p>	The appointment of persons is to relate to those functions of an “authorised person” under the Local Government Property Local Law 2013.
<p>Chief Executive Officer delegates to:</p>	<p>Executive Manager, Technical Services Executive Manager, Corporate Services Manager, Building Services Senior Ranger Waste Coordinator</p>
<p>Delegation delegated by the CEO</p>	<p>The CEO delegates to the above Officer the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.</p>
<p>Reporting Requirements:</p>	<p>The authorisations to be in writing and recorded on the appropriate file and the person’s personnel file.</p> <p>A copy of the written authorisation to be forwarded to Governance for recording in the Authorised Officers Register.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	11 December 2013

LOCAL GOVERNMENT PROPERTY LOCAL LAW – AGREEMENTS, APPROVALS, SETTING ASIDE AND APPLICATIONS

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	<p>Under the Local Government Property Local Law 2013 the local government may enter into agreements and grant approvals for use of local government property, grant applications for hire and set aside property for a specific use or uses.</p>
<p>Legislative Power or duty delegated:</p>	<p>Powers of the local government as prescribed in the Local Government Property Local Law 2013.</p>
<p>Legislative power to delegate</p>	<p>Sections 5.42 and 5.44 of the Local Government Act 1995</p>
<p>Delegation to:</p>	<p>Chief Executive Officer</p>
<p>Delegation:</p>	<p>The Chief Executive Officer is delegated the power to make decisions on behalf of the Shire in relation to its Local Government Property Local Law 2013.</p>
<p>Conditions and Exceptions:</p>	<p>Subject to Council's policies related to this delegation</p>
<p>Chief Executive Officer delegates to:</p>	<p>Executive Manager, Technical Services Executive Manager, Corporate Services Manager, Building Services Principal Town Planner</p>
<p>Delegation delegated by the CEO</p>	<p>The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.</p>
<p>Reporting Requirements:</p>	<p>Details of all action taken must be recorded in the appropriate record to meet legislative requirements.</p> <p><i>Financial Interest Returns Required – Yes</i></p>
<p>Details of Review:</p>	<p>11 December 2013</p>

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	A local government may, in writing, appoint persons or classes of persons to be authorised for the purpose of performing particular functions.
<p>Legislative Power or duty delegated:</p>	Section 9.10 of the Local Government Act 1995
<p>Legislative power to delegate</p>	Sections 5.42 and 5.44 of the Local Government Act 1995
<p>Delegation to:</p>	Chief Executive Officer
<p>Delegation:</p>	The Chief Executive Officer is delegated the power to appoint persons or classes of persons to be authorised for the purpose of performing particular functions, subject to Section 9.10 of the Local Government Act 1995
<p>Conditions and Exceptions:</p>	The appointment of persons is to relate to those functions of an authorised person” under the Extractive Industries Local Law 2013.
<p>Chief Executive Officer delegates to:</p>	Executive Manager, Technical Services Executive Manager, Corporate Services Manager, Building Services Principal Town Planner
<p>Delegation delegated by the CEO</p>	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
<p>Reporting Requirements:</p>	<p>Details of the authorisations must be in writing and recorded in the appropriate record to meet legislative requirements (including personal file).</p> <p>A copy of the written authorisation to be forwarded to Governance for recording in the Authorised Officers Register.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	11 December 2013

ACTIVITIES ON THOROUGHFARES AND PUBLIC PLACES AND TRADING LOCAL LAW – APPOINTMENT OF AUTHORISED PERSONS

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	<p>A local government may, in writing, appoint persons or classes of persons to be authorised for the purpose of performing particular functions.</p>
<p>Legislative Power or duty delegated:</p>	<p>Section 9.10 of the Local Government Act 1995</p>
<p>Legislative power to delegate</p>	<p>Sections 5.42 and 5.44 of the Local Government Act 1995</p>
<p>Delegation to:</p>	<p>Chief Executive Officer</p>
<p>Delegation:</p>	<p>The Chief Executive Officer is delegated the power to appoint persons or classes of persons to be authorised for the purpose of performing particular functions, subject to Section 9.10 of the Local Government Act 1995</p>
<p>Conditions and Exceptions:</p>	<p>The appointment of persons is to relate to those functions of an “authorised person” under the Activities on Thoroughfares and Public Places and Trading Local Law 2013.</p>
<p>Chief Executive Officer delegates to:</p>	<p>Executive Manager, Technical Services Executive Manager, Corporate Services Manager, Building Services Principal Town Planner</p>
<p>Delegation delegated by the CEO</p>	<p>The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.</p>
<p>Reporting Requirements:</p>	<p>Details of the authorisations must be in writing and recorded in the appropriate record to meet legislative requirements (including personal file).</p> <p>A copy of the written authorisation to be forwarded to Governance for recording in the Authorised Officers Register.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>11 December 2013 PREVIOUSLY DA021</p>

PART 10

COMMUNITY RELATIONSHIPS

unction to be performed:

*This text is provided as a reference only.
Delegates shall only act in full
understanding of the delegated statutory
power, inclusive of conditions [see below].*

To approve requests for donations or sponsorship from community groups as per Council's policy

Legislative Power or duty delegated:

Section 6.7(2) of the Local Government Act 1995

Legislative power to delegate

Section 5.42 and Section 5.44, Local Government Act 1995

Delegation to:

Chief Executive Officer

Delegation:

The CEO is delegated the power to approve requests for donations or sponsorship from community groups, subject to section 6.7(2) of the Local Government Act 1995.

Conditions and Exceptions:

Subject to –

- conditions contained in Council's REC08 Community Donations, Sponsorships and Funding Policy and FIN05 Fees and Charges Schedule Policy;
- a value not exceeding \$500 per request;
- funding being allocated in the Shire's Annual Budget

Policy:

REC08 Community Donations, Sponsorships and Funding Policy
FIN05 Fees and Charges Schedule Policy;

Chief Executive Officer delegates to:

Executive Manager, Community Development

Delegation delegated by the CEO

The CEO authorises the Executive Manager, Community Development to approve requests for donations or sponsorship from community groups, subject to section 6.7(2) of the Local Government Act 1995.

Reporting Requirements:

Details of donations and waivers of fees and charges approved under delegated authority must be recorded in the appropriate record to meet legislative requirements and elected members informed of approved applications at the next ordinary meeting of Council.

Financial Interest Returns Required - Yes

Details of Review:

11 December 2013 PREVIOUSLY DA033

<p>Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i></p>	<p>Authority to approve donations in accordance with the provision of Council's REC08 Community Donations, Sponsorships and Funding Policy and FIN05 Fees and Charges Schedule Policy;</p>
<p>Legislative Power or duty delegated:</p>	<p>Section 6.7(2) Local Government Act 1995</p>
<p>Legislative power to delegate</p>	<p>Section 5.42 and Section 5.44, Local Government Act 1995</p>
<p>Policy:</p>	<p>REC08 Community Donations, Sponsorships and Funding Policy FIN05 Fees and Charges Schedule Policy;</p>
<p>Delegation to:</p>	<p>Chief Executive Officer</p>
<p>Delegation:</p>	<p>The CEO is delegated the power to approve donations, sponsorship and waive fees and charges, subject to section 6.7(2) of the Local Government Act 1995.</p>
<p>Conditions and Exceptions:</p>	<p>Subject to –</p> <ul style="list-style-type: none"> • conditions contained in Council's REC08 Community Donations, Sponsorships and Funding Policy and FIN05 Fees and Charges Schedule Policy; • funding being allocated in the Annual Budget
<p>Chief Executive Officer delegates to:</p>	<p>Executive Manager, Community Development</p>
<p>Delegation delegated by the CEO</p>	<p>The CEO authorises the Executive Manager, Community Development to approve donations, sponsorship and waive fees and charges, subject to section 6.7(2) of the Local Government Act 1995.</p>
<p>Reporting Requirements:</p>	<p>Details of all donations made on behalf of the Shire must be recorded in the appropriate record to meet legislative requirements.</p> <p><i>Financial Interest Returns Required - Yes</i></p>
<p>Details of Review:</p>	<p>11 December 2013</p>

PART 11

LOCAL GOVERNMENT

APPOINTMENTS UNDER ACTS

The Local Government may appoint and authorise Shire staff directly under the following Acts:

Cat Act 2011

Dog Act 1976

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government may, in writing, appoint persons or classes of persons to be authorised for the purposes of performing particular functions under the Cat Act 2011.
Legislative Power or duty delegated:	Section 48 of the Cat Act 2011
Legislative power to delegate	Cat Act 2011
Delegation to:	Chief Executive Officer
Delegation:	The Chief Executive Officer is delegated the power to appoint authorised persons for the purposes of performing particular functions under the Cat Act 2011.
Conditions and Exceptions:	Nil
Chief Executive Officer delegates to:	Executive Manager, Technical Services Senior Ranger
Delegation delegated by the CEO	The CEO delegates to the above Officers the exercise of this delegated power. The exercise of the delegated power does not include the power of delegation.
Reporting Requirements:	Details of all decision made must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - No</i>
Details of Review:	11 December 2013

Function to be performed: <i>This text is provided as a reference only. Delegates shall only act in full understanding of the delegated statutory power, inclusive of conditions [see below].</i>	A local government may, in writing, appoint persons or classes of persons to be authorised for the purposes of performing particular functions under the Dog Act 1976. Nothing in section 10AA limits the ability of a local government's chief executive officer to perform a function through an officer or agent.
Legislative Power or duty delegated:	Section 10AA and 10AB of the Dog Act 1976
Legislative power to delegate	Section 10AA and 10AB of the Dog Act 1976
Delegation to:	Executive Officer and nominate authorised officers under this Act.
Delegation:	The Chief Executive Officer is delegated the power to appoint authorised persons for the purposes of performing particular functions under the Dog Act 1976.
Conditions and Exceptions:	Withdrawal of an Infringement Notice can only to be approved by the Chief Executive Officer, Executive Manager, Technical Services or Manager, Building Services. The authorised Officers are appointed to undertake the powers of an authorised person under the Dog Act 1976 the Dog Regulations 1976 and the Dog (Restricted Breeds) Regulations No 2 2002. The appointment includes the power of an authorised person to declare a dog to be a dangerous dog under section 33E of the Act.
Chief Executive Officer delegates to:	Executive Manager, Technical Services Manager, Building Services Senior Ranger
Delegation delegated by the CEO	The above are authorised for the purposes of performing particular functions under the Dog Act 1976.
Reporting Requirements:	Details of all decision made must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required – No</i>
Details of Review:	11 December 2013

PART 12

DELEGATIONS BY COUNCIL TO THE CEO MADE DURING THE YEAR

The following Local Government delegations are 'ad hoc' and approved via an Ordinary Meeting of Council outside of the annual Delegated Authority Register review.

COUNCIL APPROVED AUTHORISATIONS

Register 2013



Contents

APPLICATIONS FOR USE OF LAND UNDER SECTION 18 OF THE ABORIGINAL HERITAGE ACT 1972	4
APPOINTMENT OF AUTHORISED PERSONS – CARAVAN PARKS AND CAMPING GROUNDS ACT 1995	5
CONTROL OF VEHICLES (OFF-ROAD AREAS) ACT 1978 – APPOINTMENT OF AUTHORISED PERSONS	6
SPEAR-GUNS CONTROL ACT 1955 - APPOINTMENT OF INSPECTORS.....	8
HEALTH LOCAL LAW – APPOINTMENT OF AUTHORISED PERSONS TO ISSUE OF LICENSES, REGISTRATIONS AND CONSENT	9
HEALTH LOCAL LAW – APPOINTMENT OF AUTHORISED PERSONS	10
FINES, PENALTIES AND INFRINGEMENT NOTICES ENFORCEMENT ACT 1994 – APPOINTMENT OF PROSECUTION OFFICERS	11
APPOINTMENT OF AUTHORISED PERSONS – LITTER ACT 1979.....	12
APPOINTMENT OF AUTHORISED PERSONS TO WITHDRAW INFRINGEMENT NOTICES - LITTER ACT 1979...	13

COUNCIL APPROVED AUTHORISATIONS

These Acts do not contain a head of power to **delegate**.

Council **authorises** the appropriate staff to undertake the functions to be performed under each Act.

BUILDING ACT 2011

CARAVAN PARKS AND CAMPING GROUNDS ACT 1995

CONTROL OF VEHICLES (OFF-ROAD AREAS) ACT 1978

FINES, PENALTIES AND INFRINGEMENT NOTICES ENFORCEMENT ACT 1994

HEALTH ACT 1911

SPEAR-GUNS CONTROL ACT 1955

APPLICATIONS FOR USE OF LAND UNDER SECTION 18 OF THE
ABORIGINAL HERITAGE ACT 1972

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	Make application to the Aboriginal Cultural Heritage Committee to use land for a purpose which, unless the Minister gives his consent under Section 18 of the Aboriginal Heritage Act 1972 (the Act), would be likely to result in a breach of section 17 of the Act in respect of any Aboriginal site that might be on the land.
Legislative Power or duty Authorised:	Section 18 of the Aboriginal Heritage Act 1972
Legislative power to Authorise	Section 5.41(i) of the Local Government Act 1995
Authorisation to:	Chief Executive Officer
Authorisation:	To make applications under section 18 of the Aboriginal Heritage Act 1972 in relation to land owned or managed by the Shire.
Conditions and Exceptions:	N/A
Chief Executive Officer Authorises to:	N/A
Authorisation Authorised by the CEO	N/A
Reporting Requirements:	Details of actions taken under this Authorisation are to be retained on the appropriate file or record. <i>Financial Interest Return Required - No</i>
Details of Review:	11 December 2013

APPOINTMENT OF AUTHORISED PERSONS – CARAVAN PARKS AND CAMPING GROUNDS ACT 1995

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	A local government — (a) may appoint such persons to be authorised persons for the purposes of this Act as the local government considers necessary; and (b) must issue each person appointed under paragraph (a) with an identity card, in the prescribed form, certifying that the person is an authorised person under this Act.
Legislative Power or duty Authorised:	The powers of a “authorised person” under the Caravan Parks and Camping Grounds Act 1995 and the Caravan and Camping Grounds Regulations 1997.
Legislative power to Authorise	Section 17(1) of the Caravan Parks and Camping Grounds Act 1995
Appointed as Authorised Person	For the purposes of Division 1 of Part 2 and Sections 22 and 23(5) and (7) of the Caravan Parks and Camping Grounds Act 1995:- <ul style="list-style-type: none">• Chief Executive Officer• Executive Managers• Manager, Building Services• Environmental Health Officers For the purposes of section 23(2) of the Caravan Parks and Camping Grounds Act 1995:- <ul style="list-style-type: none">• Environmental Health Officers• Building Surveyors• Development Compliance Officers• All Rangers
Conditions and Exceptions:	The Senior Environmental Health Officers, all Environmental Health Officers, all Building Surveyors, all Development Compliance Officers and all Rangers are empowered to sign such documents, issue notices and initiate appropriate legal action on behalf of the Shire when a breach of the said Act and related legislation warrants such action provided that the power to prosecute any person is only exercised by agreement of the Executive Managers.
Reporting Requirements:	Any actions taken or notices issued are to be recorded on the appropriate file or record. Copies of approvals and certificates are to be retained as required by regulation 67 of the Regulations <i>Financial Interest Returns Required - No</i>
Details of Review:	11 December 2013

CONTROL OF VEHICLES (OFF-ROAD AREAS) ACT 1978 – APPOINTMENT OF AUTHORISED PERSONS

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	A local government may by resolution appoint — <ul style="list-style-type: none">• any employee of the local government; and• where the Minister by notice published in the <i>Government Gazette</i> authorises the local government to do so, any member of the council of that local government, to be an authorised officer for the purposes of this Act either in respect of the whole of its district or any part thereof defined in the appointment.
Legislative Power or duty of the appointment	Powers of an authorised officer for the purposes of the Control of Vehicles (Off-road Areas) Act 1978 and the Control of Vehicles (Off-road Areas) Regulations 1979 for the whole of the district of the Shire.
Legislative power to Authorise	Section 38(3) of the Control of Vehicles (Off-road Areas) Act 1978
Appointed as Authorised Person	Chief Executive Officer Executive Manager, Technical Services Manager, Building Services All Rangers
Appointment	A person who is appointed as an authorised officer — <ul style="list-style-type: none">(a) has within the area of jurisdiction entrusted to him by the appointment the duties and powers of an authorised officer under this Act, and may exercise such powers within that area;(b) may exercise the powers conferred upon him by this Act in relation to any person or vehicle which he has reason to believe is concerned in a contravention of this Act notwithstanding that such person or vehicle is not then within the area of jurisdiction entrusted to him if that person or vehicle was pursued from that area or is known to have been in that area at the time of the contravention;(c) may, for the purposes of this Act in the course of his duty, enter on any land or, using only such force as is necessary, may enter a vehicle for the purpose of removing it.
Conditions and Exceptions:	Withdrawal of an Infringement Notice can only to be approved by the Chief Executive Manager, Technical Services or Manger, Building having regard for the Shire’s Withdrawal of Infringement Notice Management Procedure.
Reporting Requirements:	Register of, and review of, Authorisations <ul style="list-style-type: none">(1) The chief executive officer of a local government is to keep a register of<ul style="list-style-type: none">(a) Authorisations made under section 10AA(1); and(b) further Authorisations made under the authority of an Authorisation made under section 10AA(1).

- (2) At least once every financial year —
 - (a) Authorisations made under section 10AA(1); and
 - (b) further Authorisations made under the authority of an Authorisation made under section 10AA(1), are to be reviewed by the delegator.

Financial Interest Returns Required – Yes

Details of Review:

11 December 2013 PREVIOUSLY DA013

SPEAR-GUNS CONTROL ACT 1955 - APPOINTMENT OF INSPECTORS

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	In this Act unless the context requires otherwise — “Inspector” means any member of the Police Force of the State and any fisheries officer referred to in the Fish Resources Management Act 1994, and in the application of this Act in a prohibited area that comprises an area vested in or under the care, control and management of a local government, includes any person appointed by that local government as an inspector;
Legislative power or duty of appointment	The powers of an Inspector under the Spear-guns Control Act 1955.
Legislative power to appoint	Section 3 of the Spear-guns Control Act 1955
Appointed as Authorised Person	Executive Manager, Technical Services Manager, Building Services All Rangers
Appointment	The powers of an Inspector under the Spear-guns Control Act 1955 within the district of the Shire.
Reporting Requirements:	Appointment to be in writing and a copy kept on the Officers personal record. Details of exercising the Authorisation are to be recorded on the appropriate file or record. <i>Financial Interest Returns Required – No</i>
Details of Review:	11 December 2013

HEALTH ACT 1911

**HEALTH LOCAL LAW – APPOINTMENT OF AUTHORISED PERSONS TO
ISSUE OF LICENSES, REGISTRATIONS AND CONSENT**

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	Under the Local Law 2013 the Shire may issue and revoke licenses and registrations for food businesses, register Lodging Houses and consent to the establishment of Offensive Trades.
Legislative Power or duty Authorised:	As prescribed in the Shire’s Health Local Law 2013.
Legislative power to Authorise	Section 26 of the Health Act 1911
Appointed as authorised person:	Chief Executive Officer Executive Manager, Technical Services Executive Manager, Corporate Services Manager, Building Services Principal Town Planner Environmental Health Officers
Appointment:	The above Officers are appointed to exercise and discharge all of the powers and functions of the Health Local Law 2013.
Conditions and Exceptions:	Approvals must meet all the requirements of the Health Local Law, Town Planning Scheme and Building Code. Setting of annual fees under sections 6.16 and 6.19 of the Local Government Act 1995 is excluded.
Reporting Requirements:	Details of the licenses and registrations approved and consent given must be in writing and recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - No</i>
Details of Review:	11 December 2013

HEALTH ACT 1911

HEALTH LOCAL LAW – APPOINTMENT OF AUTHORISED PERSONS

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	Under the Health Local Law 2013 the City may appoint persons to exercise and discharge the powers and duties of an authorised person under the Local Law.
Legislative Power or duty Authorised:	As prescribed in the Shire’s Health Local Law 2013.
Legislative Power to Authorise:	Section 26 of the Health Act 1911
Appointed as Authorised Person:	Environmental Health Officers Coordinator Building and Health
Appointment:	The above Officers are appointed to exercise and discharge all of the powers and functions of the Health Local Law 2013.
Conditions and Exceptions:	Nil
Reporting Requirements:	Details of the authorisations must be in writing and all actions taken recorded in the appropriate record to meet legislative requirements (including personal file). A copy of the written authorisation to be forwarded to Governance for recording in the Authorised Officers Register. <i>Financial Interest Returns Required - No</i>
Details of Review:	15 September 1998 17 June 2003 24 October 2006 19 February 2008 17 March 2009 17 February 2010 30 October 2011 11 December 2013 PREVIOUSLY DA044

**FINES, PENALTIES AND INFRINGEMENT NOTICES ENFORCEMENT ACT
1994 – APPOINTMENT OF PROSECUTION OFFICERS**

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	<ol style="list-style-type: none">(1) For the purposes of this Part, the Registrar may approve a prosecuting authority as a prosecuting authority to which this Part applies.(2) The Registrar is not to approve a prosecuting authority unless the authority gives the Registrar written notice of those officers of the authority that are designated as prosecuting officers for the purposes of and in accordance with sections 16 and 22.(3) A prosecuting authority at any time may amend the written notice of designated prosecuting officers.
Legislative Power or duty Authorised:	Section 13 of the Fines Penalties and Infringement Notices Enforcement Act 1994.
Legislative power to Authorise:	Section 13(2) of the Fines, Penalties and Infringement Notices Enforcement Act 1994.
Appointment of authorised persons:	Chief Executive Officer Executive Manager, Technical Services Manager, Building Services All Rangers
Appointment:	The CEO is Authorised the power to provide written notice to the Registrar designating those officers that are prosecution officers for the purposes of sections 16 and 22 of the Fines, Penalties and Infringement Notices Enforcement Act 1994.
Conditions and Exceptions:	In relation to local laws the designation allows -Signing of Enforcement Certificates to initiate prosecution(Section 16); Signing of Withdrawal of Proceedings Notices (Section 2) for those matters already registered with Fines Enforcement;
Reporting Requirements:	Details of all decision made must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required - Yes</i>
Details of Review:	11 December 2013

APPOINTMENT OF AUTHORISED PERSONS – LITTER ACT 1979

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	For the purposes of this Act an authorised officer is — (a) any member of the Police Force; (b) any person appointed as such pursuant to subsection (2) within the area of jurisdiction entrusted to him by the appointment; (c) within the district of a local government, any person who is — (i) a member of the council of the local government; (ii) an employee of the local government; or (iii) an honorary inspector appointed by the local government under section 27AA.
Legislative power or duty of appointment	The powers of an authorised officer under the Litter Act 1979 and the Litter Regulations 1981.
Legislative power to Authorise	Section 26 of the Litter Act 1979
Appointed as Authorised Person	All elected members. All employees of the Shire
Conditions and Exceptions:	Those persons appointed do not have the authority to withdraw infringement notices (subject to Authorisation 12.6).
Reporting Requirements:	Details of exercising the Authorisation must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required – No</i>
Details of Review:	11 December 2013 PREVIOUSLY DA014

APPOINTMENT OF AUTHORISED PERSONS TO WITHDRAW INFRINGEMENT NOTICES - LITTER ACT 1979

Function to be performed: <i>This text is provided as a reference only. Authorises shall only act in full understanding of the Authorised statutory power, inclusive of conditions [see below].</i>	(4) An infringement notice may, whether or not the prescribed penalty has been paid, be withdrawn, at any time within 28 days after the service of the notice, by the sending of a notice, in the prescribed form, to the alleged offender at his last known place of residence or business, advising the alleged offender that the infringement notice has been withdrawn, and, in that event, the amount of any prescribed penalty that has been paid shall be refunded. (4a) A withdrawal notice sent under subsection (4) shall be signed by a person appointed in writing to withdraw infringement notices by the public authority.
Legislative power or duty of appointment	To sign withdrawal of infringement notices under section 30(4) of the Litter Act 1979.
Legislative power to Authorise	To sign withdrawal of infringement notices under section 30(4) of the Litter Act 1979.
Appointed as Authorised Person	Executive Manager, Technical Services Manager, Building Services
Reporting Requirements:	Details of withdrawal notices made must be recorded in the appropriate record to meet legislative requirements. <i>Financial Interest Returns Required – No</i>
Details of Review:	11 December 2013

LIST OF PAYMENTS FOR NOVEMBER 2013

Municipal Payments

Chq/EFT	Date	Name	Description	Amount
EFT22816	07/11/2013	AJB SUPERANNUATION FUND	Superannuation contributions	1258.94 CSH
EFT22817	07/11/2013	AMP FLEXIBLE SUPER	Superannuation contributions	493.26 CSH
EFT22818	07/11/2013	ANIKA SERER	Reimbursement	285.53 CSH
EFT22819	07/11/2013	ARTWORKS CONVERSATION	Repair war memorial	4290.00 CSH
EFT22820	07/11/2013	Aerodrome Management Services Pty Ltd	GA apron and airside lots plan for Onslow aerodrome	10769.00 CSH
EFT22821	07/11/2013	Airport Lighting Specialists	Edge Lighting for Onslow Airport	1771.77 CSH
EFT22822	07/11/2013	Australian Super	Superannuation contributions	7706.84 CSH
EFT22823	07/11/2013	BJK Publishing & Photography	Sales of Photos	136.50 CSH
EFT22824	07/11/2013	BT - SUPERWRAP PERSONAL SUPER PLAN	Superannuation contributions	139.86 CSH
EFT22825	07/11/2013	BT Financial Group	Superannuation contributions	274.59 CSH
EFT22826	07/11/2013	BT Lifetime Super	Superannuation contributions	544.72 CSH
EFT22827	07/11/2013	BT SUPER FOR LIFE	Superannuation contributions	456.00 CSH
EFT22828	07/11/2013	BT SUPER FOR LIFE	Superannuation contributions	434.84 CSH
EFT22829	07/11/2013	BT SUPER FOR LIFE	Superannuation contributions	434.63 CSH
EFT22830	07/11/2013	BT SUPER FOR LIFE	Superannuation contributions	411.02 CSH
EFT22831	07/11/2013	Baileys Fertilisers	Fertiliser	2187.24 CSH
EFT22832	07/11/2013	Bob Waddell Consultant	Consultant fees	10003.37 CSH
EFT22833	07/11/2013	CBus Super	Superannuation contributions	4277.15 CSH
EFT22834	07/11/2013	CENTURION TRANSPORT CO PTY LTD	Freight	280.04 CSH
EFT22835	07/11/2013	CHARL VAN WYK	Staff training	1650.00 CSH
EFT22836	07/11/2013	COMMANDER AUSTRALIA LIMITED	IT Support	521.72 CSH
EFT22837	07/11/2013	CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	Superannuation contributions	456.00 CSH
EFT22838	07/11/2013	Care Super	Superannuation contributions	970.78 CSH
EFT22839	07/11/2013	Cooks Tours	Visitor centre advertisement	800.00 CSH
EFT22840	07/11/2013	DATACOM SYSTEMS (W.A) P/L	IT Support	1463.00 CSH
EFT22841	07/11/2013	DAVID WILLS & ASSOCIATES	Additional work to the Onslow Airport terminal	35612.50 CSH
EFT22842	07/11/2013	DIRECT TRADES SUPPLY P/L	Various hardware	297.00 CSH
EFT22843	07/11/2013	Superfund	Superannuation contributions	579.48 CSH
EFT22844	07/11/2013	Dingo De Construction	Road watering	14520.00 CSH
EFT22845	07/11/2013	ECOSOFT WATER PTY LTD	Water soft system	660.00 CSH
EFT22846	07/11/2013	EMPLUS	Superannuation contributions	188.61 CSH
EFT22847	07/11/2013	ERA CONTRACTORS	Maintenance to air cons	1009.94 CSH
EFT22848	07/11/2013	Frank Richardson	Sales of photos	430.40 CSH
EFT22849	07/11/2013	Fuji Xerox Australia Pty Ltd	IT Support and Equipment	123.98 CSH
EFT22850	07/11/2013	GLH CONTRACTING	Caravan hire	1650.00 CSH
EFT22851	07/11/2013	GREENWAY ENTERPRISES	Water crystals	317.11 CSH
EFT22852	07/11/2013	HANNAH HOGGARTH	Reimbursement	97.25 CSH
EFT22853	07/11/2013	HENDERLEE ELECTRICAL CONTRACTORS PTY LTD	Supply & install LED electronic score board at TP sports pav	20515.00 CSH
EFT22854	07/11/2013	Hesta Super Fund	Superannuation contributions	160.94 CSH
EFT22855	07/11/2013	Host Plus Executive Super	Superannuation contributions	2986.87 CSH
EFT22856	07/11/2013	JAG TRAFFIC PTY LTD	Development of traffic management plan for the Coondewanna Intersection upgrade	1815.00 CSH
EFT22857	07/11/2013	Jason Signmakers	Signs	152.90 CSH
EFT22858	07/11/2013	Josh Byrne And Associates	Installation of toilet system and structure for Four Mile Creek project.	36850.00 CSH
EFT22859	07/11/2013	Jtagz PtyLtd	Dog tags	258.50 CSH
EFT22860	07/11/2013	KEITH PEARSON	Local Government consultant services	4065.60 CSH
EFT22861	07/11/2013	KHB Mobile mechanical PTY LTD	Cable	236.94 CSH
EFT22862	07/11/2013	KI EQUIPMENT HIRE PTY LTD	Fuel	2691.28 CSH
EFT22863	07/11/2013	LESTOK TOURS PTY LTD	Mine tours	12652.77 CSH
EFT22864	07/11/2013	LGIS Liability	Insurance	231918.56 CSH
EFT22865	07/11/2013	MAYDAY EARTHMOVING	Plant hire for Onslow Airport	12650.00 CSH
EFT22866	07/11/2013	MTAA Superannuation Fund	Superannuation contributions	374.62 CSH
EFT22867	07/11/2013	NICOLE DEEGAN	Donation	297.00 CSH
EFT22868	07/11/2013	NTC Contracting	Plant hire for Onslow Tip	34952.50 CSH
EFT22869	07/11/2013	Nationwide Oil - Transpacific	Waste Oil collection	2769.80 CSH
EFT22870	07/11/2013	Nationwide Superannuation Fund	Superannuation contributions	253.65 CSH
EFT22871	07/11/2013	North Tom Price Primary School	Donation	40.00 CSH
EFT22872	07/11/2013	ONSLow LAUNDRY SERVICE	Laundering costs	2937.25 CSH
EFT22874	07/11/2013	Office Choice Malaga	Stationary	1565.04 CSH
EFT22875	07/11/2013	Onslow Sun Chalets	Accommodation for Staff	780.00 CSH
EFT22876	07/11/2013	PILBARA FOOD SERVICES P/L	Refreshment for Staff kitchens	328.18 CSH
EFT22877	07/11/2013	PILBARA INSTITUTE	Staff training	860.00 CSH
EFT22878	07/11/2013	Paraburdo IGA	Library Stock	48.84 CSH
EFT22879	07/11/2013	Pilbara Motor Group	Various Auto parts and repairs	1321.91 CSH
EFT22880	07/11/2013	Prime Super	Superannuation contributions	544.72 CSH
EFT22881	07/11/2013	Protector Alsaf	Safety equipment	171.07 CSH
EFT22882	07/11/2013	Q SUPER	Superannuation contributions	879.53 CSH
EFT22883	07/11/2013	QUALITY PRESS	Stationary	1313.40 CSH
EFT22884	07/11/2013	REI Super	Superannuation contributions	981.02 CSH
EFT22885	07/11/2013	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Water and Electricity usage	27576.74 CSH
EFT22886	07/11/2013	Rob Paull & Associates	Professional Serviced Rendered	8204.00 CSH
EFT22887	07/11/2013	Royal Wolf Trading	Transportable hire	6204.00 CSH
EFT22888	07/11/2013	SAS Locksmiths	Locks	505.23 CSH
EFT22889	07/11/2013	SIGNATURE SUPER	Superannuation contributions	126.01 CSH
EFT22890	07/11/2013	Sigma Chemicals	Chemicals for pools	2123.12 CSH
EFT22891	07/11/2013	Staples Australia Pty Limited	Stationary	290.33 CSH
EFT22892	07/11/2013	StarTrack Retail Pty Ltd	Freight	138.35 CSH
EFT22893	07/11/2013	Statewide Super	Superannuation contributions	518.30 CSH
EFT22894	07/11/2013	T-QUIP	Various Auto parts and repairs	2623.40 CSH

LIST OF PAYMENTS FOR NOVEMBER 2013

EFT22895	07/11/2013	THE CARPENTER AND TONKIN SUPERANNUATION FUND	Superannuation contributions	282.58 CSH
EFT22896	07/11/2013	TOM PRICE TYREPRO	Various auto parts and repairs	595.00 CSH
EFT22897	07/11/2013	TRACEY BARNETT	Performance Fee	849.99 CSH
EFT22898	07/11/2013	Toll Ipec Pty Ltd	Freight charges	2321.01 CSH
EFT22899	07/11/2013	Top Distributors	Library stock	163.95 CSH
EFT22900	07/11/2013	Trick Electric Pty Ltd	Various Electricity repairs	284.19 CSH
EFT22901	07/11/2013	VISIMAX SAFETY PRODUCTS	Microchip reader	2455.03 CSH
EFT22902	07/11/2013	WA Library Supplies	Library stock	227.95 CSH
EFT22903	07/11/2013	WA Local Government Super Plan	Superannuation contributions	54947.67 CSH
EFT22904	07/11/2013	WALGA - WA LOCAL GOV. ASSOC.	Advertisement	12065.87 CSH
EFT22905	07/11/2013	West Coast Shade	Shade sails	352.00 CSH
EFT22906	07/11/2013	Westrac Pty Ltd	Various auto parts and repairs	210.22 CSH
EFT22907	12/11/2013	BORAL CONSTRUCTION MATERIALS GROUP LTD	Supply and delivery materials to Onslow Airport and ESS Car park Paraburdoo	1683399.81 CSH
EFT22908	15/11/2013	A + M MEDICAL SERVICES	First aid equipment	255.09 CSH
EFT22909	15/11/2013	ADEN BROOCKER	Reimbursement	1639.83 CSH
EFT22910	15/11/2013	ARCHIVEWISE	Storage	41.87 CSH
EFT22911	15/11/2013	ARRB Group Ltd	ARRB consulting visit to Onslow Aerodrome	22070.40 CSH
EFT22912	15/11/2013	ASM ECLIPSE PTY LTD	Visitor Centre supplies	3517.80 CSH
EFT22913	15/11/2013	AUSTRALIAN SAFETY ENGINEERS PTY LTD	Dragger SCBA service	1611.06 CSH
EFT22914	15/11/2013	AVOCA DESIGN	Paraburdoo Community Hub Stage 2 Design - Project Initiation & Concept Design components	16249.20 CSH
EFT22915	15/11/2013	Activ8me	Broadband	359.90 CSH
EFT22916	15/11/2013	Amar Auto Electrics	Various auto parts and repairs	618.00 CSH
EFT22917	15/11/2013	BOUVELL PTY LTD	Labour to remove and install span shelving	2060.73 CSH
EFT22918	15/11/2013	BOYA EQUIPMENT	Various auto parts and repairs	1744.74 CSH
EFT22919	15/11/2013	BT Equipment	Various auto parts and repairs	351.03 CSH
EFT22920	15/11/2013	Blockbuster Mount Lawley - Empire City	Library stock	1201.20 CSH
EFT22921	15/11/2013	Bob Waddell Consultant	Assistance with 12/13 annual financial report and audit files	21257.57 CSH
EFT22922	15/11/2013	Budget Car and Truck Rental	Car hire	1484.79 CSH
EFT22923	15/11/2013	C.S.S.U	Refund	6500.00 CSH
EFT22924	15/11/2013	CCR Hose & Fittings (Zoskar P/L)	Various auto parts and repairs	226.34 CSH
EFT22925	15/11/2013	CHELSEA HARDY	Reimbursement	397.68 CSH
EFT22926	15/11/2013	CLEVER PATCH PTY LTD	School holiday program materials	31.35 CSH
EFT22927	15/11/2013	COVS PARTS PTY LTD	Various auto parts and repairs	1100.00 CSH
EFT22928	15/11/2013	Civic Legal Pty Ltd	Legal Advice	2488.42 CSH
EFT22929	15/11/2013	Coca-Cola Amatil (Aust) Pty Ltd	Refreshment for Staff kitchens	292.16 CSH
EFT22930	15/11/2013	Country Arts (WA) Inc	Presenters fees for SOTG Tour of Boats	3410.00 CSH
EFT22931	15/11/2013	DAMPIER PORT AUTHORITY	Lease on 16 Parliament place	1702.27 CSH
EFT22932	15/11/2013	DARWIN PLANT WHOLESALERS	Supply Plates	908.76 CSH
EFT22933	15/11/2013	DESERT DWELLERS	Roll on Rosemary and Cedar wood crème	515.00 CSH
EFT22934	15/11/2013	DICE SOLUTIONS	Various building maintenance to Onslow Airport	2161.50 CSH
EFT22935	15/11/2013	DIRECT TRADES SUPPLY P/L	Various hardware	31.50 CSH
EFT22936	15/11/2013	E & MJ Rosher Pty Ltd	Various auto parts and repairs	99.15 CSH
EFT22937	15/11/2013	ERA CONTRACTORS	Electricity repairs at Caravan Park	160.00 CSH
EFT22938	15/11/2013	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Refreshment for Meetings	256.30 CSH
EFT22939	15/11/2013	Fuji Xerox Australia Pty Ltd	Leases and Rental agreements	6808.56 CSH
EFT22940	15/11/2013	GRANTS EMPIRE	Preparation of Business Case for Paraburdoo Community Hub	1237.50 CSH
EFT22941	15/11/2013	HQ MANAGEMENT	Provision of Project Management Services for Onslow Industrial Subdivision	1379.95 CSH
EFT22942	15/11/2013	Hanson Construction Materials	Plant hire	920.70 CSH
EFT22943	15/11/2013	Hitachi Ltd	Refund	1838.00 CSH
EFT22944	15/11/2013	IRIS Consulting Group PTY LTD	Staff training	1312.00 CSH
EFT22945	15/11/2013	Ironcat Earthmoving Tyres	Various auto parts and repairs	1045.00 CSH
EFT22946	15/11/2013	J. Blackwood & Son Limited	Various hardware	7.19 CSH
EFT22947	15/11/2013	JAPANESE TRUCK & BUS SPARES	Various auto parts and repairs	911.30 CSH
EFT22948	15/11/2013	JR & A Hersey Pty Ltd	Staff Uniforms	247.36 CSH
EFT22949	15/11/2013	L. J. Hooker	Rent for staff housing Dec 13	8477.99 CSH
EFT22950	15/11/2013	LGIS Property	Insurance	263886.52 CSH
EFT22951	15/11/2013	LGMA (WA) DIVISION	NDWF Government Subsidy 50%	3465.00 CSH
EFT22952	15/11/2013	LYONS & PEIRCE KARRATHA	Various plumbing repairs in different locations	5736.26 CSH
EFT22953	15/11/2013	Landgate	Land enquiries	2415.02 CSH
EFT22954	15/11/2013	Landwide Satellite Solutions	Various hardware	1880.00 CSH
EFT22955	15/11/2013	Lo-Go Appointments	Contractor hire	6359.54 CSH
EFT22956	15/11/2013	MCMAHON BURNETT TRANSPORT	Freight	211.55 CSH
EFT22957	15/11/2013	Mercurie Hotel Perth	Accommodation for Staff to attend training	976.70 CSH
EFT22958	15/11/2013	Modern Teaching Aids Pty Ltd	Library stock	194.81 CSH
EFT22959	15/11/2013	NTC Contracting	Plant hire	33679.25 CSH
EFT22960	15/11/2013	Nexus WA	Freight	112.00 CSH
EFT22962	15/11/2013	Onslow Tyre Service	Various auto parts and repairs	93.50 CSH
EFT22963	15/11/2013	PILBARA FOOD SERVICES P/L	Refreshment for Staff kitchens	108.62 CSH
EFT22964	15/11/2013	PLANET SMART PTY LTD	Drilling Screws	391.82 CSH
EFT22965	15/11/2013	PROTECTOR FIRE SERVICES PTY LTD	Fire Protective gear	626.56 CSH
EFT22966	15/11/2013	Paraburdoo IGA	Library stock	49.75 CSH
EFT22967	15/11/2013	Paraburdoo Inn	Accommodation for Staff to attend training	210.00 CSH
EFT22968	15/11/2013	Pilbara Mechanical Services	Various auto parts and repairs	786.50 CSH
EFT22969	15/11/2013	Pilbara Motor Group	Various auto parts and repairs	7359.07 CSH
EFT22970	15/11/2013	Pilbara Regional Council	Member contributions quarter 1 and 2	121000.00 CSH
EFT22971	15/11/2013	RAY WHITE EXMOUTH	Rent for staff housing Dec 13	26855.00 CSH
EFT22972	15/11/2013	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Electricity and water at various locations	113.32 CSH

LIST OF PAYMENTS FOR NOVEMBER 2013

EFT22973	15/11/2013	Royal Wolf Trading	Transportable hire	102569.40 CSH
EFT22974	15/11/2013	SAI GLOBAL LTD	Australian Standards book	131.28 CSH
EFT22975	15/11/2013	SAS Locksmiths	Locks	490.58 CSH
EFT22976	15/11/2013	SOA Depot Social Club	Payroll deductions	47.50 CSH
EFT22977	15/11/2013	ST JOHN AMBULANCE TOM PRICE	Staff training	851.00 CSH
EFT22978	15/11/2013	Savannah Engineers Pty Ltd	Various auto parts and repairs	1450.90 CSH
EFT22979	15/11/2013	Sinewave Electrical Contractors	Maintenance of Lighting Towers in Tom Price and Paraburdoo	23111.00 CSH
EFT22980	15/11/2013	Staples Australia Pty Limited	Stationary	716.80 CSH
EFT22981	15/11/2013	T F Woollam & Son PTY LTD	Progress claim to Onslow Terminal	890159.60 CSH
EFT22982	15/11/2013	THE JAFFA ROOM / ARTISTRIALIA	Screening of movie	121.00 CSH
EFT22983	15/11/2013	TOM PRICE TYREPRO	Various auto parts and repairs	1450.00 CSH
EFT22984	15/11/2013	TUSS CONCRETE PTY LTD	Wheel stops and raw pins	4356.00 CSH
EFT22985	15/11/2013	Toll Ipec Pty Ltd	Freight	107.11 CSH
EFT22986	15/11/2013	Tom Price Betta Electrical	Microwave for Kiosk	199.00 CSH
EFT22987	15/11/2013	Tom Price Hotel Motel	Accommodation for Staff to attend training	888.50 CSH
EFT22988	15/11/2013	Trick Electricks Pty Ltd	Onslow aerodrome upgrade	37796.00 CSH
EFT22989	15/11/2013	Trisley's Hydraulic Services P/L	Three phase electric motor	2521.20 CSH
EFT22990	15/11/2013	UHY Haines Norton	Staff training	1687.40 CSH
EFT22991	15/11/2013	Vanessa Australia	Visitor Centre supplies	1949.95 CSH
EFT22992	15/11/2013	WA Library Supplies	Library stock	490.00 CSH
EFT22993	15/11/2013	WURTH AUSTRALIA	Chemicals for pools	419.29 CSH
EFT22994	15/11/2013	WaterChoice (Aust) Pty Ltd	Annual service	780.00 CSH
EFT22995	15/11/2013	Westrac Pty Ltd	Various auto parts and repairs	1122.52 CSH
EFT22996	15/11/2013	A D Bloem	Election fee	80.00 CSH
EFT22997	15/11/2013	COUNTRY WOMEN'S ASSOC WA	Key Bond	1100.00 CSH
EFT22998	15/11/2013	Cecilia Fernandez	Election fee	80.00 CSH
EFT22999	15/11/2013	Jessica Chan	Election fee	80.00 CSH
EFT23000	15/11/2013	MITIE CONSTRUCTION PTY LTD	Refund	1800.00 CSH
EFT23001	15/11/2013	ROSE GEROVICH	Cat trap	110.00 CSH
EFT23002	15/11/2013	Rowin Bryers Shelley	Key Bond	80.00 CSH
EFT23003	15/11/2013	Tom Price Amateur Swimming Club	Key Bond	1100.00 CSH
EFT23004	21/11/2013	ARCHIVEWISE	Storage	41.87 CSH
EFT23005	21/11/2013	ARLO BRAGG	Reimbursement	35.95 CSH
EFT23006	21/11/2013	ASM ECLIPSE PTY LTD	Supplies for the Visitor Centre	806.36 CSH
EFT23007	21/11/2013	AWESOME ARTS AUSTRALIA LTD	Entertainment creative challenge residency	9834.00 CSH
EFT23008	21/11/2013	Ab Loveridge.com (Anthony Loveridge Agencies)	Supplies for the Visitor Centre	272.00 CSH
EFT23009	21/11/2013	Aerodrome Management Services Pty Ltd	Manual Plans for new runway	5500.00 CSH
EFT23010	21/11/2013	All Seasons Hotel Karratha	Accommodation for Staff to attend training	270.00 CSH
EFT23011	21/11/2013	Alliance Power & Data	Electricity design and engineering for Onslow LIA	15583.70 CSH
EFT23012	21/11/2013	Australian Business Pages Directory	Directory Renewal	214.50 CSH
EFT23013	21/11/2013	Australian Taxation Office - PAYG	Monthly PAYG withholding for large withholders	215419.44 CSH
EFT23014	21/11/2013	BJ & A Building and Maintenance	Repair ceiling in the records room at the Shire Depot in Tom Price.	1635.70 CSH
EFT23015	21/11/2013	BOC Gases	Gas	362.09 CSH
EFT23016	21/11/2013	BOYA EQUIPMENT	Various auto parts and repairs	1027.00 CSH
EFT23017	21/11/2013	Budget Car and Truck Rental	Car hire	365.96 CSH
EFT23018	21/11/2013	Bunnings Group	Various hardware	321.00 CSH
EFT23019	21/11/2013	CANNING BRIDGE AUTO LODGE	Accommodation for Staff to attend training	520.00 CSH
EFT23020	21/11/2013	CARDIACTIVE - HEALTH ON THE MOVE	Health on the move staff training	3567.25 CSH
EFT23021	21/11/2013	CASTLEDINE GREGORY	Legal advice	2851.20 CSH
EFT23022	21/11/2013	CENTURION TRANSPORT CO PTY LTD	Freight Charges	386.31 CSH
EFT23023	21/11/2013	COATES HIRE - ONSLOW	Plant hire for Onslow Airport	1962.40 CSH
EFT23024	21/11/2013	COMMANDER AUSTRALIA LIMITED	IT Support	90.46 CSH
EFT23025	21/11/2013	CVO O'connor Institute	Staff training	460.00 CSH
EFT23026	21/11/2013	Centrel Pty Ltd T/A BP Reliance Petroleum	Onslow Airport Fuel for October 2013	95606.02 CSH
EFT23027	21/11/2013	Civic Legal Pty Ltd	Legal advice	38310.25 CSH
EFT23028	21/11/2013	Collins Distributors	Supplies for the Visitor Centre	187.00 CSH
EFT23029	21/11/2013	DEPARTMENT OF LAND	Refund	3.81 CSH
EFT23030	21/11/2013	DEPARTMENT OF PARKS AND WILDLIFE	Supplies for the Visitor Centre	1394.80 CSH
EFT23031	21/11/2013	DEPARTMENT OF TRANSPORT	Refund	600.00 CSH
EFT23032	21/11/2013	David Gray & Company	Bins	1790.25 CSH
EFT23033	21/11/2013	E & MJ Roshier Pty Ltd	Various auto parts and repairs	441.70 CSH
EFT23034	21/11/2013	ERA CONTRACTORS	Various building repairs for Onslow buildings	1171.32 CSH
EFT23035	21/11/2013	ESS Eastern Guruma Pty Ltd - Windawarri Lodge	Catering for various meetings	831.77 CSH
EFT23036	21/11/2013	Elisha Bush	Sun downer Poster for Tom Price & Paraburdoo	60.00 CSH
EFT23037	21/11/2013	Ess Gumula Pty Ltd - Rocklea Palms	Catering for various meetings	152.90 CSH
EFT23038	21/11/2013	FOXTEL MANAGEMENT PTY LTD - ONSLOW - 8796587	Foxtel Onslow Camp	6703.50 CSH
EFT23039	21/11/2013	Fuji Xerox Australia Pty Ltd	IT Support	744.95 CSH
EFT23040	21/11/2013	GLH CONTRACTING	Caravan hire	1705.00 CSH
EFT23041	21/11/2013	GRANTS EMPIRE	Business Case for PDC funding proposal	2970.00 CSH
EFT23042	21/11/2013	GREG WEST	Reimbursement	692.97 CSH
EFT23043	21/11/2013	GSK AIRCONDITIONING & REFRIGERATION	Repair air conditioner in the back room at the Visitors Centre in Tom Price	374.00 CSH
EFT23044	21/11/2013	Gumala Contracting	Extendable float hire to move light pole from the Clem Thompson oval to Nameless valley road	1501.50 CSH
EFT23045	21/11/2013	HQ MANAGEMENT	Co-ordination of Telstra and Power Design for the Onslow Aerodrome Terminal	5885.70 CSH
EFT23046	21/11/2013	Hanson Construction Materials	Cement	2420.00 CSH
EFT23047	21/11/2013	Hotel Ibis - Perth	Accommodation for Staff to attend training	677.30 CSH
EFT23048	21/11/2013	INITIAL HYGIENE / PINK HYGIENE SOLUTIONS	Sanitary disposal service	126.46 CSH
EFT23049	21/11/2013	ISENTIA	Internet alerts	1252.64 CSH
EFT23050	21/11/2013	ISS Integrated Services Pty Ltd	ISS Supermarket Oct 2013	117.41 CSH

LIST OF PAYMENTS FOR NOVEMBER 2013

EFT23051	21/11/2013 Intouch Public Relations	Community Communications and Engagement Plan for SoA and RTIO Partnership	5768.40 CSH
EFT23052	21/11/2013 J. Blackwood & Son Limited	Toilet paper	984.58 CSH
EFT23053	21/11/2013 Kleenheat Gas	Gas	1648.65 CSH
EFT23054	21/11/2013 LYONS & PEIRCE KARRATHA	Various plumbing repairs at different locations	349.10 CSH
EFT23055	21/11/2013 Leigh Bennett	Refund	119.00 CSH
EFT23056	21/11/2013 Lo-Go Appointments	Contractor hire	4019.50 CSH
EFT23057	21/11/2013 MACDONALD JOHNSTON ENGINEERING COMPANY	Various auto parts and repairs	563.57 CSH
EFT23058	21/11/2013 MOTORPASS	Fuel	1008.27 CSH
EFT23059	21/11/2013 Major Motors Pty Ltd	Purchase of a new Rear Loading Compactor	396754.00 CSH
EFT23060	21/11/2013 McArthur Management Services	Professional services	2750.00 CSH
EFT23061	21/11/2013 McLeods	Annual Audit	132.00 CSH
EFT23062	21/11/2013 Momar Australia Pty Ltd	BBQ Cleaners	933.90 CSH
EFT23063	21/11/2013 NEVERFAIL SPRINGWATER LTD	Annual Cooler Rental	121.00 CSH
EFT23064	21/11/2013 ONSLOW TENNIS CLUB	Refreshment for Basketball Carnival	273.50 CSH
EFT23065	21/11/2013 PILBARA ACCESS PTY LTD	Fencing hire for Onslow Admin Building	3101.97 CSH
EFT23066	21/11/2013 PILBARA FOOD SERVICES P/L	Refreshments for various staff rooms	2769.16 CSH
EFT23067	21/11/2013 PRITCHARD BOOKBINDERS	Printing and Binding	2298.05 CSH
EFT23068	21/11/2013 Paraburdoo IGA	Refreshments for Library programs	224.14 CSH
EFT23069	21/11/2013 Pilbara Motor Group	Various auto parts and repairs	1180.97 CSH
EFT23070	21/11/2013 SPORTS SPECIALISTS	Basketballs and whistles	483.50 CSH
EFT23071	21/11/2013 STANTONS INTERNATIONAL AUDIT AND CONSULTING PTY LTD	Audit	2199.34 CSH
EFT23072	21/11/2013 Sarah Wilson	Reimbursement	166.77 CSH
EFT23073	21/11/2013 Sinewave Electrical Contractors	Install new consumer mains cables	20437.38 CSH
EFT23074	21/11/2013 Staples Australia Pty Limited	Stationary	359.91 CSH
EFT23075	21/11/2013 StarTrack Retail Pty Ltd	Freight	340.48 CSH
EFT23076	21/11/2013 TALIS CONSULTANTS PTY LTD	Provision of consultancy services for Onslow Waste Management Facility	5610.00 CSH
EFT23077	21/11/2013 TIDY TOWN PARABURDOO	Purchase of Photo	100.00 CSH
EFT23078	21/11/2013 Tammy Holton	Survey drop	250.00 CSH
EFT23079	21/11/2013 The Shell Company of Australia Ltd	Fuel	16014.88 CSH
EFT23080	21/11/2013 Toll Ipec Pty Ltd	Freight	1804.38 CSH
EFT23081	21/11/2013 Tom Price Hotel Motel	Accommodation for Staff to attend training	374.50 CSH
EFT23082	21/11/2013 Trick Electrics Pty Ltd	Supply & installation of runway lights at the Onslow aerodrome	135053.38 CSH
EFT23083	21/11/2013 Trisley's Hydraulic Services P/L	Various auto parts and repairs	15781.77 CSH
EFT23084	21/11/2013 UHY Haines Norton	Audits and training	385.00 CSH
EFT23085	21/11/2013 VICI PTY LTD	Swimming equipment	1775.02 CSH
EFT23086	21/11/2013 WALGA - WA LOCAL GOV. ASSOC.	Advertisement	1874.06 CSH
EFT23087	21/11/2013 Westprint Heritage Maps P/L	Maps	240.00 CSH
EFT23088	21/11/2013 Westrac Pty Ltd	Various auto parts and repairs	1306.03 CSH
EFT23089	21/11/2013 Whelans	Survey Computation data management services	26339.17 CSH
EFT23090	22/11/2013 DENNIS WRIGHT	Reimbursement	80.00 CSH
EFT23091	22/11/2013 Douglas Dias	Reimbursement	80.00 CSH
EFT23092	22/11/2013 KRISTAN BUREK	Refund Bond	580.00 CSH
EFT23093	28/11/2013 AJB SUPERANNUATION FUND	Superannuation contributions	1258.94 CSH
EFT23094	28/11/2013 ALLIED PICKFORDS BUNBURY	Relocation for Employee	5723.30 CSH
EFT23095	28/11/2013 AMANDA RICE BT SUPER FOR LIFE	Superannuation contributions	103.80 CSH
EFT23096	28/11/2013 AMP FLEXIBLE SUPER	Superannuation contributions	910.50 CSH
EFT23097	28/11/2013 ANTHONY ARNOLD	Refund	297.44 CSH
EFT23098	28/11/2013 AUSTRALIA POST	Postage charges for Oct 13	1275.45 CSH
EFT23099	28/11/2013 AUSTRALIAN SAFETY ENGINEERS PTY LTD	Service of Dragger	1641.86 CSH
EFT23100	28/11/2013 AVOCA DESIGN	Paraburdoo Community Hub Stage 2 Design	27446.10 CSH
EFT23101	28/11/2013 Abco Products	Chemicals for cleaning	2691.26 CSH
EFT23102	28/11/2013 Airservices Australia	Civil Aviation and ERSA Spiral Bound 12 months	242.95 CSH
EFT23103	28/11/2013 Amar Auto Electrics	Various auto parts and repairs	55.50 CSH
EFT23104	28/11/2013 Austral Mercantile Collections Pty Ltd	Legal advice	1590.88 CSH
EFT23105	28/11/2013 Australian Super	Superannuation contributions	7928.50 CSH
EFT23106	28/11/2013 BT - SUPERWRAP PERSONAL SUPER PLAN	Superannuation contributions	139.86 CSH
EFT23107	28/11/2013 BT Financial Group	Superannuation contributions	256.88 CSH
EFT23108	28/11/2013 BT Lifetime Super	Superannuation contributions	262.54 CSH
EFT23109	28/11/2013 BT SUPER FOR LIFE	Superannuation contributions	193.80 CSH
EFT23110	28/11/2013 BT SUPER FOR LIFE	Superannuation contributions	434.84 CSH
EFT23111	28/11/2013 BT SUPER FOR LIFE	Superannuation contributions	449.59 CSH
EFT23112	28/11/2013 BT SUPER FOR LIFE	Superannuation contributions	411.02 CSH
EFT23113	28/11/2013 Byblos Constructions-Paraburdoo	Line marking	20911.00 CSH
EFT23114	28/11/2013 CBus Super	Superannuation contributions	3718.29 CSH
EFT23115	28/11/2013 CENTURION TRANSPORT CO PTY LTD	Freight	952.10 CSH
EFT23116	28/11/2013 COATES HIRE - ONSLOW	Plant hire for Onslow Airport	19363.59 CSH
EFT23117	28/11/2013 COATESHIRE OPERATIONS P/L	Generator hire	9548.00 CSH
EFT23118	28/11/2013 COLLINS BOOKSELLER SOUTHLANDS	Library stock	614.16 CSH
EFT23119	28/11/2013 CONCEPT ONE THE INDUSTRY SUPERANNUATION FUND	Superannuation contributions	195.23 CSH
EFT23120	28/11/2013 COOPER & OXLEY BUILDERS PTY LTD	Progress claim 12 for Sports Pav	2131.48 CSH
EFT23121	28/11/2013 Canberra Rubber Stamps	Stamps	224.25 CSH
EFT23122	28/11/2013 Care Super	Superannuation contributions	970.78 CSH
EFT23123	28/11/2013 Cindy Derschow	Reimbursement	70.00 CSH
EFT23124	28/11/2013 Coca-Cola Amatil (Aust) Pty Ltd	Refreshment for Kitchen fridge	241.32 CSH
EFT23125	28/11/2013 DATACOM SYSTEMS (W.A) P/L	Aims phase 2 and enhancements	22258.50 CSH
EFT23126	28/11/2013 DAVID WILLS & ASSOCIATES	Coondewanna airport access road intersection upgrade	14520.00 CSH
EFT23127	28/11/2013 DDLS Dimension Data Learning Solutions	Staff training	3889.60 CSH
EFT23128	28/11/2013 DEPT OF STATE DEVELOPEMENT	Repayment 4 TWA CDF	291349.00 CSH

LIST OF PAYMENTS FOR NOVEMBER 2013

EFT23129	28/11/2013	DIRECT TRADES SUPPLY P/L	Various hardware	931.00 CSH
EFT23130	28/11/2013	DRAGON ENERGY LTD	Refund	336.53 CSH
EFT23131	28/11/2013	Davric Australia Pty Ltd	Visitor Centre supplies	14292.30 CSH
EFT23132	28/11/2013	Dean and Jane Hathaway Superfund	Superannuation contributions	451.10 CSH
EFT23133	28/11/2013	Dell Computer Ltd	IT Equipment	2779.81 CSH
EFT23134	28/11/2013	Denver Technology	IT Support	1061.50 CSH
EFT23135	28/11/2013	E & MJ Rosher Pty Ltd	Various auto parts and repairs	858.85 CSH
EFT23136	28/11/2013	EMPLUS	Superannuation contributions	132.03 CSH
EFT23137	28/11/2013	ERA CONTRACTORS	Fix air con in sun chalet Onslow	154.00 CSH
EFT23138	28/11/2013	ESS THANLANYJI P/L	Manday for Onslow Airport	216917.91 CSH
EFT23139	28/11/2013	FORCE POWER PTY LTD	Relocate power and refit office	2178.00 CSH
EFT23140	28/11/2013	GENSTAR PTY LTD	Generator hire	1231.04 CSH
EFT23141	28/11/2013	HERBERT SMITH FREEHILLS	Legal advice	385.00 CSH
EFT23142	28/11/2013	Hesta Super Fund	Superannuation contributions	160.94 CSH
EFT23143	28/11/2013	Host Plus Executive Super	Superannuation contributions	2907.26 CSH
EFT23144	28/11/2013	IAN COOMBES AUSTRALIA P/L	Pool Battery	241.29 CSH
EFT23145	28/11/2013	ID WAREHOUSE	Rope lanyard and visitor stickers	77.29 CSH
EFT23146	28/11/2013	INITIAL HYGIENE / PINK HYGIENE SOLUTIONS	Sanitary Disposal Services	1137.68 CSH
EFT23147	28/11/2013	J. Blackwood & Son Limited	Various hardware	1189.41 CSH
EFT23148	28/11/2013	JAPANESE TRUCK & BUS SPARES	Various auto parts and repairs	256.95 CSH
EFT23149	28/11/2013	JR & A Hersey Pty Ltd	Staff uniforms	280.50 CSH
EFT23150	28/11/2013	Josh Byrne And Associates	Research and review existing documentation	4881.25 CSH
EFT23151	28/11/2013	KAYLAH LLOYD	Reimbursement	89.50 CSH
EFT23152	28/11/2013	KEITH PEARSON	Local Government services	2323.20 CSH
EFT23153	28/11/2013	KEY2 CREATIVE	Website updates	676.50 CSH
EFT23154	28/11/2013	KI EQUIPMENT HIRE PTY LTD	Fuel	2167.82 CSH
EFT23155	28/11/2013	LESTOK TOURS PTY LTD	Transport to Para Airport	510.00 CSH
EFT23156	28/11/2013	LYONS & PEIRCE KARRATHA	Various plumbing repair at different locations	4670.40 CSH
EFT23157	28/11/2013	Landgate	Land enquires	953.17 CSH
EFT23158	28/11/2013	M. JOYCE CRANE HIRE	Plant hire for Onslow Airport	419.65 CSH
EFT23159	28/11/2013	MAP CREATIVE P/L	Maps	1056.55 CSH
EFT23160	28/11/2013	MCMAHON BURNETT TRANSPORT	Freight	292.25 CSH
EFT23161	28/11/2013	MICHAEL DUNNE - Mower man	Mowing of gardens	483.00 CSH
EFT23162	28/11/2013	MTAA Superannuation Fund	Superannuation contributions	389.31 CSH
EFT23163	28/11/2013	MUZZYS HARDWARE - RED DAWN ENTERPRISES PTY LTD T/A	Various hardware	4482.08 CSH
EFT23164	28/11/2013	Manning Pavement Services Pty Ltd	Sealing of pavement	7656.00 CSH
EFT23165	28/11/2013	Mercure Hotel Perth	Accommodation for Staff to attend training	945.00 CSH
EFT23166	28/11/2013	Mercury Enterprises Pty Ltd T/A Q Print Online	Interim rates brochures	484.00 CSH
EFT23167	28/11/2013	Metrocount	5600 Plus 1MB including road case	3955.60 CSH
EFT23168	28/11/2013	Modern Teaching Aids Pty Ltd	Craft items for library	217.91 CSH
EFT23169	28/11/2013	NINGALOO REEF ADVENTURE CAMPS	Annual Fish 2 Feed camp in Coral Bay	24200.00 CSH
EFT23170	28/11/2013	NTC Contracting	Clear & Reinstate firebreaks in Onslow Town site	2274.80 CSH
EFT23171	28/11/2013	Nationwide Superannuation Fund	Superannuation contributions	364.08 CSH
EFT23172	28/11/2013	ONSITE RENTAL GROUP OPERATIONS (WA) (Statewide Equip Hire)	Plant hire for Onslow Airport	24471.11 CSH
EFT23173	28/11/2013	Onslow General Store	Onslow General Store Oct 13	3519.90 CSH
EFT23174	28/11/2013	PETA HAYTO	Reimbursement	234.00 CSH
EFT23175	28/11/2013	PILBARA FOOD SERVICES P/L	Refreshment for Kitchen Fridge	431.85 CSH
EFT23176	28/11/2013	PILBARA INSTITUTE	Staff training	92.10 CSH
EFT23177	28/11/2013	Paraburdoo IGA	Items for Paraburdoo office and library	1150.45 CSH
EFT23178	28/11/2013	Pilbara Mechanical Services	Various auto parts and repairs	1321.27 CSH
EFT23179	28/11/2013	Pilbara Motor Group	Purchase of a new vehicle and various auto parts and repairs	37976.65 CSH
EFT23180	28/11/2013	Prime Super	Superannuation contributions	304.70 CSH
EFT23181	28/11/2013	Protector Alsafé	Staff uniforms	1525.09 CSH
EFT23182	28/11/2013	Q SUPER	Superannuation contributions	718.30 CSH
EFT23183	28/11/2013	REI Super	Superannuation contributions	925.00 CSH
EFT23184	28/11/2013	RUMBLE RESOURCES LIMITED	Refund	1134.35 CSH
EFT23185	28/11/2013	Rio Tinto - Pilbara Iron Company Services Pty Ltd	Electricity usage at various places	22789.21 CSH
EFT23186	28/11/2013	Royal Life Saving Society	Staff training	120.00 CSH
EFT23187	28/11/2013	Royal Wolf Trading	Transportable for Onslow Camp	6410.80 CSH
EFT23188	28/11/2013	SANGPUR GRAZING CO	Bus hire for school holiday program	1800.00 CSH
EFT23189	28/11/2013	SAS Locksmiths	Locks	502.26 CSH
EFT23190	28/11/2013	SETON AUSTRALIA	Various hardware	147.96 CSH
EFT23191	28/11/2013	SIGNATURE SUPER	Superannuation contributions	364.37 CSH
EFT23192	28/11/2013	SOA Depot Social Club	Payroll deductions	47.50 CSH
EFT23193	28/11/2013	SOUVENIRS AUSTRALIA P/L	Visitor Centre supplies	147.02 CSH
EFT23194	28/11/2013	STEPHANIE MICHIELSEN	Staff training	160.00 CSH
EFT23195	28/11/2013	STEVE ART ATUDIO	Metal sunflowers	1500.00 CSH
EFT23196	28/11/2013	SYMMETRICAL GROUP	Refund	2000.00 CSH
EFT23197	28/11/2013	Sigma Chemicals	Chemicals	346.50 CSH
EFT23198	28/11/2013	Sinewave Electrical Contractors	Up Grade of electrical power board	13019.00 CSH
EFT23199	28/11/2013	Staples Australia Pty Limited	Stationary	4022.05 CSH
EFT23200	28/11/2013	Statewide Super	Superannuation contributions	518.30 CSH
EFT23201	28/11/2013	THE CARPENTER AND TONKIN SUPERANNUATION FUND	Superannuation contributions	282.58 CSH
EFT23202	28/11/2013	TOLL EXPRESS	Freight	221.58 CSH
EFT23203	28/11/2013	TOM PRICE TYREPRO	Various auto parts and repairs	1819.60 CSH
EFT23204	28/11/2013	TRACEY BOLLAND	Rent for Onslow Property	6500.00 CSH
EFT23205	28/11/2013	The Educational Experience P/L	Library stock	292.93 CSH
EFT23206	28/11/2013	The Perth Mint Australia	Citizenship coins	92.46 CSH
EFT23207	28/11/2013	The Workwear Group - Neat and Trim	Staff uniforms	295.60 CSH

LIST OF PAYMENTS FOR NOVEMBER 2013

EFT23208	28/11/2013	Toll Ipec Pty Ltd	Freight	1570.13 CSH
EFT23209	28/11/2013	Tom Price Hotel Motel	Accommodation for Staff to attend training	1086.50 CSH
EFT23210	28/11/2013	Topstone Holdings Pty Ltd T/A McLernons Myaree	Furniture for the refurbishment of the Community Development office	6413.85 CSH
EFT23211	28/11/2013	TransAir	Serviced Radios	132.00 CSH
EFT23212	28/11/2013	VICI PTY LTD	Nemo II Black	802.23 CSH
EFT23213	28/11/2013	Vanessa Australia	Visitor Centre supplies	1998.74 CSH
EFT23214	28/11/2013	Vital Packaging Pty Ltd	Bin bags	207.90 CSH
EFT23215	28/11/2013	WA Library Supplies	Library stock	197.50 CSH
EFT23216	28/11/2013	WA Local Government Super Plan	Superannuation contributions	52369.85 CSH
EFT23217	28/11/2013	WORKBOATS NORTHERN AUSTRALIA PTY LTD	Refund	1990.70 CSH
EFT23218	28/11/2013	WURTH AUSTRALIA	Various auto parts and repairs	427.71 CSH
EFT23219	28/11/2013	Water 2 Water	Water cooler service	69.00 CSH
EFT23220	28/11/2013	Western Australian Treasury Corporation	Loan repayments	73561.42 CSH
EFT23221	28/11/2013	Westrac Pty Ltd	Various auto parts and repairs	1600.09 CSH
EFT23222	28/11/2013	Whelans	Survey to check compliance with landscape design	3204.30 CSH
				\$ 6,087,071.67

Municipal Cheques

CHQ/EFT	Date	Name	Description	Amount
27279	07/11/2013	AMP Corporate Superannuation (SuperLeader)	Superannuation contributions	1190.30 CSH
27280	07/11/2013	AMP LIFE LIMITED	Superannuation contributions	551.47 CSH
27281	07/11/2013	AXA - Generations Personal Super Plan	Superannuation contributions	1238.54 CSH
27282	07/11/2013	Asgard Wealth Solutions Super	Superannuation contributions	180.44 CSH
27283	07/11/2013	C. Munro Contractors	Emptying potable toilets	368.88 CSH
27284	07/11/2013	Colonial First State Super Investments Ltd	Superannuation contributions	1067.33 CSH
27285	07/11/2013	Commonwealth Personal Superannuation	Superannuation contributions	659.58 CSH
27286	07/11/2013	IIOF Portfolio Services - 180628MME01	Superannuation contributions	2101.07 CSH
27287	07/11/2013	KINETIC SUPER	Superannuation contributions	769.96 CSH
27288	07/11/2013	MLC SUPER	Superannuation contributions	362.21 CSH
27290	07/11/2013	Rest Superannuation	Superannuation contributions	4085.20 CSH
27292	07/11/2013	Spectrum Super	Superannuation contributions	855.21 CSH
27293	07/11/2013	Suncorp Superannuation	Superannuation contributions	338.32 CSH
27294	07/11/2013	Sunsuper	Superannuation contributions	1927.36 CSH
27295	07/11/2013	TELSTRA	Telephone charges	1159.09 CSH
27296	07/11/2013	Tasplan Super	Superannuation contributions	529.24 CSH
27297	07/11/2013	Telstra Super Pty Ltd	Superannuation contributions	435.78 CSH
27298	07/11/2013	UNISUPER	Superannuation contributions	697.54 CSH
27299	07/11/2013	Water Corporation	Water charges	7228.51 CSH
27300	15/11/2013	C. Munro Contractors	Various hardware	258.96 CSH
27301	15/11/2013	Horizon Power	Electricity charges	2550.92 CSH
27302	15/11/2013	JARED GUBBINS	Refund	75.00 CSH
27303	15/11/2013	MELITA REES	Donation	500.00 CSH
27304	15/11/2013	Shire of Ashburton (Payroll Deductions)	Payroll deductions	1203.75 CSH
27305	15/11/2013	TELSTRA	Telephone charges	11979.80 CSH
27306	21/11/2013	PARABURDOO SAINTS FOOTBALL & SPORTING CLUB	Refund	70.00 CSH
27307	21/11/2013	Shire of Ashburton (Petty Cash)	Petty cash recoup	1149.70 CSH
27308	21/11/2013	TELSTRA	Telephone costs	800.53 CSH
27338	28/11/2013	FMG PILBARA PTY LTD	Refund	3891.12 CSH
27339	28/11/2013	AMP Corporate Superannuation (SuperLeader)	Superannuation contributions	1277.15 CSH
27340	28/11/2013	AMP LIFE LIMITED	Superannuation contributions	313.79 CSH
27341	28/11/2013	AXA - Generations Personal Super Plan	Superannuation contributions	1390.28 CSH
27342	28/11/2013	Asgard Wealth Solutions Super	Superannuation contributions	169.16 CSH
27343	28/11/2013	BHP BILLITON MINERALS PTY LTD	Refund	1280.07 CSH
27344	28/11/2013	C. Munro Contractors	Grease trap transport	3300.00 CSH
27345	28/11/2013	City of Gosnells	Library stock	17.60 CSH
27346	28/11/2013	Colonial First State Super Investments Ltd	Superannuation contributions	1083.18 CSH
27347	28/11/2013	Commonwealth Personal Superannuation	Superannuation contributions	613.62 CSH
27348	28/11/2013	Horizon Power	Electricity usage	24184.34 CSH
27349	28/11/2013	IIOF Portfolio Services - 180628MME01	Superannuation contributions	2134.50 CSH
27350	28/11/2013	KINETIC SUPER	Superannuation contributions	627.15 CSH
27351	28/11/2013	Kerry White	Travel Costs	4807.69 CSH
27352	28/11/2013	MLC SUPER	Superannuation contributions	341.87 CSH
27353	28/11/2013	MOLY MINES LIMITED	Refund	144.92 CSH
27354	28/11/2013	PLUM NOMINEES PTY LTD	Superannuation contributions	864.60 CSH
27355	28/11/2013	Posties General Store	Posties account Sept	385.34 CSH
27356	28/11/2013	Rest Superannuation	Superannuation contributions	4496.53 CSH
27357	28/11/2013	Shire of Ashburton (Payroll Deductions)	Payroll deductions	569.20 CSH
27358	28/11/2013	Shire of Ashburton (Petty Cash)	Petty cash recoup	188.44 CSH
27359	28/11/2013	Spectrum Super	Superannuation contributions	725.62 CSH
27360	28/11/2013	Suncorp Superannuation	Superannuation contributions	338.32 CSH
27361	28/11/2013	Sunsuper	Superannuation contributions	2084.85 CSH
27362	28/11/2013	TELSTRA	Telephone costs	53571.49 CSH
27363	28/11/2013	Telstra Super Pty Ltd	Superannuation contributions	435.78 CSH
27364	28/11/2013	UNISUPER	Superannuation contributions	906.07 CSH
27365	28/11/2013	WILLIAM ANDREW YOUNG	Refund	279.93 CSH
TOTAL				\$ 154,757.30

LIST OF PAYMENTS FOR NOVEMBER 2013

Trust Payments

CHQ/EFT	Date	Name	Description	Amount
202704	15/11/2013	Builders Registration Board of WA	BRB LEVY OCT 2013	11888.11 CSH
202705	15/11/2013	Construction Training Fund	CITF LEVY OCT 13	23004.74 CSH
202706	15/11/2013	Onslow Salt Social Club	Community garden bond	200.00 CSH
202707	15/11/2013	Pilbara Vet Services	Key Bond	80.00 CSH
202708	15/11/2013	Shire of Ashburton	Commissions	1033.25 CSH
202708	15/11/2013	Shire of Ashburton	Refund Bond Money Held For Onslow Gym	1033.25 CSH
TOTAL				\$ 37,239.35

Credit Card Payments
NOVEMBER STATEMENTS

CHQ/EFT	Date	Name	Description	Amount
Amanda O'Halloran	08/10/2013	Qantas	Flights To Perth To Attend Meetings & Management Course Diploma Of Project Management 15-18th & 23rd & 24th	352.00 CSH
	09/10/2013	Drop Box	Upgrade Of Drop Box To Enable Storage Of Doc Pertaining To Onslow Aerodrome develop For Audit	105.27 CSH
	21/10/2013	Drop Box	Drop Box Double Charge`	105.20 CSH
	13/10/2013	Credit Card Purchasing One Off	Outback Travel - Fuel For Amanda's Car	87.67 CSH
	21/10/2013	Drop Box	Drop Box Double Charge Refund	-105.20 CSH
	21/10/2013	Credit Card Purchasing One Off	Expedia - Accom In Perth For Amanda's Advoca Design Meeting	225.00 CSH
	21/10/2013	Qantas	Qantas Flight To Perth And Return For Meeting With Avoca Designs For Amanda 24-25 Oct 2013	687.00 CSH
	22/10/2013	Qantas	Flight To Broome For Sarah Wilson For R & R As Per 4:1 Fifo Contract 6.11.2013	646.92 CSH
	22/10/2013	Qantas	Return Flights For Sarah Wilson As Per Contract 13.11.2013	474.91 CSH
	31/10/2013	Qantas	Flights For Sarah Wilson As Per Contract 11.12.2013 R&R	292.00 CSH
	31/10/2013	Qantas	Flights For Sarah Wilson R & R As Per Contract 28.12.2013	306.00 CSH
	21/10/2013	WESTPAC BANKING CORPORATION	Foreign Transaction Fee	3.16 CSH
	09/10/2013	WESTPAC BANKING CORPORATION	Foreign Transaction Fee Double Charge	3.16 CSH
	11/10/2013	WESTPAC BANKING CORPORATION	Foreign Transaction Fee Refund	-3.16 CSH
TOTAL				\$ 3,179.93
Deb Wilkes	02/11/2013	Qantas	Flight For Charl, Workshop Managers For Community Development 24th Oct	304.00 CSH
	07/10/2013	QBE TRAVEL	Flight Insurance Qbe Meeting In Broome-Deb Wilkes	12.00 CSH
	15/10/2013	Shire of Roebourne	Parking For Meeting In Karratha For Deb Wilkes	36.00 CSH
	09/10/2013	MERCURE HOTEL BROOME	Meeting Lgma's Mercure Broome, Deb Wilkes	18.27 CSH
	09/10/2013	Qantas	Sun downer For Para & Tp Flight For Tracey Anne Barhert Artist	601.00 CSH
	09/10/2013	Qantas	Additional Baggage Allowance For Welcome Events Tracey Barnett Artist	60.00 CSH
	20/10/2013	Coles Supermarkets - Tom Price	Refreshments And Catering For Community Dev Workshop	129.94 CSH
	22/10/2013	ISS Intergrated Services-Perth	Deb Wilkes Accom Pannawonica Tavern On The 22/10/2013- 23/10/2013 For Panna Events And Festivals Working Group Meeting, Pete And April Accom	513.00 CSH
	23/10/2013	ISS Intergrated Services-Perth	Fuel For Community Dev Exec Manager Pannawonica	131.48 CSH
	24/10/2013	QBE TRAVEL	Smith Sculptors To Present Workshop For Council Meeting 20/11/2013 Insurance	24.00 CSH
	24/10/2013	Qantas	Tracey Barnett Flight Change	77.00 CSH
	24/10/2013	Qantas	Smith Sculptors To Present Workshop For Council Meeting 20/11/2013 Entry Statements And Anzac Park Re-Develop	1850.00 CSH
	25/10/2013	ISS Intergrated Services-Perth	Catering For Managers Workshop Community Dev	36.63 CSH
TOTAL				\$ 3,793.32
Frank Ludovico	02/10/2013	Qantas	Return Flight Helen Boyd Job Hand Over From Samantha Byfield 9th - 11th October 2013	687.00 CSH
	08/10/2013	Qantas	Qantas Flights Cr Dennis Wright Perth-Para Return October Special Meeting 29-30th October	807.00 CSH
	16/10/2013	Credit Card Purchasing One Off	Slimline Warehouse - Notice Board Onslow Admin Office	543.40 CSH
	18/10/2013	Qantas	Credit-Change Of Flight Time Cr Kerry White	-327.00 CSH
	18/10/2013	Qantas	Change Of Flight Charge For Cr Kerry White	40.00 CSH
	25/10/2013	Tenderlink.com	Tender Upload Rft 18/13 Runway Grooving Services	165.00 CSH
	28/10/2013	THE BLUE POD COFFEE CO. P/L		400.00 CSH
	25/10/2013	ID WAREHOUSE	Visitor Stickers And Cards For New Sports Pav	77.29 CSH
	29/10/2013	LIVE TAXIPEY	Taxi Fare To Conference Lgma State For Frank	72.10 CSH
TOTAL				\$ 2,464.79
Felica Mudge	03/10/2013	LIVE TAXIPEY	Taxi Fare For Felicia Mel & Mabel To Tafe To Attend Diploma Of Management	13.10 CSH
	03/10/2013	Qantas	Flights For Frank For Perth Conference Lgma WA Annual State 29 Oct - 3rd Nov	601.00 CSH

LIST OF PAYMENTS FOR NOVEMBER 2013

03/10/2013	Qantas	Flights For Helen Boyd To Attend Training In Perth Iris Consulting- Records Management	601.00 CSH	
04/10/2013	BEDLINEN ONLINE	Kinkora Double Bed Cover Plus Freight, Kinkora Single Plus Freight	878.50 CSH	
06/10/2013	GM CABS PTY LTD	Taxi Fare Felicia Mudge From Airport To Hotel. Attending Diploma Of Mgmt. Training	38.85 CSH	
06/10/2013	Rydges Hotel Perth - UNIR Hotels PTY LTD	Accommodation Felicia For Training- Diploma Of Mgmt. In 30/09/13-04/10/2013	1037.33 CSH	
04/10/2013	Governance Institute of Australia	Training Fee For Emma Heys Annual Public Sector	585.00 CSH	
07/10/2013	Qantas	Flights For Leanne Martin To Attend Training It Vision 4-7 Oct	601.00 CSH	
10/10/2013	Credit Card Purchasing One Off	Maloney Marketing - Purchase Of Industrial Smokers Bin For Tp Admin, Prevent Fires	214.00 CSH	
14/10/2013	Coles Supermarkets - Tom Price	Safety Month Presentation Catering Ingredients, Healthy Meals Provided For TP, Onslow & Para	354.73 CSH	
14/10/2013	Coles Supermarkets - Tom Price	Gift Cards For Recognition Of Service- Janyce Smith, Jane Hathaway, Bill Hardy, Kristy Ranger, Nathan Elder, Anika Serer, Steve O'Neill, Eliza Gann away. 5 Yrs Christine Main	1500.00 CSH	
14/10/2013	PILBARA FOOD SERVICES P/L	Safety Month Presentation Catering Materials, Cups Cutlery Etc. Provided For Onslow, Tom Price, Para	41.03 CSH	
15/10/2013	Paraburdoo IGA	Para Catering Items Safety Month Juice	4.32 CSH	
15/10/2013	Paraburdoo IGA	Para Catering Items Condiments Safety Month	8.01 CSH	
18/10/2013	Coles Supermarkets - Tom Price	Welcome Baskets For Greg West & Anthony Gimondo, Welcome Baskets For Greg West & Anthony Gimondo	165.76 CSH	
22/10/2013	Qantas	Site Visit For Chelsea Hardy- Potential Activities Officer, Tp. Phone Interview Conducted 17/10/2013. As Position Offered Relocation Wanted Chelsea To Have 2nd Face To Face Interview And See Town	983.00 CSH	
30/10/2013	Seek Limited	Advertising For Mgr. Works & Civil Sus	264.00 CSH	
31/10/2013	Coles Supermarkets - Tom Price	Welcome Basket For Jim Kelly, Welcome Basket For Jim Kelly	38.42 CSH	
30/10/2013	Qantas	Flight Change Fee Emma Heys To Attend Training In Perth Presenting With Confidence Rescheduled From Nov To Dec	65.00 CSH	
31/10/2013	Credit Card Purchasing One Off	Denver Chance - Christmas Party Games Team Building.	118.00 CSH	
31/10/2013	Credit Card Purchasing One Off	Eco Imports - Christmas Party Games Team Building	93.95 CSH	
		TOTAL	\$ 8,206.00	
Lisa Hannagan	02/10/2013	THE BLUE POD COFFEE CO. P/L	Coffee Pods For Administration Building	400.00 CSH
	02/10/2013	Credit Card Purchasing One Off	Archival Survival - Naa Box Pack 50	192.50 CSH
		TOTAL	\$ 592.50	
Neil Hartley	04/10/2013	Beadon Bay Hotel	Dinner Ceo & Shire President	40.00 CSH
	05/10/2013	KI EQUIPMENT HIRE PTY LTD	Fuel For Ceo Vehicle, Introductions Meeting Onslow 4 Oct	133.99 CSH
	05/10/2013	ISS Integrated Services Pty Ltd	Accommodation For Kerry White Ceo Introductions Meeting 5th Oct Pannawonica, Accommodation For Neil Hartley Ceo Introductions Meeting 5th Oct Pannawonica	342.00 CSH
	11/10/2013	Swan Taxis	Taxi Fare Charge Neil Hartley Airport To City Introduction Meeting Chevron & Dsd	33.58 CSH
	11/10/2013	Swan Taxis	Refund For Taxi Fare	-33.58 CSH
	10/10/2013	Qantas	Qantas Change Of Flight Personal Reasons Changed From Oct 23 To 20th Oct	32.00 CSH
	10/10/2013	Qantas	Qantas Airways Flights Change For Personal Reasons Changed From 23rd To 20th Oct	65.00 CSH
	14/10/2013	Conference Logistics	Cr Lorrain Thomas Rego To Attend 2013 National And Local Roads And Transport Congress In As 12-14 Nov	945.00 CSH
	14/10/2013	Conference Logistics	Cr Peter Foster Registration To Attend 2013 National And Local Roads & Transport Congress 12-14 Nov	945.00 CSH
	11/10/2013	Swan Taxis	Taxi Fare Airport To City- Neil Hartley Meeting With Chevron & Dsd	33.58 CSH
	11/10/2013	Qantas	Qantas Flight Cr Thomas Para To Alice Springs Cr Thomas & Cr Foster 12-15 Nov	2701.66 CSH
	14/10/2013	GM CABS PTY LTD	Taxi Fare To Prc Meeting Neil Hartley	67.21 CSH
	14/10/2013	The Coffee Club	Neil Hartley Refreshments For Meeting	8.00 CSH
	15/10/2013	Swan Taxis	Prc-Ceo & Shire Presidents Introduction With Chevron, Dsd, Bhp & Planning Taxi Charge To Airport	30.92 CSH
	14/10/2013	Qantas	Flight For Jim Kelly Acting Ceo Perth To Para 3-8 Nov	764.00 CSH
	14/10/2013	Qantas	Flight Jim Kelly A/Ceo Perth To Para 17 Nov	304.00 CSH
	14/10/2013	Qantas	Flight Jim Kelly Perth To Para 10-15 Nov	775.00 CSH
	14/10/2013	LIVE TAXI EPAY	Neil Hartley Taxi Prc Meeting To Other Meeting Perth City	37.14 CSH
	15/10/2013	LIVE TAXI EPAY	Ceo And Shire President Taxi Charge For Meeting With Bhp Planning, Chevron & Dsd	52.01 CSH
	15/10/2013	Credit Card Purchasing One Off	Venn Cafe- Ceo & Shire President Inductions With Chevron Dsd Bhp Introduction Refreshments For	24.50 CSH
	16/10/2013	Tom Price Hotel Motel	Dinner Ordinary Meeting Council 16th Oct Tom Price Hotel	597.50 CSH
	16/10/2013	Tom Price Hotel Motel	Ordinary Council Meeting Refreshments Oct 16th Tom Price Hotel	370.20 CSH

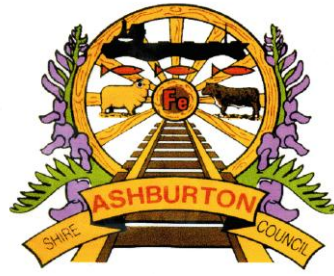
LIST OF PAYMENTS FOR NOVEMBER 2013

17/10/2013	Qantas	Kerry White Return Flights Perth To Para 29 Oct Special Meeting Of Council	1353.00	CSH
21/10/2013	DOMÉ COFFEE	Neal Hartley- Refreshments For Meeting	7.90	CSH
22/10/2013	Credit Card Purchasing One Off	Car Park Fee Point Fraser For Neil Hartley- Meeting With Dept. Of Infrastructure & Regional Development Re: Onslow Airport	10.90	CSH
22/10/2013	Credit Card Purchasing One Off	Eureka Operations - Fuel In Lieu Of Taxi For Neil Hartley- Meeting With Dept. Of Infrastructure & Regional Development Re: Onslow Issues	39.99	CSH
23/10/2013	LIVE TAXIEPAY	Taxi Home To City- Meeting With Dsd - Onslow Issues & Emma Heys / Consultant	50.01	CSH
23/10/2013	D Cafe	Lunch Ceo/Shire President Meeting With Dsd- Onslow Issues & Emma Heys/ Consultant - Onslow Lia Brief	33.00	CSH
23/10/2013	LIVE TAXIEPAY	Taxi Dsd To Dpo Onslow Issues & Emma Heys / Consultant	17.38	CSH
23/10/2013	Qantas	Kerry White Flight Return Onslow From Perth To Karratha 31/10/2013	304.00	CSH
24/10/2013	Credit Card Purchasing One Off	Altona Street Car Park - Car Park Fee- Neil Hartley Meeting With Lgis	3.50	CSH
24/10/2013	Credit Card Purchasing One Off	Pier Street Car Park - Car Park Fee- Meeting With Dsd & Civic Legal,	17.60	CSH
25/10/2013	Basilica	Lunch Ceo & Shire President- Meeting With Dsd	62.30	CSH
25/10/2013	LIVE TAXIEPAY	Taxi-Home To City Meetings Shire President Brief, RTIO- Western Turner Syncline, Chevron Wheatstone	57.12	CSH
25/10/2013	LIVE TAXIEPAY	Taxi- City To Home- Meetings With President Brief, RTIO- Western Turner Syncline, Chevron Wheatstone	49.62	CSH
25/10/2013	Qantas	Cr Linton Rumble Flight Para To Perth Dap Training And Meeting 26.11.2013-28.11.2013	863.00	CSH
25/10/2013	Qantas	Cr Ann Eyre Flight Para To Perth Dap Training And Meeting 26th-28th Nov	1227.00	CSH
27/10/2013	LIVE TAXIEPAY	Taxi Fare To Airport	40.52	CSH
27/10/2013	Credit Card Purchasing One Off	Bp Forrestfield - Fuel In Lieu Of Taxi- Ceo	28.32	CSH
30/10/2013	Credit Card Purchasing One Off	Paraburdoo Milk Bar - Staff And Councillor Meetings In Paraburdoo Refreshment	11.45	CSH
01/11/2013	Qantas	Flight Change For Cr White 30th Oct	-12.00	CSH
TOTAL			\$ 12,433.32	

Troy Davis

01/10/2013	Qantas	Flights For Mr Sam Byard Para To Perth & Return	881.01	CSH
02/10/2013	Qantas	Flights For Anthony Gimondo Perth-Para, Return	851.00	CSH
04/10/2013	Qantas	Paul Byard Flights 11th-21st October 2013	644.00	CSH
11/10/2013	The Bluepod Coffee Co.	Coffee Supplies For Depot	589.00	CSH
14/10/2013	Qantas	Return Flights Richard Repsevicius Fifo Employee Para-Perth & Return 19-27oct	687.00	CSH
17/10/2013	Qantas	Flights For Troy Davis Waste Meeting Onslow	731.00	CSH
22/10/2013	Credit Card Purchasing One Off	Karratha Shooting - X1 Buffalo River Ammo	210.00	CSH
23/10/2013	Onslow Sun Chalets	Deposit For Accom In Onslow For Troy And Greg West To Attend Meetings	370.00	CSH
26/10/2013	Qantas	Change Of Flight Date No Receipt Given	40.00	CSH
25/10/2013	Qantas	Flight Change	55.64	CSH
28/10/2013	Credit Card Purchasing One Off	Perth City Parking - While Attending Chevron And Onslow Waste Meeting For Troy	9.20	CSH
23/10/2013	Mercure Hotel Perth	Accom For Troy While At Meeting In Perth	1339.80	CSH
30/10/2013	Qantas	Paul Byard Flights 8th -18th November 2013	644.00	CSH
30/10/2013	Qantas	Flights Richard Repsevicius Karratha -Perth-Karratha Fifo Employee 2nd - 10th November	975.01	CSH
TOTAL			\$ 8,026.66	
TOTAL OF ALL CREDIT CARDS			\$ 30,490.52	

MUNICIPAL TOTALS	
EFT TRANSACTIONS	\$6,087,071.67
CHEQUES	\$154,757.30
CREDIT CARDS	\$30,490.52
	\$6,272,319.49
TRUST TOTALS	
CHEQUES	\$37,239.35
	\$37,239.35



SHIRE OF ASHBURTON
MONTHLY STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD 1 JULY 2013 TO 31 OCTOBER 2013

TABLE OF CONTENTS

	Page
Statement of Financial Activity	1
Net Current Assets	2
Report on Significant Variances	3 - 4
Graphs	5 - 6
Private Works Register	7

SHIRE OF ASHBURTON

STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 31 OCTOBER 2013

NOTE	October 2013 Actual \$	October 2013 Y-T-D Budget \$	2013/14 Revised Budget \$	2013/14 Adopted Budget \$	Variances Actuals to Budget \$	Variances Actual Budget to Y-T-D %	
Operating							
Revenues/Sources							
Governance	318,869	434,017	1,045,749	1,045,749	(115,148)	(26.53%)	▼
General Purpose Funding	677,277	593,033	2,778,887	2,777,390	84,244	14.21%	▲
Law, Order, Public Safety	49,861	45,958	113,650	113,650	3,903	8.49%	
Health	109,983	69,316	238,006	238,006	40,667	58.67%	▲
Education and Welfare	33,457	533,382	1,836,000	1,836,000	(499,925)	(93.73%)	▼
Housing	107,886	257,020	771,364	771,364	(149,134)	(58.02%)	▼
Community Amenities	2,749,767	1,984,340	5,070,768	5,070,768	765,427	38.57%	▲
Recreation and Culture	3,607,656	3,994,777	6,386,262	5,760,257	(387,121)	(9.69%)	
Transport	6,393,582	4,529,340	20,779,522	20,779,522	1,864,242	41.16%	▲
Economic Services	818,267	2,408,217	7,139,983	7,139,983	(1,589,950)	(66.02%)	▼
Other Property and Services	3,427,085	3,924,344	11,777,742	11,808,775	(497,259)	(12.67%)	▼
	18,293,690	18,773,744	57,937,933	57,341,464	(480,054)	(2.56%)	
(Expenses)/(Applications)							
Governance	(1,194,348)	(1,466,821)	(4,419,043)	(4,419,043)	272,473	18.58%	▼
General Purpose Funding	(53,202)	(49,376)	(148,180)	(148,180)	(3,826)	(7.75%)	
Law, Order, Public Safety	(281,357)	(306,547)	(920,902)	(920,902)	25,190	8.22%	
Health	(257,708)	(265,083)	(797,405)	(797,405)	7,375	2.78%	
Education and Welfare	(153,431)	(203,667)	(611,387)	(611,387)	50,236	24.67%	▼
Housing	(147,511)	(201,448)	(606,923)	(606,923)	53,937	26.77%	▼
Community Amenities	(1,579,029)	(2,227,940)	(6,704,991)	(6,471,141)	648,911	29.13%	▼
Recreation & Culture	(1,615,866)	(2,204,711)	(6,630,279)	(6,530,279)	588,845	26.71%	▼
Transport	(712,947)	(3,324,501)	(9,989,080)	(9,989,080)	2,611,554	78.55%	▼
Economic Services	(714,882)	(807,570)	(2,426,664)	(2,426,664)	92,688	11.48%	▼
Other Property and Services	(2,378,106)	(3,534,830)	(10,623,369)	(10,604,069)	1,156,724	32.72%	▼
	(9,088,387)	(14,592,494)	(43,878,223)	(43,525,073)	5,504,107	(37.72%)	
Net Operating Result Excluding Rates	9,205,303	4,181,250	14,059,710	13,816,391	5,024,053	120.16%	
Adjustments for Non-Cash							
(Revenue) and Expenditure							
(Profit)/Loss on Asset Disposals	0	(1,565,084)	(4,697,125)	(4,697,127)	1,565,084	100.00%	▼
Movement in Leave Reserve (Added Back)	2,533	0	0	0	2,533	0.00%	
Movement in Deferred Pensioner Rates/ESL (non-current)	0	0	0	0	0	0.00%	
Movement in Employee Benefit Provisions (non-current)	0	0	0	0	0	0.00%	
Adjustment for Rounding	(1)	9	27	0	(10)	111.11%	
Depreciation on Assets	0	2,627,960	7,887,072	7,887,072	(2,627,960)	100.00%	▼
Capital Revenue and (Expenditure)							
Purchase Land Held for Resale	(89,280)	(482,881)	(1,818,501)	(1,818,500)	393,601	81.51%	▼
Purchase Land and Buildings	(2,540,465)	(3,605,143)	(8,654,391)	(8,654,385)	1,064,678	29.53%	▼
Purchase Furniture and Equipment	(142,998)	(89,542)	(515,450)	(515,451)	(53,456)	(59.70%)	▲
Purchase Plant and Equipment	(114,485)	(474,258)	(1,601,282)	(1,469,228)	359,773	75.86%	▼
Purchase Infrastructure Assets - Roads	(7,552)	(2,108,249)	(3,937,591)	(3,937,592)	2,100,697	99.64%	▼
Purchase Infrastructure Assets - Footpaths	0	0	(1,162,770)	(1,162,770)	0	0.00%	
Purchase Infrastructure Assets - Drainage	(35,788)	(223,150)	(669,999)	(670,000)	187,362	83.96%	▼
Purchase Infrastructure Assets - Parks & Ovals	(21,624)	(10,000)	(812,500)	(812,500)	(11,624)	(116.24%)	
Purchase Infrastructure Assets - Aerodromes	(10,753,196)	(8,520,986)	(15,226,123)	(15,226,121)	(2,232,210)	(26.20%)	▲
Purchase Infrastructure Assets - Other	(241,222)	(1,059,551)	(3,846,625)	(3,846,626)	818,329	77.23%	▼
Proceeds from Disposal of Assets	4,789,810	1,797,948	5,396,000	5,396,000	2,991,862	166.40%	▲
Repayment of Debentures	(429,855)	(414,993)	(1,556,915)	(1,556,915)	(14,862)	(3.58%)	
Proceeds from New Debentures	225,000	0	0	0	225,000	0.00%	
Advances to Community Groups	0	0	0	0	0	0.00%	
Self-Supporting Loan Principal Income	0	0	0	0	0	0.00%	
Transfers to Restricted Assets (Reserves)	(90,136)	(1,194,548)	(5,934,000)	(5,934,000)	1,104,412	92.45%	▼
Transfers from Restricted Asset (Reserves)	1,500,000	1,640,688	4,924,038	4,924,038	(140,688)	(8.57%)	
ADD Net Current Assets July 1 B/Fwd	2,525,526	3,039,866	3,039,866	3,039,866	(514,340)	16.92%	
LESS Net Current Assets Year to Date	18,825,631	8,588,194	89,769	(20,000)	10,237,437	119.20%	
Amount Raised from General Rates	(15,044,061)	(15,048,858)	(15,216,328)	(15,217,848)	4,797	(0.03%)	

SHIRE OF ASHBURTON

NOTES TO AND FORMING PART OF THE STATEMENT OF FINANCIAL ACTIVITY

FOR THE PERIOD 1 JULY 2013 TO 31 OCTOBER 2013

	2012/13 B/Fwd Per 2013/14 Budget \$	2012/13 B/Fwd Per Financial Report \$	October 2013 Actual \$
NET CURRENT ASSETS			
Composition of Estimated Net Current Asset Position			
CURRENT ASSETS			
Cash - Unrestricted	33,252	219,020	7,286,266 *
Cash - Restricted Unspent Grants	1,942,555	1,715,278	1,942,555 *
Cash - Restricted Unspent Loans	1,516,777	1,522,742	1,516,777
Cash - Restricted Reserves	9,996,395	9,996,395	8,586,532 **
Rates - Current	207,740	237,496	3,308,581
Sundry Debtors	6,234,884	5,972,993	6,945,061
Accrued Income	4,711,901	4,809,064	0
Payments in Advance	0	53,978	0
GST Receivable	715,933	1,338,117	367,826
Provision For Doubtful Debts	(54,157)	(76,171)	(76,171)
Inventories	117,303	156,559	156,559
	<u>25,422,583</u>	<u>25,945,471</u>	<u>30,033,986</u>
LESS: CURRENT LIABILITIES			
Sundry Creditors	(11,001,855)	(11,074,647)	(1,453,782)
Accrued Expenditure	(234,697)	(590,448)	(142,000)
PAYG Payable	(18,298)	(248,845)	(215,419)
Payroll Creditors	(36,612)	0	337
Withholding Tax Payable	(4,150)	0	0
GST Payable	(66,816)	(603,173)	(280,373)
Other Payables	(39,405)	(59,350)	(2,803)
Restricted Funds	0	0	0
Accrued Interest on Debentures	(30,000)	(29,496)	0
Accrued Salaries and Wages	(340,000)	(300,935)	0
Current Employee Benefits Provision	(923,151)	(825,318)	(825,318)
Current Loan Liability	(390,982)	(1,556,916)	(1,127,059)
	<u>(13,085,966)</u>	<u>(15,289,128)</u>	<u>(4,046,417)</u>
NET CURRENT ASSET POSITION	12,336,617	10,656,343	25,987,569
Less: Cash - Reserves - Restricted	(9,996,395)	(9,996,395)	(8,586,532)
Less: Cash - Unspent Grants - Restricted	0	0	0
Adjustment for Trust Transactions Within Muni	0	0	(13,660)
Add Back : Component of Leave Liability not Required to be Funded	308,662	308,662	311,195
Add Back : Current Loan Liability	390,982	1,556,916	1,127,059
ESTIMATED SURPLUS/(DEFICIENCY) C/FWD	<u>3,039,866</u>	<u>2,525,526</u>	<u>18,825,631</u>
Investment Accounts Balance			
		\$	
Restricted Cash Reserve **		6,162,868	
Muni Business Cash Reserve *		-	

Purpose

The purpose of the Monthly Variance Report is to highlight circumstances where there is a major variance from the YTD Monthly Budget and YTD Actual figures. These variances can occur because of a change in timing of the activity, circumstances change (e.g. a grants were budgeted for but was not received) or changes to the original budget projections. The Report is designed to highlight these issues and explain the reason for the variance.

The Materiality variances adopted by Council are:

Actual Variance to YTD Budget up to 5%:	Don't Report
Actual Variance exceeding 10% of YTD Budget	Use Management Discretion
Actual Variance exceeding 10% of YTD Budget and a value greater than \$20,000:	Must Report

REPORTABLE OPERATING REVENUE VARIATIONS

Governance - Variance below budget expectations

Insurance Claims expected for Onslow Admin office fire case have yet to be received.

General Purpose Funding - Variance above budget expectations

Quarterly grant from WA Grants Commission above YTD budget due to phasing over 12 months.

Health - Variance above budget expectations

Expected Income from Food Premises/Registration for year 13/14, invoiced in bulk as opposed to budget phased over 12 months.

Education and Welfare - Variance below budget expectations

Royalties for Region funding of \$1.5m for Paraburdoe Childcare Centre is yet to be received.

Housing - Variance below budget expectations

Sale of vacant block on Hedditch Street in Onslow expected to occur in May 2014.

Community Amenities - Variance above budget expectations

Higher than expected income on Commercial Refuse and Sanitation Levied Domestic charges due to bulk invoicing in July/August for 13/14 year as opposed to budget phase over 12 months.

Transport - Variance above expectations.

Black Spot Funding for Second Ave, Onslow, received was not budgeted.

Economic Services - Variance below budget expectations.

Income from Building Fees/Licences have been low in the first quarter, is expected to pick up later in the year.

Other Property & Services - Variance below budget expectations

YTD income expected to be received for Onslow Airport Camp & Nameless Valley Camp slightly lower than budget.

REPORTABLE OPERATING EXPENSE VARIATIONS

Law, Order, Public Safety - Variance below budget expectations

Salaries and Superannuation below budget, due to phasing estimations.

Education and Welfare - Variance below budget expectations

Lower spendings in western sector youth activities due to under funding for the quarter.

Community Amenities - Variance below budget expectations

Expenditure on Sanitation for both Tom Price & Onslow will be progressed in later months.

Recreation & Culture - Variance below budget expectations

Generally delayed spending in most areas coupled with nil depreciation costs reported.

Transport - Variance below budget expectations

Expenditure below budget mainly attributed by Nil reporting of depreciation costs on assets.

Economic Services - Variance below budget expectations

Expenditure planned for Onslow Ocean View Caravan Park has not yet commenced.

Other Property and Services - Variance below budget expectations

Private Works expenditure phased over 12 months and lower than expected during first quarter of 13/14.

REPORTABLE NON-CASH VARIATIONS

Profit/Loss On Asset Disposals

Realisation on Asset disposals including disposal of land, Lot 555 & Lot 556 Beadon Road Onslow, being held back as 12/13 audit finalisation in progress awaiting auditors advice.

Depreciation on Assets - Variance above budget expectations.

Depreciation on fixed assets for the first four months have been reported at zero value, as Fair Value Reporting for plant & equipment and Furniture & Equipment under review by Auditors.

REPORTABLE CAPITAL EXPENSE VARIATIONS

Purchase of Land Held for Resale - Variance below budget expectations.

YTD expenditure on land developments lower than budget - contractors yet to submit invoice for payment.

Purchase of Land & Buildings - Variance below budget expectations.

New Staff Housing Project have yet to commence.

Purchase of Plant & Equipment - Variance below budget expectations.

Purchase of Motor Vehicle's phased over 12 months and costs expected to pick up in early 2014.

Purchase of Infrastructure Assets Roads - Variance below budget expectations.

Expenditure planned for first half of the financial year will not be incurred until later in 13/14.

Purchase of Infrastructure Drainage - Variance below budget expectations.

Works Prog Paraburdoo Urban Drainage Reconstruct - remainder work now scheduled for later 2013 following drainage works on the TP Sporting Precinct.
Onslow Storm Surge Protection quotes being sought.

Purchase of Aerodromes - Variance above budget expectations.

Onslow Airport Construction - Planned work on Terminal Construction progressed with speed in July/August forecast.

Purchase of Infrastructure Assets Other - Variance below budget expectations.

Installation of Town Entry Signage work has not begun on this project to date.
Tom Price/Paraburdoo Cricket Nets projects as work planned for first quarter has not progressed to date.
Work on the Onslow and Paraburdoo Refuse site upgrade will be commence later in the year.

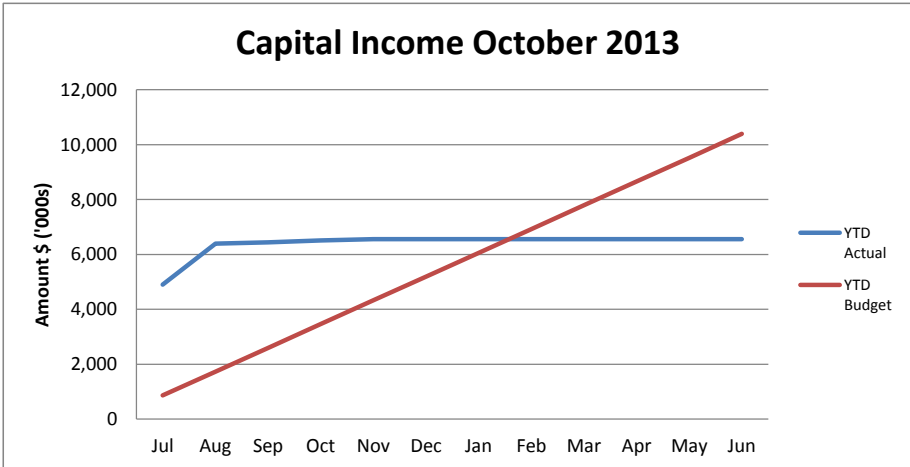
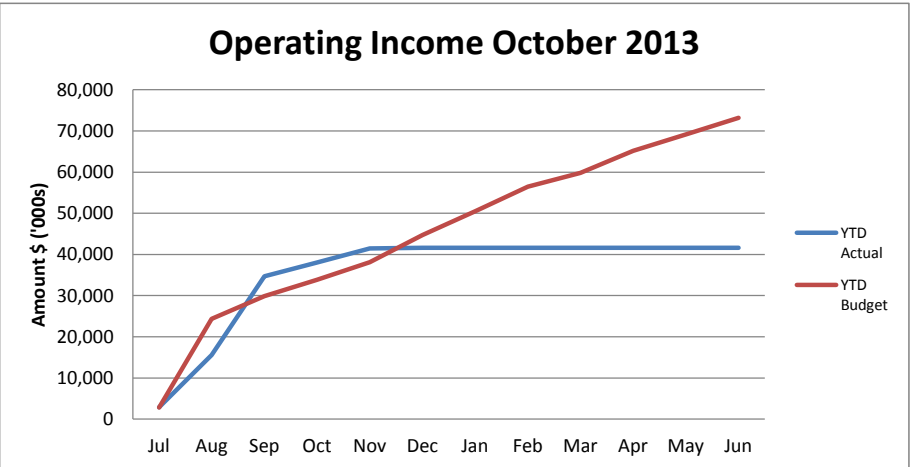
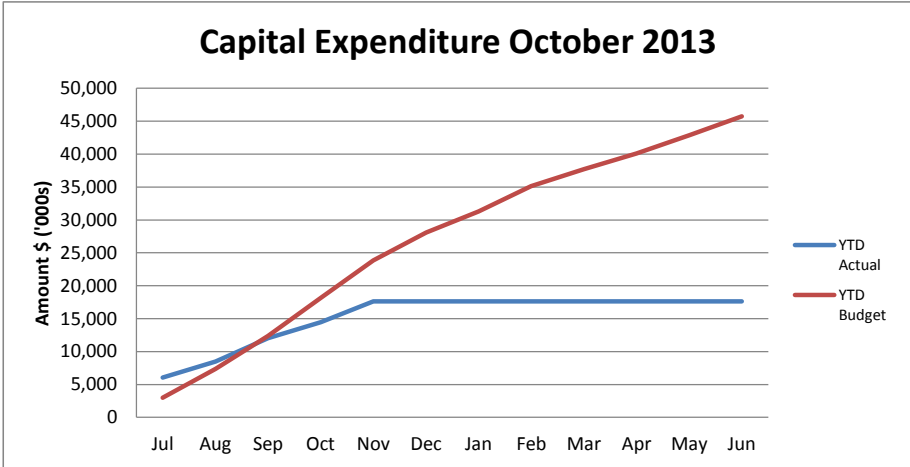
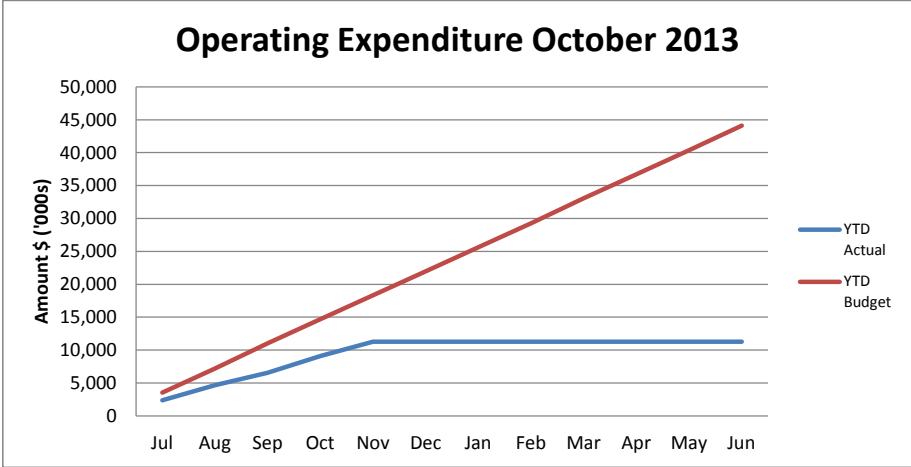
Proceeds from Disposal of Assets Variance above budget expectations.

Planned vehicle disposals in 12/13 year carried over to July/August.

Transfers to Restricted Assets (Reserves) - Variance below budgeted expectations.

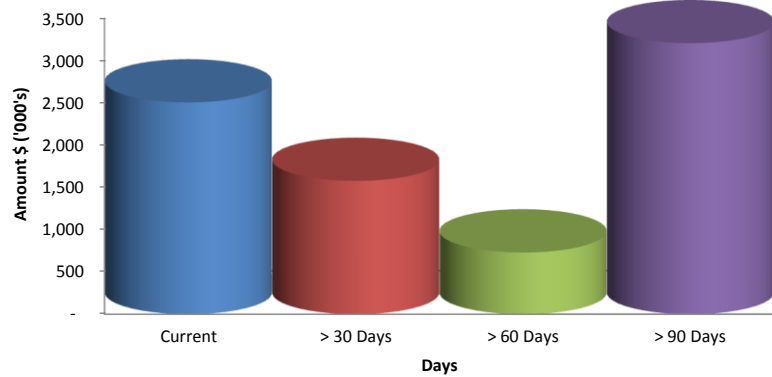
Transfers to Reserves will occur when planned land sales eventuate in the financial year.

Income and Expenditure Graphs

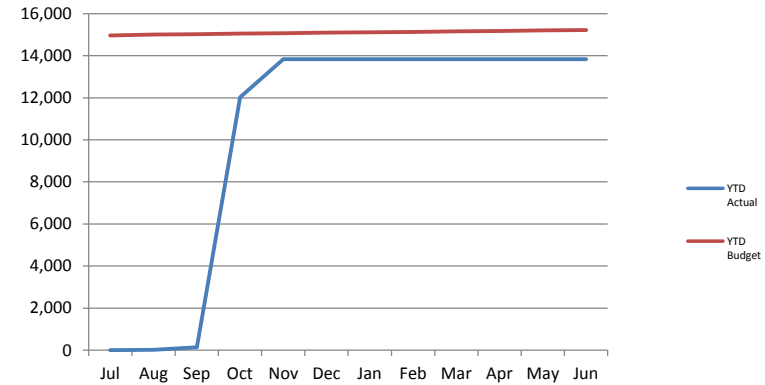


Other Graphs

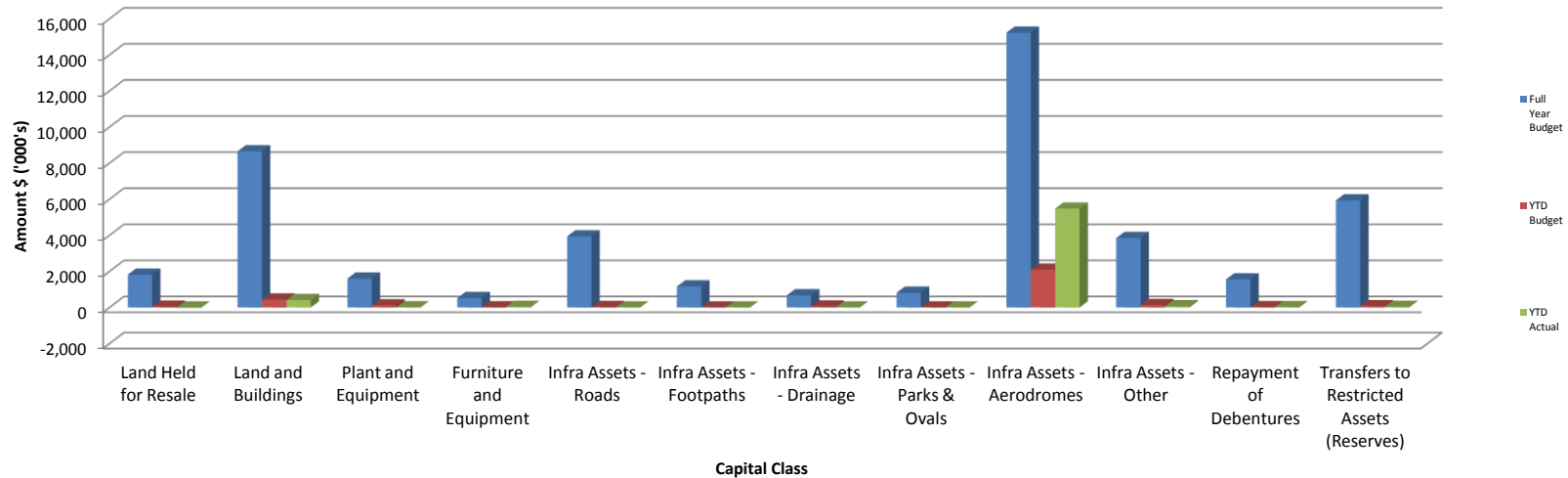
Sundry Debtors Amount O/S November 2013

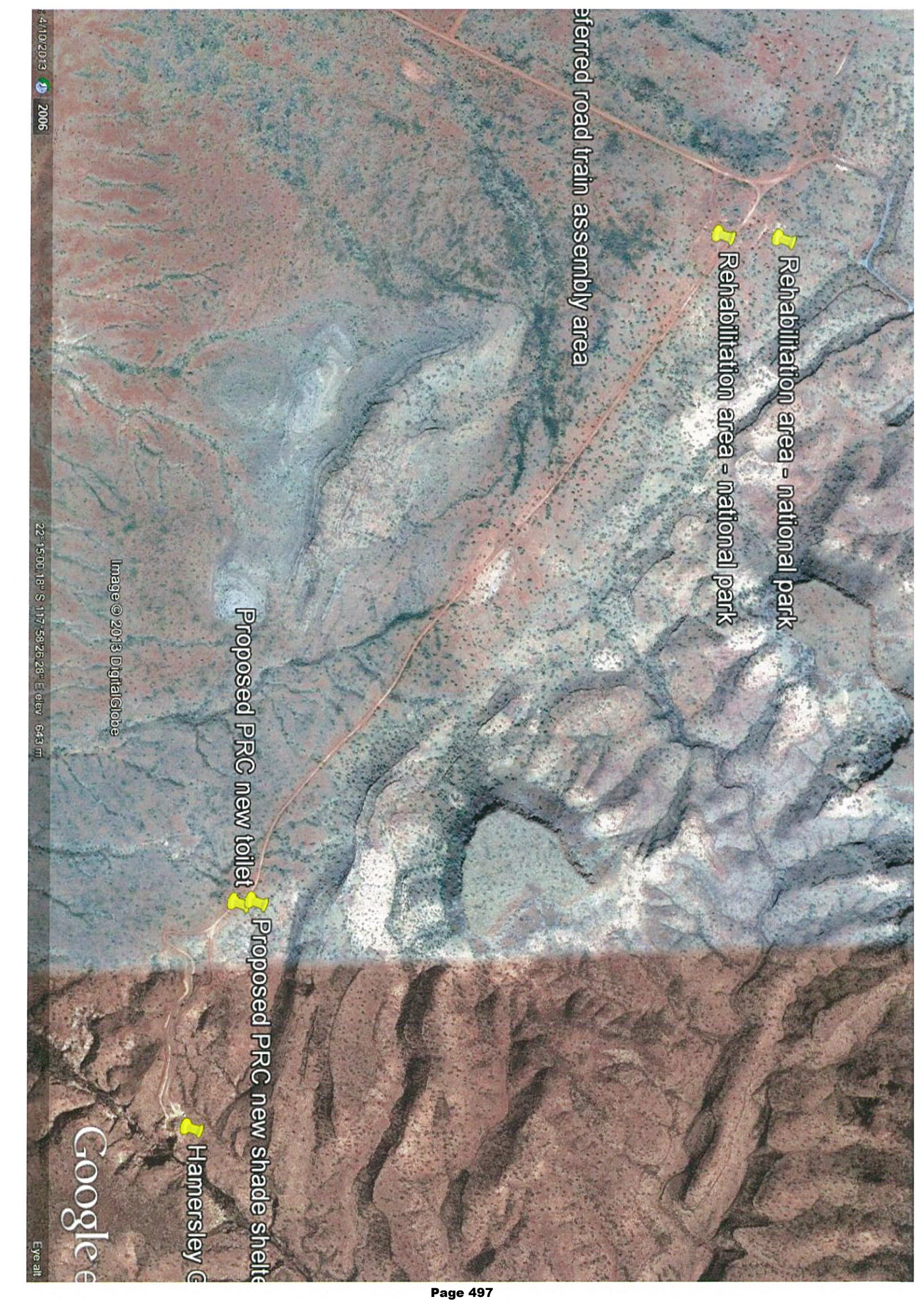


Current YTD Rates Income as at 30/11/13



Capital Expenditure - October 2013





Preferred road/train assembly area

Rehabilitation area - national park

Rehabilitation area - national park

Proposed PRC new toilet

Proposed PRC new shade shelter









Hamersley

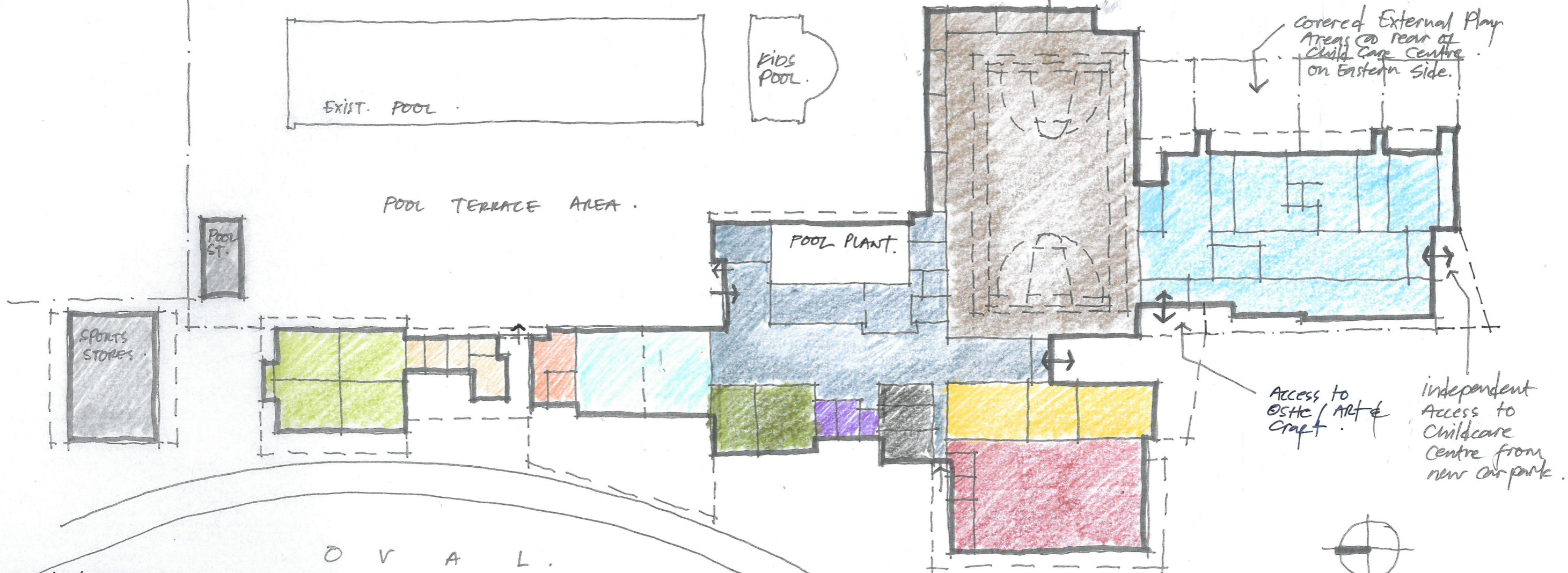
Image © 2013 DigitalGlobe

PARABURDOO CLUB -

REVISED SCHEME DESIGN FOOTPRINT TO INCORPORATE 73 NO. PLACE CHILDCARE CENTRE

- CHILDCARE CENTRE WILL INCORPORATE THE FOLLOWING KEY DESIGN PRINCIPLES:-
- LOCATE CORE ADMIN. & STAFF FACILITIES ADJOINING THE MAIN ACCESS TO SPORTS & REC CENTRE & NEW CARPARK;
- CHILDREN'S PLAY AREAS & ROOMS LOCATED AT REAR WITH DIRECT ACCESS TO EXTERNAL PLAY SPACES;
- CENTRE DESIGN WILL ACHIEVE PASSIVE NATURAL CROSS-VENTILATION THROUGH PLAN & SECTION;
- PASSIVE SURVEILLANCE OF FUNCTIONAL AREAS & RELATIONSHIP WITH THE CHILDCARE CENTRE.

-  CHILD CARE CENTRE.
-  SPORTS HALL & STORES.
-  ADMINISTRATION & ENTRY.
-  FITNESS CENTRE.
-  SPORTS CLUB STORES & POOL STORES.
-  SPORTS & POOL CHANGE ROOMS.
-  PUBLIC TOILETS/UMPIRE/FIRST AID.
-  KITCHEN/SERVERY.
-  FUNCTION ROOM.
-  MEETING ROOM & STORE
-  FUNCTION PUBLIC TOILETS.
-  SPORTS HALL TOILETS/CHANGE ROOMS.
-  SQUASH COURTS (2 NO.)





Chevron Australia Pty Ltd
 ABN 29 086 197 757
 L24, QV1, 250 St George's Tce
 Perth WA 6000, Australia
 GPO Box S1580, Perth WA 6845
 Tel 61 8 9216 4000
 Fax 61 8 9216 4444

21 November 2013

Mr Neil Hartley
 Chief Executive Officer
 Shire of Ashburton
 Administration Centre
 Poinciana Street
 TOM PRICE WA 6751

Dear Mr Hartley

Planning Approval Application for Area 19C, Barrow Island

Please find attached a Town Planning application for Area 19C, Gorgon Gas Development on Barrow Island. Please refer to the attached documentation for further details.

Documentation submitted in this package includes a completed Planning Approval application form, supporting documentation – including, as part of the Appendix,

- An e-mail of 'no objection' to the proposed inclusion of the 4.3878 hectares into Chevron's Construction and Laydown Licence on Barrow Island from the Department of Parks and Wildlife, and
- A letter from the Office of the Environmental Protection Authority confirming that the proposed 4.3878 hectares laydown area does not trigger the need to amend Ministerial Statement 800

and drawings detailing the use and proposed structures.

I trust that the information provided is sufficient to satisfy the requirements of the Shire and allow assessment to proceed.

Please do not hesitate to contact James Holme, Regulatory Approvals Specialist on 6224 1847 should you require any additional information or clarification.

Yours sincerely

for **Jeff P. Brubaker**
 Deputy Director Downstream

Enc. : Application for Planning Approval for Area 19C

cc Suzanne Dray, Manager Regulatory Approvals and Compliance, KJVG



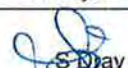

CHEVRON AUSTRALIA PTY LTD

PLANNING APPROVAL APPLICATION: WAREHOUSE-WORKSHOP AND TEMPORARY LAYDOWN AREA AND SERVICES – LNG SITE

For The

GORGON PROJECT BARROW ISLAND LNG PLANT

Document No: G1-NT-APLKZ250525

Revision:	0			
Prepared by:	 D Ponton			
Reviewed by:	 A Meyerkort			
KJVG Approved by:	 S Gray			
CVX Assurance Approved by:	 J Holme			
Revision Date:	21Nov13			
Issue Purpose:	IFI			

Kellogg Joint Venture Gorgon

KBR **MC** **HATCH** **CLOUGH**



“Confidential Property of Chevron Australia Pty Ltd. May be reproduced and used only in accordance with the express written permission of Chevron Australia Pty Ltd.”

SUMMARY OF DOCUMENT REVISIONS			
Rev. No.	Date Revised	Section Revised	Revision Description
0	21Nov13	All	New Document

For the purpose of this document, reference to Kellogg Joint Venture Gorgon (KJV-G) includes reference to JGC Corporation, KBR E&C Australia Pty Ltd, Clough Project Australia Pty Ltd and Hatch Associates Pty Ltd and their affiliates, consultants and subcontractors.

TABLE OF CONTENTS

1	GENERAL	4
	1.1 Introduction	4
	1.2 Proposal Summary	4
2	SCOPE AND APPLICATION	4
	2.1 Scope of Work	4
	2.2 Planning Approval Application Package	5
3	QUARANTINE	5
4	DESIGN STANDARDS	5
	4.1 Statutory Requirements	5
	4.2 Planning Approval	6
	4.3 Building Approval	6
	4.4 DFES Approval	6
	4.5 Environmental Approvals	6
5	INSPECTION OF THE WORKS	7
	ATTACHMENT 1	8
	Shire of Ashburton Application Form	8
	ATTACHMENT 2	9
	Drawings	9
	ATTACHMENT 3	11
	Environmental Approval Documentation	11

1 GENERAL

1.1 Introduction

Chevron Australia Pty Ltd (Chevron Australia) is the operator and proponent for the Revised and Expanded Gorgon Gas Development on behalf of the following companies (collectively known as the Gorgon Joint Venture Participants):

- Chevron Australia Pty Ltd
- Chevron (TAPL) Pty Ltd
- Shell Development (Australia) Proprietary Limited
- Mobil Australia Resources Company Pty Limited
- Osaka Gas Gorgon Pty Ltd
- Tokyo Gas Gorgon Pty Ltd
- Chubu Electric Power Australia Pty Ltd

The Gorgon Project includes offshore infrastructure, pipelines, an onshore gas processing facility consisting of domestic gas and Liquefied Natural Gas (LNG) facilities, and LNG load-out jetty, materials off-loading facility, domestic gas export pipeline, and associated accommodation and support infrastructure.

1.2 Proposal Summary

Chevron Australia propose to develop a recently obtained area of approximately 4.3878 hectares into a temporary laydown area with buildings, infrastructure, and other facilities supporting construction of the Gorgon Project LNG plant at Barrow Island (BWI). Included in the proposal are a warehouse, workshop, crib room, toilet, ice room and a temporary laydown area. Please see Section 2, Scope of Work, for details of the buildings to be installed.

2 SCOPE AND APPLICATION

2.1 Scope of Work

The scope of the work involves clearing and construction of a Temporary Laydown Area and installation of a Warehouse and Workshop at the south west side of the LNG Site. The site will comprise the following:

- Single storey workshop, single storey warehouse, office, cribroom and toilet;
- Temporary laydown area for short term storage of construction materials, containers and other goods; and
- Fences, drainage and other infrastructure services.

These works form part of a design and construct contract. The installation contractor will install the following buildings:

Table 1: Building Details

Building Description	Number of Buildings	Approximate Floor Area M²
Paint & Insulation Warehouse	1	594
Sheetmetal Workshop	1	507
50 Person Crib Room	1	58
Ice Room - Small	1	17
Public Toilet - Small	1	36

All structures, tie downs and equipment shall be designed to meet the requirements of AS 1170.2:2011, Region D, Terrain Category 2, and Importance Level 4.

The area for the proposed Workshop - Warehouse and Temporary Laydown Area is currently vacant, tenure has been applied for, and there are no objections from the relevant State Government agencies (see Attachment 3). The proposed use is to support activities involved in the construction of the Gorgon Project LNG Plant, by providing space, covered storage areas, and a workshop for fabrication activities.

2.2 Planning Approval Application Package

This Planning Approval Application package is submitted to the Shire of Ashburton (SoA) for approval. Upon satisfactory completion of works, it is anticipated that SoA may wish to inspect the relevant buildings.

This package includes the following:

- Cover letter
- Completed application form
- This application document
- Drawings – in triplicate

3 QUARANTINE

Stringent environmental quarantine requirements apply to all items sent to BWI. This necessitates the cleaning, fumigation and plastic wrapping of all materials before transportation to BWI. Inspection will occur by a Chevron Australia Quarantine Inspector to certify quarantine compliance prior to delivery to BWI.

Materials are to be delivered to BWI via the authorised supply chain, with all relevant personnel completing the required quarantine training modules.

4 DESIGN STANDARDS

4.1 Statutory Requirements

The design and intended use of the development complies with the following:

- *Planning and Development Act 2005*

- *Shire of Ashburton Town Planning Scheme No.7*
- *Building Act 2011*
- *Building Code of Australia (BCA)*

4.2 Planning Approval

As required by the SoA Town Planning Scheme, Chevron Australia submitted documentation to obtain the LNG Site Development Approval from the SoA Planning Department. The Development Approval 20090851 was granted 5 November 2009.

The proposed development is adjacent to the LNG Site and aligns with the approved use, in particular the Laydown area will support construction on the LNG Site, and the Warehouse - Workshop Cluster was included in the original approval, however it is proposed to be relocated to the new site. As the original Development Approval 20090851 did not include the approved tenure of the Warehouse - Workshop and Temporary Laydown Area, this application document is now submitted to obtain the necessary approval.

4.3 Building Approval

Upon receiving planning approval, the owner may submit information confirming the application of Part 5 of the *Building Act 2011*, such that a Building Permit is not required. Building plans and engineering drawings can be provided to confirm design compliance with requirements stipulated in the *Building Act 2011* and BCA.

4.4 DFES Approval

All required essential fire safety measures will be provided in accordance with requirements stipulated in the BCA. Unless a Building Permit is required, a submission to the Department of Fire and Emergency Services (DFES) for review will not be necessary.

A Downstream Emergency Management Plan (G1-NT-PLNKH250025) has been developed for the Gorgon Project, which provides details of the emergency response arrangements, protocols and responsibilities on Barrow Island, and has previously been supplied to SoA.

4.5 Environmental Approvals

The Department of Parks and Wildlife, as the managing agency over Barrow Island, has been consulted and has no objection to the proposed inclusion of the 4.3878 hectares into Chevron's Construction and Laydown Licence on Barrow Island (Attachment 3). The Office of the Environmental Protection Authority (EPA) has confirmed that the proposed development complies with Ministerial Statement 800 and does not require any additional environmental approvals (Attachment 3).

A Geotechnical Report of Barrow Island, entitled '*Chevron Australia Pty Ltd Greater Gorgon Development Phase II onshore geotechnical investigation Rev 2*' (G1-NT-REPX0000723) undertaken by Arup, has been provided to the Shire both in electronic and written form. Further copies of this document can be made available if required.

The drainage layout shown in Attachment 2 is in accordance with a stormwater management system detailed in *Environmental Position Paper 5 - Stormwater Management On Barrow Island* (G1-TE-H-6400-PPR1505), provided to SoA for

previous approvals. As detailed in the paper, stormwater drainage in this development will, as far as possible, emulates drainage conditions prior to the development.

5 INSPECTION OF THE WORKS

Upon completion of the works, it is anticipated that inspections will be undertaken by a supervising construction engineer and a building officer from the SoA to confirm compliance with all legislative requirements and imposed conditions.

Attachment 1

SHIRE OF ASHBURTON APPLICATION FORM

SHIRE OF ASHBURTON



APPLICATION FOR PLANNING APPROVAL

Please fill out all sections of this form Planning Approval Sign Approval

Property Details

Lot No. Reserve 11648 House/Street No. _____ Lot Area (m') _____
 Title Encumbrances (e.g. easements, restrictive covenants) _____
 Street Name LNG Site, Area 19C Suburb BARROW ISLAND, 6712
 Nearest Street Intersection South Western Corner

Owner Details

Name Chevron Australia Pty Ltd Contact Person James Holme
 Address (street) Level 24, QV1, 250 St Georges Tce, Perth Post Code 6000
 Address (postal) Level 24, QV1, 250 St Georges Tce, Perth Post Code 6000
 Phone 6224 1847 Mobile _____ Fax 9216 4444
 Email jholme@chevron.com
 Signature Charles Borland Date 21/11/2013
 Signature Jeff Brubaker (Deputy Director Downstream, Gorgon Gas Development) Date _____

Note: This application will not proceed without the landowner/s signature/s.

Applicant Details

Name Jeff Brubaker (Deputy Director Downstream, Gorgon Gas Development) Contact Person James Holme
 Address (street) Level 24, QV1, 250 St Georges Tce, Perth Post Code 6000
 Address (postal) Level 24, QV1, 250 St Georges Tce, Perth Post Code 6000
 Phone 6224 1847 Mobile _____ Fax 9216 4444
 Email jholme@chevron.com
 Signature Charles Borland Date 21/11/13
 Signature Jeff Brubaker (Deputy Director Downstream, Gorgon Gas Development) Date _____

Planning Approval

Existing Building/Land Use Temporary Construction Facilities
 Approx. Cost of Development \$ \$6,941,404 Est. Date of Completion June 2014
 Description of Proposed Use & Development Warehouse Workshop and Temporary Laydown Area

Office Use Only

Lodgement Date _____ Application No. _____ File Ref. No. _____
 Assessment Period (days) 60 90
 All Necessary Info Provided yes no Planning Fee \$ _____
 Advertising Required yes no Advertising Fee \$ _____
 Invoice Sent (date) _____ Receipt No. _____ Receipt Date _____

Shire of Ashburton
 Lot 246, Poinciana Street, Tom Price, 6751
 PO Box 567, Tom Price, WA, 6751
 SOA LPP 001 Version 1.0 Uncontrolled document when printed

Telephone: (08) 9188 4444
 Facsimile: (08) 9189 2252

Email: soa@ashburton.wa.gov.au

14/8/2013

Page | 1

Attachment 2

DRAWINGS

Reference	Description
Site Layout, Earthworks and Drainage	
G1-TD-C-6300-SKH0640	Site Preparation Area 19C – Sheetmetal Workshop - Layout Rev A
G1-TD-C-6300-SKH0641	Site Preparation Area 19C – Stormwater - Layout Rev A
G1-TD-C-6300-SKH0642	Site Preparation Area 19C – Existing Surface Contours Rev A
G1-TD-C-6300-SKH0643	Site Preparation Area 19C – Bulk Earthworks Sections Sheet 1 Rev A
G1-TD-C-6300-SKH0644	Site Preparation Area 19C – Bulk Earthworks Sections Sheet 2 Rev A
G1-TD-C-6300-SKH0645	Site Preparation Area 19C – Bulk Earthworks Details Sheet 1 Rev A
G1-TD-C-6300-SKH0646	Site Preparation Area 19C – Bulk Earthworks Details Sheet 2 Rev A
BDG0746 Sheetmetal Workshop	
G1-VE-S-8500-B01000520025	Temporary Construction Facilities - Sheetmetal Workshop General Arrangement Plans Rev 5
G1-VE-S-8500-B01000520026	Temporary Construction Facilities - Sheetmetal Workshop General Arrangement Elevations – Sheet 1 Rev 5
G1-VE-S-8500-B01000520027	Temporary Construction Facilities - Sheetmetal Workshop General Arrangement Elevations – Sheet 2 Rev 5
G1-VE-S-8500-D06000520040	Temporary Construction Facilities - Sheetmetal Workshop Steelwork Plan & Elevations Rev 6
BDG0739 Painting – Insulation Warehouse	
G1-VE-S-8500-B01000520022	Temporary Construction Facilities – Painting/Insulation Warehouse General Arrangement Plans Rev 7
G1-VE-S-8500-B01000520023	Temporary Construction Facilities - Painting/Insulation Warehouse General Arrangement Elevations – Sheet 1 Rev 7
G1-VE-S-8500-B01000520024	Temporary Construction Facilities - Painting/Insulation Warehouse General Arrangement Elevations – Sheet 2 Rev 7
G1-VE-S-8500-D06000520039	Temporary Construction Facilities - Painting/Insulation Warehouse Steelwork Lean-To Layout & Details Rev 5
BDG0712 50 Person Crib Room	
G1-VE-A-8500-B01AR01T0016	BDG0712 – 50 Seat Crib Room – Plan Rev 9
G1-VE-A-8500-B01AR01T0068	BDG0712 – 50 Seat Crib Room – Elevation Rev 7

Reference	Description
BDG0725 Ice Room - Small	
G1-VE-A-8500-B01AR01T0035	BDG0725 – Ice Room Small – Floor Plan Rev 8
G1-VE-A-8500-B01AR01T0111	BDG0725 – Ice Room Small – Elevations Rev 6
BDG0742 Public Toilet - Small	
G1-VE-A-8500-B01AR01T0028	BDG0742 – Public Toilets Small – Floor Plan Rev 8
G1-VE-A-8500-B01AR01T0029	BDG0742 – Public Toilets Small – Elevations & Sections Rev 8



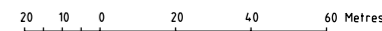
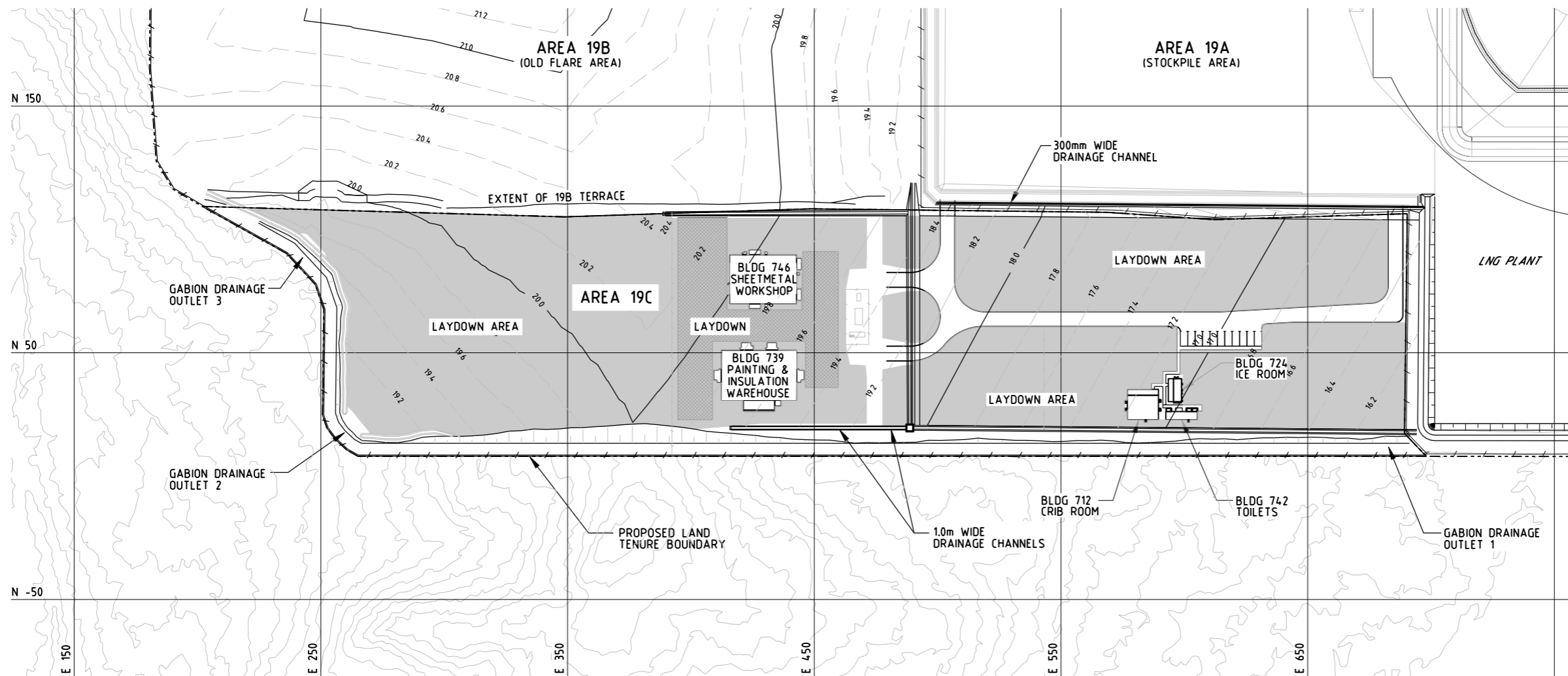
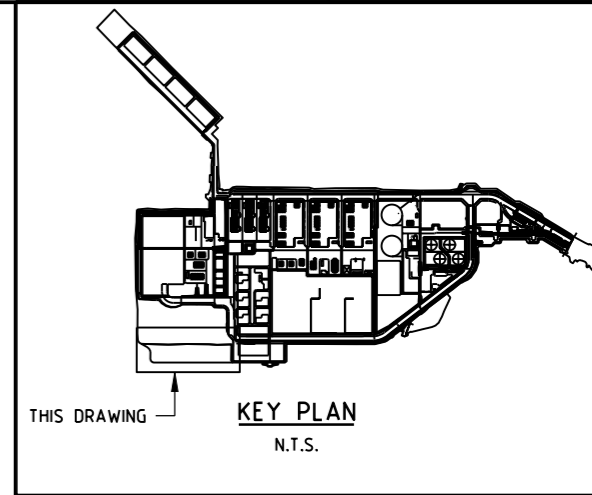
LEGEND:

- - - - - ARMCO BARRIER
- / - / - PERIMETER FENCE

NOTES:

1. FOR GENERAL NOTES AND LAYOUT, REFER DRG G1-TD-C-6300-GRD6254.
2. ALL LEVELS ARE IN METRES AND REFER TO AUSTRALIAN HEIGHT DATUM (AHD).
3. CO-ORDINATE REFERENCE SYSTEM IS GORGON PDMS LNG PLANT GRID.

FOR INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION



SCALE 1 : 1000 A1

Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

DRAWING No.	TITLE
G1-TD-C-6300-GRD6254	AREA 19C - EARTHWORKS - GENERAL ARRANGEMENT
	REFERENCE DRAWINGS

No	DATE	BY	ENg DRAFT CHKD	ENg CHKD	PRJL APPR'L	CLNT APPR'L	IFI	DESCRIPTION
A	21NOV13	JOV	ENg	RSu				

PREPARED BY KJVg:	DATE:
DRAFTING APPR'L:	DATE:
PROJECT APPR'L:	DATE:
CLIENT APPR'L:	DATE:
APPROVALS	

Chevron Australia Pty Ltd

GORGON PROJECT
BARROW ISLAND LNG PLANT

PROJECT No.
6300

**SITE PREPARATION
AREA 19C
SHEETMETAL WORKSHOP - LAYOUT**

SCALE: 1:1000 DRAWN: ENg DATE: 18NOV13

DRAWING No: **G1-TD-C-6300-SKH0640** REVISION **A**



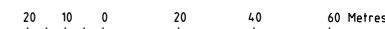
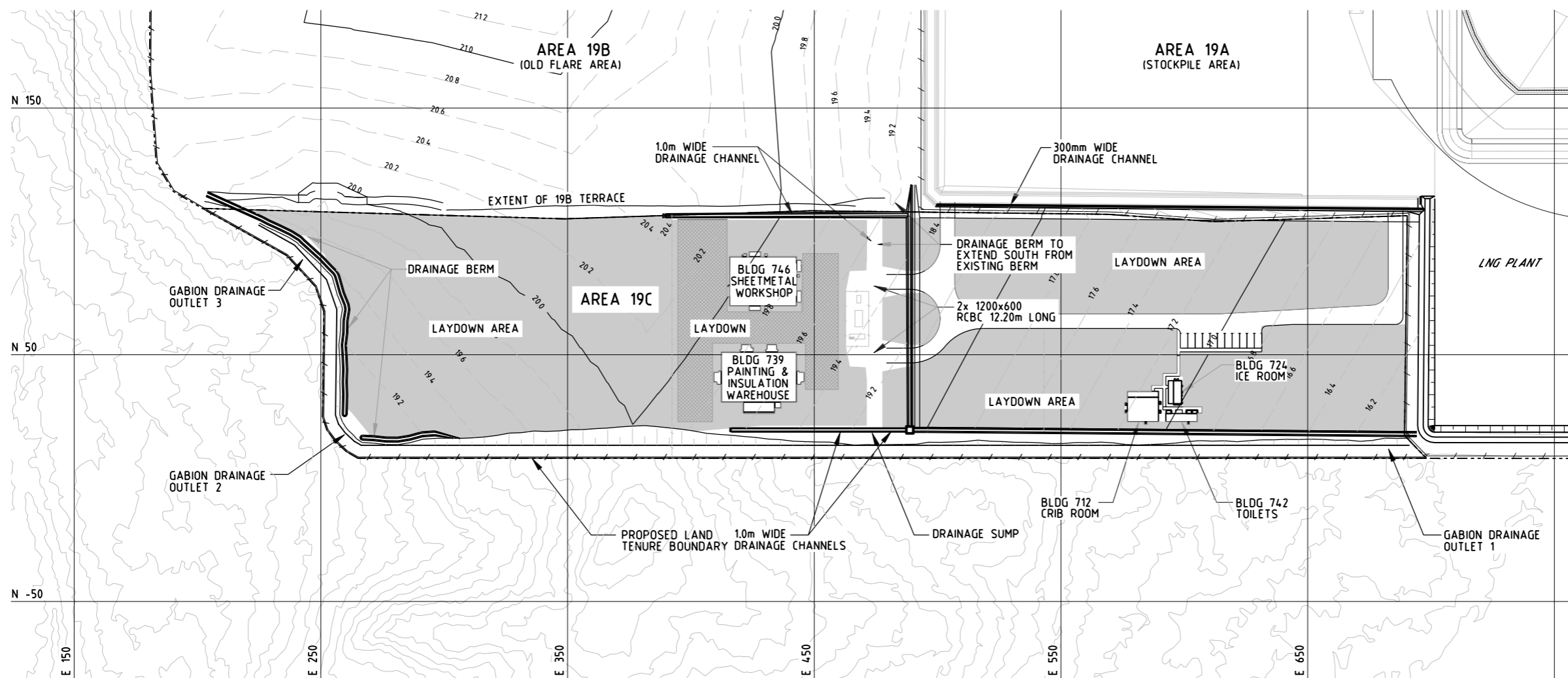
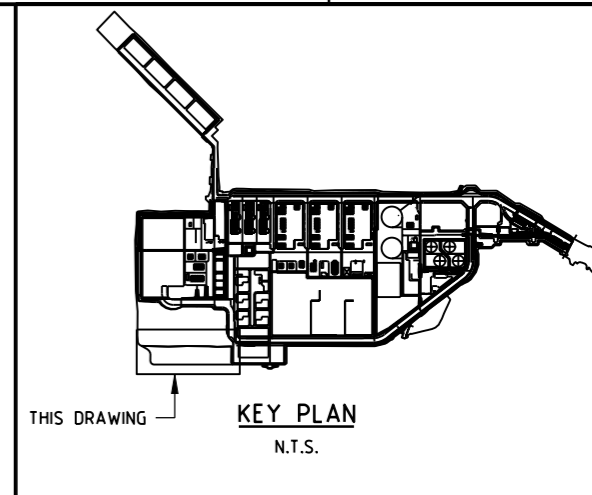
LEGEND:

- o--o--o-- ARMCO BARRIER
- PERIMETER FENCE

NOTES:

1. FOR GENERAL NOTES AND LAYOUT, REFER DRG G1-TD-C-6300-GRD6254.
2. ALL LEVELS ARE IN METRES AND REFER TO AUSTRALIAN HEIGHT DATUM (AHD).
3. CO-ORDINATE REFERENCE SYSTEM IS GORGON PDMS LNG PLANT GRID.

FOR INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION



SCALE 1 : 1000 A1

Kellogg Joint Venture Gorgon



Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

G1-TD-C-6300-GRD6254 AREA 19C - EARTHWORKS - GENERAL ARRANGEMENT

DRAWING No.

REFERENCE DRAWINGS

No	DATE	BY	DRAFT CHK'D	ENg CHK'D	PRJ. APPR'L	CLINT APPR'L	IFI	DESCRIPTION
A	21NOV13	JOV	ENg	RSu				

REVISIONS

PREPARED BY KJVg: DATE:

DRAFTING APPR'L: DATE:

PROJECT APPR'L: DATE:

CLIENT APPR'L: DATE:

APPROVALS

Chevron Australia Pty Ltd

PROJECT No.
6300

GORGON PROJECT
BARROW ISLAND LNG PLANT

**SITE PREPARATION
AREA 19C
STORMWATER - LAYOUT**

SCALE:
1:1000

DRAWN: JOV
DATE: 19NOV13

BWT-RCK

DRAWING No:

G1-TD-C-6300-SKH0641

REVISION
A

ABN 29 086 197 757

CVX_GORGON_A1.REF

2

3

4

5

6

7

8



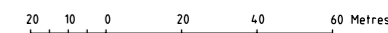
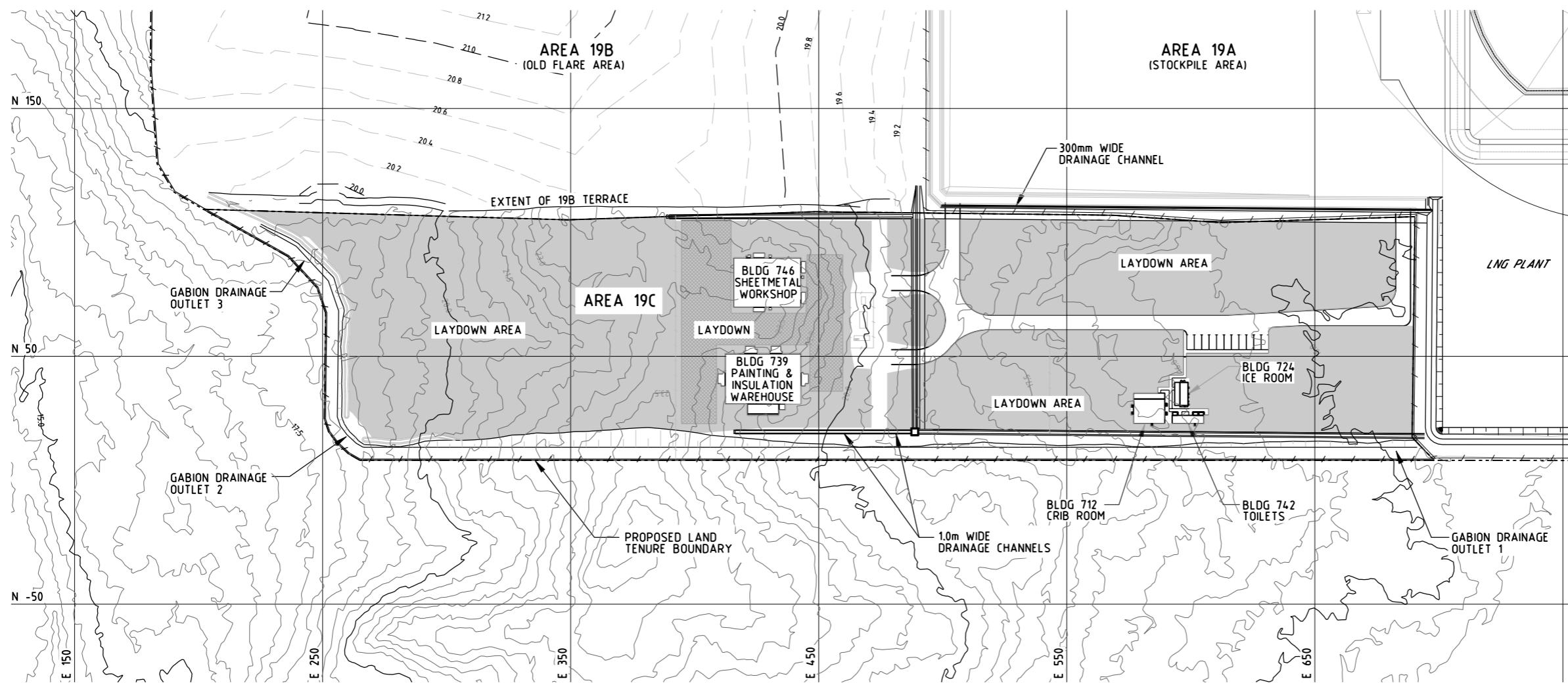
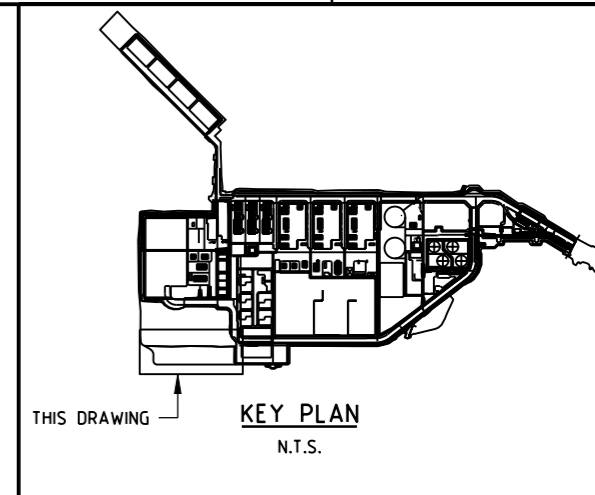
LEGEND:

- - - - - ARMCO BARRIER
- / — PERIMETER FENCE
- ~ 20.2 AREA 19B DESIGN CONTOURS (0.2m INTERVALS)
- ~ 20.0 NATURAL SURFACE CONTOURS (0.5m INTERVALS)

NOTES:

1. FOR GENERAL NOTES AND LAYOUT, REFER DRG G1-TD-C-6300-GRD6254.
2. ALL LEVELS ARE IN METRES AND REFER TO AUSTRALIAN HEIGHT DATUM (AHD).
3. CO-ORDINATE REFERENCE SYSTEM IS GORGON PDMS LNG PLANT GRID.

FOR INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION



SCALE 1 : 1000 A1

Kellogg Joint Venture Gorgon



Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

G1-TD-C-6300-GRD6254	AREA 19C - EARTHWORKS - GENERAL ARRANGEMENT
DRAWING No.	TITLE
REFERENCE DRAWINGS	

No	DATE	BY	ENg DRAFT CHKD	ENg ENG. CHKD	PRJL. APPR'L	CLINT. APPR'L	IFI	DESCRIPTION
A	21NOV13	JOV	ENg	RSu				

PREPARED BY KJVg:	DATE:
DRAFTING APPR'L:	DATE:
PROJECT APPR'L:	DATE:
CLIENT APPR'L:	DATE:
APPROVALS	

Chevron Australia Pty Ltd PROJECT No. 6300

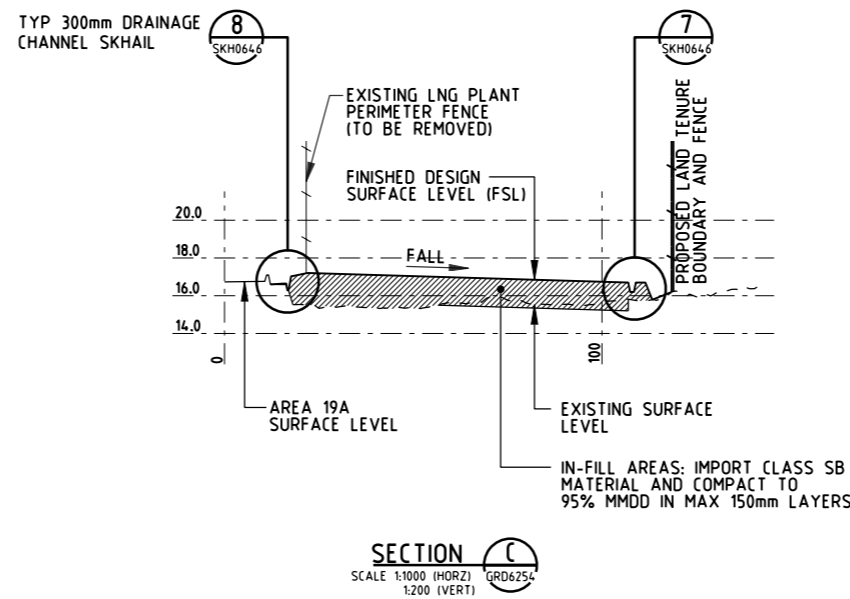
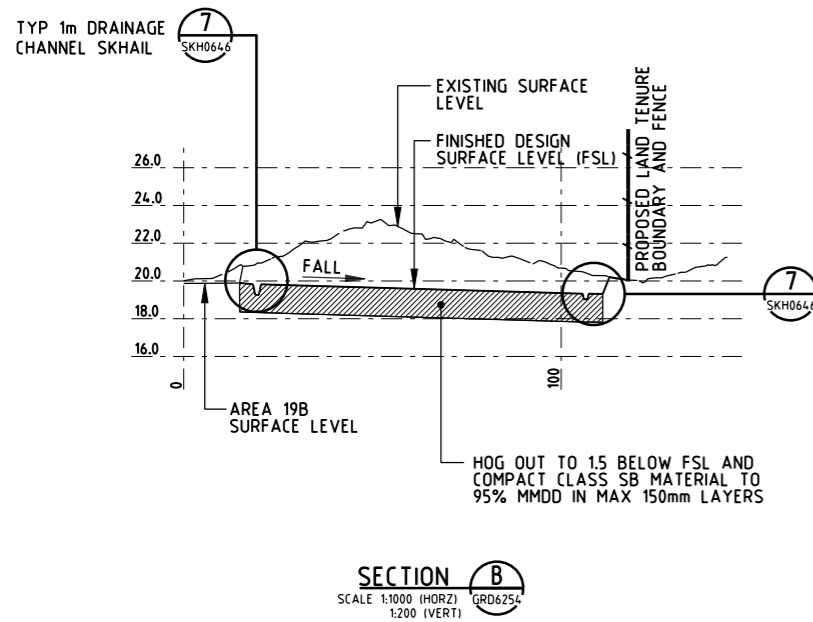
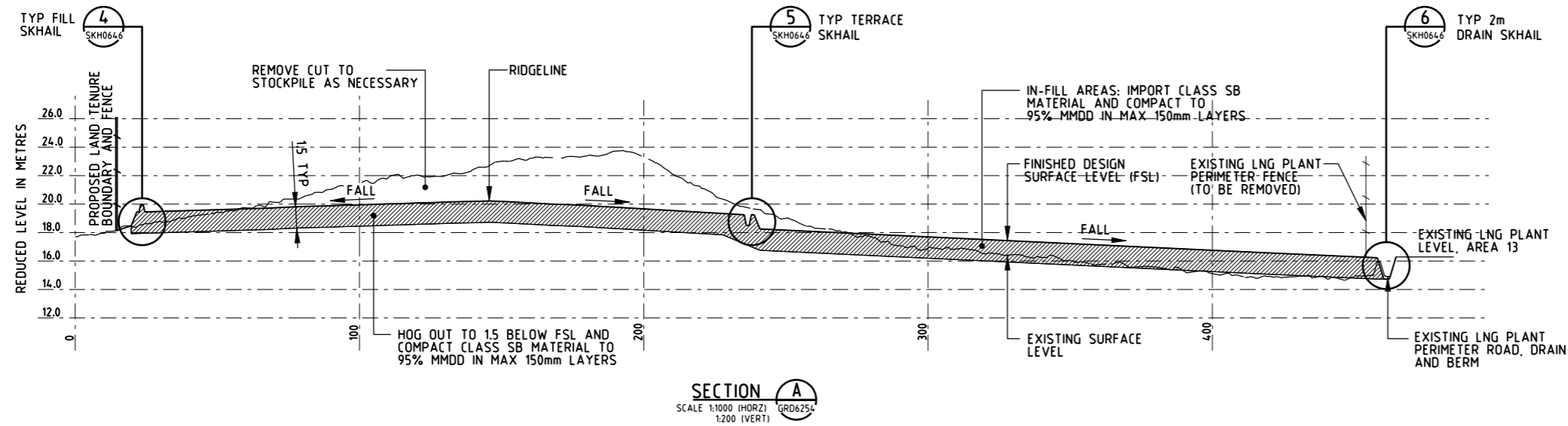
GORGON PROJECT
BARROW ISLAND LNG PLANT

**SITE PREPARATION
AREA 19C
EXISTING SURFACE CONTOURS**

SCALE: 1:1000 DRAWN: ENg DATE: 18NOV13 **BWT-RCK** DRAWING No: G1-TD-C-6300-SKH0642 REVISION A

NOTES:

1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. FOR NOTES, REFER TO G1-TD-C-6300-GRD6254.



FOR INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION



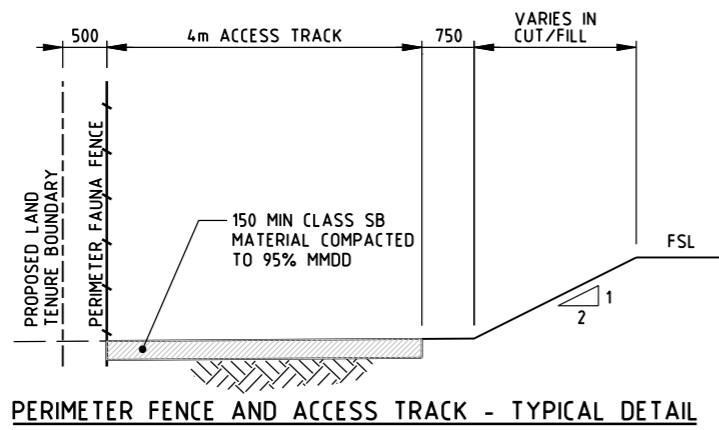
Kellogg Joint Venture Gorgon
KBR JGC HATCH CLOUGH
Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426
A Joint Venture Between
KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

DRAWING No.	TITLE
G1-TD-C-6300-SKH0644	AREA 19C - BULK EARTHWORKS - DETAILS SHEET 2
G1-TD-C-6300-SKH0645	AREA 19C - BULK EARTHWORKS - DETAILS SHEET 1
G1-TD-C-6300-SKH0644	AREA 19C - BULK EARTHWORKS - SECTIONS SHEET 2
G1-TD-C-6300-GRD6254	AREA 19C - BULK EARTHWORKS - GENERAL ARRANGEMENT

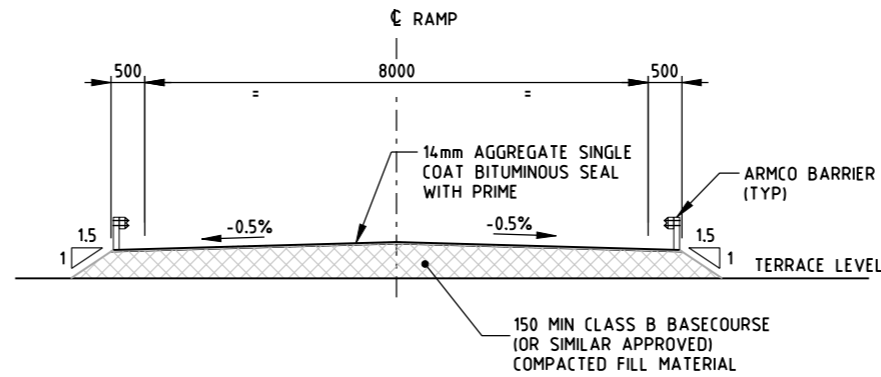
No	DATE	BY	DRAFT (CHK'D)	ENG. (CHK'D)	PROJ. APPR'L	CLIENT APPR'L	DESCRIPTION
A	21NOV13	JOV	ENo	RSu		IFI	

PREPARED BY	DATE
J.OVERHEU	11NOV13
DRAFTING APPR'L:	DATE:
E.NORONHA	11NOV13
PROJECT APPR'L:	DATE:
S.KNIPE	11NOV13
CLIENT APPR'L:	DATE:

Chevron Australia Pty Ltd
GORGON PROJECT
BARROW ISLAND LNG PLANT
PROJECT No. 6300
SITE PREPARATION
AREA 19C - BULK EARTHWORKS
SECTIONS - SHEET 1
SCALE: AS SHOWN
DRAWN: JOV
DATE: 01NOV13
BWT-RCK
DRAWING No: G1-TD-C-6300-SKH0643
REVISION A
ABN 29 086 197 757



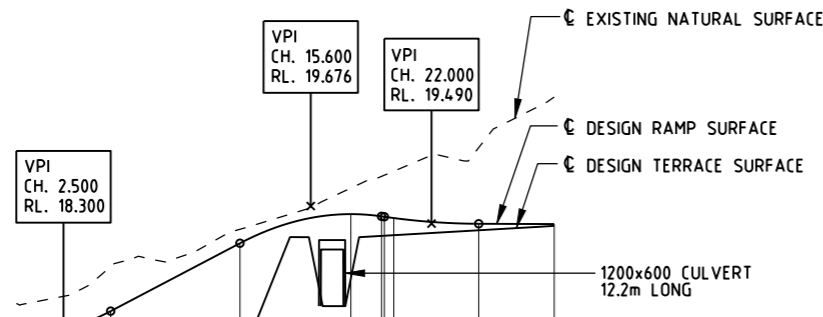
N.T.S.



N.T.S.

NOTES:

1. FOR RAMP ALIGNMENTS, REFER DRG G1-TD-C-6300-GRD6254.
2. ALL LEVELS ARE IN METRES AND REFER TO AUSTRALIAN HEIGHT DATUM (AHD).



VERTICAL GEOMETRY GRADE (%)

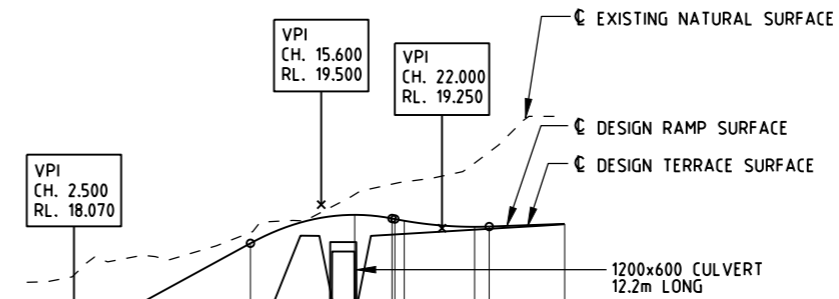
VERTICAL CURVE LENGTH (m)

DATUM R.L. 14.000

CHAINAGE	0	5	11.85	17.725	19.35	19.5	20	24.5	28.5
NAT. SURFACE ON RAMP CENTRELINE	18.230	18.277	18.341	18.909	19.360	19.361	19.367	19.419	19.466
CUT / FILL DEPTH	-0.070	-0.286	-0.941	-0.682	-0.207	-0.201	-0.182	-0.069	-0.019
DESIGN LEVELS ON RAMP CENTRELINE	18.300	18.563	19.282	19.591	19.567	19.563	19.549	19.488	19.485

LONGITUDINAL SECTION - RAMP 1

SCALE 1:200 (HORZ)
1:40 (VERT)



VERTICAL GEOMETRY GRADE (%)

VERTICAL CURVE LENGTH (m)

DATUM R.L. 14.000

CHAINAGE	0	5	11.85	17.373	19.35	19.5	20	23.727	24.5	28.5
NAT. SURFACE ON ROAD CENTRELINE	18.053	18.101	18.165	18.403	19.182	19.184	19.190	19.235	19.244	19.293
CUT / FILL DEPTH	0.000	-0.242	-0.925	-0.989	-0.171	-0.163	-0.139	-0.030	-0.024	-0.004
DESIGN LEVELS ON ROAD CENTRELINE	18.053	18.343	19.091	19.392	19.354	19.348	19.329	19.265	19.268	19.296

LONGITUDINAL SECTION - RAMP 2

SCALE 1:200 (HORZ)
1:40 (VERT)

FOR INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION



SCALE 1 : 40 @ A1



SCALE 1 : 200 @ A1

Kellogg Joint Venture Gorgon

KBR HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

DRAWING No.	TITLE
G1-TD-C-6300-GRD6254	AREA 19C - BULK EARTHWORKS - GENERAL ARRANGEMENT
	REFERENCE DRAWINGS

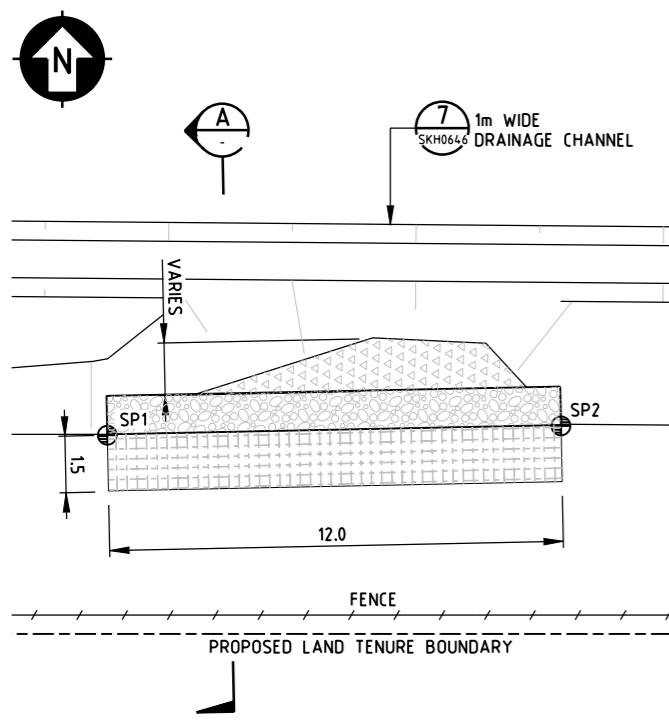
No	DATE	BY	ENg	RSu	PROJ.	CLIENT	IFI	DESCRIPTION
A	21NOV13	JOV	ENg	RSu	PROJ.	CLIENT	IFI	

PREPARED BY	DATE
J.OVERHEU	11NOV13
DRAFTING APPR'L	DATE
E.NORONHA	11NOV13
PROJECT APPR'L	DATE
S.KNIPPE	11NOV13
CLIENT APPR'L	DATE

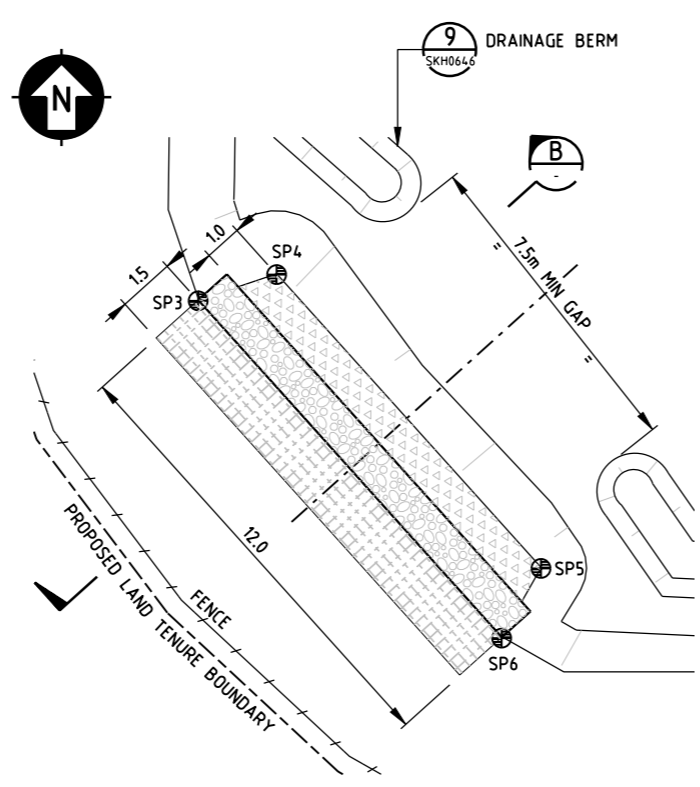
Chevron Australia Pty Ltd PROJECT No. 6300
GORGON PROJECT
BARROW ISLAND LNG PLANT

**SITE PREPARATION
AREA 19C - BULK EARTHWORKS
SECTIONS - SHEET 2**

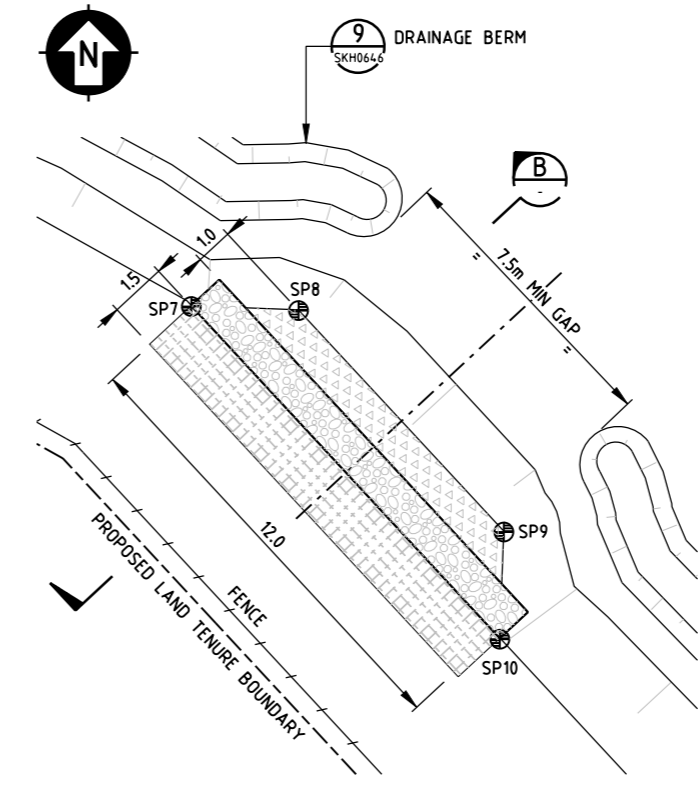
SCALE: AS SHOWN DRAWN: JOV DATE: 01NOV13
DRAWING No: **G1-TD-C-6300-SKH0644** REVISION **A**



DRAINAGE OUTLET 1 DETAIL ①
SCALE 1:100 GRD0624



DRAINAGE OUTLET 2 DETAIL ②
SCALE 1:100 GRD0624



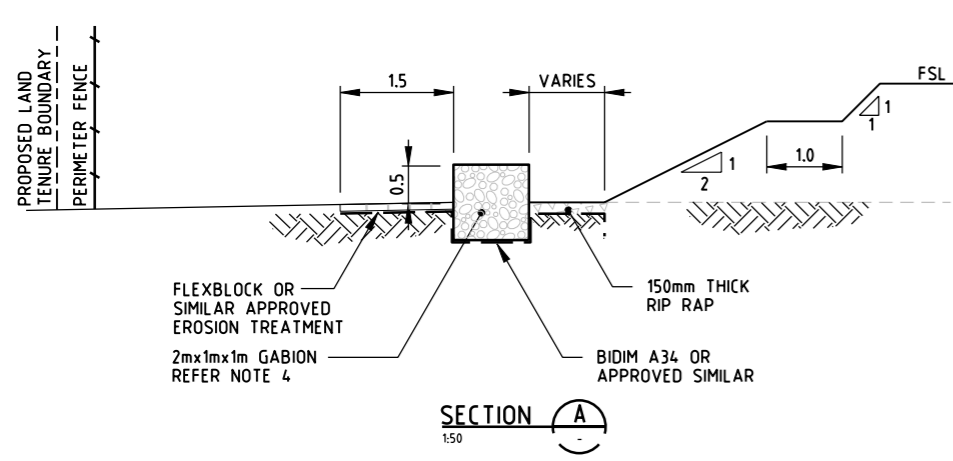
DRAINAGE OUTLET 3 DETAIL ③
SCALE 1:100 GRD0624

- NOTES:**
- FOR NOTES, REFER TO G1-TD-C-6300-GRD6254.
 - ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
 - EASTING AND NORTHING ARE IN METRES AND RELATIVE TO PDMS PLANT DATUM 0,0 (E: 337504.173, N: 7699771.475 MGA ZONE 50)
 - WEIR GABIONS TO BE 0.5m NOMINAL HEIGHT AGL, WITH A CONSTANT ELEVATION ALONG THE LENGTH OF WEIR STRUCTURE. SEE DRAWING G1-TD-C-6300-DET0600 FOR GABION DETAILS.

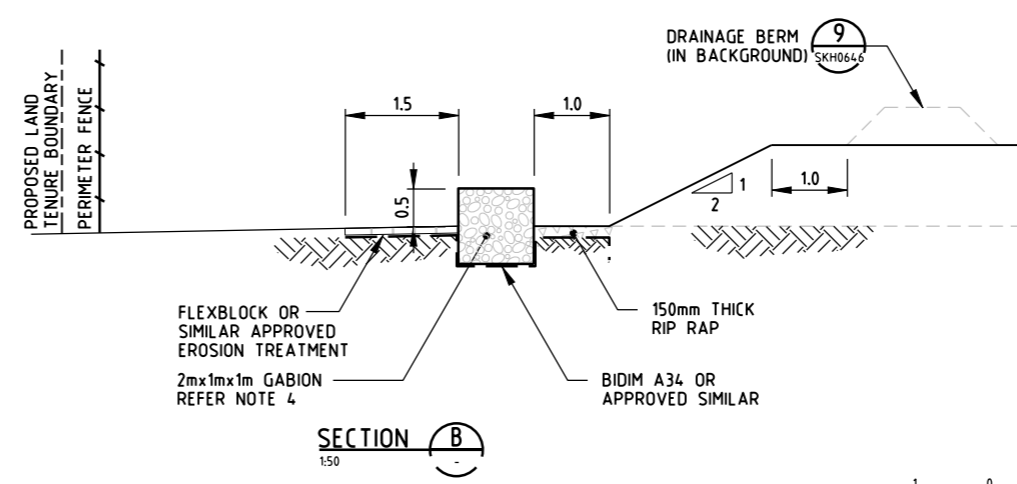
- LEGEND:**
- FLEXBLOCK OR SIMILAR APPROVED
 - GABION
 - RIP RAP

SET OUT POINTS

DRAINAGE OUTLET 1		
PT No	EASTING	NORTHING
SP1	676.69	13.33
SP2	688.71	13.57
DRAINAGE OUTLET 2		
SP3	256.72	23.14
SP4	258.80	23.84
SP5	265.80	16.05
SP6	264.76	14.21
DRAINAGE OUTLET 3		
SP7	239.47	94.27
SP8	242.31	94.16
SP9	247.75	88.30
SP10	247.64	85.46



SECTION A
1:50



SECTION B
1:50

FOR INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION



Kellogg Joint Venture Gorgon
KBR HATCH CLOUGH
Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426
A Joint Venture Between
KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

DRAWING No.	TITLE
G1-TD-C-6300-DET0600	PLANT AREA - PERIMETER DRAIN, DETAILS - SHEET 1
G1-TD-C-6300-SKH0646	AREA 19C - BULK EARTHWORKS - DETAILS SHEET 2
G1-TD-C-6300-SKH0644	AREA 19C - BULK EARTHWORKS - SECTIONS SHEET 2
G1-TD-C-6300-SKH0643	AREA 19C - BULK EARTHWORKS - SECTIONS SHEET 1
G1-TD-C-6300-GRD6254	AREA 19C - BULK EARTHWORKS - GENERAL ARRANGEMENT

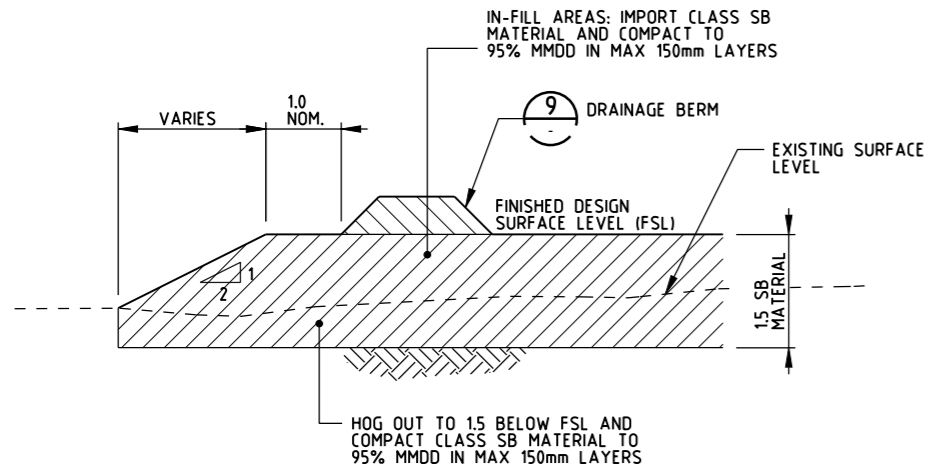
No	DATE	BY	ENg	RSu	PROJ.	CLIENT	IFI	DESCRIPTION
A	21NOV13	JOV	ENg	RSu	PROJ.	CLIENT	IFI	

APPROVALS
PREPARED BY KJV: DATE: J.OVERHEU 11NOV13
DRAFTING APPR'L: DATE: E.NORONHA 11NOV13
PROJECT APPR'L: DATE: S.KNIPE 11NOV13
CLIENT APPR'L: DATE:

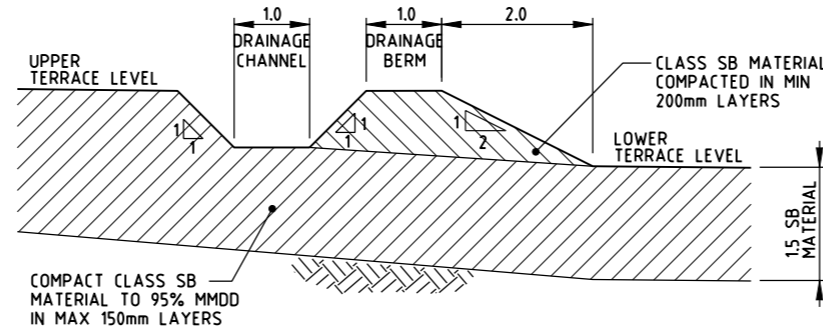
Chevron Australia Pty Ltd
GORGON PROJECT
BARROW ISLAND LNG PLANT
PROJECT No. 6300
SITE PREPARATION AREA 19C - BULK EARTHWORKS DETAILS - SHEET 1
SCALE: AS SHOWN DRAWN: JOV DATE: 01NOV13
BWT-RCK DRAWING No: G1-TD-C-6300-SKH0645 REVISION A
ABN 29 086 197 757

NOTES:

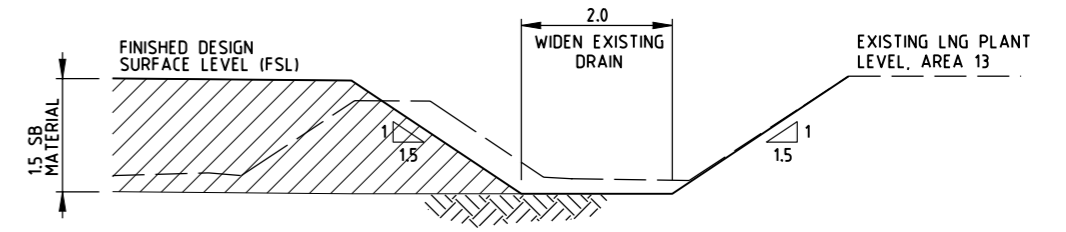
1. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
2. FOR NOTES, REFER TO G1-TD-C-6300-GRD6254.



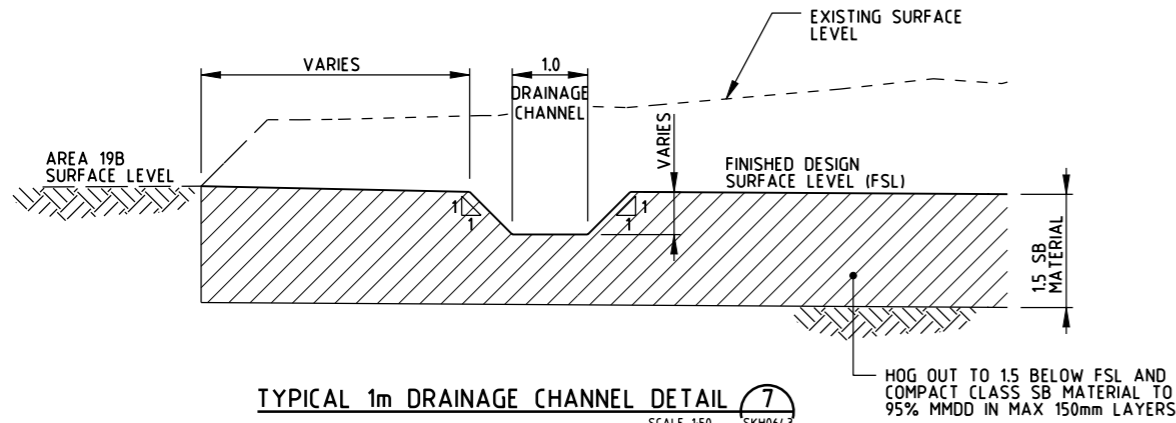
TYPICAL FILL DETAIL 4
SCALE 1:50



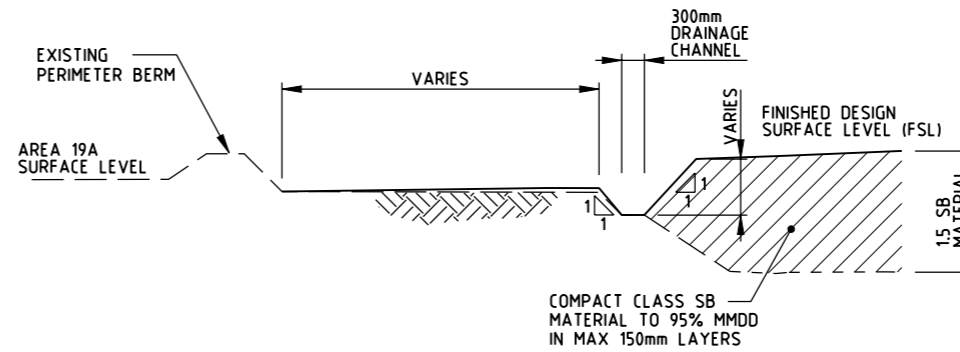
TYPICAL TERRACE DETAIL 5
SCALE 1:50



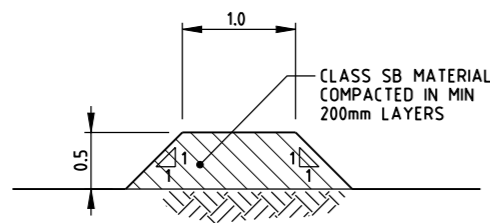
TYPICAL 2m DRAIN DETAIL 6
SCALE 1:50



TYPICAL 1m DRAINAGE CHANNEL DETAIL 7
SCALE 1:50

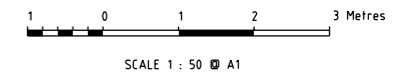


TYPICAL 300mm DRAINAGE CHANNEL DETAIL 8
SCALE 1:50



TYPICAL DRAINAGE BERM DETAIL 9
SCALE 1:50

FOR INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION



Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between

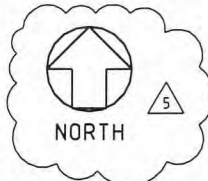
KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

DRAWING No.	TITLE
G1-TD-C-6300-SKH0645	AREA 19C - BULK EARTHWORKS - DETAILS SHEET 1
G1-TD-C-6300-SKH0644	AREA 19C - BULK EARTHWORKS - SECTIONS SHEET 2
G1-TD-C-6300-SKH0643	AREA 19C - BULK EARTHWORKS - SECTIONS SHEET 1
G1-TD-C-6300-GRD6254	AREA 19C - BULK EARTHWORKS - GENERAL ARRANGEMENT
REFERENCE DRAWINGS	

No	DATE	BY	DRAFT (CHK'D)	ENG. (CHK'D)	PROJ. APPR'L	CLIENT APPR'L	DESCRIPTION
A	21NOV13	JOV	EN	RS		IFI	

APPROVALS
PREPARED BY KJV: DATE: J.OVERHEU 11NOV13
DRAFTING APPR'L: DATE: E.NORONHA 11NOV13
PROJECT APPR'L: DATE: S.KNPE 11NOV13
CLIENT APPR'L: DATE:

Chevron Australia Pty Ltd		PROJECT No. 6300
GORGON PROJECT BARROW ISLAND LNG PLANT		
SITE PREPERATION AREA 19C - BULK EARTHWORKS DETAILS - SHEET 2		
SCALE: AS SHOWN	DRAWN: JOV DATE: 01NOV13	DRAWING No: G1-TD-C-6300-SKH0646
APPROVALS: BWT-RCK		REVISION A



Thiess Pty Ltd
 Site Preparation & Temporary
 Construction Facilities
 Contract No. 78500052
Reviewed
[Signature]

- LEGEND**
- FE FIRE EXTINGUISHER
 - FB FIRE BLANKET
 - DB DISTRIBUTION BOARD
 - COM COMMUNICATIONS CABINET
 - FHR FIRE HOSE REEL

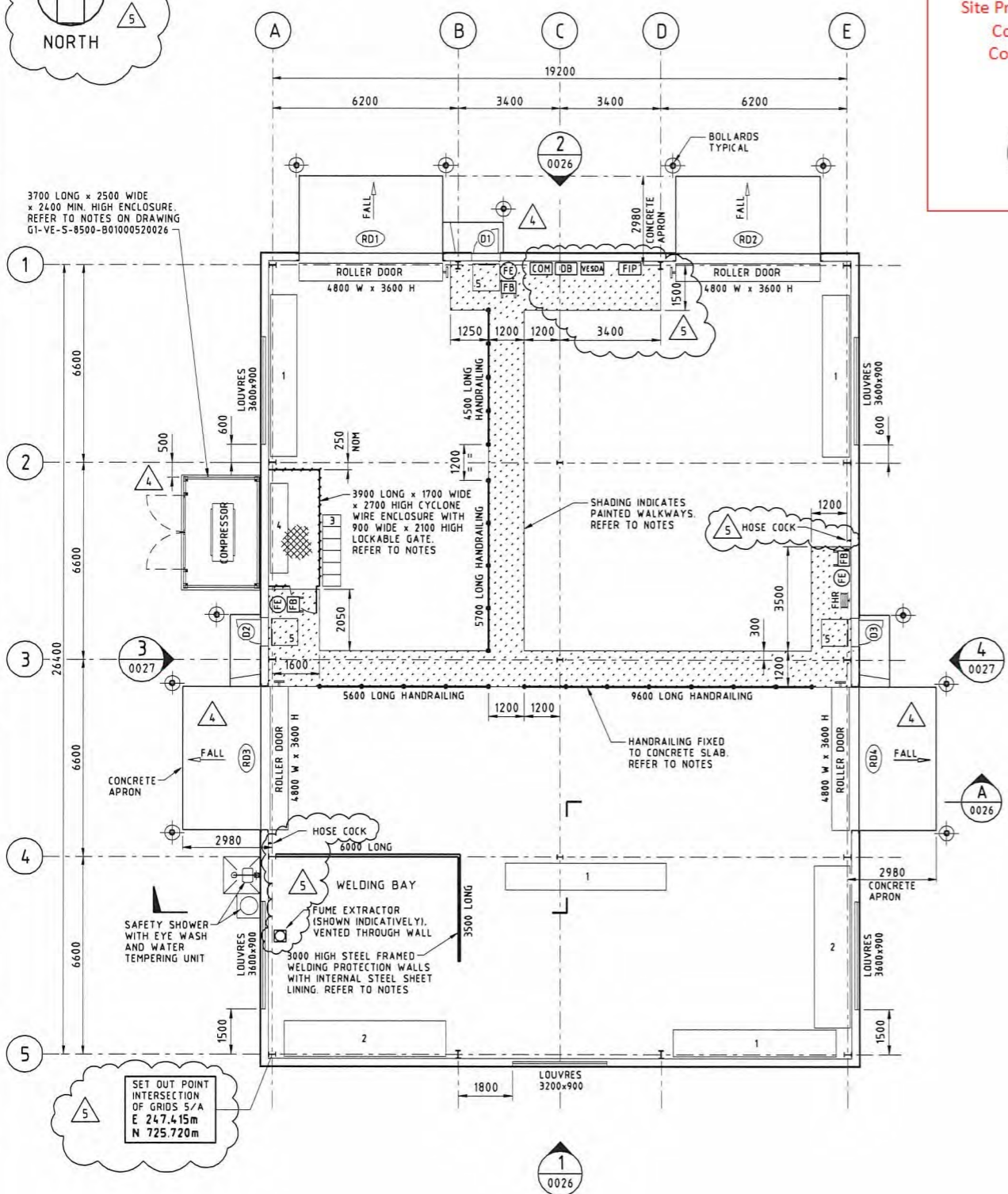
EQUIPMENT LIST

1	5400Lx900W HEAVY DUTY STEEL WORKBENCH WITH GALVANISED TOP AND SHELF UNDER
2	5400Lx1200W HEAVY DUTY STEEL WORKBENCH WITH GALVANISED TOP AND SHELF UNDER
3	6 - 1800Hx400W LOCKABLE STEEL LOCKERS
4	3000L x 600W 3 TIER HEAVY DUTY SHELING
5	900x900 LOOSE MAT

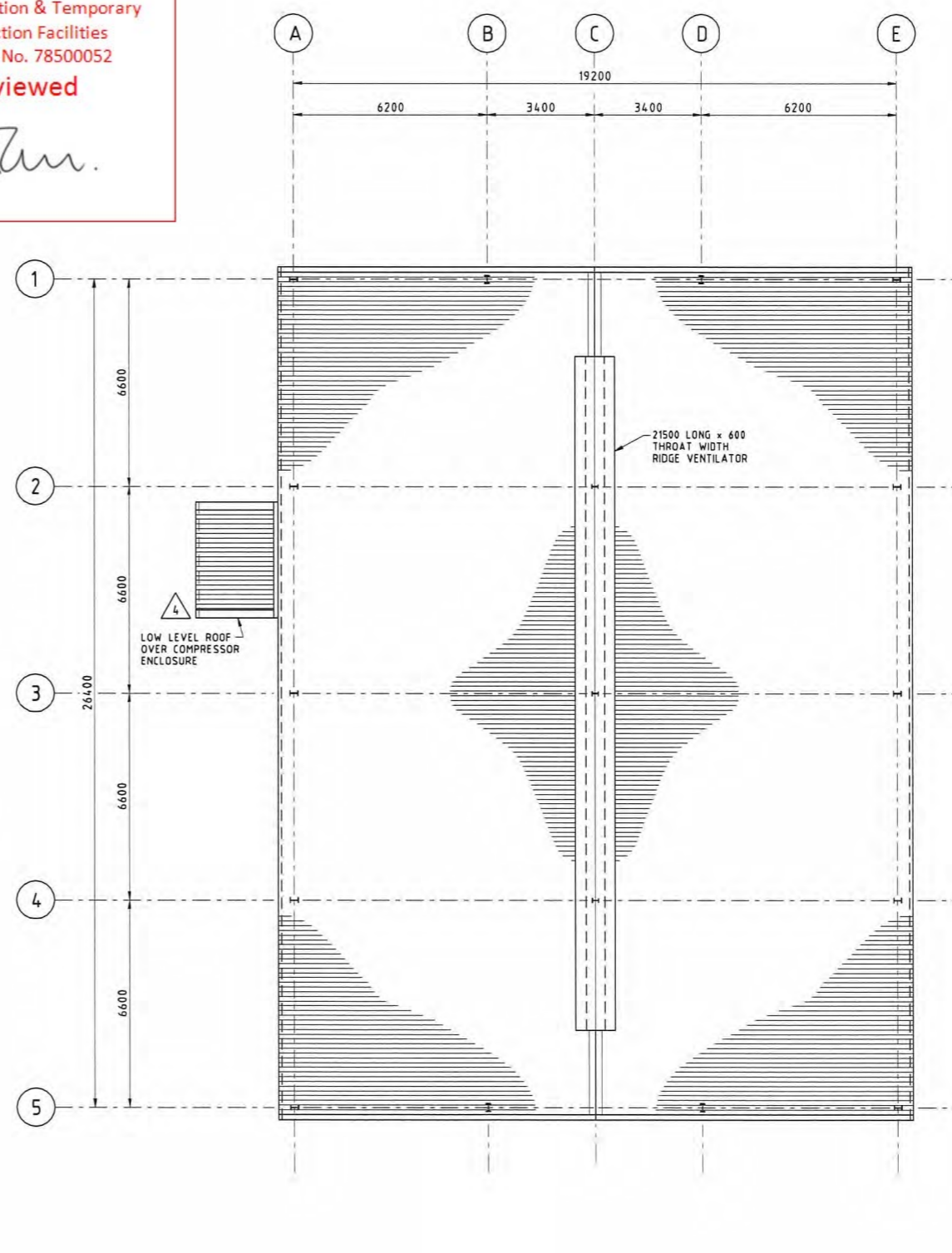
- DOOR SCHEDULE**
- DOOR D1, D2**
 -2040x820x40 EXTERNAL USE DOOR
 -PROPRIETARY PRESSED METAL DOOR FRAME
 -DOOR OUTWARD OPENING
 -HINGED LEFT HAND SIDE WHEN VIEWED FROM OUTSIDE
 REFER TO NOTES FOR HARDWARE.
- DOOR D3**
 -2040x820x40 EXTERNAL USE DOOR
 -PROPRIETARY PRESSED METAL DOOR FRAME
 -DOOR OUTWARD OPENING
 -HINGED RIGHT HAND SIDE WHEN VIEWED FROM OUTSIDE
 REFER TO NOTES FOR HARDWARE.
- ROLLER DOOR RD1, RD3**
 -CYCLONE PROOF ROLLER SHUTTERS TO SUIT 4800 WIDE x 3600 HIGH CLEAR OPENING
 -CHAIN OPERATED ON RIGHT HAND SIDE WHEN VIEWED FROM INSIDE
 REFER TO NOTES FOR ADDITIONAL REQUIREMENTS
- ROLLER DOOR RD2, RD4**
 -CYCLONE PROOF ROLLER SHUTTERS TO SUIT 4800 WIDE x 3600 HIGH CLEAR OPENING
 -CHAIN OPERATED ON LEFT HAND SIDE WHEN VIEWED FROM INSIDE
 REFER TO NOTES FOR ADDITIONAL REQUIREMENTS

NOTES

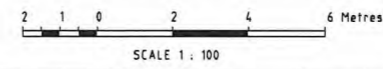
1. FOR NOTES REFER TO DRAWING G1-VE-S-8500-B01000520026.



SHEETMETAL WORKSHOP - FLOOR PLAN
 1:100



SHEETMETAL WORKSHOP - ROOF PLAN
 1:100



Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
 ABN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
 JGC Corporation - ABN 32 009 474 042
 Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
 Hatch Associates Pty. Limited - ABN 59 008 630 500

		DEC MIL DRAWING No: 3074-DR-GA-00-0900
G1-VE-S-8500-D04000520001	STEEL CLAD BUILDINGS TYPICAL FLASHING DETAILS	
G1-VE-S-8500-B01000520027	SHEETMETAL WORKSHOP GENERAL ARRANGEMENT ELEVATIONS SHEET 2	
G1-VE-S-8500-B01000520026	SHEETMETAL WORKSHOP GENERAL ARRANGEMENT ELEVATIONS SHEET 1	
DRAWING NUMBER	DRAWING TITLE	
	REFERENCE DRAWINGS	

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
5	30.3.11	BW	VCJ	PR	DB'S, FUME EXTRACT & LOCATION REVISED, HOSE COCKS ADDED
4	30.11.10	BW	VCJ	VCJ	4 CONC APRONS, DOOR MATS, FIP, VESDA & COMPRESSOR ENCL. ADDED
3	11.06.10	MTX	TN	VCJ	IFC
2	28.04.10	MTX	TN	VCJ	ICR (80%)
1	23.11.09	TN	TH	VCJ	ICR

Chevron Australia Pty Ltd

GORGON PROJECT - BARROW ISLAND LNG PLANT

Document Title:
8500 - TEMPORARY CONSTRUCTION FACILITIES SHEETMETAL WORKSHOP GENERAL ARRANGEMENT PLANS

Equipment/Tag No's

This document supersedes/is superseded by:

PROJECT DOCUMENT NO.				
Disc. Code	Unit No.	RD/PL	PO No.	Response No.

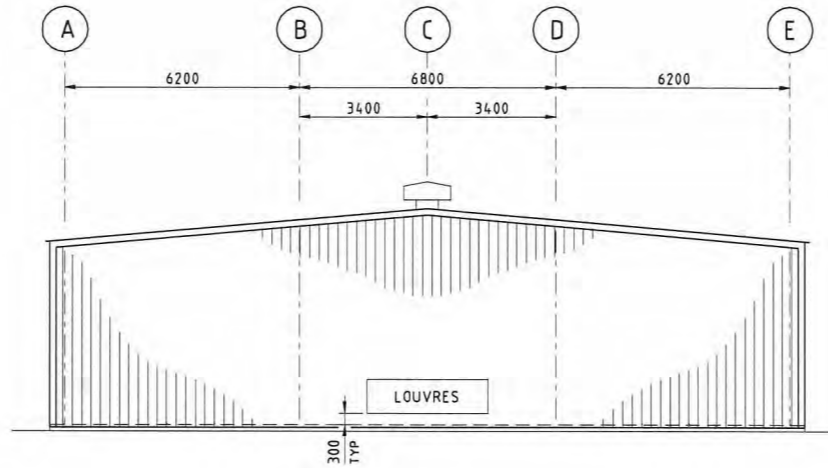
G1-VE-S-8500-B01000520025

NAME: C. Do DATE: 12-5-11
 SIGNATURE: _____

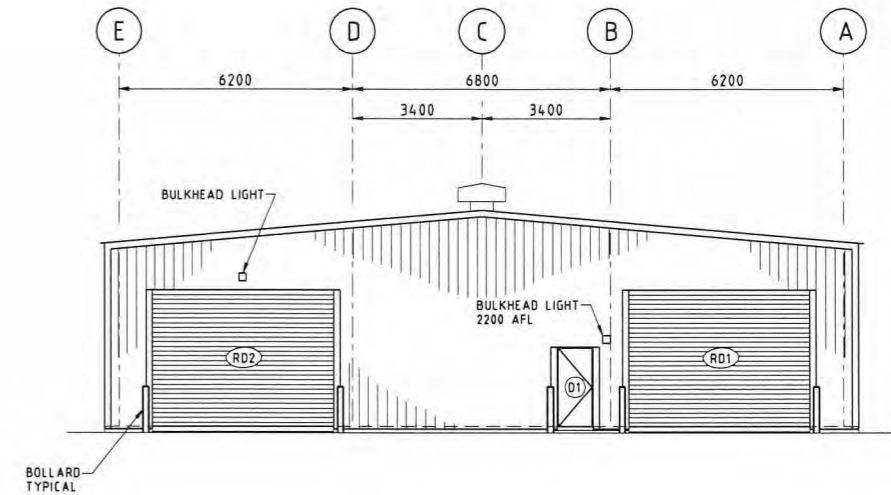
ABN 29 086 197 757

NOTES

- CONCRETE**
FOR CONCRETE ARRANGEMENT AND DETAILS REFER TO DRAWINGS G1-VE-S-8500-D06000520071 & 0075.
- STEELWORK**
FOR STEELWORK ARRANGEMENT AND DETAILS REFER TO DRAWINGS G1-VE-S-8500-D06000520040, 0041, 0042 & 0085.
- ROOF AND WALL SHEETING**
ROOF AND WALL SHEETING SHALL BE COLORBOND ULTRA 0.48mm BMT TRIMDEK INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1562 AND THE RELEVANT MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS FOR CYCLONIC REGIONS. SHEETING SHALL BE CREST FIXED USING CYCLONIC WASHERS. FLASHINGS AND CAPPINGS SHALL BE FORMED FROM 0.55mm BMT COLORBOND ULTRA STEEL SHEET. COLOUR OF COLORBOND SHEETING AND FLASHINGS SHALL BE "WINDSPRAY". TO PREVENT ENTRY OF DUST, INSECTS ETC, ENDS OF SHEETING AND PENETRATIONS THROUGH SHEETING SHALL BE ADEQUATELY SEALED. EDGES OF FLASHINGS AND CAPPINGS SHALL BE SEALED AGAINST THE SHEETING USING FOAM STRIP. EDGES WHICH RUN ACROSS THE SHEETING RIBS SHALL BE NOTCHED AND BENT INTO THE SHEETING PROFILE USING AN APPROPRIATE PROPRIETARY TOOL. FLASHINGS SHALL BE FORMED AND PLACED AS PER TYPICAL DETAILS ON DRAWING G1-VE-S-8500-D06000520081.
- ROLLER DOORS**
ROLLER DOORS SHALL BE CHAIN OPERATED CYCLONE PROOF ROLLER SHUTTERS WITH WIND LOCKING GUIDES AND ADDITIONAL WEATHER SEALS RATED FOR WIND REGION D, TERRAIN CATEGORY 2, COLORBOND ULTRA FINISH TO MATCH WALL SHEETING.
- EXTERNAL PERSONNEL DOORS**
EXTERNAL PERSONNEL DOORS SHALL BE SOLID CORE, COLORBOND ULTRA STEEL SHEET CLAD, EXTERNAL USE, FLUSH PANEL DOOR FITTED INTO PAINTED PROPRIETARY GALVANISED PRESSED METAL FRAME. DOOR AND FRAME COLOUR TO MATCH WALL SHEETING. DOOR HARDWARE SHALL BE:
- 3 HEAVY DUTY HINGES.
- COMMERCIAL GRADE HOLD OPEN DOOR CLOSER.
- COMMERCIAL GRADE DOOR STOP.
- CONTINUOUS STORM PROOF DOOR SEAL TO SILL, HEAD AND SIDES OF FRAME.
- COMMERCIAL GRADE MASTER KEYED ENTRANCE LOCK SET (WITH 2 SETS OF KEYS) IN 316 STAINLESS STEEL FINISH.
- TRANSLUCENT SHEETING**
TRANSLUCENT WALL SHEETING SHALL BE MANUFACTURED FROM POLYCARBONATE AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1562.3 AND THE RELEVANT MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS FOR CYCLONIC REGIONS. SHEETING SHALL HAVE TRIMDEK PROFILE TO MATCH COLORBOND WALL SHEETING. COLOUR OF SHEETING SHALL BE OPAL.
- VENTILATION (LOUVRES AND RIDGE VENT)**
WALL LOUVRES AND RIDGE VENT SHALL BE CYCLONE RATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1562 AND THE RELEVANT MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS FOR CYCLONIC REGIONS. LOUVRES SHALL BE FIXED BLADE, COLORBOND FINISH AND FITTED WITH INSECT SCREENS. RIDGE VENT SHALL HAVE COLORBOND FINISH AND BE FITTED WITH INSECT SCREENS. COLOUR OF VENT AND LOUVRES TO MATCH ROOF AND WALL SHEETING.
FOR LOCAL FUME EXTRACTION IN WELDING BAY REFER TO DRAWING G1-VE-H-8500-C11000520037.
- INSULATION**
INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
ROOF - PERFORATED 'ANTICON' R2.0 OR APPROVED EQUIVALENT ON GALVANISED SAFETY MESH.
WALLS - PERFORATED 75mm 'ANTICON' (R1.8) OR APPROVED EQUIVALENT.
- ELECTRICAL, TELECOMMUNICATION AND ELECTRONIC SYSTEMS**
FOR ELECTRICAL REQUIREMENTS REFER TO DRAWING G1-VE-E-8500-C03000520019.
FOR TELECOMMUNICATIONS AND ELECTRONIC SYSTEMS REQUIREMENTS REFER TO DRAWING G1-VE-E-8500-E02000520018.
- HYDRAULIC SERVICES**
FOR HYDRAULIC SERVICES DETAILS REFER TO DRAWING G1-VE-M-8500-D06000520026.
- WALKWAY MARKING**
WALKWAY MARKING WHERE SHOWN ON THE DRAWINGS SHALL BE PAINTED ONTO THE FLOORING IN ACCORDANCE WITH THE RELEVANT PROJECT SPECIFICATIONS AND AUSTRALIAN STANDARDS.
- INTERNAL MESH ENCLOSURE**
INTERNAL MESH ENCLOSURE SHALL BE CONSTRUCTED IN EASILY TRANSPORTABLE SIZED PANELS. CONSTRUCTION SHALL BE FROM PIPE OR SHS FRAMEWORK WITH CHAIN LINK OR WELDMESH (DIA 4 WIRES AT 50x50 CRS) INFILL. GATE SHALL BE 2100x900 SUPPLIED WITH AN APPROPRIATE LOCKABLE WAIST-HIGH LATCH ACCESSIBLE FROM BOTH SIDES OF THE GATE.
- WELDING BAY**
WELDING BAY SHALL INCORPORATE THE REQUIREMENTS OF AS1674 AND BE CONSTRUCTED IN REFERENCE TO NOHSC "WELDING FUMES & GASES" AND THE WTIA "WELDING FUME MINIMISATION GUIDELINES".
- PROTECTIVE HANDRAILING**
AT LOCATIONS SHOWN ON THE DRAWINGS, 1050 NOMINAL HEIGHT HANDRAILING SHALL BE SECURELY FASTENED TO THE CONCRETE SLAB. HANDRAILING SHALL BE MONOWILLS OR APPROVED EQUAL (32 NB PIPE HANDRAIL, 25 NB PIPE KNEERAIL, 40 NB STANCHIONS WITH 10 THICK BASEPLATES). STANCHIONS SHALL BE SPACED AT 1500 MAXIMUM CENTRES AND FIXED TO THE SLAB WITH 2-M16 GALVANISED ANCHOR BOLTS.
- COMPRESSOR ENCLOSURE**
COMPRESSOR ENCLOSURE SHALL BE CONSTRUCTED IN ONE TRANSPORTABLE MODULE. CONSTRUCTION SHALL BE FROM SHS FRAMEWORK WITH COLORBOND ULTRA ROOF AND WELDMESH (DIA 4 WIRES AT 50x50 CRS) INFILL TO WALLS. DOUBLE GATE SHALL BE 2200 HIGH x 2500 NOMINAL WIDE SUPPLIED WITH AN APPROPRIATE LOCKABLE WAIST-HIGH LATCH AND FLOOR LEVEL FIXED SHOOT BOLTS. LATCH AND SHOOT BOLTS SHALL BE ACCESSIBLE FROM BOTH SIDES OF THE GATE.
- COMPRESSED AIR SYSTEM**
FOR COMPRESSED AIR SYSTEM DETAILS REFER TO DRAWINGS G1-VE-H-8500-C11000520030.



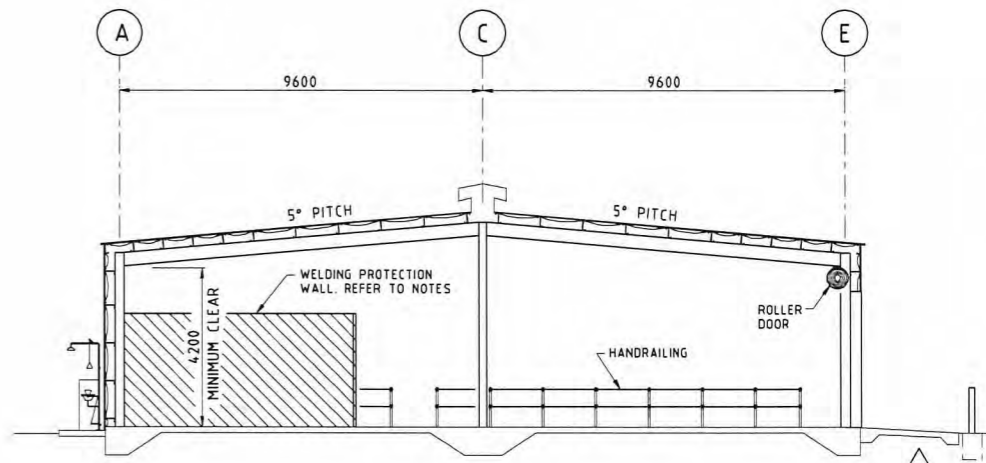
ELEVATION 1
1:100 0025



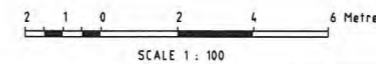
ELEVATION 2
1:100 0025

Thiess Pty Ltd
Site Preparation & Temporary
Construction Facilities
Contract No. 78500052
Reviewed

[Signature]



SECTION A
1:100 0025



Kellogg Joint Venture Gorgon
KBR JGC HATCH CLOUGH
Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between
KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500



DECIMIL AUSTRALIA Pty Ltd

DECIMIL DRAWING No:
3074-DR-GA-00-0901

G1-VE-S-8500-B01000520027	SHEETMETAL WORKSHOP GENERAL ARRANGEMENT ELEVATIONS SHEET 2
G1-VE-S-8500-B01000520025	SHEETMETAL WORKSHOP GENERAL ARRANGEMENT PLANS
DRAWING NUMBER	DRAWING TITLE

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
5	30.3.11	BW	VCJ	PR	NOTES B & 17 REVISED, HOLD REMOVED
4	30.11.10	BW	VCJ	VCJ	APRON SLAB, COMPRESSOR ENCL. NOTE & HOLDS ADDED, NOTE 9 REV'D
3	11.06.10	MTX	TN	VCJ	IFC
2	28.04.10	MTX	TN	VCJ	ICR (80%)
1	23.11.09	TN	TH	VCJ	ICR

Chevron Australia Pty Ltd

REVIEW SHALL NOT BE ASSUMED TO INDICATE EITHER RESPONSIBILITY OR LIABILITY FOR ACCURACY AND COMPLETENESS OF THIS DOCUMENT OR TO ALTER ANY CONTRACTUAL TERMS AND CONDITIONS

1. AC - ACCEPTED. WORK MAY PROCEED.
 2. ACC - ACCEPTED WITH COMMENTS. PROCEED WITH WORK. INCORPORATE COMMENTS AND RESUBMIT.
 3. NAC - NOT ACCEPTED. WORK MAY NOT PROCEED. REVISE AND RESUBMIT.
 4. NR - NOT REVIEWED. FOR INFORMATION ONLY.

NAME: C. DO DATE: 12-5-11 SIGNATURE: _____

GORGON PROJECT - BARROW ISLAND LNG PLANT

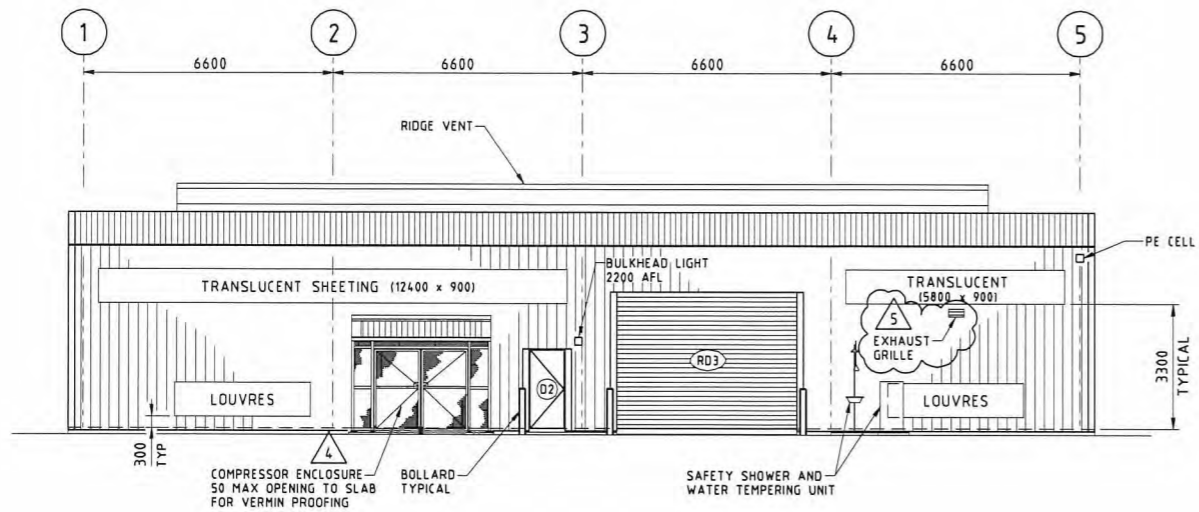
Document Title:
8500 - TEMPORARY CONSTRUCTION FACILITIES SHEETMETAL WORKSHOP GENERAL ARRANGEMENT ELEVATIONS SHEET 1

Equipment/Tag No's

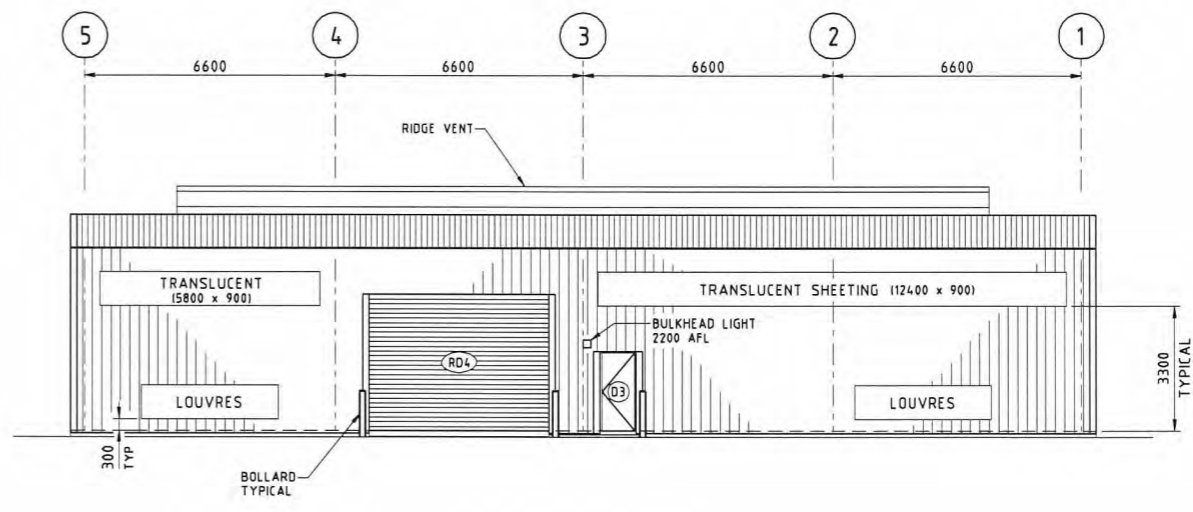
This document supersedes/is superseded by:

Doc. Code	Unit No.	DRN.	PO No.	Release No.	Rev
G1-VE-S-8500-B01000520026					5

ABN 29 086 197 757



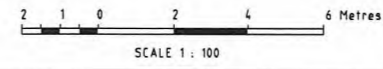
ELEVATION 3
1:100 0025



ELEVATION 4
1:100 0025

Thiess Pty Ltd
 Site Preparation & Temporary
 Construction Facilities
 Contract No. 78500052
Reviewed

NOTES
 1 FOR NOTES REFER TO DRAWING
 G1-VE-S-8500-B01000520026.

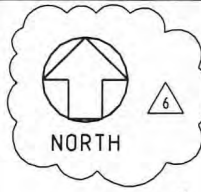


Kellogg Joint Venture Gorgon
KBR JGC HATCH CLOUGH
 Kellogg Joint Venture - Gorgon (KJV-G)
 ABN 57 687 810 426
 A Joint Venture Between
 KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
 JGC Corporation - ABN 32 009 474 042
 Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
 Hatch Associates Pty. Limited - ABN 59 008 630 500

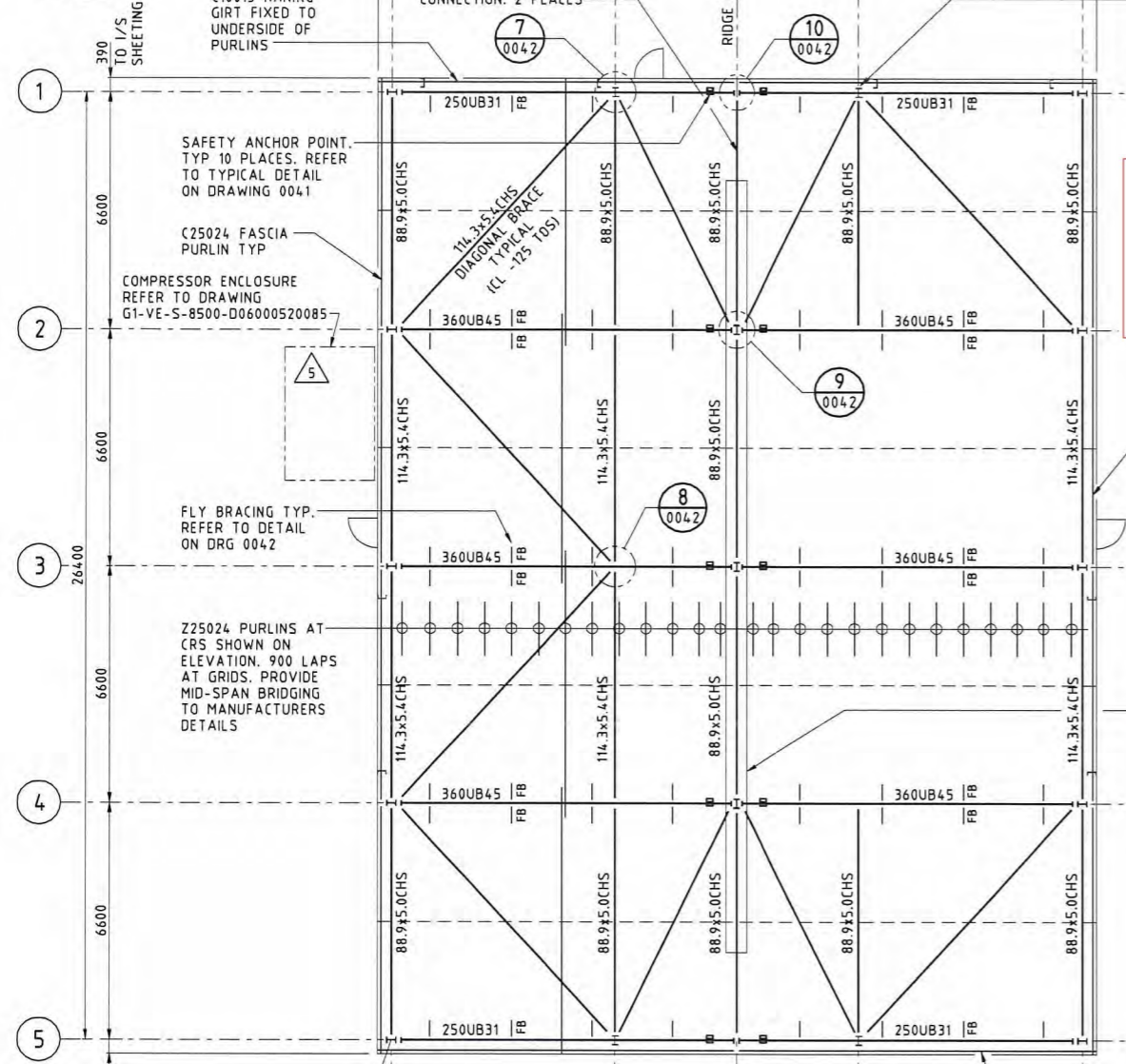
		DECIMIL DRAWING No: 3074-DR-GA-00-0902
G1-VE-S-8500-B01000520026	SHEETMETAL WORKSHOP GENERAL ARRANGEMENT ELEVATIONS SHEET 1	
G1-VE-S-8500-B01000520025	SHEETMETAL WORKSHOP GENERAL ARRANGEMENT PLANS	
DRAWING NUMBER	DRAWING TITLE	REFERENCE DRAWINGS

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
5	30.3.11	BW	VCJ	PR	EXHAUST GRILLE ADDED
4	30.11.10	BW	VCJ	VCJ	COMPRESSOR ENCLOSURE ADDED
3	11.06.10	MTX	TN	VCJ	IFC
2	28.04.10	MTX	TN	VCJ	ICR (80%)
1	23.11.09	TN	TH	VCJ	ICR

Chevron Australia Pty Ltd
GORGON PROJECT - BARROW ISLAND LNG PLANT
 Document Title:
8500 - TEMPORARY CONSTRUCTION FACILITIES SHEETMETAL WORKSHOP GENERAL ARRANGEMENT ELEVATIONS SHEET 2
 Equipment/Tag No's
 This document supersedes/is superseded by:
PROJECT DOCUMENT NO.
 G1-VE-S-8500-B01000520027
 Rev 5
 NAME: C. DO DATE: 12-5-11
 SIGNATURE:



NORTH



PLAN 1:100

RL 0.000 NOMINATED ON THE SHEETMETAL WORKSHOP DRAWINGS IS EQUAL TO EL 19.650 (AHD). THIS EQUATES TO 150mm ABOVE EL 19.500 FINISHED SITE PREP GRADE AS NOMINATED ON KJV DRAWING G1-TD-C-6400-PA50005

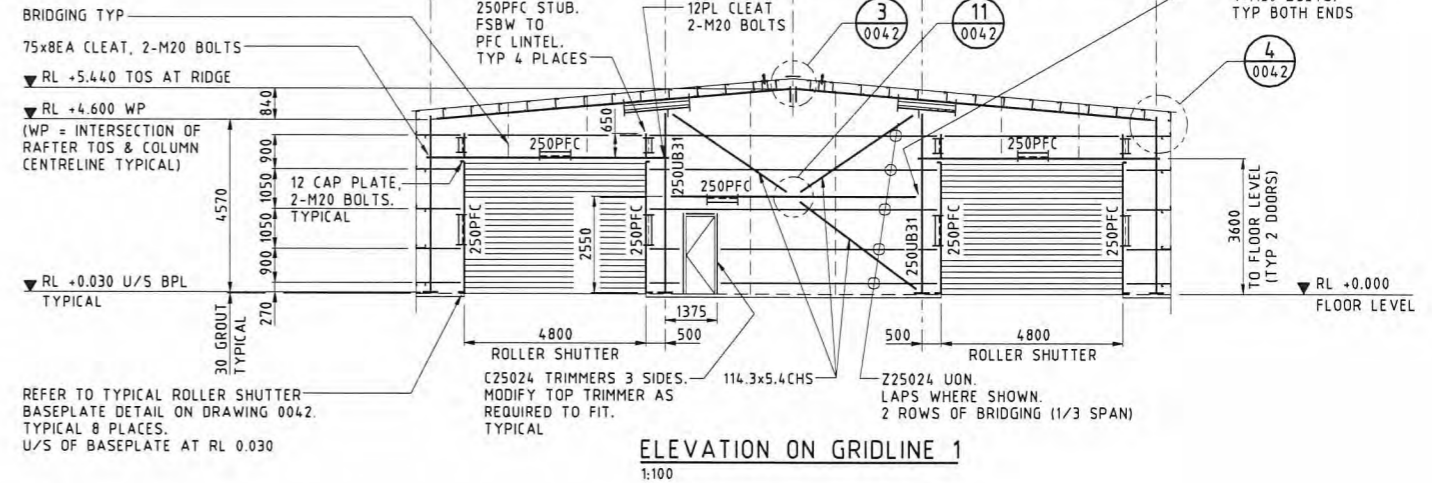
- NOTES (APPLICABLE UNLESS OTHERWISE NOTED)
1. ALL WORK SHALL COMPLY WITH AS 4100 AND AS 1554.
2. ALL STRUCTURAL STEEL SHALL BE...
3. ALL WELDS SHALL BE CATEGORY SP. ELECTRODES SHALL BE E48XX.

- NOTES (CONTINUED)
9. INTERIOR STRUCTURAL STEELWORK (LOCATED WITHIN THE BUILDING SHEETING LINE) SHALL HAVE SURFACE PREPARATION AND COATING IN ACCORDANCE WITH THE REQUIREMENTS FOR EXTERIOR STEELWORK...
10. FOR CLADDING DETAILS INCLUDING ROOF AND WALL SHEETING, PERSONNEL DOORS, ROLLER DOORS, LOUVRES, RIDGE VENT, TRANSLUCENT SHEETING AND INSULATION...

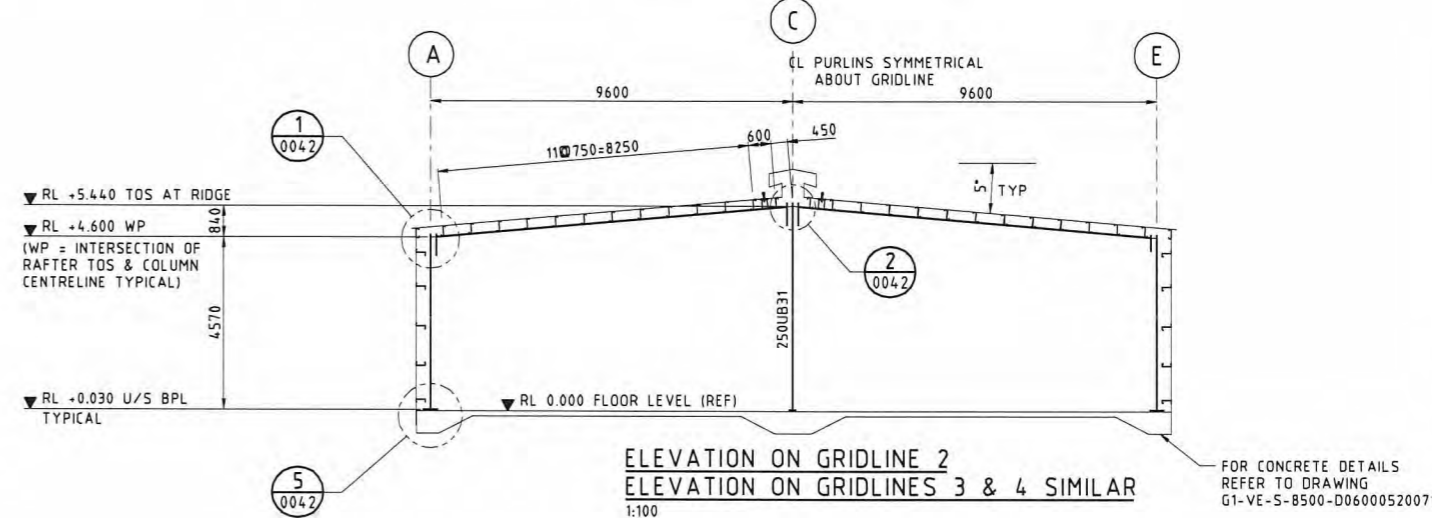
Thiess Pty Ltd
Site Preparation & Temporary Construction Facilities
Contract No. 78500052
Reviewed

DESIGN PARAMETERS:

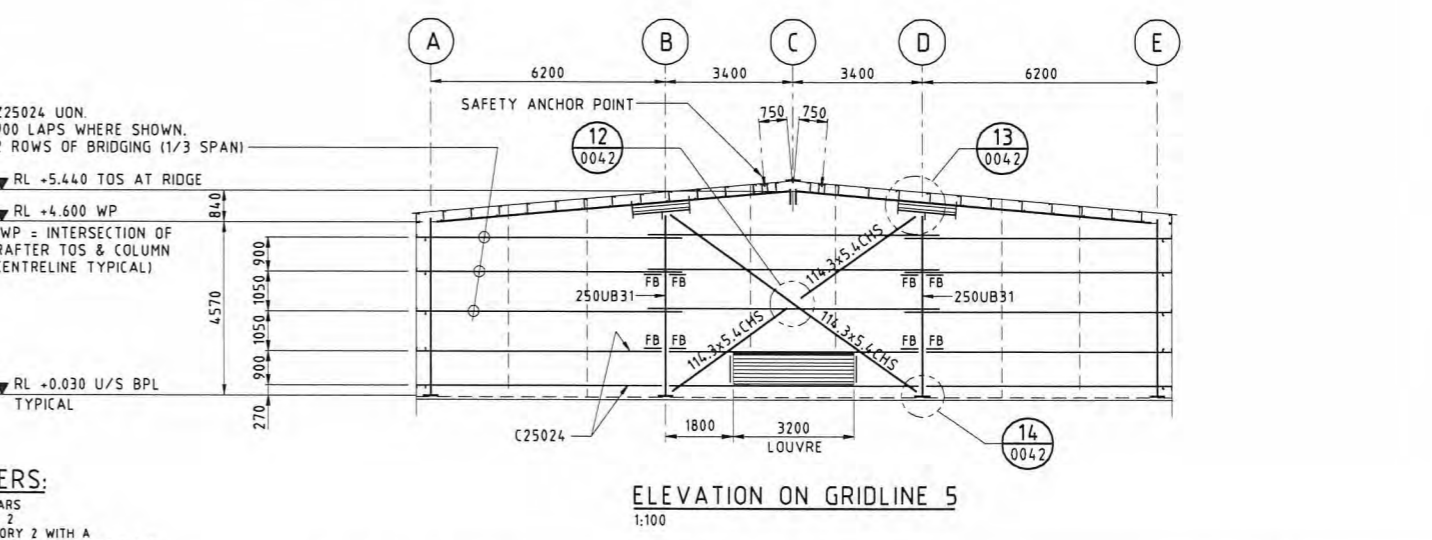
- 1. BUILDING DESIGN LIFE = 10 YEARS
2. BUILDING IMPORTANCE LEVEL = 2
3. REGION D AND TERRAIN CATEGORY 2 WITH A DESIGN WIND VELOCITY Vu = 82m/s TO AS/NZS 1170.2
4. BUILDING DESIGNED FOR ONE DOOR OPEN IN CRITICAL LOCATION



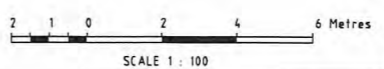
ELEVATION ON GRIDLINE 1 1:100



ELEVATION ON GRIDLINE 2 ELEVATION ON GRIDLINES 3 & 4 SIMILAR 1:100



ELEVATION ON GRIDLINE 5 1:100



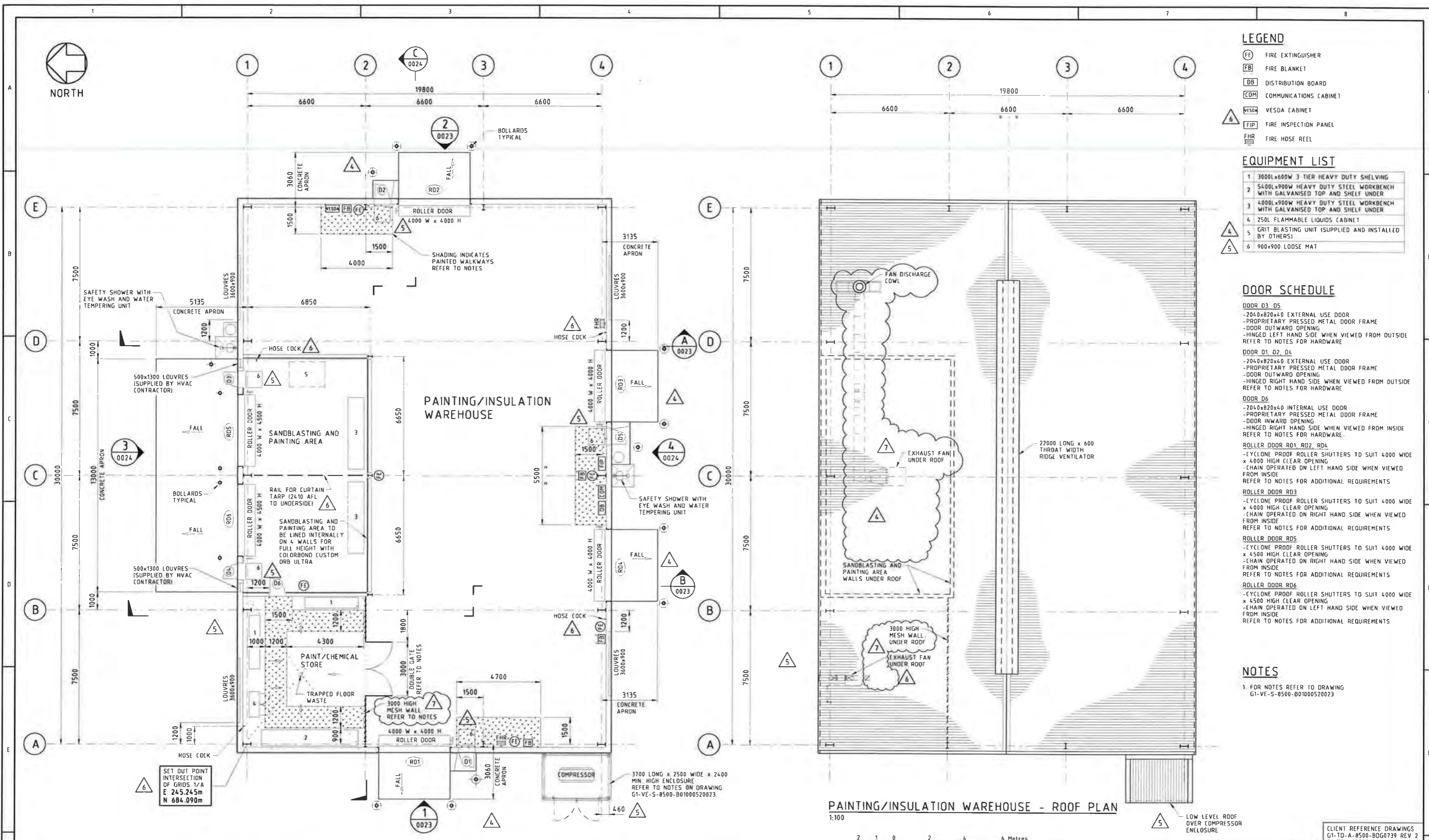
SCALE 1 : 100

Kellogg Joint Venture Gorgon
KBR JGC HATCH CLOUGH
A Joint Venture Between
KBR E&C Australia Pty. Ltd. - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

Table with columns for Drawing Number, Drawing Title, and Reference Drawings. Includes drawing title 'SHEETMETAL WORKSHOP STEELWORK LEAN-TO LAYOUT & DETAILS'.

Table with columns for Rev, Date, Prepared, Checked, Approved, and Description. Includes a signature 'Baw' and 'Baw'.

Chevron Australia Pty Ltd
GORGON PROJECT - BARROW ISLAND LNG PLANT
Document Title: 8500 - TEMPORARY CONSTRUCTION FACILITIES SHEETMETAL WORKSHOP STEELWORK PLAN & ELEVATIONS
Equipment/Tag No's
This document supersedes/is superseded by: PROJECT DOCUMENT NO. G1-VE-S-8500-D06000520040



- LEGEND**
- (FE) FIRE EXTINGUISHER
 - (FB) FIRE BLANKET
 - (DB) DISTRIBUTION BOARD
 - (COM) COMMUNICATIONS CABINET
 - (VESDA) VESDA CABINET
 - (FIP) FIRE INSPECTION PANEL
 - (FHR) FIRE HOSE REEL

- EQUIPMENT LIST**
- | | |
|---|---|
| 1 | 3000Lx600W 3 TIER HEAVY DUTY SHELVING |
| 2 | 5400Lx900W HEAVY DUTY STEEL WORKBENCH WITH GALVANISED TOP AND SHELF UNDER |
| 3 | 4000Lx900W HEAVY DUTY STEEL WORKBENCH WITH GALVANISED TOP AND SHELF UNDER |
| 4 | 250L FLAMMABLE LIQUIDS CABINET |
| 5 | GRIT BLASTING UNIT (SUPPLIED AND INSTALLED BY OTHERS) |
| 6 | 900x900 LOOSE MAT |

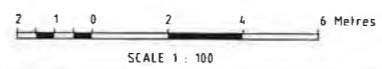
- DOOR SCHEDULE**
- DOOR D3 D5**
- 2040x820x40 EXTERNAL USE DOOR
 - PROPRIETARY PRESSED METAL DOOR FRAME
 - DOOR OUTWARD OPENING
 - HINGED LEFT HAND SIDE WHEN VIEWED FROM OUTSIDE
 - REFER TO NOTES FOR HARDWARE
- DOOR D1, D2, D4**
- 2040x820x40 EXTERNAL USE DOOR
 - PROPRIETARY PRESSED METAL DOOR FRAME
 - DOOR OUTWARD OPENING
 - HINGED RIGHT HAND SIDE WHEN VIEWED FROM OUTSIDE
 - REFER TO NOTES FOR HARDWARE
- DOOR D6**
- 2040x820x40 INTERNAL USE DOOR
 - PROPRIETARY PRESSED METAL DOOR FRAME
 - DOOR INWARD OPENING
 - HINGED RIGHT HAND SIDE WHEN VIEWED FROM INSIDE
 - REFER TO NOTES FOR HARDWARE
- ROLLER DOOR RD1, RD2, RD4**
- CYCLONE PROOF ROLLER SHUTTERS TO SUIT 4000 WIDE x 4000 HIGH CLEAR OPENING
 - CHAIN OPERATED ON LEFT HAND SIDE WHEN VIEWED FROM INSIDE
 - REFER TO NOTES FOR ADDITIONAL REQUIREMENTS
- ROLLER DOOR RD3**
- CYCLONE PROOF ROLLER SHUTTERS TO SUIT 4000 WIDE x 4000 HIGH CLEAR OPENING
 - CHAIN OPERATED ON RIGHT HAND SIDE WHEN VIEWED FROM INSIDE
 - REFER TO NOTES FOR ADDITIONAL REQUIREMENTS
- ROLLER DOOR RD5**
- CYCLONE PROOF ROLLER SHUTTERS TO SUIT 4000 WIDE x 4500 HIGH CLEAR OPENING
 - CHAIN OPERATED ON RIGHT HAND SIDE WHEN VIEWED FROM INSIDE
 - REFER TO NOTES FOR ADDITIONAL REQUIREMENTS
- ROLLER DOOR RD6**
- CYCLONE PROOF ROLLER SHUTTERS TO SUIT 4000 WIDE x 4500 HIGH CLEAR OPENING
 - CHAIN OPERATED ON LEFT HAND SIDE WHEN VIEWED FROM INSIDE
 - REFER TO NOTES FOR ADDITIONAL REQUIREMENTS

NOTES

1. FOR NOTES REFER TO DRAWING G1-VE-S-8500-B01000520023

PAINTING/INSULATION WAREHOUSE - FLOOR PLAN 1:100

PAINTING/INSULATION WAREHOUSE - ROOF PLAN 1:100



Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty Ltd - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty Ltd - ABN 26 109 444 215
Holch Associates Pty Limited - ABN 59 008 630 500

THIES		DEC MIL AUSTRALIA Pty Ltd		DEC MIL DRAWING No: 3074-DR-GA-00-0800
G1-VE-S-8500-006000520081	STEEL CLAD BUILDINGS TYPICAL FLASHING DETAILS			
G1-VE-S-8500-B01000520024	PAINTING / INSULATION WAREHOUSE GENERAL ARRANGEMENT ELEVATIONS SHEET 2			
G1-VE-S-8500-B01000520023	PAINTING / INSULATION WAREHOUSE GENERAL ARRANGEMENT ELEVATIONS SHEET 1			
DRAWING NUMBER	DRAWING TITLE			
	REFERENCE DRAWINGS			

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
7	3.2.12	BW	BW		FUME EXHAUST & MESH WALL REVISED
6	30.3.11	BW	VCJ	PR	LEGEND, NOTE & COORDS REV'D, HOSE COCKS & AIR EXTRACT, ADDED
5	30.11.10	BW	VCJ	VCJ	COMP. ENCL. ENLARGED & RELOCATED, DOOR MATS, FIP, VESDA ADDED
4	22.9.10	BW	VCJ	VCJ	4 CONC APRON SLABS, EQUIP ITEM 4 CAPACITY ADDED, HVAC REVISED
3	14.06.10	MTX	TN	VCJ	IFC
2	23.04.10	MTX	TN	VCJ	ICR (100%)
1	23.11.09	TN	TH	VCJ	ICR

REVIEW SHALL NOT BE ASSUMED TO INDICATE EITHER RESPONSIBILITY OR LIABILITY FOR ACCURACY AND COMPLETENESS OF THIS DOCUMENT OR TO ALTER ANY CONTRACTUAL TERMS AND CONDITIONS

AC - ACCEPTED WORK MAY PROCEED.

2. ACC - ACCEPTED WITH COMMENTS, PROCEED WITH WORK INCORPORATE COMMENTS AND RESUBMIT

3. NAC - NOT ACCEPTED WORK MAY NOT PROCEED REVISIONS AND RESUBMIT

4. NR - NOT REVIEWED, FOR INFORMATION ONLY.

Majid Bhatti 7-3-12

SIGNATURE: DATE:

Chevron Australia Pty Ltd

GORGON PROJECT - BARROW ISLAND LNG PLANT

Document Title:
8500 - TEMPORARY CONSTRUCTION FACILITIES PAINTING / INSULATION WAREHOUSE GENERAL ARRANGEMENT PLANS

Equipment/Tag No's

This document supersedes/is superseded by:

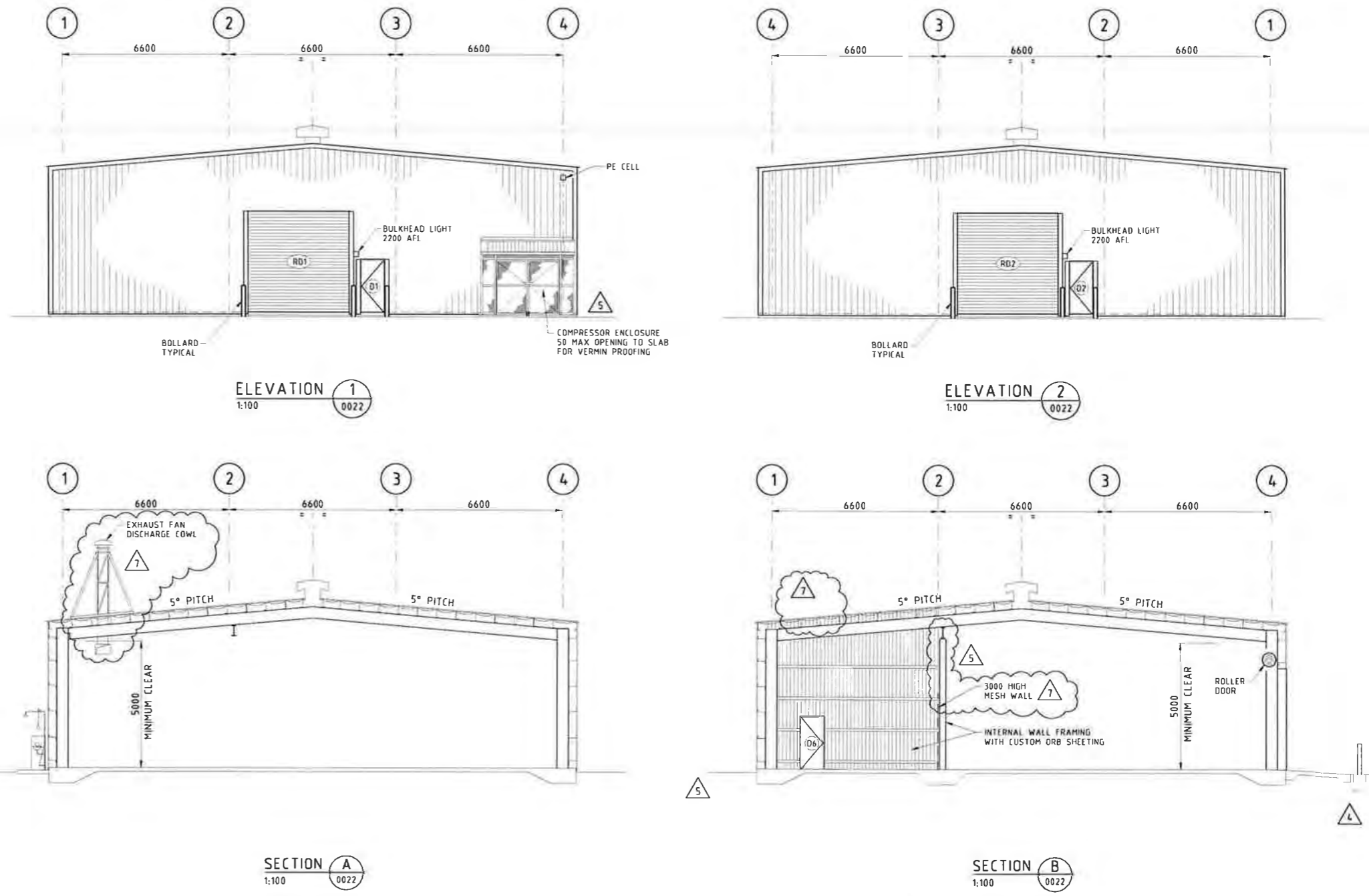
PROJECT DOCUMENT NO.	Rev
G1-VE-S-8500-B01000520022	7

CLIENT REFERENCE DRAWINGS
G1-TD-A-8500-BDG739 REV 2
G1-TD-A-8500-BDG740 REV 1

ABN 29 086 197 757

NOTES

- CONCRETE**
FOR CONCRETE ARRANGEMENT AND DETAILS REFER TO DRAWINGS G1-VE-S-8500-D06000520070 & 0077
- STEELWORK**
FOR STEELWORK ARRANGEMENT AND DETAILS REFER TO DRAWINGS G1-VE-S-8500-D06000520036, 0037, 0038, 0039 & 0024
- ROOF AND WALL SHEETING**
ROOF AND WALL SHEETING SHALL BE COLORBOND ULTRA 0.48mm BMT TRIMDEK INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1562 AND THE RELEVANT MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS FOR CYCLONIC REGIONS. SHEETING SHALL BE CREST FIXED USING CYCLONIC WASHERS.
ROOF (INCLUDING COMPRESSOR ENCLOSURE ROOF) AND EXTERNAL WALL SHEETING SHALL BE COLORBOND ULTRA TRIMDEK.
SHEETING FOR INTERNAL WALLS OF SANDBLASTING & PAINTING AREA SHALL BE COLORBOND ULTRA CUSTOM ORB. FLASHINGS AND CAPPINGS SHALL BE FORMED FROM 0.55mm BMT COLORBOND ULTRA STEEL SHEET. COLOUR OF COLORBOND SHEETING AND FLASHINGS SHALL BE "WINDSPRAY".
TO PREVENT ENTRY OF DUST, INSECTS ETC, ENDS OF SHEETING AND PENETRATIONS THROUGH SHEETING SHALL BE ADEQUATELY SEALED.
EDGES OF FLASHINGS AND CAPPINGS SHALL BE SEALED AGAINST THE SHEETING USING FOAM STRIP EDGES WHICH RUN ACROSS THE SHEETING RIBS SHALL BE NOTCHED AND BENT INTO THE SHEETING PROFILE USING AN APPROPRIATE PROPRIETARY TOOL.
FLASHINGS SHALL BE FORMED AND PLACED AS PER TYPICAL DETAILS ON DRAWING G1-VE-S-8500-D06000520081.
- ROLLER DOORS**
ROLLER DOORS SHALL BE CHAIN OPERATED CYCLONE PROOF ROLLER SHUTTERS WITH WIND LOCKING GUIDES AND ADDITIONAL WEATHER SEALS RATED FOR WIND REGION D, TERRAIN CATEGORY 2. COLORBOND ULTRA FINISH TO MATCH WALL SHEETING.
- EXTERNAL PERSONNEL DOORS**
EXTERNAL PERSONNEL DOORS SHALL BE SOLID CORE, COLORBOND ULTRA STEEL SHEET CLAD, EXTERNAL USE, FLUSH PANEL DOOR FITTED INTO PAINTED PROPRIETARY GALVANISED PRESSED METAL FRAME.
DOOR AND FRAME COLOUR TO MATCH WALL SHEETING.
DOOR HARDWARE SHALL BE:
- 3 HEAVY DUTY HINGES
- COMMERCIAL GRADE HOLD OPEN DOOR CLOSER
- COMMERCIAL GRADE DOOR STOP
- CONTINUOUS STORM PROOF DOOR SEAL TO SILL, HEAD AND SIDES OF FRAME
- COMMERCIAL GRADE MASTER KEYED ENTRANCE LOCK SET (WITH 2 SETS OF KEYS) IN 316 STAINLESS STEEL FINISH
- INTERNAL PERSONNEL DOOR (SANDBLASTING AND PAINTING AREA)**
INTERNAL DOOR SHALL BE SOLID CORE INTERNAL USE FLUSH PANEL DOOR PAINTED DURACOAT TO ALL EDGES (INCLUDING TOP AND BOTTOM) FITTED INTO PAINTED PROPRIETARY GALVANISED PRESSED METAL FRAME. DOOR SHALL BE FITTED WITH 2 HINGES AND A COMMERCIAL GRADE LATCHSET IN 316 STAINLESS STEEL FINISH.
- TRANSLUCENT SHEETING**
TRANSLUCENT WALL SHEETING SHALL BE MANUFACTURED FROM POLYCARBONATE AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1562.3 AND THE RELEVANT MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS FOR CYCLONIC REGIONS.
SHEETING SHALL HAVE TRIMDEK PROFILE TO MATCH COLORBOND WALL SHEETING.
COLOUR OF SHEETING SHALL BE OPAL.
- VENTILATION (LOUVRES, RIDGE VENT AND EXHAUST FAN COWL)**
WALL LOUVRES, RIDGE VENT AND EXHAUST FAN COWL SHALL BE CYCLONE RATED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF AS 1562.3 AND THE RELEVANT MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS FOR CYCLONIC REGIONS. LOUVRES SHALL BE FIXED BLADE, COLORBOND FINISH AND FITTED WITH INSECT SCREENS. RIDGE VENT SHALL HAVE COLORBOND FINISH AND BE FITTED WITH INSECT SCREENS. COLOUR OF LOUVRES AND RIDGE VENT SHALL MATCH ROOF AND WALL SHEETING.
EXHAUST FAN DISCHARGE COWL SHALL BE FITTED WITH INSECT SCREEN. FOR COWL DETAILS REFER TO HVAC DRAWING G1-VE-H-8500-C11000520005
- INSULATION**
INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
ROOF - 'ANTICON' R2.0 OR APPROVED EQUIVALENT ON GALVANISED SAFETY MESH
WALLS - WALL INSULATION IS NOT SPECIFIED FOR THIS BUILDING.
- SANDBLASTING AND PAINTING AREA WALL LINING**
INTERNAL WALLS OF SANDBLASTING & PAINTING AREA SHALL BE LINED WITH COLORBOND ULTRA CUSTOM ORB. SEE WALL SHEETING NOTE ABOVE.
- ELECTRICAL, TELECOMMUNICATION AND ELECTRONIC SYSTEMS**
FOR ELECTRICAL REQUIREMENTS REFER TO DRAWING G1-VE-E-8500-C03000520017
FOR TELECOMMUNICATIONS AND ELECTRONIC SYSTEM REQUIREMENTS REFER TO DRAWING G1-VE-E-8500-E02000520017
- HYDRAULIC SERVICES**
FOR HYDRAULIC SERVICE DETAILS REFER TO DRAWING G1-VE-M-8500-D06000520025
- WALKWAY MARKING**
WALKWAY MARKING WHERE SHOWN ON THE DRAWINGS SHALL BE PAINTED ONTO THE FLOORING IN ACCORDANCE WITH THE RELEVANT PROJECT SPECIFICATIONS AND AUSTRALIAN STANDARDS.
- PAINT/CHEMICAL STORE MESH FENCING**
MESH WALL TO PAINT/CHEMICAL STORE SHALL BE CONSTRUCTED IN EASILY TRANSPORTABLE SIZED PANELS. CONSTRUCTION SHALL BE FROM PIPE OR SHS FRAMEWORK WITH CHAIN MESH OR WELDMESH (DIA 4 WIRES AT 50x50 CRS) INFILL. DOUBLE GATE SHALL BE 2400 HIGH x 3000 WIDE SUPPLIED WITH AN APPROPRIATE LOCKABLE WAIST-HIGH LATCH AND FLOOR LEVEL FIXED SHOOT BOLTS. LATCH AND SHOOT BOLTS SHALL BE ACCESSIBLE FROM BOTH SIDES OF THE GATE.
- COMPRESSOR ENCLOSURE**
COMPRESSOR ENCLOSURE SHALL BE CONSTRUCTED IN ONE TRANSPORTABLE MODULE. CONSTRUCTION SHALL BE FROM SHS FRAMEWORK WITH COLORBOND ULTRA ROOF AND WELDMESH (DIA 4 WIRES AT 50x50 CRS) INFILL TO WALLS. DOUBLE GATE SHALL BE 2200 HIGH x 2500 NOMINAL WIDE SUPPLIED WITH AN APPROPRIATE LOCKABLE WAIST-HIGH LATCH AND FLOOR LEVEL FIXED SHOOT BOLTS. LATCH AND SHOOT BOLTS SHALL BE ACCESSIBLE FROM BOTH SIDES OF THE GATE.
- COMPRESSED AIR SYSTEM**
FOR COMPRESSED AIR SYSTEM DETAILS REFER TO DRAWINGS G1-VE-H-8500-C11000520027



Kellogg Joint Venture Gorgon
KBR JGC HATCH CLOUGH
 Kellogg Joint Venture - Gorgon (KJV-G)
 ABN 57 687 810 426
 A Joint Venture Between
 KBR E&C Australia Pty Ltd - ABN 43 114 260 972
 JGC Corporation - ABN 32 009 474 042
 Clough Projects Australia Pty Ltd - ABN 26 109 444 215
 Hatch Associates Pty Limited - ABN 59 008 630 500

THIASS
DEC MIL AUSTRALIA Pty Ltd
 DEC MIL DRAWING No:
 3074-DR-GA-00-0801

G1-VE-S-8500-B01000520024	PAINING / INSULATION WAREHOUSE GENERAL ARRANGEMENT ELEVATIONS SHEET 2
G1-VE-S-8500-B01000520022	PAINING / INSULATION WAREHOUSE GENERAL ARRANGEMENT PLANS
DRAWING NUMBER	DRAWING TITLE

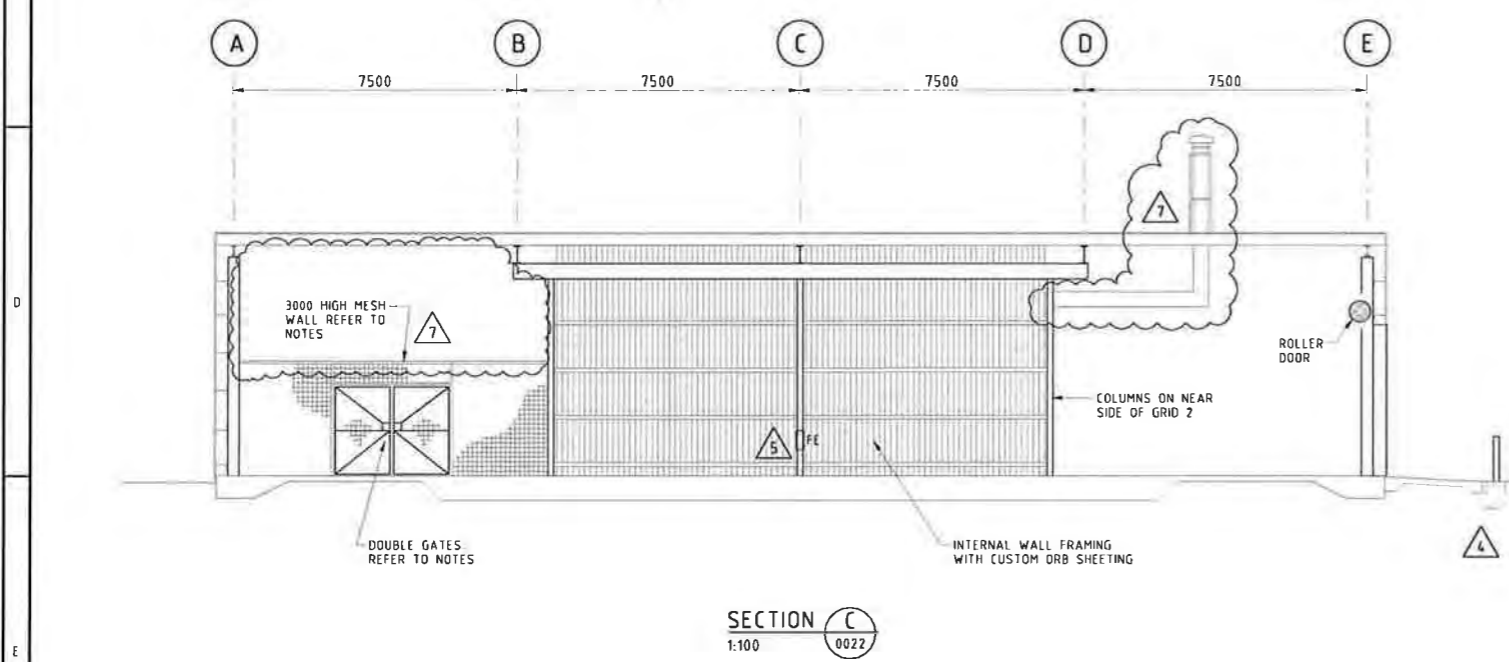
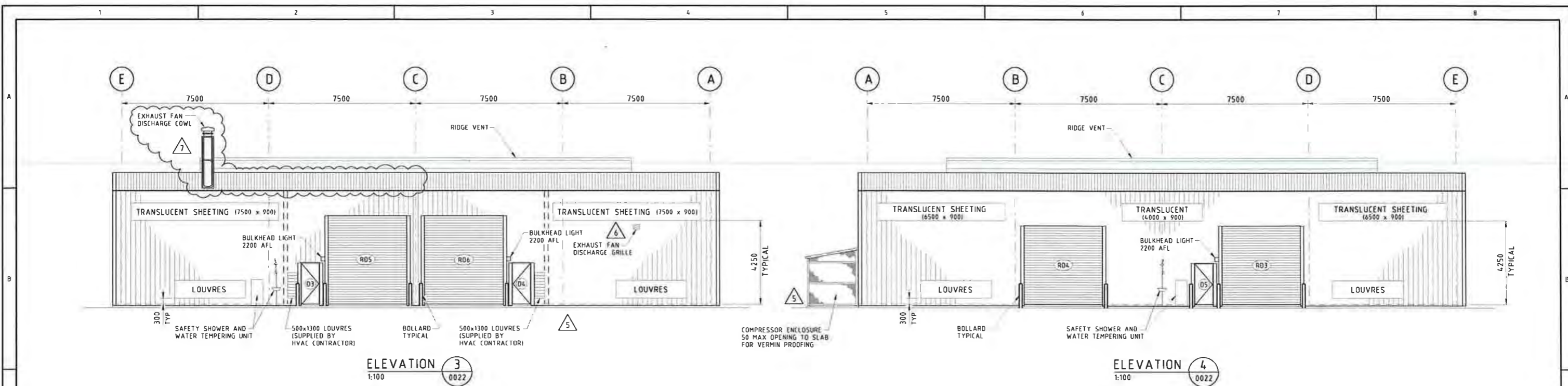
REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
7	3.2.12	BW	BW	JS	EXHAUST FAN DISCHARGE COWL & MESH WALL REVISED
6	30.3.11	BW	VCJ	PR	NOTE 16 REVISED
5	30.11.10	BW	VCJ	VCJ	COMPRESSOR ENCL. ENLARGED & RELOCATED, MESH WALL ADDED
4	22.9.10	BW	VCJ	VCJ	CONCRETE APRON SLAB ADDED ON SECTION B
3	14.06.10	MTX	TN	VCJ	IFE
2	23.04.10	MTX	TN	VCJ	ICR (100%)
1	23.11.09	TN	TH	VCJ	ICR

Chevron Australia Pty Ltd
GORGON PROJECT - BARROW ISLAND LNG PLANT
 Document Title:
8500 - TEMPORARY CONSTRUCTION FACILITIES PAINTING / INSULATION WAREHOUSE GENERAL ARRANGEMENT ELEVATIONS SHEET 1
 Equipment/Tag No's
 This document supersedes/is superseded by:
PROJECT DOCUMENT NO.
3-10
G1-VE-S-8500-B01000520023
 Rev
7

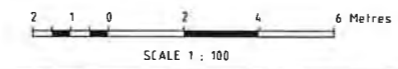
REVIEW SHALL NOT BE ASSUMED TO INDICATE EITHER RESPONSIBILITY OR LIABILITY FOR ACCURACY AND COMPLETENESS OF THIS DOCUMENT OR TO ALTER ANY CONTRACTUAL TERMS AND CONDITIONS.

1. AC - ACCEPTED, WORK MAY PROCEED.
 2. ACC - ACCEPTED WITH COMMENTS, PROCEED WITH WORK, INCORPORATE COMMENTS AND RESUBMIT.
 3. NAC - NOT ACCEPTED, WORK MAY NOT PROCEED, REVISE AND RESUBMIT.
 4. NR - NOT REVIEWED, FOR INFORMATION ONLY.

Majid Bhatti 7
 SIGNATURE: DATE: 3-10



NOTES
1. FOR NOTES REFER TO DRAWING G1-VE-S-8500-B01000520023



Kellogg Joint Venture Gorgon
KBR JGC HATCH CLOUGH
Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426
A Joint Venture Between
KBR E&C Australia Pty Ltd - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty Ltd - ABN 26 109 444 215
Hatch Associates Pty. Limited - ABN 59 008 630 500

THIESS	DECMIL AUSTRALIA Pty Ltd	DECMIL DRAWING No: 3074-DR-GA-00-0802
G1-VE-S-8500-B01000520023	PAINTING / INSULATION WAREHOUSE GENERAL ARRANGEMENT ELEVATIONS SHEET 1	
G1-VE-S-8500-B01000520022	PAINTING / INSULATION WAREHOUSE GENERAL ARRANGEMENT PLANS	
DRAWING NUMBER	DRAWING TITLE	REFERENCE DRAWINGS

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
7	3.2.12	BW	BW	JS	EXHAUST FAN DISCHARGE COWL MOVED, MESH FENCE REV'D
6	30.3.11	BW	VCJ	PR	EXHAUST FAN DISCHARGE GRILLE ADDED
5	30.11.10	BW	VCJ	VCJ	COMPRESSOR ENCL. ENLARGED & RELOCATED, FE ADDED
4	22.9.10	BW	VCJ	VCJ	CONCRETE APRON SLAB ADDED ON SECTION C
3	14.06.10	MTX	TN	VCJ	IFC
2	23.04.10	MTX	TN	VCJ	IFC (80%)
1	23.11.09	TN	TH	VCJ	IFC

Chevron Australia Pty Ltd
GORGON PROJECT - BARROW ISLAND LNG PLANT

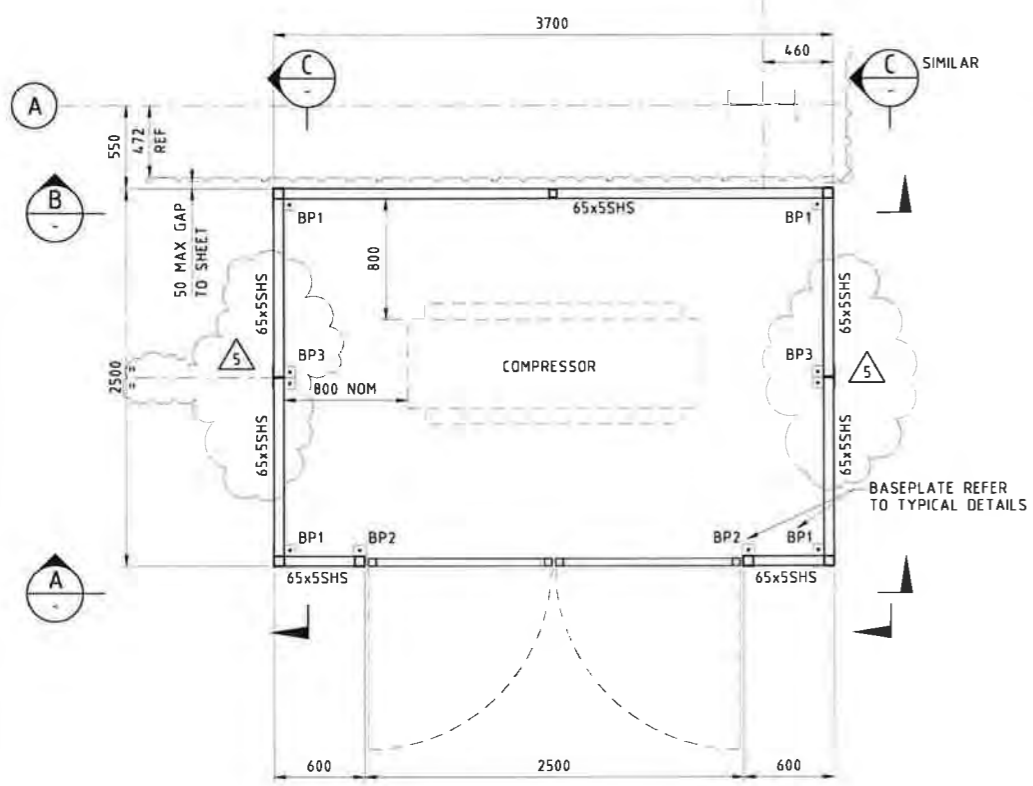
Document Title:
8500 - TEMPORARY CONSTRUCTION FACILITIES PAINTING / INSULATION WAREHOUSE GENERAL ARRANGEMENT ELEVATIONS SHEET 2

Equipment/Tag No's
This document supersedes/is superseded by:
PROJECT DOCUMENT NO.
G1-VE-S-8500-B01000520024

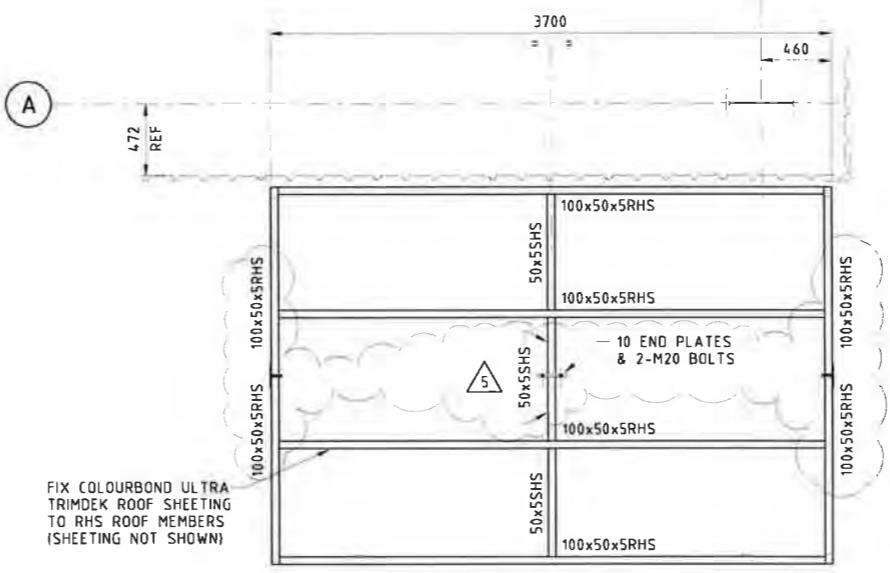
NAME: **Majid Bhatti**
DATE: 7-3-12

REVISIONS

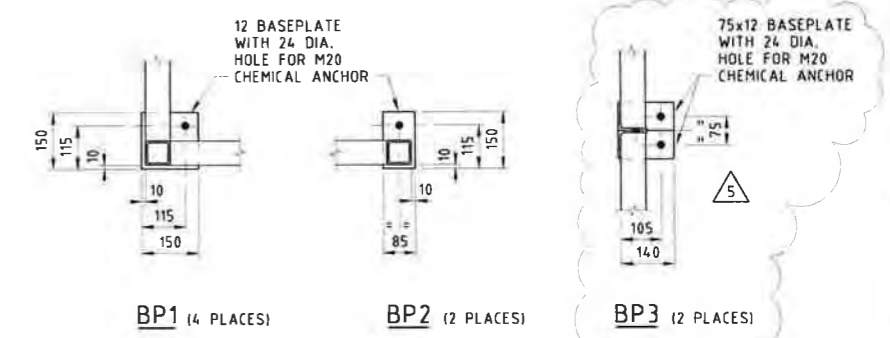
- NOTES:**
- FOR NOTES REFER TO DRAWING G1-VE-S-8500-D06000520036.
 - STEELWORK SURFACE PREPARATION AND PROTECTIVE COATING SHALL BE IN ACCORDANCE WITH KJVJG SPECIFICATION G1-TE-L-0000-SPC001



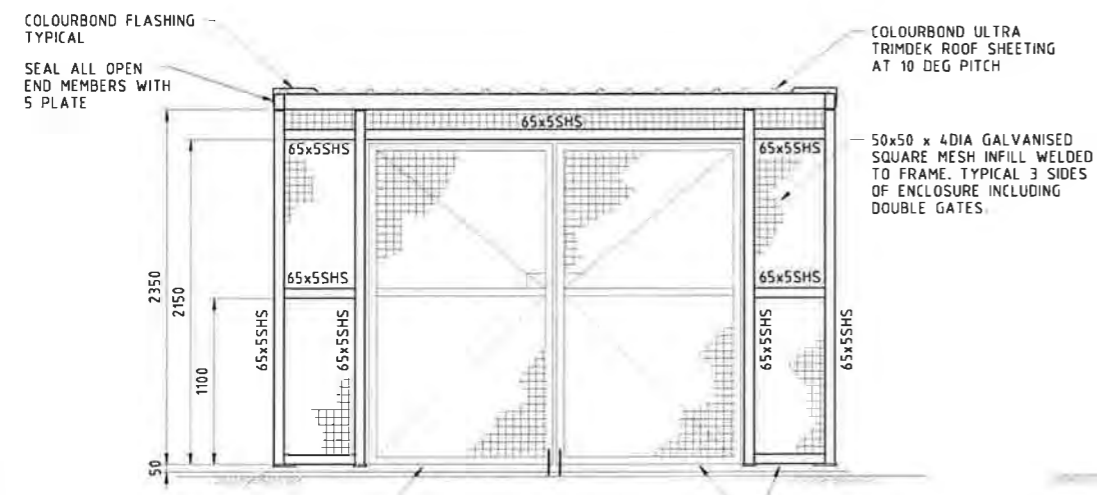
COMPRESSOR ENCLOSURE - PLAN ABOVE SLAB LEVEL
FULLY SHOP WELDED MODULE
1:25



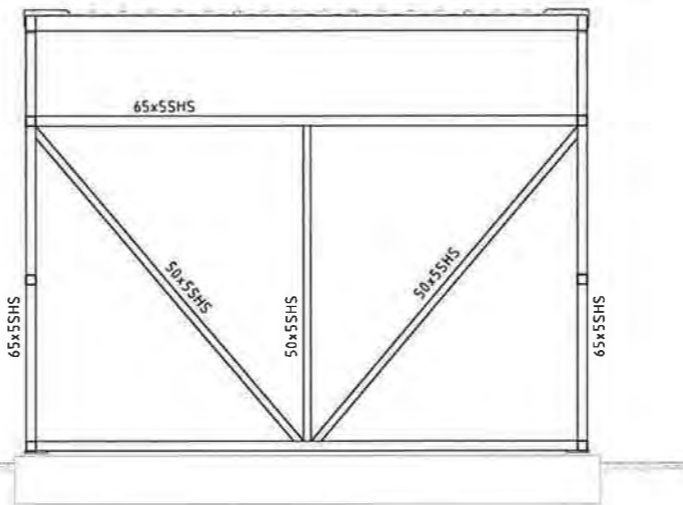
COMPRESSOR ENCLOSURE - PLAN AT ROOF LEVEL
1:25



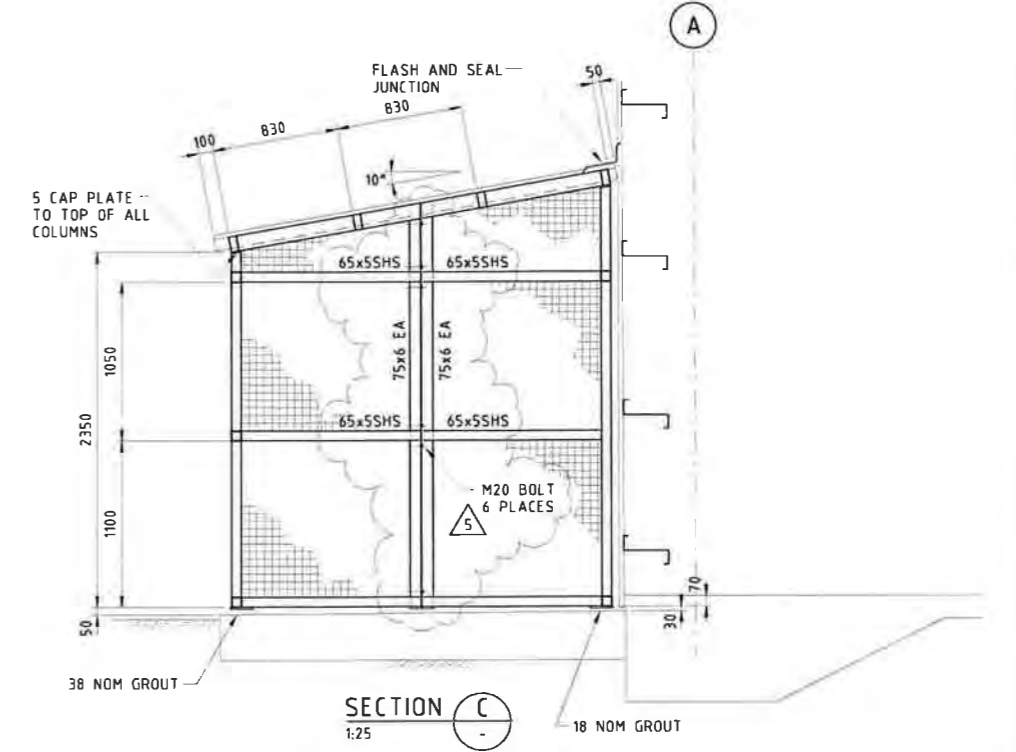
TYPICAL BASEPLATE DETAILS
1:10



ELEVATION A
1:25



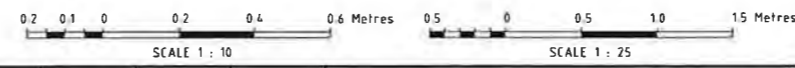
SECTION B
1:25
NOTE: NO MESH REQUIRED THIS FACE



SECTION C
1:25

DOUBLE GATES FABRICATED FROM 50x5SSH WITH MESH INFILL AS PER WALLS. SUPPLY WITH HEAVY DUTY HINGES (ALLOWING GATE TO OPEN FLAT AGAINST WALL PANEL), LOCKABLE LATCH AND PAD BOLT FIXING TO CONCRETE SLAB

PROVIDE 50mm MAXIMUM CLEARANCE TO UNDERSIDE FOR VERMIN PROOFING



Kellogg Joint Venture Gorgon

KBR JVG HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between
KBR E&C Australia Pty Ltd - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty Ltd - ABN 26 109 444 715
Hatch Associates Pty Limited - ABN 59 008 630 500

THISSL		DECIMLAUSTRALIA Pty Ltd		DECIMIL DRAWING No: 3074-DR-ST-00-0803
G1-VE-S-8500-D06000520036	PAINTING / INSULATION WAREHOUSE STEELWORK PLANS & SECTIONS			
DRAWING NUMBER	DRAWING TITLE			
REFERENCE DRAWINGS				

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
5	28.5.12	BW	BW	VDS	SHELTER SPLIT FOR GALV. BATH
4	30.11.10	BW	VCJ	VCJ	REDRAWN FOR LARGER COMPRESSOR
3	10.06.10	TH	TN	VEJ	IFC
2	05.03.10	TH	TN	VEJ	IFC (80%)
1	23.11.09	TH	TN	VEJ	IFC

Chevron Australia Pty Ltd

REVIEW SHALL NOT BE ASSUMED TO INDICATE EITHER RESPONSIBILITY OR LIABILITY FOR ACCURACY AND COMPLETENESS OF THIS DOCUMENT OR TO ALTER ANY CONTRACTUAL TERMS AND CONDITIONS

1. ACC - ACCEPTED. WORK MAY PROCEED.

2. ACC - ACCEPTED WITH COMMENTS. PROCEED WITH WORK. INCORPORATE COMMENTS AND RESUBMIT.

3. NAC - NOT ACCEPTED. WORK MAY NOT PROCEED. REVISE AND RESUBMIT.

4. NR - NOT REVIEWED. FOR INFORMATION ONLY.

MAJID BHATTI
NAME: MAJID BHATTI
DATE: 20-6-12

Document Title:
8500 - TEMPORARY CONSTRUCTION FACILITIES PAINTING / INSULATION WAREHOUSE STEELWORK LEAN-TO LAYOUT & DETAILS

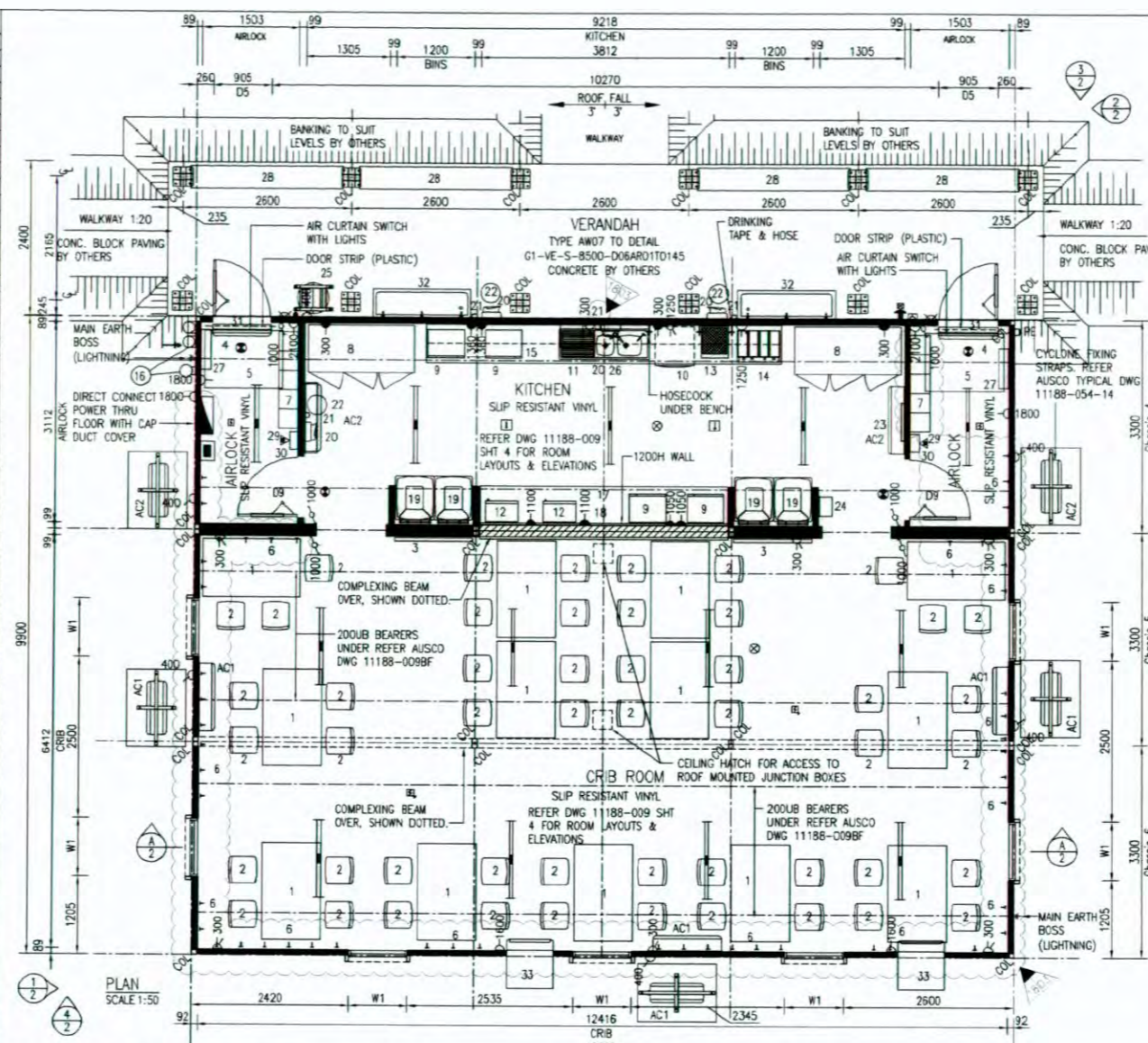
Equipment / Tag No's
This document supersedes/is superseded by:
G1-VE-S-8500-D06000520039

ABN 29 086 197 757

REFERENCE DRAWINGS table listing SHEET NAME, PURCHASER No., and SUPPLIER No. for various drawings like EQUIPMENT LIST, FLOOR PLAN, ELEVATIONS, etc.

FINISHES SCHEDULE table with columns for CHASSIS, STEELWORK, FLOORING, WALLS, and ELECTRICAL, listing materials and references.

GENERAL NOTES table with numbered notes (1-7) providing specific instructions for windows, doors, frames, elevations, and tie-downs.



A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE table listing items like DAKIN AIR-CON, WALL MOUNTED SPEED CONTROLLED E.R.V., and SOAP DISPENSER.

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE table listing items like BIRKO BOILING WATER UNIT, PAPER TOWEL DISPENSER, and RUBBISH DISPOSAL BINS.

DOOR & WINDOW SCHEDULE table listing window and door specifications including size, material, and finish.

BUILDING INFORMATION table listing SERIAL NUMBER, CEILING HEIGHT, BUILDING HEIGHT, and DESTINATION/STATE.

SYMBOL LEGEND table defining symbols for items like LIGHT SWITCH, LIGHT SOCKET, and CYCLONE FIXING STRAPS.

Revision history table listing dates, descriptions, and initials for various drawing updates.

AUSCO logo and company information for CHEVRON GORGON PROJECT BARROW ISLAND.

Certified As Built contractor stamp for Thross/Rev. No. 9, signed by N. Dias on 23/11/12.

Handwritten signature: J. KIRK 23/11/12

Handwritten signature: P. Spallabauer 30/12/12

Kellogg Joint Venture Gorgon and KBR JGC HATCH CLOUGH logos and contact information.

REVISIONS table with columns for REV, DATE, PREPARED, CHECKED, APPROVED, and REVISIONS.

Chevron Australia Pty Ltd GORGON PROJECT - BARROW ISLAND LNG PLANT stamp with document number G1-VE-A-8500-B01AR01T0016.

REFERENCE DRAWINGS		
SHEET NAME	PURCHASER No.	SUPPLIER No.
EQUIPMENT LIST	IG1-VE-Z-8500-C23AR01T0009	AUS-Z-C23-0009
FLOOR PLAN	IG1-VE-A-8500-B01AR01T0014	11188-009-1
ELEVATIONS	IG1-VE-A-8500-B01AR01T0048	11188-009-2
ROOM LAYOUTS	IG1-VE-A-8500-D06AR01T0067	11188-009-3
DETAILS	IG1-VE-A-8500-D06AR01T0023	11188-009-5
PLUMBING DETAIL	IG1-VE-M-8500-B01AR01T0023	11188-009PL
ELECTRICAL	IG1-VE-E-8500-E02AR01T0051	AUS-E-E02-005
	IG1-VE-E-8500-E02AR01T0051	AUS-E-E02-005
	IG1-VE-E-8500-E01AR01T0001	AUS-E-E01-0001
	IG1-VE-E-8500-C20AR01T0009	AUS-E-C20-0009
	IG1-VE-E-8500-C02AR01T0009	AUS-E-C02-0009
	IG1-VE-E-8500-E04AR01T0009	AUS-E-E04-0009
COMMUNICATIONS	IG1-VE-K-8500-E02AR01T0006	AUS-K-E02-0006
ELECTRICAL MAX. DEMAND	IG1-VE-E-8500-C22AR01T0009	AUS-E-C22-0009
FOOTINGS/TE DOWNS	IG1-VE-S-8500-B01AR01T0099	11188-009-3
SUPPORT DETAILS	IG1-VE-C-8500-B04AR01T0002	AUS-C-B04-0001
	IG1-VE-C-8500-B04AR01T0003	AUS-C-B04-0003
COMPLEXING DETAIL	IG1-VE-S-8500-D06AR01T0030	11188-075-12
AIRCOR SUPPORT SLAB	IG1-VE-C-8500-B04AR01T0012	11188-054-7
UNIVERSAL TIE	IG1-VE-C-8500-B04AR01T0013	11188-054-14
DOWN BRACKET		
WINDOWS	IG1-VE-A-8500-B01AR01T0061	11188-052-3
	IG1-VE-A-8500-B01AR01T0136	11188-052
DOORS	IG1-VE-A-8500-B01AR01T0059	11188-052-1
	IG1-VE-A-8500-B01AR01T0060	11188-052-2
	IG1-VE-A-8500-B01AR01T0095	-
	IG1-VE-A-8500-B01AR01T0198	11188-052-5
INTERFACE	IG1-VE-Z-8500-B03AR01T0009	AUS-Z-B03-0009
FIRE LAYOUT	IG1-VE-E-8500-B01AR01T0006	11188-0009F
	IG1-VE-E-8500-C02AR01T0051	11188-0009F
ANIMAL BARRIER	IG1-VE-S-8500-D06AR01T0030	11188-053-3
VERANDAH	IG1-VE-S-8500-D06AR01T0151	
VERANDAH SLAB	IG1-VE-S-8500-D06AR01T0243	11188-74

Certified As Built

Contractor: Thiess / Rev. No. 7

CONTRACTOR RLC / RLN

Name: N. Dias

Initial: ND Date: 23/11/12

COMMISSIONING RLC / RLN

Name: _____

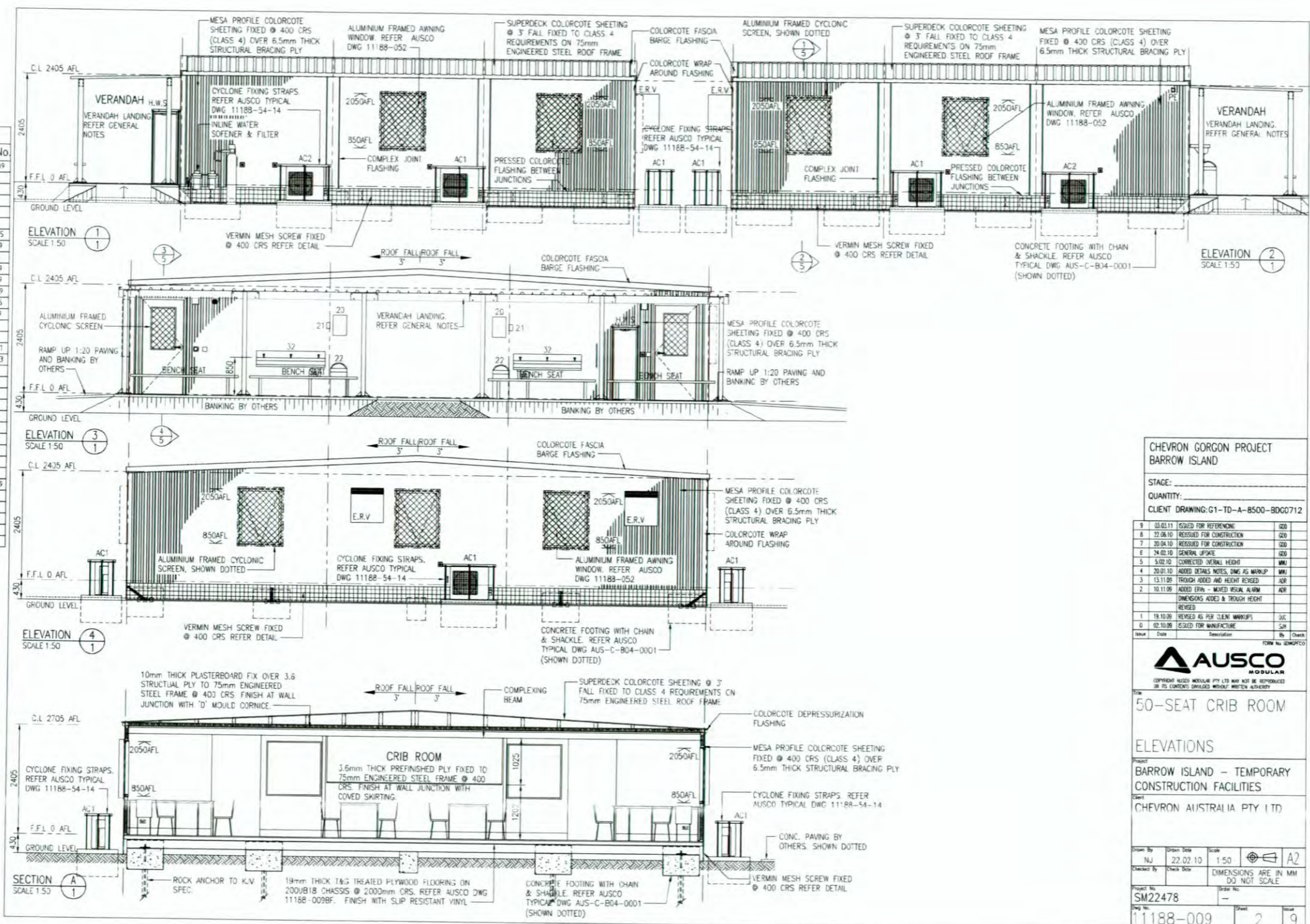
Initial: _____ Date: _____

CSET ACCEPT: Yes No

PRAVEEN SUDHAKARAN
ASSISTANT TECHNICAL SERVICES MANAGER

Name: _____

Initial: PS Date: 30/1/12



CHEVRON GORGON PROJECT
BARROW ISLAND

STAGE: _____

QUANTITY: _____

CLIENT DRAWING: G1-TO-A-8500-B0G0712

No.	Date	Description	By	Check
1	03.03.11	ISSUED FOR REFERENCING	GDD	
2	22.06.10	REISSUED FOR CONSTRUCTION	GDD	
3	20.04.10	REISSUED FOR CONSTRUCTION	GDD	
4	24.02.10	GENERAL UPDATE	GDD	
5	3.02.10	CORRECTED OVERALL HEIGHT	MN	
6	20.01.10	ADDED DETAILS NOTES, DIM AS WORKUP	MN	
7	13.11.09	TROUGH ADDED AND HEIGHT REISED	JDR	
8	10.11.09	ADDED ERM - NOTED RESUL ALUM	JDR	
9		DIMENSIONS ADDED & TROUGH HEIGHT REISED		
10	19.10.09	REVISED AS PER CLIENT WORKUPS	JAC	
11	02.10.09	ISSUED FOR MANUFACTURE	JDR	

AUSCO
MODULAR

50-SEAT CRIB ROOM

ELEVATIONS

BARROW ISLAND - TEMPORARY CONSTRUCTION FACILITIES

CHEVRON AUSTRALIA PTY LTD

Drawn By: NJ Drawn Date: 22.02.10 Scale: 1:50 Sheet: A2

Checked By: _____ Check Date: _____ DIMENSIONS ARE IN MM DO NOT SCALE

Project No: SM22478 Order No: _____

Rev: 11188-009 Sheet: 2 of 9

Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 887 810 426

A Joint Venture Between

KBR E&C Australia Pty Ltd - ABN 43 114 260 972
JGC Corporation - ABN 32 009 474 042
Clough Projects Australia Pty Ltd - ABN 26 109 444 215
Hatch Associates Pty Limited - ABN 59 008 630 500

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
6	03.03.11	SG	GDD		ISSUED FOR REFERENCING
5	22.06.10	NJ	GDD		REISSUED FOR CONSTRUCTION
4	20.04.10	MIAP	GDD		REISSUED FOR CONSTRUCTION
3	24.02.10	NJ	GDD		REISSUED FOR CONSTRUCTION
2	03.12.09	DJC	BB		ISSUED FOR CONSTRUCTION
1	24.08.09	JAG	BE		ISSUED FOR CLIENT REVIEW

Chevron Australia Pty Ltd

REVIEW SHALL NOT BE ASSUMED TO INDICATE OTHER RESPONSIBILITY OR LIABILITY FOR ACCURACY AND COMPLETENESS OF THIS DOCUMENT OR TO ALTER ANY CONTRACTUAL TERMS AND CONDITIONS

1. AC - ACCEPTED WORK MAY PROCEED

2. ACC - ACCEPTED WITH COMMENTS, PROCEED WITH WORK, INCORPORATE COMMENTS AND RECURRING

3. NAC - NOT ACCEPTED WORK MAY NOT PROCEED, REUSE AND REWORK

4. NR - NOT REVIEWED FOR INFORMATION ONLY

NAME: C. Do DATE: 26-10-11

SIGNATURE: _____

GORGON PROJECT - BARROW ISLAND LNG PLANT

Document Title:

Equipment/Tag No's
BDG0712 - 50-SEAT CRIB ROOM

ELEVATIONS

This document supersedes/is superseded by:
PROJECT DOCUMENT NO.

Disc. Code	Unit No.	SDRL	PO No.	Sequence No.	Rev
					<u>7</u>

G1-VE-A-8500-B01AR01T0068

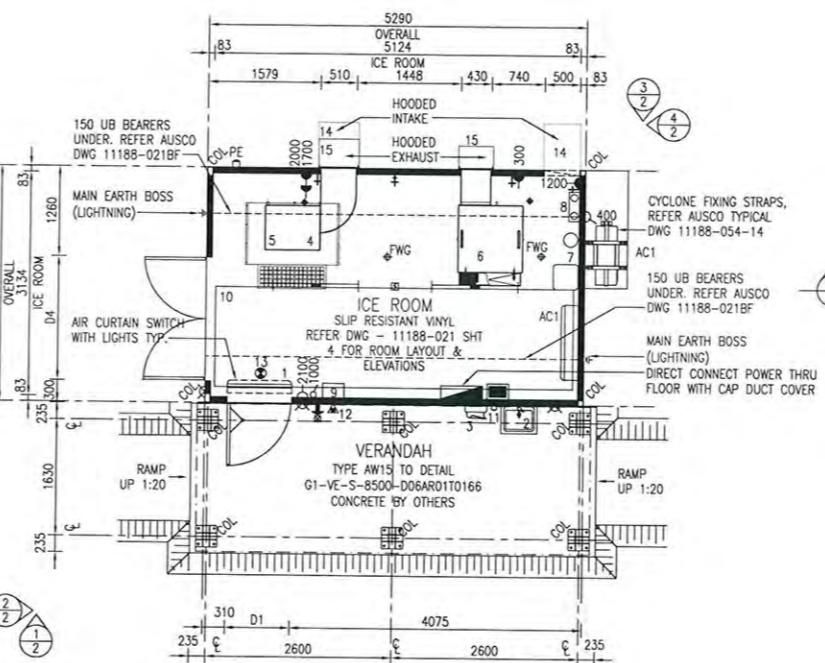
A/N 29 086 197 57

REFERENCE DRAWINGS table with columns: SHEET NAME, PURCHASER No., SUPPLIER No. Includes specifications for floor plan, elevations, room layouts, plumbing details, electrical, communications, etc.

FINISHES SCHEDULE table including Chassis, Flooring, Floor Covering, Wet Areas, Walls, Roof/Ceiling, Electrical, and Vents specifications.

WALLS, ROOF/CEILING, ELECTRICAL, and VENTS tables providing detailed material and specification requirements for each category.

GENERAL NOTES table containing 9 numbered notes regarding window/door references, baseframes, elevations, tie-downs, and external joint sealing.



BUILDING INFORMATION table providing project details such as Serial Number, Ceiling Height, Building Height, and Engineering Information like Design Wind Speed and Lifting Capacity.

SYMBOL LEGEND table defining various symbols used in the drawing, including room types, doors, windows, and electrical symbols.

Revision table with columns for Date, Description, and By, listing updates to the drawing such as 'ISSUED FOR REFERENCING' and 'RESOLVED FOR CONSTRUCTION'.

Project information form for CHEVRON GORGON PROJECT BARROW ISLAND, including project name, stage, quantity, client drawing reference, and project document number.

Certified As Built stamp from the contractor Thies/Rev. No. 8, signed by N. Dias on 23/11/12. It includes fields for name, initials, date, and CSET acceptance.

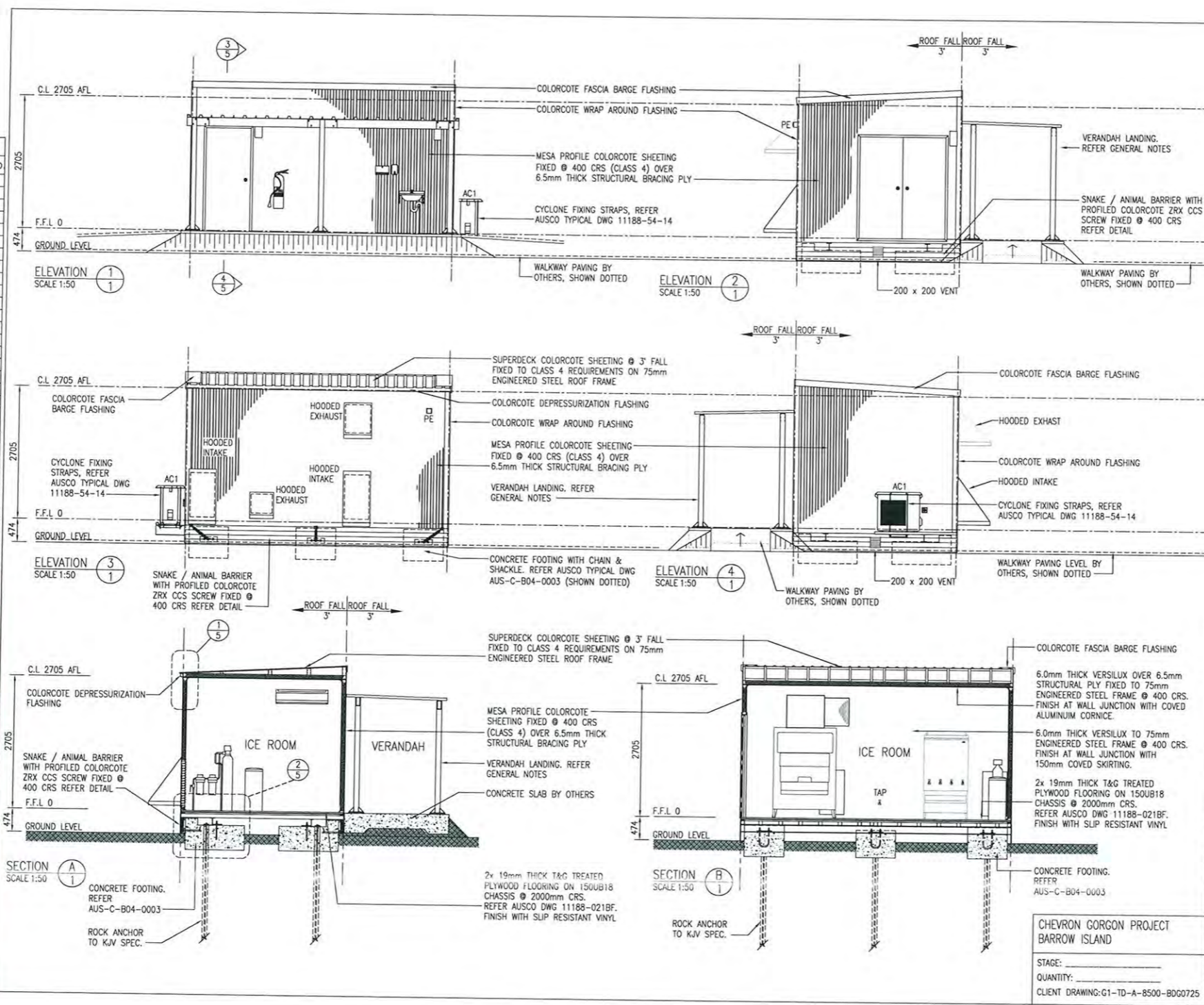
Logos and contact information for Kellogg Joint Venture Gorgon, KBR JGC HATCH, and CLOUGH, including their respective ABN numbers and a note about being a joint venture.

A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE table listing items like DAikin air-con, EXHAUST HOOD, and WATER FILTER with their quantities and descriptions. Includes a DOOR & WINDOW SCHEDULE table below it.

REVISIONS table with columns for REV, DATE, PREPARED, CHECKED, APPROVED, and DESCRIPTION, showing a revision history for the drawing.

Project title block for Chevron Australia Pty Ltd, GORGON PROJECT - BARROW ISLAND LNG PLANT, detailing the document title (BDG0725- ICE ROOM - SMALL PLAN), project document number, and revision details.

REFERENCE DRAWINGS		
SHEET NAME	PURCHASER No.	SUPPLIER No.
SPECIFICATION SHEET	(G1-VE-Z-8500-C23AR01T0021)	AUS-Z-C23-0021
FLOOR PLAN	(G1-VE-A-8500-B01AR01T0035)	11188-021-1
ELEVATIONS	(G1-VE-A-8500-B01AR01T0111)	11188-021-2
DETAILS	(G1-VE-A-8500-D06AR01T0070)	11188-021-5
ROOM LAYOUTS	(G1-VE-A-8500-D06AR01T0071)	11188-021-4
PLUMBING DETAILS	(G1-VE-M-8500-B01AR01T0025)	11188-21PL-1
ELECTRICAL	(G1-VE-E-8500-C02AR01T0021)	NHP
	(G1-VE-E-8500-C20AR01T0021)	NHP
	(G1-VE-E-8500-E02AR01T0021)	NHP
	(G1-VE-E-8500-E02AR01T0054)	11188-021-1
	(G1-VE-E-8500-E04AR01T0021)	-
COMMUNICATIONS	(G1-VE-K-8500-E02AR01T0015)	11188-021-1
ELECTRICAL MAX. DEMAND	(G1-VE-E-8500-C22AR01T0021)	-
FOOTINGS/TIE DOWNS	(G1-VE-S-8500-B01AR01T0108)	11188-021-3
SUPPORT DETAILS	(G1-VE-C-8500-B04AR01T0001)	AUS-C-B04-0001
	(G1-VE-C-8500-B04AR01T0003)	AUS-C-B04-0003
AIRCON SUPPORT	(G1-VE-C-8500-B04AR01T0013)	11188-054-14
	(G1-VE-C-8500-B04AR01T0014)	11188-054-15
WINDOWS	(G1-VE-A-8500-B01AR01T0061)	11188-052-4
	(G1-VE-A-8500-B01AR01T0136)	11188-052
DOORS	(G1-VE-A-8500-B01AR01T0059)	11188-052-1
	(G1-VE-A-8500-B01AR01T0060)	11188-052-2
	(G1-VE-A-8500-B01AR01T0095)	11188-052-4
	(G1-VE-A-8500-B01AR01T0118)	11188-052-4
INTERFACE	(G1-VE-Z-8500-B03AR01T0021)	11188-21IC-1
FIRE	(G1-VE-E-8500-B01AR01T0015)	11188-021F
	(G1-VE-E-8500-C02AR01T0054)	11188-021F
SNAKE BARRIER	(G1-VE-S-8500-D06AR01T0248)	11188-053-1
	(G1-VE-S-8500-D06AR01T0249)	11188-053-2
VERANDAH FOOTINGS	(G1-VE-S-8500-D06AR01T0243)	11188-74
VERANDAH	(G1-VE-S-8500-D06AR01T0166)	-



Certified As Built

Contractor: Thiess / Rev. No. 6

CONTRACTOR **RLC** **RLN**

Name: N. Dias

Initial: ND Date: 23/11/12

COMMISSIONING **RLC** **RLN**

Name: _____

Initial: _____ Date: _____

CSET ACCEPT: **Yes** **No**

Name: _____

Initial: _____ Date: _____

5	13.12.11	ISSUED FOR REFERENCING	GDD
4	23.06.10	REISSUED FOR CONSTRUCTION	GDD
3	07.05.10	GENERAL UPDATES	GDD
2	24.02.10	GENERAL UPDATES	GDD
1	07.01.10	DWG, HOODS, NOTES, SECTIONS ADDED	NHJ
0	09.11.09	ISSUED FOR MANUFACTURE	SHI
A	AS NOTED	DRAWING	

FORM NO. GORGON/20

AUSCO MODULAR

COPYRIGHT AUSCO MODULAR PTY LTD MAY NOT BE REPRODUCED OR ITS CONTENTS COPIED WITHOUT WRITTEN AUTHORITY

ICE ROOM - SMALL

ELEVATIONS

Project: **BARROW ISLAND - TEMPORARY CONSTRUCTION FACILITIES**

Client: **CHEVRON AUSTRALIA PTY LTD**

Drawn By	Drawn Date	Scale	Sheet	Issue
DJC	16.09.09	1:50	A2	

Project No: **SM22478**

Order No: _____

Sheet: **2** of **5**

Client Drawing: **G1-TD-A-8500-B0G0725**

Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)

ABN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty. Ltd. - ABN 43 116 260 972

JGC Corporation - ABN 32 009 474 042

Clough Projects Australia Pty. Ltd. - ABN 26 109 444 215

Hatch Associates Pty. Limited - ABN 59 008 630 500

REV	DATE	PREPARED	CHECKED	APPROVED	DESCRIPTION
5	13.12.11	SG	GDD		ISSUED FOR REFERENCING
4	23.06.10	NJ	GDD		REISSUED FOR CONSTRUCTION
3	07.05.10	MIAP	GDD		REISSUED FOR CONSTRUCTION
2	24.02.10	MIAP	GDD		REISSUED FOR CONSTRUCTION
1	16.09.09	DJC	BB		ISSUED FOR CLIENT REVIEW

Chevron Australia Pty Ltd

GORGON PROJECT - BARROW ISLAND LNG PLANT

Document Title: **BG0725- ICE ROOM - SMALL ELEVATIONS**

Equipment/Tag No's: **BG0725- ICE ROOM - SMALL ELEVATIONS**

This document supersedes/is superseded by:

Disc. Code	Unit No.	BDRL	PO No.	Sequence No.	Rev
					6

Project No: **G1-VE-A-8500-B01AR01T0111**

ABN 29 086 197 757

REFERENCE DRAWINGS

SHEET NAME	PURCHASER No.	SUPPLIER No.
SPECIFICATION SHEET	IG1-VE-A-8500-C23AR01T0017	AUS-Z-C23-0017
FLOOR PLAN	IG1-VE-A-8500-B01AR01T0021	11188-017-1
ELEVATIONS	IG1-VE-A-8500-B01AR01T0025	11188-017-2
DETAILS	IG1-VE-A-8500-D06AR01T0031	11188-017-4
ROOM LAYOUT	IG1-VE-A-8500-D06AR01T0031	11188-017-5
PLUMBING DETAILS	IG1-VE-M-8500-B01AR01T0011	AUS-E-02-0011
ELECTRICAL	IG1-VE-E-8500-C02AR01T0017	AUS-E-C02-0017
	IG1-VE-E-8500-C02AR01T0017	AUS-E-C02-0017
	IG1-VE-E-8500-E02AR01T0017	AUS-E-E02-0017
	IG1-VE-E-8500-E02AR01T0061	AUS-E-E02-0061
	IG1-VE-E-8500-E02AR01T0061	AUS-E-E02-0061
COMMUNICATIONS	IG1-VE-K-8500-E02AR01T0024	AUS-K-E02-0024
ELECTRICAL MAX DEMAND	IG1-VE-E-8500-C22AR01T0017	AUS-E-C22-0017
FOOTINGS/TIE DOWNS	IG1-VE-S-8500-B01AR01T0031	11188-017-3
SUPPORT DETAILS	IG1-VE-C-8500-B04AR01T0002	AUS-C-B04-0002
HOT WATER UNIT	IG1-VE-C-8500-B04AR01T0011	11188-054-4
UNIVERSAL TIE DOWN BRACKET	IG1-VE-C-8500-B04AR01T0013	11188-054-14
WINDOWS	IG1-VE-A-8500-B01AR01T0061	11188-052-3
	IG1-VE-A-8500-B01AR01T0361	11188-052
DOORS	IG1-VE-A-8500-B01AR01T0059	11188-052-1
	IG1-VE-A-8500-B01AR01T0061	11188-052-2
	IG1-VE-A-8500-B01AR01T0095	11188-052-4
	IG1-VE-A-8500-B01AR01T0118	11188-052-5
INTERFACE	IG1-VE-Z-8500-B03AR01T0017	AUS-Z-B03-0017
FIRE LAYOUT	IG1-VE-E-8500-B01AR01T0024	11188-017F
	IG1-VE-E-8500-C02AR01T0063	11188-017F
SNAKE BARRIER	IG1-VE-C-8500-B04AR01T0248	11188-053-1
ANIMAL BARRIER	IG1-VE-S-8500-D06AR01T0307	11188-053-3
STAIRS & LANDINGS	IG1-VE-S-8500-D06AR01T0021	
	IG1-VE-S-8500-D06AR01T0021	
	IG1-VE-S-8500-D06AR01T0024	

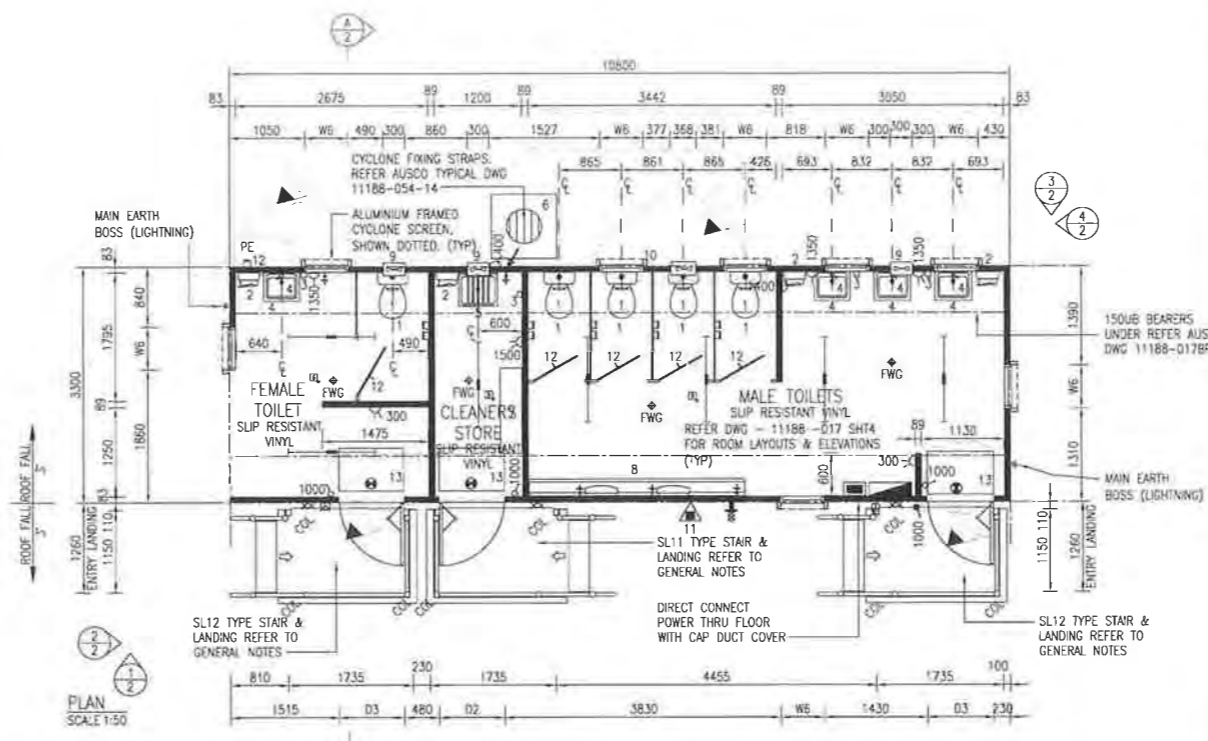
FINISHES SCHEDULE

CHASSIS	150UB18 @ 2000mm CRS	REFER DRAWING
PREPARATION AS PER	2 1/2 BLAST + 3 COAT 2250FT	11188-017BF
	2 1/2 BLAST + 3 COAT SPC0001 APPENDIX C1 SYSTEM 1	
FLOORING		
FLOORING	19mm T&G F11 H3 PLYWOOD	N/A
	OVER ZRH SKIN	
FLOOR COVERING	2.0mm SLIP-RESISTANT VINYL WITH RAFFIA BEIGE	
WET AREAS	150mm COVING UP WALLS	
WALLS		
WALL STUDS	75mm ENGINEERED STEEL FRAME @ 400 CRS GRID	N/A
EXT. LINING	D.4. MESA PROFILE COLORCOTE ZRX	PALE EUCALYPT
	C/S SCREW FIXED @ 400 CRS (CLASS 4) GRID TO COMPLY WITH (ASAD40.3) OVER 0.5 STRUCTURAL BRACING PLY	
EXT. CORNER	COLORCOTE ZRX	PALE EUCALYPT
INSUL. EXT. WALLS	INSULOOD R1.9 SILENCER 75mm	
	ACQUSTITHERM	N/A
INT. LINING	H/D ANTIGLARE SIGNALATION	N/A
CORNICE	3.6mm PREFINISHED PLYWOOD	BEIGE
INT. CORNERS	"D" MOULD	BLACK
	"D" MOULD	BEIGE
ROOF/CEILING		
CEILING STUDS	75mm ENGINEERED STEEL FRAME	
ROOF SHEETING	0.42 SUPERDECK COLORCOTE ZRX	
	700 END SPANS 850 INT SPANS C/W CYCLONE WASHER FIXINGS (CLASS 4) SURFMIST	
EXT. FASCIA BARGE	COLORCOTE ZRX	WOODLAND GREY
EXT. FASCIA EAVE	COLORCOTE ZRX	WOODLAND GREY
INSUL. CEILING	R3.0 GLASSWOOL 155mm BATTS	N/A
	H/D ANTIGLARE SIGNALATION	N/A
CEILING LINING	3.6mm PREFINISHED PLYWOOD	MIRAGE PEARL
	OVER 3.6 STRUCTURAL PLY	

ELECTRICAL

PANEL BOARD	INT. TERASKI CONCEPT PREMIER C/S DIN T BREAKER	N/A
COMMS BOARD	ELDON MAS0403021RS	N/A

ITEM	DESCRIPTION	COLOUR
	GENERAL NOTES	
	A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE	
	A/C'S, PLUMBING, FURNITURE & OTHER SCHEDULE	
	DOOR & WINDOW SCHEDULE	



CHEVRON GORGON PROJECT
BARROW ISLAND

STAGE _____
QUANTITY _____
CLIENT DRAWING: G1-10-A-8500-80G0742

BUILDING INFORMATION

SERIAL NUMBER	TABA
CEILING HEIGHT	2405
BUILDING HEIGHT	2930
DESTINATION/STATE	WA

ENGINEERING INFORMATION

DESIGN WIND SPEED	REGD CAT2 14.4
LIFTING CAPACITY	7.0t
DISTRIBUTED FLOOR LOAD	5.0kPa
CONCENTRATED FLOOR LOAD	2.7kNt

SYMBOL LEGEND

150UB BEARERS UNDER REFER AUSCO DWG 11188-017BF	150UB BEARERS UNDER REFER AUSCO DWG 11188-017BF
MAIN EARTH BOSS (LIGHTNING)	MAIN EARTH BOSS (LIGHTNING)
ENTRY LANDING 1150 T1.0	ENTRY LANDING 1150 T1.0

Date	Description	By	Check
13 12/11	WINDOWS ADDED WITH CUBICLES	WAL	
13 13/04/11	ISSUED FOR REFERENCING	WAL	
13 13/02/11	MATCHED TO ELECTRICAL LAYOUT	WAL	
13 06/10/10	ISSUED UPDATES	WAL	
13 13/10/10	LIFTING REACHED	WAL	
13 20/06/10	RESOLVED FOR CONSTRUCTION	WAL	
13 21/04/10	RESOLVED FOR CONSTRUCTION	WAL	
13 22/02/10	GENERAL UPDATES	WAL	
13 15/02/10	GENERAL UPDATES	WAL	
13 13/01/10	GENERAL UPDATES	WAL	
13 05/12/09	ISSUED FOR CLIENT REVIEW	WAL	
13 15/11/09	ISSUED FOR CLIENT REVIEW	WAL	
13 20/10/09	REVISED AS PER CLIENT MARKUPS	WAL	
13 15/10/09	ISSUED FOR MANUFACTURE	WAL	
13 09/10/09	FINAL LIGHT AND EXTINGUISHER	WAL	
POSITIONING REVISION			

AUSCO MODULAR

PUBLIC TOILETS SMALL PLAN

BARROW ISLAND - TEMPORARY CONSTRUCTION FACILITIES

CHEVRON AUSTRALIA PTY LTD

Drawn By: NJ, Date: 16.06.09, Scale: 1:50

Checked By: [Signature], Date: [Signature]

Project No: SW22478

Doc No: 11188-017, Sheet: 1 of 13

Certified As Built

Contractor: THIESS / Rev. No. 8

CONTRACTOR FLC / FLN

Name: N. Dias

Init: ND Date: 12/3/13

COMMISSIONING FLC / FLN

Name: _____

Init: _____ Date: _____

C/S ET ACCEPT: Yes/No

Name: PRAVEEN SUDHAKARAN
ASSISTANT TECHNICAL SERVICES MANAGER

Init: PS Date: 28/02/13

0 1 2 3 metres
SCALE 1:50

Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ASN 57 687 810 426

A Joint Venture Between

KBR E&C Australia Pty Ltd - ASN 43 111 265 972
Clough Australia Pty Ltd - ASN 32 309 174 012
Gorgon Projects Australia Pty Ltd - ASN 26 159 444 215
Hatch Associates Pty Ltd - ASN 59 008 630 507

7	13.01.11	SG	GDD			DRAWING UPDATED / ISSUED FOR REFERENCING
8	06.10.10	MJB	GDD			REISSUED FOR CONSTRUCTION
5	27.08.10	MJB	GDD			REISSUED FOR CONSTRUCTION
4	27.06.10	SG	GDD			REISSUED FOR CONSTRUCTION
3	15.02.10	NJ	GDD			REISSUED FOR CONSTRUCTION
2	03.12.09	JAG	BB			IFC
1	08.09.09	ACR	BB			ISSUED FOR CLIENT REVIEW

Chevron Australia Pty Ltd

GORGON PROJECT - BARROW ISLAND LNG PLANT

Document Title:

Equipment/Tag No's

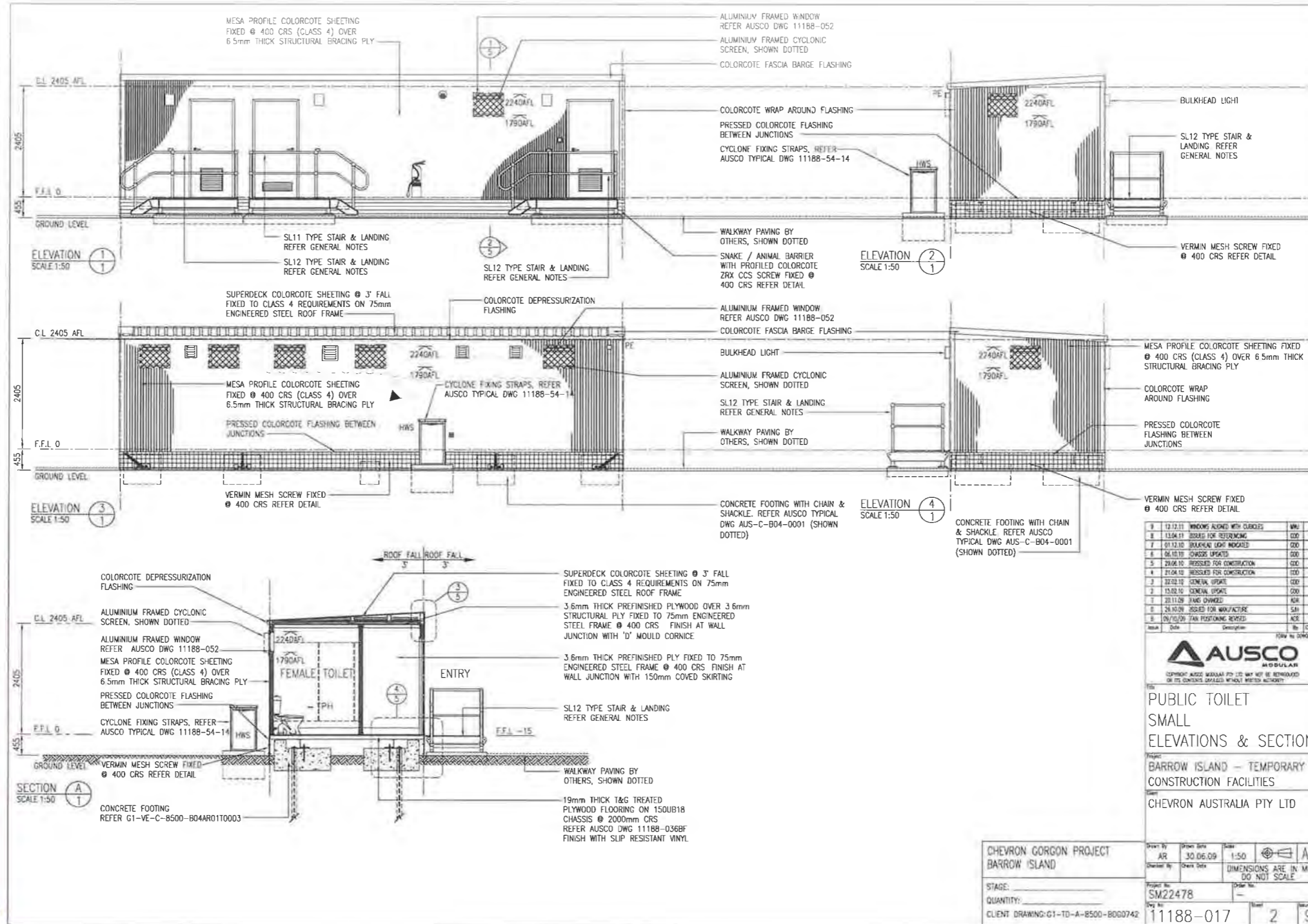
BDG0742 - PUBLIC TOILETS - SMALL PLAN

This document supersedes/is superseded by:

Date	Code	Issue No.	Revised By	Rev
				8

G1-VE-A-8500-B01AR01T0028

REFERENCE DRAWINGS		
SHEET NAME	PURCHASER No.	SUPPLIER No.
SPECIFICATION SHEET	IG1-VE-E-8500-C23AR01T0017	AUS-Z-C23-0017
FLOOR PLAN	IG1-VE-A-8500-B01AR01T0028	11188-017-1
ELEVATIONS	IG1-VE-A-8500-B01AR01T0029	11188-017-2
DETAILS	IG1-VE-A-8500-D06AR01T0013	11188-017-4
ROOM LAYOUT	IG1-VE-A-8500-D06AR01T0033	11188-017-5
PLUMBING DETAILS	IG1-VE-M-8500-B01AR01T0011	11188-017PL
ELECTRICAL	IG1-VE-E-8500-C02AR01T0017	AUS-E-C02-0017
	IG1-VE-E-8500-C20AR01T0017	AUS-E-C20-0017
	IG1-VE-E-8500-E02AR01T0017	AUS-E-E02-0017
	IG1-VE-E-8500-E02AR01T0043	AUS-E-E02-0043
	IG1-VE-E-8500-E04AR01T0017	AUS-E-E04-0017
COMMUNICATIONS	IG1-VE-K-8500-E02AR01T0024	AUS-K-E02-0024
ELECTRICAL MAX. DEMAND	IG1-VE-E-8500-C22AR01T0017	AUS-E-C22-0017
FOUNDATIONS/TIE DOWNS	IG1-VE-S-8500-B01AR01T0033	11188-017-3
SUPPORT DETAILS	IG1-VE-C-8500-B04AR01T0022	AUS-C-B04-0022
HOT WATER UNIT	IG1-VE-C-8500-B04AR01T0031	11188-054-6
UNIVERSAL TIE DOWN BRACKET	IG1-VE-E-8500-B04AR01T0013	11188-054-14
WINDOWS	IG1-VE-A-8500-B01AR01T0061	11188-052-3
	IG1-VF-A-8500-B01AR01T0361	11188-052
DOORS	IG1-VE-A-8500-B01AR01T0019	11188-052-1
	IG1-VE-A-8500-B01AR01T0060	11188-052-2
	IG1-VE-A-8500-B01AR01T0055	11188-052-4
	IG1-VE-A-8500-B01AR01T0181	11188-052-5
INTERFACE	IG1-VE-Z-8500-B03AR01T0011	AUS-Z-B03-0017
FIRE LAYOUT	IG1-VE-E-8500-B01AR01T0024	11188-017F
	IG1-VE-E-8500-C02AR01T0043	11188-017F
SNAKE BARRIER	IG1-VE-C-8500-B04AR01T0248	11188-053-1
ANIMAL BARRIER	IG1-VE-S-8500-D06AR01T0021	11188-053-3
STAIRS & LANDINGS	IG1-VE-S-8500-D06AR01T0022	
	IG1-VF-S-8500-D06AR01T0023	
	IG1-VE-S-8500-D06AR01T0024	



Certified As Built

Contractor: THISS / Rev. No. 8

CONTRACTOR RLC / RLN

Name: N. Dias

Initial: ND Date: 12/3/13

COMMISSIONING RLC / RLN

Name: _____

Initial: _____ Date: _____

CSET ACCEPT: Yes/No

Name: PRAVEEN SUDHAKARAN
ASSISTANT TECHNICAL SERVICES MANAGER

Initial: PS Date: 28/5/13

No.	Date	Description	By	Check
1	12/12/11	WINDOWS ALIGNED WITH CURBIDES	WU	
2	13/04/11	ISSUES FOR REFERENCING	GOO	
3	01/12/10	TRUCKLOADS FOR RIGGING	GOO	
4	04/10/10	CHANGES UPDATES	GOO	
5	29/06/10	REISSUED FOR CONSTRUCTION	GOO	
6	21/04/10	REISSUED FOR CONSTRUCTION	GOO	
7	22/02/10	GENERAL UPDATES	GOO	
8	15/02/10	GENERAL UPDATES	GOO	
9	28/11/09	FINAL DRAWING	ACR	
10	28/10/09	ISSUED FOR MANUFACTURE	SAI	
11	09/10/09	FINAL PROVISIONING REVISED	ACR	

AUSCO
AN ORIELAAR

PUBLIC TOILET
SMALL
ELEVATIONS & SECTION

Project: BARROW ISLAND - TEMPORARY CONSTRUCTION FACILITIES

Client: CHEVRON AUSTRALIA PTY LTD

CHEVRON GORGON PROJECT BARROW ISLAND		Drawn By: <u>AR</u>	Issue Date: <u>30.06.09</u>	Scale: <u>1:50</u>	Sheet No: <u>A2</u>
STAGE:		Checked By: <u>AR</u>	Issue Date:	Dimensions are in <u>MM</u>	DO NOT SCALE
QUANTITY:		Project No: <u>SM22478</u>	Drawn No: <u>11188-017</u>	Sheet: <u>2</u>	Total: <u>9</u>
CLIENT DRAWING: G1-TO-A-8500-B000742					

Kellogg Joint Venture Gorgon

KBR JGC HATCH CLOUGH

Kellogg Joint Venture - Gorgon (KJV-G)
ABN 57 687 810 426

A Joint Venture Between
KBR (ACN 45 210 211) Pty Ltd - ABN 12 116 266 977
JGC Corporation ABN 37 005 474 062
Clough Projects (Australia) Pty Ltd ABN 26 25 444 215
1011 - 8500 2 65 714 Mcc - BA 59 008 430 200

No.	Date	Revised	Checked	Approved	Description
4	13.04.11	SG	GOO		ISSUED FOR REFERENCING
5	01.12.10	MJG	GOO		REISSUED FOR CONSTRUCTION
4	06.10.10	MJG	GOO		REISSUED FOR CONSTRUCTION
3	29.06.10	SG	GOO		REISSUED FOR CONSTRUCTION
2	15.02.10	MJG	GOO		ISSUED FOR CONSTRUCTION
1	09.09.09	ACR	BB		ISSUED FOR CLIENT REVIEW

Chevron Australia Pty Ltd

GORGON PROJECT - BARROW ISLAND LNG PLANT

Document Title:

Equipment/Tag No's
BDG0742- PUBLIC TOILETS - SMALL ELEVATIONS & SECTION

This document supersedes/is superseded by:

Disc. Code	Unit No.	BDRL	PO No.	Sequence No.	Rev
					8

PROJECT DOCUMENT NO. **G1-VE-A-8500-B01AR01T0029**

Attachment 3

**ENVIRONMENTAL
APPROVAL
DOCUMENTATION**

Reference	Description
G1-CO-LTR-EPAPH-CVXPH-0000141	Office of Environmental Protection Authority – Ministerial Statement 800, dated 6 August 2013
G1-CO-EML-DECWH-CVXPH-0000133	Department of Parks and Wildlife – Section 7(3) Barrow island Act 2003 Gorgon Gas Development consent email, dated 20 November 2013



Mr David Lee
Government Approvals Manager, Greater Gorgon
Chevron Australia
GPO Box S1580
PERTH WA 6845

Your Ref: *G1-CO-LTR-CVXPH-EPAPH-0000131*
Our Ref: *CA01-2013-0001*
Enquiries: *Paul Zahra, 6145 0823*
Email: *paul.zahra@epa.wa.gov.au*

Dear Mr Lee

MINISTERIAL STATEMENT 800 – GORGON GAS DEVELOPMENT REVISED AND EXPANDED PROPOSAL – BARROW ISLAND NATURE RESERVE

The Office of the Environmental Protection Authority (OEPA) received correspondence on 23 July 2013 seeking clarification of approval process for the utilisation of a 4.39 hectare area on Barrow Island for construction laydown purposes.

The OEPA can confirm that the proposed laydown area does not trigger the need to amend Ministerial Statement 800. However, where applicable, management plans may need to be updated to manage any additional environmental risks as a result of the use of the proposed laydown area.

Your correspondence confirms that the laydown area fits within the approved 300 ha limit allocated through the *Barrow Island Act 2003*. In addition, this letter does not preclude other government approvals.

Should you have any queries in relation to this correspondence, please contact Paul Zahra on 6145 0846.

Yours sincerely

Mr Anthony Sutton
A/GENERAL MANAGER

6 August 2013

From: [Holme, James \[Brunel Energy\]](#)
To: [Holme, James \[Brunel Energy\]](#)
Subject: FW: Section 7(3) Barrow Island Act 2003 Gorgon Gas Development request for consent to draft licence conditions
Date: 21 November 2013 9:35:07 AM

From: Field, Stuart [<mailto:Stuart.Field@DPaW.wa.gov.au>]
Sent: Wednesday, 20 November 2013 2:42 PM
To: Rob Paull
Cc: Jeremy.Greay@chevron.com; JHolme@chevron.com; central records; robpaullplanning; AENB@chevron.com
Subject: RE: Section 7(3) Barrow Island Act 2003 Gorgon Gas Development request for consent to draft licence conditions

Hi Rob

I can confirm that as the Managing agency over Barrow Island DPaW has been consulted and has no objection to the proposed inclusion of the 4.3878 hectares into Chevron's Construction and Laydown Licence on Barrow Island.

The consent to the inclusion of the area proposed has been made by the Acting Director General, Jim Sharp, in correspondence with the Minister for Environment, Hon Albert Jacob MLA, in relation for the Ministers consent of the proposed inclusion required under section 7(3) of the *Barrow Island Act 2003*, to the draft licence conditions that relate to or affect the conservation of flora and fauna on Class A reserve number 11648 (Barrow Island) for the Construction and Laydown Areas Licence.

If you require additional correspondence regarding DPaW's consent please contact me directly.

Kind regards

stu

Stuart Field PhD.

A | Principal Policy Officer | Gorgon Project Coordinator

Department of Parks and Wildlife

Office of the Director General

Street: 17 Dick Perry Avenue | Kensington | WA 6151

Postal: Locked Bag 104 | Bentley Delivery Centre | WA 6983

Phone: 9219 8785

Mob: 0428 037 645

Fax: 9334 0327

LOCATION MAP: BARROW ISLAND
PLANNING APPLICATION AREA19C





Government of **Western Australia**
Department of **Lands**

COPY

SHIRE OF ASHBURTON	
Rec No	1323276
14 NOV 2013	
File:	RD.06.2.5.2
Officer:	PTP

Your ref:

DoL ref: 00819-2013, Job 133092

Enquiries: Chung Siu Ph: 6552 4671

Fax: 6552 4417

Chung.Siu@lands.wa.gov.au

Chief Executive Officer
Shire of Ashburton
PO Box 567
TOM PRICE WA 6751

Dear Sir/Madam,

**APPLICATION FOR LICENCE TO OCCUPY CROWN LAND FOR LAYDOWN –
WHEATSTONE PROJECT – SECTION 91 LAND ADMINISTRATION ACT 1997 –
CHEVRON AUSTRALIA PTY LTD**

Chevron Australia Pty Ltd (Chevron) have made an application to the Department of Lands (DoL) to access Crown land for use as a laydown area in relation to works associated with the Wheatstone Gas Processing Project. The area relates to an existing licence Chevron have for use of Crown land as an access road.

A sketch illustrating the proposed licence area (hachured red) is **enclosed**. The applicant has advised access roads AR2 and AR3 will remain clear of laydown material and equipment however minor civil works will be required to establish a stable base and truck turnaround points will be installed within the licence area.

The types of materials that are likely to be stored at the proposed laydown area include, but are not limited to:

- HDPE pipe (bulk and spooled);
- Steel reinforcement, rebar;
- Other steel/metal products;
- Concrete products and embeds (eg culverts, cyclone tie-downs blocks)
- Mobile construction equipment (eg lightning towers, generators);
- Other construction equipment;
- Various crated materials (eg valves, fittings); and
- Other construction materials, including rock and sand material, cable reels, cyclone tie down equipment.

It is not proposed to install any permanent fixtures or facilities in the laydown area; however the following mobile equipment maybe utilised:

- Mobile lightning towers (trailer mounted);
- Portable chemical toilets (“portaloo”);
- Barricading at the AR2 / Old Onslow road intersection to prevent public access to or from the laydown area at that location; and
- Temporary shade structures, generally involving a light steel or scaffold frame with shade cloth or tarpaulin cover.

The applicant has agreed to install and inspect regularly appropriate sediment and erosion control measures to reduce potential for impacts beyond the Licence boundary.

The requested term is for 3 years.

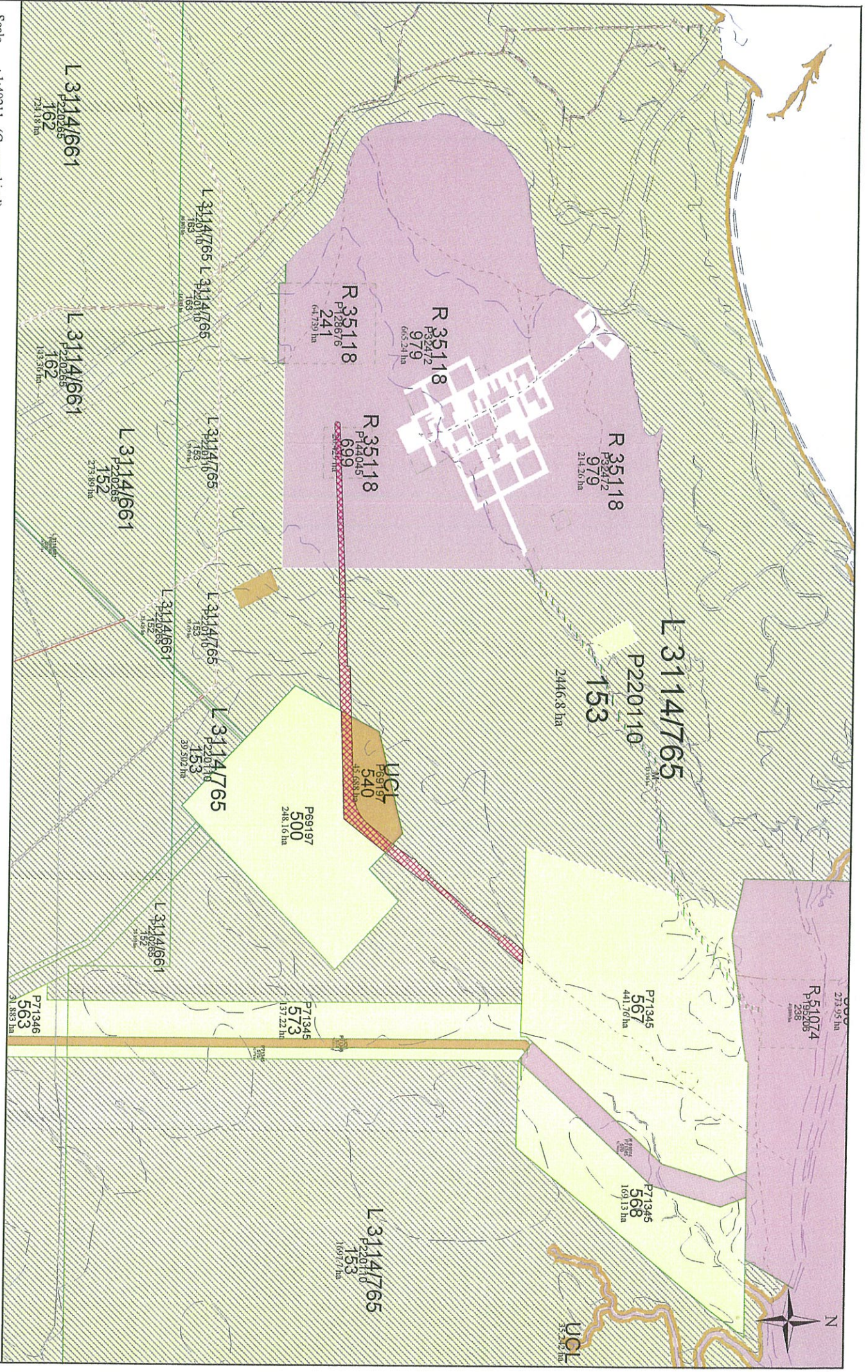
Could you please forward any comments that you may have regards the proposed licence.

Yours Sincerely,



Chung Siu
Project Officer

11 November 2013



Scale : 1:40211 (Geographical)

MGA : SW=284051.1E,7593068.3N Zone 50 / NE=295891.1E,7601153.7N Zone 50

Lat/Long : 114°54'42.594", -21°45'10.309" / 115°01'38.148", -21°40'52.543" H 184mm by W 297mm

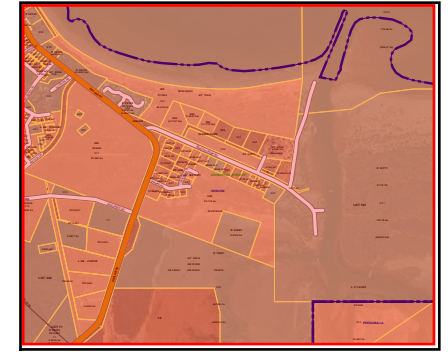
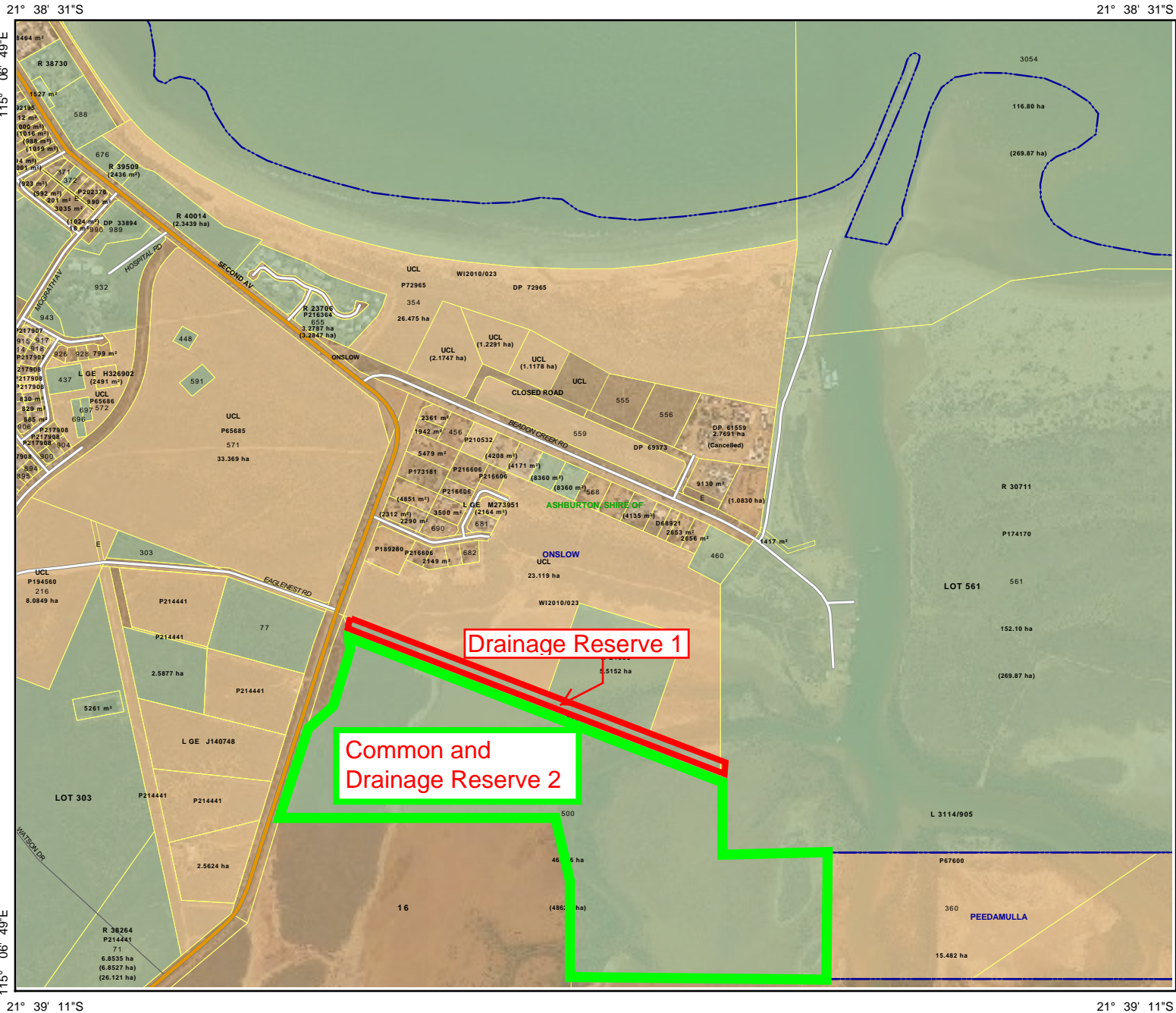
This product is for information purposes only and is not guaranteed. The information may be out of date and should not be relied upon without further verification from the original documents. Where the information is being used for legal purposes then the original documents must be searched for all legal requirements.

Printed : 11:34 Mon 28/Oct/2013

© Western Australian Land Information Authority 2013

Map Viewer

Created 15 Nov 2013



Scale: 1:12,548

Description

Map Projection: GDA 94 (Lat/Long)

Datum: Geocentric Datum of Australia 1994

1 Midland Square
 Midland WA 6056
 (08) 9273 7341
customerservice@landgate.wa.gov.au
www.landgate.wa.gov.au



© Western Australian Land Information Authority 2007



Policy Name:	LPP15 Parking & Setback – First Avenue, Onslow
File No:	LPP15 PS.DV.18
Policy Purpose:	Local Planning Policies are guidelines used to assist the Shire in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.
Principles / Framework:	Shire of Ashburton 10 Year Community Plan 2012-2022 Goal 04 – Distinctive and Well Serviced Places Objective 03 – Well Planned Towns
Application:	Town Planning Scheme No.7
Statutory Environment:	Shire of Ashburton Town Planning Scheme No. 7 Planning & Development Act 2005
Minute Number:	13.07.33
Approval Date:	Adopted at the Ordinary Meeting of Council held on <>

1.0 Objective

To provide advice for land owners and developers in First Avenue, Onslow in relation to acceptable setbacks and parking arrangements.

To provide guidance to land owners and developers in First Avenue, Onslow that as a condition of any Planning Consent, any portion of the existing road is to be transferred to Council at no cost.

2.0 Scope

A Local Planning Policy is not part of the Scheme and does not bind the Shire in respect of any application for planning approval but the Shire is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

3.0 Policy

3.1 Policy Statement

- 3.1.1 Where development of Lots 305–308, 333–336, 501, 502, 339 and 968 is sought, Council is prepared to support car parking to have direct access to First Avenue. Council will require parking bays to comply with the provisions of the Shire of Ashburton Town Planning Scheme No. 7.
- 3.1.2 Building Setbacks to First Avenue will be a minimum of 4 metres. Until the Council has determined how ROW's are accessed, developed and managed vehicle access to the rear ROW is not supported.
- 3.1.3 Attachment 1 to this Policy defines the preferred setback and parking arrangements.



3.2 Definitions

For the purpose of this policy:

“Planning Scheme” means the *Shire of Ashburton Town Planning No. 7*.

3.3 Background

- 3.3.1 Under the Planning Scheme, land fronting First Avenue, Onslow is zoned Tourism. First Avenue is reserved for „Conservation, Recreation and Nature Land”.
- 3.3.2 Clause 6.10.3 of the Planning Scheme relevant to First Avenue, Onslow states:
“*The density of residential development in the Commercial and civic and Tourism zones shall not exceed R50.....*”.
- 3.3.3 The Shire has required that the set back of land associated with Clause 6.10.3 of the Planning Scheme reflects the R30 provisions of the Residential Planning Codes, which is 4 metres.
- 3.3.4 Some portions of the road pavement for First Avenue, Onslow has been construction outside the defined road reserve and is situated on private land.
- 3.3.5 The desire is to provide the opportunity for the Shire to resolve the issue of the road reserve and the constructed road whilst providing the opportunity for landowners to have car parking within the setback.

3.4 Acceptable Setbacks

- 3.4.1 A minimum 4.0 metre building setback to any boundary fronting First Avenue is required.
- 3.4.2 Council may allow a setback of a fence or retaining wall to be 3.0 metres.
- 3.4.3 As a condition of any Planning Approval, Council will seek to have any portion of the existing road to be transferred at no cost. Any such land transfer will not impact upon the calculation for density.

3.5 Car parking

- 3.5.1 Council is prepared to support car parking to have direct access to First Avenue.

3.6 Retaining wall standards.

- 3.6.1 Council’s preference is that any retaining wall construction fronting First Avenue be of a limestone finish.

4.0 REFERENCE:

The Shire of Ashburton Town Planning Scheme No. 7 and the Planning & Development Act 2005.

5.0 RESPONSIBILITIES:

The Town Planning Department as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:



(Signature)

Signed

(Print Name)

Shire President

Monitor and Review: Principal Town Planner

Last Review Date: Ordinary Meeting of Council held on <>

Next Review Date: <>

This policy is to remain in force until otherwise determined by the Council or superseded.

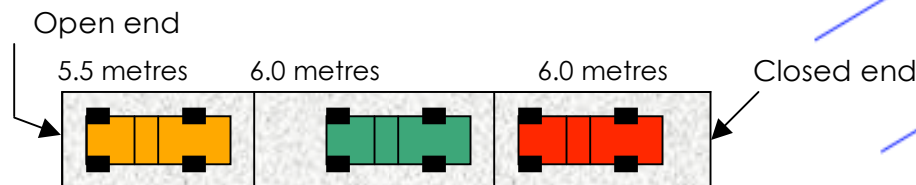
LOCAL PLANNING POLICY - PARKING & SETBACK PLAN - FIRST AVENUE, ONSLOW

Where development of Lots 305–308, 333–336*, 501, 502, 339 and 968 is sought, Council is prepared to support car parking to have direct access to First Avenue. Council will require parking bays to comply with the provisions of the Shire of Ashburton Town Planning Scheme No. 7. Building Setbacks to First Avenue will be a minimum of 4 metres

*In relation to Lot 336, the Policy recognizes the existing 90° car parking on the land serving the restaurant use. This Policy does not apply to Lot 336 whilst the restaurant use or other use approved by Council is in operation

PARKING ARRANGEMENT

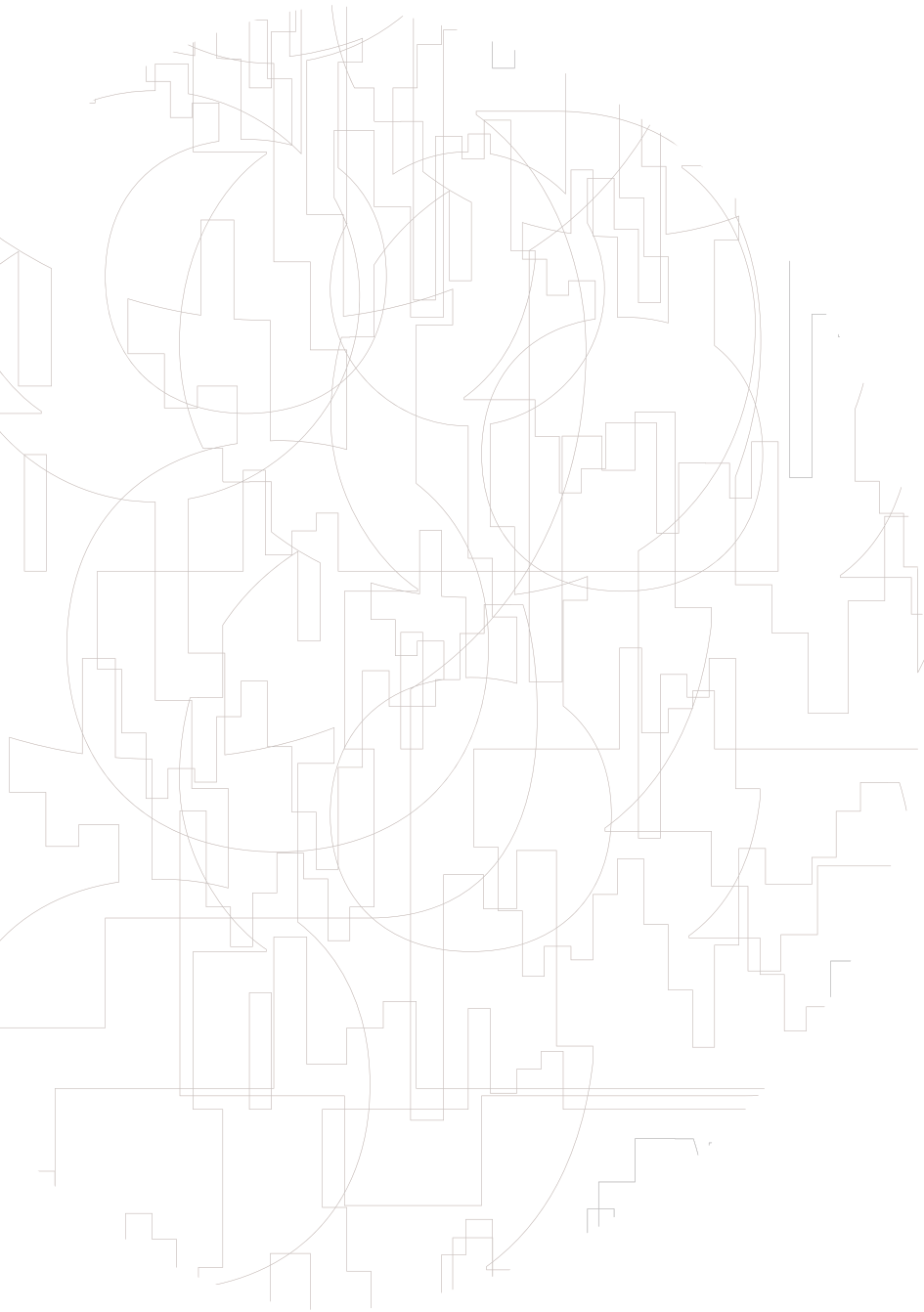
Generally, the car parking spaces will be parallel and reflect the provisions of the Shire of Ashburton Town Planning Scheme No. 7.



A minimum 4.0 metre building setback to any boundary fronting First Avenue is required. Council may allow a setback of a fence or retaining wall to be 3.0 metres. As a condition of any Planning Approval, Council will seek to have any portion of the existing road to be transferred at no cost. Any such transfer will not impact upon the calculation for density.



TOWN PLANNING
AND URBAN DESIGN



**SHIRE OF ASHBURTON
LOCAL PLANNING SCHEME NO. 7**

AMENDMENT NO. 21

711-010
AUGUST 2012

perth
sydney

DOCUMENT CONTROL

Document ID: PLANNING/PG 2012/711-010/Draft Documents/Scheme Amendment Greenfield/Amendment 21/Indesign/21.08.12						
Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
1	21.08.12	Final	Chris Harman		David Caddy	
<p>This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and TPG ('Agreement').</p> <p>TPG accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient.</p> <p>In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents.</p> <p>TPG cannot be held accountable for information supplied by others and relied upon by TPG.</p> <p>Copyright and any other Intellectual Property arising from the report and the provision of the services in accordance with the Agreement belongs exclusively to TPG unless otherwise agreed and may not be reproduced or disclosed to any person other than the Client without the express written authority of TPG.</p> <p>This document is in a draft form and not a final issued form. TPG reserves the right, at any time with or without notice, to amend, modify or retract any part or all of this document including any opinions, conclusions, or recommendations contained therein. Unauthorised use of this draft document in any form whatsoever is strictly prohibited. To the maximum extent permitted by law, TPG disclaims any responsibility for liability whatsoever arising from or in connection with this draft document.</p>						

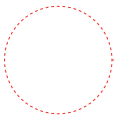
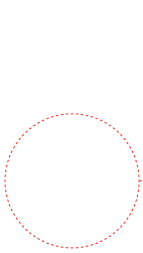
TPG reports are printed on:



MINISTER FOR PLANNING

Proposal to amend a Local Planning Scheme

- | | |
|--|--|
| 1. Local Authority: | Shire of Ashburton |
| 2. Description of Local Planning Scheme: | Local Planning Scheme No. 7 |
| 3. Type of Scheme: | Local Planning Scheme |
| 4. Serial No. of Amendment: | 21 |
| 5. Proposal: | <ol style="list-style-type: none"> 1. Rezoning Part Lots 301, 41, 303 and 571 from “Conservation, Recreation and Nature Landscape Reserve” to “Urban Development”; 2. Rezone Lot 448 from “Conservation, Recreation and Nature Landscape Reserve” to “Urban Development”; 3. Rezone Lots 76, 77, 78,75, 74, 73, 80, 71, 70 and 69 from “Rural Living” to “Urban Development”; 4. Rezone Portions of the Eagles Nest Road and Macedon Road Reserves to “Urban Development”; 5. Rezone Part Lot 302 and Reserve 219198 from “Public Purposes – Waste Disposal and Treatment” to “Urban Development”; 6. Rezone Lot 129 from “Public Purposes – Waste Disposal and Treatment” to “Urban Development”; 7. Rezone Lot 72 from “Public Purposes – Water and Drainage” to “Urban Development”; and 8. Amending the Scheme Maps accordingly. |



PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
SHIRE OF ASHBURTON
LOCAL PLANNING SCHEME NO. 7
AMENDMENT NO. 21

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezoning Part Lots 301, 41, 303 and 571 from "Conservation, Recreation and Nature Landscape Reserve" to "Urban Development";
2. Rezoning Lot 448 from "Conservation, Recreation and Nature Landscape Reserve" to "Urban Development";
3. Rezoning Lots 76, 77, 78,75, 74, 73, 80, 71, 70 and 69 from "Rural Living" to "Urban Development";
4. Rezoning Portions of the Eagles Nest Road and Macedon Road Reserves to "Urban Development";
5. Rezoning Part Lot 302 and Reserve 219198 from "Public Purposes – Waste Disposal and Treatment" to "Urban Development";
6. Rezoning Lot 129 from "Public Purposes – Waste Disposal and Treatment" to "Urban Development";
7. Rezoning Lot 72 from "Public Purposes – Water and Drainage" to "Urban Development"; and
8. Amend the Scheme maps accordingly.

Dated this day of 20

.....
 Chief Executive Officer

CONTENTS

1.	INTRODUCTION	1
1.1	Background	1
1.2	Location and Context	2
1.3	Legal Description	4
1.4	Development	5
2.	PLANNING FRAMEWORK	5
2.1	Statutory Planning Framework	5
2.2	State Planning Framework	9
2.3	Regional and Local Planning Framework	10
3.	PLANNING CONSIDERATIONS	16
3.1	Land Availability	16
3.2	Land Assembly and Administration	16
3.3	European Heritage	16
3.4	Indigenous Heritage	17
3.5	Onslow Salt Buffer	18
4.	ENVIRONMENTAL CONSIDERATIONS	19
4.1	Acid Sulfate Soils	19
4.2	Flora and Fauna	19
4.3	Water Management	20
4.4	Noise	21
5.	ENGINEERING CONSIDERATIONS	22
5.1	Geotechnical	22
5.2	Movement Network and Access	22
5.3	Servicing	26
6.	PROPOSED AMENDMENT	33
6.1	Scheme Amendment Intent	33
7.	PLANNING JUSTIFICATION	34
7.1	Need for Scheme Amendment	34
7.2	Land Use Buffer Requirements	34
7.3	Social Impact Assessment	34
8.	CONCLUSION	36

APPENDIX 1	45
Aecom Environmental Due Diligence (October 2010)	45
APPENDIX 2	45
ENV Flora, Vegetation and Fauna Assessment (September 2011)	45
APPENDIX 3	47
HYD20 Local Water Management Strategy (June 2012)	47
APPENDIX 4	49
Golder Geotechnical Desktop Study (September 2011)	49
APPENDIX 5	51
Riley Transport Assessment (June 2012)	51
APPENDIX 6	
Wood & Grieve Engineers Engineering Servicing Report (May 2012)	
APPENDIX 7	
Landcorp Social Impact Statement (May 2012)	

1. INTRODUCTION

This report has been prepared on behalf of LandCorp, in support of a request to initiate an amendment to the Shire of Ashburton Town Planning Scheme No. 7 (TPS7) to facilitate the expansion of Onslow.

This report outlines the relevant planning and site considerations for the proposed amendment, which has been prepared giving due regard to TPS7 and the relevant State and local planning framework applicable to Onslow.

This report has been prepared with input from the following:

- LandCorp – Project Manager;
- TPG Town Planning and Urban Design (TPG) – Statutory Planning;
- ENV Australia (ENV) – Environmental;
- ERM – Contamination;
- Lloyd George – Acoustics;
- Wood and Grieve Engineers - Civil Engineering;
- Hyd2o – Hydrology;
- MP Rogers – Coastal Vulnerability;
- Riley Consulting – Traffic and Transport; and
- Golder and Associates (Golder) – Geotechnical.

1.1 BACKGROUND

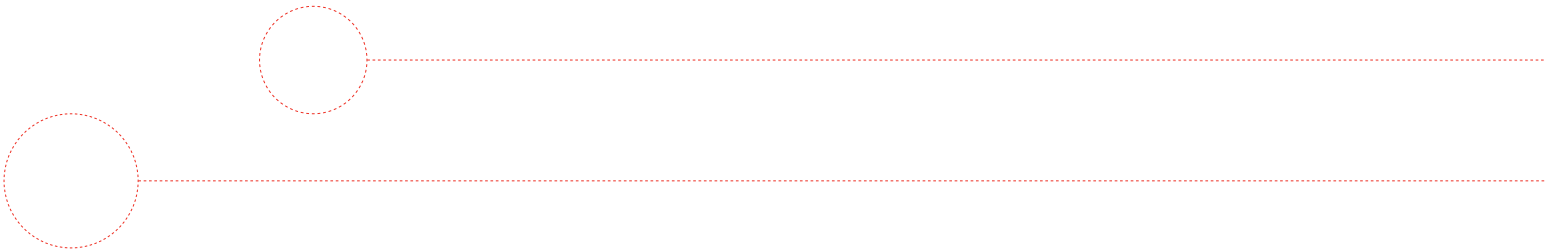
The growing resources industry, specifically the planned development of the Ashburton North Strategic Industrial Area (ANSIA) and

associated major hydrocarbons processing facilities, has resulted in the potential for significant population growth in Onslow. Currently home to a population of just over 500 people, but with evidence suggesting a population closer to 700, servicing the future industrial growth fuelled by the resource sector for Onslow is likely to result in an estimated population of more than 3,500.

This presents a considerable challenge, on one hand to encourage the town to grow and meet its future potential, whilst building upon and protecting the unique relaxed and inclusive community and holiday atmosphere of the Onslow Township.

The future planning of Onslow has to date being undertaken by the Shire of Ashburton and the Department of Planning and initially comprised the Onslow Structure Plan (2003). The Structure Plan was reviewed in 2008, but was abandoned in a favour of a higher level Onslow Townsite Strategy (OTS).

A due diligence was undertaken on behalf of LandCorp in 2010 initially to assess the options to enable expansion to occur within the Onslow townsite, but also to provide a key focus on its delivery. The due diligence signaled the development readiness of identified land parcels in the town, which began the first stage of the development process of delivering infill residential lots through the rationalisation of existing Unallocated Crown Land and Reserves within the existing residential development areas of the town.



The timely release of future land supply is important to allow the town of Onslow to grow and accommodate current and future demand generated not only by the oil and gas industry, but also to accommodate existing industries and the values of existing residents. In this sense, Onslow represents a microcosm of many of the challenges experienced for growth and development in our resource-rich Pilbara region. However, addressed in the early stages of the growth cycle, there is the opportunity for Onslow to demonstrate where good planning and expeditious infrastructure delivery can work to mitigate the adverse impacts of these issues. Alleviation of current land shortages and identifying critical infrastructure essential to the release of land is crucial to the successful planned growth and revitalisation of Onslow.

1.2 LOCATION AND CONTEXT

Onslow is the key coastal town in the Shire of Ashburton, located 1,386km north of Perth on the Pilbara Coast (refer to Figure 1). Exmouth is some 110km to the southwest, whilst Karratha/Dampier are some 300km by road to the northeast. Onslow is connected to the North-West Coastal Highway by Onslow-Mount Stuart Road. A second access to Onslow from the North-West Coastal Highway is provided through Twitchen Road, however this is an unsealed road and is not always accessible due to flooding.

REFER TO FIGURE 1 – LOCATION PLAN

FIGURE 1 – LOCATION PLAN



1.3 LEGAL DESCRIPTION

Table 1 summarises the land and legal particulars subject to this Scheme Amendment.

Lot No.	DP No.	Volume/Folio	Primary Interest Holder/Interest Holder
Pt Lot 301	67928	LR3017/139	State of WA
Pt Lot 41	ASHBU LOC	-	-
Pt Lot 303	49430	LR3152/106	State of WA / Shire of Ashburton
Pt Lot 571	65685	LR3160/88	State of WA
Lot 591	183434	LR3001/659	State of WA
Lot 448	169922	LR3003/61	State of WA
Road Reserve			Eagle Nest Road Reserve
Road Reserve			Macedon Road Reserve
Lot 76	214441	LR3054/892	State of WA / B Hayes
Lot 77	214441	LR3055/79	State of WA
Lot 78	214441	LR3054/895	State of WA / GA & JC Whitmore
Lot 75	214441	LR3055/78	State of WA
Lot 74	214441	LR3054/890	State of WA / Stanley Holdings Pty Ltd
Lot 73	214441	LR3119/177	State of WA
Lot 129	186891	LR3054/947	State of WA / BindiBindi Community Aboriginal Corporation
Lot 80	214441	LR3119/993	State of WA / N McQuade & LJ Rasmussen
Lot 72	214441	LR3054/771	State of WA
Lot 71	214441	LR3054/884	State of WA
Lot 70	214441	LR3054/881	State of WA
Lot 69	214441	LR3054/880	State of WA / RS & VL Harris
Pt Lot 302	45791	LR3135/814	State of WA / Shire of Ashburton

1.4 DEVELOPMENT

A Development Plan has been prepared for the expansion of Onslow and has been submitted concurrently with Scheme Amendments No. 21 and 22. The objectives of the Development Plan are to:

- Provide a comprehensive master plan to facilitate the orderly and proper subdivision and development of the land to meet the anticipated growth demand in the town of Onslow.
- Create a sustainable and affordable urban area with a range of lot sizes and diversity of housing types and land for a second school site, public open space and drainage purposes.
- Recognise the logistical requirements of the Chevron Operations Village and through good design, promote the integration of the village with the surrounding development.

2. PLANNING FRAMEWORK

2.1 STATUTORY PLANNING FRAMEWORK

2.1.1 SHIRE OF ASHBURTON TOWN PLANNING SCHEME No. 7

TPS7 is the primary statutory control for land use and development within the Shire of Ashburton. The land subject of this Amendment is currently zoned "Rural Living" and "Public Purposes" with areas also being reserved for "Conservation, Recreation and Nature Landscapes" as well as Road Reserves. Portions of the site are also affected by the 'Onslow Coastal Hazard' and 'Onslow Airport Height Restrictions' Special Control Areas (refer to Figure 3). This Scheme Amendment proposes to rezone the subject land to fall within the "Urban Development" zone with no prescribed density coding to allow for a flexible approach to the implementation of the Development Plan.

REFER TO FIGURE 2 – TPS7 EXTRACT

2.1.2 SHIRE OF ASHBURTON LPP No.17 – CONSULTATION FOR PLANNING PROPOSALS

This Policy seeks to ensure the community is provided with adequate and appropriate opportunities to be kept informed, comment on and respond to land use and development proposals. In this regard, the Policy defines the different levels of consultation that the Shire will undertake based on the likely extent of the impact on the community or the interest likely to be generated by the community with respect to land use and development proposals.

2.1.3 SHIRE OF ASHBURTON LPP No.20 – SOCIAL IMPACT ASSESSMENT

This Policy requires the preparation of a Social Impact Statement (SIS) for land use and development proposals that are subject to a community consultation/advertising process including "all proposals for rezoning or amending the Scheme".

The Policy states that an analysis and subsequent preparation of a SIS can assist in revealing and subsequently a means of addressing issues relevant to land use planning decisions thereby resulting in a more environmentally, economically and socially sustainable environment.

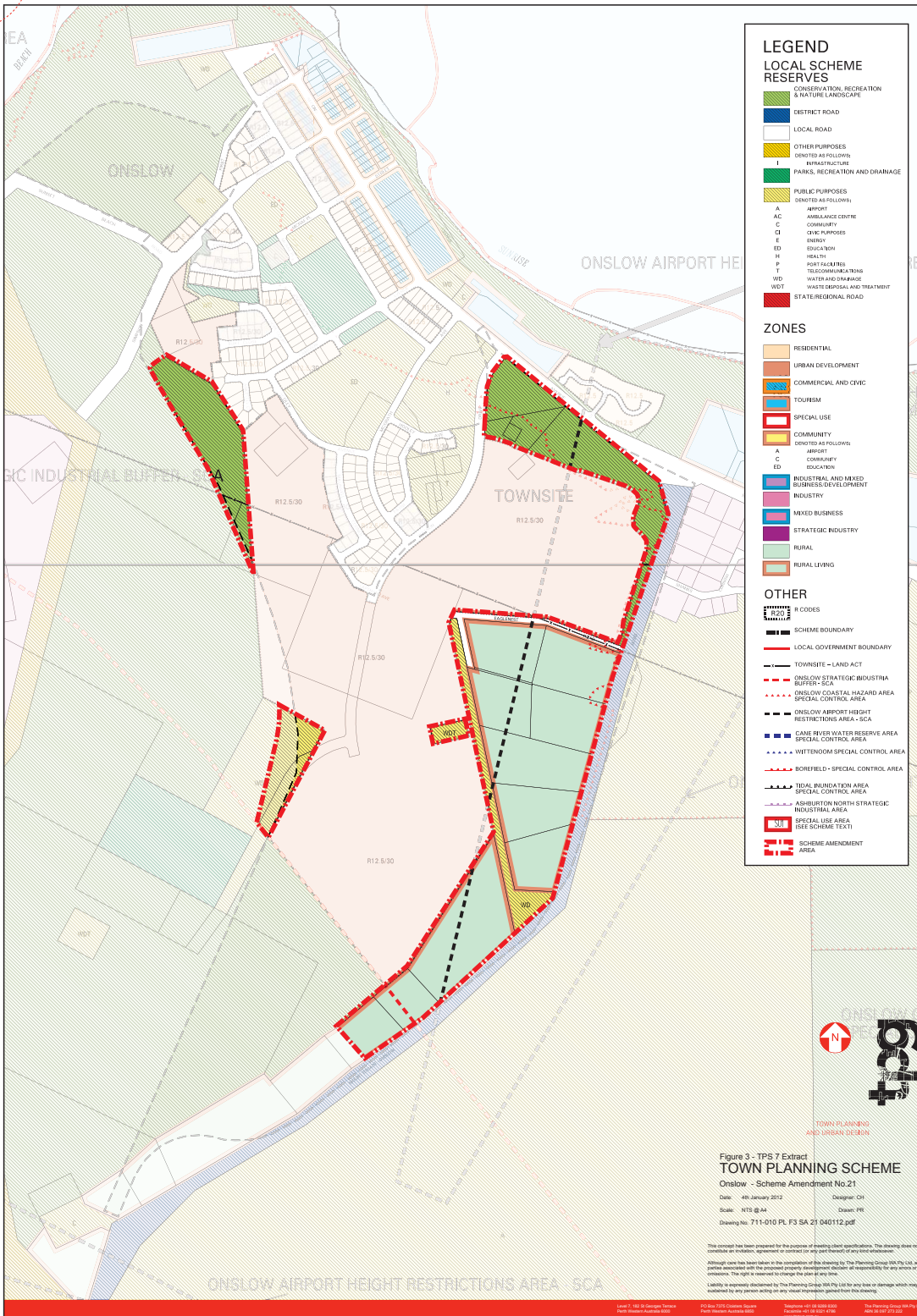
The Policy outlines the guiding principles and matters required to be addressed in the preparation of a SIS.

2.1.4 SHIRE OF ASHBURTON LOCAL PLANNING SCHEME No. 7 – APPENDIX 7

Appendix 7 of TPS7 outlines the matters to be addressed by Development Plans. Specifically Appendix 7 states that all Development Plans shall address the following:

- *"Landform, topography, landscape, vegetation and soils of the area;*
- *Location, existing roads, land uses and surrounding land uses and features;*
- *Existing and proposed services and infrastructure including reticulated or other potable water supply, sewerage, energy, communication, drainage and catchment considerations;*

FIGURE 2 – TPS7 EXTRACT



- *Existing places and features of heritage and/or cultural significance, including natural landscapes, flora and fauna in addition to built structures and other modified environments;*
- *Road layout and traffic assessment, communal and incidental parking areas, pedestrian/cycle network/underpasses, including impacts on the surrounding movement networks;*
- *Public open space and recreation provision, environmental protection areas, and relationships to natural features;*
- *Assessment of the impact of the proposal on the natural environment, including management of potential effluent, emissions and other forms of pollution;*
- *Comprehensive drainage systems for stormwater runoff and natural drainage lines;*
- *Indicate the design of the proposal including lot layout, major building roads and landscaping proposals;*
- *The demand for the development in relation to the overall market for similar developments;*
- *The method of carrying out the development including the projected times of completion of each stage;*
- *Provide provisions, as may be considered appropriate by Local Government, for inclusion in the Policy Manual;*
- *Other information as may be directed by the Local Government.*

Appendix 7 further outlines that for Development Plans in 'Urban Development' zones, the following additional matters are also to be addressed:

- *"Residential density and detailed subdivision standards relating to solar access, efficient use of water resources, design features and density rationale;*
- *Indicate demand for commercial and community facilities, including schools, generated by the proposal and implications for the provision of these within the development area or elsewhere; and*
- *Whether adequate provision is made to protect buffer requirements."*

2.1.5 DEVELOPMENT PLANS

Clause 6.4 of TPS7 provides that the Local Government may prepare, or require the preparation of a development plan prior to considering development or subdivision proposals within the Urban Development zone.

A Development Plan is defined under TPS7 as:

"Plans which are required to be prepared prior to the consideration of planning or subdivision applications which address the schematic layout of proposed development and lot boundaries in addition to various other matters as may be required by the Scheme and includes local structure plans, outline or comprehensive development plans."

A Development Plan must be in accordance with Appendix 7 of TPS7 which sets out the matters to be addressed in such plans and must be advertised for public comment.

The Development Plan submitted concurrently with this Scheme Amendment is in accordance with the provisions of Clause 6.4, Appendix 7 and Appendix 11 of TPS7.

2.2 STATE PLANNING FRAMEWORK

2.2.1 STATEMENT OF PLANNING POLICY No. 1 – STATE PLANNING FRAMEWORK POLICY

The State Planning Strategy, prepared by the WAPC in 1997, sets out the key principles relating to environment, community, economy, infrastructure and regional development which should guide the way in which future planning decisions are made. It also provides a range of strategies and actions that support these principles generally and for each of the ten regions of the State.

The State Planning Strategy provides the overall vision and will be further articulated and applied by policies and plans dealing with particular planning issues or regions of the State.

Statement of Planning Policy No. 1 unites existing State and regional policies, strategies and guidelines within a central framework that provides a context for decision-making on land use and development in Western Australia. The Policy informs the WAPC, local government

and others involved in the planning process on those aspects of State level planning policy that are to be taken into account, and given effect to, in order to ensure integrated decision-making across all spheres of planning.

The policies and strategies relevant to this Amendment are discussed below.

2.2.2 STATE PLANNING POLICY No. 2.6 – STATE COASTAL PLANNING POLICY

This policy addresses land use planning and development issues as they relate to the protection and management of the coast. The policy requires strategic plans to guide local planning and development in order to protect the coast against natural processes such as erosion and storms and the provision of coastal foreshore areas.

The objectives of the policy are to:

- *“Protect, conserve and enhance coastal values, particularly in areas of landscape, nature conservation, indigenous and cultural significance;*
- *Provide for public foreshore areas and access to these on the coast;*
- *Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; and*
- *Ensure that the location of coastal facilities and development takes into account coastal*

processes including erosion, accretion, storm surge, tides, wave conditions, sea level change and biophysical criteria.”

The policy is currently being reviewed by the WAPC, given the continually growing body of knowledge on the subject of climate change and sea level rise. The review and subsequent amendments generally relate to the prescribed sea level rise value, which currently has a vertical change of 0.38m between the years 2000 and 2100. Matters relating to coastal vulnerability have been addressed as part of the Development Plan.

2.2.3 STATE PLANNING POLICY NO. 3.4 – NATURAL HAZARDS AND DISASTERS

The purpose of this Policy is to encourage local governments to adopt a systematic approach to the consideration of natural hazards and disasters when performing their statutory or advisory functions.

The objectives of this Policy are to:

- *“Include planning for natural disasters as a fundamental element in the preparation of all statutory and non-statutory planning documents, specifically town planning schemes and amendments, and local planning strategies; and*
- *Through the use of these planning instruments, to minimise the adverse impacts of natural disasters on communities, the economy and the environment.”*

A specific requirement of the Policy relevant to planning for the Onslow expansion includes the requirement for buildings to be able to withstand cyclonic winds and rain, which are contained within the Building Code of Australia.

Future development throughout Onslow will be required to be constructed in accordance with relevant Building Codes and Australian Standards as required.

2.3 REGIONAL AND LOCAL PLANNING FRAMEWORK

2.3.1 ONSLOW REGIONAL HOTSPOTS AND LAND SUPPLY UPDATE (2008)

The Onslow Regional Hot Spots Land Supply Update is part of a series of publications prepared by the Department of Planning for the WAPC to assess the future land supply in regional centres in Western Australia. The planning and infrastructure coordination needed to meet future demand of these centres is also outlined.

One of the key points of the report states that there is sufficient zoned land to meet past growth demand trends, however the recent decision by Chevron to develop their Wheatstone LNG processing plant at the ANSIA triggers the need for additional land to be rezoned, approved for subdivision and developed.

2.3.2 PILBARA FRAMEWORK REGIONAL PROFILE (2009)

The Pilbara Framework Regional Profile has been published by the WAPC and provides the Pilbara with a settlement-focused development structure to provide guidance for infrastructure investment and context for local government to prepare strategic direction documents and scheme amendments.

The Profile identifies pressure for land in Onslow, although to a lesser extent than Karratha, Port Hedland and Newman.

2.3.3 ONSLOW TOWNSITE STRATEGY (2010)

The Onslow Townsite Strategy (OTS), which supersedes the former Onslow Structure Plan (2003), sets out Council's vision and the longer-term directions for land use and development for Onslow. The Strategy forms the basis for land use, zoning, subdivision and development, implemented through the statutory planning framework (refer to figure 2).

REFER TO FIGURE 3 – OTS MAP

The OTS states that due to the development of the ANSIA project, *“Onslow will experience significant population growth”* and therefore a *“significant reorientation of Onslow’s urban structure will be required to accommodate the residential, community and civic needs of the anticipated residential population expansion.”*

The OTS seeks to balance the establishment of new living areas with the need to revitalise

and, where appropriate, restructure the existing residential precincts. The Strategy identifies 140 hectares of land for the potential development of new residential areas to meet demand for 800 to 1600 additional dwellings under medium and high growth scenarios.

Specifically an objective under the area of ‘Economic Vitality’ is to *“Allocation of land to cater for anticipated economic demand”*.

With regard to TWA, the Strategy further states:

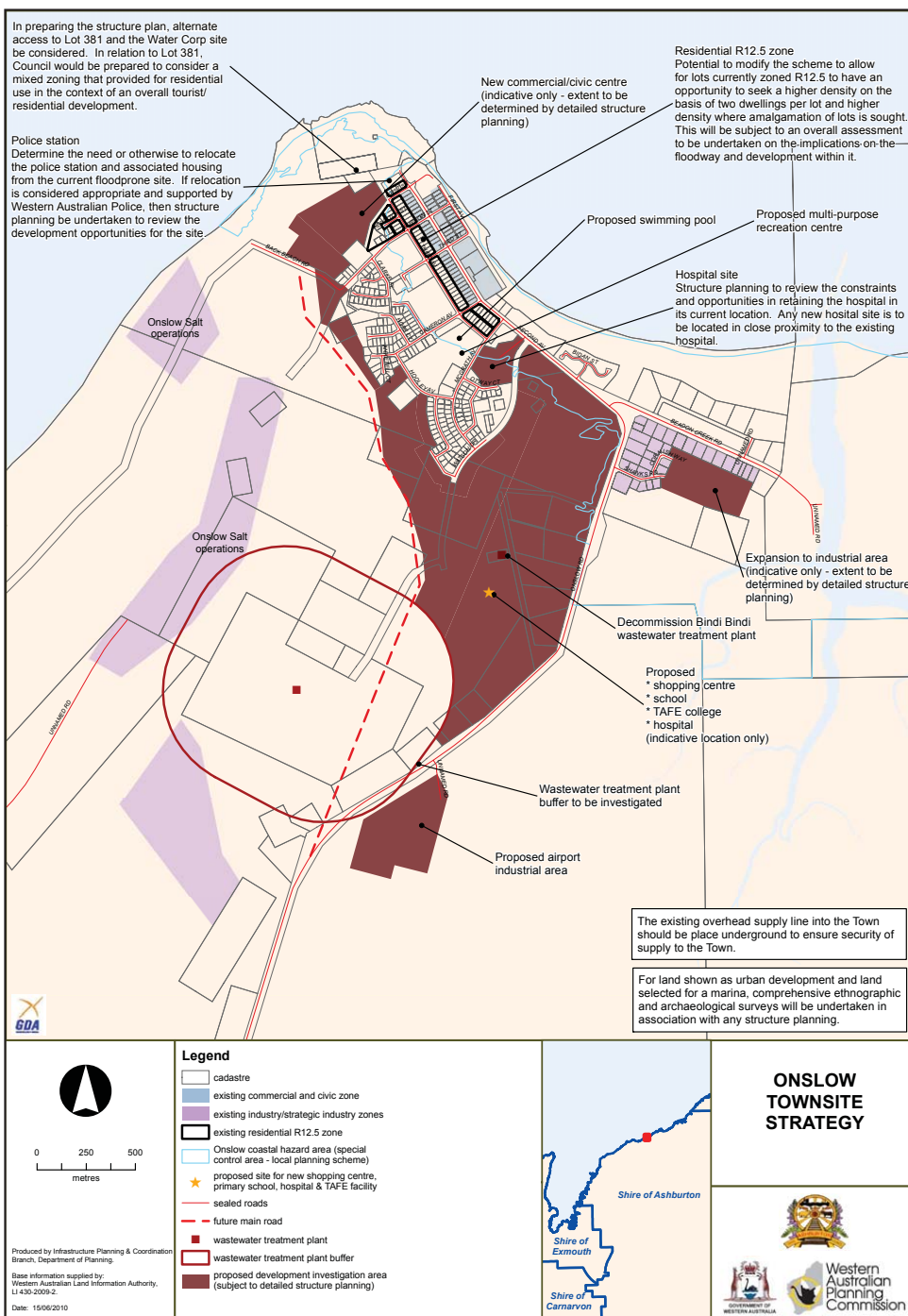
“Currently within the Onslow townsite and under the Shire of Ashburton LPS7, only the Residential and Tourism zones provide the opportunity to develop land for TWA. The Scheme does not provide guidance as to the form such development may take. Experience elsewhere has generally resulted in the blighted development of villages of questionable quality and poor social interface with the existing community.”

The OTS indicates that the expansion of Onslow be developed as a number of residential precincts, and also sets the following objectives relevant to the expansion of Onslow:

“Development Principles

- *Provide safe, convenient and attractive residential precincts that provide lifestyle choice.*
- *Provide a coherent system of compact walkable precincts, which cluster to form neighbourhoods.*

FIGURE 3 – OTS MAP



- *Adopt a site responsive approach to precinct layout design*
- *Incorporate a movement network that has a clear hierarchy that distinguishes between different levels of vehicle penetration to residential areas.*
- *Provide for a network of well-distributed parks and recreation areas to an extent suitable for Onslow's climatic conditions.*
- *Respect environmental and hazard constraints, including soil erosion, flood and bushfire risk.*
- *Adopt best-practice approaches to urban water management.*
- *Respect the biodiversity values of the locality.*
- *Provide public utilities in a timely, cost-effective and coordinated manner."*

In terms of the desired future residential character of Onslow, the OTS encourages that new residential areas be developed as a nesting of residential precincts that offer a variety of housing options, characterised by a mix of detached houses and terrace/town house dwellings to meet the needs of the expanding population. The proposed new access road is to define the western edge of the new residential area.

The precincts are to take advantage of existing site conditions to maximise connections and views to the coast and other open spaces, whilst respecting cultural sites valued by Onslow's Indigenous community.

A well-connected movement network is to provide a variety of routes for vehicles, pedestrians and cyclists, with the subdivision design being sympathetic to existing vegetation and maximise opportunities to capture sea breezes.

This Amendment seeks to ensure that all land within the Development Plan area is zoned "Urban Development" to allow for a flexible approach to future development in order to meet the objectives of the OTS.

2.3.4 PILBARA PLANNING AND INFRASTRUCTURE FRAMEWORK (2012)

The Pilbara Planning and Infrastructure Framework, prepared by the WAPC, sets out the strategic direction for the future development of the region over the next 25 years. The document provides a framework for public and private sector investment, as well as context for the preparation of local planning strategies and local planning schemes by local authorities.

The Framework identifies Onslow as a 'major town', with its future "*largely dependent on the construction of processing facilities for off-shore hydrocarbons at the proposed Ashburton North Strategic Industrial Area. While a permanent workforce in Onslow is encouraged, growth will be largely dependent on the proportion of fly-in fly-out workers during the construction and operations phases. Onslow will continue to depend on Karratha for higher order community and commercial facilities.*"

The document identifies a number of priorities required to support population and economic growth in the Pilbara region. Those priorities specific to Onslow include:

- Identify new water source – Cane River borefields, Birdrong aquifer or an alternative – to service Onslow.
- Expand power generation at Onslow.
- Expansion of Onslow Primary School to a District High School.
- Provision of a swimming pool in Onslow.
- Investigate upgrading Onslow Airport to service Ashburton North Strategic Industrial Area.

The Framework includes a growth plan for Onslow and includes the area subject to this Scheme Amendment as a residential and commercial expansion area.

2.3.5 SHIRE OF ASHBURTON STRATEGIC PLAN 2007/2011

- The Strategic Plan gives a four-year vision for the Shire and identifies the following six strategic objectives:
 - Diversify and Strengthen the Economy.
 - Include and Engage Our Community.
 - A Connected and Accessible Region.
 - Conserve and Enhance the Environmental and Cultural Heritage.
 - Community Safety and Security.
 - A Well Managed and Contemporary Corporation.

3. PLANNING CONSIDERATIONS

3.1 LAND AVAILABILITY

Currently the Onslow property market offers limited housing opportunities (either for sale or for rent). Additionally the provision of land for residential development (Greenfield and infill) is also limited primarily due to limitations on reticulated water within the town, and various other issues (native title, major upgrades servicing infrastructure, buffers) which impact on the ability of the townsite to expand. For this to be improved, a coordinated approach and funding from all levels of government and public and private sector stakeholders will be required.

In 2010, the Shire and LandCorp commenced with the preparation of a plan and land delivery program for Onslow that will largely assist with the forecasted growth of the townsite. The plan will guide the development of residential, commercial, recreational and industrial activities and facilitate the realisation of the Shire's Onslow Townsite Strategy vision.

The plan targets key priority areas such as 'infill' residential lots and broad scale residential expansion opportunities, as well as the town centre, main street and foreshore areas.

The Shire and LandCorp will continue to work with key stakeholders and government to ensure much needed services and infrastructure are improved and upgraded to accommodate future growth within the town. LandCorp will assist with the delivery of infill residential lots as well as work collaboratively with industry and others

to deliver land to accommodate population growth.

It is considered that land will become available for the operational workforce as well as some in-fill lots, within the short term, which will provide the basis for the future stages of expansion in the medium to long term.

3.2 LAND ASSEMBLY AND ADMINISTRATION

All lots within the Scheme Amendment area are either Unallocated Crown Land, Government-Owned or Reserves for a multiple reasons. The approach to land assembly and administration/governance within the Onslow expansion area is largely identified throughout the OTS. The following table summarises the land tenure arrangements within the Scheme Amendment area.

REFER TABLE 2 - LAND ASSEMBLY

3.3 EUROPEAN HERITAGE

A desktop search of the Shire of Ashburton's Municipal Inventory and the Heritage Council of Western Australia and National Trust databases has revealed that the subject site has no known European heritage listings or constraints.

Onslow contains a number of Category B and C heritage sites that are listed on the Shires Municipal Heritage Inventory, however none of these sites are located within the subject site.

TABLE 2 – LAND ASSEMBLY

Status	Lot No.	Whole or Part	DP No.	Volume/Folio	Primary Interest Holder	Current Zoning/Reserve	Proposed Zoning
UCL	301	P	67928	LR3017/139	State of WA	R – Conservation, Recreation & Nature Landscape (portion only)	Urban Development
UCL	41	P	ASHBU LOC	-	-	R – Conservation, Recreation & Nature Landscape (portion only)	Urban Development
R19291	303	P	49430	LR3152/106	State of WA Order (Shire of Ashburton)	R – Conservation, Recreation & Nature Landscape	Urban Development
UCL	571	P	65685	LR3160/88	State of WA	R - Conservation, Recreation & Nature Landscape (portion only)	Urban Development
R27316	448	W	169922	LR3003/61	State of WA	R - Conservation, Recreation & Nature Landscape	Urban Development
RR	Eagles Nest Road Reserve	P	-	-	-	Road Reserve	Urban Development
RR	Macedon Road Reserve	P	-	-	-	Road Reserve	Urban Development
GO	76	W	214441	LR3054/892	State of WA Lease (B Hayes)	Rural Living	Urban Development
R50269	77	W	214441	LR3055/79	State of WA	Rural Living	Urban Development
GO	78	W	214441	LR3054/895	State of WA Lease (GA & JC Whitmore)	Rural Living	Urban Development
R50991	75	W	214441	LR3055/78	State of WA	Rural Living	Urban Development
GO	74	W	214441	LR3054/890	State of WA Lease (Stanley Holdings Pty Ltd)	Rural Living	Urban Development
UCL	73	W	214441	LR3119/177	State of WA	Rural Living	Urban Development
R39155	129	W	186891	LR3054/947	State of WA Order (Bindibindi Community Aboriginal Corporation)	R – Public Purposes – Waste Disposal and Treatment	Urban Development
GO	80	W	214441	LR3119/993	State of WA Lease (N McQuade & LJ Rasmussen)	Rural Living	Urban Development
GO	72	W	214441	LR3054/771	State of WA	R – Public Purposes – Water and Drainage	Urban Development
GO	71	W	214441	LR3054/884	State of WA	Rural Living	Urban Development
GO	70	W	214441	LR3054/881	State of WA	Rural Living	Urban Development
GO	69	W	214441	LR3054/880	State of WA Lease (RS & VL Harris)	Rural Living	Urban Development
R219198		P	219198	-	-	R – Public Purposes – Waste Disposal and Treatment	Urban Development
R38336	302	P	45791	LR3135/814	State of WA Order (Shire of Ashburton)	R – Public Purposes – Waste Disposal and Treatment	Urban Development

3.4 INDIGENOUS HERITAGE

The Register of Aboriginal Sites is maintained by the Western Australian Department of Indigenous Affairs under the provisions of the *Aboriginal Heritage Act 1972*. The Act provides automatic protection for all places and objects in Western Australia that are important to Aboriginal people because of connection to their culture. Therefore all development within the subject site shall be subject to Aboriginal Heritage surveys being undertaken in accordance with the *Aboriginal Heritage Act*.

A desktop search of the Department of Indigenous Affairs Aboriginal Heritage Enquiry System has been undertaken and has identified the following Registered Aboriginal Sites within Onslow:

TABLE 3 – ABORIGINAL SITE REGISTER

Site ID	Status	Access	Restriction	Site Name	Site Type	Additional Information	Site No.
6617	Permanent Register	Closed	No Restriction	Burubarladji	Mythological	-	P06362
6618	Permanent Register	Closed	No Restriction	Dew Talu	Ceremonial	Water Source	P06363
6620	Permanent Register	Closed	No Restriction	Jinta 2.	-	Water Source	P06365
8920	Permanent Register	Open	No Restriction	Onslow 1	Artefacts/ Scatter, Midden/ Scatter	-	P03563
24401	Lodged	Open	No Restriction	Os06-01	Artefacts/ Scatter, Midden/ Scatter	Archaeological Deposit, Shell	-

If any proposed ground disturbance will affect an Aboriginal site protected by the Aboriginal Heritage Act, a Section 18 Application to disturb the site under the Aboriginal Heritage Act will be required.

3.5 ONSLOW SALT BUFFER

Environmental Protection Authority (EPA) Guidance Statement No. 3 (2005) specifies a generic buffer distance of 1km between solar salt manufacturing activities and sensitive land uses such as residential areas due to potential noise impacts. The 1km buffer impacts the most of the western portion of the site and the existing town.

Although Guidance Statement No. 3 did not exist in 1991 when the EPA originally assessed the Onslow Salt proposal, an acoustic study was undertaken by the proponent to determine the potential for noise impacts. The study highlighted the main sources of noise as being tracked vehicles (the bulldozers working on the salt stockpiles) and the power station. The proponent also prepared a management plan for addressing noise related impacts, which was deemed acceptable by the EPA.

Onslow Salt operates under Ministerial Statement 168 (August 1991), 401 (November 1995) and 451 (June 1997) and with respect to noise is required to implement noise control strategies to meet the requirements of Environmental (Noise) Regulations 1997. In addition, noise abatement measures were part of the conditions of Onslow Salt's Part IV

approval under the Environmental Protection Act 1986. Although the generic buffer distance for solar salt manufacturing facilities is 1 kilometre, the EPA's approval of the Onslow Salt operation is an example of how buffers can be refined with further analysis.

As part of LandCorp's ongoing work to deliver land in Onslow, Amendment No. 19 (which relates to various infill lots) was referred to the Environmental Protection Authority (EPA) for assessment. As part of its assessment of Amendment No. 19 to TPS7, the EPA advised the following in regards to potential noise impacts on the townsite from Onslow Salt:

- "Notification to be placed on the certificate of title of each new subdivided lot wholly or partly within 500m of Onslow Solar Salt operation to alert prospective purchasers to the potential noise impacts; and
- The facades of buildings fronting or perpendicular to the Onslow Solar Salt operation incorporate architectural treatments to minimise noise impacts."

Therefore it is considered that any issues relating to noise can be appropriately managed at subdivision and development application stage through notifications on titles and acoustic design measures, as recommended by the EPA.

4. ENVIRONMENTAL CONSIDERATIONS

4.1 ACID SULFATE SOILS

Aecom prepared a potential soil contamination assessment as part of its Due Diligence report (refer to Appendix 1). Aecom identified that Acid Sulfate Soils were not considered to form a constraint to development. This was also confirmed by the ASS risk mapping (Landgate 2010) shows that the study area predominantly falls within the category of “no known ASS disturbance risk (<3m from surface)”.

There are also a number of potentially contaminated sites throughout Onslow, with the most relevant to the development plan being the existing tip site. LandCorp is currently working with the Department of Indigenous Affairs to obtain consent to disturb the ground in order to facilitate the required geotechnical investigations.

4.2 FLORA AND FAUNA

4.2.1 FLORA AND VEGETATION

ENV has undertaken a Level Two Flora and Vegetation assessment of the subject area (refer to Appendix 2). The assessment identified a total of 109 taxa from 77 genera and 31 families within the study area. Average plant species richness was 17.7 taxa per quadrat ± 6.8 from a total of 22 sites.

No species listed under the *Environment Protection and Biodiversity Conservation Act 1999*, gazetted as Declared Rare Flora under the *Wildlife Conservation Act 1950*, or listed as Priority Flora by the Department of

Environment and Conservation were recorded in the study area.

Six introduced plant species were recorded in the study area with two of the introduced species, Mesquite and Athel Pine, being listed as Declared Plants under the Agriculture and Related Resources Protection Act 1976.

Four vegetation associations were mapped in the study area. None of the associations are listed as Threatened Ecological Community's under the *Environmental Protection and Biodiversity Conservation Act*, as Environmentally Sensitive Areas under the *Environmental Protection Act 1986*, or as Priority Ecological Communities by the Department of Environment and Conservation.

There was a range of vegetation conditions identified throughout the study area; from vegetation in very good condition, to areas that were completely degraded, however most of the study area was considered in very good to good condition. Threats to vegetation in the study area include the presence of introduced species, tracks, previous clearing and dumped rubbish.

The flora and vegetation identified within the study area do not appear to form any statutory constraint to development.

4.2.2 FAUNA

ENV also undertook a Level One Fauna assessment for the study area (refer to Appendix 2). The study area consisted of two fauna habitat types: shrubland of Acacia species over

Hummock grassland and Beach. The shrubland was considered to have moderate habitat value mainly because of the lack of vegetation structure and lack of trees.

The sandy substrate is considered to have potential to provide habitat for a range of reptile fauna. The Beach was also considered as having moderate fauna value due to its value for resident wading bird as well as a range of migratory terns and shorebirds that have been recorded in Onslow yet were absent during the study.

A total of 279 vertebrate fauna have been previously recorded within the vicinity of Onslow, including four amphibian species, 70 reptile species, 176 bird species and 29 mammal species. Many of the species recorded in previous studies are unlikely to occur in the study area on a regular basis as the records cover a large area comprising a wide range of habitats.

During the study undertaken by ENV, a total of 49 vertebrate fauna species were recorded including one amphibian, three reptiles, two mammals and 43 bird species. The amphibian recorded (Green Tree Frog) had not previously been listed for the Onslow area in database searches, and appears to have been transported to the area, as its natural range in Western Australia is the Kimberley. This was the only vertebrate recorded during the survey, which had not been previously recorded.

A total of 44 conservation significant fauna were

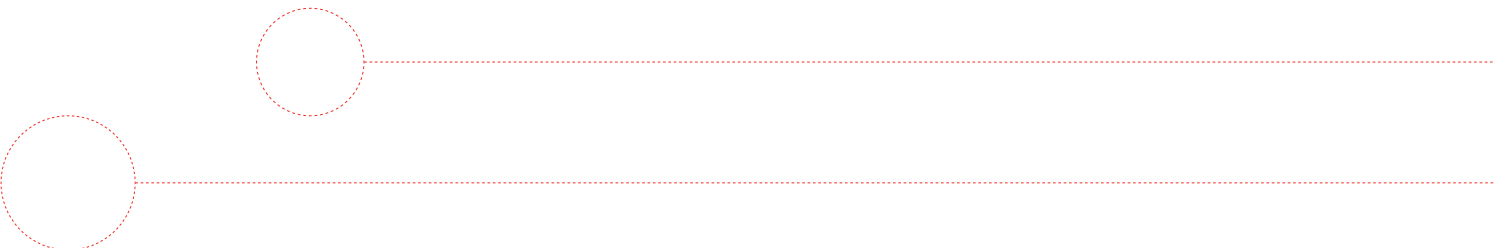
identified as having the potential to inhabit the study area, including a large number of migrant shorebirds (20 species) and migratory terns (four species) that are likely to be found on Beach habitat. Four of the 44 species are considered as 'Possible' to occur within the study area; a further 30 were considered as 'Likely' to occur; five were noted as 'Present' (with current project records), and five species were considered as 'Unlikely' to occur within the study area.

A total of five vertebrate species of conservation significance were recorded by ENV: the Western Star Finch is a small resident breeding bird that requires permanent water and grass seeds. A further four species are listed as migratory: the Eastern Reef Egret, Eastern Osprey, Caspian Tern, and Rainbow Bee-eater. Although listed as migratory species, the Eastern Reef Egret and Rainbow Bee-eater may breed locally. Nests of Eastern Osprey were present, which confirms that this bird breeds locally.

The fauna identified within the study area do not appear to form any statutory constraint to development.

4.3 WATER MANAGEMENT

Hyd2o were commissioned by LandCorp to undertake a hydrological assessment of Onslow and prepare a Local Water Management Strategy (LWMS) (refer to Appendix 3). The LWMS provides an integrated total water cycle management approach to the entire development plan area, with an assessment of



the pre-development environment, development of water use sustainability initiatives, a stormwater and groundwater management strategy and a plan for implementation of future subdivision plans.

The LWMS has been prepared in accordance with the principles, objectives and key criteria of the WAPC's Better Urban Water Management, the constraints and opportunities identified for the existing drainage system and input from key government agencies including the Department of Water (DoW), the Water Corporation (Water Corp) and the Shire of Ashburton.

Further details of the LWMS are outlined in the Development Plan that has been lodged concurrently with this Scheme Amendment.

4.4 NOISE

An acoustic assessment prepared by Lloyd George Acoustics has found that the subject site is generally located in areas subject to noise levels between 45-50 dB(A) generated by Onslow Salt operations. In these areas, the assessment recommends that notifications are provided on the Certificates of Title and facades of buildings fronting or perpendicular to the mine incorporate architectural treatments to minimise noise impacts. It is noted however that the acoustic assessment acknowledges that the predicted noise levels need to be further discussed with Onslow Salt to confirm the accuracy of the modelling assumptions in the absence of detailed plant operation information being provided. Given the nature

of these recommendations, and the need for further detailed noise modelling in consultation with Onslow Salt, it is considered that any noise impacts can most appropriately be addressed at the subdivision and individual lot development stage.

5. ENGINEERING CONSIDERATIONS

5.1 GEOTECHNICAL

Golder Associates (Golder) were employed to undertake a desktop geotechnical analysis of the development plan area (refer to Appendix 4). Based on Golder's report, the following geological units are identified as present within and close to the Onslow townsite:

- Beach and coastal sand dunes (Qs) – light grey sand and unconsolidated and poorly consolidated quartzose calcarenite. This unit occurs over the majority of the site and may comprise a variable cover of sand over limestone.
- Limestone units (Qbt) – calcarenite and calcirudite, coralgall reef deposits, shallow marine and minor eolian. This unit occurs adjacent to the north east of the site.
- Clay pan deposits (Qp) – poorly sorted clay, silt, sand and minor pebbles. This unit occurs to the west of the site.
- Supratidal flats (Qt) – calcareous clay, silt and sand with authigenic gypsum and superficial algal mats and salt crusts. This unit occurs relatively close to the eastern boundary of the site.
- Intertidal flats and mangrove swamps deposits (Qw) – calcareous clay, silt and sand. This unit similarly occurs relatively close to the eastern edge of the site.

The results of the study indicate that the development plan area is likely to be relatively level and underlain predominantly by beach and coastal dune deposits. It is also likely that

limestone units may be encountered at shallow depths. These areas will require careful consideration during earthworks.

In regards to site works required to facilitate subdivision, the in situ material removed during earthworks is considered to generally be suitable for re-use as structural fill. This is important given the scarcity of suitable fill sources in Onslow.

The permeability of sandy soil may also be suitable for onsite disposal of stormwater, however this is dependent on the percentage of silty or clayey fines within the material. The permeability of the soil is to be assessed during a pre-earthworks investigation.

LandCorp is currently working with Department of Indigenous Affairs (DIA) to obtain consent to disturb the ground in order to further investigate environmental issues and undertake detailed geotechnical investigations.

5.2 MOVEMENT NETWORK AND ACCESS

Riley Consulting was commissioned by LandCorp to assess and report on the traffic and transport impacts from the expansion of the Onslow townsite (refer to Appendix 5). The findings of the report are outlined below.

5.2.1 TRAFFIC IMPACT ASSESSMENT

The forecast traffic volumes are included in Table 4 in order to determine whether, from a general planning perspective, any roads require

upgrading. The traffic volumes shown in Table 4 are based on ultimate residential development figures.

Table 4 – Local Roads Review Summary with Full Development

Road	Type	Volume (vpd)	Comment
First Avenue	Access Street	<100	Appropriate flow for classification
Second Avenue	District Distributor	2,800 - 3,600	Appropriate flow for main street
Third Avenue	Access Street	400 - 950	Appropriate flow for classification
First Street	Access Street	550	Appropriate flow for classification
Simpson Street	Local Distributor	1,610	Appropriate flow for classification
Cameron Avenue	Access Street	940	Appropriate flow for classification
McGrath Road	Local Distributor	<500	Appropriate flow for classification
Watson Drive	Local Distributor	1,200	Appropriate flow for classification
Beadon Creek Road	Local Distributor	<1,000*	Appropriate flow for classification

*Subject to level of access provided by industrial development

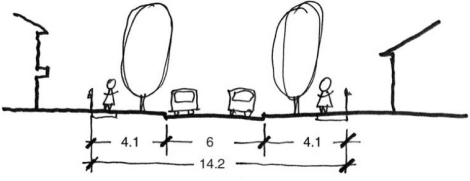
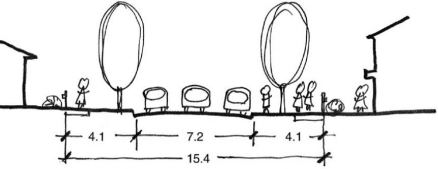
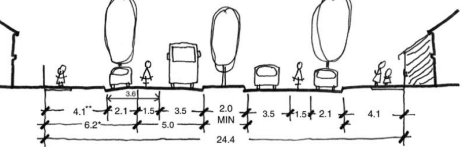
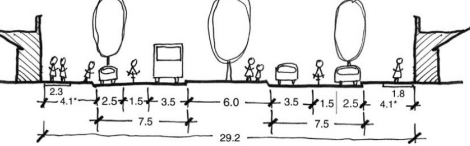
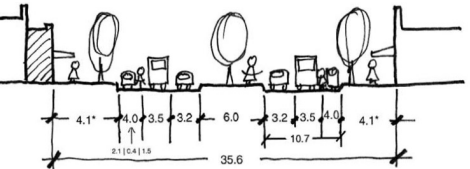
The expected traffic demands on the existing road network are considered to fall within the desirable daily flows appropriate to their classification. Onslow - Mount Stuart Road, which is the primary regional road linking Onslow to the North West Coastal Highway, is currently being upgraded from a 6 metre wide carriageway, to a 7.2 metre wide carriageway with 1 metre sealed shoulders. This upgrade is being undertaken by Main Roads WA and is necessary to meet the expected demands from the Onslow townsite expansion and development of the ANSIA.

5.2.2 PROPOSED ROAD LAYOUT

Following on from Table 4, the following table outlines the general design characteristics for each of the road classifications applicable to Onslow (refer to Figure 4), as per Liveable neighbourhoods.

Further details relating to the proposed road layout as well as traffic management and the pedestrian and cycle networks are detailed in the Development Plan report.

Table 5 – Road Hierarchy and General Design

Indicative Daily Traffic Flow	Classification	Design Characteristics	Cross-Section as per Liveable Neighbourhoods
<1,000	Access Street	Narrower access streets (5.5 – 6m) may be appropriate in locations further away from centres and activity where traffic flows are less than 1,000vpd and a low on-street parking demand exists.	
1,000 – 3,000vpd	Higher Order Access Street	Wider access streets (7 – 7.5m) cater for higher traffic volumes and are located closer to neighbourhood centres.	
3,000 – 7,000vpd	Neighbourhood Connector	Generally 2-lan undivided. These are 'special' streets and their design needs to have regard to context, function and adjacent land uses.	
7,000 – 20,000vpd	District Distributor B	Typically will have 1 clear lane of travel in each direction and a parking/maneuvering lane.	
15,000 – 35,000vpd	District Distributor A	Typically have service roads and development frontage with ample on-street parking to support a mixture of land uses. Direct vehicle access from adjoining property should be limited where no service roads are provided.	

REFER FIGURE 4 – ROAD HIERARCHY MAP

FIGURE 4 – ROAD HIERARCHY MAP



5.3 SERVICING

Wood and Greive engineers (WGE) have been commissioned by LandCorp to undertake an analysis of the current service infrastructure in Onslow and determine the future needs based on the development plan. WGE's servicing strategy is shown in Appendix 6.

5.3.1 WATER SUPPLY

Onslow is supplied with potable water by the Water Corporation (WaterCorp), sourced from the Cane River alluvial aquifer located approximately 30km east of Onslow. It comprises 12 production bores and is licensed to draw 0.35 gegalitres per annum (GL/a) of water. The Onslow Water Supply Scheme is currently operating close to full capacity, drawing 0.31 GL (supplying 370 services) from the source in 2009/10. Water is treated at the borefield and conveyed to the Onslow townsite via a 200mm diameter distribution main (that runs through the airport). Water is stored in three water tanks of varying capacity within the town, including two pressure tanks (0.25 ML and 0.1 ML) and a storage tank (2.3 ML).

While meeting all current service obligations, the WaterCorp at this stage can not guarantee the availability of water services for additional connections.

Initially, additional capacity could be made available through the implementation of water efficiency measures by the Water Corporation and the Shire of Ashburton. Part of the initiatives is to use treated waste water for oval which may save 100kL/day which would free up

water for approximately 30 homes.

Investigations and design development are currently underway to expand the water supply system to support additional growth in Onslow. Four additional production bores have been installed as part of the investigations for connection to the water supply scheme. A booster pump station and upgrading of the transfer pipeline is also required to transfer the water into town, which is scheduled for completion in September 2013. The additional bores and infrastructure will increase capacity from 1250kL/day to 1900kL/day and 0.31GL/yr to 0.55GL/yr increasing the capacity by 60% by servicing an additional 200 services (460 people) up from the current 370 services.

As there is currently an issue with the back-up supply of water, WaterCorp will also likely require a new tank and booster pump station to be commissioned prior to providing all or a portion of the additional 200 services which is programmed for completion by mid 2014. Without such a tank and booster pump station, WaterCorp needs to undertake specific calculations to determine the proportion of the 200 services that could be made available for the initial stages. The proposed tank and booster is located within the north-east corner of the existing WaterCorp site, which is relatively elevated, and once commissioned, the existing two ground tanks and one elevated tank within the townsite can be decommissioned. The stage 1 upgrades are illustrated in Appendix 6.

Beyond the additional supply from the bore expansion, further expansion of the bore field by increasing the groundwater extraction licence

may provide additional capacity, however an alternative source such as desalination plant will need to be investigated to service the expected ultimate growth. The current State Agreement with Chevron is understood to make provision for a desalination plant to be located within the AnSIA. The plant will initially have a capacity of 2 ML/day to cater for a population increase to 2016 with the flexibility of a further upgrade to 4 ML/day to support growth the 2022. It is expected that the new plant will be operational by October 2014.

To service the expected population increase to 2016, an additional ground tank and an elevated tank needs to be commissioned in addition to the alternative water source. To service the expected population increase to 2022, a further one or two ground tanks and an elevated tank is expected to be required.

All such infrastructure is proposed to be located within the same site referred above with dimensions of approximately 100m by 200m, as shown in Appendix 6.

5.3.2 WASTE WATER

WaterCorp manages the wastewater system which currently services Onslow. The Onslow wastewater treatment plant (WWTP) has a treatment capacity for 1000 equivalent population, estimated at 460 kL/d. The plant is licensed to treat 200 kL/d which was previously considered sufficient to cater for natural growth in the town. The plant's disposal capacity is estimated at 290 kL/d by way of two infiltration areas. There is capacity to support nominal population growth with the wastewater flow

currently at 180 kL/d.

Current flow forecasts indicate that the current treatment capacity will be exceeded in 2013, and the disposal capacity exceeded in 2016. An upgrade is required to meet increased demand associated with population growth and additional flows from the Bindi Bindi community.

WaterCorp has indicated that an expansion to the pond system will be required, which will need to be operational by 2016. This will increase treatment capacity to 920 kL/d. Two additional infiltration basins are also required and will need to be operational by 2013, with a further basin required by 2016. This will increase disposal capacity to 740 kL/d. Further expansion of the pond system and infiltration basins will be required by 2022 should anticipated population growth be realised.

Consideration needs to be given to the possibility of additional land requirements and extension of odour buffers when planning for expansion and/or relocation of wastewater treatment facilities. WaterCorp have indicated that the expanded treatment facilities can be accommodated within their current land holdings. In the case of the WWTP buffer, further modelling has refined the extent of the expected ultimate buffer requirements as illustrated on the Development Plan.

Alternative treatment methods and a relocation of the WWTP have been considered to minimise or eliminate the impact of the WWTP buffer on the extent of residential development. The area affected by the proposed buffer is

currently indicated as land subject to further investigation until associated feasibility studies have been completed.

The current WaterCorp Sewer Scheme Design is shown in Appendix 6, as well as the proposed sewer concept plan. The Concept plan rationalises the number of proposed pump stations to service the development area by considering the proposed bulk earthworks over the site.

The Bindi Bindi Community along Second Avenue is serviced by its own effluent treatment ponds that are separate to the main town wastewater treatment facility operated by the Water Corporation. The treatment ponds are within the proposed greenfields development area and the associated buffer affects the initial stages of development. Planning, lead by DSD and through collaboration with the Department of Housing and WaterCorp, will decommission the Bindi Bindi WWTP and connect it to the WaterCorp facility. This work is currently being progressed to ensure the initial land release can proceed. Decommissioning of the Bindi Bindi WWTP and connection to the towns facilities will include rerouting the pumping station and approximately 500m of sewer line along Second Avenue.

5.3.3 EARTHWORKS

A relatively aggressive earthworks strategy is proposed with the aim of achieving a balance of cut to fill over the site. The bulk earthworks will also be required to achieve the desired stormwater strategy described in the proceeding section.

Appendix 6 illustrates the proposed earthworks concept plan, as well as the cut to fill contours associated with achieving the desired levels.

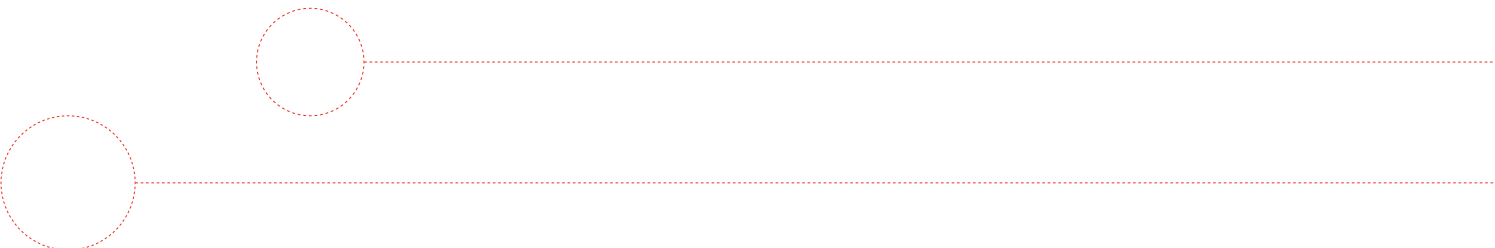
Based on the geotechnical analysis undertaken by Golder and Associates (refer to appendix 6), geotechnical conditions are expected to support such an earthworks strategy.

Furthermore, it is recommended building levels be set to the following parameters:

- Minimum 0.3m freeboard to 100year storm event return period where a defined overland flood path is provided.
- Minimum 0.5m freeboard to 100year storm event flood levels where a defined overland flood path is not provided.
- Adequate freeboard to the 100year return period cyclonic storm surge allowing for climate change. This building level recommended in MP Rogers & Associates (2011) Coastal Vulnerability Assessment is 6.4m AHD, which allows for 0.5m freeboard, but this level is yet to be confirmed and adopted. The Shire is currently reviewing what an acceptable level of risk and associated freeboard should be applied.

5.3.4 STORMWATER DRAINAGE

The stormwater strategy for the development area will be governed to ensure flood protection for property and infrastructure during high intensity storms characterised by cyclone susceptible areas such as Onslow. To achieve the flood protection strategy, significant



earthworks over the development plan area are proposed to “grade out” localised low points within the dunal system and to provide adequate falls toward flood relief areas.

Approximately half of the development plan area (eastern half) is proposed to flood route to existing Beadon Creek via a defined low point along Onslow Road and associated downstream swale to the flood plain.

The western half of the catchment is proposed to discharge and be attenuated within natural depressions immediately west of the development area. These depressions are suitably elevated to promote infiltration and are adequately vegetated to minimise scouring. These depressions will be designed to attenuate flows with a controlled discharge being provided toward the natural low lying area between Onslow Salt and the ocean which ultimately discharges to the ocean via Four Mile Creek.

Consistent with the requirements of the Department of Water (DoW) and with consideration of downstream receiving environments, consideration will also be given to detaining stormwater associated with the 1 in 1 year ARI events within suitably elevated areas to promote on-site infiltration where appropriate. Furthermore, swale drains and piped networks will be designed to cater for the 1 in 5 year ARI events.

Typically, cyclonic areas in the north-west of

Western Australia rely on overland conveyance as opposed to traditional pit and pipe systems found in Perth. However, the existing townsite currently contains pit and pipe infrastructure. There are issues with the traditional swale drain conveyance approach due to loss of developable land, aesthetics and maintenance of the swales. It is therefore proposed to adopt a hybrid strategy where pit and pipe network will be utilised in the upper catchments and the traditional swale drain conveyance will be adopted where flows become excessive making pipes unfeasible. A copy of the current drainage concept plan for the development plan area is shown in appendix 6.

The existing townsite stormwater system includes a hybrid of pipe and table drain conveyance measures. There are a number of ocean outfalls via flood gated piped networks extending through the existing rockwall. There is also a catchment serviced by a series of basins located at McGrath Avenue/Third Avenue and McGrath Avenue/Second Avenue. These basins ultimately discharge into the ocean at the eastern extent of the existing rockwall, however this system performs inadequately due to the basins being too low and the outfall being silted-up and consequently being too high. The Shire is currently considering measures to address this issue.

There is also a concern regarding the discharge of floodwater entering the townsite during a storm surge. A flood gated relief toward Beadon Creek is currently being considered where such relief is less affected by siltation.

There are nominal catchments that discharge into the existing townsite catchments. The existing drainage systems will be reviewed and infrastructure upgraded to cater for the additional catchment areas as required.

5.3.5 POWER SUPPLY

Electricity is provided for Onslow by a 3MW (installed capacity) gas engine turbine power plant operated by Onslow electric Power (OEP), a privately owned independent power producer. The plant is connected to Dampier to Bunbury natural Gas Pipeline (DBNGP) through BHP Billiton Petroleum's gas lateral to the Tubridgi facilities and then via a Horizon Power pipeline to the power station. The plant's capacity is augmented by Horizon Power's 2.6 MW emergency diesel generators provided with 15 days of fuel supply.

Horizon Power supplies the natural gas to OEP, with the OEP then supplying 50-60 per cent of its output to Onslow Salt and the remainder supplied to Horizon Power to distribute to the Onslow township via an 11 kilovolt-amp (kVA) overhead network. The contracts between Onslow electric Power and Horizon Power expire in November 2014.

Horizon Power's contracted capacity to supply the Onslow community will require augmentation to support both current and future demand in Onslow. The draft Pilbara Planning and Infrastructure Framework also identifies expansion of power generation in Onslow as one of its 2015 utility infrastructure priorities.

In total, an additional ~36MW may be required in Onslow by 2025. Horizon Power is currently considering options, including replacement of existing generation units at the existing site, however capacity of the existing gas pipeline

and land availability at the existing site will need to be considered. Should Onslow Salt move to supply its own power, an extra 50-60% supply will be available to the town. Investment in additional distribution network infrastructure will also be required to ensure the provision of an adequate electricity supply to proposed urban expansion areas.

For a gas-fired power station of between 10MW and 20MW capacity, EPA Guidance Statement no. 3 specifies a generic buffer distance of 2-3 kilometres to sensitive land uses. It is therefore expected that any proposed plant of this size will be located in a new location (as opposed to upgrade on existing) given the limitations it would place on the expansion of the town.

The initial upgrade is currently proposed to include the construction of a new 9MW station within the ANSIA to support growth to 2016 and expandable to suit growth thereafter. The initial upgrade will also require a new gas lateral, new transmission lines to the townsite and a new zone substation within the existing WaterCorp site. The new power plant is required to be operational by October 2014.

The State Government announced on 29 January 2010 that it has committed the funds required to complete the \$130 million Pilbara underground Power Project, funded through the Royalties for Regions. The project, managed by Horizon Power will see the overhead lines replaced with underground cables in the towns of Karratha, South Hedland, Onslow and Roebourne. The Onslow and Roebourne undergrounding projects are both scheduled

to commence in 2012, with the entire project expected to be completed by the end of 2012. The undergrounding of the power lines will assist with power disruption in severe climatic conditions.

5.3.6 TELECOMMUNICATIONS

Telstra is the telecommunications owner and service provider for all communication services at Onslow. The current configuration to each dwelling is copper network with fibre backbone as per information obtained from a Dial-Before-You-Dig search. Telstra has also provided next-G and GSM mobile coverage at Onslow.

An application will also be made to NBN Co. to determine whether the development area is within the national Broadband network Fibre Footprint, and is eligible for provision of communications through NBN Co, via the development plan application process.

5.3.7 GAS SUPPLY

There is no gas infrastructure within the vicinity capable of supporting domestic services.

6. PROPOSED AMENDMENT

This amendment seeks to amend TPS7, to facilitate the proposed Development Plan, as follows:

- Rezoning Part Lots 301, 41, 303 and 571 from “Conservation, Recreation and Nature Landscape Reserve” to “Urban Development”;
- Rezoning Lot 448 from “Conservation, Recreation and Nature Landscape Reserve” to “Urban Development”;
- Rezoning Lots 76, 77, 78,75, 74, 73, 80, 71, 70 and 69 from “Rural Living” to “Urban Development”;
- Rezoning Portions of the Eagles Nest Road and Macedon Road Reserves to “Urban Development”;
- Rezoning Part Lot 302 and Reserve 219198 from “Public Purposes – Waste Disposal and Treatment” to “Urban Development”;
- Rezoning Lot 129 from “Public Purposes – Waste Disposal and Treatment” to “Urban Development”;
- Rezoning Lot 72 from “Public Purposes – Water and Drainage” to “Urban Development”; and
- Amend the Scheme maps accordingly.

Outlined below is an overview of the proposed ‘Urban Development’ zone and it is further described in more detail within the proposed Development Plan.

6.1 SCHEME AMENDMENT INTENT

The subject site is a large area adjoining the existing development in the town. The Scheme Amendment is intended to rezone all portions of land within the Development Plan area, that are not already zoned accordingly, to the “Urban Development” zone in order to provide a uniform, flexible zoning to allow for the logical and orderly implementation of the proposed Development Plan.

The ‘Urban Development’ zone proposed for the area will provide the opportunity for the Council to assess in greater detail the feasibility of the development during the Development Plan and subdivision processes.

The Scheme Amendment is the first step in unlocking large areas of residential land in the town to accommodate predicted future growth, and meet the objectives of the OTS.

7. PLANNING JUSTIFICATION

The land subject to this Scheme Amendment forms part of a greater plan for the expansion of Onslow, which has been identified in a range of statutory and strategic documents. This amendment forms part of several planning processes relating to Onslow, including the Onslow Townsite Strategy, Onslow Regional Hotspots Land Supply Update and Draft Pilbara Planning and Infrastructure Framework. The Scheme Amendment will facilitate the progression of the planned Onslow expansion.

This Scheme Amendment is also inextricably linked to the ANSIA Structure Plan and draft ANSIA Development Plans, as it is widely recognised that much of the predicted growth of Onslow is driven by the development of the ANSIA.

7.1 NEED FOR SCHEME AMENDMENT

The proposed amendment is consistent with the objectives of the relevant Strategic Regional Documents as follows:

- The subject site is shown as 'proposed Urban Development zone' in the Onslow Townsite Strategy.
- The subject site is depicted as a 'Residential and Commercial Expansion Area' in the draft Pilbara Planning and Infrastructure Framework.
- The subject site is depicted in the Onslow Regional Hot Stops Land Supply Update as a 'possible expansion area for residential and tourism use'.

The rezoning of the land subject to this Scheme Amendment to the 'Urban Development'

zone will provide the opportunity for future residential growth in the town to accommodate predicted demand in a flexible and logical manner.

The implementation of an appropriate zoning provides certainty to proponents, decision makers and the community. This Scheme Amendment is an important step in making the land available for its intended purpose and is consistent with the objectives of TPS7.

7.2 LAND USE BUFFER REQUIREMENTS

Given the potential constraints the WWTP buffer places on land and the various elements involved in the assessment of actual boundary of the buffer area, the Development Plan submitted concurrently with this Scheme Amendment illustrates the potential for residential development within the existing buffer area. However, the development plan states that an odour model assessment must be undertaken prior to the approval of any development or subdivision application within the WWTP buffer. Irrigation systems should also include either a soil moisture or evapo-transpiration sensor to help prevent unnecessary irrigation in the event of mild weather or rain event.

7.3 SOCIAL IMPACT ASSESSMENT

It is widely recognised that the expansion of Onslow and the development of the ANSIA are inextricably linked. The Onslow townsite expansion is to be developed by LandCorp as part of the ongoing development (including development of a general industrial area at the ANSIA) that will facilitate the growth of the

town and ensure the long term viability and sustainability of Onslow.

Based on extensive discussions with the Shire and WAPC, LandCorp has prepared a Social Impact Statement (SIS) in accordance with the Shire's Local Planning Policy (refer to Appendix 7). The SIS addresses the commitment of LandCorp to undertake a significant planning and land release to allow for the creation of 1,500+ residential lots in Onslow, whilst managing the social impacts resulting from this.

This will culminate in an overall town-based development plan being lodged in mid 2012 with an aim to have it approved early 2013. In parallel, LandCorp is undertaking a land rationalization exercise throughout the existing townsite to develop and release a number of vacant land parcels that will provide for approximately 30 dwellings at the end of 2012.

8. CONCLUSION

This report has been prepared in support of a request to initiate an amendment to the Shire of Ashburton Town Planning Scheme No. 7 to facilitate the expansion of Onslow. Specifically the Scheme Amendment proposes to amend the zoning of land as follows:

- Rezoning Part Lots 301, 41, 303 and 571 from “Conservation, Recreation and Nature Landscape Reserve” to “Urban Development”;
- Rezoning Lot 448 from “Conservation, Recreation and Nature Landscape Reserve” to “Urban Development”;
- Rezoning Lots 76, 77, 78, 75, 74, 73, 80, 71, 70 and 69 from “Rural Living” to “Urban Development”;
- Rezoning Portions of the Eagles Nest Road and Macedon Road Reserves to “Urban Development”;
- Rezoning Part Lot 302 and Reserve 219198 from “Public Purposes – Waste Disposal and Treatment” to “Urban Development”;
- Rezoning Lot 129 from “Public Purposes – Waste Disposal and Treatment” to “Urban Development”;
- Rezoning Lot 72 from “Public Purposes – Water and Drainage” to “Urban Development”; and
- Amend the Scheme maps accordingly.

Justification for the proposed amendment can be summarised as follows:

- It is consistent with the vision and objectives of the Onslow Townsite Strategy;
- It will facilitate the expansion of Onslow as

well as meet anticipated housing demand generated by development of the ANSIA;

- It is in accordance with the State and local planning framework including Appendix 7 of TPS7 and relevant Statements of Planning Policy;
- Environmental assessments have revealed that the flora, fauna and vegetation present or likely to be present within the subject area do not appear to form any statutory constraint to development; and
- The land is geotechnically capable of being developed for the types of land use and activity envisaged as part of this Amendment and subsequent Development Plan.

This Amendment directly relates to the proposed Development Plan for Onslow that has been submitted concurrently with this Amendment and Amendment No. 22. It is expected that these three documents will be considered in conjunction with one another. The objective of the Development Plan is to provide the Shire with a comprehensive plan and associated report to facilitate the future subdivision and development of Onslow.

The Amendment will facilitate the expansion of Onslow to meet the anticipated demand, and provide the opportunity for the Council to assess in greater detail the feasibility of development through the Development Plan and subdivision processes.

Considering these factors, it is respectfully requested that Council and WAPC endorse the proposed Scheme Amendment at its earliest convenience.

PLANNING AND DEVELOPMENT ACT 2005
SHIRE OF ASHBURTON
TOWN PLANNING SCHEME NO. 7
AMENDMENT NO. 21

The Shire of Ashburton 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:

1. Rezoning Part Lots 301, 41, 303 and 571 from "Conservation, Recreation and Nature Landscape Reserve" to "Urban Development";
2. Rezoning Lot 448 from "Conservation, Recreation and Nature Landscape Reserve" to "Urban Development";
3. Rezoning Lots 76, 77, 78, 75, 74, 73, 80, 71, 70 and 69 from "Rural Living" to "Urban Development";
4. Rezoning Portions of the Eagles Nest Road and Macedon Road Reserves to "Urban Development";
5. Rezoning Part Lot 302 and Reserve 219198 from "Public Purposes – Waste Disposal and Treatment" to "Urban Development";
6. Rezoning Lot 129 from "Public Purposes – Waste Disposal and Treatment" to "Urban Development";
7. Rezoning Lot 72 from "Public Purposes – Water and Drainage" to "Urban Development"; and
8. Amend the Scheme maps accordingly.

ADOPTION

Adopted by resolution of the Council of the Shire of Ashburton at the Meeting of the Council held on the day of 20

.....

Shire President

.....

Chief Executive Officer



LEGEND

LOCAL SCHEME RESERVES

CONSERVATION, RECREATION & NATURE LANDSCAPE	PUBLIC PURPOSES DENOTED AS FOLLOWS:
DISTRICT ROAD	TELECOMMUNICATIONS
LOCAL ROAD	WATER AND DRAINAGE
OTHER PURPOSES DENOTED AS FOLLOWS:	WASTE DISPOSAL AND TREATMENT
INFRASTRUCTURE	STATE/REGIONAL ROAD
PARKS, RECREATION AND DRAINAGE	
PUBLIC PURPOSES DENOTED AS FOLLOWS:	
AIRPORT	
AMBULANCE CENTRE	
COMMUNITY	
CIVIC PURPOSES	
ENERGY	
EDUCATION	
HEALTH	
PORT FACILITIES	

ZONES

RESIDENTIAL	INDUSTRIAL AND MIXED BUSINESS /DEVELOPMENT
URBAN DEVELOPMENT	INDUSTRY
COMMERCIAL AND CIVIC	MIXED BUSINESS
TOURISM	STRATEGIC INDUSTRY
SPECIAL USE	RURAL
COMMUNITY DENOTED AS FOLLOWS:	RURAL LIVING
AIRPORT	
COMMUNITY	
EDUCATION	

OTHER

R CODES	CANE RIVER WATER RESERVE AREA SPECIAL CONTROL AREA
SCHEME BOUNDARY	WITTENOOM SPECIAL CONTROL AREA
LOCAL GOVERNMENT BOUNDARY	BOREFIELD - SPECIAL CONTROL AREA
TOWNSITE -- LAND ACT	TIDAL INUNDATION AREA SPECIAL CONTROL AREA
ONSLOW STRATEGIC INDUSTRIAL BUFFER - SCA	ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA
ONSLOW COASTAL HAZARD AREA SPECIAL CONTROL AREA	SPECIAL USE AREA (SEE SCHEME TEXT)
ONSLOW AIRPORT HEIGHT RESTRICTIONS AREA - SCA	



ADOPTION

ADOPTED BY RESOLUTION OF THE SHIRE OF ASHBURTON AT THE ORDINARY MEETING OF THE COUNCIL HELD ON THE _____ DAY OF _____ 201_____

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

1. ADOPTED FOR FINAL APPROVAL OF THE SHIRE OF ASHBURTON AT THE ORDINARY MEETING OF COUNCIL HELD ON THE _____ DAY OF _____ 201_____

THE COMMON SEAL OF THE SHIRE OF ASHBURTON WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE COUNCIL IN THE PRESENCE OF

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

2. RECOMMENDED/ SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

DELEGATED UNDER S.16 OF THE P&D 2005

DATE

3. FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF ASHBURTON

TOWN PLANNING SCHEME NO.7
AMENDMENT NO. 21

SEAL

FINAL APPROVAL

Adopted for final approval by resolution of the Council of the Shire of Ashburton at the Meeting of the Council held on the day of 20 and the Common Seal of the Shire was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
Shire President

.....
Chief Executive Officer

Recommended / Submitted for Final Approval

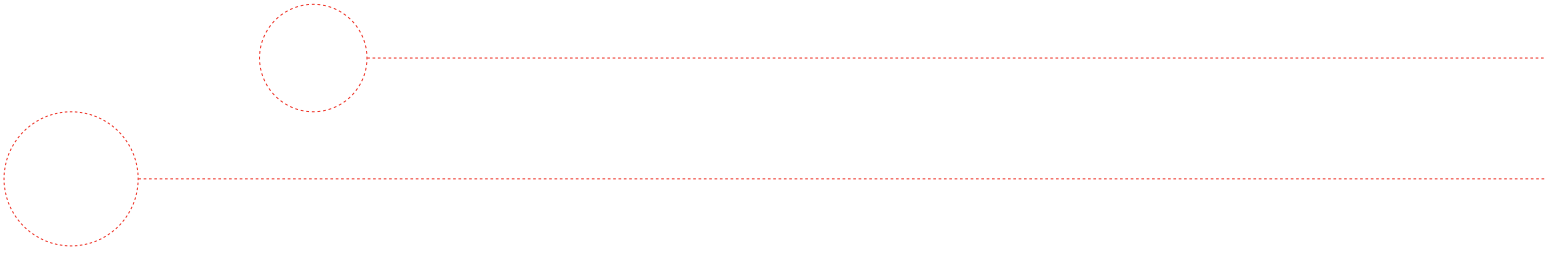
.....
Delegated under s.16 of the PD Act 2005

.....
Date

Final Approval Granted

.....
Minister for Planning

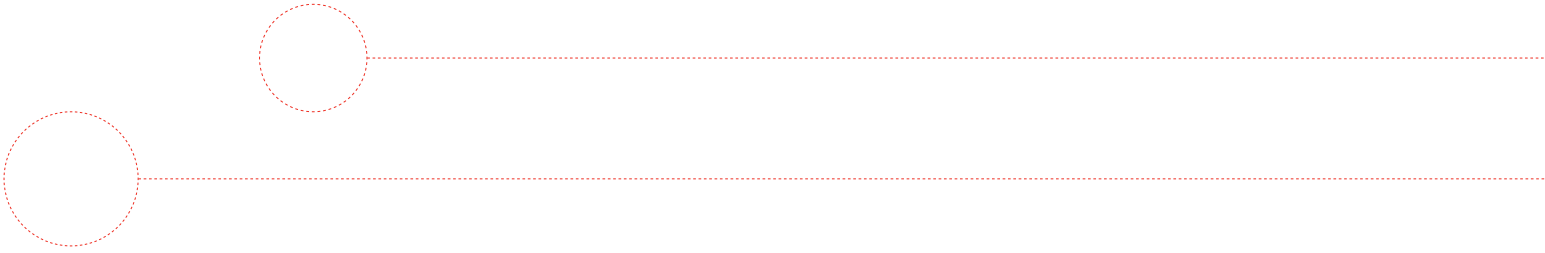
.....
Date



This page has been left blank intentionally.

APPENDIX 1

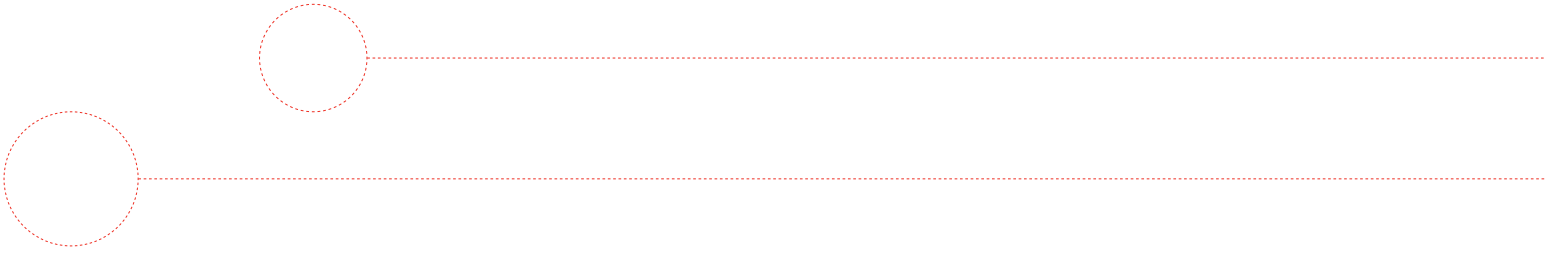
AECOM ENVIRONMENTAL DUE DILIGENCE (OCTOBER 2010)



This page has been left blank intentionally.

APPENDIX 2

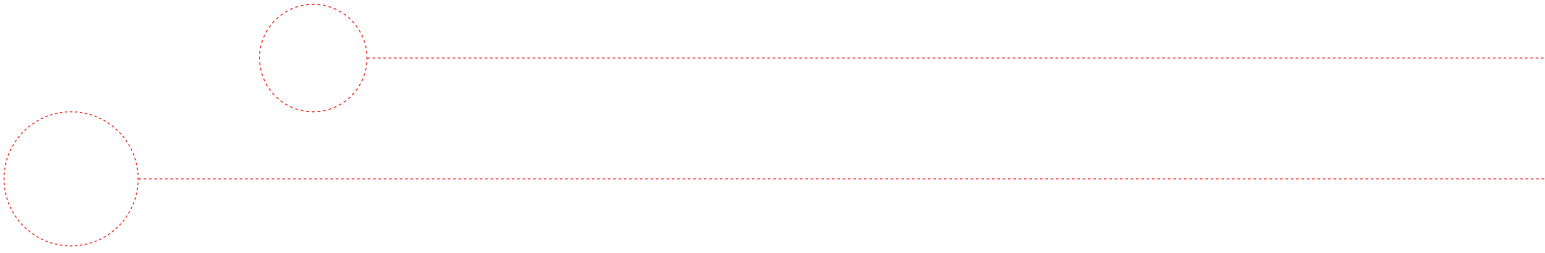
ENV FLORA, VEGETATION AND FAUNA ASSESSMENT (SEPTEMBER 2011)



This page has been left blank intentionally.

APPENDIX 3

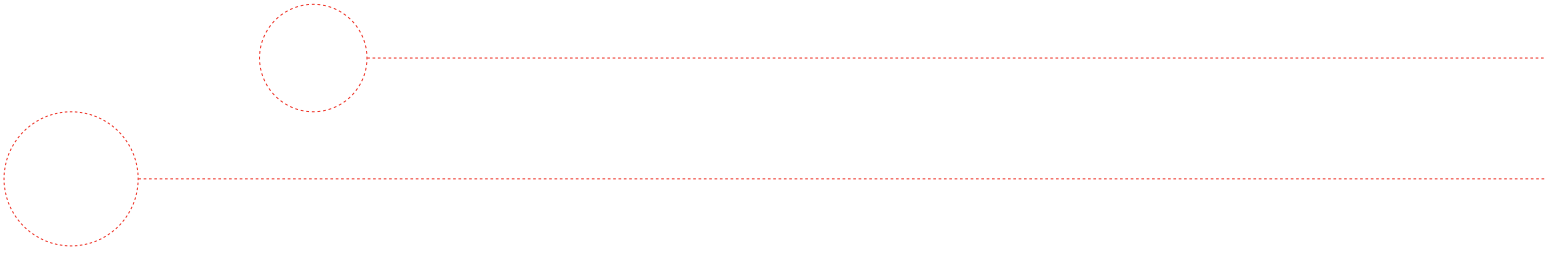
HYD20 LOCAL WATER MANAGEMENT STRATEGY (JUNE 2012)



This page has been left blank intentionally.

APPENDIX 4

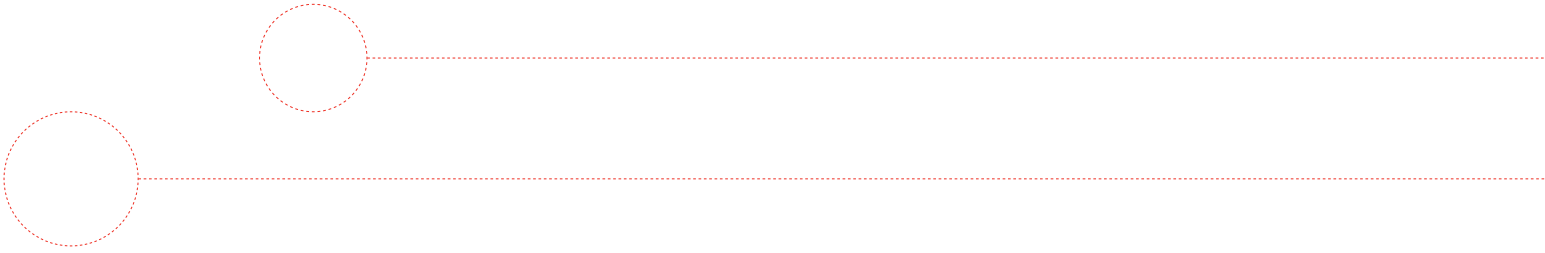
GOLDER GEOTECHNICAL DESKTOP STUDY (SEPTEMBER 2011)



This page has been left blank intentionally.

APPENDIX 5

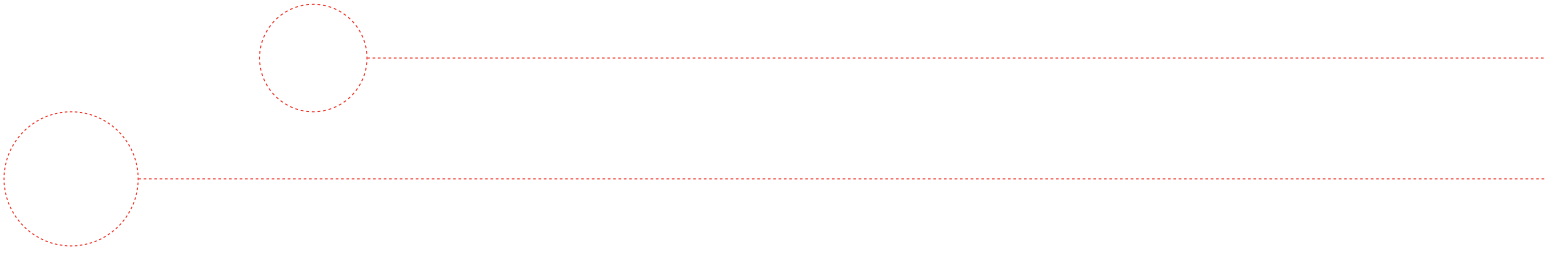
RILEY TRANSPORT ASSESSMENT (JUNE 2012)



This page has been left blank intentionally.

APPENDIX 6

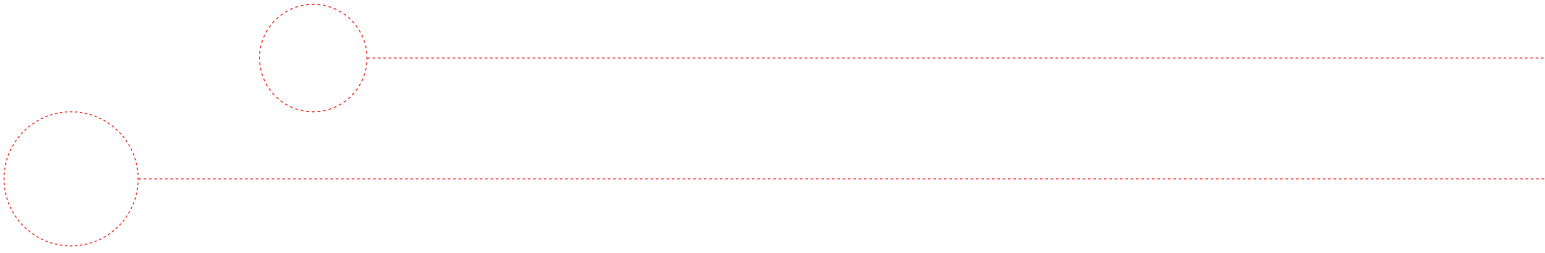
WOOD & GRIEVE ENGINEERS ENGINEERING SERVICING REPORT (MAY 2012)



This page has been left blank intentionally.

APPENDIX 7

LANDCORP SOCIAL IMPACT STATEMENT (MAY 2012)



This page has been left blank intentionally.



TOWN PLANNING
AND URBAN DESIGN



**SHIRE OF ASHBURTON
LOCAL PLANNING SCHEME NO. 7**

AMENDMENT NO. 22

711-010
AUGUST 2012

perth
sydney

DOCUMENT CONTROL

Document ID: PLANNING/PG 2012/ 711-010/Draft Documents/Scheme Amendment Greenfield/ Amendment 22/Indesign/21.08.12						
Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
1	21.08.12	Final	Chris Harman		David Caddy	
<p>This report has been prepared for the exclusive use of the Client, in accordance with the agreement between the Client and TPG ('Agreement').</p> <p>TPG accepts no liability or responsibility whatsoever in respect of any use of or reliance upon this report by any person who is not a party to the Agreement or an intended recipient.</p> <p>In particular, it should be noted that this report is a qualitative assessment only, based on the scope and timing of services defined by the Client and is based on information supplied by the Client and its agents.</p> <p>TPG cannot be held accountable for information supplied by others and relied upon by TPG.</p> <p>Copyright and any other Intellectual Property arising from the report and the provision of the services in accordance with the Agreement belongs exclusively to TPG unless otherwise agreed and may not be reproduced or disclosed to any person other than the Client without the express written authority of TPG.</p> <p>This document is in a draft form and not a final issued form. TPG reserves the right, at any time with or without notice, to amend, modify or retract any part or all of this document including any opinions, conclusions, or recommendations contained therein. Unauthorised use of this draft document in any form whatsoever is strictly prohibited. To the maximum extent permitted by law, TPG disclaims any responsibility for liability whatsoever arising from or in connection with this draft document.</p>						

TPG reports are printed on:



MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

- | | |
|--|---|
| 1. Local Authority: | Shire of Ashburton |
| 2. Description of Local Planning Scheme: | Local Planning Scheme No. 7 |
| 3. Type of Scheme: | Local Planning Scheme |
| 4. Serial No. of Amendment: | 22 |
| 5. Proposal: | <ol style="list-style-type: none">1.Remove the density coding on land zoned 'Urban Development';2.Modify Clause 6.6 of TPS7 relating to the removal of any prescribed density coding in the 'Urban Development' zone;3.Modify Clause 6.8 of TPS7 relating to the removal of discretion associated with the preparation of a Development Plan within the 'Urban Development' zone; and4.Amending the Scheme Maps accordingly. |



PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

SHIRE OF ASHBURTON

LOCAL PLANNING SCHEME NO. 7

AMENDMENT NO. 22

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Removing the density coding on land zoned 'Urban Development';
2. Modifying Clause 6.6 of TPS7 to read as follows:
 - 6.6 Special Application of the Residential Design Codes
 - 6.6.1 Split coding of R12.5/R30 applies to existing and future development areas. The higher density is applied when connection to reticulated sewerage is available.
 - 6.6.2 Where a development plan is prepared and approved in accordance with the Scheme over land zoned 'Residential' or 'Urban Development' and where it provides a density coding in accordance with the Residential Design Codes, servicing, development and subdivision shall be in accordance with the R-Code density of the development plan.
3. Modifying Clause 6.8 of TPS7 to read as follows:
 - 6.8 Urban Development Zone
 - 6.8.1 Before considering any proposal for subdivision or residential development of land (not including a single dwelling) within the Urban Development Zone, the Local Government will require the preparation of a development plan for the entire development area or any part as is considered appropriate by the Local Government and which will define the relevant R-Code density for individual precincts.
 - 6.8.2 Applications for development for land zoned Urban Development and which could be potentially contaminated through previous land uses shall not be determined by the Local Government unless issues relating to possible soil and groundwater contamination are first resolved to the satisfaction of the Department of Environmental Protection.

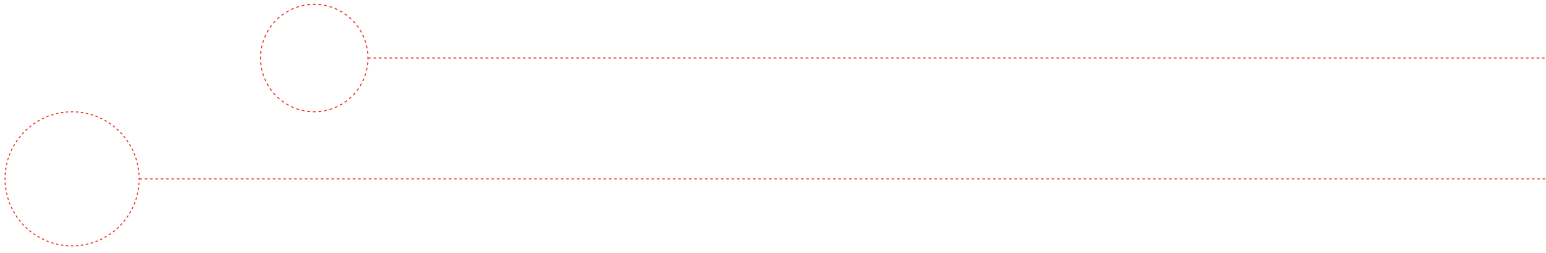
6.8.3 In considering any proposal for subdivision or development of land within the Urban Development Zone, the Local Government shall have regard to any existing or proposed extractive industry operations within the zone, and may require or recommend to the WAPC staging of development or subdivision to minimise land use conflict during the life of the extractive industry operation.

4. Amend the Scheme maps accordingly.

Dated this day of 20

.....

Chief Executive Officer



This page has been left blank intentionally.

CONTENTS

1.	INTRODUCTION	1
1.1	Background	1
1.2	Location and Context	2
1.3	Legal Description	4
1.4	Development	4
2.	PLANNING FRAMEWORK	5
2.1	Statutory Planning Framework	5
2.2	State Planning Framework	8
2.3	Regional and Local Planning Framework	9
3.	PLANNING CONSIDERATIONS	14
3.1	Land Availability	14
3.2	Land Assembly and Administration	14
3.3	European Heritage	16
3.4	Aboriginal Heritage	16
3.5	Onslow Salt Buffer	17
4.	ENVIRONMENTAL CONSIDERATIONS	18
4.1	Acid Sulfate Soils	18
4.2	Flora and Fauna ?	18
4.3	Water Management	19
4.4	Noise	20
5.	ENGINEERING CONSIDERATIONS	21
5.1	Geotechnical	21
5.2	Movement Network and Access	22
5.3	Servicing	25
6.	PROPOSED AMENDMENT	31
6.1	Scheme Amendment Intent	32
7.	PLANNING JUSTIFICATION	33
7.1	Need for Scheme Amendment	33
7.2	Land Use Buffer Requirements	33
7.3	Social Impact Assessment	34
8.	CONCLUSION	35

APPENDIX 1	41
Aecom Environmental Due Diligence (October 2010)	41
APPENDIX 2	43
ENV Flora, Vegetation and Fauna Assessment (September 2011)	43
APPENDIX 3	45
Hyd2o Local Water Management Strategy (June 2012)	45
APPENDIX 4	47
Golder Geotechnical Desktop Study (September 2011)	47
APPENDIX 5	49
Riley Transport Assessment (June 2012)	49
APPENDIX 6	51
Wood & Grieve Engineers Engineering Servicing Report (May 2012)	51
APPENDIX 7	53
LandCorp Social Impact Statement (May 2012)	53

1. INTRODUCTION

This report has been prepared on behalf of LandCorp, in support of a request to initiate an amendment to the Shire of Ashburton Town Planning Scheme No. 7 (TPS7) to facilitate the expansion of Onslow.

This report outlines the relevant planning and site considerations for the proposed amendment, which has been prepared giving due regard to TPS7 and the relevant State and local planning framework applicable to Onslow.

This report has been prepared with input from the following:

- LandCorp – Project Manager;
- TPG Town Planning and Urban Design (TPG) – Statutory Planning;
- ENV Australia (ENV) – Environmental;
- ERM – Contamination;
- Lloyd George – Acoustics;
- Wood and Grieve Engineers - Civil Engineering;
- Hyd2o – Hydrology;
- MP Rogers – Coastal Vulnerability;
- Riley Consulting – Traffic and Transport; and
- Golder and Associates (Golder) – Geotechnical.

1.1 BACKGROUND

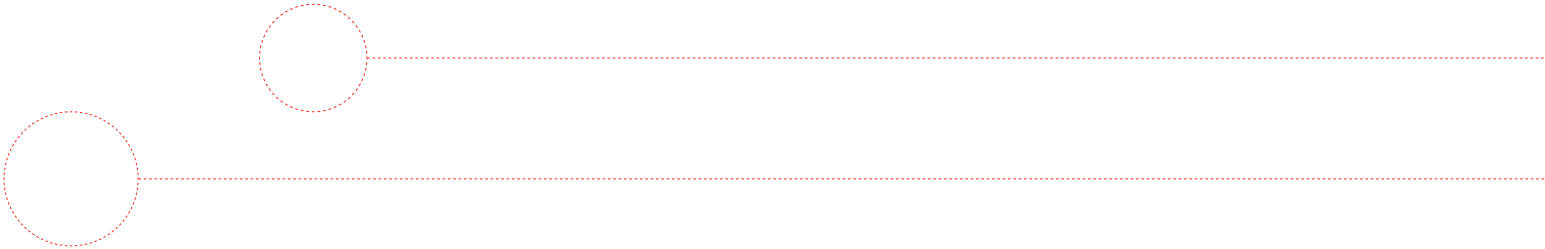
The growing resources industry, specifically the planned development of the Ashburton North Strategic Industrial Area (ANSIA) and

associated major hydrocarbons processing facilities, has resulted in the potential for significant population growth in Onslow. Currently home to a population of just over 500 people, but with evidence suggesting a population closer to 700, servicing the future industrial growth fuelled by the resource sector for Onslow is likely to result in an estimated population of more than 3,500.

This presents a considerable challenge, on one hand to encourage the town to grow and meet its future potential, whilst building upon and protecting the unique relaxed and inclusive community and holiday atmosphere of the Onslow Township.

The future planning of Onslow has to date being undertaken by the Shire of Ashburton and the Department of Planning and initially comprised the Onslow Structure Plan (2003). The Structure Plan was reviewed in 2008, but was abandoned in a favour of a higher level Onslow Townsite Strategy (OTS).

A due diligence was undertaken on behalf of LandCorp in 2010 initially to assess the options to enable expansion to occur within the Onslow townsite, but also to provide a key focus on its delivery. The due diligence signaled the development readiness of identified land parcels in the town, which began the first stage of the development process of delivering infill residential lots through the rationalisation of existing Unallocated Crown Land and Reserves within the existing residential development areas of the town.



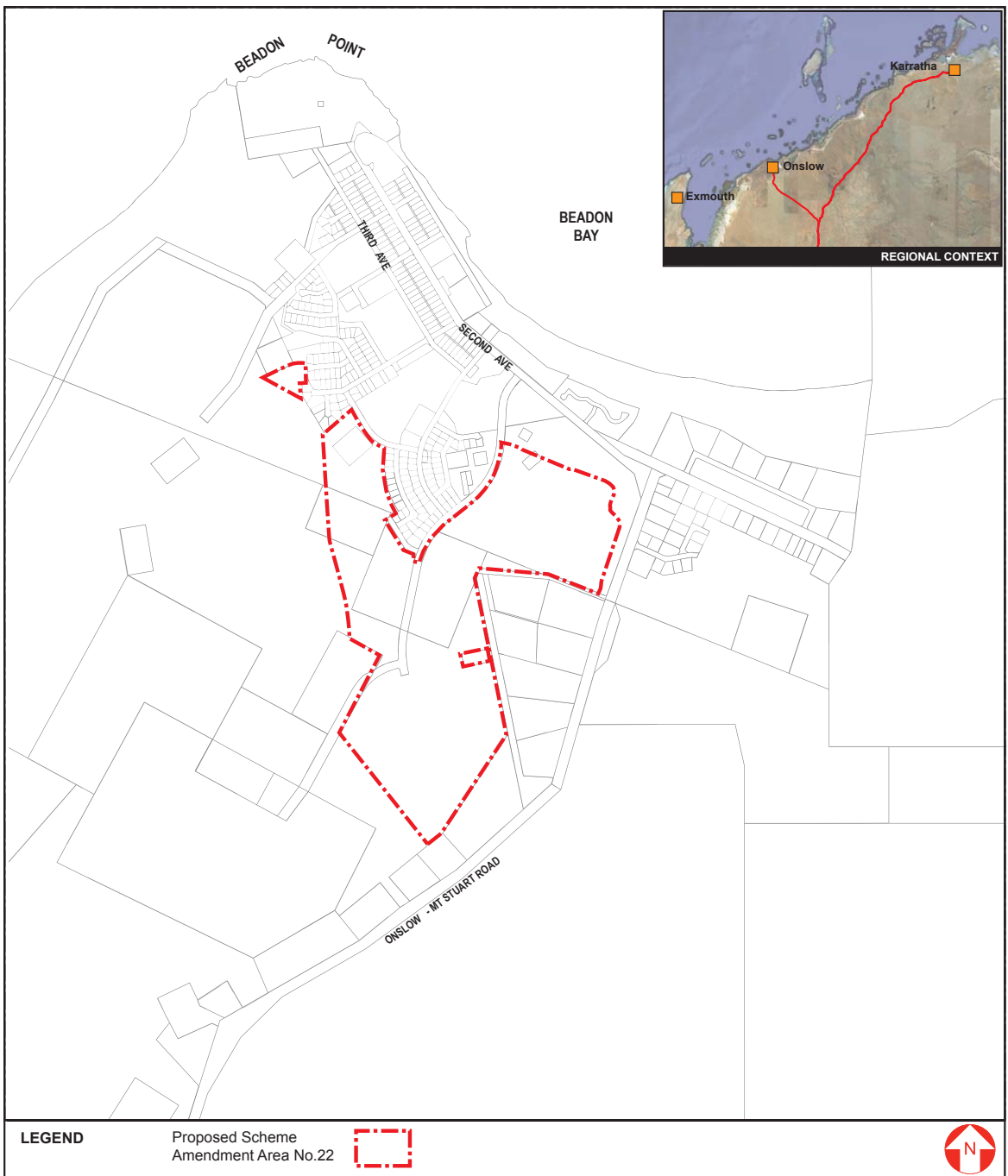
The timely release of future land supply is important to allow the town of Onslow to grow and accommodate current and future demand generated not only by the oil and gas industry, but also to accommodate existing industries and the values of existing residents. In this sense, Onslow represents a microcosm of many of the challenges experienced for growth and development in our resource-rich Pilbara region. However, addressed in the early stages of the growth cycle, there is the opportunity for Onslow to demonstrate where good planning and expeditious infrastructure delivery can work to mitigate the adverse impacts of these issues. Alleviation of current land shortages and identifying critical infrastructure elemental to the release of land is crucial to the successful planned growth and revitalization of Onslow as a proud and dynamic community.

1.2 LOCATION AND CONTEXT

Onslow is the key coastal town in the Shire of Ashburton, located 1,386km north of Perth on the Pilbara Coast (refer to Figure 1). Exmouth is some 110km to the southwest, whilst Karratha/Dampier are some 300km by road to the northeast. Onslow is connected to the North-West Coastal Highway by Onslow-Mount Stuart Road. A second access to Onslow from the North-West Coastal Highway is provided through Twitchen Road, however this is an unsealed road and is not always accessible due to flooding.

REFER FIGURE 1 – LOCATION PLAN

FIGURE 1 – LOCATION PLAN



1.3 LEGAL DESCRIPTION

Table 1 summarises the land and legal particulars subject to this Scheme Amendment.

Lot No.	DP No.	Volume/Folio	Primary Interest Holder/Interest Holder
Pt Lot 301	67928	LR3017/139	State of WA
Lot 590	182847	LR3042/272	State of WA / PD Stewart
Pt Lot 41	ASHBU LOC	-	-
Pt Lot 303	49430	LR3152/106	State of WA / Shire of Ashburton
Lot 214	194560	LR3116/616	State of WA
Lot 216	194560	LR3116/618	State of WA
Pt Lot 571	65685	LR3160/88	State of WA
Lot 591	183434	LR3001/659	State of WA
Lot 215	P194560	LR3116/617	State of WA
Road Reserve	-	-	Watson Drive Road Reserve

1.4 DEVELOPMENT

A Development Plan has been prepared for the expansion of Onslow and has been submitted concurrently with Scheme Amendments No. 21 and 22. The objectives of the Development Plan are to:

- Provide a comprehensive master plan to facilitate the orderly and proper subdivision and development of the land to meet the anticipated growth demand in the town of Onslow.
- Create a sustainable and affordable urban area with a range of lot sizes and diversity of housing types and land for a second school site, public open space and drainage purposes.
- Recognise the logistical requirements of the Chevron Operations Village and through good design, promote the integration of the village with the surrounding development.

2. PLANNING FRAMEWORK

2.1 STATUTORY PLANNING FRAMEWORK

2.1.1 SHIRE OF ASHBURTON TOWN PLANNING SCHEME No. 7

TPS7 is the primary statutory control for land use and development within the Shire of Ashburton. The land subject of this Amendment is currently zoned 'Urban Development' with a prescribed density coding of R12.5/30 and also includes portions of the 'Onslow Coastal Hazard' and 'Onslow Airport Height Restrictions' Special Control Areas (refer to Figure 3). This Scheme Amendment proposed to maintain the 'Urban Development' zoning and remove the prescribed density coding. Therefore given the simple nature of this Scheme Amendment, it is anticipated that the process will be relatively expeditious.

REFER FIGURE 2 – TPS7 EXTRACT

2.1.2 SHIRE OF ASHBURTON LPP No.17 – CONSULTATION FOR PLANNING PROPOSALS

This Policy seeks to ensure the community is provided with adequate and appropriate opportunities to be kept informed, comment on and respond to land use and development proposals. In this regard, the Policy defines the different levels of consultation that the Shire will undertake based on the likely extent of the impact on the community or the interest likely to be generated by the community with respect to land use and development proposals.

2.1.3 SHIRE OF ASHBURTON LPP No.20 – SOCIAL IMPACT ASSESSMENT

This Policy requires the preparation of a Social Impact Statement (SIS) for land use and development proposals that are subject to a community consultation/advertising process including *"all proposals for rezoning or amending the Scheme"*.

The Policy states that an analysis and subsequent preparation of a SIS can assist in revealing and subsequently a means of addressing issues relevant to land use planning decisions thereby resulting in a more environmentally, economically and socially sustainable environment.

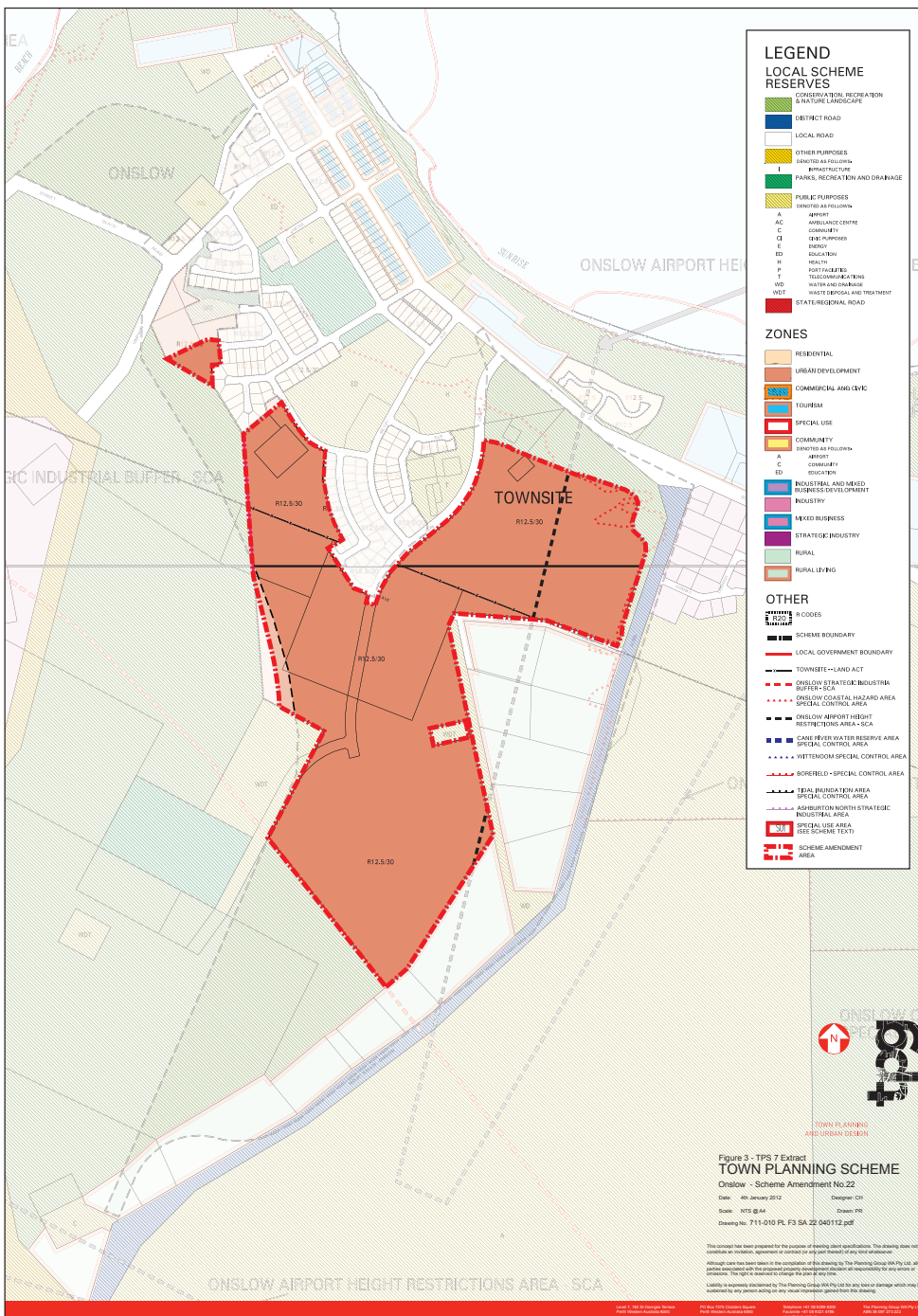
The Policy outlines the guiding principles and matters required to be addressed in the preparation of a SIS.

2.1.4 SHIRE OF ASHBURTON LOCAL PLANNING SCHEME No. 7 – APPENDIX 7

Appendix 7 of TPS7 outlines the matters to be addressed by Development Plans. Specifically Appendix 7 states that all Development Plans shall address the following:

- *"Landform, topography, landscape, vegetation and soils of the area;*
- *Location, existing roads, land uses and surrounding land uses and features;*
- *Existing and proposed services and infrastructure including reticulated or other potable water supply, sewerage, energy,*

FIGURE 2 – TPS7 EXTRACT



communication, drainage and catchment considerations;

- *Existing places and features of heritage and/or cultural significance, including natural landscapes, flora and fauna in addition to built structures and other modified environments;*
- *Road layout and traffic assessment, communal and incidental parking areas, pedestrian/cycle network/underpasses, including impacts on the surrounding movement networks;*
- *Public open space and recreation provision, environmental protection areas, and relationships to natural features;*
- *Assessment of the impact of the proposal on the natural environment, including management of potential effluent, emissions and other forms of pollution;*
- *Comprehensive drainage systems for stormwater runoff and natural drainage lines;*
- *Indicate the design of the proposal including lot layout, major building roads and landscaping proposals;*
- *The demand for the development in relation to the overall market for similar developments;*
- *The method of carrying out the development including the projected times of completion of each stage;*
- *Provide provisions, as may be considered appropriate by Local Government, for inclusion in the Policy Manual;*

- *Other information as may be directed by the Local Government.”*

Appendix 7 further outlines that for Development Plans in ‘Urban Development’ zones, the following additional matters are also to be addressed:

- *“Residential density and detailed subdivision standards relating to solar access, efficient use of water resources, design features and density rationale;*
- *Indicate demand for commercial and community facilities, including schools, generated by the proposal and implications for the provision of these within the development area or elsewhere; and*
- *Whether adequate provision is made to protect buffer requirements.”*

2.1.5 DEVELOPMENT PLANS

Clause 6.4 of TPS7 provides that the Local Government may prepare, or require the preparation of a development plan prior to considering development or subdivision proposals within the Urban Development zone.

A Development Plan is defined under TPS7 as:

“Plans which are required to be prepared prior to the consideration of planning or subdivision applications which address the schematic layout of proposed development and lot boundaries in addition to various other matters as may be required by the Scheme and includes local structure plans, outline or comprehensive development plans.”

A Development Plan must be in accordance with Appendix 7 of TPS7 which sets out the matters to be addressed in such plans and must be advertised for public comment.

The Development Plan submitted concurrently with this Scheme Amendment is in accordance with the provisions of Clause 6.4, Appendix 7 and Appendix 11 of TPS7.

2.2 STATE PLANNING FRAMEWORK

2.2.1 STATEMENT OF PLANNING POLICY No. 1 – STATE PLANNING FRAMEWORK POLICY

The State Planning Strategy, prepared by the WAPC in 1997, sets out the key principles relating to environment, community, economy, infrastructure and regional development which should guide the way in which future planning decisions are made. It also provides a range of strategies and actions that support these principles generally and for each of the ten regions of the State.

The State Planning Strategy provides the overall vision and will be further articulated and applied by policies and plans dealing with particular planning issues or regions of the State.

Statement of Planning Policy No. 1 unites existing State and regional policies, strategies and guidelines within a central framework that provides a context for decision-making on land use and development in Western Australia. The Policy informs the WAPC, local government

and others involved in the planning process on those aspects of State level planning policy that are to be taken into account, and given effect to, in order to ensure integrated decision-making across all spheres of planning.

The policies and strategies relevant to this Amendment are discussed below.

2.2.2 STATE PLANNING POLICY No. 2.6 – STATE COASTAL PLANNING POLICY

This policy addresses land use planning and development issues as they relate to the protection and management of the coast. The policy requires strategic plans to guide local planning and development in order to protect the coast against natural processes such as erosion and storms and the provision of coastal foreshore areas.

The objectives of the policy are to:

- *“Protect, conserve and enhance coastal values, particularly in areas of landscape, nature conservation, indigenous and cultural significance;*
- *Provide for public foreshore areas and access to these on the coast;*
- *Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; and*
- *Ensure that the location of coastal facilities and development takes into account coastal processes including erosion, accretion,*

storm surge, tides, wave conditions, sea level change and biophysical criteria.”

The policy is currently being reviewed by the WAPC, given the continually growing body of knowledge on the subject of climate change and sea level rise. The review and subsequent amendments generally relate to the prescribed sea level rise value, which currently has a vertical change of 0.38m between the years 2000 and 2100.

2.2.3 STATE PLANNING POLICY NO. 3.4 – NATURAL HAZARDS AND DISASTERS

The purpose of this Policy is to encourage local governments to adopt a systematic approach to the consideration of natural hazards and disasters when performing their statutory or advisory functions.

The objectives of this Policy are to:

- *“Include planning for natural disasters as a fundamental element in the preparation of all statutory and non-statutory planning documents, specifically town planning schemes and amendments, and local planning strategies; and*
- *Through the use of these planning instruments, to minimise the adverse impacts of natural disasters on communities, the economy and the environment.”*

A specific requirement of the Policy relevant to planning for the Onslow expansion includes the requirement for buildings to be able to

withstand cyclonic winds and rain, which are contained within the Building Code of Australia.

Future development throughout Onslow will be required to be constructed in accordance with relevant Building Codes and Australian Standards as required.

2.3 REGIONAL AND LOCAL PLANNING FRAMEWORK

2.3.1 ONSLOW REGIONAL HOTSPOTS AND LAND SUPPLY UPDATE (2008)

The Onslow Regional Hot Spots Land Supply Update is part of a series of publications prepared by the Department of Planning for the WAPC to assess the future land supply in regional centres in Western Australia. The planning and infrastructure coordination needed to meet future demand of these centres is also outlined.

One of the key points of the report states that there is sufficient zoned land to meet past growth demand trends, however the recent decision by Chevron to develop their Wheatstone LNG processing plant at the ANSIA triggers the need for additional land to be rezoned, approved for subdivision and developed.

2.3.2 PILBARA FRAMEWORK REGIONAL PROFILE (2009)

The Pilbara Framework Regional Profile has been published by the WAPC and provides the Pilbara with a settlement-focused development

structure to provide guidance for infrastructure investment and context for local government to prepare strategic direction documents and scheme amendments.

The Profile identifies pressure for land in Onslow, although to a lesser extent than Karratha, Port Hedland and Newman.

2.3.3 ONSLOW TOWNSITE STRATEGY (2011)

The Onslow Townsite Strategy (OTS), which supersedes the former Onslow Structure Plan (2003), sets out Council's vision and the longer-term directions for land use and development for Onslow. The Strategy forms the basis for land use, zoning, subdivision and development, implemented through the statutory planning framework (refer to figure 2).

REFER FIGURE 3 – OTS MAP

The OTS states that due to the development of the ANSIA project, *“Onslow will experience significant population growth”* and therefore a *“significant reorientation of Onslow’s urban structure will be required to accommodate the residential, community and civic needs of the anticipated residential population expansion.”*

The OTS seeks to balance the establishment of new living areas with the need to revitalise and, where appropriate, restructure the existing residential precincts. The Strategy identifies 140 hectares of land for the potential development of new residential areas to meet demand for 800 to 1600 additional dwellings under medium and high growth scenarios.

Specifically an objective under the area of ‘Economic Vitality’ is to *“Allocation of land to cater for anticipated economic demand”*.

With regard to TWA, the Strategy further states:

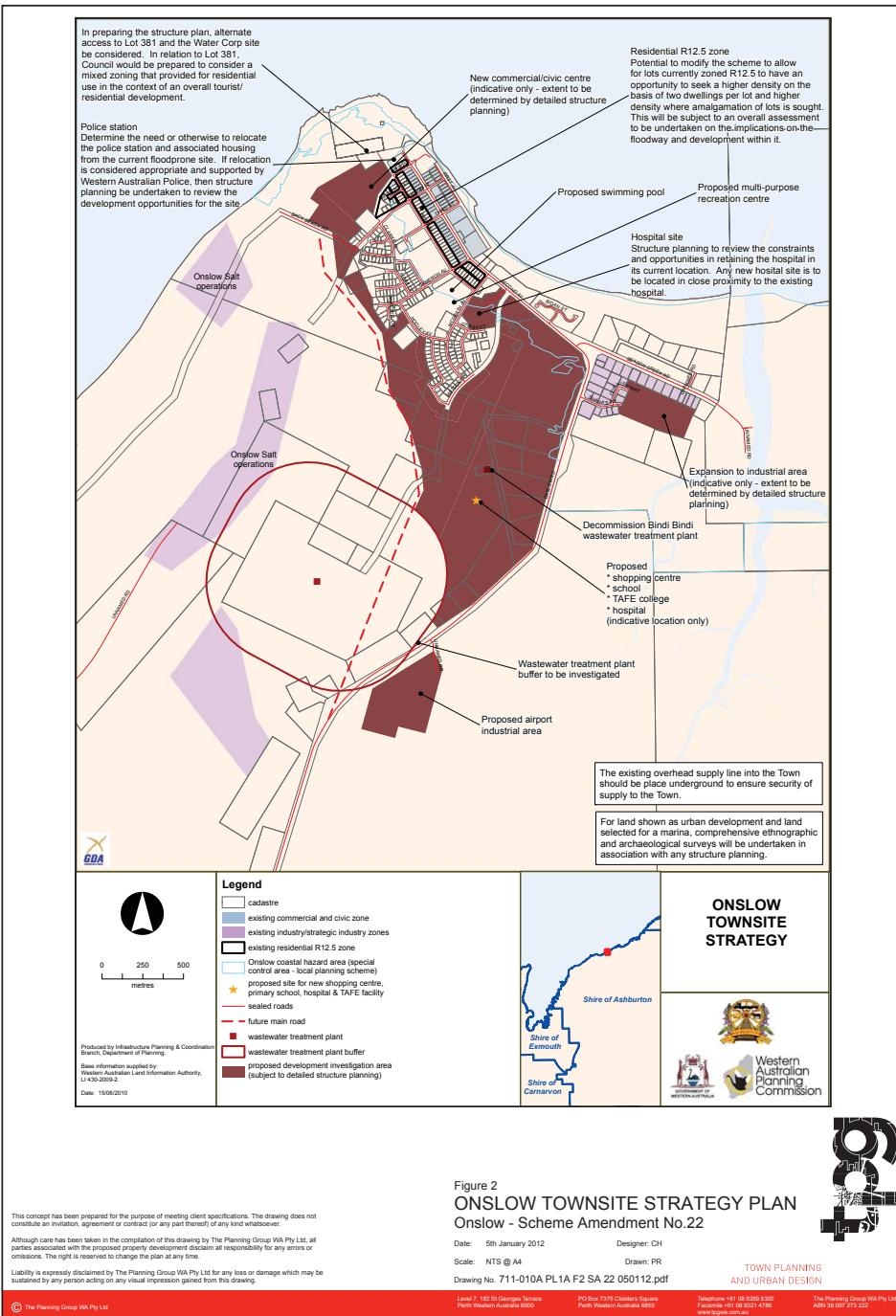
“Currently within the Onslow townsite and under the Shire of Ashburton LPS7, only the Residential and Tourism zones provide the opportunity to develop land for TWA. The Scheme does not provide guidance as to the form such development may take. Experience elsewhere has generally resulted in the blighted development of villages of questionable quality and poor social interface with the existing community.”

The OTS indicates that the expansion of Onslow be developed as a number of residential precincts, and also sets the following objectives relevant to the expansion of Onslow:

“Development Principles

- *Provide safe, convenient and attractive residential precincts that provide lifestyle choice.*
- *Provide a coherent system of compact walkable precincts, which cluster to form neighbourhoods.*
- *Adopt a site responsive approach to precinct layout design*
- *Incorporate a movement network that has a clear hierarchy that distinguishes between different levels of vehicle penetration to residential areas.*

REFER FIGURE 3 – OTS MAP



- *Provide for a network of well-distributed parks and recreation areas to an extent suitable for Onslow's climatic conditions.*
- *Respect environmental and hazard constraints, including soil erosion, flood and bushfire risk.*
- *Adopt best-practice approaches to urban water management.*
- *Respect the biodiversity values of the locality.*
- *Provide public utilities in a timely, cost-effective and coordinated manner."*

In terms of the desired future residential character of Onslow, the OTS encourages that new residential areas be developed as a nesting of residential precincts that offer a variety of housing options, characterised by a mix of detached houses and terrace/town house dwellings to meet the needs of the expanding population. The proposed new access road is to define the western edge of the new residential area.

The precincts are to take advantage of existing site conditions to maximise connections and views to the coast and other open spaces, whilst respecting cultural sites valued by Onslow's Indigenous community.

A well-connected movement network is to provide a variety of routes for vehicles, pedestrians and cyclists, with the subdivision design being sympathetic to existing vegetation and maximise opportunities to capture sea breezes.

Furthermore, Appendix 11 to TPS7, which relates to the preparation of Development Plans, includes the following with regards to TWA's, which is considered relevant to the expansion of Onslow.

"The intent of local government is for all transient workforce accommodation within the ANSIA to be for construction purposes associated with development of the ANSIA. Permanent or operational staff will be housed in Onslow. In accordance with the adopted Onslow Townsite Strategy, such accommodation in Onslow is expected to be of a very high quality motel style development, with significant landscaping, quality design and materials for the benefit of occupiers, as well as the community."

In this regard, the draft Development Plan identifies a 'Chevron Operations Village' precinct that is intended to be developed by Chevron to accommodate their operational workforce associated with the ANSIA development.

This Amendment seeks to remove the density coding from existing "Urban Development" zoned land to allow for a flexible approach to the development of Chevron's operation village as well as the rest of the Development Plan area.

2.3.4 PILBARA PLANNING AND INFRASTRUCTURE FRAMEWORK (2012)

The Pilbara Planning and Infrastructure Framework, prepared by the WAPC, sets out the

strategic direction for the future development of the region over the next 25 years. The document provides a framework for public and private sector investment, as well as context for the preparation of local planning strategies and local planning schemes by local authorities.

The Framework identifies Onslow as a 'major town', with its future *"largely dependent on the construction of processing facilities for off-shore hydrocarbons at the proposed Ashburton North Strategic Industrial Area. While a permanent workforce in Onslow is encouraged, growth will be largely dependent on the proportion of fly-in fly-out workers during the construction and operations phases. Onslow will continue to depend on Karratha for higher order community and commercial facilities."*

The document identifies a number of priorities required to support population and economic growth in the Pilbara region. Those priorities specific to Onslow include:

- Identify new water source – Cane River borefields, Birdrong aquifer or an alternative – to service Onslow.
- Expand power generation at Onslow.
- Expansion of Onslow Primary School to a District High School.
- Provision of a swimming pool in Onslow.
- Investigate upgrading Onslow Airport to service Ashburton North Strategic Industrial Area.

The Framework includes a growth plan for Onslow and includes the area subject to this

Scheme Amendment as a residential and commercial expansion area.

2.3.5 SHIRE OF ASHBURTON STRATEGIC PLAN 2007/2011

- The Strategic Plan gives a four-year vision for the Shire and identifies the following six strategic objectives:
- Diversify and Strengthen the Economy.
- Include and Engage Our Community.
- A Connected and Accessible Region.
- Conserve and Enhance the Environmental and Cultural Heritage.
- Community Safety and Security.
- A Well Managed and Contemporary Corporation.

3. PLANNING CONSIDERATIONS

3.1 LAND AVAILABILITY

Currently the Onslow property market offers limited housing opportunities (either for sale or for rent). Additionally the provision of land for residential development (Greenfield and infill) is also limited primarily due to limitations on reticulated water within the town, and various other issues (native title, major upgrades servicing infrastructure, buffers) which impact on the ability of the townsite to expand. For this to be improved, a coordinated approach and funding from all levels of government and public and private sector stakeholders will be required.

In 2010, the Shire and LandCorp commenced with the preparation of a plan and land delivery program for Onslow that will largely assist with the forecasted growth of the townsite. The plan will guide the development of residential, commercial, recreational and industrial activities and facilitate the realisation of the Shire's Onslow Townsite Strategy vision.

The plan targets key priority areas such as 'infill' residential lots and broad scale residential expansion opportunities, as well as the town centre, main street and foreshore areas.

The Shire and LandCorp will continue to work with key stakeholders and government to ensure much needed services and infrastructure are improved and upgraded to accommodate future growth within the town. LandCorp will assist with the delivery of infill residential lots as well

as work collaboratively with industry and others to deliver land to accommodate population growth.

It is considered that land will become available for the operational workforce as well as some in-fill lots, within the short term, which will provide the basis for the future stages of expansion in the medium to long term.

3.2 LAND ASSEMBLY AND ADMINISTRATION

All lots within the Scheme Amendment area are Unallocated Crown Land. The approach to land assembly and administration/governance within the Onslow expansion area is largely identified throughout the OTS. The following table summarises the land tenure arrangements within the Scheme Amendment area.

TABLE 1 – LOT AND SCHEME AMENDMENT (AREA A) SUMMARY – ONSLOW GREENFIELD SITE

Status	Lot No.	Whole or Part	DP No.	Volume/Folio	Primary Interest Holder	Current Zoning/Reserve	Proposed Zoning
UCL	301	P	67928	LR3017/139	State of WA	Urban Development R12.5/30 (portion only)	Urban Development
GO	590	W	182847	LR3042/272	State of WA Lease (PD Stewart)	Urban Development R12.5/30	Urban Development
UCL	41	P	ASHBU LOC	-	-	Urban Development R12.5/30 (portion only)	Urban Development
R19291	303	P	49430	LR3152/106	State of WA Order (Shire of Ashburton)	Urban Development R12.5/30 (portion only)	Urban Development
UCL	214	W	194560	LR3116/616	State of WA	Urban Development R12.5/30	Urban Development
UCL	216	W	194560	LR3116/618	State of WA	Urban Development R12.5/30	Urban Development
UCL	571	P	65685	LR3160/88	State of WA	Urban Development R12.5/30 (portion only)	Urban Development
R38472	591	W	183434	LR3001/659	State of WA	Urban Development R12.5/30	Urban Development
GO	215	W	P194560	LR3116/617	State of WA	Urban Development R12.5/30	Urban Development
RR	Watson Drive Road Reserve	W	-	-	-	Urban Development R12.5/30	Urban Development

3.3 EUROPEAN HERITAGE

A desktop search of the Shire of Ashburton's Municipal Inventory and the Heritage Council of Western Australia and National Trust databases has revealed that the subject site has no known European heritage listings or constraints.

Onslow contains a number of Category B and C heritage sites that are listed on the Shires Municipal Heritage Inventory, however none of these sites are located within the subject site.

3.4 ABORIGINAL HERITAGE

The Register of Aboriginal Sites is maintained by the Western Australian Department of Indigenous Affairs under the provisions of the *Aboriginal Heritage Act 1972*. The Act provides automatic protection for all places and objects

in Western Australia that are important to Aboriginal people because of connection to their culture. Therefore all development within the subject site shall be subject to Aboriginal Heritage surveys being undertaken in accordance with the *Aboriginal Heritage Act*.

A desktop search of the Department of Indigenous Affairs Aboriginal Heritage Enquiry System has been undertaken and has identified the following Registered Aboriginal Sites within Onslow:

TABLE 3 – ABORIGINAL SITE REGISTER

Site ID	Status	Access	Restriction	Site Name	Site Type	Additional Information	Site No.
6617	Permanent Register	Closed	No Restriction	Burubarladji	Mythological	-	P06362
6618	Permanent Register	Closed	No Restriction	Dew Talu	Ceremonial	Water Source	P06363
6620	Permanent Register	Closed	No Restriction	Jinta 2.	-	Water Source	P06365
8920	Permanent Register	Open	No Restriction	Onslow 1	Artefacts/ Scatter, Midden/ Scatter	-	P03563
24401	Lodged	Open	No Restriction	Os06-01	Artefacts/ Scatter, Midden/ Scatter	Archaeological Deposit, Shell	-

If any proposed ground disturbance will affect an Aboriginal site protected by the Aboriginal Heritage Act, a Section 18 Application to disturb the site under the Aboriginal Heritage Act will be required.

3.5 ONSLOW SALT BUFFER

Environmental Protection Authority (EPA) Guidance Statement No. 3 (2005) specifies a generic buffer distance of 1km between solar salt manufacturing activities and sensitive land uses such as residential areas due to potential noise impacts. The 1km buffer impacts the most of the western portion of the site and the existing town.

Although Guidance Statement No. 3 did not exist in 1991 when the EPA originally assessed the Onslow Salt proposal, an acoustic study was undertaken by the proponent to determine the potential for noise impacts. The study highlighted the main sources of noise as being tracked vehicles (the bulldozers working on the salt stockpiles) and the power station. The proponent also prepared a management plan for addressing noise related impacts, which was deemed acceptable by the EPA.

Onslow Salt operates under Ministerial Statement 168 (August 1991), 401 (November 1995) and 451 (June 1997) and with respect to noise is required to implement noise control strategies to meet the requirements of Environmental (Noise) Regulations 1997. In addition, noise abatement measures were part of the conditions of Onslow Salt's Part IV approval under the Environmental Protection Act 1986. Although the generic buffer distance for solar salt manufacturing facilities is 1 kilometre, the EPA's approval of the Onslow Salt operation is an example of how buffers can be refined with further analysis.

As part of LandCorp's ongoing work to deliver land in Onslow, Amendment No. 19 (which relates to various infill lots) was referred to the Environmental Protection Authority (EPA) for assessment. As part of its assessment of Amendment No. 19 to TPS7, the EPA advised the following in regards to potential noise impacts on the townsite from Onslow Salt:

- *"Notification to be placed on the certificate of title of each new subdivided lot wholly or partly within 500m of Onslow Solar Salt operation to alert prospective purchasers to the potential noise impacts; and*
- *The facades of buildings fronting or perpendicular to the Onslow Solar Salt operation incorporate architectural treatments to minimise noise impacts."*

Therefore it is considered that any issues relating to noise can be appropriately managed at subdivision and development application stage through notifications on titles and acoustic design measures, as recommended by the EPA.

4. ENVIRONMENTAL CONSIDERATIONS

4.1 ACID SULFATE SOILS

Aecom prepared a potential soil contamination assessment as part of its Due Diligence report (refer to Appendix 1). Aecom identified that Acid Sulfate Soils were not considered to form a constraint to development. This was also confirmed by the ASS risk mapping (Landgate 2010) shows that the study area predominantly falls within the category of “no known ASS disturbance risk (←3m from surface)”.

There are also a number of potentially contaminated sites throughout Onslow, with the most relevant to the development plan being the existing tip site. LandCorp is currently working with the Department of Indigenous Affairs to obtain consent to disturb the ground in order to facilitate the required geotechnical investigations.

4.2 FLORA AND FAUNA ?

4.2.1 FLORA

ENV has undertaken a Level Two Flora and Vegetation assessment of the subject area (refer to Appendix 2). The assessment identified a total of 109 taxa from 77 genera and 31 families within the study area. Average plant species richness was 17.7 taxa per quadrat + 6.8 from a total of 22 sites.

No species listed under the *Environment Protection and Biodiversity Conservation Act 1999*, gazetted as Declared Rare Flora under the *Wildlife Conservation Act 1950*, or listed as Priority Flora by the Department of Environment

and Conservation were recorded in the study area.

Six introduced plant species were recorded in the study area with two of the introduced species, Mesquite and Athel Pine, being listed as Declared Plants under the Agriculture and Related Resources Protection Act 1976.

Four vegetation associations were mapped in the study area. None of the associations are listed as Threatened Ecological Community's under the *Environmental Protection and Biodiversity Conservation Act*, as Environmentally Sensitive Areas under the *Environmental Protection Act 1986*, or as Priority Ecological Communities by the Department of Environment and Conservation.

There was a range of vegetation conditions identified throughout the study area; from vegetation in very good condition, to areas that were completely degraded, however most of the study area was considered in very good to good condition. Threats to vegetation in the study area include the presence of introduced species, tracks, previous clearing and dumped rubbish.

The flora and vegetation identified within the study area do not appear to form any statutory constraint to development.

4.2.2 FAUNA

ENV also undertook a Level One Fauna assessment for the study area (refer to Appendix 2). The study area consisted of two fauna

habitat types: shrubland of Acacia species over Hummock grassland and Beach. The shrubland was considered to have moderate habitat value mainly because of the lack of vegetation structure and lack of trees.

The sandy substrate is considered to have potential to provide habitat for a range of reptile fauna. The Beach was also considered as having moderate fauna value due to its value for resident wading bird as well as a range of migratory terns and shorebirds that have been recorded in Onslow yet were absent during the study.

A total of 279 vertebrate fauna have been previously recorded within the vicinity of Onslow, including four amphibian species, 70 reptile species, 176 bird species and 29 mammal species. Many of the species recorded in previous studies are unlikely to occur in the study area on a regular basis as the records cover a large area comprising a wide range of habitats.

During the study undertaken by ENV, a total of 49 vertebrate fauna species were recorded including one amphibian, three reptiles, two mammals and 43 bird species. The amphibian recorded (Green Tree Frog) had not previously been listed for the Onslow area in database searches, and appears to have been transported to the area, as its natural range in Western Australia is the Kimberley. This was the only vertebrate recorded during the survey, which had not been previously recorded.

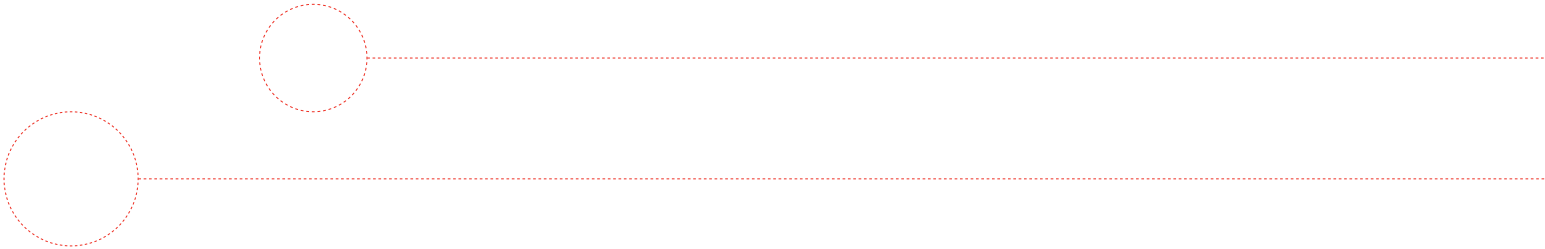
A total of 44 conservation significant fauna were identified as having the potential to inhabit the study area, including a large number of migrant shorebirds (20 species) and migratory terns (four species) that are likely to be found on Beach habitat. Four of the 44 species are considered as 'Possible' to occur within the study area; a further 30 were considered as 'Likely' to occur; five were noted as 'Present' (with current project records), and five species were considered as 'Unlikely' to occur within the study area.

A total of five vertebrate species of conservation significance were recorded by ENV: the Western Star Finch is a small resident breeding bird that requires permanent water and grass seeds. A further four species are listed as migratory: the Eastern Reef Egret, Eastern Osprey, Caspian Tern, and Rainbow Bee-eater. Although listed as migratory species, the Eastern Reef Egret and Rainbow Bee-eater may breed locally. Nests of Eastern Osprey were present, which confirms that this bird breeds locally.

The fauna identified within the study area do not appear to form any statutory constraint to development.

4.3 WATER MANAGEMENT

Hyd2o were commissioned by LandCorp to undertake a hydrological assessment of Onslow and prepare a Local Water Management Strategy (LWMS) (refer to Appendix 3). The LWMS provides an integrated total water cycle management approach to the entire



development plan area, with an assessment of the pre-development environment, development of water use sustainability initiatives, a stormwater and groundwater management strategy and a plan for implementation of future subdivision plans.

The LWMS has been prepared in accordance with the principles, objectives and key criteria of the WAPC's Better Urban Water Management, the constraints and opportunities identified for the existing drainage system and input from key government agencies including the Department of Water (DoW), the Water Corporation (Water Corp) and the Shire of Ashburton.

Further details of the LWMS are outlined in the Development Plan that has been lodged concurrently with this Scheme Amendment.

4.4 NOISE

An acoustic assessment prepared by Lloyd George Acoustics has found that the subject site is generally located in areas subject to noise levels between 45-50 dB(A) generated by Onslow Salt operations. In these areas, the assessment recommends that notifications are provided on the Certificates of Title and facades of buildings fronting or perpendicular to the mine incorporate architectural treatments to minimise noise impacts.

It is noted however that the acoustic assessment acknowledges that the predicted noise levels need to be further discussed with Onslow Salt to confirm the accuracy of the modelling assumptions in the absence of detailed plant operation information being provided. Given the nature of these recommendations, and the need for further detailed noise modelling in consultation with Onslow Salt, it is considered that any noise impacts can most appropriately be addressed at the subdivision and individual lot development stage.

5. ENGINEERING CONSIDERATIONS

5.1 GEOTECHNICAL

Golder Associates (Golder) were employed to undertake a desktop geotechnical analysis of the development plan area (refer to Appendix 4). Based on Golder's report, the following geological units are identified as present within and close to the Onslow townsite:

- Beach and coastal sand dunes (Qs) – light grey sand and unconsolidated and poorly consolidated quartzose calcarenite. This unit occurs over the majority of the site and may comprise a variable cover of sand over limestone.
- Limestone units (Qbt) – calcarenite and calcirudite, coralgall reef deposits, shallow marine and minor eolian. This unit occurs adjacent to the north east of the site.
- Clay pan deposits (Qp) – poorly sorted clay, silt, sand and minor pebbles. This unit occurs to the west of the site.
- Supratidal flats (Qt) – calcareous clay, silt and sand with authigenic gypsum and superficial algal mats and salt crusts. This unit occurs relatively close to the eastern boundary of the site.
- Intertidal flats and mangrove swamps deposits (Qw) – calcareous clay, silt and sand. This unit similarly occurs relatively close to the eastern edge of the site.

The results of the study indicate that the development plan area is likely to be relatively level and underlain predominantly by beach and coastal dune deposits. It is also likely that limestone units may be encountered at shallow depths. These areas will require careful consideration during earthworks.

In regards to site works required to facilitate subdivision, the in situ material removed during earthworks is considered to generally be suitable for re-use as structural fill. This is important given the scarcity of suitable fill sources in Onslow.

The permeability of sandy soil may also be suitable for onsite disposal of stormwater, however this is dependent on the percentage of silty or clayey fines within the material. The permeability of the soil is to be assessed during a pre-earthworks investigation.

LandCorp is currently working with Department of Indigenous Affairs (DIA) to obtain consent to disturb the ground in order to further investigate environmental issues and undertake detailed geotechnical investigations.

5.2 MOVEMENT NETWORK AND ACCESS

Riley Consulting was commissioned by LandCorp to assess and report on the traffic and transport impacts from the expansion of the Onslow townsite (refer to Appendix 5). The findings of the report are outlined below.

5.2.1 TRAFFIC IMPACT ASSESSMENT

The forecast traffic volumes are included in Table 4 in order to determine whether, from a general planning perspective, any roads require upgrading. The traffic volumes shown in Table 4 are based on ultimate residential development figures.

TABLE 4 – LOCAL ROADS REVIEW SUMMARY WITH FULL DEVELOPMENT

Road	Type	Volume (vpd)	Comment
First Avenue	Access Street	<100	Appropriate flow for classification
Second Avenue	District Distributor	2,800 - 3,600	Appropriate flow for main street
Third Avenue	Access Street	400 - 950	Appropriate flow for classification
First Street	Access Street	550	Appropriate flow for classification
Simpson Street	Local Distributor	1,610	Appropriate flow for classification
Cameron Avenue	Access Street	940	Appropriate flow for classification
McGrath Road	Local Distributor	<500	Appropriate flow for classification
Watson Drive	Local Distributor	1,200	Appropriate flow for classification
Beadon Creek Road	Local Distributor	<1,000*	Appropriate flow for classification

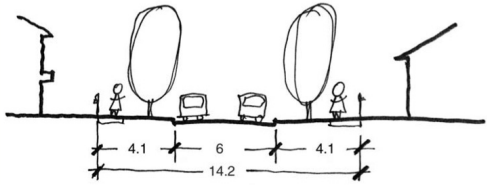
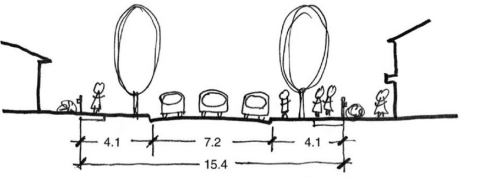
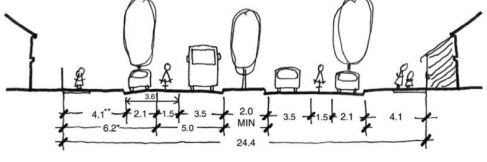
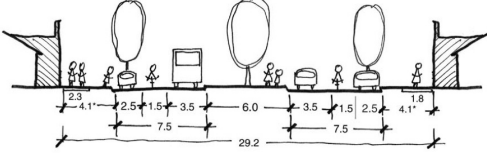
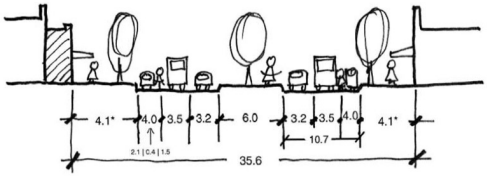
*Subject to level of access provided by industrial development

The expected traffic demands on the existing road network are considered to fall within the desirable daily flows appropriate to their classification. Onslow - Mount Stuart Road, which is the primary regional road linking Onslow to the North West Coastal Highway, is currently being upgraded from a 6 metre wide carriageway, to a 7.2 metre wide carriageway with 1 metre sealed shoulders. This upgrade is being undertaken by main roads wa and is necessary to meet the expected demands from the Onslow townsite expansion and development of the ANSIA.

5.2.2 PROPOSED ROAD LAYOUT

Following on from Table 4, the following table outlines the general design characteristics for each of the road classifications applicable to Onslow (refer to Figure 4), as per Liveable neighbourhoods.

TABLE 5 – ROAD HIERARCHY AND GENERAL DESIGN

Indicative Daily Traffic Flow	Classification	Design Characteristics	Cross-Section as per Liveable Neighbourhoods
<1,000	Access Street	Narrower access streets (5.5 – 6m) may be appropriate in locations further away from centres and activity where traffic flows are less than 1,000vpd and a low on-street parking demand exists.	
1,000 – 3,000vpd	Higher Order Access Street	Wider access streets (7 – 7.5m) cater for higher traffic volumes and are located closer to neighbourhood centres.	
3,000 – 7,000vpd	Neighbourhood Connector	Generally 2-lan undivided. These are 'special' streets and their design needs to have regard to context, function and adjacent land uses.	
7,000 – 20,000vpd	District Distributor B	Typically will have 1 clear lane of travel in each direction and a parking/maneuvering lane.	
15,000 – 35,000vpd	District Distributor A	Typically have service roads and development frontage with ample on-street parking to support a mixture of land uses. Direct vehicle access from adjoining property should be limited where no service roads are provided.	

REFER FIGURE 4 – ROAD HIERARCHY MAP

Further details relating to the proposed road layout as well as traffic management and the pedestrian and cycle networks are detailed in the Development Plan report.

FIGURE 4 – ROAD HIERARCHY MAP



5.3 SERVICING

Wood and Greive engineers (WGE) have been commissioned by LandCorp to undertake an analysis of the current service infrastructure in Onslow and determine the future needs based on the development plan. WGE's servicing strategy is shown in Appendix 6.

5.3.1 WATER SUPPLY

Onslow is supplied with potable water by the Water Corporation (WaterCorp), sourced from the Cane River alluvial aquifer located approximately 30km east of Onslow. It comprises 12 production bores and is licensed to draw 0.35 gegalitres per annum (GL/a) of water. The Onslow Water Supply Scheme is currently operating close to full capacity, drawing 0.31 GL (supplying 370 services) from the source in 2009/10. Water is treated at the borefield and conveyed to the Onslow townsite via a 200mm diameter distribution main (that runs through the airport). Water is stored in three water tanks of varying capacity within the town, including two pressure tanks (0.25 ML and 0.1 ML) and a storage tank (2.3 ML).

While meeting all current service obligations, the WaterCorp at this stage can not guarantee the availability of water services for additional connections.

Initially, additional capacity could be made available through the implementation of water efficiency measures by the Water Corporation and the Shire of Ashburton. Part of the initiatives is to use treated waste water for oval which may save 100kL/day which would free up water for approximately 30 homes.

Investigations and design development are currently underway to expand the water supply system to support additional growth in Onslow. Four additional production bores have been installed as part of the investigations for connection to the water supply scheme. A booster pump station and upgrading of the transfer pipeline is also required to transfer the water into town, which is scheduled for completion in September 2013. The additional bores and infrastructure will increase capacity from 1250kL/day to 1900kL/day and 0.31GL/yr to 0.55GL/yr increasing the capacity by 60% by servicing an additional 200 services (460 people) up from the current 370 services.

As there is currently an issue with the back-up supply of water, WaterCorp will also likely require a new tank and booster pump station to be commissioned prior to providing all or a portion of the additional 200 services which is programmed for completion by mid 2014. Without such a tank and booster pump station, WaterCorp needs to undertake specific calculations to determine the proportion of the 200 services that could be made available for the initial stages. The proposed tank and booster is located within the north-east corner of the existing WaterCorp site, which is relatively elevated, and once commissioned, the existing two ground tanks and one elevated tank within the townsite can be decommissioned. The stage 1 upgrades are illustrated in Appendix 6.

Beyond the additional supply from the bore expansion, further expansion of the bore field by increasing the groundwater extraction licence may provide additional capacity, however an alternative source such as desalination plant

will need to be investigated to service the expected ultimate growth. The current State Agreement with Chevron is understood to make provision for a desalination plant to be located within the AnSIA. The plant will initially have a capacity of 2 ML/day to cater for a population increase to 2016 with the flexibility of a further upgrade to 4 ML/day to support growth the 2022. It is expected that the new plant will be operational by October 2014.

To service the expected population increase to 2016, an additional ground tank and an elevated tank needs to be commissioned in addition to the alternative water source. To service the expected population increase to 2022, a further one or two ground tanks and an elevated tank is expected to be required.

All such infrastructure is proposed to be located within the same site referred above with dimensions of approximately 100m by 200m, as shown in Appendix 6.

5.3.2 WASTE WATER

WaterCorp manages the wastewater system which currently services Onslow. The Onslow wastewater treatment plant (WWTP) has a treatment capacity for 1000 equivalent population, estimated at 460 kL/d. The plant is licensed to treat 200 kL/d which was previously considered sufficient to cater for natural growth in the town. The plant's disposal capacity is estimated at 290 kL/d by way of two infiltration areas. There is capacity to support nominal population growth with the wastewater flow currently at 180 kL/d.

Current flow forecasts indicate that the current treatment capacity will be exceeded in 2013, and the disposal capacity exceeded in 2016. An upgrade is required to meet increased demand associated with population growth and additional flows from the Bindi Bindi community.

WaterCorp has indicated that an expansion to the pond system will be required, which will need to be operational by 2016. This will increase treatment capacity to 920 kL/d. Two additional infiltration basins are also required and will need to be operational by 2013, with a further basin required by 2016. This will increase disposal capacity to 740 kL/d. Further expansion of the pond system and infiltration basins will be required by 2022 should anticipated population growth be realised.

Consideration needs to be given to the possibility of additional land requirements and extension of odour buffers when planning for expansion and/or relocation of wastewater treatment facilities. WaterCorp have indicated that the expanded treatment facilities can be accommodated within their current land holdings. In the case of the WWTP buffer, further modelling has refined the extent of the expected ultimate buffer requirements as illustrated on the Development Plan.

Alternative treatment methods and a relocation of the WWTP have been considered to minimise or eliminate the impact of the WWTP buffer on the extent of residential development. The area affected by the proposed buffer is currently indicated as land subject to further

investigation until associated feasibility studies have been completed.

The current WaterCorp Sewer Scheme Design is shown in Appendix 6, as well as the proposed sewer concept plan. The Concept plan rationalises the number of proposed pump stations to service the development area by considering the proposed bulk earthworks over the site.

The Bindi Bindi Community along Second Avenue is serviced by its own effluent treatment ponds that are separate to the main town wastewater treatment facility operated by the Water Corporation. The treatment ponds are within the proposed greenfields development area and the associated buffer affects the initial stages of development. Planning, lead by DSD and through collaboration with the Department of Housing and WaterCorp, will decommission the Bindi Bindi WWTP and connect it to the WaterCorp facility. This work is currently being progressed to ensure the initial land release can proceed. Decommissioning of the Bindi Bindi WWTP and connection to the towns facilities will include rerouting the pumping station and approximately 500m of sewer line along Second Avenue.

5.3.3 EARTHWORKS

A relatively aggressive earthworks strategy is proposed with the aim of achieving a balance of cut to fill over the site. The bulk earthworks will also be required to achieve the desired stormwater strategy described in the proceeding section.

Appendix 6 illustrates the proposed earthworks concept plan, as well as the cut to fill contours associated with achieving the desired levels.

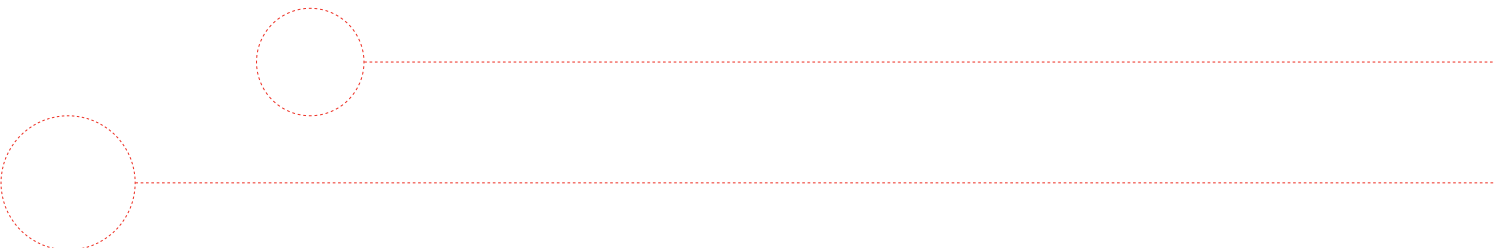
Based on the geotechnical analysis undertaken by Golder and Associates, geotechnical conditions are expected to support such an earthworks strategy.

Furthermore, it is recommended building levels be set to the following parameters:

- Minimum 0.3m freeboard to 100year storm event return period where a defined overland flood path is provided.
- Minimum 0.5m freeboard to 100year storm event flood levels where a defined overland flood path is not provided.
- Adequate freeboard to the 100year return period cyclonic storm surge allowing for climate change. This building level recommended in MP Rogers & Associates (2011) Coastal Vulnerability Assessment is 6.4m AHD, which allows for 0.5m freeboard, but this level is yet to be confirmed and adopted. The Shire is currently reviewing what an acceptable level of risk and associated freeboard should be applied.

5.3.4 STORMWATER DRAINAGE

The stormwater strategy for the development area will be governed to ensure flood protection for property and infrastructure during high intensity storms characterised by cyclone susceptible areas such as Onslow. To achieve the flood protection strategy, significant



earthworks over the development plan area are proposed to “grade out” localised low points within the dunal system and to provide adequate falls toward flood relief areas. Approximately half of the development plan area (eastern half) is proposed to flood route to existing Beadon Creek via a defined low point along Onslow Road and associated downstream swale to the flood plain.

The western half of the catchment is proposed to discharge and be attenuated within natural depressions immediately west of the development area. These depressions are suitably elevated to promote infiltration and are adequately vegetated to minimise scouring. These depressions will be designed to attenuate flows with a controlled discharge being provided toward the natural low lying area between Onslow Salt and the ocean which ultimately discharges to the ocean via Four Mile Creek.

Consistent with the requirements of the Department of Water (DoW) and with consideration of downstream receiving environments, consideration will also be given to detaining stormwater associated with the 1 in 1 year ARI events within suitably elevated areas to promote on-site infiltration where appropriate. Furthermore, swale drains and piped networks will be designed to cater for the 1 in 5 year ARI events.

Typically, cyclonic areas in the north-west of Western Australia rely on overland conveyance as opposed to traditional pit and pipe systems found in Perth. However, the existing townsite

currently contains pit and pipe infrastructure. There are issues with the traditional swale drain conveyance approach due to loss of developable land, aesthetics and maintenance of the swales. It is therefore proposed to adopt a hybrid strategy where pit and pipe network will be utilised in the upper catchments and the traditional swale drain conveyance will be adopted where flows become excessive making pipes unfeasible. A copy of the current drainage concept plan for the development plan area is shown in appendix 6.

The existing townsite stormwater system includes a hybrid of pipe and table drain conveyance measures. There are a number of ocean outfalls via flood gated piped networks extending through the existing rockwall. There is also a catchment serviced by a series of basins located at McGrath Avenue/Third Avenue and McGrath Avenue/Second Avenue. These basins ultimately discharge into the ocean at the eastern extent of the existing rockwall, however this system performs inadequately due to the basins being too low and the outfall being silted-up and consequently being too high. The Shire is currently considering measures to address this issue.

There is also a concern regarding the discharge of floodwater entering the townsite during a storm surge. A flood gated relief toward Beadon Creek is currently being considered where such relief is less affected by siltation.

There are nominal catchments that discharge into the existing townsite catchments. The existing drainage systems will be reviewed

and infrastructure upgraded to cater for the additional catchment areas as required.

5.3.5 POWER SUPPLY

Electricity is provided for Onslow by a 3MW (installed capacity) gas engine turbine power plant operated by Onslow electric Power (OEP), a privately owned independent power producer. The plant is connected to Dampier to Bunbury natural Gas Pipeline (DBNGP) through BHP Billiton Petroleum's gas lateral to the Tubridgi facilities and then via a Horizon Power pipeline to the power station. The plant's capacity is augmented by Horizon Power's 2.6 MW emergency diesel generators provided with 15 days of fuel supply.

Horizon Power supplies the natural gas to OEP, with the OEP then supplying 50-60 per cent of its output to Onslow Salt and the remainder supplied to Horizon Power to distribute to the Onslow township via an 11 kilovolt-amp (kVA) overhead network. The contracts between Onslow electric Power and Horizon Power expire in November 2014.

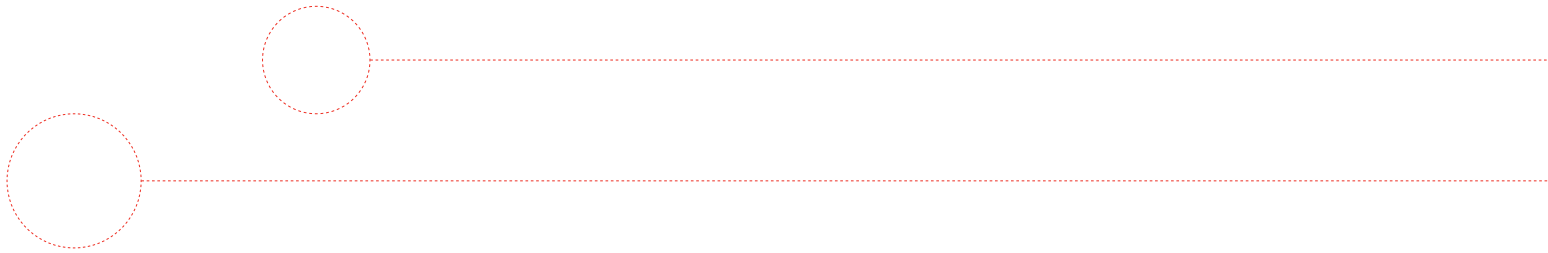
Horizon Power's contracted capacity to supply the Onslow community will require augmentation to support both current and future demand in Onslow. The draft Pilbara Planning and Infrastructure Framework also identifies expansion of power generation in Onslow as one of its 2015 utility infrastructure priorities.

In total, an additional ~36MW may be required in Onslow by 2025. Horizon Power is currently considering options, including replacement of existing generation units at the existing site, however capacity of the existing gas pipeline and land availability at the existing site will need to be considered. Should Onslow Salt move to supply its own power, an extra 50-60% supply will be available to the town. Investment in additional distribution network infrastructure will also be required to ensure the provision of an adequate electricity supply to proposed urban expansion areas.

For a gas-fired power station of between 10MW and 20MW capacity, EPA Guidance Statement no. 3 specifies a generic buffer distance of 2-3 kilometres to sensitive land uses. It is therefore expected that any proposed plant of this size will be located in a new location (as opposed to upgrade on existing) given the limitations it would place on the expansion of the town.

The initial upgrade is currently proposed to include the construction of a new 9MW station within the ANSIA to support growth to 2016 and expandable to suit growth thereafter. The initial upgrade will also require a new gas lateral, new transmission lines to the townsite and a new zone substation within the existing WaterCorp site. The new power plant is required to be operational by October 2014.

The State Government announced on 29 January 2010 that it has committed the funds required to complete the \$130 million Pilbara underground Power Project, funded through the Royalties for Regions. The project, managed



by Horizon Power will see the overhead lines replaced with underground cables in the towns of Karratha, South Hedland, Onslow and Roebourne. The Onslow and Roebourne undergrounding projects are both scheduled to commence in 2012, with the entire project expected to be completed by the end of 2012. The undergrounding of the power lines will assist with power disruption in severe climatic conditions.

5.3.6 TELECOMMUNICATIONS

Telstra is the telecommunications owner and service provider for all communication services at Onslow. The current configuration to each dwelling is copper network with fibre backbone as per information obtained from a Dial-Before-You-Dig search. Telstra has also provided next-G and GSM mobile coverage at Onslow.

An application will also be made to NBN Co. to determine whether the development area is within the national Broadband network Fibre Footprint, and is eligible for provision of communications through NBN Co, via the development plan application process.

5.3.7 GAS SUPPLY

There is no gas infrastructure within the vicinity capable of supporting domestic services.

6. PROPOSED AMENDMENT

This amendment seeks to amend TPS7, to facilitate the proposed Development Plan, as follows:

1. Removing the density coding on land zoned 'Urban Development';
2. Modifying Clause 6.6 of TPS7 to read as follows:

6.6 Special Application of the Residential Design Codes

6.6.1 Split coding of R12.5/R30 applies to existing and future development areas. The higher density is applied when connection to reticulated sewerage is available.

6.6.2 Where a development plan is prepared and approved in accordance with the Scheme over land zoned 'Residential' or 'Urban Development' and where it provides a density coding in accordance with the Residential Design Codes, servicing, development and subdivision shall be in accordance with the R-Code density of the development plan.

3. Modifying Clause 6.8 of TPS7 to read as follows:

6.8 Urban Development Zone

6.8.1 Before considering any proposal for subdivision or residential development of land (not including a single dwelling) within the

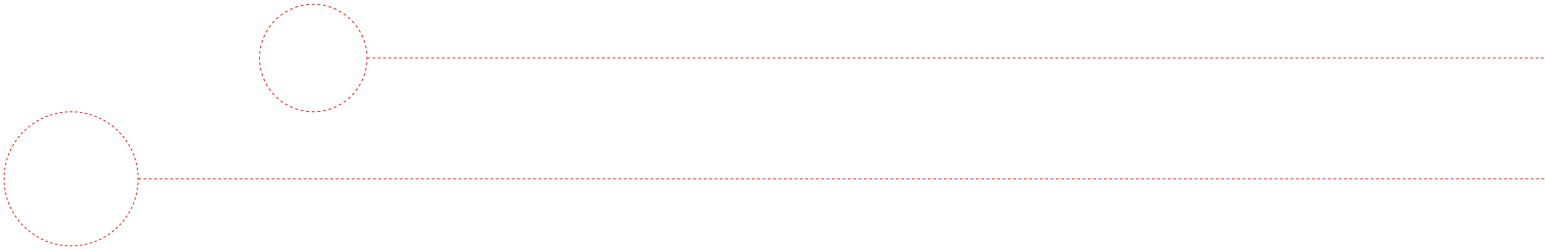
Urban Development Zone, the Local Government will require the preparation of a development plan for the entire development area or any part as is considered appropriate by the Local Government and which will define the relevant R-Code density for individual precincts.

6.8.2 Applications for development for land zoned Urban Development and which could be potentially contaminated through previous land uses shall not be determined by the Local Government unless issues relating to possible soil and groundwater contamination are first resolved to the satisfaction of the Department of Environmental Protection.

6.8.3 In considering any proposal for subdivision or development of land within the Urban Development Zone, the Local Government shall have regard to any existing or proposed extractive industry operations within the zone, and may require or recommend to the WAPC staging of development or subdivision to minimise land use conflict during the life of the extractive industry operation.

4. Amend the Scheme maps accordingly.

Outlined below is an overview of the proposed 'Urban Development' zone and it is further



described in more detail within the proposed Development Plan.

6.1 SCHEME AMENDMENT INTENT

The subject site is a large area adjoining the existing development in the town. The Scheme Amendment is intended to remove the prescribed density coding in order to provide areas for future residential growth in the town in a logical and orderly manner, whilst maintaining flexibility for future development.

The 'Urban Development' zone proposed for the area will provide the opportunity for the Council to assess in greater detail the feasibility of the development during the Development Plan and subdivision processes.

The Scheme Amendment is the first step in unlocking large areas of residential land in the town to accommodate predicted future growth, and meet the objectives of the OTS.

7. PLANNING JUSTIFICATION

The land subject to this Scheme Amendment forms part of a greater plan for the expansion of Onslow, which has been identified in a range of statutory and strategic documents. This amendment forms part of several planning processes relating to Onslow, including the Onslow Townsite Strategy, Onslow Regional Hotspots Land Supply Update and Draft Pilbara Planning and Infrastructure Framework. The Scheme Amendment will facilitate the progression of the planned Onslow expansion.

This Scheme Amendment is also inextricably linked to the ANSIA Structure Plan and draft ANSIA Development Plans, as it is widely recognised that much of the predicted growth of Onslow is driven by the development of the ANSIA.

7.1 NEED FOR SCHEME AMENDMENT

The proposed amendment is consistent with the objectives of the relevant Strategic Regional Documents as follows:

- The subject site is shown as *'proposed Urban Development zone'* in the Onslow Townsite Strategy.
- The subject site is depicted as a *'Residential and Commercial Expansion Area'* in the draft Pilbara Planning and Infrastructure Framework.
- The subject site is depicted in the Onslow Regional Hot Stops Land Supply Update as a *'possible expansion area for residential and tourism use'*.

The removal of the density coding from the current 'Urban Development' zone subject to this Scheme Amendment will provide the opportunity for future residential growth in the town to accommodate predicted demand in a flexible and logical manner.

The implementation of an appropriate zoning provides certainty to proponents, decision makers and the community. This Scheme Amendment is an important step in making the land available for its intended purpose and is consistent with the objectives of TPS7.

7.2 LAND USE BUFFER REQUIREMENTS

Given the potential constraints the WWTP buffer places on land and the various elements involved in the assessment of actual boundary of the buffer area, the Development Plan submitted concurrently with this Scheme Amendment illustrates the potential for residential development within the existing buffer area. However, the development plan states that an odour model assessment must be undertaken prior to the approval of any development or subdivision application within the WWTP buffer. Irrigation systems should also include either a soil moisture or evapo-transpiration sensor to help prevent unnecessary irrigation in the event of mild weather or rain event.

7.3 SOCIAL IMPACT ASSESSMENT

It is widely recognised that the expansion of Onslow and the development of the ANSIA are inextricably linked. The Onslow townsite expansion is to be developed by LandCorp as part of the ongoing development (including development of a general industrial area at the ANSIA) that will facilitate the growth of the town and ensure the long-term viability and sustainability of Onslow.

Based on extensive discussions with the Shire and WAPC, LandCorp has prepared a Social Impact Statement (SIS) in accordance with the Shire's Local Planning Policy (refer to Appendix 7). The SIS addresses the commitment of LandCorp to undertake a significant planning and land release to allow for the creation of 1,500+ residential lots in Onslow, whilst managing the social impacts resulting from this.

This will culminate in an overall town-based development plan being lodged in mid 2012 with an aim to have it approved early 2013. In parallel, LandCorp is undertaking a land rationalization exercise throughout the existing townsite to develop and release a number of vacant land parcels that will provide for approximately 30 dwellings at the end of 2012.

8. CONCLUSION

This report has been prepared in support of a request to initiate an amendment to the Shire of Ashburton Town Planning Scheme No. 7 to facilitate the expansion of Onslow. Specifically the Scheme Amendment proposes to amend the zoning of land as follows:

- Remove the current density coding from land currently zoned 'Urban Development';
- Modify Clause 6.6 of TPS7 relating to the removal of any prescribed density coding in the 'Urban Development' zone; and
- Modify Clause 6.8 of TPS7 relating to the removal of discretion associated with the preparation of a Development Plan within the 'Urban Development' zone,

Justification for the proposed amendment can be summarised as follows:

- It is consistent with the vision and objectives of the Onslow Townsite Strategy;
- It will facilitate the expansion of Onslow as well as meet anticipated housing demand generated by development of the ANSIA;
- It is in accordance with the State and local planning framework including Appendix 7 of TPS7 and relevant Statements of Planning Policy;
- Environmental assessments have revealed that the flora, fauna and vegetation present or likely to be present within the subject area do not appear to form any statutory constraint to development; and

- The land is geotechnically capable of being developed for the types of land use and activity envisaged as part of this Amendment and subsequent Development Plan.

This Amendment relates directly to the proposed Development Plan for Onslow that has been submitted concurrently with this Scheme Amendment and Amendment No. 21. It is expected that these three documents will be considered in conjunction with one another. The objective of the Development Plan is to provide the Shire with a comprehensive plan and associated report to facilitate the future subdivision and development of Onslow.

The Amendment will facilitate the expansion of Onslow to meet the anticipated demand, and provide the opportunity for the Council to assess in greater detail the feasibility of development through the Development Plan and subdivision processes.

Considering these factors, it is respectfully requested that Council and WAPC endorse the proposed Scheme Amendment at its earliest convenience.



PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF ASHBURTON

TOWN PLANNING SCHEME NO. 7

AMENDMENT NO. 22

The Shire of Ashburton 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:

1. Removing the density coding on land zoned 'Urban Development';
2. Modifying Clause 6.6 of TPS7 to read as follows:
 - 6.6 Special Application of the Residential Design Codes
 - 6.6.1 Split coding of R12.5/R30 applies to existing and future development areas. The higher density is applied when connection to reticulated sewerage is available.
 - 6.6.2 Where a development plan is prepared and approved in accordance with the Scheme over land zoned 'Residential' or 'Urban Development' and where it provides a density coding in accordance with the Residential Design Codes, servicing, development and subdivision shall be in accordance with the R-Code density of the development plan.
3. Modifying Clause 6.8 of TPS7 to read as follows:
 - 6.8 Urban Development Zone
 - 6.8.1 Before considering any proposal for subdivision or residential development of land (not including a single dwelling) within the Urban Development Zone, the Local Government will require the preparation of a development plan for the entire development area or any part as is considered appropriate by the Local Government and which will define the relevant R-Code density for individual precincts.
 - 6.8.2 Applications for development for land zoned Urban Development and which could be potentially contaminated through previous land uses shall not be determined by the Local Government unless issues relating to possible soil and groundwater contamination are first resolved to the satisfaction of the Department of Environmental Protection.

6.8.3 In considering any proposal for subdivision or development of land within the Urban Development Zone, the Local Government shall have regard to any existing or proposed extractive industry operations within the zone, and may require or recommend to the WAPC staging of development or subdivision to minimise land use conflict during the life of the extractive industry operation.

4. Amend the Scheme maps accordingly.

ADOPTION

Adopted by resolution of the Council of the Shire of Ashburton at the Meeting of the Council held on the day of 20

.....
Shire President

.....
Chief Executive Officer



LEGEND

LOCAL SCHEME RESERVES

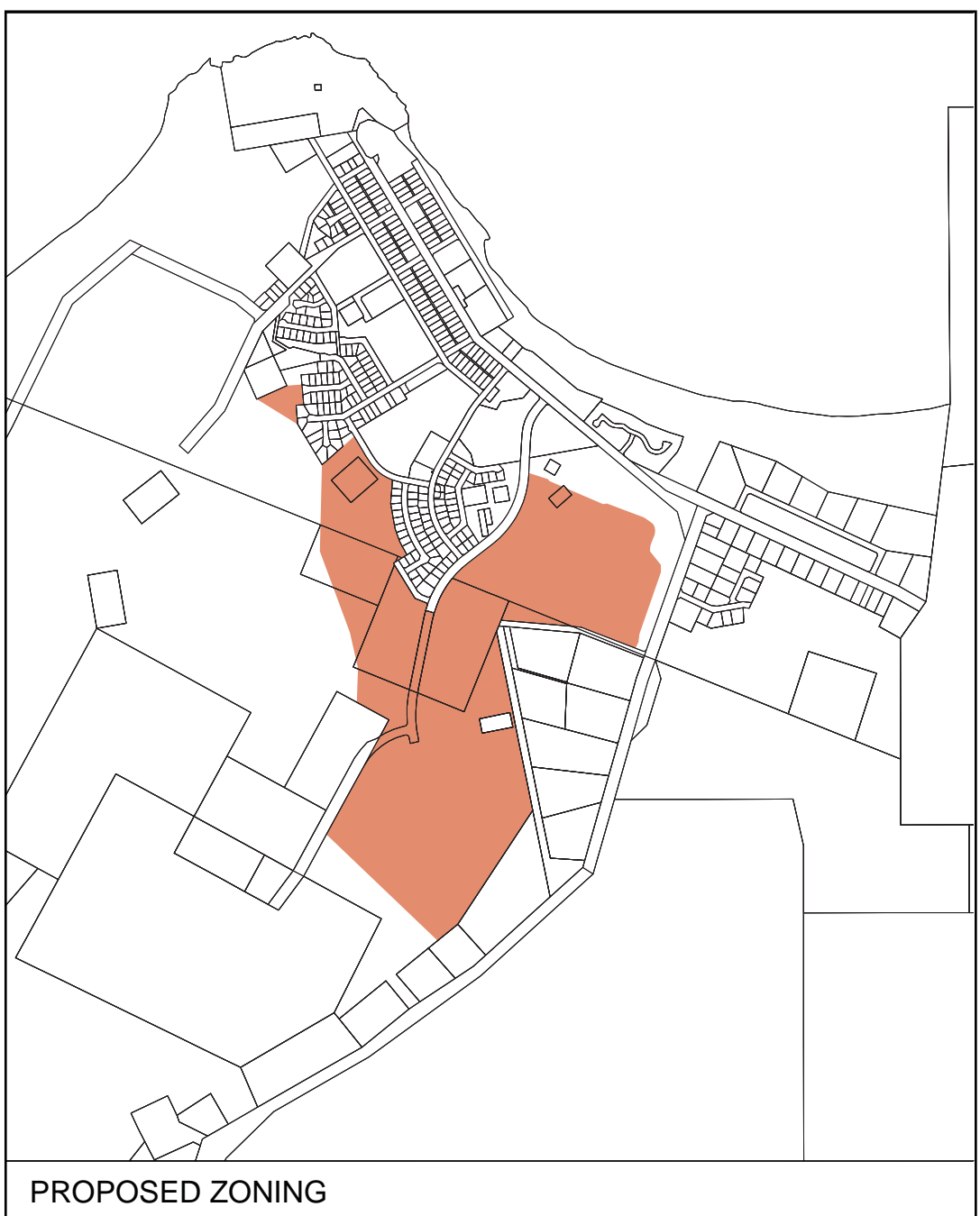
CONSERVATION, RECREATION & NATURE LANDSCAPE	PUBLIC PURPOSES DENOTED AS FOLLOWS:
DISTRICT ROAD	T TELECOMMUNICATIONS
LOCAL ROAD	WD WATER AND DRAINAGE
OTHER PURPOSES DENOTED AS FOLLOWS:	WDT WASTE DISPOSAL AND TREATMENT
I INFRASTRUCTURE	STATE/REGIONAL ROAD
PARKS, RECREATION AND DRAINAGE	
PUBLIC PURPOSES DENOTED AS FOLLOWS:	
A AIRPORT	
AC AMBULANCE CENTRE	
C COMMUNITY	
CI CIVIC PURPOSES	
E ENERGY	
ED EDUCATION	
H HEALTH	
P PORT FACILITIES	

ZONES

RESIDENTIAL	INDUSTRIAL AND MIXED BUSINESS /DEVELOPMENT
URBAN DEVELOPMENT	INDUSTRY
COMMERCIAL AND CIVIC	MIXED BUSINESS
TOURISM	STRATEGIC INDUSTRY
SPECIAL USE	RURAL
COMMUNITY DENOTED AS FOLLOWS:	RURAL LIVING
A AIRPORT	
C COMMUNITY	
ED EDUCATION	

OTHER

R CODES	CANE RIVER WATER RESERVE AREA SPECIAL CONTROL AREA
SCHEME BOUNDARY	WITTENOOM SPECIAL CONTROL AREA
LOCAL GOVERNMENT BOUNDARY	BOREFIELD - SPECIAL CONTROL AREA
TOWNSITE -- LAND ACT	TIDAL INUNDATION AREA SPECIAL CONTROL AREA
ONSLOW STRATEGIC INDUSTRIAL BUFFER - SCA	ASHBURTON NORTH STRATEGIC INDUSTRIAL AREA
ONSLOW COASTAL HAZARD AREA SPECIAL CONTROL AREA	SPECIAL USE AREA (SEE SCHEME TEXT)
ONSLOW AIRPORT HEIGHT RESTRICTIONS AREA - SCA	



ADOPTION

ADOPTED BY RESOLUTION OF THE SHIRE OF ASHBURTON AT THE ORDINARY MEETING OF THE COUNCIL HELD ON THE _____ DAY OF _____ 201_____

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

1. ADOPTED FOR FINAL APPROVAL OF THE SHIRE OF ASHBURTON AT THE ORDINARY MEETING OF COUNCIL HELD ON THE _____ DAY OF _____ 201_____
THE COMMON SEAL OF THE SHIRE OF ASHBURTON WAS HEREUNTO AFFIXED BY AUTHORITY OF A RESOLUTION OF THE COUNCIL IN THE PRESENCE OF

SHIRE PRESIDENT

CHIEF EXECUTIVE OFFICER

2. RECOMMENDED/ SUBMITTED FOR FINAL APPROVAL BY THE WESTERN AUSTRALIAN PLANNING COMMISSION

DELEGATED UNDER S.16 OF THE P&D 2005

DATE

3. FINAL APPROVAL GRANTED

MINISTER FOR PLANNING

DATE

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF ASHBURTON

TOWN PLANNING SCHEME NO.7
AMENDMENT NO. 22

SEAL

FINAL APPROVAL

Adopted for final approval by resolution of the Council of the Shire of Ashburton at the
Meeting of the Council held on the day of 20 and the Common Seal of the
Shire was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
Shire President

.....
Chief Executive Officer

Recommended / Submitted for Final Approval

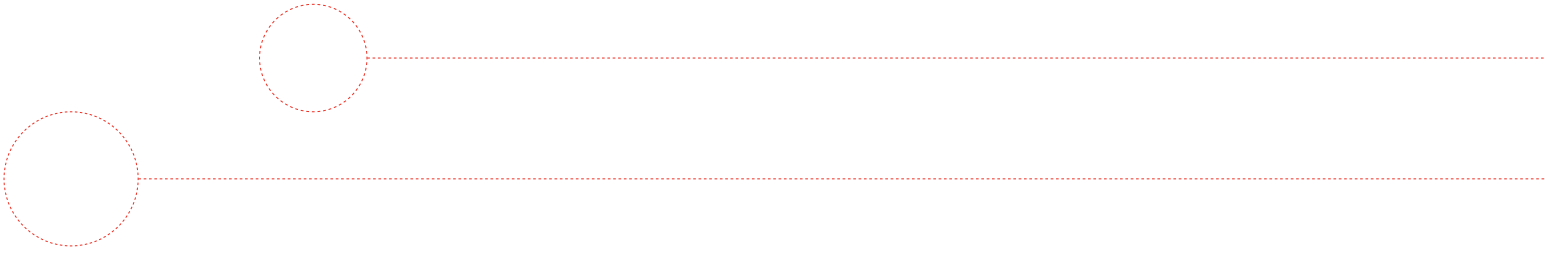
.....
Delegated under s.16 of the PD Act 2005

.....
Date

Final Approval Granted

.....
Minister for Planning

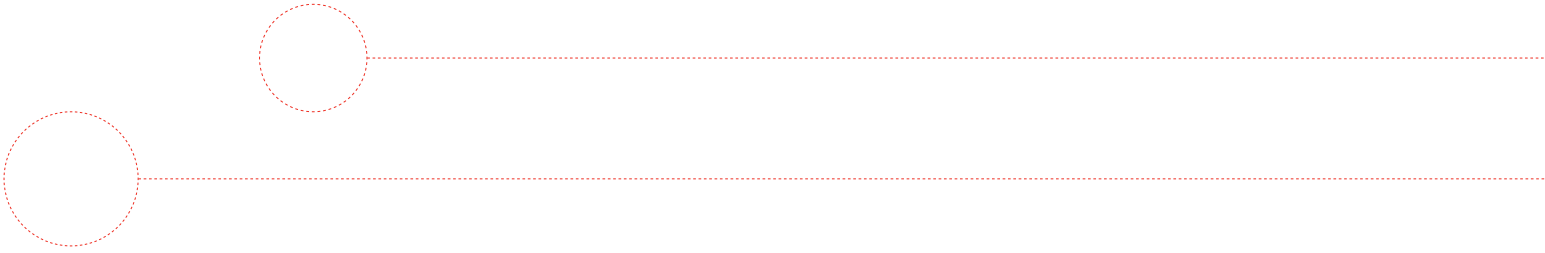
.....
Date



This page has been left blank intentionally.

APPENDIX 1

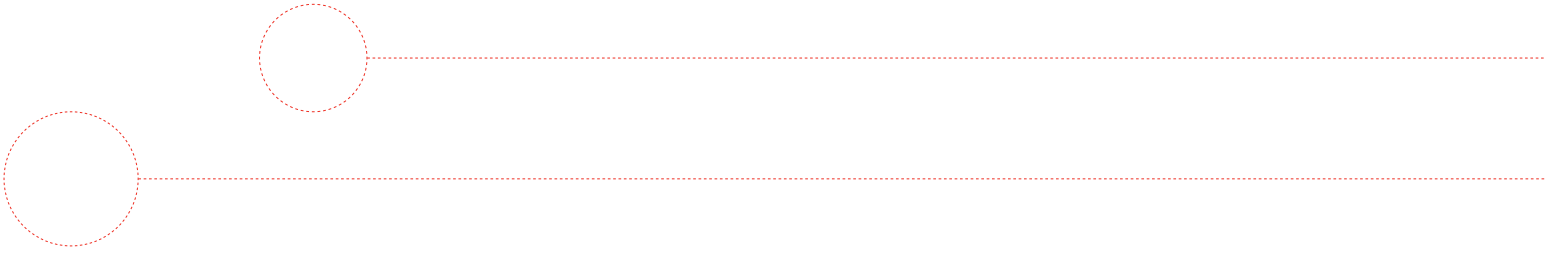
AECOM ENVIRONMENTAL DUE DILIGENCE (OCTOBER 2010)



This page has been left blank intentionally.

APPENDIX 2

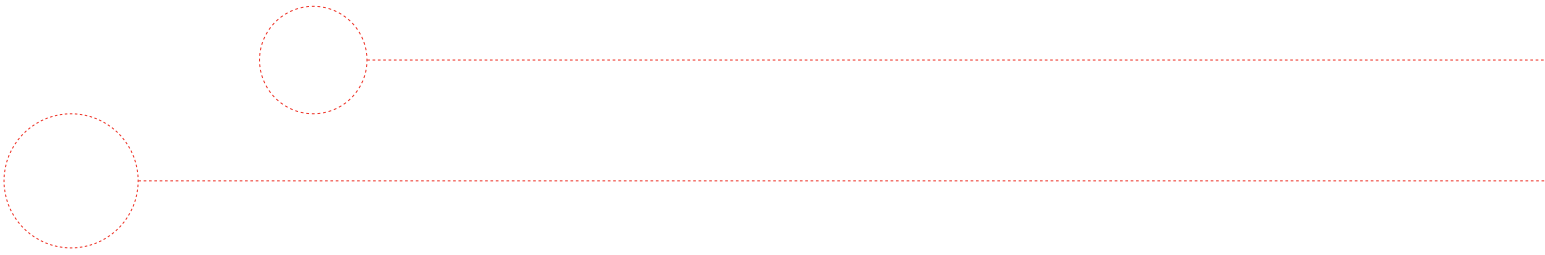
ENV FLORA, VEGETATION AND FAUNA ASSESSMENT (SEPTEMBER 2011)



This page has been left blank intentionally.

APPENDIX 3

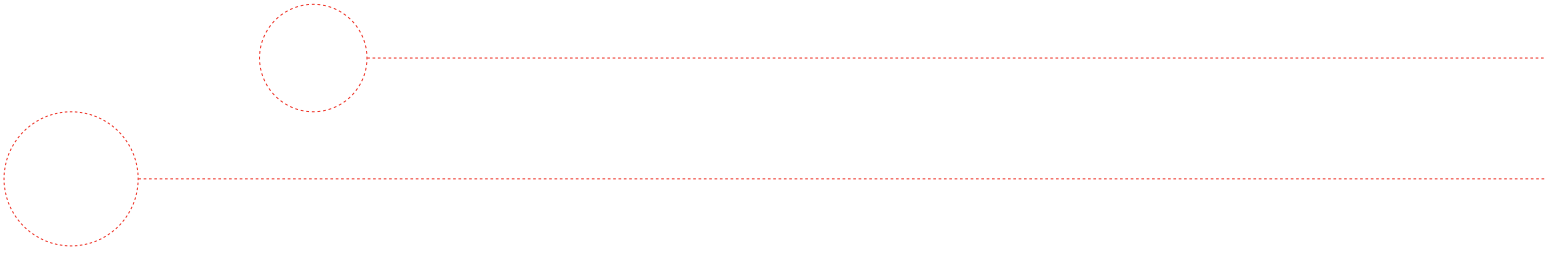
HYD20 LOCAL WATER MANAGEMENT STRATEGY (JUNE 2012)



This page has been left blank intentionally.

APPENDIX 4

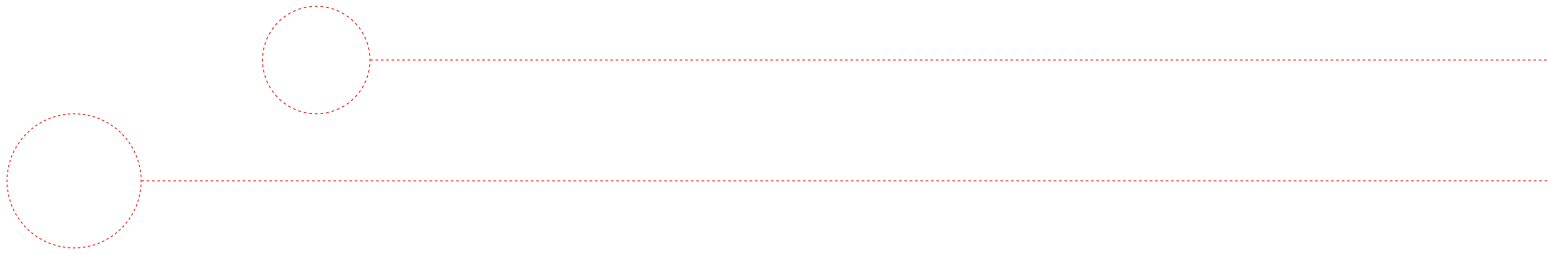
GOLDER GEOTECHNICAL DESKTOP STUDY (SEPTEMBER 2011)



This page has been left blank intentionally.

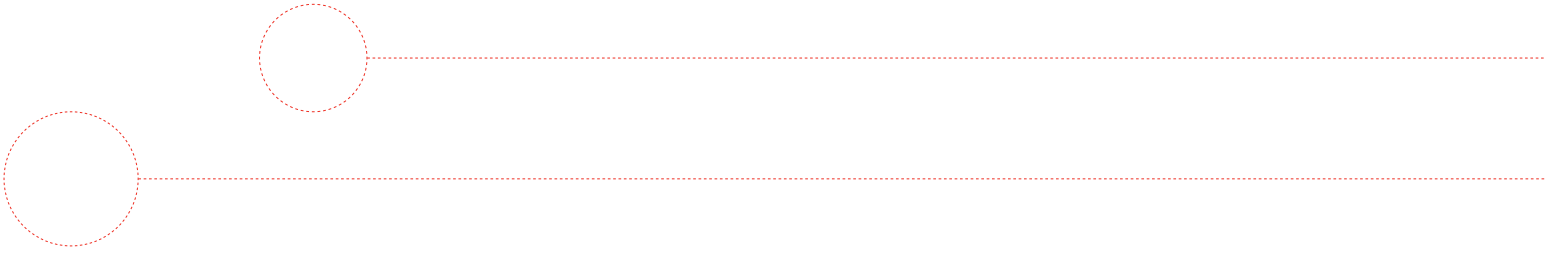
APPENDIX 5

RILEY TRANSPORT ASSESSMENT (JUNE 2012)



APPENDIX 6

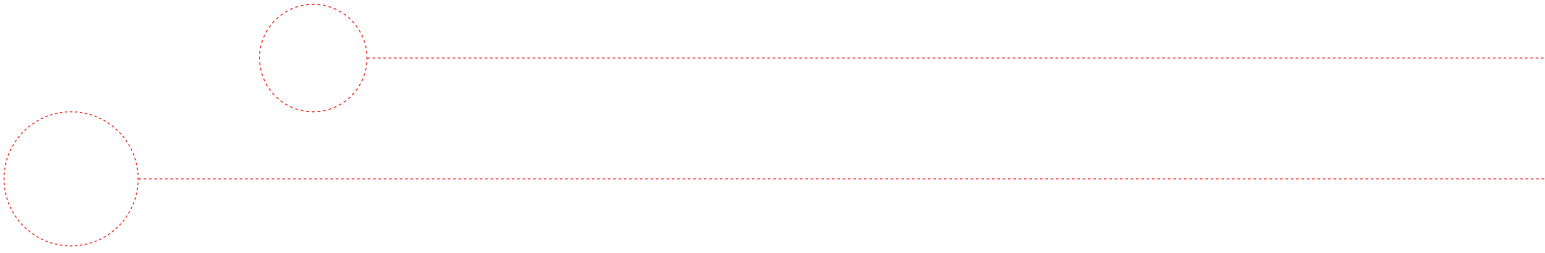
WOOD & GRIEVE ENGINEERS ENGINEERING SERVICING REPORT (MAY 2012)



This page has been left blank intentionally.

APPENDIX 7

LANDCORP SOCIAL IMPACT STATEMENT (MAY 2012)



This page has been left blank intentionally.

DEVELOPMENT PLAN REQUIREMENTS

Residential Precinct

- a) 'Residential Precinct' is that area on the development plan comprising land referred to as Residential. Public Open Space/Drainage, Roads and Grouped Housing/Multiple Dwelling sites.
- b) Prior to the clearance of any subdivision, the proponent is to prepare development guidelines (or similar) that address matters including climate responsive design, character and measures to ensure minimal water consumption needs and minimal water use.
- c) The provisions of the Residential Design Codes of Western Australia (R-Codes) shall apply to residential development in this Precinct unless otherwise specified under a Local Planning Policy or Residential Design Guidelines.
- d) Clause i. of the Ancillary Accommodation requirements in Clause 6.11.1 of the R-Codes does not apply within the Residential precinct.
- e) Development is to be in accordance with the density coding identified on the expansion development plan.
- f) Sites identified as grouped housing sites as part of any subsequent subdivision applications may be developed to a maximum density of R40 and the Shire may require the preparation of a Detailed Area Plan (DAP) to be prepared prior to the development of that site.
- g) All use, subdivision and development shall be in accordance with relevant development plan.

Wheatstone Operations Village Precinct

- a) Design of the precinct shall facilitate good connectivity, within the precinct and to other external recreational and community facilities.
- b) The Precinct shall be structured to facilitate accommodation that allows seamless future transition and integration into the surrounding urban area.
- c) The provision of high quality development reflecting a motel/resort style development with appropriate landscaping, recreation areas/ facilities, quality design and materials for the benefit of the occupants and the wider Onslow community.
- d) The internal movement network shall be designed to maximise connectivity and pedestrian access. This may be achieved by the use of shade trees and a footpath network that is interconnected with the surrounding residential areas.
- e) The provision of services and facilities associated with development in the Precinct shall not undermine the viability of existing or proposed services and facilities within the Onslow community.
- f) The external frontages of the Precinct shall be developed to a standard consistent with adjacent residential areas with regards to bulk and scale, streetscape, setbacks and landscaping, in order to ensure an appropriate interface is achieved to maximise integration with the surrounding townsite.
- g) Any incidental non-residential land uses with the potential for external access by the wider Onslow community shall be located toward the street where services can be shared, where appropriate.
- h) With the exception of any approval issued in accordance with g) above, any vehicular traffic movements, including deliveries, access/ egress and parking for all vehicles shall be located with access to the proposed new access road.
- i) A Detailed Area Plan (DAP) for this Precinct must be approved and be adopted by the Shire, prior to the approval of any relevant application for Planning Approval.
- j) Any DAP approved for this Precinct shall be in accordance with the objectives of this Development Plan.
- k) If any prohibited land uses are proposed within this precinct, an amendment to TPS7 would be required prior to the adoption of any DAP or approval under the relevant application for Planning Approval.

Large Live Work Lot Precinct

- a) The development of the residential portion of the lot that faces a residential area in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Residential Design Codes of Western Australia (R-Codes) unless otherwise specified in this section.
- b) The development of the non-residential portion of the lot that faces non-residential areas in the Large Live-Work Lot Precinct shall be in accordance with the provisions of the Home Business Standards under the Shire of Ashburton Scheme in regards to employment, amenity, use, vehicles and car parking and servicing needs.
- c) Non-residential development in the Large Live-Work Lot Precinct shall be adequately landscaped and screened to maintain a lifestyle land use appearance as opposed to a commercial or industrial land use appearance.
- d) A detailed Area Plan (DAP) shall be prepared identifying basic design requirements within this precinct, including building envelopes, types of land uses etc.
- e) No outdoor storage of non-residential equipment or materials shall be allowed in the Large Live-Work Lot Precinct.
- f) The provision of services and facilities associated with development in the Large Live-Work Lot Precinct shall not undermine existing or proposed commercial or industrial areas in Onslow.

Public Open Space and Drainage

- a) The size and location of public open space shall be in accordance with the Development Plan.
- b) The design of public open space areas shall assist in the protection and enhancement of indigenous and european heritage sites (where applicable).
- c) The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
- d) The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- e) The design of these areas shall maximise the provision of shading to enhance amenity and promote social capital and walkability.

Area Subject to Further Investigation

- a) The provisions of the Residential Design Codes of WA (R-Codes) and Clause 4.1.1 of this report shall apply to areas suitable for residential development in this Precinct subject to approval of the Shire of Ashburton and WAPC
- b) For areas not suitable for development in this Precinct the provisions of the Public Open Space and Drainage Precinct shall apply including:
 - i. The design of public open space areas shall ensure the protection and enhancement of indigenous heritage sites.
 - ii. The design of public open space areas shall ensure appropriate provision for stormwater drainage management.
 - iii. The landscaping of public open space areas shall be suitable for an arid climate having regard to minimising maintenance and water use whilst providing areas of highly aesthetic and functional amenity.
- c) The area within the WWTP Buffer shall be subject to a Detailed Area Plan being prepared to the satisfaction of the Shire, prior to any development.

School

- a) The development of the School Precinct shall be in accordance with the meaning of an Education Establishment as defined under the Shire of Ashburton Local Planning Scheme.
- b) The external frontages of the School Precinct shall be developed to a standard consistent with adjacent residential areas with regards to bulk and scale, streetscape, setbacks and landscaping.
- c) The architectural style of any proposed buildings within this precinct are to be reflective of the Onslow Vernacular.

Land Use Permissibility

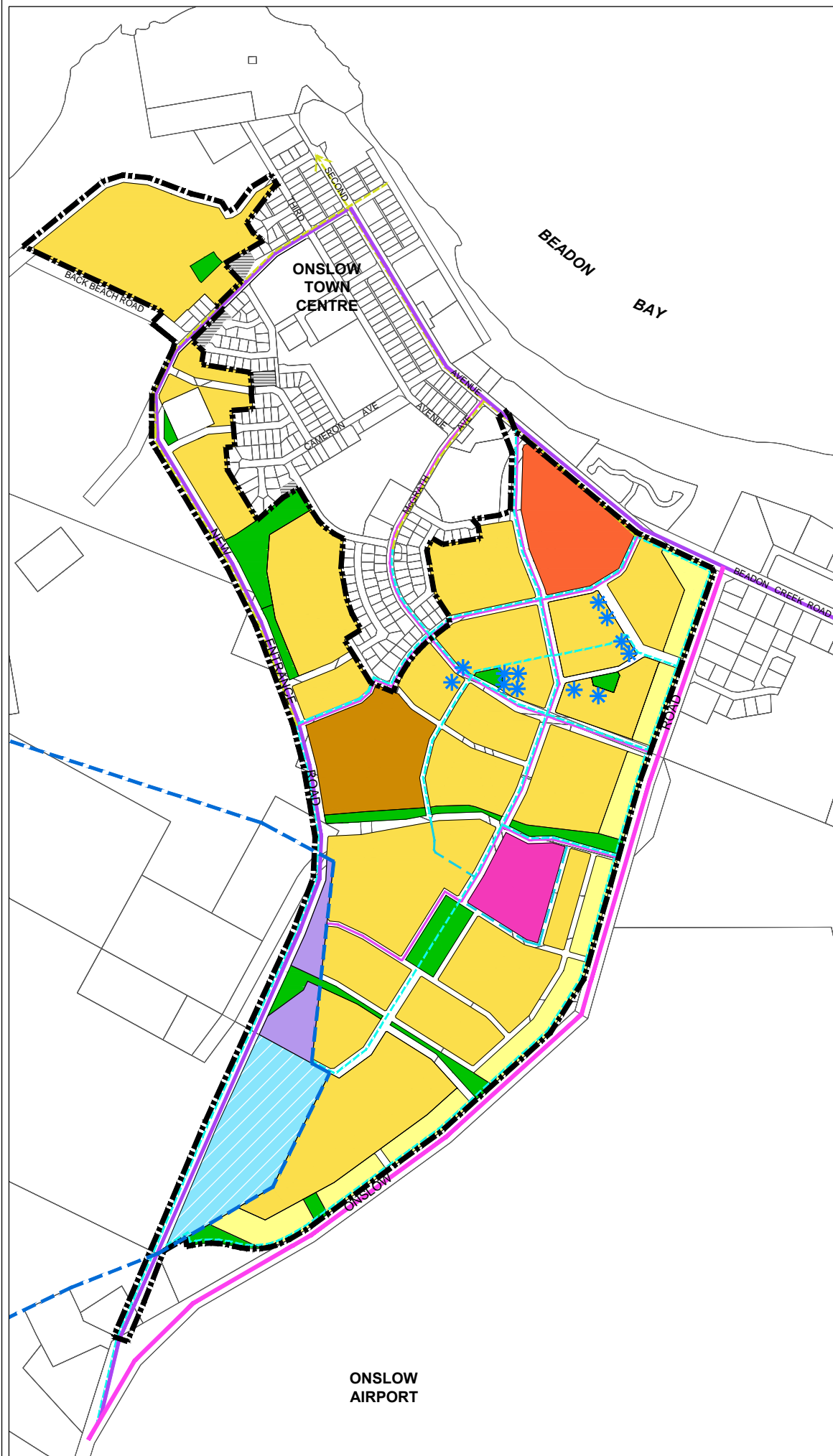
Land use permissibility shall be in accordance with the Land Use Permissibility Table, as shown in Part A of the Onslow Townsite Expansion Development Plan report.

Detailed Area Plans

An approved DAP shall be prepared (by the developer, an owner of the land or the Shire) and adopted by Council prior to any subdivision and/or substantial development and used as the basis for the determination of all development applications to the Shire of Ashburton.

The DAP will enhance, elaborate and expand the details and provisions contained in this Part as well as supplement the provisions of the Scheme and the R-Codes. DAP's are required to address the following:

- a) building envelopes;
- b) setbacks;
- c) interfaces with public open space and drainage areas;
- d) distribution of land uses within a lot (Large Residential Lifestyle lots);
- e) vehicular access and parking;
- f) loading and unloading areas, storage yards and rubbish collection closures;
- g) the location, orientation and design of buildings and the space between buildings; and
- h) such other information considered relevant by the Shire of Ashburton. Variations to the provisions of the R-Codes other than density shall be allowed.



CERTIFICATION OF DEVELOPMENT PLAN

It is hereby certified that the Development Plan for Pt Lot 41, Lots 69, 70, 71, 72, 73, 74, 75, 76, 77, 78 and 80 on DP214441, Lots 85 and 105 and Pt Lot 86 on DP215492, Lot 129 on DP186891, Pt Lot 185, Lots 214, 215 and 216 on DP194560, Pt Lot 300 on DP67927, Pt Lot 301 on DP67928, Pt Lot 303 on DP49430, Lots 383 and 385 on DP205462, Lot 448 on DP169922, Pt Lot 571 on DP65685, Lot 590 on DP182847, Lot 591 on DP183434, Lot 647 on DP215185, Lots 974 and 975 on DP194493 and portions of the Watson Drive, Eagle Nest Road and Macedon Road Reserves was adopted by resolution of the Council of the Shire of Ashburton on:

.....

and the Seal of the Municipality was pursuant to the Council's resolution hereto affixed in the presence of:

.....

Chief Executive Officer, Shire of Ashburton

And by resolution of the Western Australian Planning Commission

On

.....

Being an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the Planning and Development Act 2005

LEGEND		OVERALL YIELDS	
	DEVELOPMENT PLAN AREA	200.0529ha	100%
	STAGE 1 SUBDIVISION	N/A	N/A
	PUBLIC OPEN SPACE/ DRAINAGE	10.3097ha	5.2%
	INFILL RESIDENTIAL	N/A	N/A
	SCHOOL	4.7324ha	2.4%
	CHEVRON SITE	9.0000ha	4.5%
	LARGE LIVE WORK LOTS	14.0680ha	7.0%
	RESIDENTIAL	105.6350ha	53.0%
	AREA SUBJECT TO FURTHER INVESTIGATION	7.8083ha	3.9%
	AREA SUBJECT TO FURTHER INVESTIGATION - NON RESIDENTIAL	3.4960ha	2.0%
	UTILITIES SITE (WATER CORP) COMPATIBLE LAND USES ONLY	10.7086ha	5.3%
	ROADS	34.2949ha	16.7%
	BUFFER FROM TOWN WWTP	N/A	N/A
	EXISTING CADASTRE	N/A	N/A
TOTAL		200.0529ha	100%
ROAD HIERARCHY			
	ARTERIAL/ PRIMARY		
	NEIGHBOURHOOD CONNECTOR		
	ACCESS STREET (HIGHER ORDER)		
	GROUP HOUSING SITES		
PEDESTRIAN AND CYCLE PATHS			
	SHARED PATH NETWORK AND FOOTPATH		
	FOOTPATH BOTH SIDES		
	SHARED PATH NETWORK BY OTHERS		

ONSLOW TOWNSITE EXPANSION DEVELOPMENT PLAN

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken in the compilation of this drawing by The Planning Group WA Pty Ltd, all parties associated with the proposed property development disclaim all responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by The Planning Group WA Pty Ltd for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

Level 7, 182 St Georges Terrace Perth Western Australia 6000
 PO Box 7375 Cloisters Square Perth Western Australia 6850
 Telephone +61 08 9289 8300
 Facsimile +61 08 9321 4786
 www.tpgwa.com.au
 The Planning Group WA Pty Ltd
 ABN 36 097 273 222

SUMMARY OF SUBMISSIONS

AMENDMENT No. 21 AND DRAFT LANDCORP ONSLOW EXPANSION DEVELOPMENT PLAN

No.	Agency	Summary of Agency Submissions	Shire Administration Comment	Shire Recommendation
1.	Senior Development Planner Development Services Planning & Capability Water Corporation PO Box 100 Leederville WA 6902	<p>Thank you for your letter of 30 September 2013, requesting the Corporation's advice on the Amendment.</p> <p>Lot 72 (our reference A7903P) currently protects an existing 100mm water main which should be maintained as is required to service existing and future services. Existing and future services on the 100mm main should not be relocated to the 200mm supply main in Onslow Road which is the main feed to distribution tanks in the town.</p> <p>Furthermore, protection will be required for the section of 200mm water main crossing the northeast edge of Lot 571. With respect to the private Bindi Bindi wastewater treatment plant site, part of the proposed rezoning may encroach into a buffer area which the Shire should investigate further.</p> <p>The buffer for the Corporation's wastewater treatment plant adjoins part of the proposed rezoning area.</p> <p>A plan showing the Corporation's existing services is attached. The Corporation's most recent water scheme plan shows the main storage and distribution tank site will be on Lot 85.</p> <p>The same site contains the wastewater treatment plant. The proposed rezoning adjoins this site.</p> <p>Unallocated Crown Land Lot 72 (Plan 214441) is currently subject to acquisition action by the Corporation.</p>	<p>Noted. The aspect of the submission concerning the 100mm water main within Lot 72 is a matter for direct negotiation with LandCorp and the need for servicing.</p> <p>In regards to waste water treatment plant (WWTP) buffer, the Administration is not aware of any conflicting use/development within the WWTP buffer.</p>	<p>That the submission be noted without modification to the Amendment No. 21.</p> <p>That the submission be noted without modification to the Onslow Expansion Development Plan.</p>

		<p>However it is noted from correspondence from the Department of Regional Development and Lands, dated 21 September 2011 that the Shire wished the matter to be held in abeyance pending exploration for the Lot to be used for a combination of Water Corporation purposes and access associated with the future development of Onslow. We have no record that this matter has been progressed.</p> <p>Nevertheless, considering the above, there is no objection to the "Urban" zoning, and subsidiary matters in relation to development can be dealt with separately.</p>		
2.	<p>Development and Incentives Manager State Heritage Office PO Box 7479 CLOISTERS SQUARE PO WA 6850</p>	<p>Thank you for your correspondence received on 2 October 2013 regarding proposed Scheme Amendment No. 21 to rezone a number of lots to urban Development Zone.</p> <p>The following advice is provided in response to the referral of a scheme amendment as set out under Section 79 of the Planning and Development Act, 2005. The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.</p>	Noted.	<p>That the submission be noted without modification to the Amendment No. 21.</p> <p>That the submission be noted without modification to the Onslow Expansion Development Plan.</p>
3.	<p>Network Manager, Main Roads WA PO Box 480 Carnarvon WA 6701</p>	<p>Main Roads has reviewed the Transport Component of the proposed Amendments 21 & 22 of Planning Scheme #7.</p> <p>The following comments are provided as a result:</p> <ul style="list-style-type: none"> The traffic volumes utilised are out dated and it is a concern the recommended treatments proposed may not be the most appropriate solutions. 	<p>Noted. The comments would not appear to directly relate to the Amendment 21 but however are an important consideration associated with the adoption of the Onslow Expansion Development Plan.</p> <p>It is appropriate that a review of the intersection treatments be undertaken based on updated traffic counts before the Onslow Expansion Development Plan is finalised. It is noted that this may result in some minor modifications to the Development Plan.</p>	<p>That the submission be noted without modification to the Amendment No. 21.</p> <p>That the submission be noted and the final Onslow Expansion Development Plan be modified to reflect the submission from Main Roads WA.</p>

		<ul style="list-style-type: none"> The transport assessment proposes numerous 4 way intersections, based on anticipated low volume traffic, however Main Roads does not support 4 way intersections even with low volumes of traffic. The proposed stagger of a number of intersections is considered inadequate and consideration should be given reviewing these intersections and the proposed treatments, including consideration of treatments like Left in and left out. The proposed treatments will result in a large number of locations requiring Regulatory Sign control. It is considered this is not appropriate for new works. <p>It is considered that a review of the intersection treatments be undertaken based on updated traffic counts.</p>		
4.	Executive Director Geological Survey of Western Australia Department of Mines and Petroleum Mineral House 100 Plain Street East Perth WA 6004	The Geological Survey of Western Australia (GSWA), on behalf of the Department of Mines and Petroleum (DMP), has reviewed the Draft Scheme Amendments 21 and 22 with respect to access and development of mineral and petroleum resources, geothermal energy, and basic raw materials, and has no comment to make in this regard.	Noted.	That the submission be noted without modification to the Amendment No. 21. That the submission be noted without modification to the Onslow Expansion Development Plan.
5.	Environmental Health Directorate Department of Health PO Box 8172 Perth Business Centre WA 6849	All developments are required to comply with the provisions of the draft Country Sewerage Policy Potable water must be of the quality as specified under the Australian Drinking Water Quality Guidelines 2004. In regard to the above requirements, it is noted that an upgrade of the sewerage facilities and water supply are planned to cope with the proposed development.	Noted. All development will be connected to reticulate sewer and water supply.	That the submission be noted without modification to the Amendment No. 21. That the submission be noted without modification to the Onslow Expansion Development Plan.

6.	<p>Team Lead Wheatstone Government Approvals Chevron Australia Pty Ltd GPO Box S1580, PERTH WA 6845</p>	<p>Chevron is pleased to provide this submission on the Onslow Townsite Expansion Development Plan (Development Plan) and Scheme Amendments 21 and 22 to Shire of Ashburton Local Planning Scheme 7 (LPS7).</p> <p>As you are aware, Chevron has been working closely with LandCorp in relation to facilitating the accommodation of its operations workforce in Onslow for the Wheatstone project and this is a key component of the Development Plan.</p> <p>Accordingly, Chevron is generally supportive of the Development Plan and Scheme Amendments 21 and 22, however, believe some modifications are required prior to finalisation of these documents.</p> <p>These modifications are detailed below.</p> <p><u>Onslow Townsite Expansion Development Plan June 2012</u></p> <p><u>Executive Summary</u></p> <p><u>Table 1 - Concurrent Planning Processes</u></p> <p><i>Comment</i> The stated purposes of Scheme Amendments 21 and 22 are not in the correct order (the purpose of Amendment 21 should be the purpose of Amendment 22 and vice versa) and the status of the planning processes within the table has progressed beyond what is currently noted.</p> <p><i>Requested Modification</i> Swap the purpose of Scheme Amendments 21 and 22 and update the status of all applicable planning documents.</p>	<p>Noted.</p> <p>Noted. The Administration is not aware nor has it been party to the discussions or arrangements being undertaken between LandCorp and Chevron.</p> <p>Noted.</p> <p>Agreed.</p>	<p>That the submission be noted without modification to the Amendment No. 21.</p> <p>That the submission be noted with modifications to the Onslow Expansion Development Plan to be carried out as addressed under 'Shire Administration Comment'.</p>
----	---	--	--	--

Part A Statutory Planning Section

Comment

In accordance with clauses 6.4.2 and 2.1.1 of the Shire of Ashburton Local Planning Scheme No. 7 (LPS7) a development plan is considered a local planning policy or policy statement. Therefore a development plan cannot contain a statutory planning section. Reference to Part A as a statutory section infers this section of the Development Plan has legal status and all requirements in this section are statutory requirements, which is not the case.

Requested Modification

Remove all references to 'statutory' planning section to ensure the Development Plan correctly reflects its status in accordance with LPS7. This could possibly be resolved through a change in terminology from 'Statutory Section' to (for example) 'Policy Requirements'.

Onslow Townsite Expansion
Development Plan June 2012
4.1 Land Use Precincts and Standards

Comment

The final sentence lists the proposed land use precincts within the Development Plan but does not reference the Wheatstone Operations Village. This is non-critical, but should be rectified for clarity and accuracy.

Requested Modification

Include reference to the Wheatstone Operations Village within section 4.1.

Noted. It is Chevron's view that a Development Plan can only be adopted as a policy statement, and thereby is not a statutory document.

Chevron claims that the Onslow Expansion Development Plan cannot place planning requirements on future proponents within the Development Plan area.

The Administration does not agree with this view notably because a development plan carries statutory power as it will be adopted under Scheme by the Shire and WAPC.

However, Chevron has utilised legal argument in relation to previous applications before the Council and the Pilbara Development Assessment Panel. So as to ensure that Chevron and potentially other land owner/developers have absolute clarity of the statutory relevance of the Onslow Expansion Development Plan, it is appropriate that under Amendment No. 22 that Council recommend to the Minister that an additional Clause (6.4.12) be introduced that acknowledges development plans.

Noted.

Agreed

		<p><u>4.1.1.2 Development Standard c)</u></p> <p><i>Comment</i> This Development Standard states that development is to be in accordance with the density coding identified on the Development Plan. However the Development Plan (contained in Appendix 1) does not identify residential density codings.</p> <p><i>Requested Modification</i> Residential density codings should be identified on the Onslow Townsite Expansion Development Plan.</p> <p><u>4.1.2.1 Development Standard h)</u></p> <p><i>Comment</i> It is intended that primary access to the Wheatstone Operations Village will be via Onslow Ring Road, however it is also proposed that limited emergency and maintenance access to/from the Wheatstone Operations Village will be provided from other local roads.</p> <p>Whilst the intended access arrangements in relation to the Operations Village have been discussed and agreed to by the Shire of Ashburton as currently worded, provision h) does not explicitly provide for the intended emergency and maintenance access arrangements.</p>	<p>Noted</p> <p>Agreed. Section 4.1.1.2 Development Standards of the Onslow Townsite Expansion Development Plan (part c) states that “<i>Development is to be in accordance with the density coding identified on the expansion development plan.</i>”</p> <p>For lots identified a ‘group dwellings’, the Onslow Townsite Expansion Development Plan defines these as R40.</p> <p>It is agreed that for clarity, the Onslow Townsite Expansion Development Plan should define the relevant RCode for each precinct.</p> <p>Noted. The wording of Development Standard h) reflects the wording required of the</p>	
--	--	---	--	--

		<p><i>Requested Modification</i></p> <p>It is requested that provision h) be reworded to ensure there is no ambiguity regarding the emergency and maintenance access arrangements in relation to the Wheatstone Operations Village as follows:</p> <p><i>'With the exception of access for emergency and maintenance vehicles, any vehicular traffic movements, including deliveries, access/egress and parking for all vehicles shall be located with access to the proposed new access road.'</i></p> <p><u>4.1.2.1 Development Standard i)/4.5 Detailed Area Plans/6.5 Detailed Area Plans (Part B)</u></p> <p><i>Comment</i></p> <p>Development standard (i) requires the preparation of a DAP for the Wheatstone Operations Village 'prior to the commencement of any development'; section 4.5 states that:</p> <p>'An approved DAP shall be prepared (by the developer, an owner of the land or the Shire) and adopted by Council prior to any subdivision and/or substantial development and used as the basis for the determination of all development applications to the Shire of Ashburton.' and outlines the matters to be addressed by a DAP; and section 6.5 essentially reiterates section 4.5 and also states that:</p> <p>'The Local Government may advertise a DAP in accordance with Clause 5.7 of TPS7. Appeal rights are available to the applicant under Clause 5.18 of TPS7'.</p> <p>As previously stated, a Development Plan is a Local Planning Policy or Policy Statement under LPS7.</p>	<p>Not agreed.</p> <p>Noted.</p>	
--	--	--	----------------------------------	--

As the Development Plan is a Policy Statement, it cannot confer rights of review in relation to a DAP, if those rights are not already specifically provided in the Scheme. Clause 5.18 of LPS7 does confer a right of review in respect of Planning Applications.

Whilst it is clearly the intent of the Development Plan that a right of review is similarly available for a DAP, the Scheme does not specifically provide for this; and as the Development Plan is not a statutory document and the determination of a DAP is not an 'exercise of a discretionary power under the Scheme', the intended right of review is not legally valid therefore any review is likely to be struck out by the SAT. Furthermore, as the Development Plan is a policy statement, there is no legal obligation to prepare a DAP.

Requested Modification

It is our view that the DAP provisions lack any legal head of power to either enforce them, or enable a Right of Review and therefore should be removed from the Development Plan.

Noted. It is Chevron's view that a Development Plan can only be adopted as a policy statement, and thereby is not a statutory document.

Chevron claims that the Onslow Expansion Development Plan cannot place planning requirements on future proponents within the Development Plan area.

The Administration does not agree with this view notably because a development plan carries statutory power as it will be adopted under Scheme by the Shire and WAPC.

However, Chevron has utilised legal argument in relation to previous applications before the Council and the Pilbara Development Assessment Panel.

So as to ensure that Chevron and potentially other land owner/developers have absolute clarity of the statutory provisions of the Onslow Expansion

		<p><u>4.2 Land Use Permissibility</u></p> <p><i>Comment</i> The Land Use Permissibility Table identifies Grouped Dwelling and Single House as a permitted use (P) within the Residential precinct. This is a modification from the approved Stage 1 Onslow Townsite Development Plan which identified Grouped Dwelling and Single House as a discretionary use (D) within the Residential precinct. The majority of land within the Development Plan area is either zoned or proposed to be zoned 'Urban Development' under LPS7. Within the 'Urban Development' zone both Grouped Dwelling and Single House are discretionary uses (D).</p> <p>Given a development plan is a policy statement under LPS7 (as explained above), despite clause 6.4.9 which provides that a development plan may impose use class classifications which are different to LPS7, it is our understanding that the extent to which a development plan is inconsistent with LPS7, it is invalid.</p> <p>Therefore, the Land Use Permissibility Table in the Development Plan needs to be consistent with the Zoning Table in LPS7.</p> <p><i>Requested Modification</i> It is requested that the Land Use Permissibility Table be modified in accordance with the Zoning Table in LSP7 and, in particular, Grouped Dwelling and Single House be identified as discretionary uses (D).</p>	<p>Development Plan, it is appropriate that under Amendment No. 22 that Council recommend to the Minister that an additional Clause (6.4.12) be introduced that acknowledges development plans.</p> <p>Noted.</p> <p>Whilst the Administration does not agree with Chevron's view that development plan does not carry a statutory power, there is no objection to the request that Grouped Dwelling and Single House be identified as discretionary uses (D).</p>	
--	--	--	--	--

		<p><u>4.4 Residential Density Coding</u></p> <p><i>Comment</i> Section 4.4 states that the residential density codings which apply to the Development Plan area are indicated on the Development Plan. However the Development Plan (contained in Appendix 1) does not identify residential density codings.</p> <p><i>Requested Modification</i> It is requested that residential density codings be identified on the Onslow Townsite Expansion Development Plan</p> <p><u>4.6 Provisions for Inclusion in Policy Manual</u></p> <p><i>Comment</i> Section 4.6 states that text, as outlined within the section, is to be included within LPS7. As explained previously, a development plan is a policy statement under LPS7 and therefore a development plan does not have the power to amend LPS7. If Council wishes to amend LPS7, Council must initiate an amendment under a separate resolution.</p> <p><i>Requested Modification</i> It is requested that section 4.6 be removed or relocated to the explanatory section as a recommended action for the Shire to initiate separately.</p> <p><u>Part B Figure 5 - Site Encumbrances Map</u></p> <p><i>Comment</i> The stage areas identified on Figure 5 do not appear to be current; in particular the extent of stage 1A (land north west</p>	<p>Noted</p> <p>Agreed. For clarity, the Onslow Townsite Expansion Development Plan should define the relevant RCode for each precinct.</p> <p>Noted</p> <p>Not agreed. As noted above, so as to ensure that Chevron and potentially other land owner/developers have absolute clarity of the statutory relevance of the Onslow Expansion Development Plan, it is appropriate for Council to recommend to the Minister that an additional Clause (6.4.12) be introduced that acknowledges development plans.</p> <p>Noted.</p>	
--	--	--	--	--

		<p>of the Wheatstone Operations Village site has been included within this stage).</p> <p>The figure also identifies land fill site buffers and the Bindi Bindi Waste Water Treatment Plant buffer across the Wheatstone Operations Village site.</p> <p>However, it is understood that the rubbish tip site is close to capacity and will be decommissioned in the near future and the land fill site buffers will no longer apply. Similarly, it is understood that the Bindi Bindi Waste Water Treatment Plant will also be decommissioned in the near future and therefore the buffer to the Waste Water Treatment Plant will also not apply.</p> <p>Accordingly, both buffers will not be encumbrances to development in the future.</p> <p><i>Requested Modification</i> It is requested that Figure 5 be modified to correctly show the extent of stage areas and a notation be added to the figure which clarifies that both the landfill site and the Bindi Bindi Waste Water Treatment Plant are to be decommissioned in the near future, at which point the buffers in relation to both uses will not apply.</p> <p><u>Section 2.2.1.2 Community Facilities</u></p> <p><i>Comment</i> The last sentence of the second paragraph states:</p> <p>'There is also 490 hectares of strategic industrial land zoned in the ANSIA, which is proposed to be rezoned from Rural under Scheme Amendment No. 11, to 'Urban Development'.</p>	<p>Agreed in part. The Onslow Expansion Development Plan should be updated to reflect the impending decommissioning of the Bindi Bindi Waste Water Treatment Plant and to indicate that the landfill will be decommissioned in the future (at a yet to be defined period).</p> <p>Noted.</p>	
--	--	--	--	--

	<p>This statement is incorrect in referencing Scheme Amendment No. 11 and stating that land within the ANSIA will be zoned 'Urban Development'.</p> <p><i>Requested Modification</i> It is requested that the sentence be amended to reference the correct Scheme Amendment number and zoning.</p> <p><u>4.3 Project Objectives</u></p> <p><i>Comment</i> The Development Plan response to Design Excellence Objective 3 states that ' the Chevron Operations Village site that will accommodate 350 workers and ultimately 420 people in later stages.'</p> <p>This statement is incorrect. In accordance with the approved Onslow Townsite Expansion Stage 1 Development Plan and section 4.11.2 of this Development Plan, the Wheatstone Operations Village will ultimately accommodate approximately 560 occupants, with the first stage expected to accommodate 320 occupants.</p> <p><i>Requested Modification</i> It is requested that the Development Plan response to Design Excellence Objective 3 be modified to state that the Wheatstone Operations Village will ultimately accommodate approximately 560 occupants, with the first stage expected to accommodate 320 occupants.</p>	<p>Agreed. Section 2.2.1.2 should be modified to correctly refer to the rezoning at the ANSIA however the reference should be Amendment No. 17 and not Amendment No. 11 as stated in the submission.</p> <p>Noted.</p> <p>Agreed.</p> <p>S 3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan states:</p> <p><i>“Development within the precinct will provide for pedestrian friendly streetscapes with passive surveillance of the public domain. It is likely that the Wheatstone Operations Village will ultimately accommodate approximately 560 occupants. This will be undertaken in a staged manner, with the first stage expected to accommodate 320 occupants”</i></p>	
--	--	--	--

		<p><u>4.9 Traffic Movement</u></p> <p><i>Comment</i> This section of the report identifies Onslow Ring Road as a Neighbourhood Connector which has a general road reservation width of 24.4m. The design and delivery of the Onslow Ring Road is currently the subject of negotiation between a number of key stakeholders, including the Shire of Ashburton, Main Roads WA, LandCorp, Department of State Development and Chevron. The Development Plan does not acknowledge this, rather it infers that a general road reservation width of 24.4m will apply, which is not the case.</p> <p><i>Requested Modification</i> It is requested that the following text be included within the Development Plan to highlight that the design and delivery of the Onslow Ring Road has not yet been determined and is subject to discussion between all key stakeholders: 'The design and delivery of Onslow Ring Road is subject to negotiations between all key stakeholders'.</p> <p><u>4.1 0.1 Water Supply</u></p> <p><i>Comment</i> The final sentence of the last paragraph states: 'Chevron is required, under the State Development Agreement, to provide water infrastructure to service the Onslow townsite, however the project location and schedule is still to be determined.'</p>	<p>The Onslow Expansion Development Plan should be modified to reflect the S3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan.</p> <p>Noted.</p> <p>Agreed in Part. It is reasonable to state that the reservation width is to be determined however reference to '<i>...subject to negotiations between all key stakeholders</i>' does not provide any reasonable guidance or worth. Ultimately, the road will be to the requirements of the Council. Accordingly, S 4.9 Traffic Movement should be reworded only to delete reference to a road width of 24.4m and to indicate that the width is to be determined to the requirements of the Shire of Ashburton.</p> <p>Noted. The Council is not party to the State Development Agreement and as such is not able to precisely define Chevron's obligations. However, it is not clear as to whether the proposed infrastructure is located within the area of the Development Plan or outside it.</p>	
--	--	--	---	--

		<p>This statement does not precisely reflect Chevron's obligations under the Wheatstone State Development Agreement and the location of the water infrastructure project can be clarified to some extent.</p> <p><i>Requested Modification</i> It is requested that the above statement be modified to more accurately reflect Chevron's obligations under the Wheatstone State Development Agreement and provide some clarity in relation to the location of the water infrastructure project, as follows:</p> <p>'Chevron is required under the Wheatstone State Development Agreement to upgrade water infrastructure to support the Onslow town site. The water infrastructure project is located outside of the Development Plan area and the project schedule is still to be determined.'</p> <p><u>4.10.5 Power Supply</u></p> <p><i>Comment</i> The final paragraph states:</p> <p>'Chevron is required, under the State Development Agreement, to provide power infrastructure to service the Onslow townsite, however the project location and schedule is still to be determined.'</p> <p>This statement does not precisely reflect Chevron's obligations under the Wheatstone State Development Agreement and the location of the power infrastructure project can be clarified to some extent.</p> <p><i>Requested Modification</i> It is requested that the above statement be modified to more accurately reflect Chevron's obligations under the</p>	<p>Agreed in Part. S 4.1 0.1 Water Supply should be worded as follows:</p> <p><i>'Chevron is required under the Wheatstone State Development Agreement to upgrade water infrastructure to support the Onslow town site. The water infrastructure project is yet to be defined however it is likely that such infrastructure will be located outside of the Development Plan area. In addition, the project schedule is still to be determined.'</i></p> <p>Noted. The Council is not party to the State Development Agreement and as such is not able to precisely define Chevron's obligations. However, it is not clear as to whether the proposed infrastructure is located within the area of the Development Plan or outside it.</p> <p>Agreed in Part. S 4.10.5 Power Supply should be worded as follows:</p>	
--	--	--	---	--

	<p>Wheatstone State Development Agreement and provide some clarity in relation to the location of the power infrastructure project, as follows:</p> <p>'Chevron is required under the Wheatstone State Development Agreement to upgrade power infrastructure to support the Onslow town site.</p> <p>The power infrastructure project is located outside of the Development Plan area and the project schedule is still to be determined.'</p> <p><u>4.11.2 Retail and Commercial</u></p> <p><i>Comment</i> The final paragraph states:</p> <p>'It is expected that the commercial activities located in the Wheatstone Operations Village such that they will be accessible to the wider Onslow community if required.'</p> <p>This statement is inconsistent with the intent of the development standards for the Wheatstone Operations Village outlined in section 4.1.2.1 of the Development Plan, the Development Plan requirements outlined on the face of the Development Plan (contained within Appendix 1) and the corresponding provisions within the approved Stage 1 Development Plan which all state:</p> <p>'Any incidental nonresidential land uses with the potential for external access by the wider Onslow community shall be located toward the street where services can be shared, where appropriate.'</p> <p>References to design standards in relation to the Wheatstone Operations</p>	<p><i>'Chevron is required under the Wheatstone State Development Agreement to upgrade power infrastructure to support the Onslow town site. The power infrastructure project is yet to be defined however it is likely that such infrastructure will be located outside of the Development Plan area. In addition, the project schedule is still to be determined.'</i></p> <p>Noted. The final statement of S4.11.2 Retail and Commercial correctly reflects S 3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan in that it states:</p> <p><i>"It is expected that the commercial activities will be located in the Wheatstone Operations Village such that they will be accessible to the wider Onslow community if required."</i></p>	
--	---	---	--

		<p>Village should be consistent throughout the Development Plan to ensure there is no ambiguity regarding development requirements. The explanatory section of the Development Plan should be consistent with the intent of the development standards contained within Part A and the Development Plan requirements outlined on the face of the Development Plan.</p> <p><i>Requested Modification</i> It is requested that the statement be reworded to ensure it is consistent with the intent of the development standards and development plan requirements outlined within the Development Plan, and within the approved Stage 1 Development Plan, in relation to the Wheatstone Operations Village, as follows:</p> <p>'It is expected that the commercial activities in the Wheatstone Operations Village will be located such that they will be accessible to the wider Onslow community where appropriate.'</p> <p><u>6.3 Application for Subdivision</u></p> <p><i>Comment</i> The second paragraph of this section states that 100 lots within the Stage 1 subdivision area are required by Chevron to meet their requirements as part of the Wheatstone State Development Agreement. This statement is incorrect. 50 residential lots within the stage 1 subdivision area are intended to be purchased by Chevron as part of its obligations under the Wheatstone State Development Agreement.</p> <p><i>Requested Modification</i> It is requested that the 4th sentence of the second paragraph be reworded as follows:</p>	<p>Not Agreed as the statement reflects S 3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan.</p> <p>Noted. As indicated in the initial comments on the Chevron submission, the Administration has not been privy to discussions and negotiations with Chevron and LandCorp.</p> <p>Agreed. S 6.3 Application for Subdivision (4th sentence of the second paragraph) should be reworded as follows:</p>	
--	--	---	--	--

'Approximately 50 of these lots are required by Chevron, to meet their requirements as part of the Wheatstone SDA, however it is considered that the remaining lots will be sufficient to meet immediate demand in the short term, until further land is released.'

Appendices

Appendix 1 Onslow Expansion Development Plan

Comment

Residential Precinct provision e) states that 'Development is to be in accordance with the density coding identified on the expansion development plan.' However the Development Plan does not identify residential density codings.

Requested Modification

It is requested that residential density codings be identified on the Onslow Townsite Expansion Development Plan.

Comment

The provisions in relation to the Wheatstone Operations Village Precinct outlined on the Plan are inconsistent with the development standards outlined in section 4.1.2.1 of the Development Plan report. In particular provisions f), h). i) and k). The provisions relating to the development of the Wheatstone Operations Village need to be consistent throughout the Development Plan (both plan and report).

The intent of provision f) is the same within the report and on the face of the Development Plan, however some text has been removed from the provision on the face of the Development Plan so the standard reads more clearly. Provision h) is already discussed above within this submission.

"Approximately 100 of these lots are required by Chevron, to meet their requirements as part of the Wheatstone SDA, however it is considered that the remaining lots will be sufficient to meet immediate demand in the short term, until further land is released."

Noted.

Agreed. For clarity, the Onslow Townsite Expansion Development Plan should define the relevant RCode for each precinct.

Noted. Whist concerns of Chevron are not absolutely clear in relation to the wording provided on the Development Plan, it is suggested that any concerns can be alleviated by amending the Wheatstone Operations Village Precinct section of the Development Plan to delete the words written and replace with:

"For the Wheatstone Operations Village Precinct, development standards are defined in section 4.1.2.1 of the Development Plan report".

This should assist in any concerns regarding inconsistency.

		<p>In relation to provision i), refer comment immediately below. Provision k) on the face of the Development Plan includes additional text at the end of the standard which is not referenced in the Development Plan report: 'or approval under the relevant application for Planning Approval'.</p> <p>In light of our earlier comments in this submission regarding the DAP provisions and our comment immediately below, it is considered appropriate to include this additional text within the standard, in the Development Plan report.</p> <p><i>Requested Modification</i> It is requested that the Development Plan requirements/standards relating to the Wheatstone Operations Village be consistent. In particular, provision f) be reworded as per the report, h) as per this submission, i) removed from Plan and Report (refer comment below) and k) as per the Development Plan, with references to DAP removed (refer comment below).</p> <p><i>Comment</i> As previously mentioned, there are fundamental flaws with the DAP provisions contained within the report and outlined on the Development Plan.</p> <p><i>Requested Modification</i> It is requested that the DAP provisions be removed.</p>	<p>Agreed in Part. Amend the Wheatstone Operations Village Precinct section of the Development Plan to delete the words written and replace with:</p> <p><i>“For the Wheatstone Operations Village Precinct, development standards are defined in section 4.1.2.1 of the Development Plan report”.</i></p> <p>Noted. The Administration does not agree with the removal of the Detailed Area Plan (DeAP) provisions of the Development Plan. The DeAP provisions ensure a role for Council in the development of Chevron's <i>Wheatstone Operations Village Precinct</i>. Otherwise, Chevron would simply sideline the role of Council by seeking planning approval through the Pilbara Joint Development Assessment Panel.</p> <p>Not Agreed.</p>	
--	--	---	--	--

		<p><u>4.4 Noise</u></p> <p><i>Comment</i> The Amendment report references an acoustic assessment (the assessment is not appended to the Amendment report, rather it is appended to the Development Plan) undertaken by Lloyd George Acoustics in relation to noise impacts resulting from Onslow Salt's operations.</p> <p>The assessment recommends for most of the Amendment area, notifications be placed on Certificates of Title and architectural treatments for buildings fronting or perpendicular to Onslow Salt to minimise noise impacts resulting from Onslow Salt's operations. The assessment also acknowledges that the accuracy of the modelling assumptions need to be confirmed.</p> <p>This recommendation is inconsistent with how noise impacts from Onslow Salt are addressed in the Onslow Townsite Expansion Development Plan, which references the EPA's advice in relation to Scheme Amendment 19 to LPS7. The EPA's advice in relation to Amendment 19 also recommends architectural treatments be incorporated into buildings fronting or perpendicular to Onslow Salt; however it also advises that only lots wholly or partly within 500m of Onslow Salt's operation require notification on Title. The noise impacts resulting from Onslow Salt should be consistently addressed within the Development Plan and Amendments 21 and 22. Given the stated limitations of the acoustic assessment, and its contradiction with the EPA advice, it is considered more appropriate to reference the EPA's advice in relation to Amendment 19, in addressing noise impacts resulting from Onslow Salt.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The reference to noise arises from the EPA advice received prior to commencing advertising of the Amendment No. 21 as follows:</p> <p><i>"2. Advice and recommendations regarding Environmental Issues</i></p> <p><i>The Draft Onslow Town Site Expansion Development Plan notes the EPA's advice provided for scheme amendment 19 regarding noise.</i></p> <p><i>The same advice applies to Scheme Amendment 21, which also proposes land uses that may be impacted by noise emissions from the nearby Onslow Solar Salt operation.</i></p> <p><i>EPA Guidance Statement No.3: Separation Distances between Industrial and Sensitive Land Uses recommends a one kilometre buffer between sensitive land uses and salt manufacturing operations.</i></p>	
--	--	--	--	--

		<p><i>Requested Modification</i> It is requested that section 4.4 of the Amendment report be replaced with the text from section 4.4. 7.3 of the Development Plan.</p> <p>We trust this submission is of assistance to the Shire in its consideration of the Onslow Townsite Expansion Development Plan and Scheme Amendments 21 and 22.</p>	<p><i>If the proposed amendment is implemented and sensitive land uses are located closer than one kilometre to the Onslow Solar Salt operation, the EPA recommends the following measures to avoid future possible land use conflict due to noise:</i></p> <ul style="list-style-type: none"> • <i>notification to be placed on the certificate of title of each new subdivided lot wholly or partly within 500 metres of the Onslow Solar Salt operation to alert prospective purchasers to the potential noise impacts; and</i> • <i>the facades of buildings fronting or perpendicular to the Onslow Solar Salt operation incorporate architectural treatments to minimise noise impacts.”</i> <p>Noted and Agreed in Part. It is appropriate that S4.4 be modified to specifically address the EPA comments as provided for Am22. In addition, the Development Plan should be amended to define a 1km and 500m from existing and potential Solar Salt Operations.</p> <p>The Development Plan conditions need to clearly reflect the EPA advice as a requirement on all ‘sensitive’ development within proximity of Solar Salt Operations.</p> <p>Noted.</p>	
--	--	--	---	--

<p>7.</p>	<p>TPG Town Planning and Urban Design PO Box 7375 Cloisters Square PERTH WA 6850</p>	<p>“.... it is understood that a number of submissions were received during community consultation in regards to the above Scheme Amendments and Development Plan. In light of these submissions, TPG Town Planning, Urban Design and Heritage (TPG) on behalf of LandCorp, is pleased to provide the following response.</p> <p><u>Water Corporation</u></p> <p>In regards to the submissions received from the Water Corporation, concerning the 100mm water main within Lot 72, LandCorp is aware of this infrastructure and its current servicing configuration and the Forward Works Plan has addressed the issue of existing services connecting to the 100mm water main in the UCL Lot 72.</p> <p>The design prepared by Wood and Grieve Engineers and discussed with the Corporation allows the water main to remain active without impacting on existing services whilst Stage 1 is under construction.</p> <p>In regards to waste water treatment plant (WWTP) buffer, as shown on the development plan, no conflicting development is proposed within the WWTP buffer area and the development plan design has been the basis of ongoing liaison with the Corporation.</p> <p><u>Main Roads WA</u></p> <p>The issues raised by Main Roads are noted, however the assessment of detailed intersection design is considered to be premature, given that MRWA were asked to comment on a series of high level planning documents, being the two Scheme Amendments and a Development Plan.</p> <p>Notwithstanding, LandCorp and Wood and Grieve Engineers have consulted MRWA throughout the planning and</p>	<p>Noted.</p> <p>Noted and Agreed in part.</p> <p>See Administration comment in relation to the Water Corp submission.</p> <p>Noted and Not Agreed.</p> <p>See Administration comment in relation to the Main Roads WA submission.</p>	<p>That the submission be noted without modification to the Amendment No. 21.</p> <p>That the submission be noted with modifications to the Onslow Expansion Development Plan to be carried out as addressed under ‘Shire Administration Comment’.</p>
-----------	--	--	--	--

		<p>design process and the proposed high level intersection design shown on the Onslow Townsite Expansion Development Plan has been agreed in principle with MRWA.</p> <p>It is considered appropriate that the detailed design be assessed when preparing subsequent subdivision applications.</p> <p><u>Department of Health</u></p> <p>Department of Health has raised the issue concerns with the existing Clause 6.6.1 of the Scheme, which requires lots to be connected to reticulated sewerage in order to achieve a higher density coding. It should be noted that Clause 6.6.1 is an existing Clause under the Scheme and the proposed Scheme Amendment No. 22 only seeks to add Clause 6.6.2, and does not propose to modify Clause 6.6.2.</p> <p><u>Chevron Australia Pty Ltd</u></p> <p>Chevron has raised a number of issues with the Development Plan, and it is acknowledged that there will be some modifications to the Development Plan as part of the Council's adoption. It is important to note that the Development Plan and Scheme Amendments 21 and 22 were lodged in June 2012 and the information contained within these documents is current as at June 2012.</p> <p>TPG and LandCorp are aware that there have been a number of matters which have evolved since that time, and the Development Plan will be updated accordingly, prior to referral to the Department of Planning.</p> <p>The significant issue raised by Chevron is the allegation that the Development Plan can only be adopted as a policy statement, and thereby is not a statutory document. Chevron claims that in this instance, the Development Plan cannot</p>	<p>Noted and Agreed.</p> <p>See Administration comment in relation to the Department of Health submission.</p> <p>Noted and Agreed in Part.</p> <p>See Administration comment in relation to the Chevron Australia Pty Ltd submission. It should be noted that modifications to Amendment No. 22 are to be addressed proposed CI 6.4.12 to the Scheme.</p>	
--	--	---	--	--

contain a 'statutory planning' section, nor can it instill various requirements on future proponents within the Development Plan area. However, we would strongly disagree with this.

Development plans are defined under the Shire of Ashburton Town Planning Scheme No. 7 (TPS7) as:

"plans which are required to be prepared prior to the consideration of planning or subdivision applications which address the schematic layout of proposed development and lot boundaries in addition to various other matters as may be required by the Scheme and includes local structure plans, outline or comprehensive development plans."

Given that TPS7 does not include any further definitions for a structure plan, the term *development plan* extends to all manner of documents, including structure plans, which have legal status.

A local structure plan is considered a statutory planning document where it is required to be prepared and approved under a local planning scheme where there is a head of power provided in the local planning scheme that requires the structure plan be prepared. In the case of TPS7, this head of power is Clause 6.4.1, which requires *"the preparation of a Development Plan prior to considering subdivision or development proposals for Urban Development zones"*

The Development Plan carries statutory power as it will be adopted under TPS7 by the Shire and WAPC. Therefore the current structure and provisions contained within the Development Plan are considered appropriate and enforceable by the Shire.

Furthermore, Chevron claims that the Development Plan cannot establish a requirement to advertise Detailed Area Plans (DAPs), namely for the

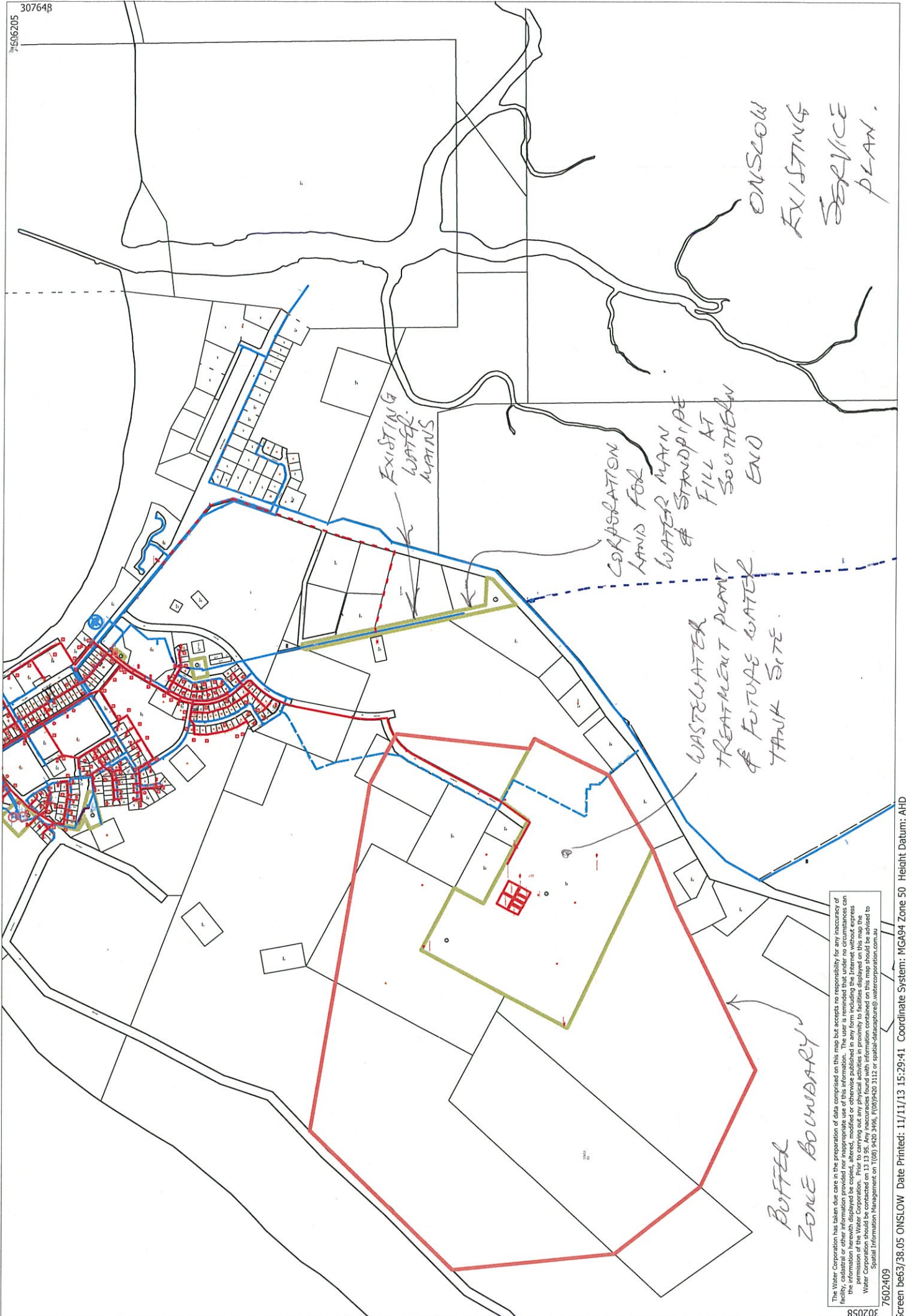
Wheatstone Operations Village, nor can it establish rights of review, as outlined in Section 4.5 of Part A of the Development Plan.

As outlined above, this is not the case. Clause 6.4.3 of the Scheme states *“Notwithstanding the requirements of this scheme, all development is to comply with the requirements of endorsed development plans.”* This essentially gives the Development Plan power to require future proposals be advertised and similarly that rights of review exist, as outlined in the proposed Development Plan.

Notwithstanding the Development Plan’s ability to confer various development requirements, Clause 6.4.4 of the Scheme provides a right of review for development plans within land zoned ‘Urban Development’. By definition, a ‘development plan’ encompasses all forms of detailed area plans, outline development plans, structure plans etc, and given that the land is currently zoned ‘Urban Development’, the requirements of Clause 6.4.4 of the Scheme shall apply. This further extends to Clause 6.4.7, which allows the Local Government to seek public submissions in regards to development plans prior to endorsing the development plan.

Finally, as already mentioned, Clause 6.4.1 of the Scheme empowers the Shire to require the preparation of a development plan, and by virtue of its definition a DAP, for land zoned ‘Urban Development’ and given that the Wheatstone Operations Village site is zoned ‘Urban Development’ a Development Plan, or DAP, is already required under the Scheme and the proposed Development Plan simply reiterates the existing provisions.

		<p>To remove any ambiguity, it is suggested that the Shire adopt the Development Plan with a modification to clarify the longstanding intention of the Development Plan being a statutory document, which has been agreed to with the Shire and LandCorp. This could be in the form of inserting an additional Clause 6.4.12 into the Scheme to read:</p> <p><i>6.4.12 The following Development Plans have been adopted under the Scheme by the Shire and Western Australian Planning Commission:</i></p> <p><i>6.4.12.1 Onslow Townsite Expansion Development Plan, as contained within Appendix 12 of the Scheme.</i></p> <p>By inserting the above Clause through Scheme Amendment No. 21 or 22 and including the Development Plan as an additional Appendix to TPS7, the Shire and LandCorp's position is clarified for future proponents within the Development Plan area.</p>		
--	--	--	--	--



The Water Corporation has taken due care in the preparation of data comprised on this map but accepts no responsibility for any inaccuracy of facility, detail or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can this information be used for any purpose other than that for which it was provided. For more information on the use of this information, please contact the Water Corporation. Prior to carrying out any physical activities in proximity to facilities displayed on this map the Water Corporation should be contacted on 13 95. Any inaccuracies found with information contained on this map should be advised to Spatial Information Management on (08) 9420 3496, F(08)9420 3112 or spatial-datacapture@watercorporation.com.au

SUMMARY OF SUBMISSIONS

AMENDMENT No. 22 AND DRAFT LANDCORP ONSLOW EXPANSION DEVELOPMENT PLAN

No.	Agency	Summary of Agency Submissions	Shire Administration Comment	Shire Recommendation
1.	Senior Development Planner Development Services Planning & Capability Water Corporation PO Box 100 Leederville WA 6902	<p>Thank you for your letter of 30 September 2013, requesting the Corporation's advice on the Amendment.</p> <p>Lot 72 (our reference A7903P) currently protects an existing 100mm water main which should be maintained as is required to service existing and future services. Existing and future services on the 100mm main should not be relocated to the 200mm supply main in Onslow Road which is the main feed to distribution tanks in the town.</p> <p>Furthermore, protection will be required for the section of 200mm water main crossing the northeast edge of Lot 571. With respect to the private Bindi Bindi wastewater treatment plant site, part of the proposed rezoning may encroach into a buffer area which the Shire should investigate further.</p> <p>The buffer for the Corporation's wastewater treatment plant adjoins part of the proposed rezoning area.</p> <p>A plan showing the Corporation's existing services is attached. The Corporation's most recent water scheme plan shows the main storage and distribution tank site will be on Lot 85.</p> <p>The same site contains the wastewater treatment plant. The proposed rezoning adjoins this site.</p> <p>Unallocated Crown Land Lot 72 (Plan 214441) is currently subject to acquisition action by the Corporation.</p>	<p>Noted. The aspect of the submission concerning the 100mm water main within Lot 72 is a matter for direct negotiation with LandCorp and the need for servicing.</p> <p>In regards to waste water treatment plant (WWTP) buffer, the Administration is not aware of any conflicting use/development within the WWTP buffer.</p>	<p>That the submission be noted without modification to the Amendment No. 22.</p> <p>That the submission be noted without modification to the Onslow Expansion Development Plan.</p>

		<p>However it is noted from correspondence from the Department of Regional Development and Lands, dated 21 September 2011 that the Shire wished the matter to be held in abeyance pending exploration for the Lot to be used for a combination of Water Corporation purposes and access associated with the future development of Onslow. We have no record that this matter has been progressed.</p> <p>Nevertheless, considering the above, there is no objection to the "Urban" zoning, and subsidiary matters in relation to development can be dealt with separately.</p>		
2.	<p>Development and Incentives Manager State Heritage Office PO Box 7479 CLOISTERS SQUARE PO WA 6850</p>	<p>Thank you for your correspondence received on 2 October 2013 regarding proposed Scheme Amendment No. 21 to rezone a number of lots to urban Development Zone.</p> <p>The following advice is provided in response to the referral of a scheme amendment as set out under Section 79 of the Planning and Development Act, 2005. The proposed Scheme Amendment has been considered for its potential impact on heritage places within the Scheme area. There is no objection to the proposal.</p>	Noted.	<p>That the submission be noted without modification to the Amendment No. 22.</p> <p>That the submission be noted without modification to the Onslow Expansion Development Plan.</p>
3.	<p>Network Manager, Main Roads WA PO Box 480 Carnarvon WA 6701</p>	<p>Main Roads has reviewed the Transport Component of the proposed Amendments 21 & 22 of Planning Scheme #7. The following comments are provided as a result:</p> <ul style="list-style-type: none"> The traffic volumes utilised are out dated and it is a concern the recommended treatments proposed may not be the most appropriate solutions. The transport assessment proposes numerous 4 way intersections, 	<p>Noted. The comments would not appear to directly relate to the Amendment 21 but however are an important consideration associated with the adoption of the Onslow Expansion Development Plan.</p> <p>It is appropriate that a review of the intersection treatments be undertaken based on updated traffic counts before the Onslow Expansion Development Plan is finalised. It is noted that this may result in some minor modifications to the Development Plan.</p>	<p>That the submission be noted without modification to the Amendment No. 22.</p> <p>That the submission be noted and the final Onslow Expansion Development Plan be modified to reflect the submission from Main Roads WA.</p>

		<p>based on anticipated low volume traffic, however Main Roads does not support 4 way intersections even with low volumes of traffic.</p> <ul style="list-style-type: none"> The proposed stagger of a number of intersections is considered inadequate and consideration should be given reviewing these intersections and the proposed treatments, including consideration of treatments like Left in and left out. The proposed treatments will result in a large number of locations requiring Regulatory Sign control. It is considered this is not appropriate for new works. <p>It is considered that a review of the intersection treatments be undertaken based on updated traffic counts.</p>		
4.	<p>Executive Director Geological Survey of Western Australia Department of Mines and Petroleum Mineral House 100 Plain Street East Perth WA 6004</p>	<p>The Geological Survey of Western Australia (GSWA), on behalf of the Department of Mines and Petroleum (DMP), has reviewed the Draft Scheme Amendments 21 and 22 with respect to access and development of mineral and petroleum resources, geothermal energy, and basic raw materials, and has no comment to make in this regard.</p>	<p>Noted.</p>	<p>That the submission be noted without modification to the Amendment No. 22.</p> <p>That the submission be noted without modification to the Onslow Expansion Development Plan.</p>
5.	<p>Environmental Health Directorate Department of Health PO Box 8172 Perth Business Centre WA 6849</p>	<p>All developments are required to comply with the provisions of the draft Country Sewerage Policy. Potable water must be of the quality as specified under the Australian Drinking Water Quality Guidelines 2004. In regard to the amendment, Clause 6.6.1 conversely means that R12.5 development is exempted from sewer connection. This is contrary to the provisions of the draft Country Sewerage Policy which only permits unsewered development at a density of R5 and lower within a sewer township such as Onslow.</p>	<p>Noted. All development will be connected to reticulate sewer and water supply.</p> <p>Clause 6.6.1 is an existing Clause under the Scheme and the proposed Scheme Amendment No. 22 only seeks to add Clause 6.6.2, and does not propose to modify Clause 6.6.2.</p>	<p>That the submission be noted without modification to the Amendment No. 22.</p> <p>That the submission be noted without modification to the Onslow Expansion Development Plan.</p>

<p>6.</p>	<p>Team Lead Wheatstone Government Approvals Chevron Australia Pty Ltd GPO Box S1580, PERTH WA 6845</p>	<p>Chevron is pleased to provide this submission on the Onslow Townsite Expansion Development Plan (Development Plan) and Scheme Amendments 21 and 22 to Shire of Ashburton Local Planning Scheme 7 (LPS7).</p> <p>As you are aware, Chevron has been working closely with LandCorp in relation to facilitating the accommodation of its operations workforce in Onslow for the Wheatstone project and this is a key component of the Development Plan.</p> <p>Accordingly, Chevron is generally supportive of the Development Plan and Scheme Amendments 21 and 22, however, believe some modifications are required prior to finalisation of these documents.</p> <p>These modifications are detailed below.</p> <p><u>Onslow Townsite Expansion Development Plan June 2012</u></p> <p><u>Executive Summary</u> <u>Table 1 - Concurrent Planning Processes</u></p> <p><i>Comment</i> The stated purposes of Scheme Amendments 21 and 22 are not in the correct order (the purpose of Amendment 21 should be the purpose of Amendment 22 and vice versa) and the status of the planning processes within the table has progressed beyond what is currently noted.</p> <p><i>Requested Modification</i> Swap the purpose of Scheme Amendments 21 and 22 and update the status of all applicable planning documents.</p>	<p>Noted.</p> <p>Noted. The Administration is not aware nor has it been party to the discussions or arrangements being undertaken between LandCorp and Chevron.</p> <p>Noted.</p> <p>Agreed.</p>	<p>That the submission be noted with the following modification to the Amendment No. 22:</p> <p>Insert new Clause 6.4.12 into the Scheme to read as follows:</p> <ul style="list-style-type: none"> • "6.4.12 The following Development Plans have been adopted under the Scheme by the local government and Western Australian Planning Commission: • 6.4.12.1 Onslow Townsite Expansion Development Plan, as contained within Appendix 12 of the Scheme." <p>Insert new Appendix 12 into the Scheme to read as follows:</p> <ul style="list-style-type: none"> • "Appendix 12 Development Plans adopted under the Scheme by the local government and Western Australian Planning Commission" <p>That the submission be noted with modifications to the Onslow Expansion Development Plan to be carried out as addressed under 'Shire Administration Comment'.</p>
-----------	---	---	--	--

Part A Statutory Planning Section

Comment

In accordance with clauses 6.4.2 and 2.1.1 of the Shire of Ashburton Local Planning Scheme No. 7 (LPS7) a development plan is considered a local planning policy or policy statement. Therefore a development plan cannot contain a statutory planning section. Reference to Part A as a statutory section infers this section of the Development Plan has legal status and all requirements in this section are statutory requirements, which is not the case.

Requested Modification

Remove all references to 'statutory' planning section to ensure the Development Plan correctly reflects its status in accordance with LPS7. This could possibly be resolved through a change in terminology from 'Statutory Section' to (for example) 'Policy Requirements'.

Onslow Townsite Expansion
Development Plan June 2012
4.1 Land Use Precincts and Standards

Comment

The final sentence lists the proposed land use precincts within the Development Plan but does not reference the Wheatstone Operations Village. This is non-critical, but should be rectified for clarity and accuracy.

Requested Modification

Include reference to the Wheatstone Operations Village within section 4.1.

Noted. It is Chevron's view that a Development Plan can only be adopted as a policy statement, and thereby is not a statutory document.

Chevron claims that the Onslow Expansion Development Plan cannot place planning requirements on future proponents within the Development Plan area.

The Administration does not agree with this view notably because a development plan carries statutory power as it will be adopted under Scheme by the Shire and WAPC.

However, Chevron has utilised legal argument in relation to previous applications before the Council and the Pilbara Development Assessment Panel. So as to ensure that Chevron and potentially other land owner/developers have absolute clarity of the statutory relevance of the Onslow Expansion Development Plan, it is appropriate that under Amendment No. 22 that Council recommend to the Minister that an additional Clause (6.4.12) be introduced that acknowledges development plans.

Noted.

Agreed

		<p><u>4.1.1.2 Development Standard c)</u></p> <p><i>Comment</i> This Development Standard states that development is to be in accordance with the density coding identified on the Development Plan. However the Development Plan (contained in Appendix 1) does not identify residential density codings.</p> <p><i>Requested Modification</i> Residential density codings should be identified on the Onslow Townsite Expansion Development Plan.</p> <p><u>4.1.2.1 Development Standard h)</u></p> <p><i>Comment</i> It is intended that primary access to the Wheatstone Operations Village will be via Onslow Ring Road, however it is also proposed that limited emergency and maintenance access to/from the Wheatstone Operations Village will be provided from other local roads.</p> <p>Whilst the intended access arrangements in relation to the Operations Village have been discussed and agreed to by the Shire of Ashburton as currently worded, provision h) does not explicitly provide for the intended emergency and maintenance access arrangements.</p>	<p>Noted</p> <p>Agreed Section 4.1.1.2 Development Standards of the Onslow Townsite Expansion Development Plan (part c) states that “<i>Development is to be in accordance with the density coding identified on the expansion development plan.</i>”</p> <p>For lots identified a ‘group dwellings’, the Onslow Townsite Expansion Development Plan defines these as R40.</p> <p>It is agreed that for clarity, the Onslow Townsite Expansion Development Plan should define the relevant RCode for each precinct.</p> <p>Noted. The wording of Development Standard h) reflects the wording required of the</p>	
--	--	---	---	--

		<p><i>Requested Modification</i> It is requested that provision h) be reworded to ensure there is no ambiguity regarding the emergency and maintenance access arrangements in relation to the Wheatstone Operations Village as follows:</p> <p><i>'With the exception of access for emergency and maintenance vehicles, any vehicular traffic movements, including deliveries, access/egress and parking for all vehicles shall be located with access to the proposed new access road.'</i></p> <p><u>4.1.2.1 Development Standard i)/4.5 Detailed Area Plans/6.5 Detailed Area Plans (Part B)</u></p> <p><i>Comment</i> Development standard (i) requires the preparation of a DAP for the Wheatstone Operations Village 'prior to the commencement of any development'; section 4.5 states that:</p> <p>'An approved DAP shall be prepared (by the developer, an owner of the land or the Shire) and adopted by Council prior to any subdivision and/or substantial development and used as the basis for the determination of all development applications to the Shire of Ashburton.' and outlines the matters to be addressed by a DAP; and section 6.5 essentially reiterates section 4.5 and also states that:</p> <p>'The Local Government may advertise a DAP in accordance with Clause 5.7 of TPS7. Appeal rights are available to the applicant under Clause 5.18 of TPS7'.</p> <p>As previously stated, a Development Plan is a Local Planning Policy or Policy Statement under LPS7.</p>	<p>Not agreed.</p> <p>Noted.</p>	
--	--	--	----------------------------------	--

As the Development Plan is a Policy Statement, it cannot confer rights of review in relation to a DAP, if those rights are not already specifically provided in the Scheme. Clause 5.18 of LPS7 does confer a right of review in respect of Planning Applications.

Whilst it is clearly the intent of the Development Plan that a right of review is similarly available for a DAP, the Scheme does not specifically provide for this; and as the Development Plan is not a statutory document and the determination of a DAP is not an 'exercise of a discretionary power under the Scheme', the intended right of review is not legally valid therefore any review is likely to be struck out by the SAT. Furthermore, as the Development Plan is a policy statement, there is no legal obligation to prepare a DAP.

Requested Modification

It is our view that the DAP provisions lack any legal head of power to either enforce them, or enable a Right of Review and therefore should be removed from the Development Plan.

Noted. It is Chevron's view that a Development Plan can only be adopted as a policy statement, and thereby is not a statutory document.

Chevron claims that the Onslow Expansion Development Plan cannot place planning requirements on future proponents within the Development Plan area.

The Administration does not agree with this view notably because a development plan carries statutory power as it will be adopted under Scheme by the Shire and WAPC.

However, Chevron has utilised legal argument in relation to previous applications before the Council and the Pilbara Development Assessment Panel.

So as to ensure that Chevron and potentially other land owner/developers have absolute clarity of the statutory relevance of the Onslow Expansion

		<p><u>4.2 Land Use Permissibility</u></p> <p><i>Comment</i> The Land Use Permissibility Table identifies Grouped Dwelling and Single House as a permitted use (P) within the Residential precinct. This is a modification from the approved Stage 1 Onslow Townsite Development Plan which identified Grouped Dwelling and Single House as a discretionary use (D) within the Residential precinct. The majority of land within the Development Plan area is either zoned or proposed to be zoned 'Urban Development' under LPS7. Within the 'Urban Development' zone both Grouped Dwelling and Single House are discretionary uses (D).</p> <p>Given a development plan is a policy statement under LPS7 (as explained above), despite clause 6.4.9 which provides that a development plan may impose use class classifications which are different to LPS7, it is our understanding that the extent to which a development plan is inconsistent with LPS7, it is invalid.</p> <p>Therefore, the Land Use Permissibility Table in the Development Plan needs to be consistent with the Zoning Table in LPS7.</p> <p><i>Requested Modification</i> It is requested that the Land Use Permissibility Table be modified in accordance with the Zoning Table in LSP7 and, in particular, Grouped Dwelling and Single House be identified as discretionary uses (D).</p>	<p>Development Plan, it is appropriate that under Amendment No. 22 that Council recommend to the Minister that an additional Clause (6.4.12) be introduced that acknowledges development plans.</p> <p>Noted.</p> <p>Whilst the Administration does not agree with Chevron's view that development plan does not carry a statutory power, there is no objection to the request that Grouped Dwelling and Single House be identified as discretionary uses (D).</p>	
--	--	--	--	--

		<p><u>4.4 Residential Density Coding</u></p> <p><i>Comment</i> Section 4.4 states that the residential density codings which apply to the Development Plan area are indicated on the Development Plan. However the Development Plan (contained in Appendix 1) does not identify residential density codings.</p> <p><i>Requested Modification</i> It is requested that residential density codings be identified on the Onslow Townsite Expansion Development Plan</p> <p><u>4.6 Provisions for Inclusion in Policy Manual</u></p> <p><i>Comment</i> Section 4.6 states that text, as outlined within the section, is to be included within LPS7. As explained previously, a development plan is a policy statement under LPS7 and therefore a development plan does not have the power to amend LPS7. If Council wishes to amend LPS7, Council must initiate an amendment under a separate resolution.</p> <p><i>Requested Modification</i> It is requested that section 4.6 be removed or relocated to the explanatory section as a recommended action for the Shire to initiate separately.</p> <p><u>Part B Figure 5 - Site Encumbrances Map</u></p> <p><i>Comment</i> The stage areas identified on Figure 5 do not appear to be current; in particular the extent of stage 1A (land north west</p>	<p>Noted</p> <p>Agreed. For clarity, the Onslow Townsite Expansion Development Plan should define the relevant RCode for each precinct.</p> <p>Noted</p> <p>Not agreed. As noted above, so as to ensure that Chevron and potentially other land owner/developers have absolute clarity of the statutory relevance of the Onslow Expansion Development Plan, it is appropriate for Council to recommend to the Minister that an additional Clause (6.4.12) be introduced that acknowledges development plans.</p> <p>Noted.</p>	
--	--	--	--	--

		<p>of the Wheatstone Operations Village site has been included within this stage).</p> <p>The figure also identifies land fill site buffers and the Bindi Bindi Waste Water Treatment Plant buffer across the Wheatstone Operations Village site.</p> <p>However, it is understood that the rubbish tip site is close to capacity and will be decommissioned in the near future and the land fill site buffers will no longer apply. Similarly, it is understood that the Bindi Bindi Waste Water Treatment Plant will also be decommissioned in the near future and therefore the buffer to the Waste Water Treatment Plant will also not apply.</p> <p>Accordingly, both buffers will not be encumbrances to development in the future.</p> <p><i>Requested Modification</i> It is requested that Figure 5 be modified to correctly show the extent of stage areas and a notation be added to the figure which clarifies that both the landfill site and the Bindi Bindi Waste Water Treatment Plant are to be decommissioned in the near future, at which point the buffers in relation to both uses will not apply.</p> <p><u>Section 2.2.1.2 Community Facilities</u></p> <p><i>Comment</i> The last sentence of the second paragraph states:</p> <p>'There is also 490 hectares of strategic industrial land zoned in the ANSIA, which is proposed to be rezoned from Rural under Scheme Amendment No. 11, to 'Urban Development'.</p>	<p>Agreed in part. The Onslow Expansion Development Plan should be updated to reflect the impending decommissioning of the Bindi Bindi Waste Water Treatment Plant and to indicate that the landfill will be decommissioned in the future (at a yet to be defined period).</p> <p>Noted.</p>	
--	--	--	--	--

	<p>This statement is incorrect in referencing Scheme Amendment No. 11 and stating that land within the ANSIA will be zoned 'Urban Development'.</p> <p><i>Requested Modification</i> It is requested that the sentence be amended to reference the correct Scheme Amendment number and zoning.</p> <p><u>4.3 Project Objectives</u></p> <p><i>Comment</i> The Development Plan response to Design Excellence Objective 3 states that ' the Chevron Operations Village site that will accommodate 350 workers and ultimately 420 people in later stages.'</p> <p>This statement is incorrect. In accordance with the approved Onslow Townsite Expansion Stage 1 Development Plan and section 4.11.2 of this Development Plan, the Wheatstone Operations Village will ultimately accommodate approximately 560 occupants, with the first stage expected to accommodate 320 occupants.</p> <p><i>Requested Modification</i> It is requested that the Development Plan response to Design Excellence Objective 3 be modified to state that the Wheatstone Operations Village will ultimately accommodate approximately 560 occupants, with the first stage expected to accommodate 320 occupants.</p>	<p>Agreed. Section 2.2.1.2 should be modified to correctly refer to the rezoning at the ANSIA however the reference should be Amendment No. 17 and not Amendment No. 11 as stated in the submission.</p> <p>Noted.</p> <p>Agreed.</p> <p>S 3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan states:</p> <p><i>“Development within the precinct will provide for pedestrian friendly streetscapes with passive surveillance of the public domain. It is likely that the Wheatstone Operations Village will ultimately accommodate approximately 560 occupants. This will be undertaken in a staged manner, with the first stage expected to accommodate 320 occupants”</i></p>	
--	--	--	--

		<p><u>4.9 Traffic Movement</u></p> <p><i>Comment</i> This section of the report identifies Onslow Ring Road as a Neighbourhood Connector which has a general road reservation width of 24.4m. The design and delivery of the Onslow Ring Road is currently the subject of negotiation between a number of key stakeholders, including the Shire of Ashburton, Main Roads WA, LandCorp, Department of State Development and Chevron. The Development Plan does not acknowledge this, rather it infers that a general road reservation width of 24.4m will apply, which is not the case.</p> <p><i>Requested Modification</i> It is requested that the following text be included within the Development Plan to highlight that the design and delivery of the Onslow Ring Road has not yet been determined and is subject to discussion between all key stakeholders: 'The design and delivery of Onslow Ring Road is subject to negotiations between all key stakeholders'.</p> <p><u>4.1 0.1 Water Supply</u></p> <p><i>Comment</i> The final sentence of the last paragraph states: 'Chevron is required, under the State Development Agreement, to provide water infrastructure to service the Onslow townsite, however the project location and schedule is still to be determined.'</p>	<p>The Onslow Expansion Development Plan should be modified to reflect the S3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan.</p> <p>Noted.</p> <p>Agreed in Part. It is reasonable to state that the reservation width is to be determined however reference to '<i>...subject to negotiations between all key stakeholders</i>' does not provide any reasonable guidance or worth. Ultimately, the road will be to the requirements of the Council. Accordingly, S 4.9 Traffic Movement should be reworded only to delete reference to a road width of 24.4m and to indicate that the width is to be determined to the requirements of the Shire of Ashburton.</p> <p>Noted. The Council is not party to the State Development Agreement and as such is not able to precisely define Chevron's obligations. However, it is not clear as to whether the proposed infrastructure is located within the area of the Development Plan or outside it.</p>	
--	--	--	---	--

		<p>This statement does not precisely reflect Chevron's obligations under the Wheatstone State Development Agreement and the location of the water infrastructure project can be clarified to some extent.</p> <p><i>Requested Modification</i> It is requested that the above statement be modified to more accurately reflect Chevron's obligations under the Wheatstone State Development Agreement and provide some clarity in relation to the location of the water infrastructure project, as follows:</p> <p>'Chevron is required under the Wheatstone State Development Agreement to upgrade water infrastructure to support the Onslow town site. The water infrastructure project is located outside of the Development Plan area and the project schedule is still to be determined.'</p> <p><u>4.10.5 Power Supply</u></p> <p><i>Comment</i> The final paragraph states:</p> <p>'Chevron is required, under the State Development Agreement, to provide power infrastructure to service the Onslow townsite, however the project location and schedule is still to be determined.'</p> <p>This statement does not precisely reflect Chevron's obligations under the Wheatstone State Development Agreement and the location of the power infrastructure project can be clarified to some extent.</p> <p><i>Requested Modification</i> It is requested that the above statement be modified to more accurately reflect Chevron's obligations under the</p>	<p>Agreed in Part. S 4.1 0.1 Water Supply should be worded as follows:</p> <p><i>'Chevron is required under the Wheatstone State Development Agreement to upgrade water infrastructure to support the Onslow town site. The water infrastructure project is yet to be defined however it is likely that such infrastructure will be located outside of the Development Plan area. In addition, the project schedule is still to be determined.'</i></p> <p>Noted. The Council is not party to the State Development Agreement and as such is not able to precisely define Chevron's obligations. However, it is not clear as to whether the proposed infrastructure is located within the area of the Development Plan or outside it.</p> <p>Agreed in Part. S 4.10.5 Power Supply should be worded as follows:</p>	
--	--	--	---	--

	<p>Wheatstone State Development Agreement and provide some clarity in relation to the location of the power infrastructure project, as follows:</p> <p>'Chevron is required under the Wheatstone State Development Agreement to upgrade power infrastructure to support the Onslow town site.</p> <p>The power infrastructure project is located outside of the Development Plan area and the project schedule is still to be determined.'</p> <p><u>4.11.2 Retail and Commercial</u></p> <p><i>Comment</i> The final paragraph states:</p> <p>'It is expected that the commercial activities located in the Wheatstone Operations Village such that they will be accessible to the wider Onslow community if required.'</p> <p>This statement is inconsistent with the intent of the development standards for the Wheatstone Operations Village outlined in section 4.1.2.1 of the Development Plan, the Development Plan requirements outlined on the face of the Development Plan (contained within Appendix 1) and the corresponding provisions within the approved Stage 1 Development Plan which all state:</p> <p>'Any incidental nonresidential land uses with the potential for external access by the wider Onslow community shall be located toward the street where services can be shared, where appropriate.'</p> <p>References to design standards in relation to the Wheatstone Operations</p>	<p><i>'Chevron is required under the Wheatstone State Development Agreement to upgrade power infrastructure to support the Onslow town site. The power infrastructure project is yet to be defined however it is likely that such infrastructure will be located outside of the Development Plan area. In addition, the project schedule is still to be determined.'</i></p> <p>Noted. The final statement of S4.11.2 Retail and Commercial correctly reflects S 3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan in that it states:</p> <p><i>"It is expected that the commercial activities will be located in the Wheatstone Operations Village such that they will be accessible to the wider Onslow community if required."</i></p>	
--	---	---	--

		<p>Village should be consistent throughout the Development Plan to ensure there is no ambiguity regarding development requirements. The explanatory section of the Development Plan should be consistent with the intent of the development standards contained within Part A and the Development Plan requirements outlined on the face of the Development Plan.</p> <p><i>Requested Modification</i> It is requested that the statement be reworded to ensure it is consistent with the intent of the development standards and development plan requirements outlined within the Development Plan, and within the approved Stage 1 Development Plan, in relation to the Wheatstone Operations Village, as follows:</p> <p>'It is expected that the commercial activities in the Wheatstone Operations Village will be located such that they will be accessible to the wider Onslow community where appropriate.'</p> <p><u>6.3 Application for Subdivision</u></p> <p><i>Comment</i> The second paragraph of this section states that 100 lots within the Stage 1 subdivision area are required by Chevron to meet their requirements as part of the Wheatstone State Development Agreement. This statement is incorrect. 50 residential lots within the stage 1 subdivision area are intended to be purchased by Chevron as part of its obligations under the Wheatstone State Development Agreement.</p> <p><i>Requested Modification</i> It is requested that the 4th sentence of the second paragraph be reworded as follows:</p>	<p>Not Agreed as the statement reflects S 3.9.2 of the Onslow Townsite Expansion Stage 1 Development Plan.</p> <p>Noted. As indicated in the initial comments on the Chevron submission, the Administration has not been privy to discussions and negotiations with Chevron and LandCorp.</p> <p>Agreed. S 6.3 Application for Subdivision (4th sentence of the second paragraph) should be reworded as follows:</p>	
--	--	---	--	--

'Approximately 50 of these lots are required by Chevron, to meet their requirements as part of the Wheatstone SDA, however it is considered that the remaining lots will be sufficient to meet immediate demand in the short term, until further land is released.'

Appendices

Appendix 1 Onslow Expansion Development Plan

Comment

Residential Precinct provision e) states that 'Development is to be in accordance with the density coding identified on the expansion development plan.' However the Development Plan does not identify residential density codings.

Requested Modification

It is requested that residential density codings be identified on the Onslow Townsite Expansion Development Plan.

Comment

The provisions in relation to the Wheatstone Operations Village Precinct outlined on the Plan are inconsistent with the development standards outlined in section 4.1.2.1 of the Development Plan report. In particular provisions f), h). i) and k). The provisions relating to the development of the Wheatstone Operations Village need to be consistent throughout the Development Plan (both plan and report).

The intent of provision f) is the same within the report and on the face of the Development Plan, however some text has been removed from the provision on the face of the Development Plan so the standard reads more clearly. Provision h) is already discussed above within this submission.

"Approximately 100 of these lots are required by Chevron, to meet their requirements as part of the Wheatstone SDA, however it is considered that the remaining lots will be sufficient to meet immediate demand in the short term, until further land is released."

Noted.

Agreed. For clarity, the Onslow Townsite Expansion Development Plan should define the relevant RCode for each precinct.

Noted. Whist concerns of Chevron are not absolutely clear in relation to the wording provided on the Development Plan, it is suggested that any concerns can be alleviated by amending the Wheatstone Operations Village Precinct section of the Development Plan to delete the words written and replace with:

"For the Wheatstone Operations Village Precinct, development standards are defined in section 4.1.2.1 of the Development Plan report".

This should assist in any concerns regarding inconsistency.

		<p>In relation to provision i), refer comment immediately below. Provision k) on the face of the Development Plan includes additional text at the end of the standard which is not referenced in the Development Plan report: 'or approval under the relevant application for Planning Approval'.</p> <p>In light of our earlier comments in this submission regarding the DAP provisions and our comment immediately below, it is considered appropriate to include this additional text within the standard, in the Development Plan report.</p> <p><i>Requested Modification</i> It is requested that the Development Plan requirements/standards relating to the Wheatstone Operations Village be consistent. In particular, provision f) be reworded as per the report, h) as per this submission, i) removed from Plan and Report (refer comment below) and k) as per the Development Plan, with references to DAP removed (refer comment below).</p> <p><i>Comment</i> As previously mentioned, there are fundamental flaws with the DAP provisions contained within the report and outlined on the Development Plan.</p> <p><i>Requested Modification</i> It is requested that the DAP provisions be removed.</p>	<p>Agreed in Part. Amend the Wheatstone Operations Village Precinct section of the Development Plan to delete the words written and replace with:</p> <p><i>“For the Wheatstone Operations Village Precinct, development standards are defined in section 4.1.2.1 of the Development Plan report”.</i></p> <p>Noted. The Administration does not agree with the removal of the Detailed Area Plan (DeAP) provisions of the Development Plan. The DeAP provisions ensure a role for Council in the development of Chevron's <i>Wheatstone Operations Village Precinct</i>. Otherwise, Chevron would simply sideline the role of Council by seeking planning approval through the Pilbara Joint Development Assessment Panel.</p> <p>Not Agreed.</p>	
--	--	---	--	--

		<p><u>4.4 Noise</u></p> <p><i>Comment</i> The Amendment report references an acoustic assessment (the assessment is not appended to the Amendment report, rather it is appended to the Development Plan) undertaken by Lloyd George Acoustics in relation to noise impacts resulting from Onslow Salt's operations.</p> <p>The assessment recommends for most of the Amendment area, notifications be placed on Certificates of Title and architectural treatments for buildings fronting or perpendicular to Onslow Salt to minimise noise impacts resulting from Onslow Salt's operations. The assessment also acknowledges that the accuracy of the modelling assumptions need to be confirmed.</p> <p>This recommendation is inconsistent with how noise impacts from Onslow Salt are addressed in the Onslow Townsite Expansion Development Plan, which references the EPA's advice in relation to Scheme Amendment 19 to LPS7. The EPA's advice in relation to Amendment 19 also recommends architectural treatments be incorporated into buildings fronting or perpendicular to Onslow Salt; however it also advises that only lots wholly or partly within 500m of Onslow Salt's operation require notification on Title. The noise impacts resulting from Onslow Salt should be consistently addressed within the Development Plan and Amendments 21 and 22. Given the stated limitations of the acoustic assessment, and its contradiction with the EPA advice, it is considered more appropriate to reference the EPA's advice in relation to Amendment 19, in addressing noise impacts resulting from Onslow Salt.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The reference to noise arises from the EPA advice received prior to commencing advertising of the Amendment No. 21 (not Amendment No. 22). The EPA has advised for Amendment No. 21 as follows:</p> <p><i>"2. Advice and recommendations regarding Environmental Issues</i></p> <p><i>The Draft Onslow Town Site Expansion Development Plan notes the EPA's advice provided for scheme amendment 19 regarding noise. The same advice applies to Scheme Amendment 21, which also proposes land uses that may be impacted by noise emissions from the nearby Onslow Solar Salt operation. EPA Guidance Statement No.3: Separation Distances between Industrial and Sensitive Land Uses recommends a one kilometre buffer between sensitive land uses and salt manufacturing operations.</i></p>	
--	--	--	---	--

		<p><i>Requested Modification</i> It is requested that section 4.4 of the Amendment report be replaced with the text from section 4.4. 7.3 of the Development Plan.</p> <p>We trust this submission is of assistance to the Shire in its consideration of the Onslow Townsite Expansion Development Plan and Scheme Amendments 21 and 22.</p>	<p><i>If the proposed amendment is implemented and sensitive land uses are located closer than one kilometre to the Onslow Solar Salt operation, the EPA recommends the following measures to avoid future possible land use conflict due to noise:</i></p> <ul style="list-style-type: none"> • <i>notification to be placed on the certificate of title of each new subdivided lot wholly or partly within 500 metres of the Onslow Solar Salt operation to alert prospective purchasers to the potential noise impacts; and</i> • <i>the facades of buildings fronting or perpendicular to the Onslow Solar Salt operation incorporate architectural treatments to minimise noise impacts.”</i> <p>Noted and Agreed in Part. It is appropriate that S4.4 be modified to specifically address the EPA comments as provided for Amendment No. 21 (but clarifying that no such requirements are attributed to Amendment No 22).</p> <p>The Development Plan should be amended to define a 1km and 500m from existing and potential Solar Salt Operations. The Development Plan conditions need to clearly reflect the EPA advice as a requirement on all ‘sensitive’ development within proximity of Solar Salt Operations.</p> <p>Noted.</p>	
--	--	--	---	--

7.	<p>TPG Town Planning and Urban Design PO Box 7375 Cloisters Square PERTH WA 6850</p>	<p>“.... it is understood that a number of submissions were received during community consultation in regards to the above Scheme Amendments and Development Plan. In light of these submissions, TPG Town Planning, Urban Design and Heritage (TPG) on behalf of LandCorp, is pleased to provide the following response.</p> <p><u>Water Corporation</u></p> <p>In regards to the submissions received from the Water Corporation, concerning the 100mm water main within Lot 72, LandCorp is aware of this infrastructure and its current servicing configuration and the Forward Works Plan has addressed the issue of existing services connecting to the 100mm water main in the UCL Lot 72. The design prepared by Wood and Grieve Engineers and discussed with the Corporation allows the water main to remain active without impacting on existing services whilst Stage 1 is under construction.</p> <p>In regards to waste water treatment plant (WWTP) buffer, as shown on the development plan, no conflicting development is proposed within the WWTP buffer area and the development plan design has been the basis of ongoing liaison with the Corporation.</p> <p><u>Main Roads WA</u></p> <p>The issues raised by Main Roads are noted, however the assessment of detailed intersection design is considered to be premature, given that MRWA were asked to comment on a series of high level planning documents, being the two Scheme Amendments and a Development Plan.</p> <p>Notwithstanding, LandCorp and Wood and Grieve Engineers have consulted MRWA throughout the planning and design process and the proposed high</p>	<p>Noted.</p> <p>Noted and Agreed in part.</p> <p>See Administration comment in relation to the Water Corp submission.</p> <p>Noted and Not Agreed.</p> <p>See Administration comment in relation to the Main Roads WA submission.</p>	<p>That the submission be noted without modification to the Amendment No. 21.</p> <p>That the submission be noted with modifications to the Onslow Expansion Development Plan to be carried out as addressed under ‘Shire Administration Comment’.</p>
----	--	--	--	--

		<p>level intersection design shown on the Onslow Townsite Expansion Development Plan has been agreed in principle with MRWA.</p> <p>It is considered appropriate that the detailed design be assessed when preparing subsequent subdivision applications.</p> <p><u>Department of Health</u></p> <p>Department of Health has raised the issue concerns with the existing Clause 6.6.1 of the Scheme, which requires lots to be connected to reticulated sewerage in order to achieve a higher density coding. It should be noted that Clause 6.6.1 is an existing Clause under the Scheme and the proposed Scheme Amendment No. 22 only seeks to add Clause 6.6.2, and does not propose to modify Clause 6.6.2.</p> <p><u>Chevron Australia Pty Ltd</u></p> <p>Chevron has raised a number of issues with the Development Plan, and it is acknowledged that there will be some modifications to the Development Plan as part of the Council's adoption. It is important to note that the Development Plan and Scheme Amendments 21 and 22 were lodged in June 2012 and the information contained within these documents is current as at June 2012. TPG and LandCorp are aware that there have been a number of matters which have evolved since that time, and the Development Plan will be updated accordingly, prior to referral to the Department of Planning.</p> <p>The significant issue raised by Chevron is the allegation that the Development Plan can only be adopted as a policy statement, and thereby is not a statutory document. Chevron claims that in this instance, the Development Plan cannot contain a 'statutory planning' section, nor can it instill various requirements on</p>	<p>Noted and Agreed.</p> <p>See Administration comment in relation to the Department of Health submission.</p> <p>Noted and Agreed in Part.</p> <p>See Administration comment in relation to the Chevron Australia Pty Ltd submission. It should be noted that modifications to Amendment No. 22 are proposed to address proposed 6.4.12 to the Scheme.</p>	
--	--	--	---	--

		<p>future proponents within the Development Plan area. However, we would strongly disagree with this.</p> <p>Development plans are defined under the Shire of Ashburton Town Planning Scheme No. 7 (TPS7) as <i>“plans which are required to be prepared prior to the consideration of planning or subdivision applications which address the schematic layout of proposed development and lot boundaries in addition to various other matters as may be required by the Scheme and includes local structure plans, outline or comprehensive development plans.”</i></p> <p>Given that TPS7 does not include any further definitions for a structure plan, the term <i>development plan</i> extends to all manner of documents, including structure plans, which have legal status. A local structure plan is considered a statutory planning document where it is required to be prepared and approved under a local planning scheme where there is a head of power provided in the local planning scheme that requires the structure plan be prepared. In the case of TPS7, this head of power is Clause 6.4.1, which requires <i>“the preparation of a Development Plan prior to considering subdivision or development proposals for Urban Development zones”</i></p> <p>The Development Plan carries statutory power as it will be adopted under TPS7 by the Shire and WAPC. Therefore the current structure and provisions contained within the Development Plan are considered appropriate and enforceable by the Shire. Furthermore, Chevron claims that the Development Plan cannot establish a requirement to advertise Detailed Area Plans (DAPs), namely for the Wheatstone Operations Village, nor can it establish rights of review, as outlined in Section 4.5 of Part A of the Development Plan.</p>		
--	--	--	--	--

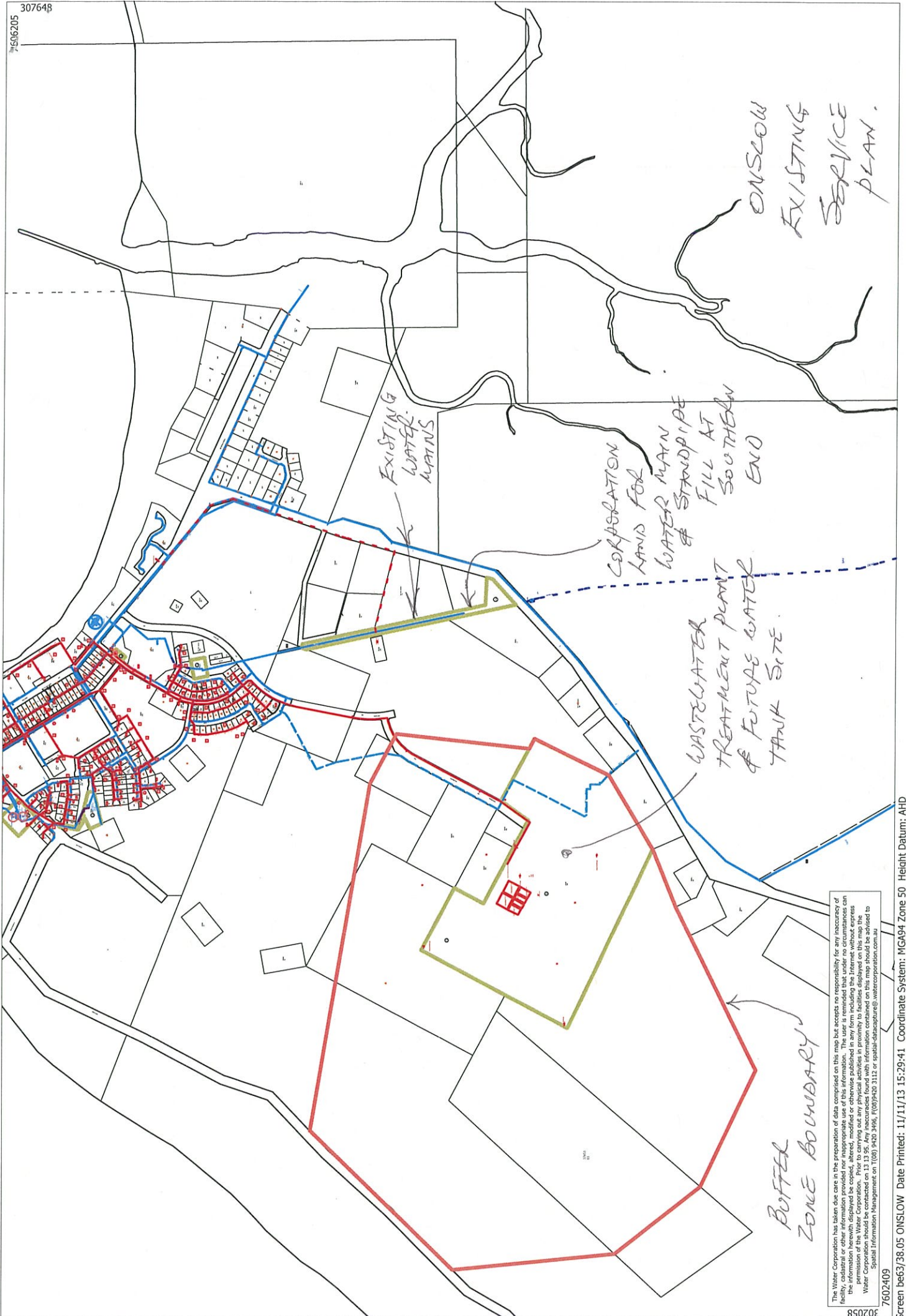
As outlined above, this is not the case. Clause 6.4.3 of the Scheme states *“Notwithstanding the requirements of this scheme, all development is to comply with the requirements of endorsed development plans.”* This essentially gives the Development Plan power to require future proposals be advertised and similarly that rights of review exist, as outlined in the proposed Development Plan.

Notwithstanding the Development Plan’s ability to confer various development requirements, Clause 6.4.4 of the Scheme provides a right of review for development plans within land zoned ‘Urban Development’. By definition, a ‘development plan’ encompasses all forms of detailed area plans, outline development plans, structure plans etc, and given that the land is currently zoned ‘Urban Development’, the requirements of Clauses 6.4.4 of the Scheme shall apply. This further extends to Clause 6.4.7, which allows the Local Government to seek public submissions in regards to development plans prior to endorsing the development plan.

Finally, as already mentioned, Clause 6.4.1 of the Scheme empowers the Shire to require the preparation of a development plan, and by virtue of its definition a DAP, for land zoned ‘Urban Development’ and given that the Wheatstone Operations Village site is zoned ‘Urban Development’ a Development Plan, or DAP, is already required under the Scheme and the proposed Development Plan simply reiterates the existing provisions.

To remove any ambiguity, it is suggested that the Shire adopt the Development Plan with a modification to clarify the longstanding intention of the Development Plan being a statutory

		<p>document, which has been agreed to with the Shire and LandCorp. This could be in the form of inserting an additional Clause 6.4.12 into the Scheme to read:</p> <p><i>6.4.12 The following Development Plans have been adopted under the Scheme by the Shire and Western Australian Planning Commission:</i></p> <p><i>6.4.12.1 Onslow Townsite Expansion Development Plan, as contained within Appendix 12 of the Scheme.</i></p> <p>By inserting the above Clause through Scheme Amendment No. 21 or 22 and including the Development Plan as an additional Appendix to TPS7, the Shire and LandCorp's position is clarified for future proponents within the Development Plan area.</p>		
--	--	---	--	--



ONSLow
EXISTING
SERVICE
PLAN.

EXISTING
WATER
MAINS

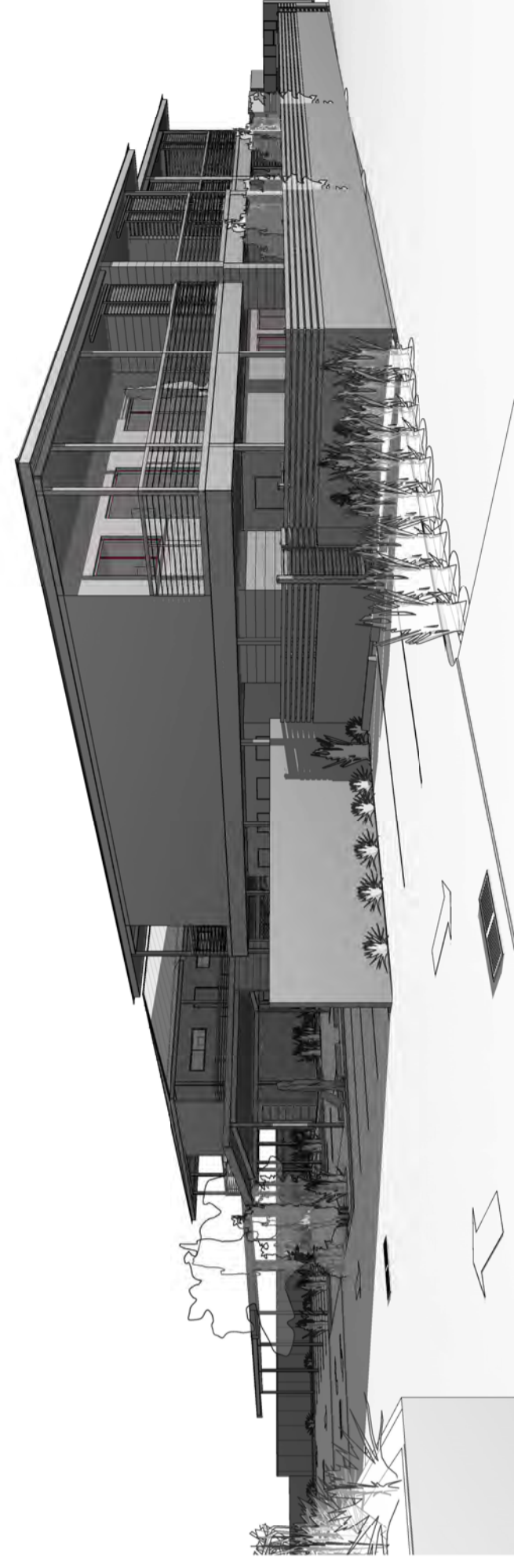
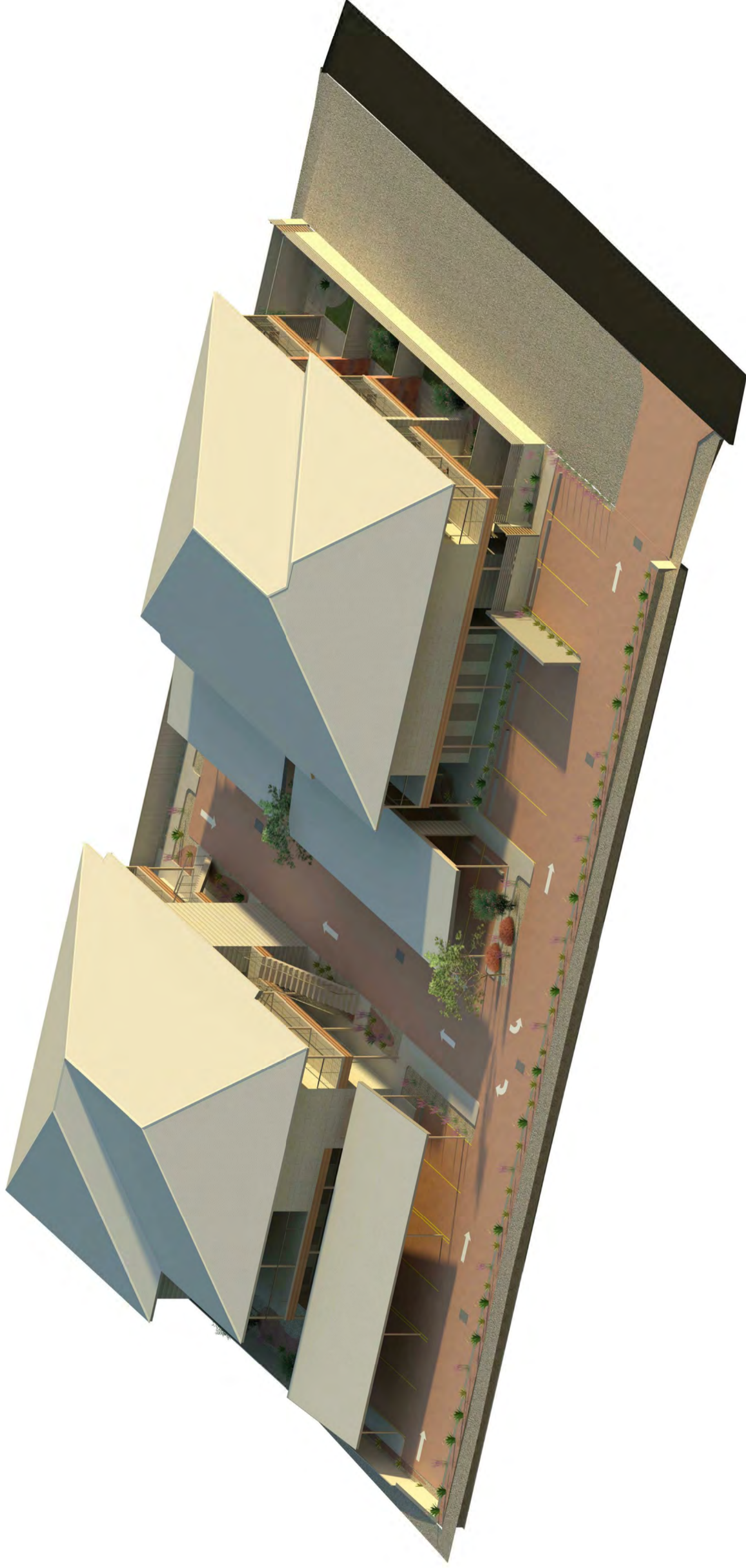
CORPORATION
LANDS FOR
WATER MAIN
& STANDPIPE
FILL AT
SOUTHERN
END

WASTEWATER
TREATMENT PLANT
& FUTURE WATER
TANK SITE

BUFFER
ZONE BOUNDARY

The Water Corporation has taken due care in the preparation of data comprised on this map but accepts no responsibility for any inaccuracy of facility, detail or other information provided nor inappropriate use of this information. The user is reminded that under no circumstances can this information be used for any purpose other than that for which it was provided. For more information on the use of this information, please contact the Water Corporation. Prior to carrying out any physical activities in proximity to facilities displayed on this map the Water Corporation should be contacted on 13 95. Any inaccuracies found with information contained on this map should be advised to Spatial Information Management on (00) 920 3496, F(00)9400 3112 or spatial-datacapture@watercorporation.com.au

SHEET LIST		
SHEET	SHEET NAME	REVISION
S-1	SITE	9
S-2	FLOORPLAN-F.L.	9
S-3	FLOORPLAN-F.L.	9
S-4	ELEVATIONS	9
S-5	ELEVATIONS	9
S-8	PERSPECTIVES	9



LOT 969 #10 CAMERON AVE MULTIPLE UNITS

DESIGNSTONE
 PH: 0895829977
 Web: www.designstone.com.au
 Email: designstone@bigpond.com
 PROPERTY DESIGNSTONE 2013©

DATE	REVISION SCHEDULE DESCRIPTION

PROPOSED MULTIPLE DWELLINGS
 ONSLOW SALT
 LOT 969 CAMERON AVE,
 ONSLOW 6710

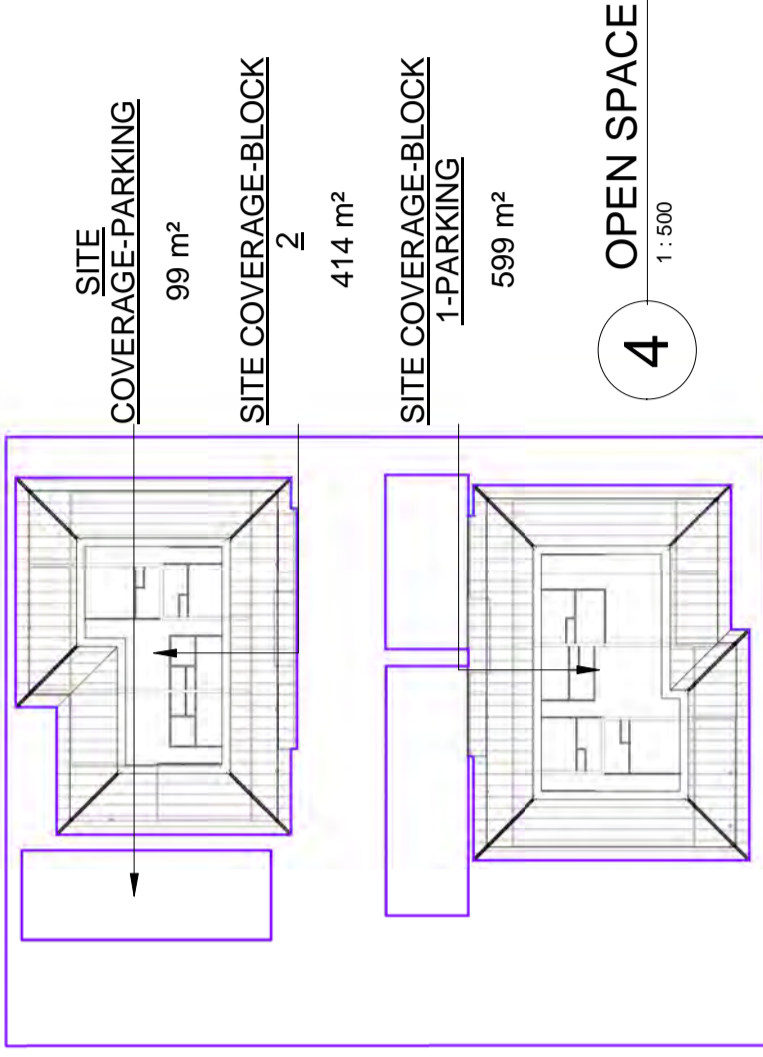
PROJECT NO:	1081
DATE:	10-10-13
DRAWN BY:	JON
BUILDER:	DAB

COVER SHEET

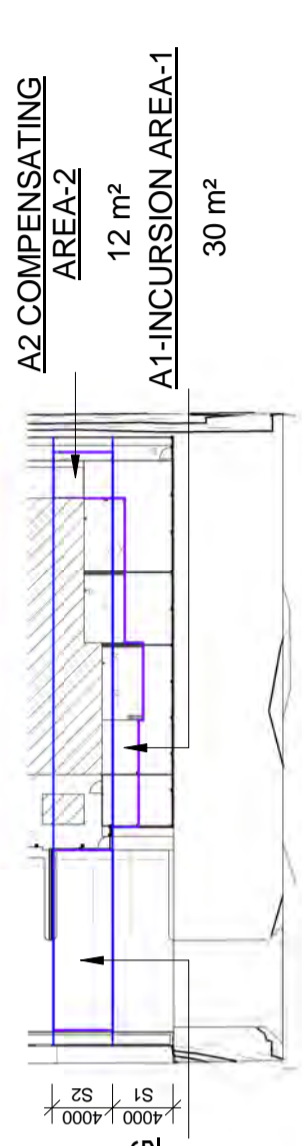
D.A. BURKE
 BUILDERS
 BUILDING THE FUTURE WITH DESIGNSTONE

SHEET: S-0
 SCALE/A2: 1 : 1

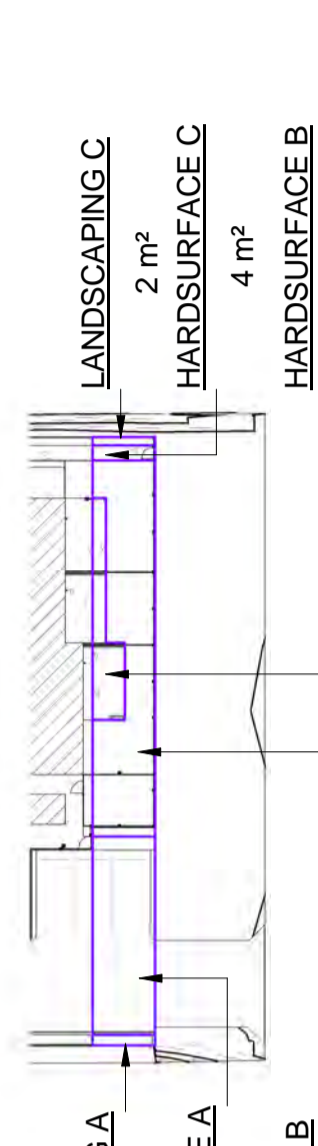
10/10/2013 11:45:35 AM



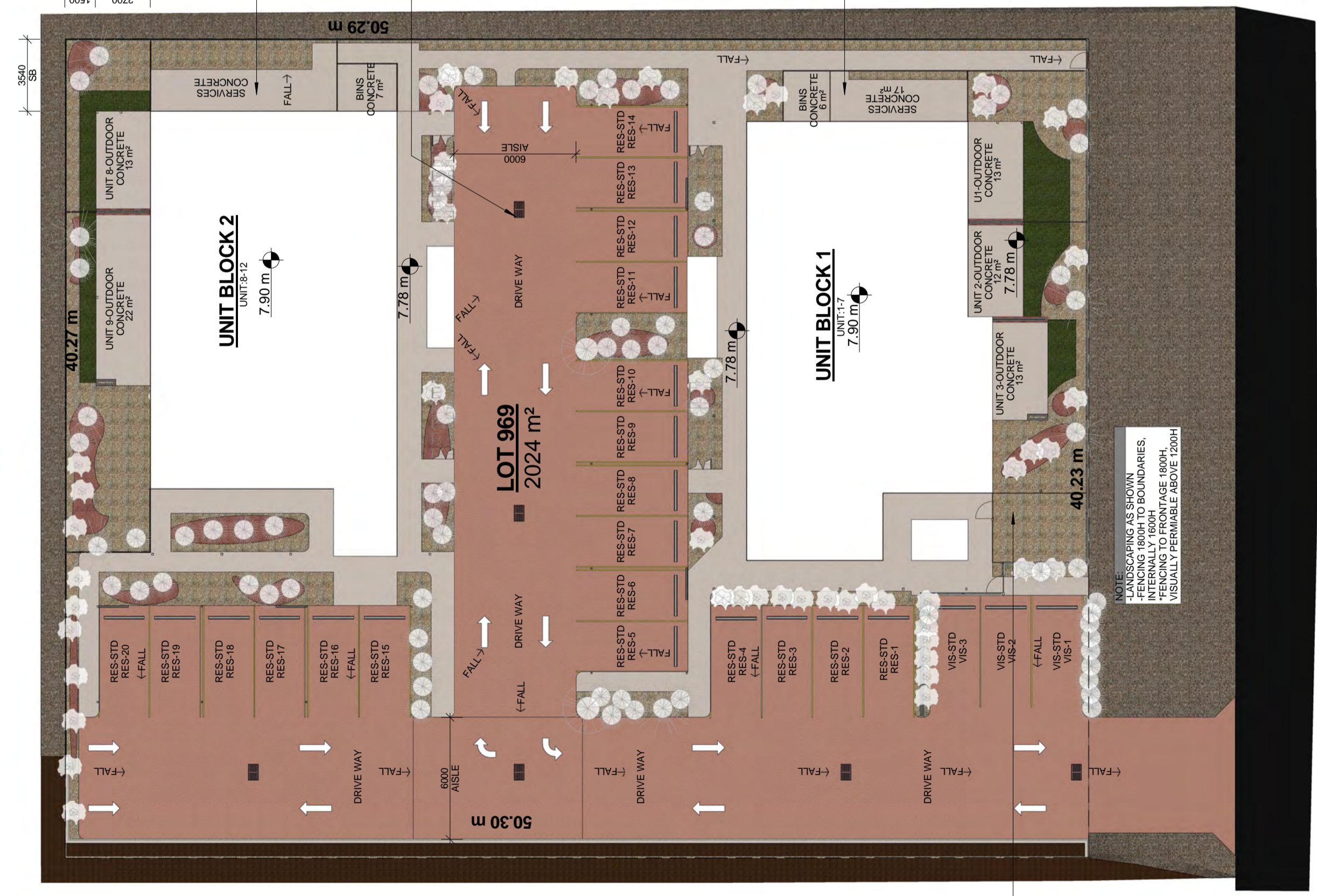
4
1:500



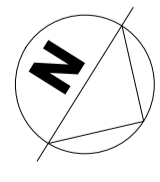
2
1:500



3
1:500



1
1:200



ACCESS	NAME	AREA	LEVEL
BLOCK 1-GFL ACCESS		60.0 m²	FFL
BLOCK 1-GFL ACCESS 1		47.7 m²	GFL
BLOCK 1-GFL ACCESS 2		38.0 m²	GFL
BLOCK 2-GFL ACCESS		47.9 m²	FFL
BLOCK 2-GFL ACCESS 1		36.0 m²	GFL
BLOCK 2-GFL ACCESS 2		28.9 m²	GFL
289.3 m²			
OUTDOOR AREA			
UNIT 1-OUTDOOR		13.0 m²	GFL
UNIT 2-OUTDOOR		12.2 m²	GFL
UNIT 3-OUTDOOR		13.0 m²	GFL
UNIT 4-OUTDOOR		12.2 m²	FFL
UNIT 5-OUTDOOR		12.2 m²	FFL
UNIT 6-OUTDOOR		20.1 m²	FFL
UNIT 7-OUTDOOR		13.0 m²	GFL
UNIT 8-OUTDOOR		21.9 m²	GFL
UNIT 9-OUTDOOR		13.0 m²	FFL
UNIT 10-OUTDOOR		21.9 m²	FFL
UNIT 11-OUTDOOR		20.5 m²	FFL
UNIT 12-OUTDOOR		184.8 m²	FFL
PARKING			
PARKING ROOF COVER-1		74.1 m²	GFL
PARKING ROOF COVER-2		48.4 m²	GFL
PARKING ROOF COVER-3		74.1 m²	GFL
197.5 m²			
STORE			
BLOCK 1-FFL HWU STORAGE		7.9 m²	FFL
BLOCK 1-GFL HWU STORAGE		7.2 m²	GFL
BLOCK 2-FFL HWU STORAGE		7.3 m²	FFL
BLOCK 2-GFL HWU STORAGE		16.8 m²	GFL
COMMS/FIRE SERVICES		8.2 m²	GFL
MAINTENANCE		9.3 m²	GFL
STORE 1		4.9 m²	GFL
STORE 2		4.7 m²	GFL
STORE 3		4.7 m²	GFL
STORE 4		4.9 m²	GFL
STORE 5		5.5 m²	GFL
STORE 6		5.5 m²	GFL
STORE 7		4.9 m²	GFL
STORE 8		9.5 m²	GFL
STORE 9		9.3 m²	GFL
STORE 10		9.3 m²	GFL
STORE 11		9.3 m²	GFL
STORE 12		9.5 m²	GFL
WATER TANK		10.6 m²	GFL
138.7 m²			
UNIT AREA			
UNIT 1-LIVING		53.3 m²	GFL
UNIT 2-LIVING		53.0 m²	GFL
UNIT 3-LIVING		60.4 m²	GFL
UNIT 4-LIVING		53.3 m²	FFL
UNIT 5-LIVING		53.1 m²	FFL
UNIT 6-LIVING		60.4 m²	FFL
UNIT 7-LIVING		61.2 m²	FFL
UNIT 8-LIVING		80.4 m²	GFL
UNIT 9-LIVING		80.2 m²	FFL
UNIT 10-LIVING		80.8 m²	FFL
UNIT 11-LIVING		80.3 m²	FFL
UNIT 12-LIVING		85.5 m²	FFL
861.0 m²			

MARK	LEVEL	AREA
U1-OUTDOOR LIVING	GFL	43.4 m²
U2-OUTDOOR LIVING	GFL	27.3 m²
U3-OUTDOOR LIVING	GFL	39.4 m²
U4-OUTDOOR LIVING	GFL	34.4 m²
U5-OUTDOOR LIVING	FFL	69.7 m²
U6-OUTDOOR LIVING	FFL	13.0 m²
U7-OUTDOOR LIVING	FFL	12.2 m²
U8-OUTDOOR LIVING	FFL	12.5 m²
U9-OUTDOOR LIVING	FFL	20.1 m²
U10-OUTDOOR LIVING	FFL	13.0 m²
U11-OUTDOOR LIVING	FFL	21.8 m²
U12-OUTDOOR LIVING	FFL	20.4 m²

NAME	AREA
A1-INCURSION AREA-1	30 m²
A2-COMPENSATING AREA-1	48 m²
A2-COMPENSATING AREA-2	112 m²
A2-COMPENSATING AREA-3	60 m²

MARK	DESCRIPTION	AREA
RES-STD	RESIDENT BAY-5500x2500	
VIS-STD	VISITOR BAY-5500x2500	

NAME	AREA
LANDSCAPING C	2 m²
LANDSCAPING B	83 m²
LANDSCAPING A	3 m²
HARDSURFACE B	19 m²
HARDSURFACE A	54 m²
HARDSURFACE C	4 m²
HARDSURFACE D	77 m²

PLANNING NOTES:

- SITE AREA=2024m²
- LOT 969 TOTAL AREA=481m²
- LOT 969 TOTAL PLANT AREA=481m²
- OVERALL HEIGHT -8.6m ABOVE NGL
- OUTDOOR LIVING=10m² PER UNIT 2.4m MIN DIM
- OPEN SPACE=47.60%(GROSS SC-50m²/SITE)
- HARDSURFACE IN STREET SETBACK
- PARKING REFER TABLE
- BICYCLE SPACES-PROVISION IN DESIGN
- LANDSCAPING-REFER LANDSCAPING PLAN
- 12x STORES MIN 4m², 1.5m DIM(REFER TABLE)
- PARKING WORKINGS(MIN BEG. 4x UNITS @ 1 PARK PER DWELLING
- 7x UNITS @ 1.25 PARK PER DWELLING
- 7x UNITS @ 1.25 VISITOR PARK PER DWELLING-3
- REQ=14
- DWELLING PARKS:
- SUPPLIED=20
- VISITORS PARKS:
- SUPPLIED=3
- REQ=3
- NOTE: CARPARK BAY SIZE 5.5x2.5m MIN AS PER TPST7 APPENDIX 8 REQUIREMENTS

CONSTRUCTION NOTE:

- GFL FLOORS=CONCRETE ON GROUND
- FALLS TO BE SHOWN
- BALCONY -SUSPENDED SLAB
- STAIRS-CONCRETE/STEEL CONSTRUCTION
- EXT WALLS-DESIGNSTONE WALLING
- INT WALLS-STEEL STUD
- FRAMING WITH FRAS REQUIRED BY BCA
- BREEZE WALL-TIMBER/COMPOSITE-METAL
- ROOF-TIMBER ROOF TRUSS
- ROOF COVER-COLORBOND ROOF SHEETING
- SPECIFIED PITCH
- WINDOWS-POWDER COATED ALUMINIUM FRAME, WITH CYCLONIC SCREENING

NOTES:

- LOT 969 #10 CAMERON AVE ONSLW
- USE RESIDENTIAL ZONING R30

PROPOSED UNITS:

- 3x(2x1 UNIT)@GROUND FLOOR
- 2x(1x1 UNIT)@FIRST FLOOR
- 2x(1x1 UNIT)@FIRST FLOOR
- TOTAL BEDS=20

NOTE: DESIGN SUBJECT TO CHANGE DUE TO LOCAL AUTHORITY/ENGINEER REQUIREMENTS

DESIGNSTONE
PH: 0895829977
Web: www.designstone.com.au
Email: designstone@bigpond.com
PROPERTY DESIGNSTONE 2013©

PROPOSED MULTIPLE DWELLINGS

ONSLW SALT
LOT 969 CAMERON AVE,
ONSLW 6710

REVISION SCHEDULE

DATE	DESCRIPTION
10.10.13	ISSUE FOR PLANNING APPLICATION
10.10.13	ISSUE FOR PLANNING APPLICATION

REVISIONS:

REV: 9

REVISION SCHEDULE

DATE	DESCRIPTION
10.10.13	ISSUE FOR PLANNING APPLICATION
10.10.13	ISSUE FOR PLANNING APPLICATION

REVISIONS:


REV: 9

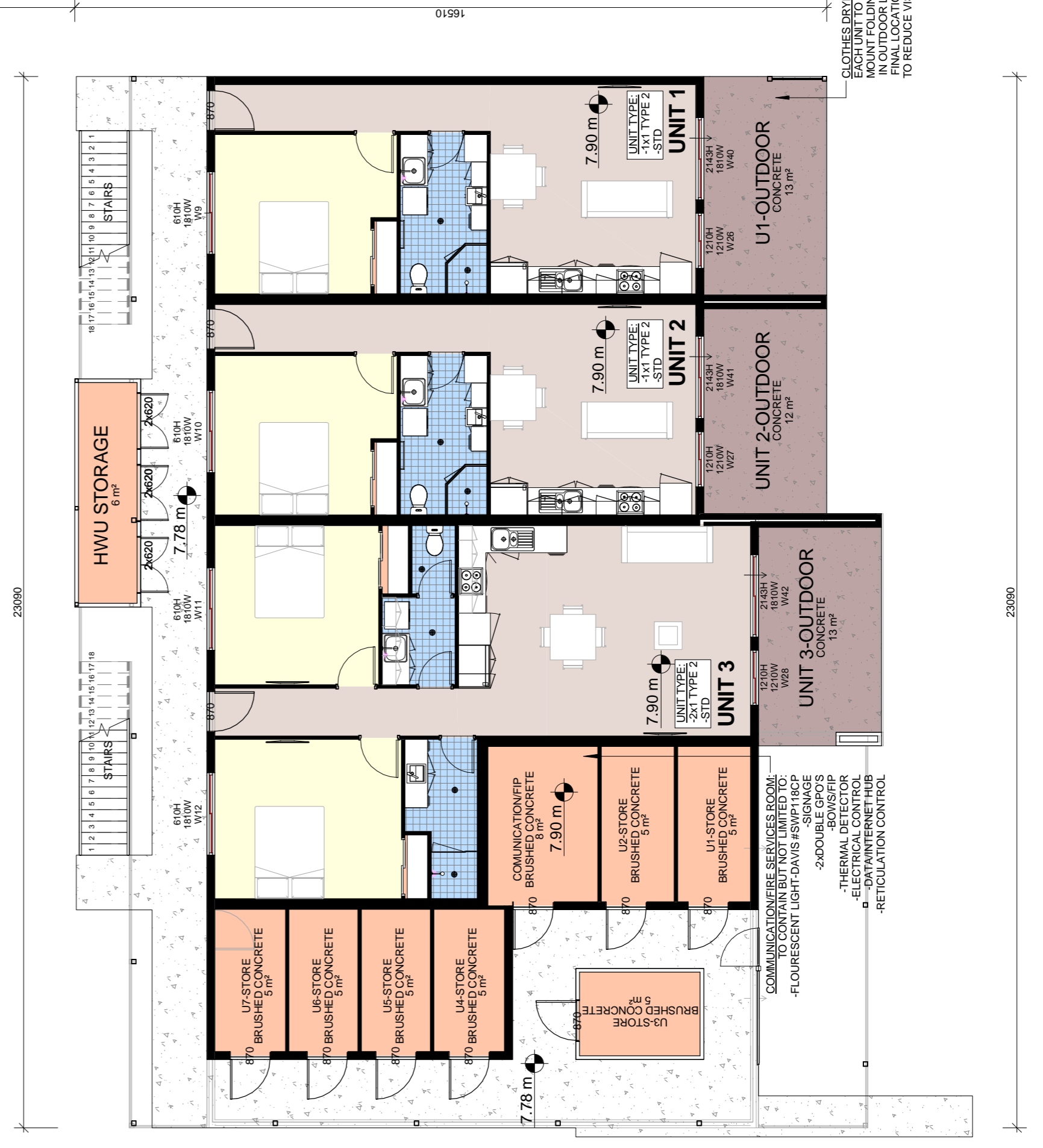
PROPOSED MULTIPLE DWELLINGS

ONSLW SALT
LOT 969 CAMERON AVE,
ONSLW 6710

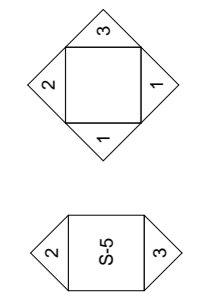
REVISIONS:

REV: 9

		PH: 0895829977 Web: www.designstone.com.au Email: designstone@igpond.com PROPERTY DESIGNSTONE 2013 ©
REVISION SCHEDULE DATE: _____ DESCRIPTION: _____ 08-10-13 ISSUE FOR PLANNING APPLICATION 10-10-13 ISSUE FOR PLANNING APPLICATION	REV:9 PROPOSED MULTIPLE DWELLINGS	ONSLow SALT LOT 969 CAMERON AVE, ONSLow 6710
PROJECT NO: 1091 DATE: 10-10-13 DRAWN BY: JON SCALE/A2: DAB BUILDER:	FLOORPLAN-G.F.L. 10/10/2013 11:39:06 AM	D.A. BURKE BUILDERS BUILDING THE FUTURE WITH DESIGNERS



CLOTHES DRYING:
 EACH UNIT TO HAVE WALL
 MOUNT FOLDING CLOTHESLINE.
 FINAL LOCATION TBC BY BUILDER
 TO REDUCE VISUAL IMPACT/CONCEAL CLOTHES



1 GFL
 1:100

FLOORPLAN-F.F.L.

PROJECT NO: 1091
 DATE: 10-10-13
 DRAWN BY: JON
 SHEET: S-3
 BUILDER: D.A. BURKE BUILDERS
 SCALE/A2: 1:100

10/10/2013 11:39:17 AM

PROPOSED MULTIPLE DWELLINGS

ONSLW SALT
 LOT 969 CAMERON AVE,
 ONSLOW 6710

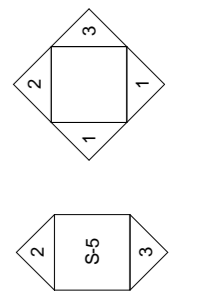
REV:9

DATE	DESCRIPTION
08-10-13	ISSUE FOR PLANNING APPLICATION
10-10-13	ISSUE FOR PLANNING APPLICATION

REVISION SCHEDULE

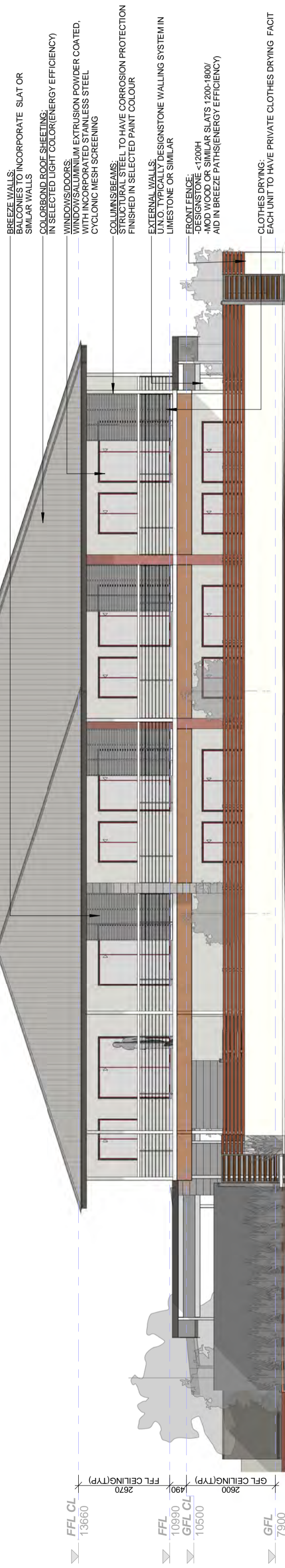
DESIGNSTONE

PH:0895829977
 Web:www.designstone.com.au
 Email:designstone@bigpond.com
 PROPERTY DESIGNSTONE 2013©



1 FFL 1:100

16.38 m



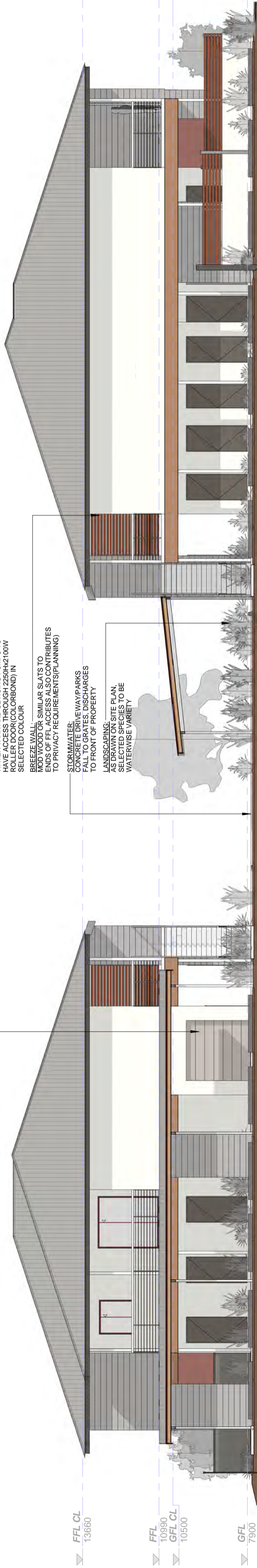
2 NW-ELEVATION
1:100

WATER TANK ACCESS:
WATER TANK AND SEVICING PUMPS TO
HAVE ACCESS THROUGH 2250K2100W
WALLS (FOR BOND) IN
SELECTED COLOUR

BREEZE WALLS: SIMILAR SLATS TO
ENDS OF FFL ACCESS ALSO CONTRIBUTES
TO PRIVACY REQUIREMENTS (PLANNING)

STORMWATER:
CONCRETE DRIVEWAYS PARKS
FOR STORMWATER DISCHARGES
TO FRONT OF PROPERTY

LANDSCAPING:
CONSIDER SITE PLAN
SELECTED SPECIES TO BE
WATERWISE VARIETY



3 NE-ELEVATION
1:100

FEATURE ELEMENT:
DESIGNSTONE STACK BOND GLOSSED PANEL
IN SELECTED COLOR AS DRAWN

FEATURE ELEMENT:
HARDIES OR SIMILAR CLADDING TO
EXTERNAL DIVIDING WALL AS DRAWN

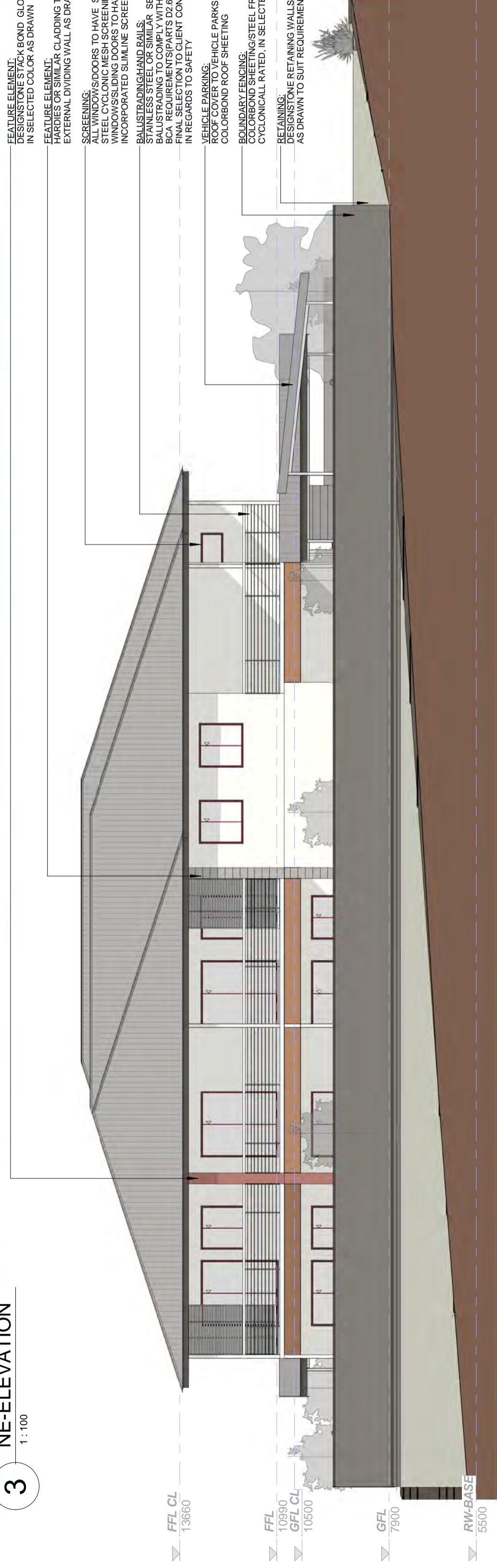
SCREENING:
ALL WINDOWS/DOORS TO HAVE STAINLESS
STEEL CYCLONIC MESH SCREENING.
WINDOWS/SLIDING DOORS TO HAVE
INCORPORATED SLIMLINE SCREEN

BALUSTRADES/HAND RAILS:
STAINLESS STEEL OR SIMILAR. SELECTED
BALUSTRADES TO COMPLY WITH
BCA REQUIREMENTS (PARTS D2.6/7).
SPECIFY CLIENT CONFIRMATION,
IN REGARDS TO SAFETY

VEHICLE PARKING:
ROOF COVER TO VEHICLE PARKS AS DRAWN,
COLORBOND ROOF SHEETING

BOUNDARY FENCING:
COLORBOND SHEETING/STEEL FRAME
CYCLONICALL RATED, IN SELECTED COLOUR

RETAINING:
DESIGNSTONE RETAINING WALLS
AS DRAWN TO SUIT REQUIREMENTS



1 SE-ELEVATION
1:100

DESIGNSTONE
PH: 089829977
Web: www.designstone.com.au
Email: designstone@bigpond.com
PROPERTY DESIGNSTONE 2013©

DATE	REVISION	SCHEDULE	DESCRIPTION
10/10/13	1	ISSUE FOR PLANNING APPLICATION DRAFT	
10/10/13	2	ISSUE FOR PLANNING APPLICATION	

REV: 9 PROPOSED MULTIPLE DWELLINGS

ONSLow SALT
LOT 969 CAMERON AVE,
ONSLow 6710

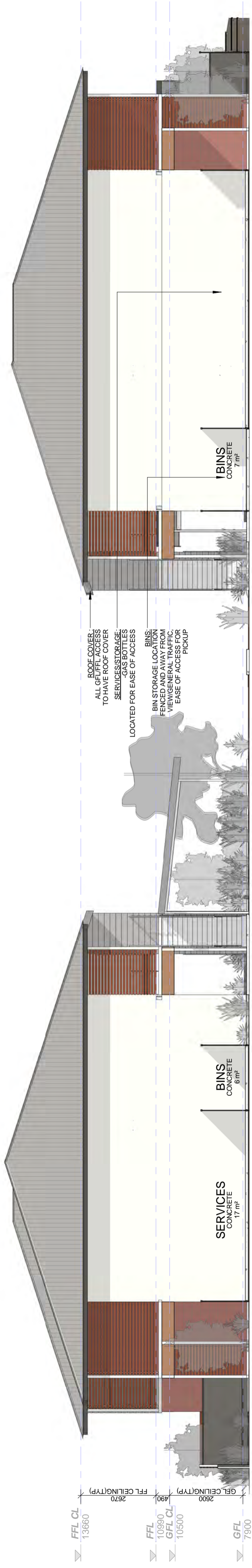
ELEVATIONS

PROJECT NO:	1091
DATE:	10-10-13
DRAWN BY:	JON
BUILDER:	DAB
SHEET:	S-4
SCALE/A2:	1:100



D.A. BURKE
builders
BUILDING THE FUTURE WITH DESIGNSTONE

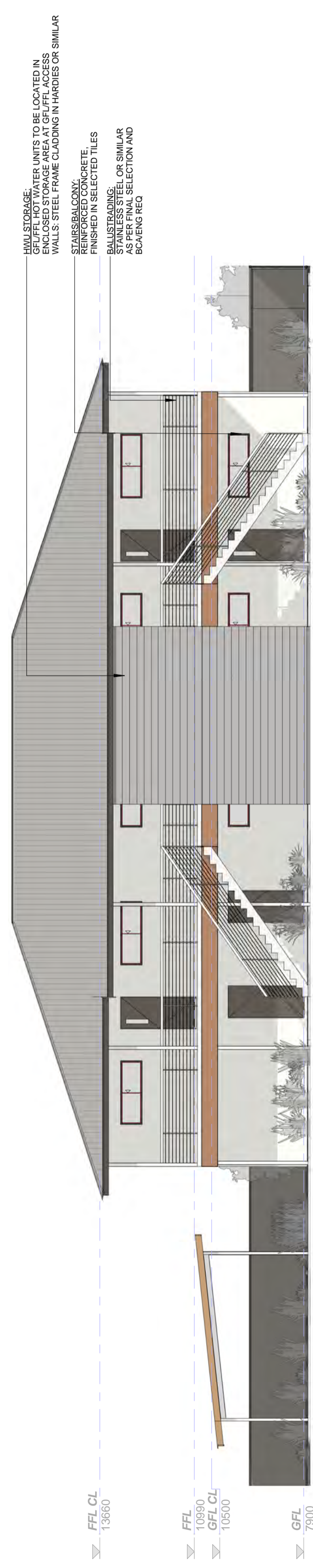
10/10/2013 11:40:56 AM



1 SW-ELEVATION
1 : 100



3 SE-ELEVATION-BLOCK 1
1 : 100



2 NW-ELEVATION-BLOCK 2
1 : 100

HWU STORAGE:
HWU STORAGE UNITS TO BE LOCATED IN ENCLOSED STORAGE AREA AT GFL/FFL ACCESS WALLS: STEEL FRAME CLADDING IN HARDIES OR SIMILAR

MECHANICAL SERVICES:
ALLOW FOR AIR CON UNITS LOCATED FOR EASE OF ACCESS AND SEPARATION FROM LIVING AREAS

UNIT WINDOWS:
WINDOWS ADJACENT PUBLIC PASSAGE TO HAVE >1500H SILL TO CUT DOWN NOISE/ CONFORM WITH EXIT REQUIREMENTS


COLOUR SELECTION:
COLOURS SHOWN FOR PRESENTATION PURPOSES ONLY. TO BE CONFIRMED DURING COLOR SELECTION PROCESS

INTERNAL FENCING:
1800H TO MATCH BOUNDARY FENCE SPEC

HWU STORAGE:
HWU STORAGE UNITS TO BE LOCATED IN ENCLOSED STORAGE AREA AT GFL/FFL ACCESS WALLS: STEEL FRAME CLADDING IN HARDIES OR SIMILAR

STAIRS BALCONY:
REINFORCED CONCRETE FINISHED IN SELECTED TILES

BALLUSTRADING:
BALUSTRADES STEEL OR SIMILAR AS PER FFL SELECTION AND BCA/ENG REQ



PH: 0895829977
Web: www.designstone.com.au
Email: designstone@bigpond.com
PROPERTY DESIGNSTONE 2013©

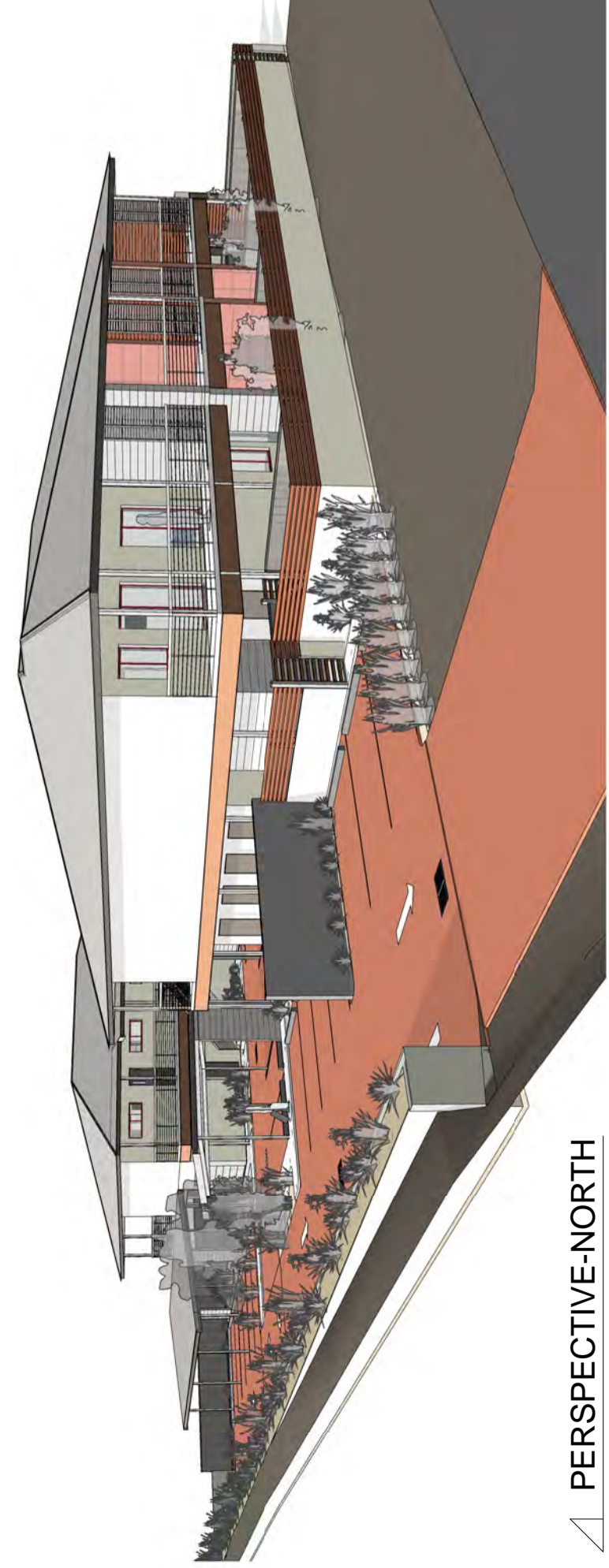
ELEVATIONS

PROPOSED MULTIPLE DWELLINGS

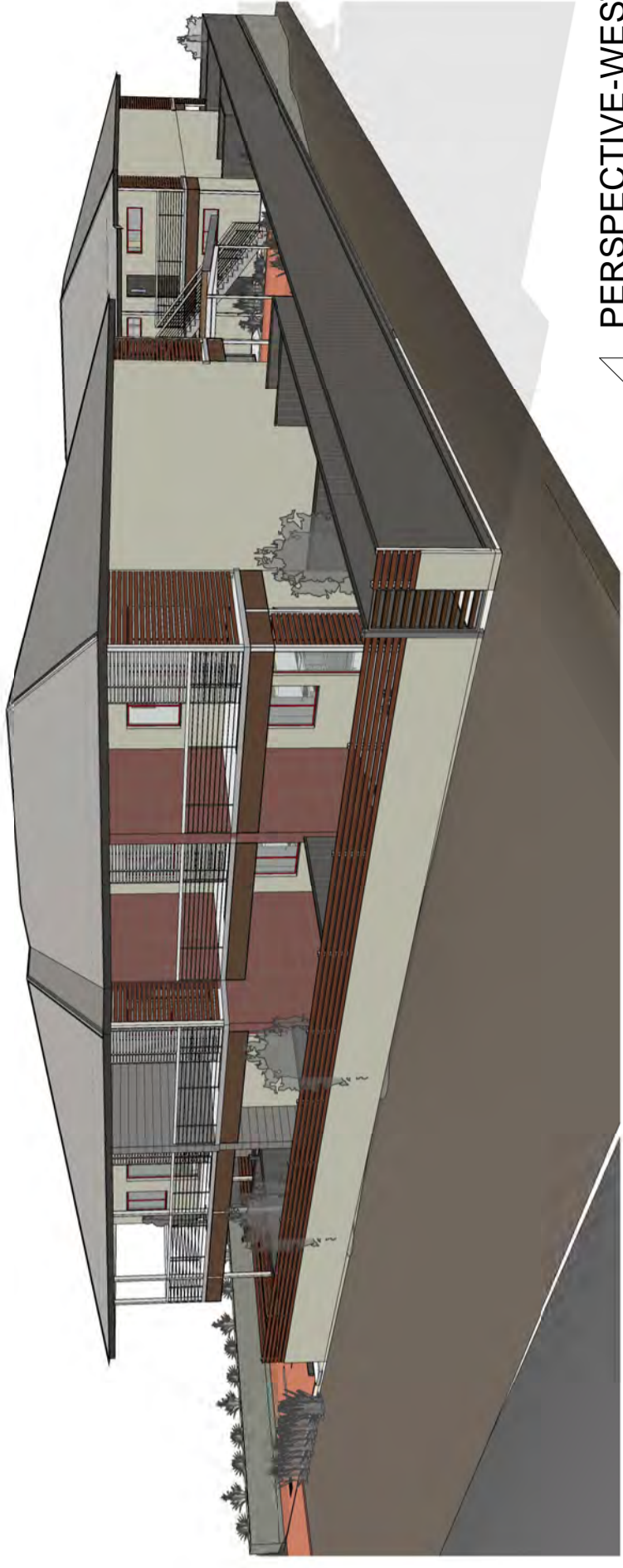
REVISION: 9

ONSLow SALT
LOT 969 CAMERON AVE,
ONSLow 6710

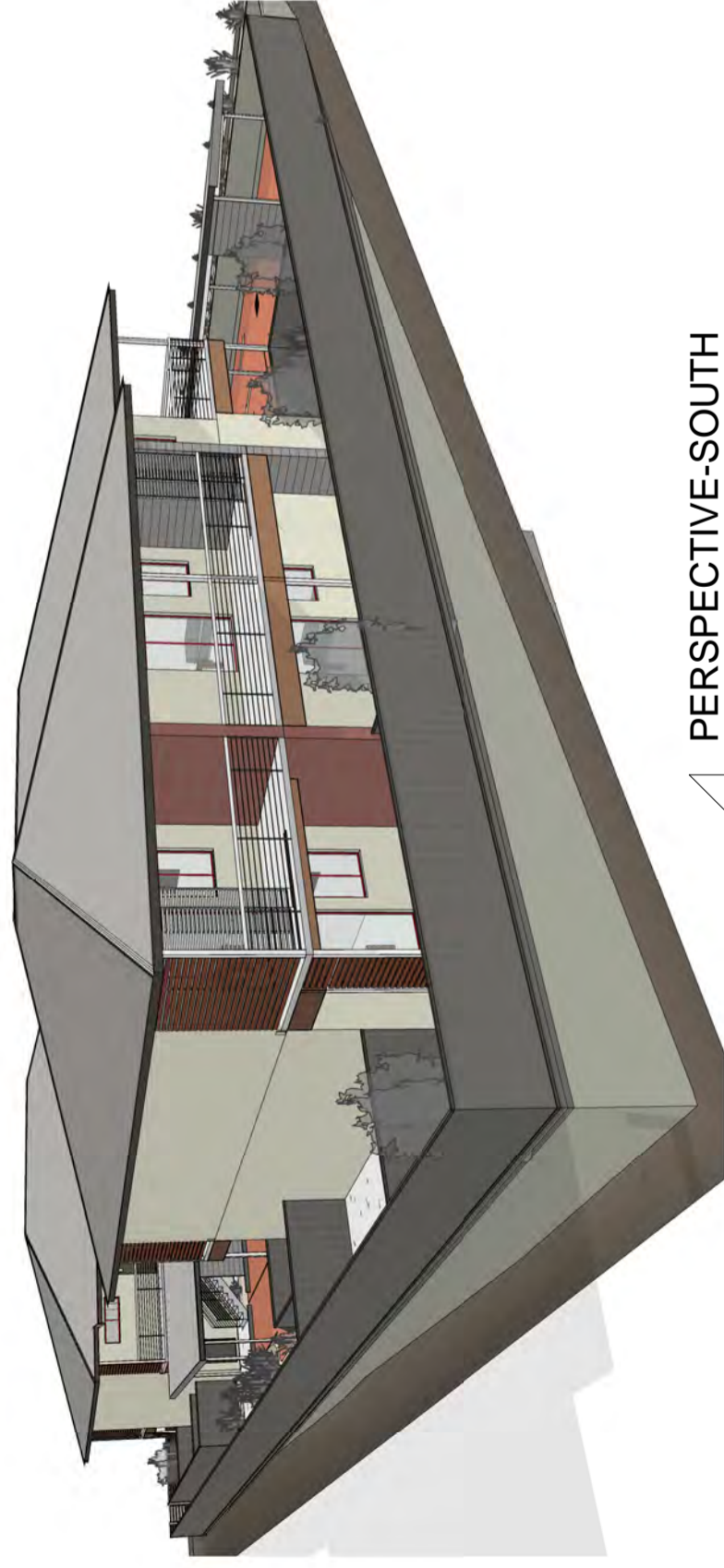
PROJECT NO:	1091
DATE:	10-10-13
DRAWN BY:	JON
BUILDER:	DAB
SHEET:	S-5
SCALE/A2:	1 : 100



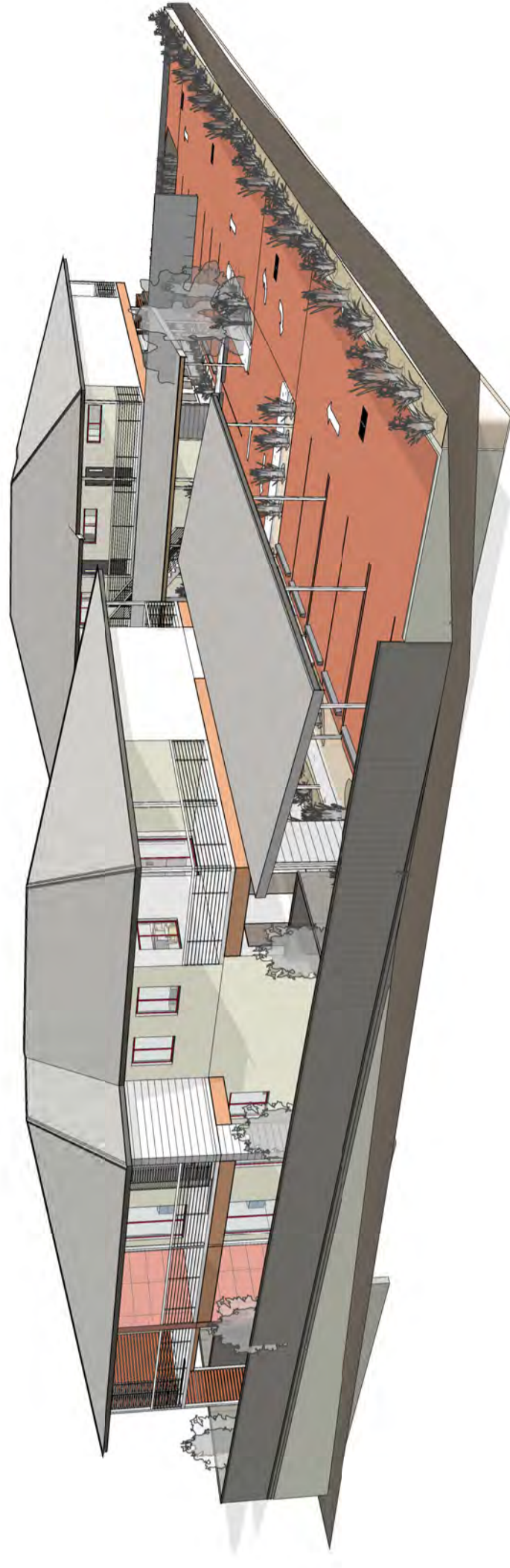
▲ PERSPECTIVE-NORTH



▲ PERSPECTIVE-WEST



▲ PERSPECTIVE-SOUTH



▲ PERSPECTIVE-EAST

DESIGNSTONE
 PH: 0895829977
 Web: www.designstone.com.au
 Email: designstone@bigpond.com
 PROPERTY DESIGNSTONE 2013©

DATE	REVISION	SCHEDULE	DESCRIPTION
10/10/13	1	ISSUE FOR BUILDING APPLICATION DRAFT	
10/10/13	2	ISSUE FOR PLANNING APPLICATION	

REV: 9

PROPOSED MULTIPLE DWELLINGS
 ONSLOW SALT
 LOT 969 CAMERON AVE,
 ONSLOW 6710

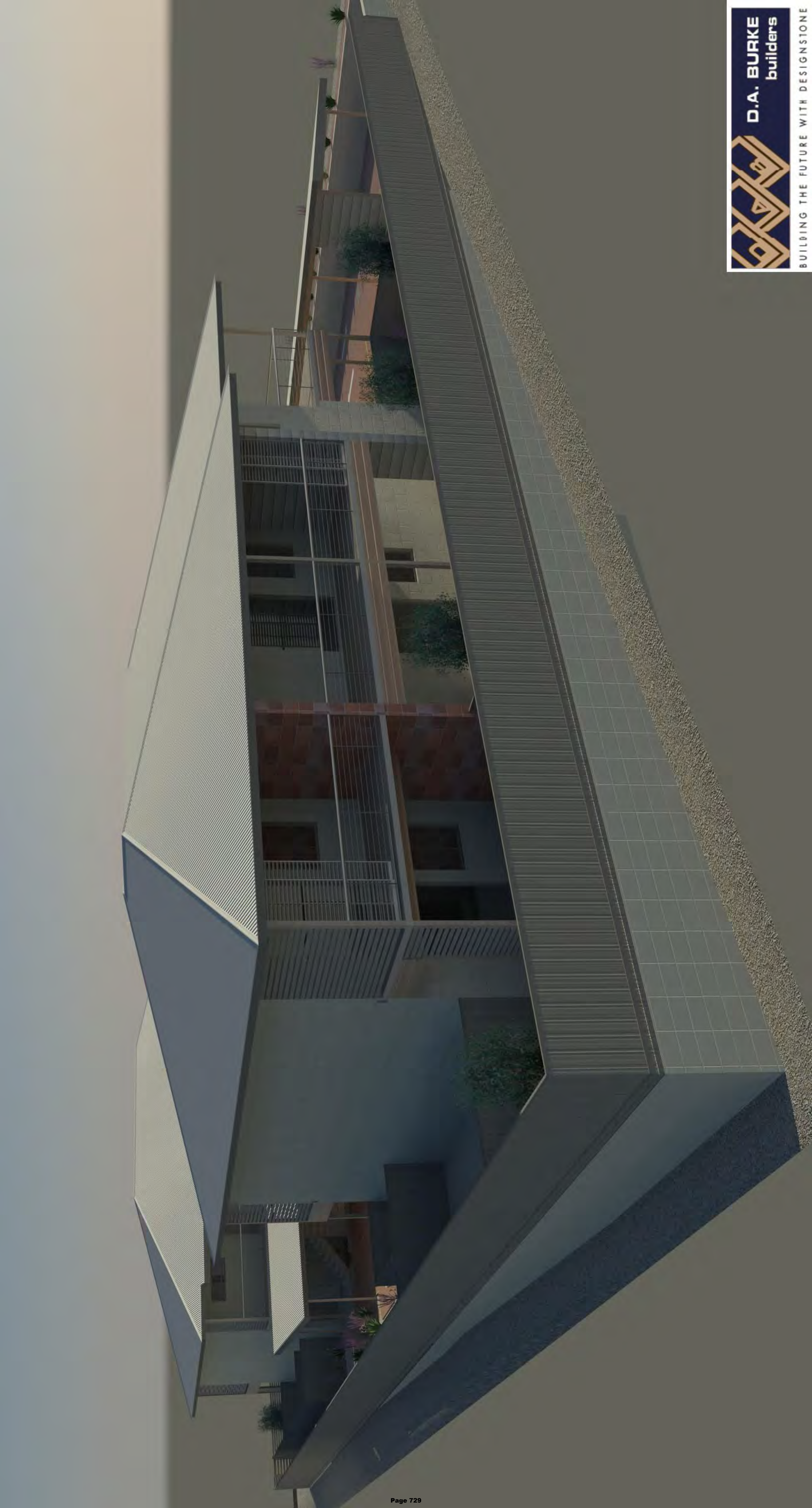
PERSPECTIVES

PROJECT NO:	1091
DATE:	10-10-13
DRAWN BY:	JON
BUILDER:	DAB
SHEET:	S-8
SCALE/A2:	



10/10/2013 11:41:40 AM





D.A. BURKE
builders

BUILDING THE FUTURE WITH DESIGNSTONE



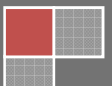
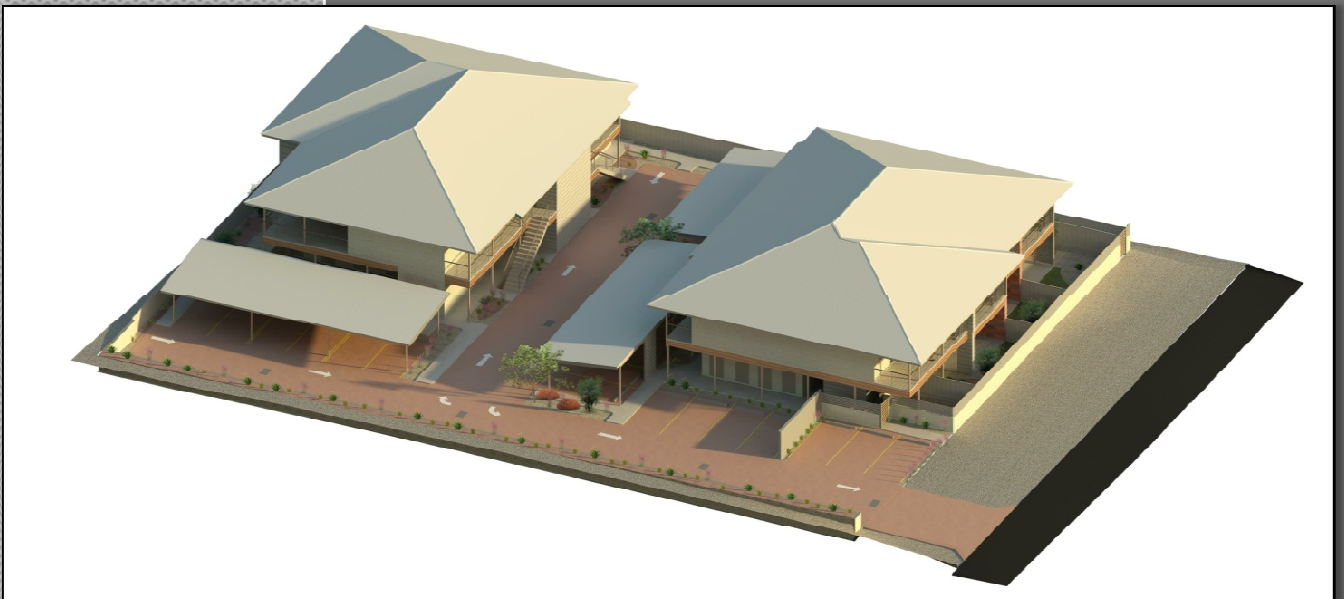


2013

RESIDENTIAL DESIGN CODES ASSESSMENT

LOT 969 HN10 Cameron Ave, Onslow, 6710

MULTIPLE UNITS ON R30 CODED SITE



DETAILS:		COMMENTS
JOB NUMBER:	1091	
CLIENT:	ONSLow SALT	
ADDRESS:	LOT 969 #10 CAMERON AVE,ONSLow,6710	
LOCAL AUTHORITY:	SHIRE OF ASHBURTON	
DWELLING TYPE:	MULTIPLE DWELLING	
ASSESSOR:	JON NANNEN	
BUILDER :	DA BURKE	
BUILDER ADDRESS:	PO BOX 1255, MANDURAH,6210	
ZONING:	RESIDENTIAL	
R-CODE	R30	
LOT AREA:	2024	
LOTS PROPOSED:	1	
REFER PLANS:	DATED:10-10-13 REV:9	

DEVELOPMENT DESCRIPTION

THE PROPOSED DEVELOPMENT OF 12 UNITS, 8x 2x1 UNITS, 4x 1x1 UNITS.
 THE DEVELOPMENT IS TO SERVE AS MID TO LONG TERM ACCOMODATION FOR EMPLOYEES OF OUR CLIENT . BECAUSE OF THE SCOPE PARKING ASWELL AS CERTAIN OTHER ASPECTS OF THE DESIGN HAVE BEEN INCREASED ABOVE THAT REQUIRED. MAINTAINENCE IS A BIG CONCERN IN ONSLOW AS SUCH DURABLE PRODUCTS SUCH AS DESIGNSTONE WALLING HAVE BEEN UTILISED,LANDCAPING IS TO BE HARDY NATIVES IN GRAVEL MULCH CONNECTED TO AN AUTOMATED WATERWISE RETICULATION SYSTEM. OUTDOOR LIVING AREA HAVE BEEN INCREASED ABOVE THAT REQUIRED IN IN LIEU OF FOCUSING ON COMMUNAL OUTDOOR TO INCREASE INDIVIDUAL TENANT LIVING STANDARDS, NOTING THE DIFFERENT WORK SWINGS OF EACH EMPLOYEE.

LEGEND:

<	LESS THAN
>	MORE THAN
YES	COMPLIES
N/A	NOT APPLICABLE
NO	DOES NOT COMPLY
GD(UNIT)	GROUPED DWELLING
SD	SINGLE DWELLING
MD	MULTIPLE DWELLING
m2	METRE SQUARE
OS	OPEN SPACE
FSA	FRONT SETBACK AREA
GL	GROUND LEVEL
SB	SETBACK
SPU	SPECIAL CONTROL AREA
LPP	LOCAL PLANNING POLICY

PART 6-DESIGN ELEMENTS FOR MULTIPLE DWELLINGS IN AREAS CODED R30 OR GREATER, WITHING MIXED USE DEVELOPMENT AND ACTIVITY CENTRES

6.1 CONTEXT

6.1.1 BUILDING SIZE

SITE	SITE AREA	PLOT RATIO	PLOT AREA MAX	PROPOSED	COMPLIES
LOT 969	2024m2	0.5	1012m2	861m2	YES

COMMENTS

6.1.2 BUILDING HEIGHT

ACCEPTABLE REQ		SITE	REQUIREMENT	PROPOSED	COMPLIES
BUILDING HEIGHT (TABLE 4)	TOP OF EXTERNAL WALL		<6.0m	5.75m	YES, SEE COMMENTS
	TOP OF EXTERNAL WALL (CONCEALED ROOF)		<7.0m	N/A	SE COM
	TOP OF PITCHED ROOF		<9.0m	<8.6m	N/A

COMMENTS: COMPLIES GENERALLY, THOUGH SOUTHERN END OF SITE FALLS SIGNIFIGANTLY TO <-2.0m BELOW LEVEL AT STREET FRONTAGE(SHOWN ON ELEVATION).S-EAST BOUNDARY BACKS ONTO POS. THIS WOULD NOT AFFECT THE STREETScape AND GENERALLY HAVE NO ADVERSE IMPACT ON NEIGHBOURING PROPERTIES. ALSO TO NOTE THE REAR LAYOUT OF THE SITE PROVIDES SIGNIFIGANT SURVEILLANCE TO THE POS CONTRIBUTING TO COMMUNITY SAFETY

PICTURE BELOW: SHOWS ADJOINING PROPERTY TO THE RIGHT WITH LEVELS EQUAL AT THE FRONTAGE>2/3 THE BOUNDARY TO THE REAR OF THE PROPERTY



6.1.3 STREET SETBACK

C3.1 MIN SETBACK (TABLE 4)				
SITE	MIN SETBACK	PROPOSED BUILDING LINE	PROPOSED (PROJ)	COMPLIES
	4.0m	4.7m	<2.0m	YES

COMMENTS: BUILDING LINE IS 4.7m MIN FROM ST BOUNDARY, VERANDAHS PROJECT 2.0m INTO THE FRONT SB. STREET SB:AREA OF INCURSION 30m2/ AREA OF COMPENSATION 60m2

C3.2 BALCONIES

ACCEPTABLE REQUIREMENTS	COMPLIES
BALCONIES LOCATED ENTIRELY WITH THE PROPERTY BOUNDARY	YES

COMMENTS

6.1.4 LOT BOUNDARY SETBACK

C4.1 MIN SET BACK (TABLE 2A/2B,FIGURE 3/4) (R30-60)					
BOUNDARY	WALL HEIGHT	LENGTH	SETBACK REQ	PROPOSED	COMPLIES
NORTH EAST	5.745m	16.21m	2.0m	13.10m	YES
SOUTH WEST	5.745m	16.51m	2.0m	3.54m	YES
SOUTH EAST	5.745m	18.29m	4.5m	4.2m	REFER
					COMMENTS

COMMENTS: THE SOUTH EAST ELEVATION ENCROACHES INTO BOUNDARY SB 0.3m, THIS HAS POS ADJACENT SO THIS SHOULD HAVE A BENEFICIAL IMPACT ON SURVIELENCE. ALL REMAINING SB ARE WELL WITHIN REQUIREMENT

C4.2 MIN SETBACK(R80-160 AS PER TABLE 5) IF APPLICABLE

ACCEPTABLE REQUIREMENTS	COMPLIES
i:WALL HAS ZERO SB WHERE ADJACENT EXISTING EQUAL OR GREATER DIM	N/A
ii:WALL BUILT TO 1 SIDE BOUNDARY MAX/AVE HEIGHT AS PER TABLE 4, <2/3 THE BOUNDARY	N/A

COMMENTS

C4.3 SEPARATE MULTI DWELLINGS ON SAME SITE

ACCEPTABLE REQUIREMENTS	COMPLIES
SEPARATE MD FACING EACHOTHER ON SAME SITE SB AS THOUGH THERE IS A BOUNDARY BETWEEN	YES

COMMENTS

6.1.5 OPEN SPACE

C5 OPEN SPACE

ACCEPTABLE REQUIREMENTS	REQ OPEN SPACE %	PROPOSED	COMPLIES
MIN OPEN SPACE(TABLE 4/FIG 6)	45%	47.60%	YES

COMMENTS

6.2 STREETSCAPE	
6.2.1 SURVEILANCE OF THE STREET	
C1.1 ELEVATION	
ACCEPTABLE REQUIREMENT	COMPLIES
THE STREET ELEVATION TO ADDRESS THE STREET, FACADE PARALLEL TO STREET, CLEARLY DEFINABLE ENTRY POINTS, ACCESS FROM STREET	YES
COMMENTS	
C1.2 VISUAL	
ACCEPTABLE REQUIREMENT	COMPLIES
THE BUILDING HAS HABITABLE ROOM WINDOWS OR BALCONIES THAT FACE THE STREET	YES
COMMENTS	
C1.3 BASEMENT PARKING STRUCTURES	
ACCEPTABLE REQUIREMENT	COMPLIES
BASEMENT PARKING STRUCTURES BETWEEN ST FRONTAGE AND FRONT ELEV <1.0m ABOVE NGL	N/A
COMMENTS	
6.2.2 FRONT FENCE	
C2 FRONT WALLS AND FENCES	
ACCEPTABLE REQUIREMENT	COMPLIES
FRONT WALL/FENCES WITHIN PRIMARY ST SB AREA VISUALLY PERMIABLE TO 1.2m ABOVE NGL	YES
COMMENTS	
6.2.3 SIGHT LINES	
C3 STRUCTURES AT VEHICLE ENTRY POINT	
ACCEPTABLE REQUIREMENT	COMPLIES
WALLS/FENCES/STRUCTURES TRUNCATED OR REDUCED TO <0.75M HIGH WITHIN 1.5M WHERE ADJOINING VEHICLE ACCESS POINTS(DRIVEWAY MEETS PUBLIC STREET-TWO STREETS INTERSECT)	YES
COMMENTS	
6.2.4 BUILDING APPEARANCE	
C4 CONSTRUCTION APPEARANCE	
ACCEPTABLE REQUIREMENT	COMPLIES
BUILDINGS THAT COMPLY WITH SPU/LPP, IN RESPECT TO DESIGN OF CARPORTS, GARAGES, OUTBUILDINGS THE FORM/MATERIAL OF RETAINING AND EXTENT OF UPPER LEVELS AS VIEWED FROM ST TO BE LIMITED	N/A
COMMENTS	

6.3 SITE PLANNING AND DESIGN			
6.3.1 OUTDOOR LIVING AREAS			
C1 OUTDOOR LIVING			
ACCEPTABLE REQUIREMENTS			COMPLIES
EACH UNIT PROVIDED WITH AT LEAST ONE BALCONY OR EQUIVALENT, ACCESSED DIRECTLY FROM HABITABLE ROOM, MIN DIM >2.4m, MIN AREA>4.0m2			YES
COMMENTS			
6.3.2 LANDSCAPING			
C2 LANDSCAPING OF OPEN SPACES			
ACCEPTABLE REQUIREMENTS			COMPLIES
STREET SB AREAS DEVELOPED WITHOUT CAR PARKING, EXCEPT VISITOR BAY, MAX 50% HARD SURFACE			YES
SEPARATE PEDESTRIAN PATHS PROVIDING WHEELCHAIR ACCESSIBILITY CONNECTING ALL ENTRIES TO BUILDINGS WITH PUBLIC FOOT PATH AND PARKING AREAS			YES
LANDSCAPING BETWEEN EACH 6 CONSECUTIVE EXTERNAL CAR SPACES AND TO INCLUDE SHADE TREES			YES
LIGHTING PROVIDED TO PATHWAYS AND COMMUNAL OPEN SPACE AND CAR PARKING AREAS			YES
CLEAR LINES OF SIGHT AT PEDESTRIAN AND VEHICLE CROSSINGS			YES
COMMENTS			
6.3.3 ONSITE PARKING PROVISION			
A3.1 MINIMUM ONSITE PARKING			
ACCEPTABLE REQUIREMENT	REQUIRED SPACES	PROPOSED	COMPLIES
RESIDENTS	14	20	YES
VISITORS	3	3	YES
OTHER	0	0	N/A
COMMENTS			
C3.2 BICYCLE STORAGE			
ACCEPTABLE REQUIREMENTS			COMPLIES
1 BICYCLE SPACE PER EACH 3 DWELLINGS FOR RESIDENTS,1 BICYCLE SPACE PER EACH 10 DWELLINGS FOR VISITORS, DESIGN AS PER AS2890.3			YES
COMMENTS			

6.3.4 DESIGN OF PARKING SPACES	
C4.1 OFF STREET PARKING	
ACCEPTABLE REQUIREMENTS	COMPLIES
OFF STREET PARKING DESIGNED IN ACCORDANCE WITH AS2890.1	YES
COMMENTS	
C4.2 VISITORS SPACES	
ACCEPTABLE REQUIREMENTS	COMPLIES
VISITORS SPACES, CLEARLY MARKED, LOCATED CLOSE TO ENTRY AND SIGNPOSTED, OUTSIDE ANY SECURITY BARRIER, PROVIDE BARRIER FREE TRAVEL FOR PEOPLE WITH DISABILITIES	YES
COMMENTS	
C4.3 CAR PARK LANDSCAPING	
ACCEPTABLE REQUIREMENTS	COMPLIES
LANDSCAPING PROVIDED BETWEEN 6 CONSECUTIVE CAR PARKS	YES
COMMENTS	
C4.4 SPACES CONCEALED	
ACCEPTABLE REQUIREMENTS	COMPLIES
ALL SPACES, EXCEPT VISITORS FULLY CONCEALED FROM ST OR PUBLIC PLACE	YES
COMMENTS	
6.3.5 VEHICULAR ACCESS	
C5.1 VEHICLE ACCESS	
ACCEPTABLE REQUIREMENTS	COMPLIES
ONE OPENING PER 20m OF STREET FRONTAGE THAT IS VISIBLE FROM ST	YES
COMMENTS	
C5.2 VEHICLE ACCESS	
ACCEPTABLE REQUIREMENTS	COMPLIES
ACCESS TO ONSITE PARKING TO BE PROVIDED, ADEQUATELY PAVED/DRAINED TO ST, AND PROVIDED AS PER CLAUSES	YES
COMMENTS	
C5.3 TWO WAY VEHICLE ACCESS	
ACCEPTABLE REQUIREMENTS	COMPLIES
FORMED DRIVEWAYS FOR TWO WAY ACCESS/AND VEHICLES TO ENTER ST IN FORWARD GEAR WHEN,FIVE OR MORE DWELLINGS, DISTANCE FROM CAR SPACE-ST ALIGNMENT >15.0m,DEVELOPMENT CONNECT TO MAIN ARTERY	YES
COMMENTS	

C5.4 DRIVEWAY DRAINAGE		
ACCEPTABLE REQUIREMENTS		COMPLIES
DRIVEWAY TO BE ADEQUATELY DRAINED AND PAVED		YES
COMMENTS		
6.3.6 SITE WORKS		
C6.1 SITE WORKS IN ST SB		
ACCEPTABLE REQUIREMENTS		COMPLIES
SITEWORKS WITHIN ST SB OR WITHIN 3.0m OF ST ALIGNMENT, NOT EXCEEDING 0.5m-/+ , EXCEPT FOR VEHICLE ACCESS/PARKING, PEDESTRIAN ACCESS, NATURAL LIGHT		YES
COMMENTS		
C6.2 SITE WORKS IN BUILDING LINE		
ACCEPTABLE REQUIREMENTS		COMPLIES
EXCAVATION OR FILLING WITHIN PERIMETER OF EXT WALLS, LIMITED ONLY BY BUILDING HEIGHT LIMIT		YES
COMMENTS		
C6.3 FILL BEHIND STREET SB LINE AND WITHIN 1.0m OF BOUNDARY		
ACCEPTABLE REQUIREMENTS		COMPLIES
NOT MORE THAN 0.5m ABOVE NATURAL GL AT BOUNDARY OR OR RETAINED AS PE A7.2		YES
COMMENTS		
6.3.7 RETAINING WALLS		
C7 RETAINING AGAINST BOUNDARY		
ACCEPTABLE REQUIREMENTS		COMPLIES
RETAINING WALL <0.5M ON BOUNDARY AS PER CLAUSE 6.1.4, 6.4.1. RETAINING WALLS >0.5M SB <1.0M FROM BOUNDARY ALLOW AREA FOR LANDSCAPING		REFER COMMENT
COMMENTS: RETAINING TO S-EAST BOUNDARY APPROX LENGTH=28.0m HEIGHT=<2.1m(AVE 1.0m)ADJACENT POS RETAINING TO S-EAST BOUNDARY APPROX LENGTH=25.0m HEIGHT=<2.1m(AVE 1.0m) ADJACENT NEIGHBOUR		
6.3.8 STORMWATER MANAGEMENT		
C8 STORMWATER RUNOFF		
ACCEPTABLE REQUIREMENTS		COMPLIES
WATER DRAINING FROM FROM CONSTRUCTION(IMPERMIABLE SURFACES) SHALL BE DIRECTED TO GARDEN AREAS,SUMPS, RAINWATER TANKS ONSITE WHERE CONDITIONS ALLOW		YES
COMMENTS: EXCESS STORMWATER AS PER ENGINEER DOCUMENTS TO BE DISCHARGED FROM GRATE AT VEHICLE CROSSOVER		

6.4 BUILDING DESIGN	
7.4.1 VISUAL PRIVACY	
C1.1 VISUAL PRIVACY	
ACCEPTABLE REQUIREMENTS	COMPLIES
MAJOR OPENINGS OR EQUIVELENT WITH FLOOR AREA 0.5m ABOVE NGL AND POSITIONED TO OVERLOOK PART OF ANY PROPERTY BEHIND ITS ST SB LINE TO COMPLY WITH FOLLOWING:<R50	
SETBACK,4.5m IN CASE OF BEDROOMS	N/A
SETBACK,6.0m IN CASE OF HABITABLE ROOMS(EXCLUDING BEDROOMS)	N/A
SETBACK,7.5m IN CASE OF UNENCLOSED OUTDOOR AREAS, EG BALCONIES AND DECKS	N/A
MAJOR OPENINGS OR EQUIVELENT WITH FLOOR AREA 0.5m ABOVE NGL AND POSITIONED TO OVERLOOK PART OF ANY PROPERTY BEHIND ITS ST SB LINE TO COMPLY WITH FOLLOWING:>R50	
SETBACK,3.0m IN CASE OF BEDROOMS	N/A
SETBACK,4.5m IN CASE OF HABITABLE ROOMS(EXCLUDING BEDROOMS)	N/A
SETBACK,6.0m IN CASE OF UNENCLOSED OUTDOOR AREAS, EG BALCONIES AND DECKS	N/A
OR ARE PROVIDED WITH PERMANENT VERTICAL SCREENING TO A HEIGHT OF 1.6m ABOVE FL	YES
COMMENTS: HABITABLE AREAS DESIGNED TO OVERLOOK STREET FRONTAGE AND POS TO REAR OF SITE. NO OPENING	
C1.2 SCREENING	
ACCEPTABLE REQUIREMENTS	COMPLIES
SCREENING SUCH AS GLAZING, TIMBER, EXT BLINDS, SHUTTERS TO BE AT LEAST 1.65M IN HEIGHT/75% OBSCURE AND RESTRICT VIEW IN DIRECTION OF ADJOINING PROPERTY	YES
COMMENTS	
6.4.2 SOLAR ACCESS	
C2.1 SHADING	
ACCEPTABLE REQUIREMENTS	COMPLIES
DEVELOPMENTS IN CLIMATE ZONES 4,5,6 DESIGNED SO SHADOW CAST AT MIDDAY 21 JUNE ONTO ADJOINING PROPERTY DOES NOT EXCEED FOLLOWING LIMITS	N/A
<R25=<25% OF SITE AREA	
R30-40=<35% OF SITE AREA	
R50-60=<50% OF SITE AREA	
COMMENTS	
C2.1 SHADING	
ACCEPTABLE REQUIREMENTS	COMPLIES
DEVELOPMENT DESIGNED SO THAT IT DOES NOT CAST A SHADOW AT MIDDAY ON 21 JUNE OF MORE THAN 50% OF:	YES
C2.1 SHADING	
ACCEPTABLE REQUIREMENTS	COMPLIES
DEVELOPMENT SHALL NOT CAST SHADOW AT MIDDAY 21 JUNE >50% OF:	
EXISTING ROOF MOUNTED SOLAR COLLECTOR	YES
NORTH FACING MAJOR OPENINGS TO HABITABLE, WITHIN 15 DEGREES OF NORTH DIRECTION	YES
COMMENTS	

C2.3 SHADING		
ACCEPTABLE REQUIREMENTS		COMPLIES
DEVELOPMENT WITH ADJOINING SITE ON SOUTHERN BOUNDARY, THE LIMIT FOR SHADING AS SET OUT IN CLAUSE 6.2.1 C2.1 SHALL BE REDUCED TO AFFECT NORTHERN BOUNDARY ADJOINING SITE		N/A
COMMENTS		
6.4.3 DWELLING SIZE		
C3.1 DWELLING TYPE		
ACCEPTABLE REQUIREMENTS		COMPLIES
DEVELOPMENTS CONTAINING MORE THAN 12 UNITS TO HAVE 20%-50% 1 BED DWELLING AND >40% 2 BED DWELLING		N/A
COMMENTS		
A3.2 DWELLING SIZE		
ACCEPTABLE REQUIREMENTS		COMPLIES
THE DEVELOPMENT IS NOT TO CONTAIN ANY DWELLINGS SMALLER THAN 40m ² IN PLOT RATIO AREA		YES
COMMENTS		
6.4.4 OUTBUILDINGS		
C4 OUTBUILDINGS		
ACCEPTABLE REQUIREMENTS		COMPLIES
ARE NOT ATTACHED TO A DWELLING		N/A
ARE NOT HABITABLE		N/A
DO NOT EXCEED 60m ² OR 10%IN TOTAL OF SITE AREA, USE THE LESSER		N/A
WALL HEIGHT <2.4m		N/A
ARE NOT WITHIN PRIMARY OR SECONDARY ST SB AREA		N/A
DO NOT RESULT IN EXCEEDING THE OPEN SPACE ALLOWANCE AS PER TABLE 4		N/A
SETBACK IN ACCORDANCE WITH TABLES 2A,2B AND FIGURE 3		N/A
COMMENTS		
6.4.5 EXTERNAL FIXTURES		
C5.1 SOLAR COLLECTORS		
ACCEPTABLE REQUIREMENTS		COMPLIES
SOLAR COLLECTORS INSTALLED ON ROOF OR OTHER PARTS OF BUILDING		N/A
COMMENTS		
C5.2 VISIBLE EXTERNAL FIXTURES		
ACCEPTABLE REQUIREMENTS		COMPLIES
VISIBLE EXTERNAL FIXTURES ARE LIMITED TO TELEVISION AERIAL OF STANDARD TYPE, ESSENTIAL PLUMBING VENTS ABOVE ROOF LINE AND EXTERNAL RAINWATER DOWNPIPES		YES
COMMENTS		

C5.3 OTHER EXTERNAL	
ACCEPTABLE REQUIREMENTS	COMPLIES
OTHER EXTERNAL FIXTURES ACCEPTABLE PROVIDED THEY ARE:	
ARE NOT VISIBLE FROM THE PRIMARY OR SECONDARY ST	YES
ARE DESIGNED INTERGRALLY WITH THE BUILDING	YES
ARE LOCATED SO AS TO NOT BE VISUALLY INTRUSIVE	YES
COMMENTS	
7.4.7 ESSENTIAL FACILITIES	
C6.1 STORAGE	
ACCEPTABLE REQUIREMENTS	COMPLIES
ENCLOSED LOCKABLE STORAGE, DESIGN AND MATERIAL TO MATCH DWELLING, ACCESSABLE FROM OUTSIDE THE DWELLING, MIN DIM 1.5m, INT AREA 4m2, FOR EACH MULTIPLYE DWELLING	YES
COMMENTS	
C6.2 RUBBISH COLLECTION	
ACCEPTABLE REQUIREMENTS	COMPLIES
WHERE RUBBISH BINS ARE NOT COLLECTED FROM THE ST IMMEDIATELY ADJOINING DWELLING, THERE IS PROVISION OF A COMMUNAL PICKUP AREA OR AREAS WHERE:	
CONVIENIENTLY LOCATED FOR RUBBISH AND RECYCLING AND RECYCLING PICKUP	YES
ACCESSABLE TO RESIDENTS	YES
ADEQUATE IN AREA	YES
FULLY SCREENED FROM PUBLIC VIEW	YES
COMMENTS	
C6.3 CLOTHES DRYING	
ACCEPTABLE REQUIREMENTS	COMPLIES
DEVELOPMENTS ARE PROVIDED WITH CLOTHES DRYING:	YES
FULLY SCREENED FROM VIEW FROM THE PRIMARY AND SECONDARY ST	YES
COMMENTS	



Government of **Western Australia**
Department of **Transport**

SHIRE OF ASHBURTON	
Rec No:	1323261
13 NOV 2013	
File:	RE. ASD. R. 30711
Officer:	PTP

COPY

Mr Rob Paull
Principal Town Planner
Shire of Ashburton
246 Poinciana Street
Tom Price WA 6751

31 October 2013

Dear Rob

Interim Plan for the Permitted Uses within the Beadon Creek Boat Harbour

Following the meeting held on the 22 October 2013 between yourself, Mr Martin Baird and Mr Larry Adams I wish to advise of the Department of Transport (DoT) intention to provide the Shire of Ashburton (SoA) with a document/plan to assist in the review of development applications in Beadon Creek Boat Harbour.

This interim documentation is only intended for use until such time that a Development Plan can be completed.

The attached Permitted Use Plan and Permitted Use Document outlines what the DoT intends as an allowable use in particular areas within the Boat Harbour Reserve.

I confirm that the DoT will ensure the following:

1. Setbacks

The required setbacks in relation to the development of fixed structures within areas 1 and 5 as shown on the attached Permitted Use Plan are:

- Area 1 - 50m from the existing Tourism zone boundary
- Area 5 - 50m from the existing Tourism zone boundary

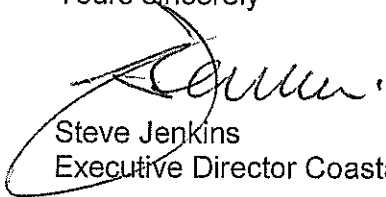
2. Hours of Operation

The hours of operation in the Boat Harbour Reserve will generally only be within the hours of daylight.

However please note this facility area has depth limitations and as such vessels using this facility may need to operate on favourable tides. If this occurs only onshore activities related to the safe berthing of vessels and crew transfers will be allowed.

If you have any queries in relation to this matter please do not hesitate in contacting Mr
Larry Adams on 9435 7579.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Jenkins', written over a circular scribble.

Steve Jenkins
Executive Director Coastal Infrastructure

Onslow – Beadon Creek Permitted Use Document

Area 1

Crew Transfers
Charter Operations
Loading/unloading equipment/supplies to vessels
RO/RO Facilities
Maintenance/repairs of plant
Minor vessel maintenance
Minor engineering and fabrication
Storage/laydown of equipment/supplies
Dry Storage/Cold Storage
Administration Offices
Workshop Buildings
Recreational Boating Facilities
Vessel storage - pens, boat stacker
VMR Building

Area 2

Public Boat Launching Facility

Area 3

Loading/unloading equipment/supplies to vessels
Infrastructure – Seawater extraction activities
Maintenance/repairs of plant
Maintenance of vessels
Engineering and fabrication
Storage/laydown of equipment/supplies
Dry Storage/Cold Storage
Fuel store/dispense
Crew transfers
Charter operations
DoT Office
Administration Offices
Workshop Buildings
Imported bulk rubbish removal

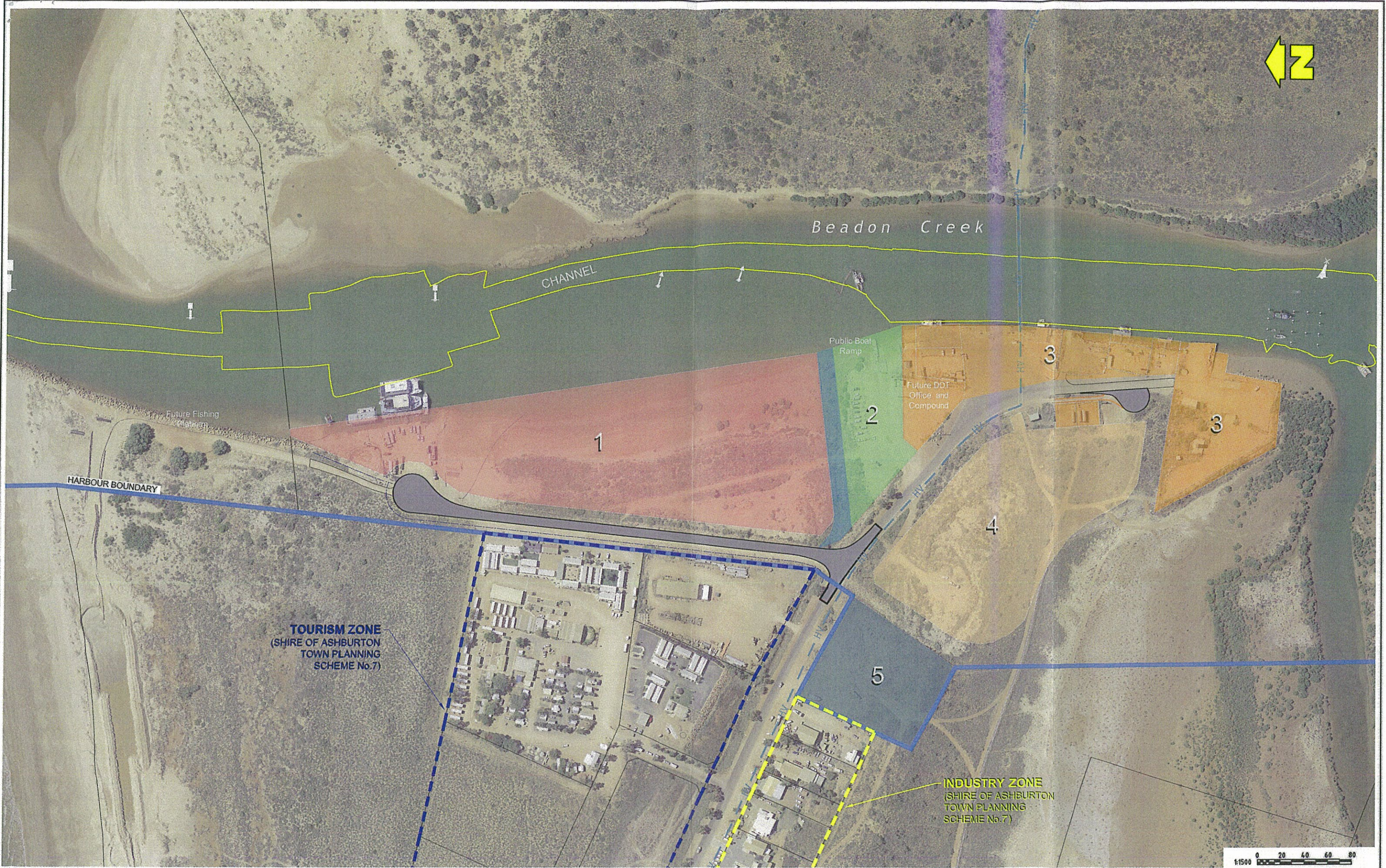
Area 4

Maintenance/repairs of plant
Engineering and fabrication
Storage/laydown of equipment/supplies
Dry Storage/Cold Storage
Maintenance of vessels
Administration Offices
Workshop Buildings
Infrastructure – Desalination Plant

Area 5

Maintenance/repairs of plant
Engineering and fabrication
Storage/laydown of equipment/supplies
Dry Storage/Cold Storage

Maintenance of vessels
Charter operations – commercial dive/tourist dive
Administration Offices
Workshop Buildings



REV#	DATE	AMENDMENT	DIN	DESIGN APPROVAL
B	30.10.13	ISSUED TO SHIRE OF ASHBURTON	BS	
A	22.10.13	ISSUED FOR COMMENT	BS	

ORIG SIZE	N/F&A	FILE NO
A1		

GENERAL NOTES

1. ONSLOW_BEADON_CREEK_JUL_2012_MOSAIC.ECW AERIAL PHOTOGRAPHY BASE
2. THIS DRAWING IS TO READ IN CONJUNCTION WITH DOT'S APPROVED PERMITTED USE DOCUMENT

SCALE: 1:1500 @ A1

UNLESS OTHERWISE STATED DIMENSIONS IN METRES

HORIZ: MAP GRID OF AUSTRALIA BASED ON GDA 94 - ZONE 58

VERT: CHART DATUM (approx LAT) WHICH IS 3.620m BELOW TIDAL BENCHMARK B879 AND 3.505m BELOW TIDAL BENCHMARK B 934 AND 3.699m BELOW DOT 001

BAR MEASURE INDICATES IF SCALES HAVE BEEN VARIED

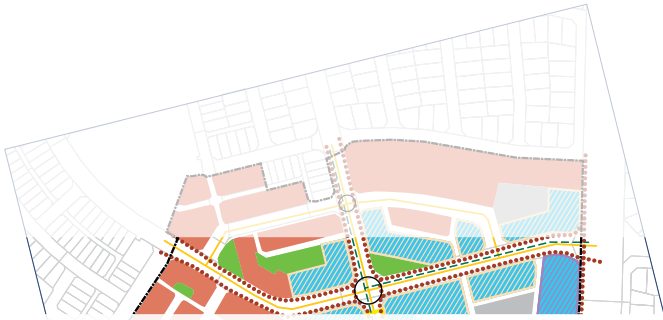
DESIGNED	APPROVED
CHECKED	APPROVED
DRAWN: B. STEPHENS	APPROVED
CHECKED	APPROVED
PROJECT MANAGER: L ADAMS	AUTHORISED
	DIRECTOR MARITIME PLANNING

Department of Transport

**ONSLOW - BEADON CREEK
DEVELOPMENT & INVESTIGATIONS
PERMITTED USE PLAN**

DRAWING NUMBER **0094 - 35 - 01**

REV# **B**



Structure plan preparation guidelines

- Legend**
- 20-30 dwellings per gross hectare
 - mixed use - residential commercial
 - mixed use - industrial commercial
 - mixed use - retail/commercial
 - town square
 - park
 - public open space inc. drainage
 - carpark
 - bus route
 - pathway - pedestrian
 - neighbourhood connector
 - main street
 - existing catwalk
 - structure plan boundary



August 2012



Department of
Planning



Western
Australian
Planning
Commission



Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Published August 2012

website: www.planning.wa.gov.au
email: corporate@planning.wa.gov.au

tel: 08 6551 9000
fax: 08 6551 9001
National Relay Service: 13 36 77
infoline: 1800 626 477

Western Australian Planning Commission owns all
photography in this document unless otherwise
stated.

This document is available in alternative formats on
application to Communication Services.



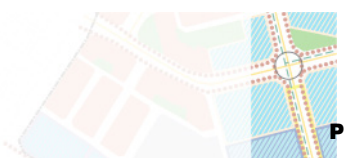


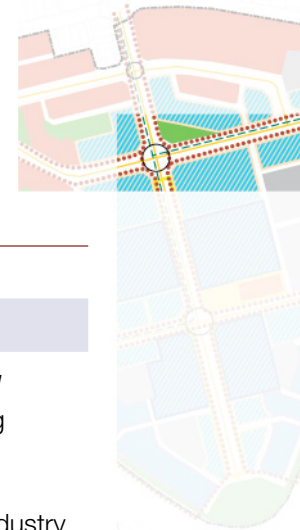
Contents

1. Introduction to the Guidelines	1
1.1 Background	1
1.2 Aim	1
1.3 Objectives	1
1.4 Application	1
2. Structure plans	3
2.1 What is a structure plan?	3
2.2 Statutory and non-statutory structure plans	3
2.3 Key benefits of structure plans	4
2.4 Hierarchy of structure plans	5
2.4.1 Sub-regional structure plan	6
2.4.2 District structure plans	6
2.4.3 Local structure plans	8
2.4.4 Activity centre structure plan	8
2.5 Combined structure plan	11
3 Preparing a structure plan	12
3.1 Format of structure plans	12
3.2 Types of information not to include	13
3.3. Major and minor modifications to an approved structure plan	13
3.3.1 Modification reporting	14
3.4 Executive summary	15
3.5 Pre-lodgement consultation	16
3.6 Structure plan mapping requirements	17
4. Structure plan report	18
4.1 Part One – Statutory section	18
4.2 Part Two – Explanatory section	20
5. Technical appendices	28



Glossary	29
References	31
Appendices	32
Appendix 1: Endorsement page example	32
Appendix 2: Documents reviewed in the preparation of the Guidelines:	33
Appendix 3: Example of Part One template: Statutory section	35
Tables and Figures	
Table 1: Structure plan types	5
Table 2: Table of modifications to Part One and structure plan map	14
Table 3: Structure plan summary table example	15
Table 4: Pre-lodgement consultation	16
Table 5: Technical appendices index	28
Figure 1: Example of a district structure plan	7
Figure 2: Example of a local structure plan	9
Figure 3: Example of an activity centre structure plan	10





1. Introduction to the Guidelines

1.1 Background

The Department of Planning's review of the *Town Planning Regulations 1967* and the *Model Scheme Text* — as part of the State Government's commitment to streamlining the planning approval process and providing consistency in planning requirements across the State — highlighted the need for consistency in structure plans across the State as their use and assessment has become more ad hoc and inconsistent over time. Both government and industry have recognised the need for more guidance and consistency in the preparation and assessment of structure plans.

The Structure Plan Preparation Guidelines (Guidelines) have been prepared by the Department and its consultants and facilitated by a project reference group comprising members from State and local governments, consultants and the land development industry. Existing structure plans and local planning schemes, policies and other documents relevant to the format and content of structure plans were referenced as part of the preparation of these guidelines. A list of these is provided in Appendix 2.

1.2 Aim

The Guidelines document has been prepared to guide landowners and their representatives, decision-making authorities, advisory agencies and local government on the preparation of structure plans.

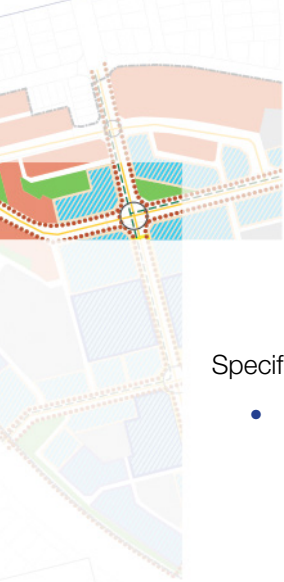
1.3 Objectives

The objectives of the Guidelines are to:

- 1 Standardise the scope, format and content of structure plans;
- 2 Define the statutory and non-statutory elements of structure plans;
- 3 Detail the information required to be provided for each type of structure plan; and
- 4 Encourage pre-lodgement consultation.

1.4 Application

The Western Australian Planning Commission (WAPC) will apply these Guidelines when assessing and determining all new structure plans submitted to the local government on and after the 5 November 2012. The Guidelines set out the scope and purpose of sub-regional structure plans, however they do not specifically address content and format, as these are high level strategic documents prepared by the WAPC in consultation with stakeholders and the form and content will vary depending on their purpose.



Specifically, the Guidelines:

- should be read in conjunction with all relevant planning policy, legislation and standards, including *State Planning Policy 4.2 Activity Centres for Perth and Peel* (August 2010) (SPP 4.2) regarding activity centre structure plans and *Structure Plan – Digital Data and Mapping Standards*, which sets out standards for the submission of digital documents and spatial data, including structure plan maps;
- supersedes the *Guidelines for the Preparation of Local Structure Plans for Urban Release Areas*, June 1992; and where there are any inconsistencies between the Guidelines and the current structure planning provisions within *Liveable Neighbourhoods*, 2007, the Guidelines prevail;
- are not a framework for urban design and do not address issues relevant to urban design. *Liveable Neighbourhoods* should be used to address issues relevant to the urban design of structure plans;
- do not deal with the approval process for structure plans. The proposed *Planning and Development (General Provisions for Local Planning Schemes) Regulations* (the Regulations) will provide a consistent uniform statutory process for the approval and modification of structure plans throughout the State;
- shall be required to comply with, and conform to, the proposed Regulations (as gazetted), and any other relevant legislation or adopted policy of the WAPC; and
- are likely to be reviewed and amended following gazettal of the proposed Regulations and upon finalisation of the review of *Liveable Neighbourhoods*.





2. Structure plans

2.1 What is a structure plan?

For the purpose of these Guidelines, the term ‘structure plan’ replaces all other terms used throughout the planning industry for similar documents, including outline development plans and subdivision guide plans.

A structure plan is a document that incorporates a report, structure plan map, additional technical supporting documents and plans, to provide a framework for the coordinated provision and arrangement of future land use, subdivision and development in new urban areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites) in metropolitan and regional areas. It coordinates the provision of transport networks, public open space (POS), utility and service networks, urban water management, development standards and community and other infrastructure investment and staging programs.

A structure plan is a particularly important planning instrument for land held in fragmented or multiple ownership. It often accompanies a region scheme amendment or local planning scheme amendment proposal in order to illustrate future development and subdivision intentions.

A structure plan must address and incorporate regional strategies, such as *Directions 2031 and Beyond* (August 2010), relevant state planning policies, and any other relevant WAPC policies and guidelines. It must align with the objectives, provisions and requirements of the relevant local planning scheme and consider any local planning policies adopted under the local planning scheme. Structure plans are not used for the built form design of small residential lots (generally below 260m²). Local development plans (previously referred to as detailed area plans) are generally prepared where the land requires more detailed planning as a requirement under the local planning scheme or under an approved structure plan. For more information on local development plans refer to *Liveable Neighbourhoods* and the *Residential Design Codes (R-Codes)*.

2.2 Statutory and non-statutory structure plans

A statutory structure plan is a type of structure plan that is required to be prepared and approved under a local planning scheme for land within a development (or similar) zone or where there is a general head of power provided in the local planning scheme that requires a structure plan to be prepared. It applies zoning, land uses and residential densities to the land. Once endorsed by the WAPC it will have statutory effect. Local structure plans and activity centre structure plans are examples of statutory structure plans.

Non-statutory structure plans such as sub-regional structure plans, and in most instances district structure plans, are strategic in nature and are usually prepared over land that is either not yet zoned for urban land use and development or that requires a guiding framework to ensure coordination in subsequent layers of more detailed planning and development is achieved.

The proposed Regulations will outline the circumstances under which a structure plan is required and the statutory procedures required for its approval, including the transitional provisions for structure plans that are already approved and operational.



2.3 Key benefits of structure plans

- Infrastructure coordination – structure plans identify and secure sites for future infrastructure development, reduce land use conflicts and enable better staging of infrastructure provision to support land development.
- Land supply monitoring – structure plans enable the tracking of prospective amounts and yields (dwellings, employment etc) of land to ensure the future supply and timely release of land for urban development.
- Efficient subdivision and development approvals – structure plans address and resolve broader, more strategic planning issues ahead of detailed planning in respect to subdivision and development, allowing for more efficient assessment and approval processes.
- Review and development of planning policy – use structure plans to measure the effectiveness of planning strategies and policies.
- Guidance – structure plans assist landowners, landowner’s representatives, decision making authorities, advisory agencies and local government to identify the specific issues and actions required to progress the land through the required planning and development processes.



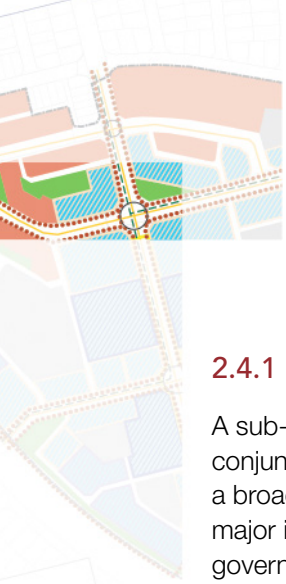
2.4 Hierarchy of structure plans

There are four types of structure plans which combine to form a hierarchy reflecting the context, spatial extent and planning issues relevant to that stage of planning as outlined below:

Table 1: Summary of structure plan types

Type	Sub-regional:	District:	Local:	Activity Centre:
Scope	Highest-level strategic plans, prepared by WAPC	Predominantly strategic plans applying to areas of land generally greater than 300 hectares	Statutory plans applying to areas of land generally 20-300 hectares	Statutory plans for metropolitan, secondary, district or specialised centres
General content (to be shown on a structure plan map)	<ul style="list-style-type: none"> the area covered by the structure plan regional land uses and transport networks, using the relevant land use classifications in regional strategies such as <i>Directions 2031 and Beyond</i> regional strategy existing urban zoned land urban expansion areas investigation areas rural zoned land agricultural priority management areas and zones industrial land tertiary education and high schools sites strategic metropolitan, secondary and specialised centres regional POS and foreshore reserves biodiversity and natural area assets, buffers and linkages hospitals airports regional freight (road and rail) routes and stations regional public transport routes strategic Perth Bicycle Network routes regional drainage infrastructure and facilities regional utilities communication infrastructure basic raw materials and key extraction areas land use buffers other land uses as appropriate to the area and its context 	<ul style="list-style-type: none"> the area covered by the structure plan residential land and residential density targets industrial land rural/rural residential land special rural land use categories priority agricultural zones tertiary and secondary education institutions hospitals activity centres – as per <i>SPP 4.2</i> commercial retail regional and district POS road network – primary distributors, integrator arterials and key neighbourhood connectors rail network and facilities (passenger and freight) primary freight routes district public transport networks district pedestrian and cyclist networks existing and planned utilities and infrastructure sites, buffers and corridors (including land required for water management) land use buffers biodiversity and natural area assets, buffers and linkages basic raw materials and key extraction areas other land uses as appropriate to the area and its context 	<ul style="list-style-type: none"> the area covered by the structure plan residential land (as per local scheme zones) with residential densities and density ranges (as per the <i>R-Codes</i>) industrial land (as per local planning scheme zones) rural land (as per local planning scheme zones) special rural land use categories priority agricultural zones and buffers tertiary education institutions, high schools and primary schools community purpose sites foreshore reserves regional and district POS POS that perform critical secondary functions such as drainage, conservation, ecological linkages (Note: In areas of multiple ownerships all POS may be required to be shown) activity centres and catchment areas as per <i>SPP 4.2</i> commercial retail roads classified as integrator arterials and neighbourhood connector (access roads may also be required to be shown, but only in areas of multiple ownership) local public transport networks and infrastructure major pedestrian and cycling networks land requiring special management (bushfire hazard management) areas requiring local development plans biodiversity and natural area assets, buffers and linkages basic raw materials and key extraction areas land use buffers existing and planned utilities and infrastructure sites, buffers and corridors (including land required for water management and major power transmission line) other land uses as appropriate to the area and its context 	<ul style="list-style-type: none"> the area covered by the activity centre structure plan proposed land use classifications and development including but not limited to: <ul style="list-style-type: none"> retail commercial office residential density home-based business community, civic and cultural roads classified as neighbourhood connector (access roads may also be required to be shown, but only in areas of multiple ownership) major pedestrian and cycling networks local public transport networks and infrastructure including parking facilities for different types of access (e.g. public transport users, park and ride commuters and short stay visitors) transit routes and stops POS biodiversity and natural area assets, buffers and linkages land use buffers areas requiring Local development plans. other land uses as appropriate to the centre and its context <p>For a more comprehensive list of requirements refer to <i>SPP 4.2</i>.</p>

Note: The spatial extent of structure plans is to be used as a guide only. It is not intended to be a rigid and prescriptive definition of the minimum and maximum area over which a structure plan can apply.



2.4.1 Sub-regional structure plan

A sub-regional structure plan is the highest level strategic document prepared by the WAPC in conjunction with local government, relevant stakeholders and government agencies. It provides a broad spatial land use framework for future coordination of medium to long-term land use and major infrastructure development of numerous land holdings often covering more than one local government area.

A sub-regional structure plan enables the timely investigation of potential land use conflict, critical staging and implementation requirements to enable funding and programming of all infrastructure. It is usually the precursor to the zoning and reservation of land under the region scheme, and/or a local planning scheme and establish priorities, future requirements including any studies and investigations and potential planning responses to facilitate and provide a context for the preparation of more detailed district, local and activity centre structure plans.

Sub-regional structure plans are prepared having due regard to, and in the context of, the state planning framework, comprising the State Planning Strategy, relevant regional strategies (for example *Directions 2031 and Beyond*, *Pilbara Planning and Infrastructure Framework*, *Draft Greater Bunbury Strategy*) and relevant WAPC state planning policies. These policy frameworks and strategies set out the overarching principles and desired planning outcomes that need to be addressed in the structure planning process.

Sub-regional structure plans apply land uses and reserve classifications in accordance with, where applicable:

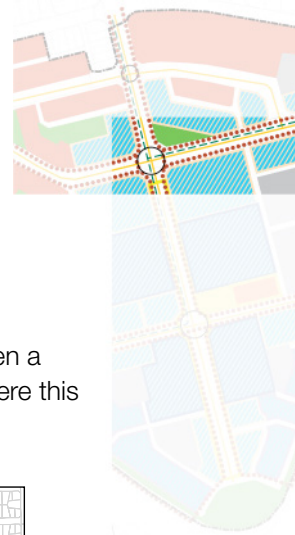
- relevant region scheme land use zones and reserves such as urban, city centre, industrial, parks and recreation reserves, regional roads, public purpose sites;
- *SPP 4.2* hierarchy such as strategic metropolitan centres and specialised centres;
- relevant environmental government agencies strategic assets, such as regional open space, conservation and biodiversity strategies, special control areas for buffers and regional water management requirements;
- relevant infrastructure agencies strategic planning such as education, utility reservations, gas pipeline corridors, road and railway networks; and
- land use classification for future potential urban land such as urban expansion and investigation areas.

2.4.2 District structure plan

A district structure plan is a high-level, predominantly strategic, document that provides guidance on future land use, employment, density targets and the coordination and provision of major infrastructure. This may include the location of high schools, district water management requirements, movement networks, refinement of regional land use boundaries, coordination of regional and district infrastructure provision, location and distribution of regional or district open space, land use buffers, environmental assets and activity centres as per *SPP 4.2*.

The district structure plan indicates future land uses that will require further refinement (following more detailed investigations and design) and provide the basis for subsequent preparation of local structure plans. It may be prepared by local government, landowners, landowner representatives





and government agencies. It can be statutory in nature particularly when it imposes future obligations or requirements for subsequent stages of planning to address. For example, when a district structure plan contains a statutory provision to prepare a local structure plan and where this is required under the relevant local planning scheme.

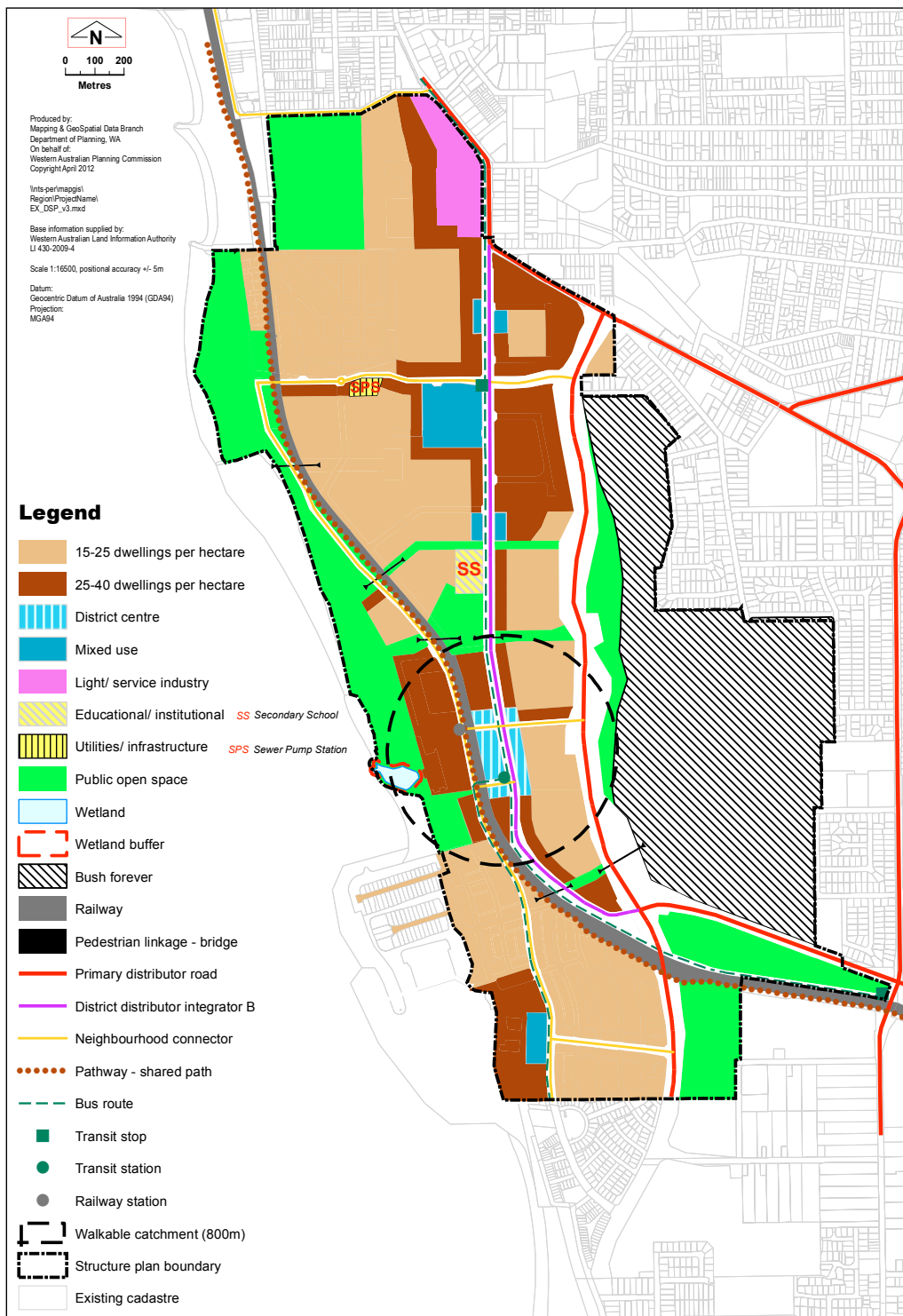
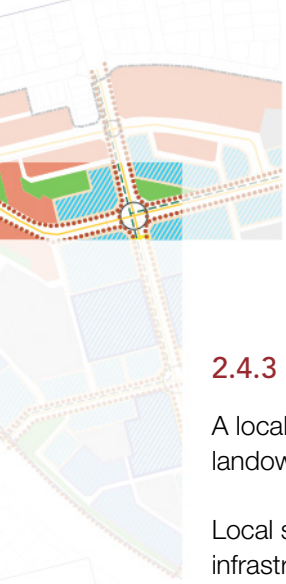


Figure 1: Example of district structure plan



2.4.3 Local structure plan

A local structure plan is a statutory document prepared by local government, a landowner, landowner representative and approved under the provisions of a local planning scheme¹.

Local structure plans coordinate the provision and planning for land use development, infrastructure and facilities on the neighbourhood scale (generally two suburbs or less, three neighbourhoods or less, one primary school catchment) and provide a statutory planning framework to facilitate future subdivision and development.

The local structure plan also identifies all land uses (as provided under the local planning scheme), *R-Codes*, land use buffers, environmental assets and the neighbourhood street network. It may, if it does not conflict with the local planning scheme, impose a classification on the land included in it by reference to reserves, zones or the *R-Codes*. Where the proposed structure plan is approved, the local government is to consider such reserves, zones or *R-Codes* when recommending subdivision and determining development proposals upon land within the local structure plan area.

2.4.4 Activity centre structure plan

An activity centre structure plan is a statutory document required by *SPP 4.2* for strategic metropolitan centres, secondary centres, district and specialised centres, but not for neighbourhood or local centres (refer *SPP 4.2* — Table 2: Activity Centre Hierarchy). It can be prepared by local government, a landowner, landowner's representative or a government agency.

An activity centre structure plan shows an outline of the overall development (including built form) intentions and the coordination, integration and mix of land uses that comprise the activity centre. It sets out more detailed land uses and infrastructure requirements such as community facilities, commercial land use, tourism sites, buffers and environmental assets, residential density, access and built form to inform the development or redevelopment of the centre.

Activity centre structure plans must be consistent with *SPP 4.2*, Model Centre Framework (Appendix 2 of *SPP 4.2*), *Liveable Neighbourhoods*, the *R-Codes* and the relevant local government planning strategy and local planning schemes.

¹ The structure plan approval process, to be included within all local planning schemes throughout the State, will be outlined by the proposed Regulations once finalised.



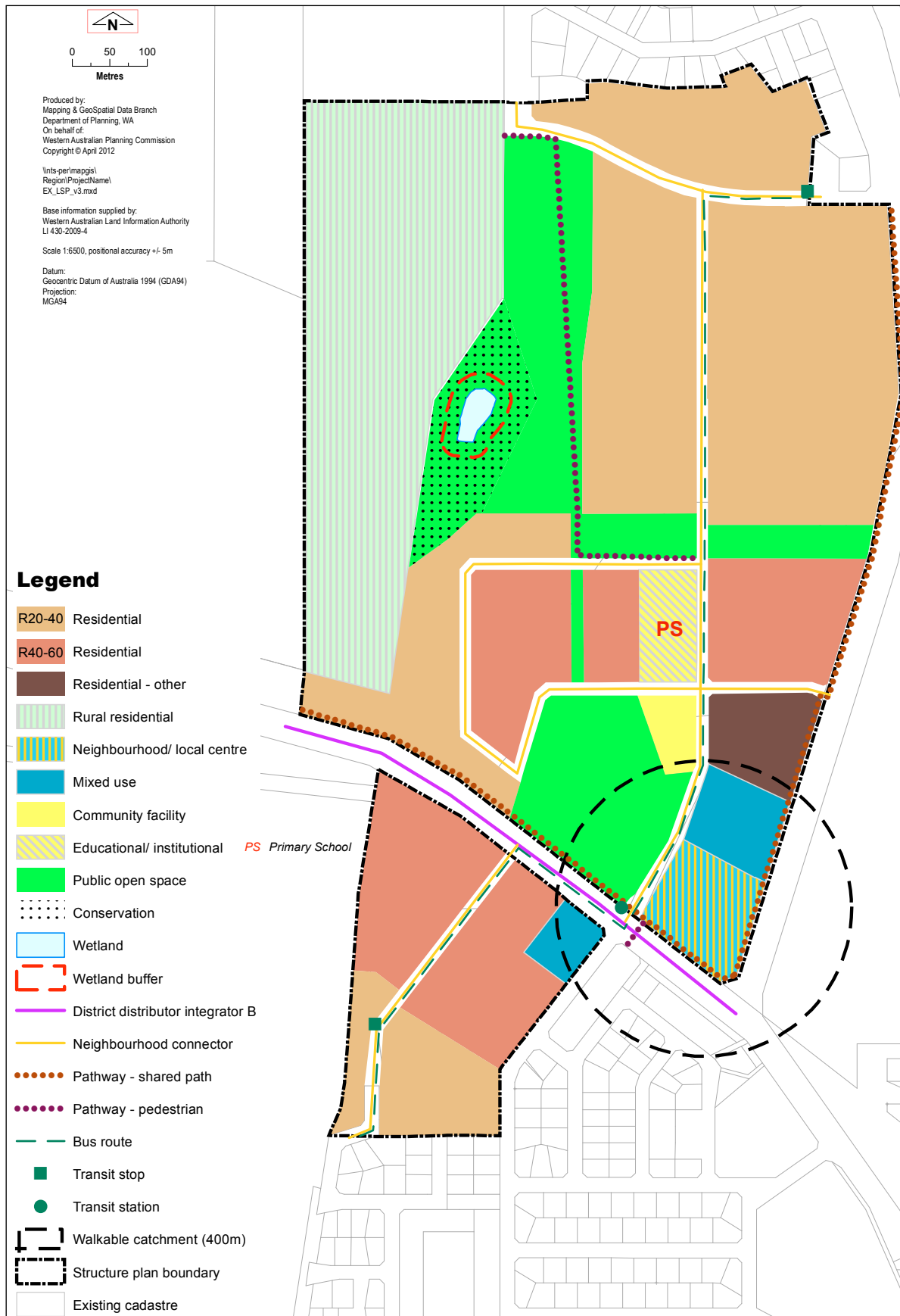


Figure 2: Example of local structure plan

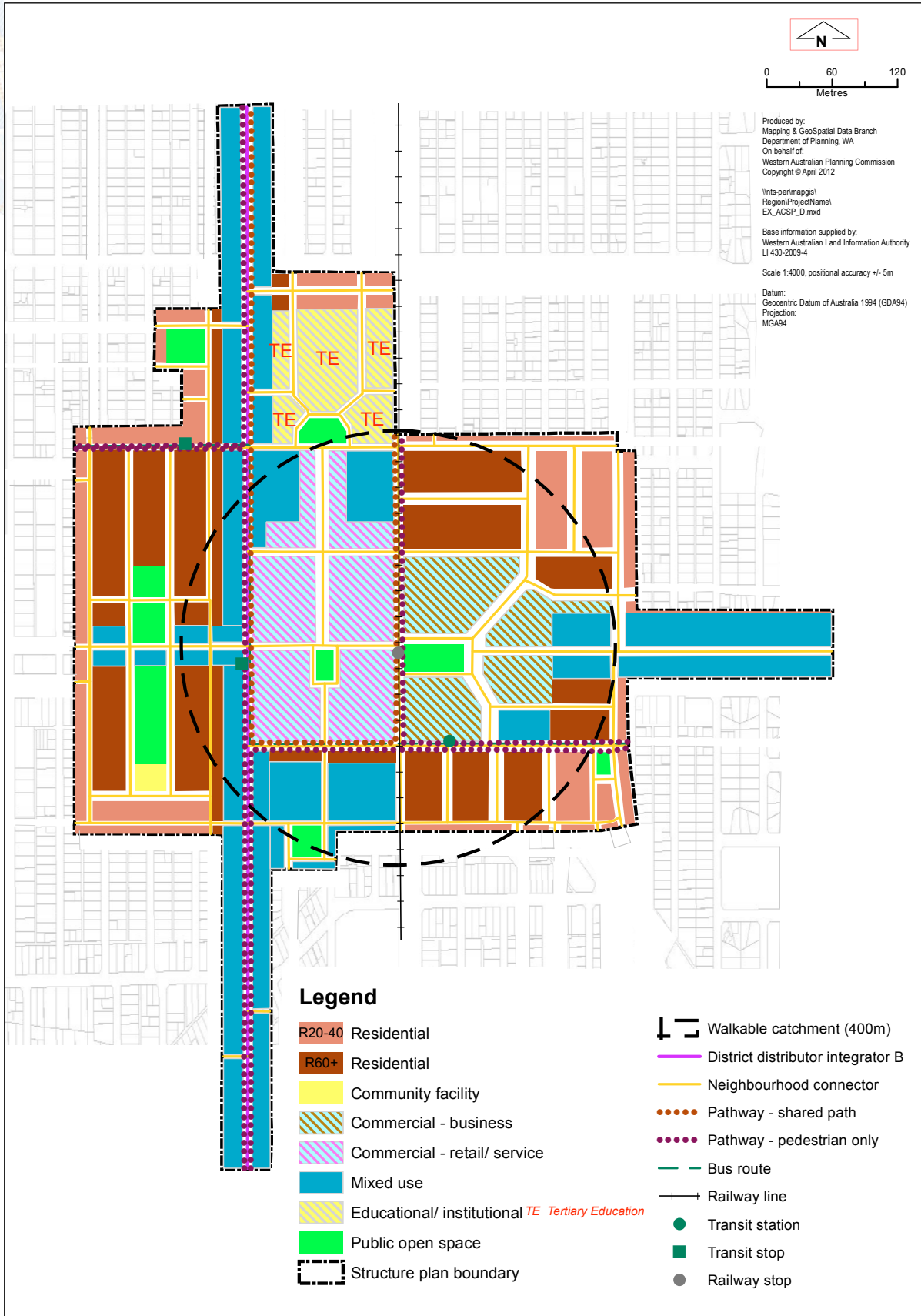
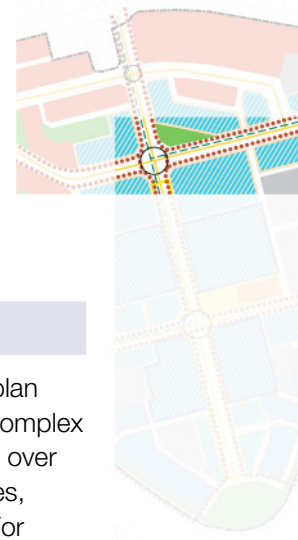


Figure 3: Example of activity centre structure plan





2.5 Combined structure plan

Certain land development will not require all layers of information for each type of structure plan within the hierarchy as outlined. Whilst some sites and land development scenarios will be complex and require the sequential preparation and endorsement of different types of structure plans over them, others may simply warrant the preparation of a combined structure plan. In such cases, flexibility should be allowed provided that proper and orderly planning can still be ensured. For instance, a combined district and local structure plan upon land without significant environmental or land use servicing constraints, is generally appropriate in the following circumstances:

- a greenfield site held in single or limited land ownership;
- several large and cooperatively planned land holdings; or
- rural areas or special rural residential areas.

In areas where fragmented land ownership and/or significant site constraints exist, combining the district and local structure planning processes is generally not appropriate, as the coordination and provision of infrastructure and developer contributions may require more detailed planning, which can only be achieved through sequential types of structure plans in the hierarchy. This may also apply to areas identified in a local planning scheme as requiring a district and/or local structure plan (either by zone or special control area) that may be considered too expansive for a single owner (or small group of landowners) to practically pursue through a single combined structure plan.





3. Preparing a structure plan

A structure plan should provide an appropriate level of information relevant to the site and the level of planning being undertaken. It is to facilitate the refinement of design over time and should not pre-determine subdivision design.

It is important to note that information required for each type of structure plan often overlaps, which can lead to duplication within each structure plan. This is necessary to ensure that each type of structure plan can be viewed as stand alone document. It is acceptable to make reference to a preceding higher level endorsed structure plan to avoid repetition, as and where appropriate.

3.1 Format of a structure plan

A structure plan should comprise of a structure plan report and main structure plan map along with additional plans, maps, technical investigations and studies. The complete structure plan document should be lodged in hard copy and digital format and consists of the following:

Cover page

Endorsement page (refer Appendix 1)

Table of modifications

Executive summary

Table of contents

Part One: Statutory section

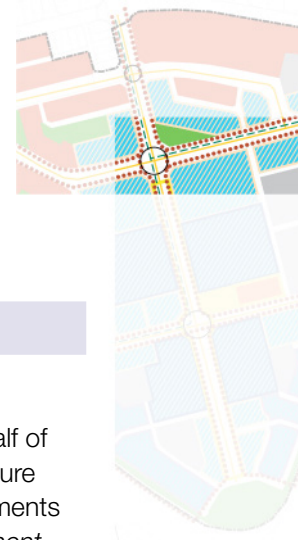
Part Two: Non statutory (explanatory) section

Technical appendices

A structure plan comprises two main parts, being Part One and Part Two. Suggested headings, sub-headings and information provision under each heading are listed in Section 4.

Part One is the statutory (legal) component of the structure plan which contains the statutory structure plan map and outlines the requirements and relevant local planning scheme provisions (including variations) which apply.

Part Two is the non statutory (explanatory) component of the structure plan that contains an explanation of the structure plan, including design methodology, relevance and compliance with all applicable state and local planning frameworks. Part Two also contains all supporting plans and maps.



3.2 Types of information not to include

Information generally not included in a structure plan includes:

- legal agreements that require some form of ‘betterment’, action or payment on behalf of the applicant to the relevant local government as a precursor for it to initiate a structure plan and/or legal agreement which impose unreasonable land development requirements outside the scope of WAPC policy; particularly *State Planning Policy 3.6 - Development Contributions for Infrastructure*;
- marketing information and promotional material; and,
- replication of the clauses and content of existing WAPC policies, local planning policies and schemes.

The following should also not be included in Part One (the statutory component) of a structure plan:

- proposed lot layout, lot levels, road reserve widths or carriageway design, street trees, on street parking or public open space design; and,
- information that has been identified in these Guidelines as appropriate only at future stages of planning (eg. a local development plan).

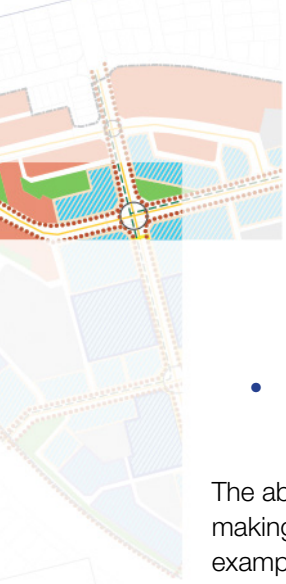
3.3. Major and minor modifications to an approved structure plan

For the purpose of these Guidelines:

- a ‘minor’ modification to an approved structure plan is a change or departure that does not materially alter the intent of the structure plan;
- a ‘major’ modification to an approved structure plan is any change not defined as a minor modification.

A modification designated ‘major’ or ‘minor’ depends on whether the proposed modification adversely impacts upon the amenity of adjoining landowner’s and occupiers, restricts the use and development of adjoining land or impacts upon environmental areas. The following examples are provided which may be considered a minor modification to a structure plan:

- increase in residential density that is within the identified residential banding as per the *R-Codes* (ie. low, medium or high density);
- realignment of neighbourhood connector roads (or below in the road hierarchy) that do not negatively affect the connectivity of the movement network or accessibility to activity areas;
- modifications to public or community land use (district or local) that do not alter the overall provision of and accessibility to the public or community land uses throughout the structure plan area;
- modifications to the size and location of activity centres, high schools, primary schools, public and community purpose sites that do not alter the overall distribution of, or accessibility to, these land uses (note - consultation must be undertaken with the Department of Education if any modification is proposed to high schools or primary schools); and



- any change to major pedestrian and cyclist networks that do not negatively affect connectivity or accessibility to destinations and activity areas.

The above examples of minor modifications to structure plans are provided to assist decision making only, and where a structure plan proposes modifications which do not fall within the above examples, it should not be automatically determined that the proposed modification is major. The WAPC's *Development Control Policy 1.9 - Amendment to region schemes (DC 1.9)*, provides useful guidance in instances where substantiality needs to be determined. The local government should take into account the relevant considerations outlined in *DC 1.9* to determine the substantiality of structure plan modifications, particularly where no other assistance or guidance is available under the local planning scheme or local planning policy.

Local government is required to exercise its judgement on a case by case basis, to determine whether or not a modification to a structure plan constitutes a major or minor modification.

3.3.1 Modifications reporting

Documentation supporting a minor modification to a structure plan should comprise a brief report and plans relevant to that modification that outline the location, area/size and nature/complexity of the modification. Once the modification is approved by the relevant local government, a revised version of the structure plan must be prepared and provided in both hard and digital copies to the local government and the WAPC for endorsement.

Documentation supporting a major modification to a structure plan is required to be more comprehensive. A modified version of Part One and the structure plan map should be lodged with an explanatory and supporting report and any relevant supporting information provided as technical appendices. Once the modification is approved by the relevant local government, a revised version of the structure plan document must be prepared and provided in both hard and digital format to the local government and the WAPC for endorsement.

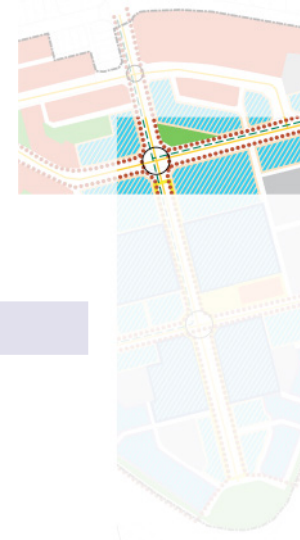
The structure plan report, map, and technical appendices should be referenced by locality name, date and reference number for identification purposes. The originally fully endorsed version of the structure plan must be referenced as 'Modification 0'.

To avoid confusion with subsequent versions of the structure plan, new versions of the document and/or map should be clearly referenced, listed and described in a table of modifications, similar to Table 2 below:

Table 2: Table of modifications to Part One and structure plan map

Modification no.	Description of modification	Date endorsed by council	Date endorsed by WAPC
Modification 1			
Modification 2			





3.4 Executive summary

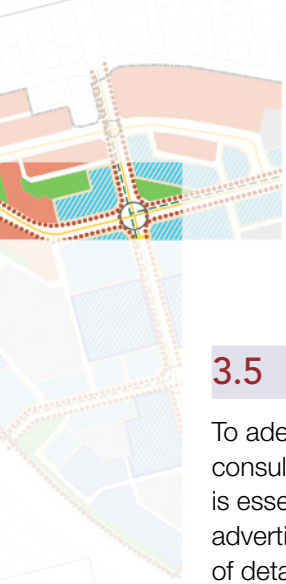
The executive summary of the structure plan should be short and concise. It should outline:

- the location of the structure plan area;
- the land-use and development proposed; and,
- whether the structure plan overlaps, supersedes or consolidates an endorsed structure plan.

A summary table of all key statistics and planning outcomes of the structure plan should be included in the executive summary as illustrated in Table 3. The main purpose for the summary table is to provide a quick reference point to convey the nature and key outcomes of the structure plan to facilitate efficient capture of digital information and for clarity, ease of analysis and tracking. The summary table may also be used to assess compliance with policies and targets set in the State and local planning framework and in any relevant high level structure plan.

Table 3: Structure plan summary table example

Item	Data	Section number referenced within the structure plan report
Total area covered by the structure plan	___ hectares	
Area of each land use proposed:		
– Residential	___ hectares	
– Industrial	___ hectares	
– Commercial	___ hectares	
Estimated lot yield	___ lots	
Estimated number of dwellings	___ dwellings	
Estimated residential site density	___ dwellings per site hectare	
Estimated population	___ people	
Number of high schools	___ high schools	
Number of primary schools	___ primary schools	
Estimated commercial floor space (for activity centres if appropriate)	___ net lettable area	
Employment self sufficiency targets	___ jobs ÷ ___ workers = ___ %	
Estimated number and % of public open space:		
– Regional open space	___ hectares -----%	
– District open space	___ hectares -----%	
Estimated area and number:		
– neighbourhood parks	___ hectares ___ parks	
– local parks	___ hectares ___ parks	
Estimated number and area of natural area and biodiversity assets	___ hectares ___ sites	



3.5 Pre-lodgement consultation

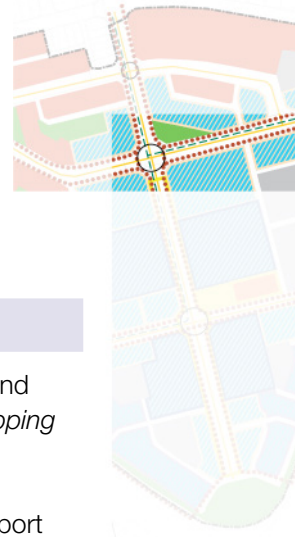
To adequately address both strategic and operational aspects when preparing a structure plan, consultation with relevant stakeholders at the earliest possible stage in the planning process is essential. Consultation is best undertaken prior to preparing a structure plan (in lieu of pre-advertising referral by local government), to clearly define the matters to be addressed and the level of detail required. This will assist to determine the scope of investigations to be undertaken along with the content and format and the required technical documentation.

The details and outcomes of consultation should be recorded in a table and included in the appendix of the structure plan. Table 4 below lists stakeholders likely to have an interest in any structure plan proposal, and shows how consultation can be recorded.

Table 4: Pre-lodgement consultation

Agency	Date of consultation	Method of consultation	Summary of outcome
Land owners within and adjacent to the structure plan area			
Relevant community groups in the area			
Local government			
Department of Planning			
Department of Water			
Department of Environment and Conservation			
Department of Education			
Department of Indigenous Affairs			
Main Roads Western Australia			
Heritage Council			
Department of Transport			
Department of Health			
Public Transport Authority			
Environmental Protection Authority			
Western Power			
Alinta Gas			
Water Corporation			
Telstra			
Non-government school providers			
Department for Community Development			
Department of Sports and Recreation			
Department of Agriculture and Food Western Australia			
Fire and Emergency Services Authority			
Any other relevant government agency as required			



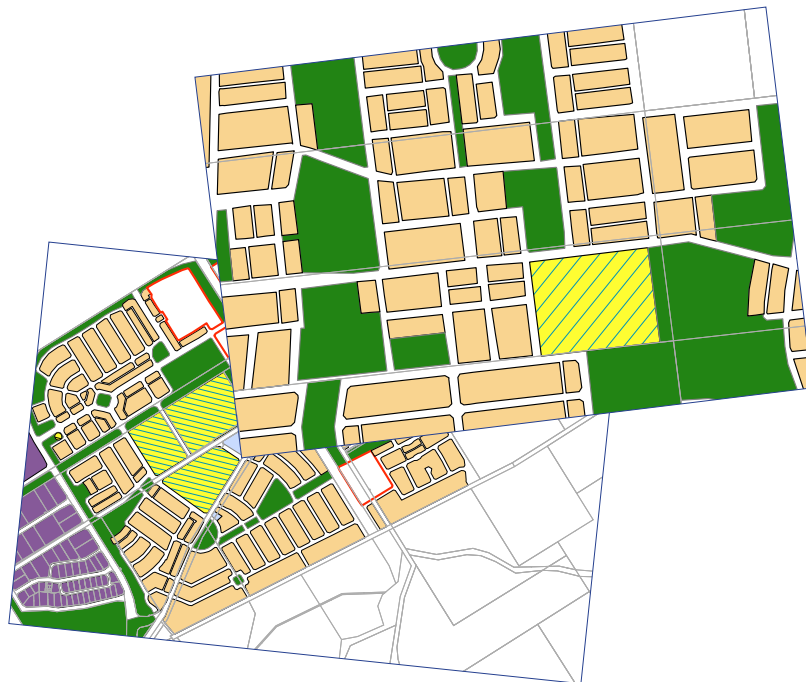


3.6 Structure plan mapping requirements

The structure plan map should be provided as a hard copy within the structure plan report and also in digital format consistent with the Commission's *Structure plan – Digital Data and Mapping Standards*.

For statutory structure plans, the structure plan map should be located in Part One of the report and a copy attached as an appendix. All other relevant maps and plans, as outlined in Section 4 of these Guidelines should be provided in Part Two of the report.

Examples of structure plan maps shown in these guidelines are for guidance purposes only. Annotations should not be placed on a structure plan map. This is to ensure that the map remains clear and the relevant planning data is in an appropriate format that will allow the data to be efficiently captured and collated.





4. Structure plan report

The list of information requirements outlined in the following sections for district, local and activity centre structure plans, is provided as a guide and applied as appropriate and relevant to the particular site and circumstances. The information requirements listed may not always be relevant and additional information may be necessary.

4.1 Part One – Statutory section

Part One is only applicable to statutory structure plans, being local and activity centre structure plans (and in some cases combined structure plans and district structure plans). Part One outlines all provisions and standards which have statutory effect under the relevant local and region planning scheme(s) and must align with local planning scheme and relevant WAPC policy requirements.

Part One should not include any explanations, discussions, descriptions, supportive information, design principles and development visions. If objectives are included, they should be relevant, clear, concise, and appropriate to the level of planning and design being undertaken.

An example template is provided in Appendix 3 which can be used for Part One of the structure plan report.

Part One should use the following headings:

1. Structure plan area

- Describe the area of land covered by the structure plan as delineated on the structure plan map.

2. Structure plan content

- Outline that the structure plan comprises:
 - Part One – Statutory section
 - Part Two – Non-statutory (Explanatory) information
 - Appendices – Technical reports, plans, maps and supporting documents.
- Clearly state that Part One includes only the structure plan map and statutory planning provisions and requirements.
- Clearly state that Part Two of the structure plan is used as a reference guide to interpret and justify the implementation of Part One.

3. Interpretation and Scheme relationship

- Outline that the terms used in the structure plan have the respective meanings given to them in the relevant local planning scheme, or where not defined in the local planning scheme, as set out in the structure plan.
- Outline the relationship between the statutory provisions, standards and requirements of the structure plan and the local planning scheme, including reference to local planning scheme clauses.
- Prior to the gazettal of the proposed regulations, clearly state whether the structure plan or the local planning scheme prevails in the case of any inconsistency and/or reference the relevant clause of the local planning scheme.



4. Operation

- The date the structure plan comes into effect is the date the structure plan is granted final approval and endorsed by the local government pursuant to the local planning scheme and granted approval and endorsed by the WAPC.
- Outline the roles and responsibilities of the proponent, local government and the WAPC to finalise, approve and endorse the structure plan (including any future modifications).

5. Land use and subdivision requirements

- Outline requirements including land use, zones and reserves applicable within the structure plan area.
- Outline that the use class permissibility for each zone within the structure plan is outlined within the local planning scheme.
- Where land use is proposed and is not prescribed in the local planning scheme, provide a definition, allocate permissibility (as per the local planning scheme) and outline the applicable development standards.
- List and show the area of all regional open spaces, foreshore reserves; and public open space that are co-located with a school or have a shared use, community purpose sites and/or public open space that will serve a significant conservation and or water management function.
- Demonstrate that the provision of public open space being provided is in accordance with *Liveable Neighbourhoods*.

Note: The level of fragmented landownership and any required water management strategies will dictate the detail required.

- Outline the residential density codes or range of codes on the structure plan map and achievement of residential density targets applied under higher level plans and strategies such as *Directions 2031* and the sub-regional structure plan.
- Outline the need for a residential code plan including locational criteria to be prepared where a range of residential codes are proposed and approved at the time of subdivision.

6. Development requirements

- Outline all proposed variations to the 'Deemed to comply' criteria under the *R-Codes*.
- Describe and identify on the map (if known) where a local development plan(s) is required.
- Identify the issues and main principles to be addressed in the local development plan(s).

7. Other requirements

- Make reference to relevant funding arrangements for the provision of standard and community infrastructure in the structure plan area in accordance with the local planning scheme.
- Identify all additional outstanding studies, investigations and information and when it is required to be completed.



4.2 Part Two – Explanatory section

The following list of information requirements is to be applied to district, local and activity centre structure plans, unless otherwise stated. The information requirements will vary depending on the scale and scope of the structure plan proposed and should be applied as appropriate and relevant to the particular site and circumstances. The information required within Part Two of the report may be accompanied with concept plans, maps and other visual representation in support of the structure plan. However, they should not pre-determine subdivision design, particularly lot configuration.

Further guidance on the detail and information in Part Two for activity centre structure plan is provided in *SPP 4.2*, (refer to section 6.4, Table 7 and the model centres framework in Appendix 2 of *SPP 4.2*).

For statutory structure plans, Part Two serves as a explanatory guide to explain and reference the implementation of the statutory provisions outlined in Part One.

Part Two of a structure plan should include the following:

1. Planning background

1.1 Introduction and purpose

- The objectives of the structure plan and what it is trying to achieve.

1.2 Land description

1.2.1 Location

- Describe the location of the structure plan site.
- Include a location plan showing location of the structure plan site in relation to the area and region.

1.2.2 Area and land use

- State the area covered by the structure plan in hectares and the current land use(s).

1.2.3 Legal description and ownership

- Provide a copy of the certificate(s) of title identifying owners of the site.
- Provide a separate plan to show existing cadastre and land ownership only.

1.3 Planning framework

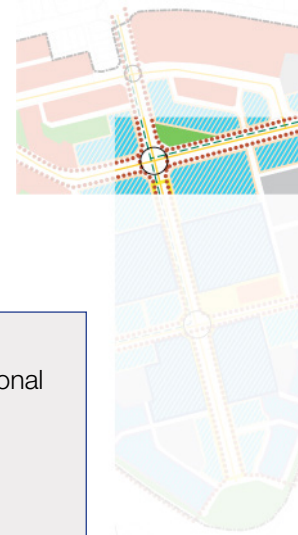
1.3.1 Zoning and reservations

- Identify the current zoning of the site and land reservations (region scheme and local planning scheme).
- Identify any existing or proposed improvement plan(s).

1.3.2 Regional and sub-regional structure plan

- Identify any urban expansion areas/investigation areas.
- Provide a brief statement of compliance with or variation to the relevant higher order structure plan(s).





1.3.3 Planning strategies

- Provide a brief statement of compliance with or variation to the relevant regional and local planning strategy.

1.3.4 Policies

- Outline all relevant government policies and provide a brief statement of compliance or the basis for departure. Do not summarise or repeat policy requirements.

1.3.5 Other approvals and decisions

- Provide details of all relevant prior approvals and decisions relating to the land, particularly region and local scheme amendments and their requirements.
- Acknowledge any environmental issues and conditions under previous approvals and outline how these have been or will be addressed.

2. Site conditions and constraints

This section should include an analysis of the context and constraints, depicted in a plan(s) highlighting surrounding land use and existing and potential impacts and, where appropriate, an indication of how the structure plan is to be integrated into the surrounding area. This section should consider the following:

2.1 Biodiversity and natural area assets

- Identify areas, type and condition of native vegetation present within the site.
- Identify natural area and biodiversity assets and the significance of these, including existing and currently proposed conservation areas (including 'Bush Forever' policies, Threatened Ecological Communities (TEC), vegetation, fauna, fauna habitat, wetlands and rivers).
- Identify the tenure of land containing native vegetation and natural areas.
- Identify existing and proposed constraints on the site and on adjoining land, including buffers and level of retention of biodiversity and natural area assets.
- Include an aerial photograph showing the location and extent of biodiversity and natural area assets.
- Include a structure plan overlay showing the proposed structure plan over the biodiversity and natural area assets.
- Include an environmental assessment and management strategy prepared by a qualified environmental consultant.
- Discuss how the identified biodiversity and natural area assets have been addressed by the structure plan and include relevant environmental studies, analyses and management measures and include as a technical appendix.

2.2 Landform and soils

- Describe the landform and identify any major topographic features and how they will be addressed.
- Identify soil types and confirm land capability for proposed development or, if problematic, how land capability issues shall be mitigated and managed. Do not describe soil types.



- Provide all relevant geotechnical information and relevant outcomes impacting upon the structure plan area.
- Identify and discuss the management of areas of high, medium and low acid sulphate soil risk and make reference to WAPC's *Acid Sulphate Soils Planning Guidelines*, September 2010.

2.3 Groundwater and surface water

- Describe the surface water and groundwater conditions of both the site and adjoining land.
- Identify any major hydro-geological conditions and Groundwater Protection Areas of both the site and adjoining land.
- Identify all wetlands and waterways including associated floodways, buffers and reserves of both the site and adjoining land.
- Discuss how any identified or potential water issues are to be addressed and managed, including the requirements for sustainable water supply and existing/new bore licenses.

2.4 Bushfire hazard

- Address bush fire hazard risk and assessment in accordance with the WAPC's *Planning for Bushfire Protection Guidelines* (May 2010) and outline compliance and mitigation measures.
- Identify the likely impacts of bushfire risk management activities.

2.5 Heritage

- Identify and address any significant Aboriginal Heritage or Historic Heritage features and delineate these on an aerial photograph.

For local structure plans and activity centre structure plans:

- An ethnographic, aboriginal heritage report and heritage impact statement should be included as a technical appendix, if relevant.

2.6 Coast and foreshores

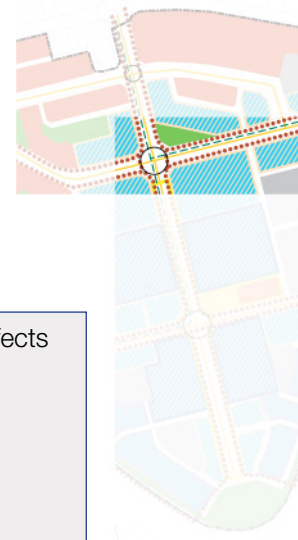
- If relevant, identify any coastal processes, foreshore reserves and setbacks.

2.7 Context and other land use constraints

In addition to the constraints summarised above, the following should be considered and incorporated into a context and constraints plan(s):

- Existing and future transport routes.
- Existing and planned utilities and infrastructure sites, buffers and corridors (including land required for water management).
- Major services and infrastructure, including drainage channels and drainage infrastructure.
- Existing and planned activity centres.
- Priority basic raw materials and key extraction areas.
- Priority agricultural areas and existing rural area and buffers.





- Climate change impact, including forecasts of sea level rise and flooding, effects on resources and location of all hazard areas.
- Regional and district open space and community infrastructure.
- Any land use buffers affecting the site.
- Other adjacent uses and impacts such as aircraft noise, transport noise, vibration, quarries, mining tenements/leases, presence of unexploded ordinances, kennel areas, mosquitoes, market gardens, poultry farms, intensive agricultural industries, industrial activities, powerlines corridors, gas pipelines, transit corridors, utility corridors, contaminated sites, fire hazards and telecommunications infrastructure.

3. Land use and subdivision requirements

3.1 Land use

- Include the structure plan map in this section.
- Provide a brief explanation and justification of proposed land uses and integration with surrounding land use.
- Reference to the summary table (refer page 15, Section 3.4 – Executive Summary of this document).

3.2 Open space

- Include an open space plan indicating location and size of proposed POS in accordance with *Liveable Neighbourhoods* and highlight open spaces that will have a significant conservation and/or water management function.
- Describe and justify size, distribution, form and function(s) of proposed POS and accessibility of each open space area, including open spaces which will have a shared use or be co-located with a school, and open spaces which will have a major conservation and or drainage function in terms of area of land required.
- Provide a POS schedule demonstrating the provision of POS as outlined in Table 11 of *Liveable Neighbourhoods*. In accordance with State and local government policy, not all nominated POS will be granted credit as such for the purposes of the calculation of the provision of POS.
- Discuss management arrangements and responsibilities for the proposed open spaces.

3.3 Residential

- Discuss how the structure plan relates to the *R-Codes*.
- Discuss how the structure plan responds to relevant residential density and infill targets that have been set by higher level plans and adopted strategies such as a regional/sub-regional planning strategies.
- Where density ranges are proposed, outline the criteria for determining density, such as density code plans to be prepared at the time of subdivision.
- Discuss intentions regarding lot sizes, lot mix, housing products and choice and lot yield estimates. Detailed lot layout, design or levels should not be shown.



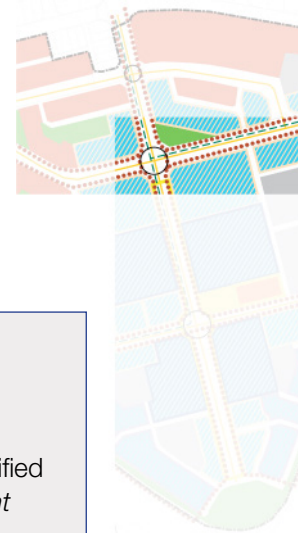
- Describe what the views, outlook and lot orientation will be (based on the proposed street block pattern) and discuss implications and compliance to guidance contained in *Liveable Neighbourhoods* and current industry best practice.

Note: any proposed variations to the *R-Codes* that apply to the structure plan area, and/or to specific areas within the structure plan area should be consistent with any relevant local planning policies and may require a local development plan, as a condition of subdivision approval.

3.4 Movement networks

- Describe and justify the road network and hierarchy for all roads classified as neighbourhood connectors and arterials (**district structure plans**); and
- Neighbourhood connectors and above, except in areas of multiple ownership, where access roads may need to be shown - (**local and activity centre structure plans**).
- Describe any existing roads and/or intersections required to be upgraded as a result of the future subdivision/development and who is responsible for the works.
- Assess road network capacity for peak demand.
- Discuss level of permeability and accessibility provided by the road network.
- Provide estimates of traffic volumes on proposed neighbourhood connectors and above.
- Provide indicative road cross-sections for each road type, showing carriageway, median and verge widths and accommodation of service infrastructure and street trees.
- Briefly describe and justify the proposed public transport network – regional, district and local, including any proposed railway stations, park and ride facilities and requirements, and how access will be achieved.
- Identify intersection controls and any traffic management issues and discuss the resolution of these issues.
- Identify the location and approximate size of large scale car parking facilities and describe what type of parking facility (eg. public transport users, park and ride commuters and short stay visitors).
- Describe the proposed major pedestrian and cyclist network and links with the strategic cycle network.
- Identify any designated freight routes.
- Include a movement networks plan showing estimated traffic volumes, areas requiring traffic management solutions, public transport networks and pedestrian and cyclist networks.
- To support this section, a local traffic and transport management strategy (or transport impact assessment) should be prepared by a qualified transport consultant and included as a technical appendix.
- Refer to WAPC's *Transport Assessment Guidelines for Development* when preparing a structure plan.





3.5 Water management

- Provide a concise summary of any approved relevant district or local water management strategy and its approval status.
- A district or local water management strategy should be prepared by a qualified consultant in accordance with the WAPC's *Better Urban Water Management* (2008) and included as a technical appendix.
- In the absence of a district water management strategy to guide the preparation of a local water management strategy, urban water management shall follow industry best practice.
- Identify the proposed drainage network and associated infrastructure requirements.

3.6 Education facilities

- Describe and justify the catchments, size and distribution of proposed tertiary, secondary and primary education facilities (government and non-government).
- The distribution of primary schools is only indicative in district structure plans and only requires a brief explanation of their potential spatial distribution.

3.7 Activity centres and employment

- Describe and justify proposed activity centres and determine the requirement for an activity centre structure plan to be prepared in accordance with *SPP 4.2*.
- Indicate the location and general spatial extent of activity centres, consistent with the activity centre hierarchy in *SPP 4.2*.
- Provide an indication of land uses/classifications and an estimate of commercial floor space. Refer to *SPP 4.2* and briefly describe and justify the indicated location and distribution.
- Discuss employment provision within the structure plan and outline how employment self sufficiency targets specified within the sub- regional structure plans and employment requirements outlined in the relevant local planning strategy can be facilitated.
- Preparation of, an economic, retail and employment strategy and retail needs assessment prepared by a qualified consultant and a copy included in the technical appendix.
- Reference should be made to any local planning strategy relating to community services and facilities strategy and provide a brief statement of compliance or basis for and nature of variation proposed.
- **For local and activity centre structure plans only** - refer to the need for a local development plan and/or development application for all proposed neighbourhood and local centres.

3.8 Infrastructure coordination, servicing and staging

- If applicable, provide a list and plan of common infrastructure and service items that are necessary for the implementation of the structure plan and/or are prerequisites for subsequent stages of planning.



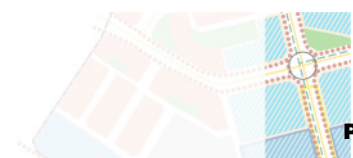
- Discuss the infrastructure and service provisions to the structure plan area and how items are to be funded and implemented.
- Discuss the likely timing and staging (short 0-5yrs, medium 5-10yrs, long term 10+yrs) of the provision of common infrastructure and service items.
- Discuss the staging of subdivision and development, proposed by the structure plan.
- An infrastructure and servicing strategy should be prepared by a qualified engineering consultant and included in the appendix to support this section. The level of detail provided by the strategy should be appropriate to the level of structure planning being undertaken.

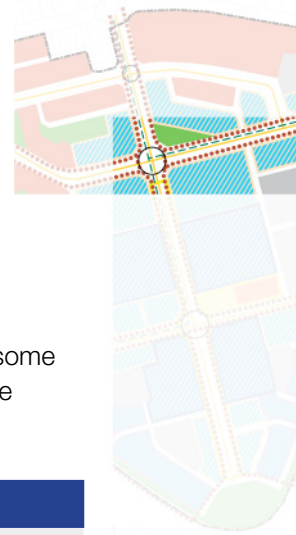
3.9 Developer contribution arrangements

- Make reference to intended financial arrangements for a developer contribution plan to be prepared, for the provision of infrastructure in the structure plan area. This may include the requirement for a separate development contribution plan to be incorporated in the local planning scheme pursuant to *SPP 3.6 – Developer Contributions for Infrastructure*.
- **For local and activity centre structure plans only** - include an indicative list of potential items and areas to be included in a development contribution plan, noting that the final decision on determining an amendment to a local planning scheme to introduce the development contribution plan rests with the Minister for Planning.

3.10 Other requirements

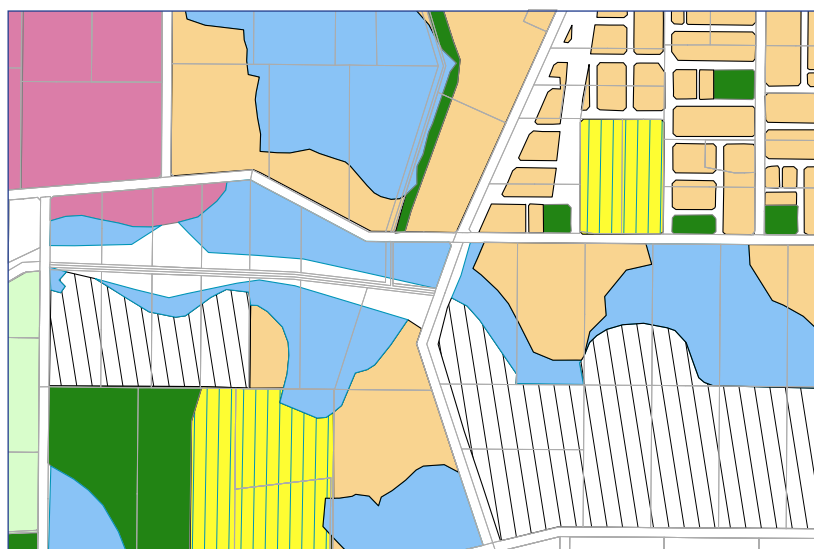
- Outline the tasks including ongoing management arrangements and responsibilities to be completed for progress to the next planning stage.
- Nominate planning precincts, activity centres, corridors and local development plan areas.





The following list outlines the plans that should generally be included within Part Two of the structure plan. Not all plans may be necessary or relevant to an individual structure plan. In some cases, additional plans may be necessary to explain the design methodology and/or facilitate proper assessment of the structure plan.

Plans to be included in Part Two of a structure plan
Location plan
Aerial photograph
Structure plan overlay
Density code plan
Context and constraints plan(s)
Environmental/conservation assets plan
Non-statutory structure plan map
Movement networks plan/Ped-shed analysis
Infrastructure/servicing plan
Open space plan
Activity centres plan (if applicable)





5. Technical appendices

All technical and other documents prepared to support the structure plan should be included in the technical appendices.

The following list outlines the technical documents that generally are provided in support of a structure plan. In some cases, additional appendices for site specific constraints and hazards such as bush fire protection, drinking water source protection and buffer requirements may also be necessary to allow for full and proper assessment of the structure plan.

Appendices
Environmental assessment and management strategy
Local biodiversity strategy
Ethnographic and Aboriginal heritage report (for local and activity centre structure plans)
District or local traffic and transport management strategy
District or local water management strategy
District or local economic, retail and employment strategy
District or local community development strategy
District or local infrastructure and servicing strategy

A technical appendices index should list all documents in a table (refer to Table 5) and provide information on:

- the nature of the document (ie. whether it was subject to a separate formal approval process or a supporting document only);
- the agency who assessed the document; and
- the approval status of the technical documents (including any recommendations and resultant modifications, required by the referral/approval agency).

Table 5: Technical appendices index

Appendix no.	Document title	Nature of document	Referral/approval agency	Summary of document modifications
1				
2				

Community purpose site means an area of land more than 2,000m² to accommodate community land uses such as community centres, meeting halls, libraries and kindergartens. Community purpose sites may form part of the public open space contribution.

Community infrastructure means the structures and facilities that help communities and neighbourhoods to function effectively, including: sporting and recreational facilities, community centres, child care and after school, centres, libraries and cultural facilities; and such other services and facilities for which development contributions may reasonably be requested. (Refer to *State Planning Policy 3.6: Development Contributions for Infrastructure*).

District open space means an area of public open space, generally between 2.5 to 7 hectares, which will accommodate a combination of informal play areas, formal playing fields and hard surfaces for organised sports.

Foreshore reserve means land abutting a river, creek, lake, estuary or coast that has been identified as necessary for conservation, environmental protection and/or recreation purposes.

Integrator arterials or arterial roads means a route that has frequent connections to local streets and development frontages along its length. The higher order integrator arterial route typically has service roads with on-street parking for mixed use developments. Direct vehicle access is limited where there are no service roads. For lower order integrator arterial roads, one clear lane for each direction with on-street parking is common. Indicative traffic capacity is between 20,000 to 35,000 vehicles per day. (Refer to *Liveable Neighbourhoods: Element 2 – Movement Network*).

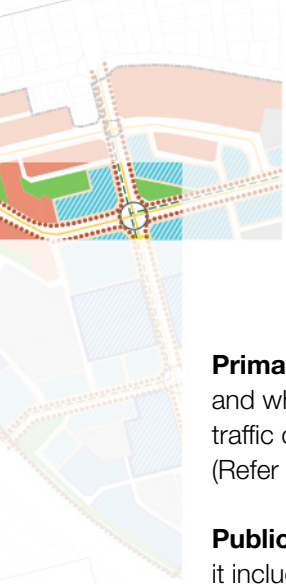
Investigation area means an area identified in a strategic plan that presents development and growth opportunities, however requires further investigations to resolve identified constraints including infrastructure servicing.

Key neighbourhood connector means a local street that provides the lower order sub arterial network, servicing and linking neighbourhoods and towns. They spread local traffic loads, act as a bus route, have a predominantly residential frontage, have frequent connection points to local streets and are typically traffic-calmed to limit noise and facilitate pedestrian use. (Refer to *Liveable Neighbourhoods: Element 2 – Movement Network*).

Local park means an area of public open space, generally less than 3,000m², designed and located for local children's play, rest places, pedestrian connectivity and creation of a local sense of place. (Refer to *Liveable Neighbourhoods: Element 4 – Public Parkland*).

Major pedestrian and cyclist network means the network that is necessary for pedestrian and cyclist connectivity throughout an area, other adjacent areas and key destinations (such as schools, activity centres, public transport nodes, regional open space, public open space and employment nodes).

Neighbourhood park means an area of public open space, generally between 3,000 to 5,000m² or larger, located and designed for informal active recreation and play, and passive recreation. (Refer to *Liveable Neighbourhoods: Element 4 – Public Parkland*).



Primary distributors means those arterial routes that are highly connective, with service roads and wherever possible, limited intersections. They are often signal controlled. Indicative maximum traffic capacity is 35,000 vehicles per day for four lanes and 50,000 vehicles per day for six lanes. (Refer to *Liveable Neighbourhoods: Element 2 – Movement Network*).

Public open space means land used or intended for use for recreational purposes by the public; it includes district, neighbourhood and local open spaces and parks, but excludes regional open space or foreshore reserves. (Refer to *Liveable Neighbourhoods: Element 4 – Public Parkland*).

Regional open space means land defined under a region scheme, regional structure plan or sub-regional structure plan as a parks and recreation reserve or as regional open space reserve, to accommodate active and passive recreation such as major playing fields and/or regional conservation and environmental features.

Urban expansion area means an area identified in a strategic plan that presents development and growth opportunities and complies with the State planning framework, can provide potential essential infrastructure, and can be de-constrained within a known timeframe.





References

Acid Sulphate Soils Planning Guidelines, Department for Planning and Infrastructure, December 2008

Better Urban Water Management, Department for Planning and Infrastructure, and Department of Water, October 2008

Directions 2031 and Beyond, Western Australian Planning Commission, August 2010

Liveable Neighbourhoods Edition 3, Department for Planning and Infrastructure, October 2007

Planning for Bushfire Protection Guidelines – Edition 2, Department of Planning, May 2010

State Planning Policy 3.1 Residential Design Codes, Western Australian Planning Commission, April 2010

State Planning Policy 3.6 Development Contributions for Infrastructure, Western Australian Planning Commission, November 2009

State Planning Policy 4.2 Activity Centres for Perth and Peel, Western Australian Planning Commission, August 2010

Structure Plan – Digital Data and Mapping Standards, Department of Planning, July 2012

A full list of State planning policies, guidelines and manuals is available online at www.planning.wa.gov.au



Appendices

Appendix 1: Endorsement page example

**CERTIFIED THAT THIS STRUCTURE PLAN
WAS ADOPTED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON**

..... Date

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

And by
RESOLUTION OF THE COUNCIL OF THE CITY/SHIRE/TOWN OF X ON

..... Date

And
PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE
PRESENCE OF:

.....

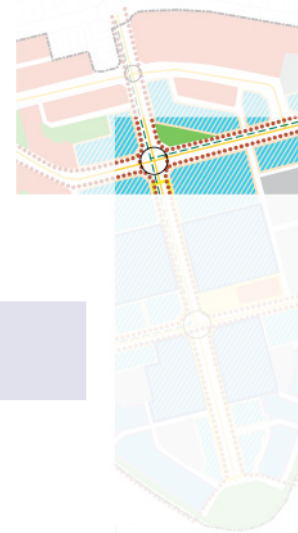
Mayor/President, City/Shire/Town of X

.....

Chief Executive Officer, City/Shire/Town of X

..... Date

This Structure Plan is prepared under the provisions of the
City/Shire/Town of X Local Planning Scheme



Appendix 2: Documents reviewed in the preparation of the Guidelines:

State government

- *Liveable Neighbourhoods, October 2007*
- *Guidelines for the Preparation of Local Structure Plans for Urban Release Areas, June 1992*
- *Better Urban Water Management, October 2008*
- *Planning Bulletin No.92 – Urban Water Management*
- *Multi Unit Housing Code Explanatory Guidelines, November 2009*
- *State Planning Policy 4.2: Activity Centres for Perth and Peel, August 2010*
- *Acid Sulphate Soils Guidelines, January 2009*
- *Planning for Bushfire Protection, December 2001.*

Local government

City of Wanneroo

- *District Planning Scheme No. 2*
- *Information Sheet – Amendments to Structure Plans*
- *Local Planning Policy 4.2: Structure Planning.*

City of Cockburn

- *Town Planning Scheme No. 3.*

Shire of Murray

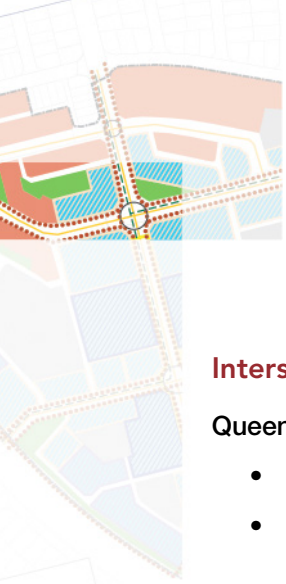
- *Town Planning Scheme No. 4.*

City of Swan

- *Local Planning Scheme No. 17*
- *Local Planning Policy POL-C-4.3 Preparation and Assessment of Structure Plans.*

City of Rockingham

- *Practice Notes and Planning Procedure 1.6 Preparation and Assessment of Structure Plans.*



Interstate

Queensland

- *Coomera Town Centre Structure Plan (January 2009)*, Gold Coast City Council
- *South East Queensland Regional Plan; Implementation Guidelines No. 4 – Structure Plans*, Queensland Department of Infrastructure and Planning
- *South East Queensland Regional Plan 2009–2031*, Department of Infrastructure and Planning
- *Sustainable Planning Act 2009*, Queensland State Government.

New South Wales

- *The Growth Centres*, NSW Department of Planning
- *Local Structure Plan*, Maitland City Council
- *Development Code*, NSW Department of Planning (formerly Growth Centres Commission)
- *Metropolitan Strategy*, NSW Department of Planning.

Victoria

- *Burwood Heights Activity Centre Structure Plan*, City of Whitehorse, Victoria
- *Activity Centre Design Guidelines*, Victoria Department of Sustainability and Environment
- *Melbourne 2030: a Planning Update*, Victorian Government
- *Precinct Structure Planning Guidelines*, Victoria Growth Centres Authority
- *Structure Planning for Activity Centres*, Victoria Department of Planning and Community Development.

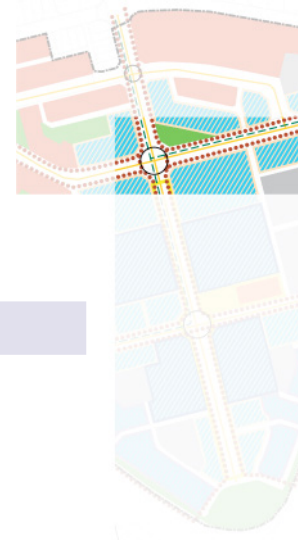
South Australia

- *Draft Port Augusta Structure Plan*
- *Planning Strategy for Metropolitan Adelaide*, Government of SA
- *Development Plans and Development Plan Amendments*, Planning SA.

Existing Structure Plans (WA)

- *Alkimos Eglinton District Structure Plan*
- *Alkimos North Local Structure Plan*.





Appendix 3: Example of Part One template: Statutory section

[NAME] STRUCTURE PLAN PART 1 - STATUTORY SECTION

1. Structure plan area

This structure plan shall apply to [INSERT LOT NUMBERS] being the land contained within the inner edge of the line denoting the structure plan boundary on the structure plan map (Plan 1).

2. Structure plan content

This structure plan comprises:

- a) Part 1 - Statutory section
This section contains the structure plan map and statutory planning provisions and requirements.
- b) Part 2 – Non-statutory (explanatory) section
This section to be used as a reference guide to interpret and justify the implementation of Part One.
- c) Appendices – Technical reports and supporting plans and maps.

3. Interpretation and relationship with the Scheme

Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City/Shire/Town of [INSERT LOCAL GOVERNMENT NAME] [INSERT SCHEME NAME AND NUMBER] (the Scheme) including any amendments gazetted thereto.

The structure plan map (Plan 1) outlines land use, zones and reserves applicable within the structure plan area. The zones and reserves designated under this structure plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

Pursuant to clause [INSERT RELEVANT SCHEME CLAUSE NUMBER] of the Scheme:

- a) The provisions, standards and requirements specified under Part One of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this structure plan, then the provisions, standards or requirements of this Structure Plan shall prevail;

[Note: the above may be altered to reflect the relevant scheme clause where the Scheme clause states the scheme prevails over a structure plan in the event of any inconsistency between them].



- b) Any other provision, standard or requirement of Part One of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the structure plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c) Part Two of this Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

4. Operation

In accordance with clause [INSERT RELEVANT SCHEME CLAUSE NUMBER] of the Scheme, this structure plan shall come into operation when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to clause [INSERT RELEVANT SCHEME CLAUSE NUMBER] of the Scheme or adopted, signed and sealed by the Council pursuant to clause [INSERT RELEVANT SCHEME CLAUSE NUMBER] of the Scheme, whichever is the latter.

5 Land Use and Subdivision

The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

5.1 Land Use Permissibility

Land use permissibility within the structure plan area shall be in accordance with the corresponding zone or reserve under the Scheme. Except for the following:

- a) [INCLUDE EXCEPTIONS IF APPLICABLE]

5.2 [INCLUDE ANY SPECIFIC SUBDIVISION REQUIREMENTS UNIQUE TO THE STRUCTURE PLAN AREA]

5.3 Residential

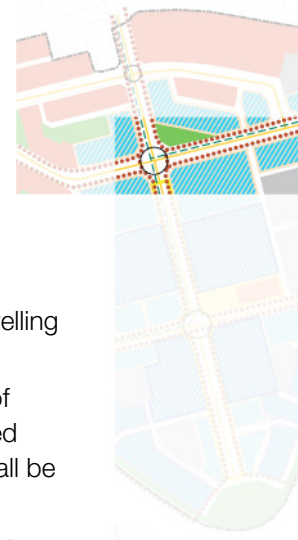
5.3.1 Dwelling Target

- a) Objective
To provide for a minimum of XXXX dwellings within the structure plan area.
- b) Subdivisions are to achieve the following:
 - i) [INSERT DWELLINGS PER SITE HECTARE REQUIREMENTS FROM SUB-REGIONAL/DISTRICT STRUCTURE PLANS AS RELEVANT]

5.3.2 Density

- a) Plan 1 defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Code Plan approved by the WAPC.
- b) A Residential Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the R-Code applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan 1 and locational criteria contained in Clause 5.3.3.





- c) The Residential Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- d) Approval of the Residential Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications.
- e) Variations to the Residential Code Plan will require further approval of the WAPC, with a revised Residential Code Plan submitted generally consistent with the approved plan of subdivision issued by the WAPC. The revised Residential Code Plan shall be consistent with Residential Density ranges identified on Plan 1 and the locational criteria contained in Clause 5.3.3.
- f) A revised residential code plan, consistent with Clause 5.3.2 (e) will replace, wholly or partially, the previously approved residential density code plan, and shall then form part of the Structure Plan as outlined in Clause 5.3.2 (d).
- g) Residential Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-
 - i) the amalgamation of lots;
 - ii) consolidation of land for “superlot” purposes to facilitate land assembly for future development;
 - iii) the purposes of facilitating the provision of access, services or infrastructure; or
 - iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

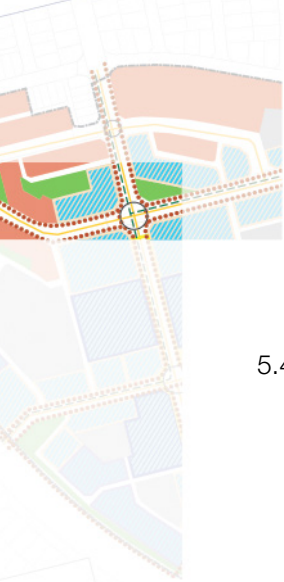
[Note: the above is required only when the structure plan proposes a range of residential densities]

5.3.3 Locational Criteria

The allocation of residential densities on the Residential Code Plan shall be in accordance with the following criteria:

- a) [INSERT DENSITY RANGE]
 - i) a base density code of [INSERT R CODE] shall be provided for all other residential lots within the Structure Plan. [MODIFY AS APPLICABLE]
 - ii) medium densities of [INSERT R CODE] shall be provided in areas of high amenity including within 800 metres of train stations and centres (activity and community), around public open space and adjacent to major public transport or neighbourhood connector routes.
- b) [INSERT DENSITY RANGE]
 - i) Higher densities of between [INSERT R CODE] shall be provided within 400 metres of a train station or adjacent to arterial roads and major public transport routes.

[Note: the above is required only when the structure plan proposes a range of residential densities]



5.4 Commercial

- a) Pursuant to clause [INSERT RELEVANT SCHEME CLAUSE NUMBER] of the Scheme the retail floorspace Net Lettable Area (NLA) for the Structure Plan is to be in accordance with the following Table [INSERT NO. AS APPLICABLE].

Table [INSERT NO. AS APPLICABLE]: Retail Floorspace Provision

CENTRE	MAXIMUM NET LETTABLE AREA
[INSERTNAME]	[INSERT NLA]

- b) Pursuant to clause [INSERT RELEVANT SCHEME CLAUSE NUMBER] of the scheme, the maximum NLA included in Table 1 may be exceeded through a Local Development Plan for the entire centre where the requirements of *State Planning Policy 4.2 Activity Centres for Perth and Peel* are met to the satisfaction of the WAPC and [INSERT LOCAL GOVERNMENT NAME].

[Note: the above is required only when the Scheme contains provisions relating to the control of retail floorspace. The above may be suitable to apply to proposed neighbourhood and local centres within the Structure Plan, as an 'Activity Centre Structure Plan' is not required under *SPP 4.2* for these lower order centres. It may be appropriate for the Structure Plan to require a Local Development Plan (formerly a Detailed Area Plan) to be prepared to guide development of neighbourhood and local centres].

5.5 Public Open Space

The provision of a minimum of 10 per cent public open space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1 [and Table (insert no. as appropriate), AS APPLICABLE - IN THE EVENT THAT POS AREAS NEED TO BE IDENTIFIED], with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the [INSERT LOCAL GOVERNMENT NAME].

Table [INSERT NO. AS APPLICABLE]

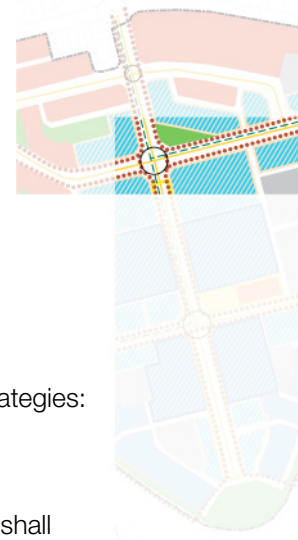
POS SITE	SIZE (HA)
[INSERT NAME]	[INSERT AREA]

5.6 Reports/Strategies Required Prior to Subdivision

Prior to the lodgement of subdivision applications to the WAPC, the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided with the application for subdivision:

- a) [INSERT NAME] ([INSERT APPROVING AUTHORITY])
 b) [INSERT NAME] ([INSERT APPROVING AUTHORITY])





5.7 Conditions of Subdivision Approval

- a) At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies:
 - i) [INSERT NAME] ([INSERT APPROVING AUTHORITY])
 - ii)
- b) At the time of subdivision the the [INSERT LOCAL GOVERNMENT NAME] shall recommend to the WAPC the implementation of the following strategies which has been prepared and approved as part of the Structure Plan as conditions of subdivision:
 - i) [INSERT NAME]
 - ii)

6. Development

6.1 Local Development Plans (formerly Detailed Area Plans)

Local Development Plans are to be prepared in accordance with [INSERT RELEVANT SCHEME CLAUSE NUMBER] of the Scheme, prior to any subdivision and/or development for the [INSERT DESCRIPTION OF ZONES/LOTS REQUIRING LDPs].

6.2 Iconic Development Sites [INCLUDE IF APPLICABLE]

Any building developed on an Iconic Development Site, as shown on Plan 1, shall have special building elevation and window treatments that draw attention to the location, including distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour. Details of the requirements for Iconic Development Sites should be included in Local Development Plans.

6.3 Residential Design Code Variations

Table [INSERT NO. AS APPLICABLE] sets out variations to the *Residential Design Codes* that are deemed to constitute 'deemed-to-comply' Development within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

[Note: the above wording may change where, notwithstanding R-Code compliance, the Scheme requires planning consent and/or advertising of the proposal].

7. Other Requirements



Government of **Western Australia**
Department of **Environment Regulation**


 Your ref
 Our ref
 Enquiries
 Phone
 Fax
 Email

DER2013/202
 Registrar
 1300 762982

Chief Executive Officer
 Shire of Ashburton
 PO Box 567
 Tom Price WA 6751

SHIRE OF ASHBURTON	
Rec No:	1323692
29 NOV 2013	
File:	ON-CA. 127
Officer:	PRHO

Dear Sir/Madam

NOTIFICATION OF REGISTRATION OF MEMORIAL SECTION 59 OF THE *CONTAMINATED SITES ACT 2003*

In accordance with section 59 of the *Contaminated Sites Act 2003* (the Act), please be advised that, on instruction by Department of Environment Regulation (DER), a memorial has been registered against the Certificate(s) of Title listed below, under section 58 of the Act, for the site consisting of 1 parcel(s) of land including the following:

- Memorial M400302 ML, LOT 127 ON PLAN 186673 as shown on certificate of title LR3054/945 known as 127 Onslow Rd, Onslow WA 6710

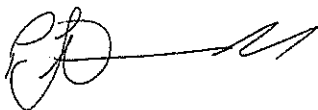
The memorial records the site classification as 'Possibly contaminated - investigation required'.

Given that a memorial has been registered against the site, under section 58(6) of the Act, the Western Australian Planning Commission may not approve the subdivision of the land under Section 35 of the *Planning and Development Act 2005*, or the amalgamation of that land with any other land without seeking, and taking into account, the advice of DER as to the suitability of the land for subdivision or amalgamation. Furthermore, a responsible authority (e.g. Local Government Authorities) may not grant approval under a scheme for any proposed development of the land without seeking, and taking into account, advice from DER as to the suitability of the proposed development.

A memorial registered under the Act has effect until it is formally withdrawn. A copy of the memorial is attached for your information.

For further information, please contact the Registrar on 1300 762 982.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. Newell', with a long horizontal stroke extending to the right.

Paul Newell, A/Section Manager
CONTAMINATED SITES BRANCH
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

25/11/2013

Enc: Copy of Memorial(s)

APPROVAL NUMBER

DEPARTMENT OF ENVIRONMENT
REGULATION
Client ID 7900

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

MEMORIAL

CONTAMINATED SITES ACT 2003

SECTION 58(1) (a) (i) (I) (II) (III) (IV)

DESCRIPTION OF LAND (Note 1)

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 127 ON DEPOSITED PLAN 186673	Whole	LR3054	945

REGISTERED PROPRIETOR (Note 2)

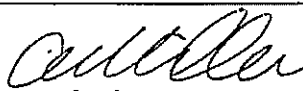
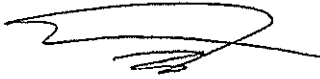
STATE OF WESTERN AUSTRALIA

INFORMATION CONCERNING SITE CLASSIFICATION (Note 3)

Under the Contaminated Sites Act 2003, this site has been classified as "possibly contaminated - investigation required". For further information on the contamination status of this site, please contact the Contaminated Sites section of the Department of Environment Regulation.

Dated this Sixth day of September Year 2013

CHIEF EXECUTIVE OFFICER'S ATTESTATION (Note 4)

 Andrew Miller SECTION MANAGER DELEGATE OF THE CHIEF EXECUTIVE OFFICER DEPARTMENT OF ENVIRONMENT REGULATION UNDER SECTION 91 OF THE CONTAMINATED SITES ACT 2003	 SIGNATURE OF WITNESS FULL NAME: Triin-Liis Harma ADDRESS: 168 St Georges Tce PERTH WA 6000 OCCUPATION: Data Management Officer
---	--

INSTRUCTIONS

1. If insufficient space in any section, Additional Sheet Form B1, should be used with appropriate headings. The boxed sections should only contain the words "see page....."
2. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialed by the persons signing this document and their witnesses.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated.
Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. If this document relates to only part of the land comprised in the Certificate of Title further narrative or graphic description may be necessary. The volume and folio number to be stated.
2. **REGISTERED PROPRIETOR**
State full name and address of the Registered Proprietors as shown on the Certificate of Title and the address / addresses to which future notices can be sent.
3. **INFORMATION CONCERNING SITE CLASSIFICATION**
Include information concerning site classification as either: contaminated - restricted use, contamination - remediation required, remediated for restricted use or possibly contaminated - investigation required.
4. **CHIEF EXECUTIVE OFFICER'S ATTESTATION**
This document must be signed by or on behalf of the Chief Executive Officer, Department of Environment Regulation under Section 91 of Contaminated Sites Act 2003. An Adult Person should witness this signature. The address and occupation of the witness must be stated.

EXAMINED

19/6/13

OFFICE USE ONLY

M400302 ML

12 Sep 2013 08:58:52 Perth



REG \$ 160.00

**MEMORIAL
CONTAMINATED SITES ACT 2003**

LODGED BY
Department of Environment Regulation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6000

PHONE No. 1300 762 982

FAX No. (08) 9333 7575

REFERENCE No. 56364

ISSUING BOX No. 888V

PREPARED BY
Contaminated Sites Branch
Department of Environment Regulation

ADDRESS
Level 4, 168 St Georges Terrace
Perth, WA 6000

PHONE No. 1300 762 982 FAX No. (08) 9333 7575

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

1/4

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

1.	_____	Received Items
2.	_____	Nos. 0
3.	_____	
4.	_____	
5.	_____	
6.	_____	Receiving Clerk

Lodged pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

DCS



