

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2021**

**NOTE 14
TRUST FUND**

Funds held at balance date over which the Shire has no control and which are not included in this statement are as follows:

Description	Opening Balance	Amount	Amount	Closing Balance
	1 July 2021	Received	Paid	30 Nov 2021
	\$	\$	\$	\$
Public open Spaces	236,655	0		236,655
Retention Funds	30,375		(15,187)	15,188
Adjustment			16	16
	267,030	0	(15,171)	251,859

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2021**

**NOTE 15
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2021-22 year is \$40,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
	\$	%		
Revenue from operating activities				
Governance	166,881	32.65%	▲ Permanent	<ul style="list-style-type: none"> ▲ Insurance Claim Payment (unbudgeted) ▲ Credit Card Income Increase
General purpose funding - other	(161,887)	(14.30%)	▼ Timing	<ul style="list-style-type: none"> ▲ Increase in rate revenue ▲ FAGS - General Funding - Budget Profile Timing ▲ FAGS - Road Funding - Budget Profile Timing ▲ Interest Earnings - Possible Timing
Health	74,257	56.46%	▲ Timing	Budget profile timing variance on various annual registration revenue
Housing	(96,701)	(56.47%)	▼ Timing	<ul style="list-style-type: none"> ▼ Decrease in Housing Other income ▼ Decrease in Housing Reimbursements
Community amenities	487,310	24.60%	▲ Timing	<ul style="list-style-type: none"> ▲ Disposal Site Fees Paraburdoo Income ▲ Refuse Commercial Income ▲ Town Planning Assess Fee Income
Recreation and culture	(213,580)	(23.61%)	▼ Timing	<ul style="list-style-type: none"> Incorrect allocation of grant funding Timing of grant Funding. Increase and timing of various fees and charges ▲ Increase in Onslow Gym Income - Budget +
Transport	(428,911)	(21.37%)	▼ Timing	<ul style="list-style-type: none"> Budget profile timing variances Incorrect allocation of grant funding Budget Profile timing of RRG Funding ▲ Proceeds from Sale of Scrap - Budget +
Economic services	388,029	70.08%	▲ Timing	<ul style="list-style-type: none"> ▲ Increase in Caravan Park Income. ▲ Increase in TP Visitor Centre Souvenirs Income ▲ Increase in TP information Bay Funding ▲ Increase in Building Fees & Licenses - Budget +
Expenditure from operating activities				
Governance	(1,403,541)	(56.50%)	▼ Timing	<ul style="list-style-type: none"> Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances
Law, order and public safety	651,564	73.43%	▲ Timing	<ul style="list-style-type: none"> Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances ▼ Decrease in CLIP program costs
Health	188,449	65.83%	▲ Timing	<ul style="list-style-type: none"> Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances
Education and welfare	140,156	86.20%	▲ Timing	<ul style="list-style-type: none"> Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances
Housing	(304,261)	(48.42%)	▼ Timing	<ul style="list-style-type: none"> Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Housing allocations currently pending Budget profile budget variances
Community amenities	2,500,071	200%	▲ Timing	<ul style="list-style-type: none"> Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances

**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 30 NOVEMBER 2021**

**NOTE 15
EXPLANATION OF MATERIAL VARIANCES**

The material variance thresholds are adopted annually by Council as an indicator of whether the actual expenditure or revenue varies from the year to date Actual materially.

The material variance adopted by Council for the 2021-22 year is \$40,000 or 10.00% whichever is the greater.

Reporting Program	Var. \$	Var. %	Timing/ Permanent	Explanation of Variance
				<ul style="list-style-type: none"> ▼ Decrease in Strategic Planning Projects consultancy ▼ Decrease in Nameless Festival Rtio Sponsorship ▲ Increase in Cleam Thompson Oval & Surrounds ▼ Decrease in Old MPC ▼ Increase in Donation to Community Group - Compliance ▼ Decrease In Paraburdoo Chub-Utilities ▼ Increase in Building Program Onslow Museum (repositioned from Capex) Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances
Recreation and culture	2,844,971	40.24%	▲ Timing	<ul style="list-style-type: none"> ▲ Increase in Road Flood Damage works ▼ Decrease in Rural Access Road works ▼ Decrease in Airport Insurance Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances
Transport	6,164,787	70.90%	▲ Timing	<ul style="list-style-type: none"> ▲ Increase in Rio Tino Covid 19 (20/21) ▼ Decrease in SOA Anniversary Celebration ▼ Decrease in OV Caravan Park operations ▼ Decrease in Onslow Water Tanks (artworks) ▼ Decrease in Toursim Promotion Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances
Economic services	1,028,438	49.35%	▲ Timing	<ul style="list-style-type: none"> Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances Admin Allocations currently pending Depreciation allocations currently pending Pending salary & wages repositioning Budget profile budget variances
Other property and services	868,790	70.49%	▲ Timing	<ul style="list-style-type: none"> Budget profile budget variances
Investing activities				
Proceeds from non-operating grants, subsidies and contributions	1,120,254	53.08%	▲ Timing	Budget profile timing on receipt of grants
Payments for property, plant and equipment and infrastructure	13,249,812	54.74%	▲ Timing	Budget profile timing
Financing activities				
Repayment of debentures	(225,804)	0.00%	▼	Budget profile timing



12.3A Finance and Costing Review (November 2021)

FINANCE AND COSTING REVIEW
Budget Amendments - By GL / Job

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
Corporate Services								
Expenditure	040187	Legal Expenses	LEG02	Legal Expenses - General	403,600	403,600	-	Negative
Expenditure	040187	Legal Expenses	LEW01	Legal Expenses - Wittenoom	1,133,200	1,000,000	(133,200)	Positive
Expenditure	130044	Covid-19 Small Business & Community Grant Funds Disbursements (SOA Contribution)			-	2,270	2,270	Negative
Expenditure	130045	Covid-19 Small Business & Community Grants Disbursements (Rio Tinto)			-	54,156	54,156	Negative
Finance								
Revenue	040003	Insurance Claims Reimbursement			-	(59,211)	(59,211)	Positive
Revenue	041222	Credit Card Fees			(100,000)	(196,991)	(96,991)	Positive
Expenditure	041362	Bank Charges			210,000	250,000	40,000	Negative
Expenditure	040352	Finance - Contract/External Labour			23,100	45,000	21,900	Negative
Rates								
Expenditure	031012	Valuation Expenses			13,900	135,000	121,100	Negative
Customer Service								
Expenditure	040587	Printing & Stationery			9,300	6,000	(3,300)	Positive
ICT Services								
Expenditure	040518	Communication Expenses			789,600	739,600	(50,000)	Positive
Expenditure	040516	ICT Services - Minor Assets			46,200	40,500	(5,700)	Positive
Rate Revenue								
Revenue	030021	Back Rates Levied			-	(87,589)	(87,589)	Positive
Revenue	030022	Rates Concession Adjustment			555,800	564,006	8,206	Negative
Revenue	030031	Interim Rates			(378,770)	(291,181)	87,589	Negative
Revenue	030121	Rates Levied All Areas			(48,677,030)	(48,728,612)	(51,582)	Positive

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
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Reserve Funds

Non-Operati	690702	Transfer TO Future Projects Reserve		Transfer Funds form Onslow Jetty - Due to deferred works		500,000	500,000	Negative
Non-Operati	690202	Transfer TO Infrastructure Reserve		Transfer Funds form - Second Avenue Reconstruction - Onslow - Deferred works		439,000	439,000	Negative
Non-Operati	690202	Transfer TO Infrastructure Reserve		Transfer Funds form Lyndon-Towera Road Resheet		75,000	75,000	Negative

Airport (Onslow)

Revenue	122035	Airport Hanger Leases			(1,500)	(52,245)	(50,745)	Positive
Revenue	122044	Onslow Marina Supply Base (OMSB) Lease Fees			(83,700)	(34,875)	48,825	Negative
Revenue	122028	Onslow Airport Lease Income			-	(21,000)	(21,000)	Positive
Expenditure	120060	Airport (Onslow) - Other Employee Expense			19,800	21,200	1,400	Negative
Expenditure	120031	Building Operating Expenses	O426	Airport - Water Usage	15,000	25,000	10,000	Negative
Expenditure	120031	Building Operating Expenses	O430	Airport - Waste Water Treatment Plant	39,600	45,600	6,000	Negative
Expenditure	120023	Conference & Seminar Expenses			7,500	-	(7,500)	Positive
Expenditure	120026	Marketing & Promotions			18,500	8,500	(10,000)	Positive
Expenditure	120050	Minor Assets			18,500	10,500	(8,000)	Positive
Expenditure	120038	Passenger Screening Operations			1,000	3,622	2,622	Negative
Expenditure	120035	Terminal Building Maintenance	W632	Consumables	14,600	39,594	24,994	Negative
Expenditure	120030	Terminal Operating Costs	B427	Building Maintenance Gen	2,400	3,400	1,000	Negative
Expenditure	120028	Works Prog Airside Expenses	W615	Stationery & Photocopying	20,700	40,700	20,000	Negative
Expenditure	120028	Works Prog Airside Expenses	W607	Pavement & Runway Maint	18,600	10,000	(8,600)	Positive
Capital	120016	Asset Expansion/Upgrade Onslow Airport INFRASTR	18007	Onslow Airport Solar Farm Expansion	232,000	50,000	(182,000)	Positive
Capital	120009	Aviation & Tourism Unit - Infrastructure Airports - C	22106	Aviation Area Development	616,000	860,000	244,000	Negative
Capital	NEW-C1	NEW - New Vending Machine	NEW-C1	NEW - New Vending Machine	-	8,000	8,000	Negative
Capital	NEW-C20			Airport FIFO Accomodation Furniture fitout	-	17,000	17,000	Negative
Capital	120008	Airport Unit (Onslow) - Airport Land Held for Re-sa	22108	Mixed Business Development (Services) - Onslow	154,000	137,000	(17,000)	Positive

Tourism & Economic Development

Expenditure	134969	Old Onslow APP (Maintenance & Updates)			2,800	-	(2,800)	Positive
Expenditure	135077	Tourism Promotions			351,900	331,900	(20,000)	Positive
Expenditure	130167	Tourism & Economic Development - Programs and	22116	Shire of Ashburton 50th Anniversary Celebrations	200,000	500,000	300,000	Negative

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
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Visitor Centre (Tom Price)

Expenditure	130002	Cleaning Costs			1,200	500	(700)	Positive
Expenditure	130012	Postage & Freight			13,900	900	(13,000)	Positive
Expenditure	130022	Printing & Stationery			1,000	2,000	1,000	Negative
Expenditure	138762	OP - Bldg Prog/Tourism	B432	Visitors Centre Building	1,900	7,216	5,316	Negative
Expenditure	139991	Visitor Centre (Tom Price) - Other Employee Expense			15,500	13,100	(2,400)	Positive
Capital	NEW.C2	New Capex - Map Laminator	NEW.C2	New Capex - Map Laminator	-	6,500	6,500	Negative

Human Resources

Revenue	042123	Reimbursements	HRI01	Training Grants & Reimbursements	-	(2,318)	(2,318)	Positive
Revenue	042120	Relocation Payments by Staff			-	(1,845)	(1,845)	Positive
Expenditure	042094	Training	TR005	Training Meals, Travel & Accommodation	46,000	16,000	(30,000)	Positive
Expenditure	042132	Trainee and Apprenticeship Program			60,000	30,000	(30,000)	Positive

Housing

Expenditure	097802	Op - Bldg Prog/Staff Housing	O122	26 Maunsl Cr, Onslow	27,600	35,600	8,000	Negative
Expenditure	097802	Op - Bldg Prog/Staff Housing	O153	11B Mcgrath Ave - Onslow	22,800	28,800	6,000	Negative
Expenditure	097802	Op - Bldg Prog/Staff Housing	O819	4/20 Second Ave, Onslow	20,200	25,342	5,142	Negative
Expenditure	097802	Op - Bldg Prog/Staff Housing	O820	10/9 First Ave, Onslow	21,300	29,520	8,220	Negative

Infrastructure Services

Expenditure	140162	Infrastructure Services - Other Employee Expense			21,500	22,750	1,250	Negative
Expenditure	140112	Infrastructure Services - Meeting/Travel Expenses			47,400	45,000	(2,400)	Positive
Expenditure	140113	Infrastructure Services - Vehicles Operation Costs			88,300	65,000	(23,300)	Positive
Expenditure	140116	Infrastructure Services - Service Fee - Accommodation			36,000	26,000	(10,000)	Positive
Capital	127387	'Asset Renewal Depots Land & Buildings GEN	21021	Tom Price Depot Shade Structure	15,000	13,450	(1,550)	Positive

Assets and Programming

Revenue	125091	DEFS Pickup reimbursement			(50,000)	-	50,000	Negative
Expenditure	140149	Assets and Programming - Other Employee Expense			35,000	35,500	500	Negative
Expenditure	140137	Asset and Programming - Consultant/Project Costs	CS004	Gis Intramaps Project Consultancy	18,500	24,000	5,500	Negative
Expenditure	140137	Asset and Programming - Consultant/Project Costs	CS022	Pre Disaster Road Assets Condition Assessment Pick Survey	46,200	-	(46,200)	Positive
Capital	NEW	NEW CAPEX ITEM	NEW.C21	Caravan Dump Point in Tom Price	-	42,000	42,000	Negative

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
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Fleet - Oncosts

Expenditure	148436	Fleet Oncosts- Other Employee Expense			12,700	14,400	1,700	Negative
Expenditure	147207	Fleet Oncosts - Utilities			1,000	800	(200)	Positive
Expenditure	148352	Plant Hire Expenses			16,600	10,000	(6,600)	Positive

Fleet - Plant Oncost

Capital	124666	Fleet Unit - Plant & Machinery (Equipment) - Capex	22079	Workshop Hoist - Tom Price	20,000	21,641	1,641	Negative
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Fleet

Proceeds	125040	Proceeds from Disposals of assets			(266,000)	(265,858)	142	Positive
Capital	134250	Caravan Park Unit (Onslow) - Plant & Machinery (Eq	22012	Access Cart (Caravan Park (Onslow)) (New)	19,000	17,264	(1,736)	Positive
Capital	134271	Sun Chalets Unit (Onslow) - Plant & Machinery (Eq	22013	Access Cart (Sun Chalets (Onslow)) (New)	19,000	17,264	(1,736)	Positive
Capital	097801	Fleet Unit - Plant & Machinery (Equipment) - Capex	22017	4WD Double Cab (1) (New)	50,000	53,000	3,000	Negative
Capital	097801	Fleet Unit - Plant & Machinery (Equipment) - Capex	22113	4WD Double Cab (2) (New)	50,000	53,000	3,000	Negative
Capital	097801	Fleet Unit - Plant & Machinery (Equipment) - Capex	22018	Works Trailer (New)	6,000	-	(6,000)	Positive
Capital	124960	Fleet Unit - Plant & Machinery (Equipment) - Capex	22114	Water Tanker (New) 1	100,000	-	(100,000)	Positive
Capital	124960	Fleet Unit - Plant & Machinery (Equipment) - Capex	NEW,C3	Accommodation Unit / Service Trailer	-	156,000	156,000	Negative
Capital	124968	Fleet Unit - Plant & Machinery (Equipment) - Capex	22088	Boom-Spray Unit (PBS03)	6,000	8,700	2,700	Negative
Capital	124968	Fleet Unit - Plant & Machinery (Equipment) - Capex	22090	Light-Truck Crew Cab (PTR22)	82,000	81,664	(336)	Positive
Capital	124968	Fleet Unit - Plant & Machinery (Equipment) - Capex	22091	Medium-Duty Crew Cab (PTR23)	85,000	89,040	4,040	Negative
Capital	124968	Fleet Unit - Plant & Machinery (Equipment) - Capex	22094	Mower (PVM01)	14,000	11,460	(2,540)	Positive
Capital	124968	Fleet Unit - Plant & Machinery (Equipment) - Capex	22095	Multi-Purpose Sweeper (PRS04)	170,000	113,560	(56,440)	Positive
Capital	124968	Fleet Unit - Plant & Machinery (Equipment) - Capex	22120	Toyota Fortuner (AS9503)	-	48,348	48,348	Negative

Depots

Expenditure	127384	Depot Buildings Onslow	W551	Works Prog Depot Mtce Onslow	79,500	70,000	(9,500)	Positive
Expenditure	127385	Depot Buildings Paraburdoo	O419	Depot Buildings Paraburdoo	42,900	38,000	(4,900)	Positive
Expenditure	127385	Depot Buildings Paraburdoo	W552	Works Prog Depot Mtce Paraburdoo	70,500	60,000	(10,500)	Positive
Capital	127380	Depots Unit - Building Specialised - Capex New	22078	Depot Exit Gate Automation - Onslow	20,000	2,000	(18,000)	Positive
Capital			NEW,C4	Remote road condition signage upgrade	-	15,000	15,000	Negative

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
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Town Maintenance

Expenditure	149466	Town Maintenance (Onslow) - Other Employee Expense			15,000	17,600	2,600	Negative
Expenditure	149471	Town Maintenance - Program and Services	22206	Minor Assets	3,700	5,600	1,900	Negative
Expenditure	149472	Town Maintenance - Motor Vehicle Expense Allocated			10,800	12,000	1,200	Negative

Town Maintenance (Onslow)

Expenditure	120032	Street Lighting Onslow	O465	Street Lighting Onslow	70,000	75,000	5,000	Negative
Expenditure	124850	Works Prog/F/Path Mtce	W500	Works Prog Footpath & Kerbs Onslow	37,000	20,000	(17,000)	Positive

Town Maintenance (Paraburdoo)

Expenditure	124727	Works Prog/Road Mtce Paraburdoo	R1125	Chichester Ave	1,600	8,000	6,400	Negative
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Town Maintenance (Tom Price)

Expenditure	040622	Minor Assets			1,900	-	(1,900)	Positive
Expenditure	124850	Works Prog/F/Path Mtce	W501	Works Prog Footpath & Kerbs Tom Price	9,600	26,600	17,000	Negative
Expenditure	102407	Works Prog/Urban Stormwater Drainage	W245	Works Prog Stormwater Mtce Tom Price	106,700	46,700	(60,000)	Positive
Expenditure	124780	Works Prog/Road Mtce Tom Price	W304	Works Prog Right Of Ways Tom Price	24,400	30,000	5,600	Negative

Roads - Overheads

Expenditure	148003	Roads Overheads - Tool Box/Meetings	TB001	Tool Box/Meetings - Outside Staff	200	500	300	Negative
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Civil Projects

Revenue	134020	Economic Services - Capital Funding - Civil Projects	CF221	Capital Funding - Tom Price Information Bay	(400,000)	(452,661)	(52,661)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22063	Beadon Creek Road Edging (0.15 - 0.80) - Onslow	146,000	146,898	898	Negative
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22064	Clarke Place Reseal (0.00 - 0.40) - Onslow	90,000	86,090	(3,910)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22065	Cornish Way Reseal (0.00 - 0.15) - Onslow	34,000	32,523	(1,477)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22067	First Avenue Reseal (0.00 - 0.25) - Onslow	56,000	53,567	(2,433)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22068	Forrest Court Reseal (0.00 - 0.12) - Onslow	27,000	25,827	(1,173)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22069	Hedditch Street Reseal (0.00 - 0.10) - Onslow	22,000	21,044	(956)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22070	Laphorn Avenue Reseal (0.00 - 0.10) - Onslow	22,000	21,044	(956)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22071	Second Avenue Reconstruction - Onslow	439,000	-	(439,000)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22072	Shanks Road Reseal (0.00 - 0.20) - Onslow	45,000	43,045	(1,955)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22073	Simpson Street Reseal (0.00 - 0.45) - Onslow	101,000	103,970	2,970	Negative
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22074	Third Avenue Reseal (0.00 - 0.18) - Onslow	40,000	38,262	(1,738)	Positive

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22075	Third Street Reseal (1) (0.00 - 0.10) - Onslow	22,000	22,000	-	Negative
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22076	Third Street Reseal (2) (0.10 - 0.22) - Onslow	27,000	24,871	(2,129)	Positive
Capital	124463	Civil Projects Unit - Urban Roads Renewal - Capex F	22077	McRae Place Reseal (0.14 - 0.20) - Onslow	13,000	12,435	(565)	Positive
Capital	124470	Works Prog/Drainage Renewals	21006	Doradeen Road Drainage Improvements - Renewal	746,000	246,000	(500,000)	Positive
Capital	124470	Civil Projects Unit - Infrastructure Drainage - Capex	22059	McGrath Avenue Culvert Renewal	-	125,000	125,000	Negative
Capital	124470	Civil Projects Unit - Infrastructure Drainage - Capex	22060	Nickol Avenue Culvert Renewal	-	125,000	125,000	Negative
Capital	124470	Civil Projects Unit - Infrastructure Drainage - Capex	22061	Nameless Valley Drive Culvert Renewal	-	27,830	27,830	Negative
Capital	124470	Civil Projects Unit - Infrastructure Drainage - Capex	22062	Willow Road Culvert Renewal	-	125,000	125,000	Negative
Capital	AR2006	Civil Projects Unit - Rural Unsealed Roads - Capex F	RU203	Lyndon-Towers Road Resheet (0.00 - 8.0)	250,000	175,000	(75,000)	Positive
Capital	124464	Civil Projects Unit - Rural Sealed Roads - Capex Ref	22054	Millstream-Pannawonica Road (0.00 - 0.18)	50,000	-	(50,000)	Positive
Capital	124464	Civil Projects Unit - Rural Sealed Roads - Capex Ref	22055	Millstream-Pannawonica Road (41.12 - 41.28)	45,000	-	(45,000)	Positive
Capital	124464	Civil Projects Unit - Rural Sealed Roads - Capex Ref	22056	Nameless Valley Drive Reconstruct and Reprofile (Various)	2,203,000	850,000	(1,353,000)	Positive
Capital	134854	Civil Projects Unit - Infrastructure Towns - Capex Uj	15151	Tourist Information Bay - Tom Price	830,000	870,000	40,000	Negative
Capital		NEW Capital Item	NEW. C5	Tom Price Visitor Bay - AC Surfacing	-	122,323	122,323	Negative
Capital		NEW Capital Item	NEW. C6	ANZAC Park Pathway - AC Surfacing	-	1,042	1,042	Negative
Capital		NEW Capital Item	NEW. C7	Central Road Busbay - AC Surfacing (2 Lifts)	-	5,493	5,493	Negative
Capital		NEW Capital Item	NEW. C8	Cnr Ourimbah St/Tarromonga Cct - AV Heavy Patch	-	631	631	Negative
Capital		NEW Capital Item	NEW. C9	Stadium Road - AC Overlay	-	184,070	184,070	Negative
Capital		NEW Capital Item	NEW. C10	North Road AC Overlay	-	168,286	168,286	Negative
Capital		NEW Capital Item	NEW. C11	Rocklea Road - Paraburdoo (HP 80x1.5)	-	3,788	3,788	Negative
Capital		NEW Capital Item	NEW. C12	Chichester Ave Paraburdoo (112m2)	-	3,536	3,536	Negative
Capital		NEW Capital Item	NEW. C13	Fortescue River Crossing RD AC Overlay (6.46 - 6.68)	-	101,561	101,561	Negative
Capital		NEW Capital Item	NEW. C14	Fortescue River Crossing RD AC Overlay (8.8 - 9.1)	-	138,492	138,492	Negative
Capital		NEW Capital Item	NEW. C15	Fortescue River Crossing RD AC Overlay (10.19 - 10.93)	-	341,614	341,614	Negative

Waste Services

Revenue	102603	Sanitation Levied Domestic			(1,105,000)	(1,153,056)	(48,056)	Positive
Revenue	102633	Mobile Bin Sales			(2,000)	(4,387)	(2,387)	Positive
Revenue	102643	Sale of Recyclables			(70,000)	(100,000)	(30,000)	Positive
Revenue	102683	Additional Service - Residential			(6,000)	(10,000)	(4,000)	Positive
Expenditure	107715	Waste (Onslow) - Other Employee Expense			9,900	6,650	(3,250)	Positive
Expenditure	107716	Waste (Paraburdoo) - Other Employee Expense			4,500	7,950	3,450	Negative
Expenditure	107717	Waste (Tom Price) - Other Employee Expense			8,900	18,550	9,650	Negative
Expenditure	107719	Waste Services - Other Employee Expense			10,200	21,600	11,400	Negative
Expenditure	102590	Illegal Dumping Clean Up			600	2,000	1,400	Negative

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
Expenditure	102337	Works Prog/Other Sanitation	W233	Works Prog Street Bin Collection Onslow	25,500	-	(25,500)	Positive
Expenditure	102592	Works Prog/Sanitation	W202	Works Prog Domestic Refuse Collection Tom Price	153,300	130,000	(23,300)	Positive
Waste (Onslow)								
Revenue	100023	Disposal Site Fees Onslow			-	(120,000)	(120,000)	Positive
Expenditure	102595	Refuse Site Onslow	W225	Works Prog Liquid Waste Transport Costs	15,700	25,700	10,000	Negative
Waste (Paraburdo)								
Revenue	100958	Disposal Site Fees Paraburdo			(132,000)	(200,000)	(68,000)	Positive
Capital	100091	Waste Unit (Paraburdo) - Infrastructure Waste (Ge	22003	Alternative Daily Cover - Paraburdo	71,000	75,000	4,000	Negative
Waste (Tom Price)								
Expenditure	102597	Refuse Site Paraburdo	W222	Works Prog Waste Site Paraburdo	677,500	647,000	(30,500)	Positive
Capital	100091	Waste Unit (Paraburdo) - Infrastructure Waste (Ge	22004	Alternative Daily Cover - Paraburdo	118,000	125,000	7,000	Negative
Pilbrara Waste Services								
Revenue	107100	Pilbrara Waste Service SOA income			(1,478,800)	-	1,478,800	Negative
People and Place Services								
Revenue	130021	CLIP Grants Income			(800,000)	(1,000,000)	(200,000)	Positive
Expenditure	081817	People and Place Services -Office Refreshments			4,700	2,500	(2,200)	Positive
Expenditure	111452	People and Place Services - Consultant Fees			55,500	40,000	(15,500)	Positive
Expenditure	130005	Meeting/Travel Expenses			8,800	-	(8,800)	Positive
Expenditure	130007	Consultant/Project Costs (CLIP)			1,199,300	1,000,000	(199,300)	Positive
Expenditure	113183	Christmas Decorations (All towns)			64,700	65,000	300	Negative
Expenditure	111224	Community Support Grants & Signature Events	EV203	Tom Price Draft Camp Donation	9,300	10,000	700	Negative
Expenditure	111224	Community Support Grants & Signature Events	EV222	Red Dirt Rock Sponsorships	9,300	10,000	700	Negative
Expenditure	111224	Community Support Grants & Signature Events	EV752	Onslow Rodeo	9,300	10,000	700	Negative
Expenditure	111224	Community Support Grants & Signature Events	EV802	Pannawonica Rodeo	9,300	10,000	700	Negative
Expenditure	113184	Pannawonica Projects (Ref. Proj. to be identified)			250,000	220,000	(30,000)	Positive
Capital	NEW	New Capital	NEW C.20	Pannawonica F&E	-	30,000	30,000	Negative
Regulatory Services								
Expenditure	071637	Regulatory Services - Seminars & Training			3,000	300	(2,700)	Positive

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
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Environmental Health

Expenditure	072092	Environmental Health - Consultants Expenses			27,700	25,000	(2,700)	Positive
Expenditure	076422	Environmental Health - Subscriptions & Publication			2,800	1,813	(987)	Positive
Expenditure	071587	Health Promotion			1,900	1,500	(400)	Positive
Expenditure	051127	Pest Control			1,400	1,000	(400)	Positive
Expenditure	072282	Sentinel Chicken Program			5,700	5,000	(700)	Positive
Expenditure	102511	Service Fee - Accommodation (Aboriginal Health)			4,700	4,700	-	Positive Impa
Expenditure	071687	Community Expenses (Aboriginal Health)			38,800	38,800	-	Positive Impa
Expenditure	071727	Pest Control/Dog Health (Aboriginal Health)			9,300	9,300	-	Positive Impa

Rangers

Revenue	050098	Dog Kennelling Income			(32,000)	(12,000)	20,000	Negative
Revenue	051853	Dog Registration Fees			(15,000)	(7,000)	8,000	Negative
Expenditure	054702	Animal Control Products			14,900	10,000	(4,900)	Positive
Expenditure	051427	Emergency Service Levies Shire Properties			20,000	20,848	848	Negative
Expenditure	051463	Rangers - Contract Services			37,900	10,000	(27,900)	Positive

Development Services

Revenue	135613	Bldg - Fees & Licences			(80,000)	(120,000)	(40,000)	Positive
Revenue	132328	Swimming Pool Inspections Levy			(29,000)	(31,000)	(2,000)	Positive
Revenue	132338	Sale of Building Plans			-	(500)	(500)	Positive
Capital	140054	Subdivision Surveying & Plans	18022	Tom Price Residential Land Development Subdivision And Survey	4,000	4,223	223	Negative

Planning

Revenue	102893	Town Planning Assessment Fees			(50,000)	(120,000)	(70,000)	Positive
Expenditure	103082	Planning - Consultant Fees			46,200	46,000	(200)	Positive
Expenditure	106250	Local Planning Strategies	GE061	Local Planning Strategy	2,300	3,000	700	Negative

Club Development

Expenditure	138052	Programs/Activities - Grant Funded	GE040	Active Ashburton	-	30,000	30,000	Negative
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Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
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Community Services (East)

Expenditure	041039	Community Services (East) - Minor Assets				16,600	(15,000)	Positive
Capital	NEW	New Capital Item	NEW.C15	Music / Sound Equipment		15,000	15,000	Negative
					31,600			

Community Services (West)

Revenue	105013	Grants & Contribution Misc.	EV169	Christmas Celebrations		(1,734)	(34)	Positive
Revenue	105013	Grants & Contribution Misc.	EV170	Community Event Ticket Sales		(3,056)	3,944	Negative
Expenditure	113145	WTO 2020 - School Holiday Programs				-	(18,600)	Positive
Expenditure	113153	WTO 2020-21 - Community Events	WTO31	Australia Day Celebration - Wto 2021		10,000	700	Negative
Expenditure	113153	WTO 2020-21 - Community Events	WTO32	Anzac Day Ceremony - Wto 2021		25,000	6,500	Negative
Expenditure	113153	WTO 2020-21 - Community Events	WTO33	Naidoc Week - Wto 2021		2,500	100	Negative
Expenditure	113153	WTO 2020-21 - Community Events	WTO34	The Onslow Annual Gala - Wto 2021		40,050	(350)	Positive
Expenditure	113153	WTO 2020-21 - Community Events	WTO35	Christmas Celebrations - Wto 2021		15,000	1,100	Negative
Expenditure	113153	WTO 2020-21 - Community Events	WTO36	Movies / Cinema - Wto 2021		2,500	100	Negative
Expenditure	113153	WTO 2020-21 - Community Events	WTO37	Fishing Competition - Beadon Bay Bash - Wto 2021		2,500	100	Negative
Expenditure	113153	WTO 2020-21 - Community Events	WTO38	Country Arts Wa (Cawa) - Wto 2021		5,000	(4,300)	Positive
Expenditure	113153	WTO 2020-21 - Community Events	WTO39	Community Belonging Annual Events - Wto 2021		5,000	(3,400)	Positive
Expenditure	113150	WTO 2021 - Community Showcase				23,121	4,621	Negative
Expenditure	113155	WTO 2021 - Cultural Community Development	WTO40	Creative Youth - Yoga & Cultural Dance Program - Wto 2021		2,000	(3,600)	Positive
Expenditure	113154	WTO 2021 - Onslow Keepers				5,550	(5,550)	Positive
Expenditure	113151	WTO 2021 - School Holiday Programs				25,000	1,800	Negative
Expenditure	113132	WTO funded activities/events	EV101	Gate Way To Moon Street Markets		7,820	(10,680)	Positive
Expenditure	113132	WTO funded activities/events	EV61	Passion Of The Pilbara Festival		375,573	10,773	Negative
Expenditure	113132	WTO funded activities/events	EV69	Christmas Celebrations		10,000	8,400	Negative
					(1,700)			
					(7,000)			
					18,600			
					9,300			
					18,500			
					2,400			
					40,400			
					13,900			
					2,400			
					2,400			
					9,300			
					8,400			
					18,500			
					5,600			
					11,100			
					23,200			
					18,500			
					364,800			
					1,600			

Projects and Procurement Services

Expenditure	100123	Projects and Procurement Services - Consultant/Project Costs				177,300	92,300	Negative
Expenditure	041009	Consultant/Project Costs(Major Projects)				-	(92,300)	Positive
Expenditure	100079	Building Asbestos Containing Materials Audit				16,200	(30,000)	Positive
Expenditure	102507	Service Fee - Accommodation (Exec of PDS)				-	(4,700)	Positive
Capital	130107	Projects & Procurement Services Unit - Parks & Rec	21009	Foreshore Sculptures - Onslow		4,085	85	Negative
Capital	112861	Projects & Procurement Services Unit - Parks & Rec	22058	Jetty (Initial) - Onslow		-	(500,000)	Positive
Capital	040370	Projects & Procurement Services Unit - Building Sp	22096	Administration Centre Handrail - Onslow		198,730	(23,270)	Positive
Capital	080350	Projects & Procurement Services Unit - Buildings S	22009	Child Care Facility - Onslow		-	(280,000)	Positive
					85,000			
					92,300			
					46,200			
					4,700			
					4,000			
					500,000			
					222,000			
					280,000			

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
Capital	114640	Projects & Procurement Services Unit - Buildings S	22023	Goods Shed Museum (Compliance) - Onslow	171,000	60,000	(111,000)	Positive
Capital	112900	Projects & Procurement Services Unit - Parks & Rec	22099	Front Beach Pontoon	1,101,000	1,000,000	(101,000)	Positive
Capital	134261	Caravan Park Unit (Onslow) - Furniture & Equipment	22000	Caravan Park (Onslow) Washing Machines - Onslow	26,000	10,171	(15,829)	Positive
Capital	134256	Sun Chalets Unit (Onslow) - Furniture & Equipment	22001	Onslow Sun Chalets Washing Machines - Onslow	26,000	10,171	(15,829)	Positive
Capital	113007	Community Services Unit (Paraburdo) - Furniture & Equipment	22025	Artwork - Paraburdo	7,000	5,470	(1,530)	Positive

Aquatic Facility (Paraburdo)

Expenditure	113077	Aquatic Facility (Paraburdo) - Minor Assets			16,700	11,700	(5,000)	Positive
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Aquatic Facility (Tom Price)

Expenditure	113162	Aquatic Facility (Tom Price) - Advertising & Promoti			300	1,000	700	Negative
Expenditure	113362	Aquatic Facility (Tom Price) - Minor Assets			10,200	9,200	(1,000)	Positive
Capital	113498	Aquatic Facility (Tom Price) - Furniture & Equipment	22047	Aquatic Facility CCTV - Tom Price	14,000	18,000	4,000	Negative
Capital	113498	Aquatic Facility (Tom Price) - Furniture & Equipment	22048	Aquatic Facility Inflatables - Tom Price	9,000	8,200	(800)	Positive
Capital	113498	Aquatic Facility (Tom Price) - Furniture & Equipment	22046	Aquatic Facility Accessibility Stairs - Tom Price	9,000	9,023	23	Negative
Capital	113495	Aquatic Facility Unit (Tom Price) - Furniture & Equip	22049	Aquatic Facility Pool Cleaner - Tom Price	7,000	6,508	(492)	Positive

Facilities (Paraburdo)

Revenue	111028	Income Ashburton Hall			(2,500)	(5,500)	(3,000)	Positive
Revenue	113277	Peter Sutherland Storerooms and Amenities - Lease Income			-	(500)	(500)	Positive
Expenditure	113220	Tennis Club - Paraburdo	B377	Paraburdo - Tennis Club Maintenance	2,400	30,000	27,600	Negative
Expenditure	113240	Paraburdo CHUB - Utilities, Maintenance & Minor	MA001	Minor Assets - Paraburdo Chub	47,600	23,060	(24,540)	Positive
Capital	112746	Facilities Unit (East) - Parks & Recreation - Capex N	22029	Judy Woodvine Oval Water Chiller - Paraburdo	30,000	18,000	(12,000)	Positive
Capital	112746	Facilities Unit (East) - Parks & Recreation - Capex N	22030	Skatepark Water Chiller - Paraburdo	30,000	18,000	(12,000)	Positive
Capital	New	New Capital	NEW.C19	Paraburdo Chub P&E Capital Purchase	-	24,540	24,540	Negative

Facilities (Tom Price)

Expenditure	112787	OP - Bldg Prog/Recreation Centre	O001	Meeting Rooms & Chambers Tom Price	600	1,600	1,000	Negative
Expenditure	112787	OP - Bldg Prog/Recreation Centre	O322	Tom Price Recreation Centre	146,400	145,400	(1,000)	Positive
Expenditure	113630	Area W Oval & Surrounds Tom Price	W006	Works Prog Tp- Minna Surrounds	53,500	60,000	6,500	Negative
Expenditure	113630	Area W Oval & Surrounds Tom Price	W271	Works Prog Tom Price Minna Oval (Shared Dept.Ed)	38,400	80,000	41,600	Negative
Capital	117323	Projects & Procurement Services Unit - Buildings S	22041	Civic Centre / Town Hall Electrical - Tom Price	115,000	141,000	26,000	Negative
Capital	112761	Facilities Unit (Tom Price) - Parks & Recreation - Ca	22032	Enclosed Cricket Scoreboard - Tom Price	25,000	23,000	(2,000)	Positive

Type	COA	Description	Job	Description	Budget	End of Year Forecast	Budget Adjustment	Budget Impact
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Aquatic Facility (Onslow)

Revenue	111370	Season Passes			(15,000)	(13,500)	1,500	Negative
Revenue	111385	Vacation Swimmer			(200)	(100)	100	Negative
Capital	117500	Aquatic Facility Unit (Onslow) - Furniture & Equipm	22042	Aquatic Facility CCTV - Onslow	14,000	21,700	7,700	Negative

Caravan Park (Onslow)

Revenue	132188	Ocean View Caravan Park Income	CP102	Inc - Unpowered Sites	(30,000)	(15,000)	15,000	Negative
Revenue	132188	Ocean View Caravan Park Income	CP107	Onslow Caravan Park Over Flow Income	(6,500)	(30,000)	(23,500)	Positive

Carinya Units (Onslow)

Expenditure	092257	OP - Bldg Prog/Carinya Units	B296	Carinya Unit 4	5,600	3,600	(2,000)	Positive
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Facilities (Onslow)

Revenue	111068	Income RM Forrest Memorial			(7,500)	(5,000)	2,500	Negative
Revenue	112664	Income - Foreshore Areas (Onslow)			(7,500)	(5,000)	2,500	Negative
Revenue	111480	Onslow MPC Income	MPI01	Onslow Mpc Income - Hall Income	(13,500)	(10,000)	3,500	Negative
Revenue	111480	Onslow MPC Income	MPI07	Onslow Mpc Income - Basketball Courts Canteen/Changeroom/Toi	(600)	(500)	100	Negative
Revenue	111481	Onslow Oval Income			(6,000)	(20,000)	(14,000)	Positive
Revenue	111485	Onslow Community Garden			-	(500)	(500)	Positive
Revenue	111442	Income Onslow Sports Club			-	(15,000)	(15,000)	Positive
Revenue	100045	Amenities Income			-	(1,000)	(1,000)	Positive
Expenditure	114617	OP - Bldg Prog/Other Culture	B410	Building Prog Onslow Museum	3,800	57,055	53,255	Negative
Expenditure	112931	Ian Blair Boardwalk	B603	Ian Blair Boardwalk	2,000	1,500	(500)	Positive
Expenditure	112931	Ian Blair Boardwalk	O603	Ian Blair Boardwalk	1,400	1,900	500	Negative
Expenditure	112927	Works Prog/Foreshore Areas Onslow	W261	Onslow Boardwalk	1,000	2,000	1,000	Negative
Expenditure	110332	Infrastructure Mtce - Onslow Oval	W285	Works Prog Onslow Oval & Surrounds	54,300	53,300	(1,000)	Positive
Capital	112765	Facilities Unit (Onslow) - Parks & Recreation - Cape	22034	Four Mile Creek Decking - Onslow	30,000	150,000	120,000	Negative

Senior Units (Onslow)

Capital	NEW	New Capex Item	NEW.C17	New Roof - Unit 1	-	25,000	25,000	Negative
Capital	NEW	New Capex Item	NEW.C18	New Roof & Wall Lining - Unit 4	-	35,000	35,000	Negative



13.1A - Report on Petition regarding Development Application DA 21-67

Petition of Electors

5th October 2021

Shire of Ashburton
246 Poinciana Street
Tom Price WA 6751

To the Shire President,

RE: DEVELOPMENT APPLICATION DA21-67.

We, the undersigned, all being electors of the Shire of Ashburton do respectfully request that Council convey in all interactions with Mineral Resources Ltd that the undersigned residents and ratepayers of Onslow do not endorse or support the development of Lot 300, Back Beach Road Onslow.

The reasons for this request includes but does not limit:

- Environmental Impacts
- Habitat Destruction
- Social Impact
- Noise
- Increased vehicle movement
- The fact that the town does not have the infrastructure for example the Onslow General Store would not be in a position to cater for an additional 500 persons in town. Increases in stock is an option, but storage and shelving is limited.

Correspondence should be addressed to:
Brian Winsor
15 Clarke Place
Onslow WA 6710

The names and addresses of the petitioners are as follows:

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
1.	BRIAN WINSOR	15 CLARKE PLACE Onslow	✓		B Winsor	6/10/21
2.	Eileen G Lynn	15 CLARKE PLACE Onslow	✓		E. G Lynn	6/10/21
3.	DIANNE SHEEHAN	14 THIRD AVE. ONSLOW	✓		D. Sheehan	6/10/21
4.	BRYAN SHEEHAN	14 THIRD AVE ONSLOW	✓		B SHEEHAN	6/10/21
5.	TERRY HARRY	8. PAYNE WAY. O	✓		T Harry	6/10/2021
6.	SACHIKO ABE	8 PAYNE WAY		✓	S Abe	6/10/21
7.	Dawn McAulley	49 Second Avenue	✓		D McAulley	6/10/21
8.	NEIL BAKER.	LOT 454 BORDON CROOK LA	✓		N Baker	6/10/21
9.	JODY BAKER.	"	✓		J Baker	6/10/21
10.	BOB HARRIS	32 PATTERSON	✓		B Harris	6/10/21
11.	Vicki Harris	22 Paterson Place Onslow	✓		V Harris	6/10/21
12.	TESS HARRIS	81 MCGRATH AVE	✓		T Harris	6/10/21
13.	James Britton	9 Simpson St	✓		J Britton	6/10/21
14.	Hayley Brett	26 Third Ave	✓		H Brett	6/10/21
15.	Kevin Brett	26 Third Ave	✓		K Brett	6/10/21
16.	ROBERT ROSS	LOT 693 CORWISH WAY	✓		R Ross	06/10/21
17.	Michelle Tetlow Woodhead	8A Maunsell	✓		M Woodhead	6/10/21
18.	SANDI MCAULLEY	3/25 SECOND AVE	✓		S McAulley	6/10/21
19.	Kevin Swainman	7 OTWAY	✓		K Swainman	6/10/21
20.	MICHAEL CHAPMAN	1 CLARKE PLACE	✓		M Chapman	6/10/21

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
21.	C.V. Crawford	20 Clarke rd.	✓		C Crawford	6-10.
22.	T. CRAWFORD	14 CLARKE PL	✓		T Crawford	6/10
23.	R. ELLIOTT	10 CLARKE PL	✓		R Elliott	6-10.
24.	C. Elliott	10 Clarke PL	✓		C Elliott	6/10
25.	J. Bradford	7 Otway Cr	✓		J Bradford	7/10
26.	W Carson	7 Second Ave	✓		W Carson	7/10/21
27.	W. Cross	44 THIRD AVE.	✓		W Cross	7/10
28.	Jane Baker	30 Second Ave	✓		J Baker	7/10
29.	LEIGH HARKNES	71 SECOND AV.	✓		L Harknes	7/10
30.	Felicity Brennan	71 Second Ave	✓		F Brennan	7/10
31.	Janette Bevan	17 First Ave	✓		J Bevan	7/10
32.	KAREN DWEN	27 SIMPSON ST	✓		Karen Dwen	7/10
33.	Paul McLean	23 1st Ave	✓		P McLean	7/10
34.	Kay McLean	23 1ST AVE	✓		K McLean	7/10.
35.	MEL SEYMOUR	3 HEDDITCH ST	✓		M Seymour	7/10
36.	M. MACKAY	4/45 SECOND	✓		M Mackay	7/10
37.	Ken Rowell	2/46 SECOND	✓		K Rowell	7/10
38.	JOE FREEMAN	LOT 654 SEC. AV	✓		J Freeman	
39.	BACKALLS(V)	2 CARINDA CRT	✓		Backalls	7/10
40.	Fiona Allen	8 CAMERON AVE	✓		F Allen	7/10

Attachment 13.1A - Report on Petition regarding Development Application DA 21-67

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
41.	Kathryn Chapman	1 Clarke Place Onslow	✓			6/10
42.	Luke Williams	16 Clarke Plc	✓			7/10
43.	Tanya Wright	16 Clarke Plc	✓			7/10
44.	Katie Guy	6a Maunsell Car	✓			7/10
45.	Cian Gableish	13a Maunsell Car	✓			7/10
46.	John Craigie	13A Maunsell Car	✓			7/10
47.	Gwen Hutton	15 Maunsell Cnr	✓			7/10
48.	Lynette Gatt	10 Maunsell Cnr	✓			7/10
49.	Jody Thomas-Smith	19 Maunsell Cnr	✓			7/10
50.	Gary Howell	Onslow	✓			1/10
51.	PETER TAPPER	14 MAUNSELL Cnr	✓			7-10-21
52.	R Tapper	14 Maunsell Cnr	✓			7/10/21
53.	FRAN GARVEY	14 MAUNSELL CAR				7/10/21
54.	JAMES MACINTYRE	21A MAUNSELL	✓			7/10/21
55.	Shenae Wingate	21A Maunsell	✓			7/10/21
56.	CAM MCGURK	18 MAUNSELL	✓			7/10/21
57.	Rhian Hathaway	25B MAUNSELL	✓			7/10/21
58.	STEVEN MENLEY	13B MAUNSELL	✓			7/10/21
59.	Laura Pisci	8 Third Ave	✓			7/10/21
60.	CHARIE SWAIN	18 THIRD AVE	✓			8/10/21

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
61.	NATHAN HILTON	15 MAUNSELL CRN	✓		N Hilton	8-10-21
62.	Shane Ry	38 EAGLENEST RD	✓		Shane	8/10/21
63.	John French	255 McGrath ave	✓		John French	8/10/21
64.	DARREN ALPHARD	25 First Ave	✓		[Signature]	8/10/21
65.	Dennis Wynn	10 carter places	✓		Dennis	8.10.21
66.	Hugo Alaniz	188 PAYNEWAY	✓		[Signature]	8/10/21
67.	Zoe Clark.	9 SIMPSON ST	✓		[Signature]	8.10.21
68.	Luke Grimm	52 EAGLENEST	✓		[Signature]	8-10-21
69.	Reuben Wells	11A Maunsell	✓		[Signature]	09.10.21
70.	Cerant Peterse	21b maunsell	✓		[Signature]	9-10-21
71.	m. kempstone	15 B Maunsell	✓		[Signature]	9/10/21
72.	C. McGowan	1 Maunsell	✓		[Signature]	9-10-21
73.	W Wright	14- McGrath.	✓		[Signature]	9-10-21
74.	S. Fulwood	22B MAUNSELL	✓		S Fulwood	9-10-21
75.	R. Meyers	27 Maunsell	✓		[Signature]	9/10/21
76.	D. Rosman	203 Payne	✓		[Signature]	9/10/21
77.	J. Macintyre	21A MAUNSELL	✓		[Signature]	11/10/21
78.	IAN RAWLINGS	5A PAYNE WY	✓		[Signature]	11-10-21
79.	DAN EVANS	6C McGRATH AVE	✓		[Signature]	11/10/21
80.	MATHEW PETERS	49 SECOND AVE	✓		[Signature]	12.10.21

Attachment 13.1A - Report on Petition regarding Development Application DA 21-67

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
81.	SHANE McQUADÉ	22 CLARKE PCE ONSLow	✓			13/10/21
82.	Sharon Couvello	2/9 First Ave ONSLow	✓			13/10/21
83.	Sam Couvello	2/9 First Ave ONSLow	✓			13/10/21
84.	Sarah O'Neill	24 CLARKE PL ONSLow	✓			13/10/21
85.	Sandy Jade	24 CLARKE PL	✓			13/10/21
86.	James Spicer	24 CLARKE PL	✓			13/10/21
87.	MAX STEWART	45 SECOND AVE	✓			14/10/21
88.	Lena Kustermann	16 McGrath Ave				14.10.21
89.	D NYLOND	18 Blarke St	✓			16/10/21
90.	SOE ABREU	UNIT 11 CAMERON	✓			16-10-21
91.	Lucas Graham	51B Yungu Road	✓			20-10-21
92.	Julian Tan	51a Yungu Rd	✓			20-10-21
93.	Kirilee King	52 Yungu Rd	✓			20/10/21
94.	Brendan Sheppard	52 Yungu Rd	✓			20/10/21
95.	KIRSTY MONCRIEFF	60 YUNGU RD				20/10/21
96.	Daniel Wray	56 Yungu	✓			20/10/21
97.	Steve Bell	16 mcgrath AV	✓			20-10-21
98.	Rob Lund	10 MAUNSEL CNR	✓			20-10-21
99.	Teneka Clark	First Avenue	✓			20-10-21
100	BEN GRANT	CLARKE PL ONSLOW	✓			20-10-21

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
101	MARK JENNINGS	18 ³⁴ AVENUE	✓			8/10/21
102	Joullie Barry	11B OTWAY CT	✓			8/10/21
103	EVA RUDD	14 HOPE CT	✓			8/10/21
104	Oliver LUND	4 MARUNELL CORNER	✓			08/10/21
105	JULZ CARTER	3 Second Ave	✓			08/10/21
106	DANIEL MCLEAN	18 SECOND AVE ONSLOW	✓			8.10.21
107	Kim Edon	C/O Ocean View	✓			08.10.2021
108	Shane Edon	C/O Ocean View	✓			08.10.21
109	DRODY DAKER	5 Garla Rd	✓			8/10/21
110	Angus FARM	58 Yungo Rd.	✓			8/10/21
111	Rob Thompson	3 CLARKE PLACE	✓			8/10/21
112	Brock Harris	29 cameron Ave	✓			9/10/21
113	Gwynn BRISTOL	18 PATTERSON PL	✓			9/10/21
114	Carol Jennings	18 Patterson Pl	✓			9/10/21
115	Phill STEWART	4 Hooley Av.	✓			9/10/21
116	Jordan Claxton	32 Hooley Av	✓			9/10/21
117	David Pelsod	8 Scully Rd	✓			9/10/21
118	L. M'GOWAN	30 MOOLEY	✓			9/10/21
119	C. Cullimore	30 MOOLEY	✓			9/10/21
120	P THOMSON	18 McGraths	✓			9/10/21

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
121	Karen Anderson	14 McGrath Ave Onslow	✓			9-10-21
122	Kylee French	12 McGrath Ave Onslow	✓			9/10/21
123	Carl French	12 McGrath Ave Onslow	✓			9/10/21
124	KEN SMITH	7A McGRATH AVE	✓			9/10/21
125	ADAM COLWEN	10 MCGRATH AVE	✓			09/10/21
126	Jan Conwell	10 MCGrath Ave	✓			9/10/21
127	Edel Maher	6A MCGrath Ave	✓			9/10/21
128	BRIAN SOLEY	6A MCGRATH AVE	✓			7/10/21
129	Brendon ten Brinke	4d McGrath Ave	✓			9-10-21
130	Max Licciardelli	4a McGrath Ave	✓			9/10/21
131	Stefanie Baker	14 Watson Drive	✓			9/10/21
132	ROD BAUER	14 Watson Drive	✓			9/10/2021
133	Mark Ahnis	08 Watson Dr	✓			9/10/21
134	Cary Mosey	06 Watson Dr	✓			9/10/21
135	Shay Pererara	6 Watson Dr	✓			9/10
136	Hayley Aliphan	25 First Avenue Onslow	✓			9/10/21
137	Jess King	4 Carylton RA Onslow	✓			9/10/21
138	GREG ROGAN	CLARKE PLACE	✓			9-10-21
139	Shane Horne	25 Simpson St	✓			9/10/21
140	Zachel Easton	4 FOREST COURT	✓			4/10/21

Attachment 13.1A - Report on Petition regarding Development Application DA 21-67

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142	MARIN SVENBELL	25 SIMPSON ST.	✓		Marin	9/10/21
143	TINA Smith	51 Second Ave	✓		TMS	9.10.21
144	ELTON DAVES	51 Second Ave.	✓		EDaves	9.10.21
145	MARIA PRUNSTER	17A THIRD AVE	✓		[Signature]	9-10-21
146	JOHN COLLIN	1 HEDDITCH ST	✓		[Signature]	9-10-21
147	Luke Strahan	2 HEDDITCH ST	✓		[Signature]	9/10/21
148	Leah McEggan	2 Hedditch St	✓		[Signature]	9/10/21
149	Jason Potts	3 third ave	✓		[Signature]	9/10/21
150	Heather Palmer	4, Anketell ct.	✓		[Signature]	10/10/21
151	PAUL DAVIDSON	1 FIRST ST	✓		[Signature]	9/10/21
152	ROB WILKIN	CNR 1ST STREET	✓		[Signature]	9-10-21
153	Ashleigh Shone	21 Second Ave	✓		[Signature]	10-10-21
154	Carlin Whitey	8 Forrest court	✓		[Signature]	10-10-21
155	Amber Montgomery	8 Forrest Court	✓		[Signature]	10-10-21
156	Jade McCormick	8 Forrest Court	✓		Jmccormick	10-10-21
157	Dylan McCormick	" " " "	✓		[Signature]	10-10-21
158	Carolyn Cottle	7 Forrest	✓		[Signature]	10/10/21
159	ROB DAW	37A ROME RD COORULLUP.	✓		[Signature]	10/10/21
160	Sinead Marshall	20a Payne way Onslow WA	✓		[Signature]	10/10/21
161	JAMES MERRAN	20A PAYNE WAY Onslow WA	✓		[Signature]	10/10/21
162	Shelley Alaniz	18b Payne Way Onslow WA	✓		[Signature]	10/10/21
163	Travis McGrath	5C Payne way Onslow	✓		[Signature]	10/10/21
164	Tanelle Curt	5A as abse.	✓		[Signature]	10/10/21

Attachment 13.1A - Report on Petition regarding Development Application DA 21-67

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165	Nicky de Padder	1 Payne Way	✓		Handwritten signature	10.10
166	Brodie de Padder	1 Payne Way	✓		Handwritten signature	10.10.
167	JACQUES LE ROUX	18 WATSON DRIVE	✓		JLR	0937
168	Su-Maei LE ROUX	18 WATSON DR	✓		HL	09:37
169	Kirsty Kefford	7 Eaglenest Rd.	✓		K	
170	BEINDA HENDRIKH	14 YARD ST	✓		BH	10-10-21
171	Clayton Pritchard	17 Wirlu Way	✓		CP	10-01-21
172	Catherine Firth	58 Yunqun	✓		Handwritten signature	10-10-21
173	Tom Worthover	4 GARLA RD	✓		Handwritten signature	10-10-21
174	Shirley Ashling delaney	4 GARLA RD	✓		Handwritten signature	10-10-21
175	Kate Baker	5 GARLA RD	✓		KB	10/10/21
176	JOSH GUSTMAN	7 GARLA R	✓		JG	10/10/21
177	Suzanne Wilson	7 Garla Road	✓		SW	10/10/21
178	Brooke Blake	12 Garla Rd	✓		Handwritten signature	10/10/21
179	Tabrian Cuyler	11 Wamble rd	✓		Handwritten signature	11
180	Fabian Gullotti	" "	✓		F.G	"
181	Aaron Pererell	4 Tink St	✓		AP	10/10/21
182	TRAVIS Lewis	14 TINK ST	✓		TL	10.10.21
183	Erin Sawtall	42 Eaglenest Rd	✓		ES	10/10/21
184	Clnt Sawtall	42 Eaglenest rd	✓		CS	10/10/21
185	Charlett Jenkins	48 Eaglenest Rd	✓		CJ	10/10/21
186	Mel Thomas	50 Eaglenest Rd	✓		MT	10/10/21
187	Reberka Grimm	52 eaglenest rd	✓		RG	10/10/21

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188	JOHN HILTON	12 PATERSON PL ONSLow	✓			10-10-21
189	Deanne Renting	46 Yungu Rd Onslow	✓			10-10-21
190	James Ross	46 Yungu Rd Onslow	✓			10-10-21
191	SEAN BOYLE	11 CLAKE PLACE ONSLow	✓			10-10-21
192	Alan Murray	19 SIMPSON STREET ONSLow	✓			10-10-21
193	NAT TOWN	7 SIMPSON ST ONSLow	✓			10-10-21
194	Tara Colum	18a Hope Ct	✓			10-10-21
195	Corey Colum	18a Hope Ct	✓			10-10-21
196	Ben Stevens	7 Simpson St	✓			10-10-21
197	Eddie Byrne	3 Clarke Place	✓			10-10-21
198	DARREN HILTON	6 SIMON COURT	✓			10-10-21
199	Michael Brandenburg	18a Second Ave	✓			10/10/21
200	Guy CRAWFORD	6 SIMON COURT	✓			10/10/21
201	Corey Badcock	66 Third Ave.	✓			10/10/21
202	NORA MACNEALL	12 Patterson Ph	✓			10/10/21
203	Shawn Hoffman	5 Clarke Place	✓			10/10/21
204	Steve Hoffman	5 Clarke Place	✓			10/10/21
205	ALAN STEVENS	12 MAUNSELL	✓			10/10/21
206	PATRICIA STEVENS	12 MAUNSELL	✓			10/10/21
207	Jo Yates	17 Maunsell Crn	✓			11/10/21
208	BRITT CHURCH		✓			11/10/21
209	Benny Vandenberg	119 McGRATH ST ONSLow	✓			11/10/21
210	Nicki Mclean	18 Second Avenue	✓			11/10/21

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211	DONNA HENRY	74 M'GRATH AVE ONSLow	✓		DA	10/10/21
212	Bonnie Kelly	13 STRATTIMORE PLACE AUSTRALIND	✓		B Kelly	11/10/21
213	DARREN AUARAS	25 FIRST AVENUE ONSLow	✓		DA	11/10/21
214	Sophie Teifer	51a Yungu Rd Onslow	✓		seteifer	11/10/21
215	Sarah Bawen	11 mc ruth mve.	✓		SA	11/10/21
216	LYN McMILLIAN	BEDFORDDALE	✓		LYN	12/10/21
217	ROSS McMILLIAN	BEDFORDDALE	✓		ROSS	12/10/21
218	Renaee Coates	9 Yardi st			Renaee	14/10/21
219	STEVE SWEETING	LOT 597 BEADON CREEK	✓		SH	21/10/21
220	HSIN-YI LIU	LOT 597 BEADON CREEK	✓		LIU	24/10/21
221	Tenille Triggwell	18 Cameron Ave	✓		TT	21/10
222	TERRY PYKE	2 TROON BUNNRY	✓		TP	21/10
223	DENISE PYKE	✓ ✓ ✓ ✓	✓		DP	21/10
224	RHYS PYKE	18 CAMERON AVE	✓		RP	21/10
225	ROGER DANFIELD	454 BEADON CK RD	✓		RD	21/10
226	Alex P. Hanel	15 Marna Rd	✓		CH	21/10
227	Michelle Bunny	44 Yungu Rd	✓			21/10
228	STEFAN . Y	3 JURU RD	✓		SY	21/10
229	A dawn Hlaing	8 tink street Onslow	✓		A Hlaing	21/10
230	Tamara Quiggin	8 tink street Onslow	✓		TQ	21/10
231	Sarah Bradley	13 Marna Road	✓		S Bradley	21/10
232	Russell Hunter	13 Marna Rd.	✓		R Hunter	21/10
233	Paul Goerke	9 Carlyon Rd	✓		P Goerke	21/10
234	Olga Goerke	9 Carlyon Rd	✓		OG	21/10

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No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
234	Alex Redden	4a Forrest Court	✓		<i>AR</i>	23/10/21
235	Ann Baynes	18 HOPE CT	✓		<i>AB</i>	24/10/21
236	Steve Serun	16 PATERNON PLACE	✓		<i>SS</i>	24/10/21
237	Francois de SALVE	11 A McGRATH AV Onslow, WA	✓		<i>de S</i>	27/10/21
238	Christine McLennan	77 Second Ave Onslow	✓		<i>CM</i>	27/10/21
239	C MORRIS	683 Shanks Rd	✓		<i>CM</i>	27/10/21
240	U. Mawat	12 Watson Dr.	✓		<i>UM</i>	27/10/21
241	Tayla Watterson	4a Forrest court	✓		<i>TW</i>	27/10/21
242	T. Drummond	16 Hope Ct	✓		<i>TD</i>	27-10-21
243	Joel Yates	17 Munsell Corner	✓		<i>JY</i>	29.10.21
244	Lynette Rawlings	5 ^A Spayne Way	✓		<i>LR</i>	29.10.21
245	Tarryn Hayes	2 Antetell Ct	✓		<i>TH</i>	29.10.21
256	Kristine White	3/21 First Ave	✓		<i>KW</i>	29/10/21
257	Nerida Sproull	4/9 First Ave	✓		<i>NS</i>	29/10/21
258	RAMONA HIXSON	2 OTWAY CT	✓		<i>RH</i>	29/10/21
259	JOANNE PORTER	1 OTWAY CT	✓		<i>JP</i>	29.10.21
260	Vicki Tybura	11 BURT ct.	✓		<i>VT</i>	29.10.21
261	LISA ALLEN	Lot 385 Simpson	✓		<i>LA</i>	29/10/21
262	Dale Brett	14 Payne Way	✓		<i>DB</i>	29/10/21
263	HEV CALVE	9 CLARKE PLACE	✓		<i>HC</i>	29/10/21
264	Sharon Eren-Hoffman	13 Third Ave	✓		<i>SEH</i>	29/10/21

Attachment 13.1A - Report on Petition regarding Development Application DA 21-67

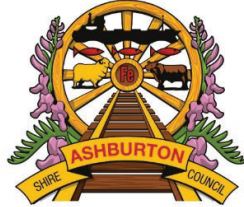
We, the undersigned, all being electors of the Shire of Ashburton do respectfully request that Council convey in all interactions with Mineral Resources Ltd that the undersigned residents and ratepayers of Onslow do not endorse or support the development of Lot 300, Back Beach Road Onslow.

No.	Full Name	Address	I am registered on the WA Electoral Role. Please tick applicable		Signature	Date
			Yes Local	No Visitor		
265	Daryl Morris	683 Stranks	Y		<i>Daryl Morris</i>	1/11/21
266	Sheree Tamsett	20B Payne Way	Y		<i>S Tamsett</i>	1/11/21
267	BEN WILKINSON	16 PINK ST		Y	<i>BW</i>	1/11/21
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234	M Farrell	19A McGrath Ave	19/10/21	1400	M Farrell
235	R Bunnay	44 Yungu	19/10/21	1400	R Bunnay
236	R. Phelps	15 second ave	19/10/21	1400	R Phelps
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**13.2A - DAP Application – DAP/21/02078 -Da 21-67 | L300 Back Beach Road,
Onslow - Transient Workforce Accommodation (500 Persons)**



APPLICATION FOR DEVELOPMENT APPROVAL

ONslow VILLAGE



DOCUMENT CONTROL

Printed 01 September 2021

9419_21jun01DA_ad

VERSION	FILE NAME	PREPARED BY	APPROVED BY	DATE
1	9419_21jun01DA_ad	Adrian Dhue	Daniel Hollingworth	01/09/2021

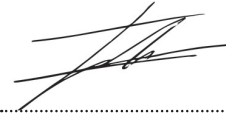
This report has been authorised by;



Daniel Hollingworth
Senior Planner



Adrian Dhue
Town Planner



Jamie Baxter
Quality Control

CONTACT PERTH OFFICE

p 9221 1991 **e** info@rowegroup.com.au **w** rowegroup.com.au
a 3/369 Newcastle Street, Northbridge 6003

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ATTACHMENTS

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2.	BTAC LETTER OF CONSENT
3.	ENVIRONMENTAL ASSESSMENT REPORT
4.	DEVELOPMENT APPLICATION PLANS
5.	COASTAL HAZARD ASSESSMENT
6.	SERVICING REPORTS
7.	WASTE MANAGEMENT PLAN
8.	LANDSCAPING PLANS
9.	TRAFFIC IMPACT ASSESSMENT
10.	ACOUSTIC ASSESSMENT

1. INTRODUCTION

Rowe Group acts on behalf of Mineral Resources Limited (**MRL**), the proposed developer of Lot 300 Back Beach Road, Onslow (**Site**), with the input of the Buurabalayji Thalanyji Aboriginal Corporation (**BTAC**), the determined Native Title holders of the Site. The Site is currently vacant and contains portions of remnant vegetation, in the form of shrubs.

This Town Planning Report (**Report**) has been prepared in support of the enclosed Application for Development Approval (**Application**), which seeks approval from the Regional Joint Development Assessment Panel (**JDAP**) for the development of a high-quality transient workers accommodation resort, herein referred to as the '**Onslow Village**'.

The Onslow Village comprises:

- 143 Accommodation Pods comprising of 500 beds;
- Publicly accessing restaurant and tavern;
- A health and wellbeing centre including:
 - Gymnasium;
 - Pool;
 - Multi-purpose sports court (i.e. tennis and basketball);
 - Indoor / outdoor sports grounds; and
 - Golf putting green / indoor driving range;
- An administration centre;
- Areas of high quality communal open space / landscaping, incorporating a viewing platform towards key views; and
- Other ancillary facilities.

The Onslow Village will provide much needed, high-quality transient workers accommodation. The use of the Site for the proposal is consistent with the Shire's strategic planning framework which identifies the potential under provision workers' accommodation, concluding that high-quality accommodation ought to be provided within the Onslow Village.

In this regard, this Application report sets out all relevant town planning and other discipline considerations to assist the Shire and JDAP assess and determine the proposal.

The development team which has assisted in preparing the Application is listed below:

DISCIPLINE	COMPANY
Client	Mineral Resources Limited
Native Title Holder	Buurabalayji Thalanyji Aboriginal Corporation
Project Architect	Milieu Creative
Town Planning	Rowe Group
Flora, Vegetation and Fauna Assessment	360 Environmental
Traffic Engineer	Uloth & Associates
Landscape Architect	Aspect Studios
Coastal Hazard Assessment	M P Rogers and Associates
Bushfire	Linfire Consultancy
Civil Services / Engineering	Pritchard Francis
Building Services	Stantec
Waste Management	Encycle
Quantity Surveyors	Ralph Beattie Bosworth
Building Compliance	Modus Compliance



2.1. LOCATION

The Site is located within the regional town of Onslow which forms part of the local government area of the Shire of Ashburton.

The Site is situated approximately 300m west of the centre of the Onslow Townsite and is bound by State owned 'Conservation, Recreation and Natural Landscape' reservation to the north and north-west (forming Sunrise and Sunset Beaches), Back Beach Road to the south-west and residential land uses to the south and east.

Direct road frontage to the Site is provided by way of Back Beach Road to the south-west and Third Avenue, extending north beyond the intersection with First Street, to the east.



2.2. CADASTRAL INFORMATION

The Site comprises one (1) land parcel, being:

- Lot 300 on Deposited Plan 67927 Certificate of Title Volume LR3160 Folio 90.

The Site has a total land area of 20.45ha, with a frontage of 467m to Back Beach Road and 114.17m to Third Avenue.

At the time of lodging this Application, the Site is owned by the State of Western Australia. Authorisation of the lodgement of this Application has been provided by the State accordingly.

Refer Attachment 1 – Certificate of Title and Deposited Plan.

2.3. NATIVE TITLE

The Site is located within the Native Title Determination for the Thalanyji people. The Thalanyji People's native title was recognised by the Federal Court on 18 September 2008. The Buurabalyji Thalanyji Aboriginal Corporation ('**BTAC**') is the Registered native Title Body Corporate that holds those native title rights on trust for the Thalanyji people. BTAC manages interaction between Thalanyji's interests and respective mining, pastoral leases, private or government activities proposed within the Determined Area .

BTAC has engaged in significant and constructive discussions with various officers of MRL in respect of the proposed development. In its capacity as representative of the determined Native Title holders, the BTAC has provided consent to the Application (see Attachment/Appendix).

We include at **Attachment 2** correspondence from the BTAC confirming consent to the Application.



2.4. SITE CONTEXT AND CHARACTERISTICS

2.4.1. HERITAGE

A search of the Register of Aboriginal Sites, mainlined by the Department of Planning, Lands and Heritage, identifies that the following Registered Aboriginal Sites have mapped boundaries that wholly or partially overlap the Site:

- Registered Aboriginal Heritage Site 8920 – Onslow 1;
- Registered Aboriginal Site 6618 – Dew Talu; and
- Registered Aboriginal Site 6617 – Burubarladji.

As the Register does not purport to be a complete or accurate listing of all potential places of Aboriginal Heritage significance; this information will need to be further refined.

The design and construction methodology for the proposed development has been informed by what is presently understood as the location of the most relevant Registered Site, the Dew Talu. Only facilities that enhance the cultural value of this area are proposed to be located within it.

In addition, the following measures will be taken in cooperation with the BTAC and its members as follows:

- BTAC will provide a full assessment of Aboriginal heritage matters as they relate to the Proposal. This is consistent with the Thalanyji People's determined right to manage their places of heritage importance through the BTAC; and
- To complete this assessment, BTAC will engage and manage a team of heritage consultants, who will work with BTAC to assess and report on the extent of and management strategies for all Aboriginal heritage constraints on the Site.

It is intended that, to the greatest extent practicable, developments on the Site will avoid impacting on the heritage constraints identified through this process, and will seek to enhance those cultural values. If there are heritage places that cannot be avoided, appropriate approvals will be sought in cooperation with BTAC and the Thalanyji People.





LOT 300

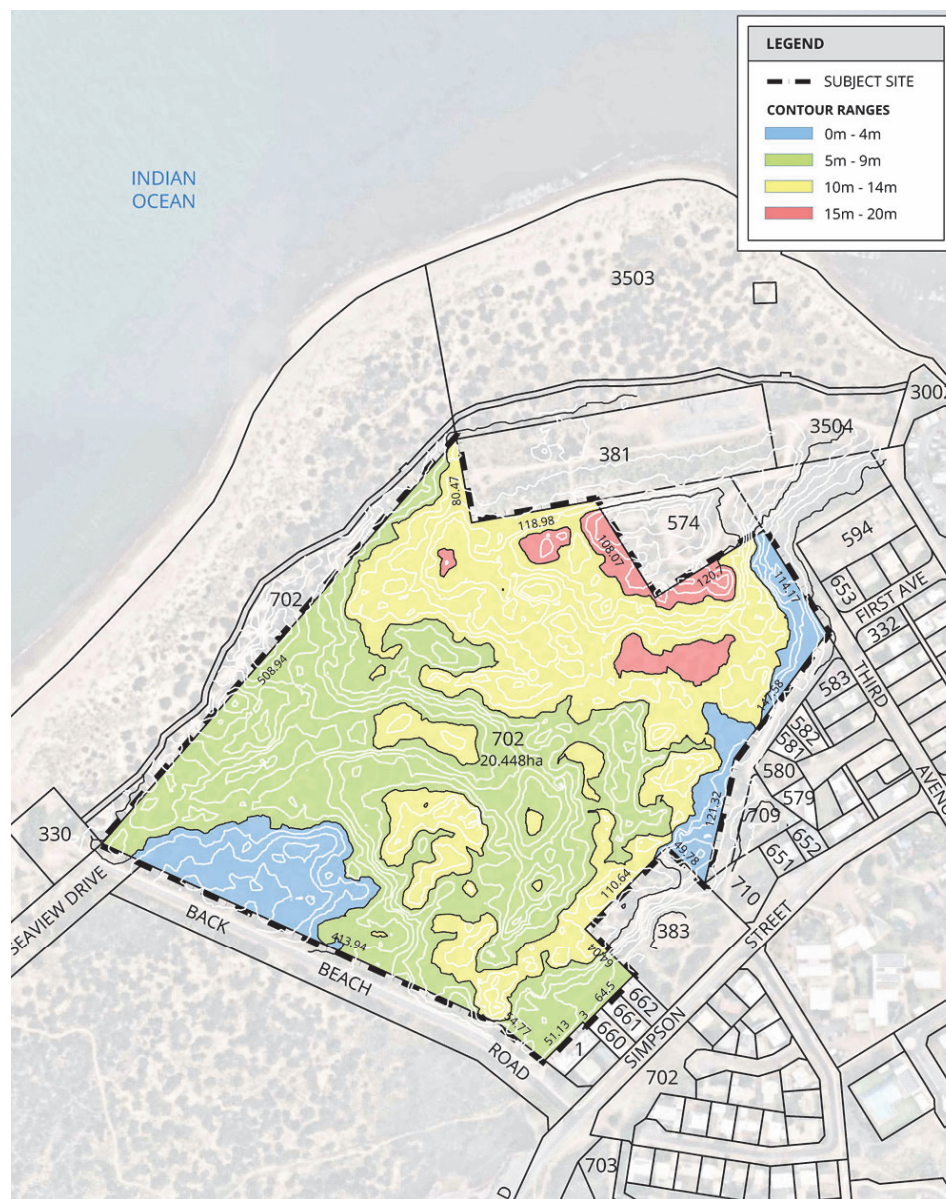


2.4.2. TOPOGRAPHY

A feature survey of the Site has been undertaken in support of the preparation of the development concept. The feature survey has been incorporated into the Development Plans which are attached to this Application Report.

Included below is a topography map which illustrates the pre-existing topographical features of the Site. As below, the lowest point of the Site is located adjacent the south-western lot boundary corresponding to a height of 2m AHD. The site undulates significantly, having several ridges and valleys, rising to 18m AHD at the northern extent of the Site.

All effort has been made to maintain the existing topography of the Site, with the proposal sitting within the landscape. More information on the siting of the development amongst the contours of the Site is provided at the later sections of this Report.



2.4.3. CONTAMINATION

360 Environmental has prepared a desktop contamination assessment of the Site. Based on the desktop assessment, and in consideration of the vacant and undeveloped nature of the Site, it is concluded that there has been no significant historical contamination activities at the Site.

The contamination assessment identified six (6) Areas of Potential Concern (**AOPC**) at the Site:

- AOPC 1:
 - Northern portion of the Site adjacent to the former furnace oil aboveground storage tanks (off site), and associated fuel pipelines and pumps;
 - Potential impacts from product spills or losses from tanks, pipelines and pump stations that may have affected the site adjacent to bulk fuel infrastructure, or groundwater beneath the site;
 - Risk to Site considered **LOW**.
- AOPC 2:
 - Eastern extent of the Site located adjacent to the former historical bulk fuel storage and associated fuel pipelines and pumps;
 - Potential impacts from product spills or losses from tanks, pipelines and pump stations that may have affected the site adjacent to bulk fuel infrastructure, or groundwater beneath the site;
 - Risk to Site considered **LOW**.
- AOPC 3:
 - Part of the Site located adjacent to the former historical bulk fuel storage to the south (aviation spirit) of the Site, and associated fuel pipelines and pumps;
 - Potential impacts from product spills or losses from tanks, pipelines and pump stations that may have affected the site adjacent to bulk fuel infrastructure, or groundwater beneath the site;
 - Risk to Site considered **LOW**.
- AOPC 4:
 - Part of the Site with a moderate to low risk of acid sulphate soils (ASS) being present within 3 metres of the soils surface.
 - Risk dependent on whether proposed development disturbs ASS or requires dewatering.
 - Risk to Site considered **LOW**.
- AOPC 5:
 - Potential unexploded ordnance from activities during World War 2 (applies to the entire Onslow Townsite);

- Entire Onslow Townsite listed as Slight on Department of Defence UXO Mapping Application;
 - Risk to Site considered **LOW** to **MODERATE**.
- AOPC 6:
- Potential asbestos from illegal fly-tipping or associated with offsite sources (while of site);
 - Possible ACM sheeting, asbestos fines or fibrous asbestos from illegal fly-tipping, effects of cyclones on nearby residential building materials and former export of asbestos from Beadon Creek;
 - Risk to Site considered **LOW** to **MODERATE**.

The desktop contamination assessment includes several recommendations which address each of the AOPC and mitigation measures which may be adopted prior to works occurring.

A copy of the desktop contamination assessment is provided at Attachment 3.

2.4.4. ACID SULPHATE SOILS

A search of the Acid Sulphate Soils (**ASS**) Mapping Database identifies that the central portion of the Site has a moderate to low risk of ASS occurring within three (3) metres of the natural soil surface.

2.4.5. BUSHFIRE

The Department of Fire and Emergency Services (**DFES**) Map of Bushfire Prone Areas indicates that the Site is bushfire prone. Accordingly, the development has regard to the provisions of *State Planning Policy – Planning in Bushfire Prone Areas (SPP3.7)*, and the Guidelines for Planning in Bushfire Prone Areas (**Guidelines**).

In this regard, Linfire Consulting has prepared a Bushfire Management Plan (**BMP**) which is informed by a comprehensive site visit and site assessment and is provided within **Attachment 3**.

The BMP outlines the following four (4) bushfire management measures to be implemented:

ELEMENT	SUMMARY OF HOW THE BUSHFIRE PROTECTION CRITERIA CAN BE ADDRESSED
Location	<ul style="list-style-type: none"> - The BAL Contour Map indicates that all proposed buildings and infrastructure can be sited in an area of BAL-29 or lower, upon completion of development and implantation of the Asset Protection Zones ('APZs') and low threat vegetation.
Siting and design	<ul style="list-style-type: none"> - On completion of development, the entire project area (other than the Cultural Significant Area) is to be non-vegetated or landscaped and maintained in a low threat state, with APZs nominated where buildings directly interface unmanaged vegetation to limit exposure of proposed assets to bushfire impact. - The nominated APZs are depicted on Figure 3 of the BMP and are between 11m and 17m wide to ensure buildings remain in BAL-29 or lower. - The APZs are to be implemented and maintained in accordance with Schedule 1 of the Guidelines.
Vehicle access	<ul style="list-style-type: none"> - While there is only one single public road accessing Onslow, the town is considered to be a suitable safer place on the following basis: <ul style="list-style-type: none"> › There is a significant portion of Onslow that is not designated as bushfire prone (see Plate 2) which will enable people to be 300-400 m from bushfire prone land; › Review of publicly available fire history datasets (Firewatch and DBCA-060 – see Plate 3), shows no evidence of bushfires within 10 km of the townsite; › Onslow, while still a relatively small town, is of sufficient size and resources to manage a bushfire emergency, with local police, volunteer firefighters, a hospital and an airport. › The vegetation surrounding the town is typically very low shrubland, which is unlikely to support significant landscape scale bushfire behaviour. Additionally, the main fire run from the south-west is fragmented by various non-vegetated elements. - Based on the above, it is reasonable to expect that while there appears to be limited bushfire activity close to the town, the size of Onslow townsite is sufficient to ensure it will provide a place of relative safety for occupants to seek refuge in a bushfire emergency. - The proposed development will be connected to the existing public road network, namely First Street, via extension of the currently undeveloped portion of Third Avenue. - From Third Avenue, travel will be possible to First Street, where occupants with the option of travelling to more than two different destinations: <ul style="list-style-type: none"> › Continue south along the existing part of Third Avenue, where travel can be in several directions at the intersection with Simpson Street › Travel east on First Street to Second Avenue and south to Simpson Street, where travel can be in several directions - No public roads are proposed as part of the development. The existing public roads sighted whilst travelling to the site appeared compliant with public road specifications of the Guidelines and will be sufficient for emergency egress or firefighter access to the site. - A new cul-de-sac is proposed as part of the development, to extend the undeveloped portion of Third Avenue to the main entrance to the site. The proposed cul-de-sac will be less than 200 m in length, will include minimum 17.5 m diameter turn-around head and will be constructed to the relevant technical requirements of the Guidelines.

ELEMENT	SUMMARY OF HOW THE BUSHFIRE PROTECTION CRITERIA CAN BE ADDRESSED
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Water supply	<ul style="list-style-type: none"> - The proposed development will be connected to reticulated water supply via surrounding development in accordance with Water Corporations Design Standard 63 requirements. Existing street hydrants are located along First Street and Simpson Street to the east and south of the project area, the closet approximately 90 m from main site entrance. While street hydrants will enable the attending fire appliances to access the town main water supply, given the supply characteristics of the town main are unknown, and the overall size of the proposed development, the main bushfire fighting water supply is likely to be accessed from the dedicated onsite fire hydrant system. This will provide attending fire fighters with hydrant coverage of the site and access to a firefighting water supply at the site. - The proposed development is to have an on-site fire hydrant system, complete with two dedicated firewater storage tanks and booster connection. This hydrant system provides attending fire fighters with fire hydrant coverage of the project area, as well as access to water for bushfire fighting purposes. - The tanks are to be sized to have an additional capacity of 50 kL for bushfire fighting purposes, with an overall minimum capacity of 200 kL. - The fire hydrant system is to be designed, installed and maintained in accordance with the National Construction Code and relevant Australian Standards.
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The BMP concludes that the bushfire protection requirements outlined in the assessment provide an adequate standard of bushfire protection for the proposed development and is therefore consistent with SPP 3.7 and the associated guidelines.

The BMP concludes that the bushfire protection strategies provide an adequate standard of bushfire protection and is therefore consistent with SPP 3.7 and the Guidelines.

2.4.6. GEOMORPHIC WETLANDS

A review of the Department of Biodiversity, Conservations and Attractions ('**DBCA**') Wetland Mapping Database indicates that there are no Conservation Category Wetlands, Resource Enhancement Wetlands or Multiple Use Wetlands within the Site.

3. DESCRIPTION OF PROPOSAL

The Application proposes the construction of a 500 bed high-quality workers Accommodation Village. It is intended that the proposal will accommodate the workforce of MRL's existing and proposed mining operations within the region.

The development incorporates a variety of boutique permanent resort style accommodation pods set amongst areas of open space, landscaping and amenities. Several of the village facilities are to be available for the use of the general public, in a view to integrate the workers into the wider Onslow community.

The development will draw on the context of the Site and build on the Shire's vision for the Onslow Townsite as an attractive, vibrant and sustainable urban setting incorporating a diverse mix of accommodation, recreation and entertainment opportunities.

The proposed development is summarised in the table below:

DEVELOPMENT COMPONENT	DESCRIPTION
Accommodation Pods	<ul style="list-style-type: none"> - 500 bedrooms ranging between three (3) different accommodation pod designs, as described below: - A total of 36 Type A Accommodation Pods: <ul style="list-style-type: none"> › Designed to sleep two (2) people within separate 35.3m² pods; and › Equipped with reverse cycle air-conditioning, Queen-size bed, bathroom, lounge area and kitchenette. - A total of 104 Type B Accommodation Pods: <ul style="list-style-type: none"> › Designed to sleep four (4) people within separate 29.2m² pods; and › Equipped with reverse cycle air conditioning, Queen-size bed, bathroom and kitchenette. - A total of three (3) Accessible Accommodation Pods (Type C): <ul style="list-style-type: none"> › Designed to sleep two (2) people within separate 36.5m²; › Equipped with reverse cycle air conditioning, Queen-size bed, bathroom and kitchenette; and › Designed to the minimum Australian Standards for universal accessibility.

Food and Beverage Precinct	<ul style="list-style-type: none"> - Restaurant Bar and Grill with: <ul style="list-style-type: none"> › Dining area of approximately 786m² and outdoor seating area of 245.5m²; › Fully equipped kitchen and food preparation area; › Bathroom facilities; and › Fridge / food storage areas. - Bar / Tavern with: <ul style="list-style-type: none"> › Dining area of approximately 331m² and 76m² of outdoor seating area; › Shared alfresco area of approximately 181.5m²; › Outdoor cooking area; › Fully equipped kitchen / food preparation area and food storage areas; › Coffee booth; and › Bathroom facilities.
Health and Wellbeing Precinct	<ul style="list-style-type: none"> - Gymnasium with cardio /weight and other fitness equipment; - Swimming Pool; - Multi-purpose sports court; - Indoor / Outdoor Cricket facilities; - Golf putting green and indoor driving range; - Locker and change rooms; and - Other recreation facilities.
Administration Centre	<ul style="list-style-type: none"> - Administration office to service the day-to-day needs of the facility; - Resort retail facility selling daily goods and services to residents; - Barista coffee shop / juice bar; - Meeting and Training Rooms; - Communications room; - Medical Centre with first aid and emergency response team with suitable access for ambulance / fire truck service; and - Ablution facilities.
Other Ancillary Facilities	<ul style="list-style-type: none"> - Storage and maintenance sheds; - Cleaners laundry; - Residents laundry; - Wastewater treatment plans; and - Car parking and access roads for light vehicles, coaches / buses.

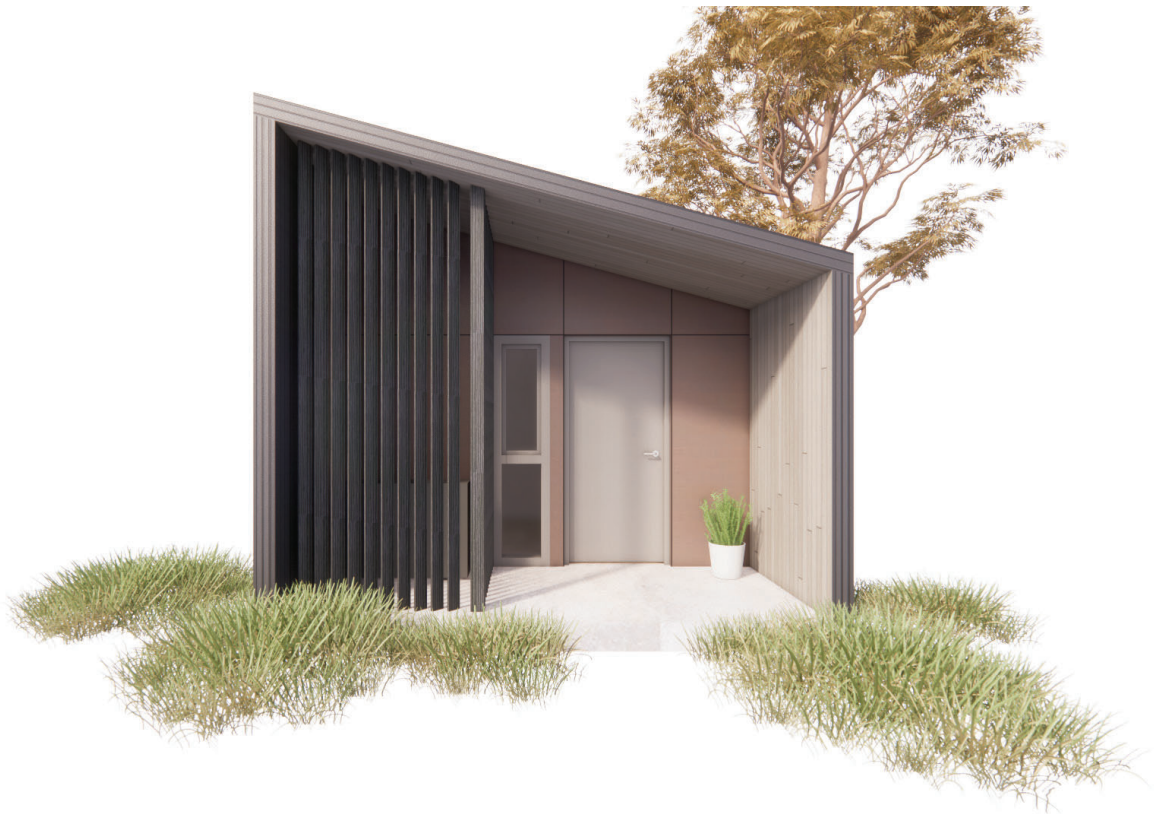
Refer **Attachment 4 – Development Application Plans.**

3.1. ACCOMMODATION PODS

A key component of the proposed development is the accommodation pods for users of the Village. The development proposes a total 143 accommodation pods to house the (rotating) working population throughout the year.

The location of the accommodation pods of the resort has provided on the lower portion of the Site to maximise opportunities for views of significance from areas of communal open space, while the layout of the pods seeks to diverge from the traditional “grid-like” pattern and provide a ‘village style’ feel for residents.

The individual bedrooms are designed to be provide adequate amenity to all residents and range from approximately 29.2m² to 36.5m² in area, containing a bedroom and living area with a kitchenette and separate bathroom. Each pod will have direct access to a courtyard.



3.2. FOOD AND BEVERAGE PRECINCT

The food and beverage precinct proposes the development of a single storey Bar and Grill Restaurant and Tavern. The Bar and Grill Restaurant has an indoor dining area of approximately 786m² and an outdoor seating area of approximately 245.5m². The Restaurant contains a fully equipped kitchen and food preparation areas and bathroom facilities.

The proposed Tavern has an indoor seating area of 331m², and 76m² of outdoor seating area with an outdoor kitchen. The Tavern also contains a smaller, fully equipped kitchen and food preparation area and bathroom facilities.

There is also a 181m² area of shared alfresco adjoining the outdoor seating area of the Tavern for the use by the Restaurant or the Tavern.

The purpose of the food and beverage precinct is to provide a high-quality dining experience available to both MRL's employees and the Onslow local community similar to a standard provided within Perth.



3.3. HEALTH AND WELLBEING PRECINCT

The Health and Wellbeing Precinct proposes the development of a gymnasium and recreation facilities with the following key elements:

- 292m² gym with weight and cardio equipment;
- 110m² Outdoor training area;
- 64m² room for exercise classes;
- Foyer;
- Prayer and mediation rooms;
- Steam and sauna rooms;
- Indoor cricket pitch;

- Multi-purpose indoor court;
- Library / lounge area;
- Golf simulation and gaming rooms;
- 94m² cinema; and
- Male / female toilet facilities.



3.4. ADMINISTRATION CENTRE

The Administration Centre is proposed to be located at the entrance of the development providing a soft and inviting entry point. The Administration Centre incorporates the following elements:

- Front Desk / Administration area;
- Meeting rooms;
- Two (2) training rooms;
- Medical centre;
- Male / female toilet facilities; and
- Lockers.



4. ARCHITECTURAL DESIGN STATEMENT

The design of the proposed development is the result of several collaborative design review processes involve the MRL, the project team and BTAC. MRL's ultimate vision for the development is outlined in the following Architectural Design Statement prepared by Milieu Creative:

"Onslow is a coastal town with a history in sheep and cattle farming, pearl farming and gold mining and is the oldest town in the Ashburton Shire. Surrounded by water bodies, Onslow is located on a north facing headland on the Indian Ocean and is bound by Beadon Creek to the east and Onslow Salt operations to the west. Onslow has a distinct environmental character defined by red soils, salt, coastal scrub and ocean.

The existing built context in Onslow is varied, with older building stock constructed from masonry and timber framing, and more recent buildings being constructed from steel framing and cladding. Climatic conditions and a regional location demand that buildings be constructed using robust, low maintenance and readily available materials.

The proposed material palette is considered and restrained has been applied methodically all buildings and landscape to deliver a consistent, legible, and rational architectural response. The buildings are read as parts of a single, identifiable whole rather than a series of separate entities.

This project is inextricably linked to landscape. The proposed site location, building arrangement, and the inherent generation of interstitial space, has created a series of landscaped zones that allow for engagement, reflection, activity, and identity at a number of scales. The project offers community parks, quiet reflection nodes, dramatic entry plazas, terraced seating, a significant recreation precinct, and strong connections to the existing landscape and ocean views.

In relation to building form and scale, our strategy is to effectively stitch the new development into the fabric of Onslow town site by ensuring building height and size is at a human scale. All buildings are single storey, with floor levels responding to the existing terrain. Where possible, larger buildings are broken up with laneways, landscape, and view corridors, further integrating them into the landscape.

While this proposal has been designed to serve its primary purpose as a 'transient workers accommodation' village, the intent for the project is to set a new benchmark for this development typology. The location of the village within the Onslow town site, coupled with the client's ambition to redefine workers accommodation and facilities in the industry, has resulted in a project that breaks down perceived barriers and seeks to integrate into the local community.

The project proposes restaurants, taverns, wellness facilities, community parks, coffee outlets, a gym and a pool – all of which could be opened to the public. Facility buildings are designed as in-situ construction with a lifespan beyond anticipated mining operations.

The accommodation units have similarly been designed with increased functionality and material quality. Equipped with a kitchenette, lounge room, queen sized beds and inbuilt laundry, each accommodation pod provides a level of comfort and amenity not seen in the mining industry. Internal materials have been selected to appear lighter and brighter but remain robust enough to withstand the harsh environmental conditions and the rough and tumble of everyday use.



Accommodation units have been designed to be fully transportable steel framed units, installed onto stumps and footings on site. Linked by raised walkways and broken up into distinctive communities, the number of accommodation units is able to be scaled back as operational demand falls – with minimal impact on the existing landscape.

The construction strategy also allows for a future use of this site beyond its function as workers accommodation. It is anticipated that the development could be reimagined as a tourist accommodation hub by retaining the existing in-situ facility buildings and providing refurbished or new accommodation pods.

Considerable effort has been made to ensure that this development exceeds minimum level requirements in relation to sustainability. The documentation provided within this application considers Energy Efficiency, Water Efficiency, Material Use, Indoor Environment Quality, Urban Water Management and will seek to meet ‘world leading standard’ accreditation through 6-star Green Star and WELL Platinum certification.

Prior to commencement of design, the project team undertook an in-depth precedent analysis and sought to interrogate the brief to better understand why developments of this typology often fail to provide users with an environment that fosters productivity, engagement and good mental health outcomes. We looked at existing transient workers accommodation villages in contrast to wellness retreat style getaways – interrogating the masterplans and accommodation offerings to establish a way forward for this proposal. The ambition for this project was to provide ‘resort style’ accommodation and facilities, planned in a way that was site specific, and operated in a way that was inclusive and welcoming.

The project recognizes that users are likely to spend a significant portion of time at this site and, as such, the intent is to build community, ownership, and a sense of belonging. This is achieved through distinct accommodation zones, shared gathering spaces, and inclusion of a site-wide ‘wellness loop’ that offers recreation nodes, places for quiet reflection, bbq areas and connections to larger central facilities.

The development proposal also acknowledges that remote and regional mining camps can be unsafe for workers. Recent publicised events on other sites are at the forefront of design considerations to ensure a safe environment for workers, guests and staff.

To address this, the project aims to promote safety and security through clear visual connections throughout site and well defined, easily recognizable entry points to all buildings. All pathways have at least two access routes, with no ‘dead ends’ or blind spots. The layout of the accommodation pods is organic in plan and promotes outlook and connection to adjacent residences.

From an aesthetic perspective, the project demonstrates a considered and logical response to site that is realised through a constrained use of material and form to ensure design clarity. The intent of this development is to create a new village precinct that feels like an inherent part of Onslow, reflecting the existing character through appropriate site planning and building scale.

Able supported by a rigorous landscape design proposal, the development reinforces the unique natural environment, and built character of Onslow townsite, by integrating materials, forms, and colours from the existing local context.

Red soils are reimagined as rammed earth walls and access pathways - located to allow users to experience the texture of the material. Pre-cast concrete is used at protected entry points to offer a sense of refuge and relate the project back to the industrial influence on both Onslow and the applicant. Metal cladding has been selected for its availability and existing prevalence, with colours selected to integrate into the landscape and reduce glare. Vertical screens and louvres allow the buildings to respond to the environmental conditions, while selected use of Corten steel within the restaurant offers natural warmth at a human scale.”





5. TOWN PLANNING CONSIDERATIONS

5.1. PLANNING FRAMEWORK

5.1.1. REGIONAL / STATE PLANNING

5.1.1.1. STATE PLANNING POLICY 2.6 – COASTAL PLANNING

State Coastal Planning Policy 2.6 – Coastal Planning ('SPP 2.6') is a Statement of Planning Policy. SPP 2.6 provides guidance with respect to the consideration of development that is in proximity to the coast, providing a framework for the management of coastal hazard risk.

The Shire of Ashburton commissioned the preparation of a 'Coastal Hazard Risk Management and Adaption Plan' in accordance with the requirements of SPP 2.6. The Plan was completed in 2017 by Cardno. This was a very high-level document that considered the entire coastal frontage within the Shire.

A more recent site-specific Coastal Hazard Assessment has been undertaken by M P Rogers and Associated having regard to the coastal processes and geology specific to the Onslow locality. The assessment has concluded that coastal processes and inundation is a very low risk for the Site and management / mitigation measures are capable of being implemented to ensure no impact on the proposed development.

A copy of the Coastal Hazard Assessment is contained in **Attachment 5**.

5.1.1.2. STATE PLANNING POLICY 3.7 – PLANNING IN BUSHFIRE PRONE AREAS

State Planning Policy 3.7 – Planning in Bushfire Prone Areas ('SPP 3.7') directs how land use should address bushfire risk management in Western Australia. SPP 3.7 applies to all land which has been designated as bushfire prone by the Department of Fire and Emergency Services ('DFES').

As outlined in Section 2.3.5 of this Report, as the Site has been designated as being bushfire prone, a Bushfire Management Plan ('BMP') and Bushfire Emergency Evacuation Plan ('BEEP') has been prepared in accordance with SPP 3.7 and the Guidelines.

A copy of the BMP is contained in **Attachment 3**.

5.1.1.3. STATE PLANNING POLICY 7.0 – DESIGN OF THE BUILT ENVIRONMENT

State Planning Policy 7.0 – Design of the Built Environment ('SPP 7.0') sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals across Western Australia.

The table below provides an explanation of the proposal, setting out high level architectural and urban design quality consistent with the ten (10) principles of 'good design'.



Context and Character

Onslow is a coastal town with a history in sheep and cattle, pearl farming and gold mining and is the oldest town in the Ashburton Shire.

Surrounded by water bodies, Onslow is located on a north facing headland on the Indian Ocean and is bound by Beadon Creek to the east and Onslow Salt operations to the west. Onslow has a distinct environmental character defined by red soils, salt, coastal scrub and ocean.

The project team acknowledges the aboriginal heritage of Onslow, with a number of registered sites located in around the Onslow Village. The sites include ceremonial, mythological and artifact scatter. The project team have consulted with representatives from the Buurrabalayji Thalanyji Aboriginal Corporation (BTAC) in relation to local aboriginal heritage and the proposed masterplan responds to the understood cultural significance of the site by locating all works away from the culturally significant portion of the site. The project team aims to continue our engagement with BTAC in an effort to ensure an appropriate design response and construction methodology.

The existing built context in Onslow is varied, with older building stock constructed from masonry and timber framing, and the majority of more recent buildings being constructed from steel framing and cladding. Climatic conditions and a remote location in Onslow demand that buildings be constructed using robust, low maintenance and readily available materials. While there are no buildings of European heritage significance on the State or National registers, there are a number on the Municipal Inventory, including the Beadon Hotel and St Nicolas Church.

The proposed material palette is considered and restrained has been applied methodically all buildings and landscape to deliver a consistent, legible, and rational architectural response. The buildings are read as parts of a single, identifiable whole rather than a series of separate entities.



Landscape Quality

This project is inextricably linked to landscape. The proposed site location, building arrangement, and the inherent generation of interstitial space, has created a series of landscaped zones that allow for engagement, reflection, activity, and identity at a number of scales. The project offers community parks, quiet reflection nodes, dramatic entry plazas, terraced seating, a significant recreation precinct, and strong connections to the existing landscape and ocean views.

The landscape design for the Onslow Village has been prepared by Aspect Studios in consultation with Milieu Creative. The design process involved significant and ongoing engagement with the project's Civil Engineer, Hydrologist and other environmental specialists to ensure the appropriate application of Water Sensitive Urban Design Principles and to minimize the impact on the site.

For more detail on our response to 'Landscape Quality', please refer to 'Onslow Village - Landscape' report prepared by Aspect Studios.



Built Form and Scale

The project team acknowledges that the site is incredibly significant to the future character of Onslow. The site has a unique outlook and is in a visually prominent location. In response, the proposed design seeks to offer a considered and rigorous master planning approach.

Generally, heavier masonry elements nestle into the western side of the hill to maintain outlook and reduce effective height, with buildings becoming lighter as they look out towards the ocean, float over surrounding landscape and reflect south towards the town centre. The accommodation pods are proposed as lightweight structures, connected by raised boardwalks, that sit above the existing contours to allow the scrub and dunes to roll at their feet and maintain existing overland water flow and wildlife corridors.

In relation to building scale, our strategy is to effectively stitch the new development into the fabric of Onslow town site by ensuring building height and size is at a human scale. All buildings are single storey, with floor levels responding to the existing terrain. Where possible, larger buildings are broken up with laneways, landscape, and view corridors, further integrating them into the landscape.



Functionality and Build Quality

While this proposal has been designed to serve its primary purpose as a 'transient workers accommodation' village, the intent for the project is to set a new benchmark for this sort of development. The location of the village within the Onslow town site, coupled with the client's ambition to redefine workers accommodation and facilities in the industry, has resulted in a project that breaks down perceived barriers and seeks to integrate into the local community.

The project proposes restaurants, taverns, wellness facilities, community parks, coffee outlets, a gym and a pool – all of which could be opened to the public. Facility buildings are designed as in-situ construction with a lifespan beyond anticipated mining operations.

The accommodation units have similarly been designed with increased functionality and material quality. Equipped with a kitchenette, lounge room, queen sized beds and inbuilt laundry, each accommodation pod provides a level of comfort and amenity not seen in the mining industry. Internal materials have been selected to appear lighter and brighter but remain robust enough to withstand the harsh environmental conditions and the rough and tumble of everyday use.

Accommodation units have been designed to be fully transportable steel framed units, installed onto stumps and footings on site. Linked by raised walkways and broken up into distinctive communities, the number of accommodation units is able to be scaled back as operational demand falls – with minimal impact on the existing landscape.

The construction strategy allows for a future use of this site beyond its function as workers accommodation. It is anticipated that the development could be reimagined as a tourist accommodation hub by retaining the existing in-situ facility buildings and providing refurbished or new accommodation pods. The pods that would be spaced out more generously to provide additional privacy and outlook, with offerings tiered to allow different scales of pricing, amenity, positioning, and luxury.

This also considers potential future impacts of climate change, particularly in relation to coastal erosion. In-situ buildings are located well above the anticipated 100-year planning horizon, and it is proposed to reduce the number of accommodation pods within 30 years to allow for all transportable buildings to be relocated to satisfy the State Coastal Planning Policy, without amendment.

In relation to services, all anticipated site infrastructure and building plant has been considered and appropriately located. All equipment is all located at ground level and is readily serviceable.



Sustainability

Considerable effort has been made to ensure that this development exceeds minimum level requirements in relation to sustainability. The documentation provided within this application considers Energy Efficiency, Water Efficiency, Material Use, Indoor Environment Quality, Urban Water Management and will seek to meet 'world leading standard' accreditation through 6-star Green Star and WELL Platinum certification.

For more detail on our response to 'Sustainability', please refer to 'Onslow Village – Sustainability Report' prepared by Stantec Australia.

A development of this scale has the potential to generate a substantial amount of waste. The project team has assessed the anticipated impact of the proposal on existing waste services and has developed a proposed strategy that seeks to reduce, reuse and recycle to minimize waste. In addition, the development proposes initiatives such as integration of a food dehydrator to reduce food waste by up to 85%, and introduction of a local WA Container Deposit Scheme, known as 'Container for Change', to incentivize recycling and provide funds to local charities.

For more detail on our response to waste management, please refer to 'Onslow TWA – Waste Management Plan' prepared by Encycle Consulting.



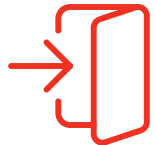
Amenity

Prior to commencement of design, the project team undertook an in-depth precedent analysis and sought to interrogate the brief to better understand why developments of this typology often fail to provide users with an environment that fosters productivity, engagement, and good mental health outcomes. We looked at existing transient workers accommodation villages in contrast to wellness retreat style getaways – interrogating the masterplans and accommodation offerings to establish a way forward for this proposal. The ambition for this project was to provide ‘resort style’ accommodation and facilities, planned in a way that was site specific, and operated in a way that was inclusive and welcoming.

The project recognizes that users are likely to spend a significant portion of time at this site and, as such, the intent is to build community, ownership, and a sense of belonging. This is achieved through distinct accommodation zones, shared gathering spaces, and inclusion of a site-wide ‘wellness loop’ that offers recreation nodes, places for quiet reflection, bbq areas and connections to larger central facilities.

The masterplan was designed to work with the existing environment, responding to contour, outlook, and prevailing weather, and includes a series of outdoor spaces that provide varying levels of protection. Shaded walkways, covered gathering spaces, and building entry zones have been located and arranged to ensure there are no dead zones and to offer well planned refuge on particularly hot or wet days.

All buildings have been located and designed to provide users a clear indication of function. Internal planning has been thoughtfully considered to ensure access to natural ventilation, light, and outlook.



Legibility

The project has been designed to include a clear site entry point and arrival zone. Visual connections within site and into the surrounding context are maintained throughout. Imagined as a resort-style village, the main facility buildings are broken up into three clear zones, with each being highly visible from, and clearly connected to one another.

As you enter the site, a centralised administration zone welcomes workers and community to site and serves as the ‘front desk’ of the development. Beyond this to the north, the higher part of the site is reserved for shared hospitality venues. This zone shares access to, and engages with, a recreation precinct that includes covered multipurpose courts, a gym and wellness facility, and the pool.

Beyond the main facilities, the accommodation zones are accessed via a series of connected pathways that offer a hierarchy of use. Primary access path follows the high contours of the site with minimal alteration to the existing landform. This path serves as the ‘wellness loop’, fire truck access, service and maintenance access and bike track. The secondary pathways are raised composite timber boardwalks that float above the landscape and provide a more direct link back to the central facilities. Finally, raised permeable mesh boardwalks serve as private connections within the accommodation clusters.

All central buildings use form to assist with wayfinding and the logical and consistent application of material demonstrates distinct entry points throughout.



Safety

The development proposal acknowledges that remote and regional mining camps can be unsafe for workers. Recent publicised events on other sites are at the forefront of design considerations to ensure a safe environment for workers, guests and staff.

As discussed in ‘Legibility’, the project aims to promote safety and security through clear visual connections throughout site and well defined, easily recognizable entry points to all buildings.

All pathways have at least two access routes, with no ‘dead ends’ or blind spots. The layout of the accommodation pods is organic in plan and promotes outlook and connection to adjacent residences. The irregularity in plan and orientation ensures that surveillance is multi-directional throughout site.

Site lighting and digital surveillance of public spaces will be appropriate and comprehensive.



Community

The project offers a range of facilities for use by the wider community to encourage inclusion, social interaction, and assimilation. The intent being to strike a balance with community in Onslow to provide improved amenity, retail, hospitality, and recreation destinations that encourage community use, increased local tourism, and provide reciprocal benefits back into existing businesses.

For users, staff and guests, the proposal includes a range of activity options, at a variety of scales. Smaller 'neighbourhood' groups can engage in small barbeque zones, while larger groups can gather for tea and coffee in the recreation building, or for a meal and drinks at the restaurant and tavern.

The project also includes a significant outdoor recreation precinct that supports Cricket, Australian Rules, mini golf, volleyball and offers outdoor gyms.



Aesthetics

The project demonstrates a considered and logical response to site that is realised through a constrained use of material and form to ensure design clarity. The intent of this development is to create a new village precinct that feels like an inherent part of Onslow, reflecting the existing character through appropriate site planning and building scale.

Able supported by a rigorous landscape design proposal, the development reinforces the unique natural environment, and built character of Onslow townsite, by integrating materials, forms, and colours from the existing local context.

Red soils are reimagined as rammed earth walls and access pathways - located to allow users to experience the texture of the material. Pre-cast concrete is used at protected entry points to offer a sense of refuge and relate the project back to the industrial influence on both Onslow and the applicant. Metal cladding has been selected for its availability and existing prevalence, with colours selected to integrate into the landscape and reduce glare. Vertical screens and louvres allow the buildings to respond to the environmental conditions, while selected use of Corten steel within the restaurant offers natural warmth at a human scale.



5.1.2. LOCAL PLANNING

5.1.2.1. SHIRE OF ASHBURTON LOCAL PLANNING SCHEME NO. 7

The Site falls within the municipality of the Shire of Ashburton, with the town planning control being guided by the Shire of Ashburton Local Planning Scheme No. 7 (**LPS 7**). The Site is included within the 'Conservation, Recreation and Nature Landscape' reservation pursuant to LPS 7.

As provided at Clause 3.2.5 of LPS 7, the intent of the 'Conservation, Recreation and Natural Landscapes' reserve is as follows (underlining is added emphasis):

The "Conservation, Recreation and Natural Landscapes" reserve is intended to accommodate a broad range of natural and modified land uses and development and may, subject to relevant approvals, include extractive or resource processing industry and infrastructure. Where applications for such development are considered by Local Government, it shall have regard for other legislation and/or the advice of the relevant landowner/manager.

When considering Applications for Development Approval for development within a Scheme reserve, the Shire is to have regard to the ultimate purpose intended of the reserve. Having consideration to the Intent of the 'Conservation, Recreation and Natural Landscapes' reservation, we set out below the relevant matters which was say are to be given regard:

- A detailed on-site environmental survey has been completed by 360 Environmental which assesses the environmental significance of any pre-existing flora and fauna. The Environmental Assessment is discussed in more detail in this report and is attached for further review. The on-site investigations confirm that the Site is not identified as containing features that are of significance (i.e., threatened ecological communities or significant vegetation);
- As mentioned, Mineral Resources Ltd is the proponent of the Development Application. The provision of nearby high-quality workers' accommodation is required in order to facilitate existing and proposed mining operations within the region. The accommodation and amenity facilities is infrastructure associated with Mineral Resource's extractive industry operations.

We are of the view that the proposed development is consistent with the intent of the 'Conservation, Recreation and Natural Landscapes' reservation, and is therefore capable of approval.

5.1.2.2. SHIRE OF ASHBURTON LOCAL PLANNING STRATEGY

The Shire's Local Planning Strategy (**Strategy**) was endorsed by the Western Australian Planning Commission (**WAPC**) on 21 June 2021. The Strategy states as follows with respect to workforce accommodation within the Onslow Townsite:

The Shire will continue to advocate for long-term development in the townsite for workforce accommodation as an integrated part of the urban fabric. The Local Planning Strategy recognises that future industry upturns could again trigger a rise in housing demand, As a result, the townsite will remain capable of bringing land online for urban infill, or urban expansion, should it be warranted.

The Strategy acknowledges the WAPC Position Statement 'Workforce Accommodation' which supports the fundamental position that, wherever possible, workers of extractive industries ought to be provided with accommodation within established towns. The intent of centralising accommodation allows workers to contribute to and benefit from the local, social and economic opportunities which established towns provide.

Building on this principle, it is intended to provide an accommodation facility which is integrated into the Onslow community. Not only through location, but through opening the Onslow Village to the wider community. Local residents are welcome to access the central village facilities and interact with onsite workers. Similarly, given the location of the proposal, workers may access the town's food and beverage and recreation offerings, all working to integrate the proposal into the Onslow community.

Having regard to the recently approved Wheatstone Construction Village providing for Chevron's operational workforce, located within the Ashburton North Strategic Industrial Area, the Shire '... advocates for the provision of higher quality, more permanent accommodation within the Onslow townsite'. Importantly, section 3.1.4.1 of the Strategy states as follows:

The Shire is a strong advocate for workforce being in town, and this can be encouraged at a company level through the delivery of workforce accommodation in Onslow that is of a higher quality than in the campsites.

As above, the Strategy is plain in highlighting the Shire's strategic approach in encouraging the location of workers accommodation facilities within the Onslow townsite. The Strategy recognises the wide community benefits which will be unlocked through the integration of workers accommodation into the townsite, rather than within strategic industrial areas or on the outskirts of town. In this regard, the design and location of the proposal allows for broad integration into the Onslow Townsite, thereby satisfying the objectives of the Strategy.

Accordingly, the proposed development is consistent with the Shire's intended development outcome providing high-quality workers accommodation site within the Onslow Townsite which is industry leading. The use of the Site for workers accommodation encourages the use of existing social, recreational and retail facilities to contribute to the economic growth of the Town Centre.

Our Client is committed maintaining the facility as a high-quality, industry leading workers accommodation village, ensuring that it will not convert to an 'operational camp'. As outlined, it is intended that all facilities will be handed over to the local Thalanyji people once the mining operation reaches its 'end-of-life', providing an accommodation facility within the Town Centre, supporting the tourist industry.

5.1.2.3. ONSLOW TOWNSITE EXPANSION STRUCTURE PLAN

The Onslow Townsite Expansion Structure Plan (**Structure Plan**) provides the statutory framework to facilitate the Shire's long-term strategic goal to provide accommodation for an additional 3,500 people, whilst remaining mindful of strategic opportunities and development principles which maximize future amenity outcomes for the Onslow townsite.

Notably, the Structure Plan intends to minimise the 'detrimental' impact of fly in, fly out resource development through enhancing the cohesiveness and overall functioning of the entire town. Providing for the intended development outcome, the Structure Plan has planned for accommodation and facilities for the resources sector within the Onslow townsite.

In a view to facilitate the intended development outcome, the Objectives of the Structure Plan are as follows:

- *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.*

- *To 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 requirement of the Watson Drive Precinct and through good design, promote the integration of the village with the surrounding development.*

Having regard to the overarching intent of the Structure Plan, the Structure Plan provides for the furtherance of the principles established through the Shire's LPS 7 and Strategy particularly with respect to the location of workers accommodation within the townsite and the consideration of the associated community benefits. The integration of the proposal into the Onslow Townsite has been a key principle guiding the design considerations, both in terms of integration of facilities but also, and importantly, the design of the built form scale and character.

The majority of the Site is located within the boundaries of the Structure Plan and is within the 'Area Subject to Further Investigation' Zone. As outlined within the Structure Plan, the intent of the area noted 'Subject to Further Investigation' is as follows:

To allow for further investigations and detailed design of these areas prior to any development occurring to determine what portions of the site are suitable for further development and what portions of the site should be protected due to significant heritage values.

Section 4.1.6 of the Structure Plan provides the Statement of Intent for those areas identified as 'Subject to Further Planning', in which further investigations are required prior to allowing further development to occur. Generally, areas subject to further planning comprise fragmented land ownership, where it is necessary for the local authority to provide a consolidated approach to development investigations. However, in this instance, the Site comprises a single land parcel where detailed environmental, bushfire, servicing and vehicle movement investigations have been undertaken in a view to determine the suitability of the Site for the intended development outcome.

We include as attachments a comprehensive suite of on-site investigations which assess and confirm the appropriateness of the proposed development at the Site.

5.1.2.3.1. LAND USE PERMISSIBILITY

As outlined throughout this Report, the proposed development is best described as a 'FIFO Accommodation Village'. Notwithstanding, for the purposes of assessing the Application, the proposed development consistent with the following listed uses within LPS 7:

- Transient Workforce Accommodation;
- Private Recreation;
- Entertainment Venue; and
- Restaurant.

The abovementioned uses are defined within LPS 7 as follows:

Transient Workforce Accommodation - *Dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractors camp and dongas.*

Recreation – Private – land or buildings used for parks, gardens, playgrounds, sport arenas, or other grounds which are not usually open to the public without charge and includes health clubs squash courts and other indoor sport facilities.

Entertainment Venue - any land, buildings or structures used for the teaching, practice and performance of music, dance or theatre, the amusement or entertainment of the public with or without charge, with or without the serving of food or liquor and includes cinemas, theatres, drive-in theatres, amusement parlours, nightclubs, taverns, bars or concert auditoriums.

Restaurant – a building and any associated outbuildings and grounds where food is prepared for sale and consumption on the premises and includes cafes and coffee houses and may or may not be licenced to sell liquor.

Land use permissibility shall generally be in accordance with the ‘Land Use Permissibility’ Table provided in the Structure Plan.

In this regard, the following table outlines the abovementioned uses permissibility’s at the Site.

LAND USE	PERMISSIBILITY
Transient Workforce Accommodation	D
Recreation – Private	A
Entertainment Venue	A
Restaurant	A

Therefore, all of the abovementioned uses are capable of approval at the Site. Notwithstanding, it is also noted that while all the uses are capable of approval, the predominant use of the Site is the ‘Transient Workforce Accommodation’ and all other uses are ancillary to the predominant use of the Site.

5.1.2.4. DEVELOPMENT STANDARDS

Clause 4.1.6.2 of the Structure Plan outlines the provisions of the Residential Design Codes of Western Australian (‘R-Codes’) and Clause 4.1.1 of the Structure Plan apply to the development of land in the Area Subject to Detailed Design after detailed investigations have established development areas and non-development areas.

In this regard, it is noted that the proposed development is not residential development and is therefore not subject of the R-Codes or Clause 4.1.1.

5.1.3. RELEVANT LOCAL PLANNING POLICIES

5.1.3.1. LOCAL PLANNING POLICY 13 – TRANSIENT WORKFORCE ACCOMMODATION

The Shire’s Local Planning Policy 13 – Transient Workforce Accommodation (‘LPP 13’) seeks to provide guidance and advice on the development of Transient Workforce Accommodation within the Shire. The table below sets out an assessment of the proposal against the key design principles outlined within LPP 13.

ELEMENT AND RESPONSE

Impact on Community

- As outlined throughout this proposal, the facility is needed to support the 500 trade workers as part of MRL's Onslow Iron Ore Project.
- As outlined within the Servicing Report the existing physical services within the Onslow Town Centre have the capacity to take on the additional load of the development.
- The proposed development is sympathetic to the existing community infrastructure and provides additional community infrastructure for public benefit.
- Given the facilities provided by the proposed development, the local community will gain both economic and community growth as a result.

Location of Camps

- The Site located on the outskirts of the Onslow Town Centre and is designed to be sympathetic to the neighbouring residential area so as to not adversely affect the residents within the locality.
- The development is not within any sensitive areas or the following zones:
 - › Rural Residential;
 - › Industrial and Mixed Business/Development; or
 - › Industry.

Density of Development

- The development is consistent with a Type A Camp and proposes 500 accommodation rooms in lieu of the 200-room limit. Notwithstanding, the proposed development provides extensive amounts of outdoor and indoor private recreation facilities to ensure the health and well-being of the workers. On this basis, we request the Shire support the proposed variation to the maximum number of accommodation rooms.

Design Requirements and Building Materials of Structures

- As outlined within the Architectural Statement, the development has been designed with modest architecture to confirm to the Onslow character, with the use of local materials;
- The character and "feel" of the accommodation pods have been designed to blend with the surrounding landscape using natural tones, timber vinyl flooring and other design elements to blend; and
- All pods are proposed to be developed with new materials and are designed to exceed the standard requirements with regard to internal amenity (i.e. heating / cooling, natural and artificial lights).

Landscaping and Aesthetics

- As outlined within the landscape plan prepared by Aspect Studio's, extensive amounts of high-quality landscaping are provided throughout the development.
- The landscaping provides visual amenity in addition to screening from the wider residential areas.
- An array of raised pathways are also proposed throughout the development to minimise the disturbance to the natural ground and allow additional opportunities for soft landscaping elements.

Fencing

- The development incorporates high quality and durable uniform fencing along the property boundary.

Water Supply

- Refer to Servicing Report provided at **Attachment 6**.
- As outlined in the Servicing Report, water is available to the development via the 200AC Water Corporation water main in Third Avenue.

ELEMENT AND RESPONSE

Stormwater Drainage

- All stormwater is proposed to be collected and disposed onsite.

Effluent Disposal and Toilet Facilities

- The development incorporates a Wastewater Treatment Plant that is capable of containing all of the waste produced on site.
- Each individual accommodation pod is also fully equipped with private bathroom facilities.

Laundry Facilities

- The development proposes 1 unit to 8 persons and therefore exceeds the requirements of the LPP 13 and the Health Act.

Rubbish Disposal

- All waste storage facilities are contained wholly within the development and will only be visible upon collection.
- The collection of waste will be undertaken by either the private contractors or the Shire of Ashburton, at the frequency for the waste generated by the residential apartments as noted within the Waste Management Plan provided at **Attachment 7**.

Lighting

- As outlined within the Development Application plans / renders, all pathways are well lit between communal facilities and accommodation to ensure adequate way finding throughout the development.
- Given the extensive landscaping / screening elements it is anticipated that there will be no light spill on the immediate surrounding locality.

Emergency Services, Fire, First Aid

- As detailed within the BMP provided at **Attachment 3** emergency fire services are provided in accordance with the requirements of SPP 3.7.
- A Bushfire Emergency Evacuation Plan and Cyclone Procedures have also been prepared as part of the Development Application package.
- The development also incorporates a high quality first aid facility for residents.

Parking Provisions

- The parking for the proposed development has been provided on site to service the needs of the development.
- Entry to the development is located off Third Avenue to a bus parking and pick-up and set-down area.

Internal Road Standards

- The internal road network proposes a two-way road with movement directed in a circular movement. The speed limit within the development will be limited to 8km/h.

Road Frontage Standards

- Entry to the development is located off Third Avenue via an access/egress point. This access arrangement has been assessed in the Traffic Impact Assessment and is considered appropriate for the development.
- An assessment of the existing road network has also been undertaken as part of the Traffic Impact Assessment. Our Client is committed to upgrading Third Avenue to Second Avenue as the additional vehicle movements warrant such action.

ELEMENT AND RESPONSE

Signage

- There is no signage proposed as part of the Development Application.

Public Transportation Provisions

- As outlined within the Traffic Impact Assessment, workers are proposed to be transported to and from the worksite by a coach.

Recreation and Community Facilities

- As previously outlined, the development incorporates extensive private recreation and community facilities including (but not limited to):
 - › Gymnasium;
 - › Health and Wellbeing Centre;
 - › Swimming Pool; and
 - › Indoor / outdoor recreation facilities (i.e. cricket, tennis, golf).

Liquor Licensing

- All on-site facilities will obtain the relevant Liquor License in accordance with the Liquor Control Act 1988.

Catering and Meal Areas

- All kitchen and meal areas comply with the relevant standards as prescribed by the Health Act.

5.1.3.2. LOCAL PLANNING POLICY 14 – PERCENT FOR PUBLIC ART POLICY

The Shire facilitates the provision of public art as part of the implementation of private development proposals through the application of the percent for public art contribution arrangement. The Shire's Local Planning Policy 14 – Percent for Public Art Policy ('**LPP 14**') encourages proponents of a project exceeding a value of \$1 million to contribute 1% of the project cost towards public art.

In this regard, MRL are committed to providing public art within the Onslow Village that takes inspiration from the local and indigenous context, mirroring the organic landscape of Onslow.



6. ENVIRONMENTAL, ENGINEERING AND LANDSCAPE CONSIDERATIONS

6.1. COASTAL HAZARD ASSESSMENT

As outlined in Section 5.1.1.1 of this Report, the Shire of Ashburton commissioned Cardno for the preparation of a 'Coastal Hazard Risk Management and Adaption Plan' in 2017. This was a very high-level document that considered the entire coastal frontage within the Shire of Ashburton.

A more recent site-specific Coastal Hazard Assessment has been undertaken by M P Rogers and Associates having regard to the coastal processes and geology specific to the Site and proposed development. The assessment has concluded that coastal processes and inundation is a very low risk for the Site and management / mitigation measures are capable of being implemented to ensure no impact on the proposed development.

In this regard, the overarching plan for the proposed development is a combined strategy of avoid and managed retreat / removal. The majority of the development's assets will be located outside of the required foreshore reserve area thus avoiding the coastal hazards. The assets that are located within the required foreshore reserve will be subject to managed retreat over the life of the asset.

It is also noted, to aid the managed retreat / removal of the accommodation pods, the pods are designed to be easily relocatable (i.e. transportable).

6.2. LANDSCAPING

The Landscape Design for the Site has been prepared by ASPECT Studios and is provided at **Attachment 8**. The design seeks to respond to the scale, form and function of the architecture and the local context in order to create a dynamic and engaging sequence of landscapes.

The landscape concept responds to the Site's larger contextual relationship to the coastal landscape situated adjacent to the Onslow Town Centre creating vibrant, textured tones and layered vegetation through showcasing a mix of natives, exotic and sensory plant species.

The table below outlines in detail the four (4) key design principles that have been developed to guide the design of the Onslow Village and surrounding landscape.

DESIGN PRINCIPLES	DEMONSTRATED DESIGN
Celebrate the Views	<ul style="list-style-type: none"> - Maximise the Site's existing topography to retain the best views out to the horizon. - Develop a strategy to ensure the accommodation and the common-use amenity retain views to significant vistas.
Respond to the Local Character	<ul style="list-style-type: none"> - Respond to the immediate social and environmental influences surrounding the Site, including the beach, Onslow townsite and cultural histories.
Touch the ground lightly	<ul style="list-style-type: none"> - Develop a strategy for pedestrian networks, accommodation pods and built amenity to minimise disturbance to the existing natural topography and ecologies of the Site.
Integrated Landscape and Architecture	<ul style="list-style-type: none"> - Create a landscape-driven Site response that informs the siting and location of proposed built infrastructure within the Site.

6.3. TRAFFIC IMPACT ASSESSMENT

Uloth and Associates has prepared the enclosed (**Attachment 9**) Transport Impact Statement ('**TIS**') which determined the traffic movements generated by the proposed development. Importantly, the TIS contemplates and reports on the traffic impact generated by the proposal on the intersections within proximity of the Site.

As outlined within the TIS, it is proposed to utilise up to 16 buses to transport workers to the work site for the start of each shift, before returning to the site at the end of their shift. Together with a small number of workers driving ancillary vehicles, it is therefore estimated that approximately 100 vehicle trips per day will be generated by the workers travelling in their own motor vehicle, with a proposed travel route via Third Avenue, Simpson Road and Onslow Road.

The TIS concludes that with most of the workforce population being transported to and from the work sites via bus, the proposed development will not have any significant impact on the adjacent roads and intersection.

6.4. WASTE MANAGEMENT

Encycle has prepared the (**Attachment 7**) Waste Management Plan ('**WMP**') which addresses the storage and collection of waste generated through the proposed development.

Collection of waste will be undertaken either by private contractors, at the frequency necessary for the waste generated by the residential apartments as noted within the WMP. Collection is to be undertaken from within the dedicated collection points.

The WMP concludes that the bin stores proposed within the development sufficiently service the waste generated by the proposed development.

6.5. ACOUSTIC ASSESSMENT

Stantec has undertaken an Acoustic Assessment for the proposed development which is provided at **Attachment 10**. The Acoustic Assessment has been carried out in order to satisfy the requirements stated in the relevant policies and guidelines applicable to the Site, being:

- *Western Australian Environmental Protection (Noise) Regulation 1997 (EPNR);*
- *Australian and New Zealand Standard AS/NZS 2107:2016 - Acoustics – Recommended design sound levels and reverberation times for building interiors (AS 2107); and*
- *National Construction Code 2016 Volume 1, Amendment 1, Building Code of Australia Class 2, 3 and 9c Buildings (NCC 2019).*

The report also details the relevant acoustic criteria for providing a suitable level of acoustic amenity for occupants of the proposed development including:

- Airborne sound insulation requirements for accommodation pods;
- Internal noise levels resulting from noise intrusion from mechanical services via the façade due to external sources (including Onslow Salt noise emissions); and
- Noise emissions from the proposed development to the nearest noise sensitive receivers.

The Acoustic Assessment concludes that the proposed development will comply with the *Environmental Protection (Noise) Regulations 1997*, and thereby satisfies the Shire's requirements.





6.6. ENVIRONMENTAL ASSESSMENT

360 Environmental has undertaken an Environmental Assessment Report ('**EAR**') of the Site and is provided at **Attachment 3**. The EAR is supplemented with a Preliminary Contamination Assessment (discussed in Section 2.3.2 of this Report), Flora and Fauna Survey and Urban Water Management Plan ('**UWMP**') to demonstrate the opportunities and constraints to development of the Site.

It is concluded that the environmental issues identified in the EAR do not pose a significant constraint to the development of the Site. All environmental features can be managed through further technical investigations and/or the implementation of a Construction Environmental Management Plan for the proposed development during the construction phases.

Furthermore, a summary of the supplementary reporting is provided in the following sections.

6.6.1. FLORA AND FAUNA

A biological survey (Detailed Flora and Vegetation, Basic Vertebrate Fauna) for the proposed development and is provided within the EAR. The purpose of the assessment was to identify key biological values within the Survey Area to support the EAR process.

6.6.1.1. FLORA AND VEGETATION

A Detailed Flora and Vegetation Survey was conducted within the proposed development site in the optimal flowering period for the region.

Across the survey area, 30 native taxa were recorded from 15 families. No Threatened flora species pursuant to the Environmental Protection and Biodiversity Conservation Act 1999 and/or gazetted as Threatened pursuant to the Biodiversity Conservation Act 2016, or Department of Biodiversity, Conservation and Attractions ('**DBCA**') listed Priority Flora Species were recorded within the survey area.

Four introduced flora species were recorded during the survey; including *Tamarix aphylla*, listed as both a Declared Pest and Weed of National Significance by the Commonwealth Department Agriculture, Water, and the Environment.



One native vegetation type was mapped within the Survey Area, comprising mid to low Acacia trees, low shrubs and grass lands. The vegetation type identified by the survey is predominantly uncleared and widespread within the bioregion. Given this, the vegetation mapped within the Survey Area is not considered to be locally or regionally significant.

The level of survey undertaken was consistent with the requirements of a Detailed Flora and Vegetation survey. The expected low diversity and relatively uniform landforms means the findings of the report are sufficient to inform impact assessment for the project area.

6.6.1.2. VERTEBRAE FAUNA

The vertebrate fauna desktop assessment identified 59 conservation significant species occurring within 20 km of the Survey Area. An assessment of the likelihood of occurrence within the Survey Area was undertaken and identified that, of the potential conservation significant fauna, no species had a high likelihood of occurrence, 20 had a medium likelihood of occurrence, and 39 had a low likelihood of occurrence.

Fauna habitat mapping was based on a combination of field observations and fauna habitat assessment data. One fauna habitat was mapped within the Survey Area, with Coastal Dunes representing the most value to conservation significant fauna and overall fauna assemblages.

No conservation significant species were recorded during the fauna survey. Fourteen bird species and one reptile species were confirmed to be using the Lot 300 Back Beach Rd Survey Area.

6.6.2. URBAN WATER MANAGEMENT PLAN

The Urban Water Management Plan ('UWMP') has been prepared in accordance with the Better Urban Water Management Guidelines (WAPC 2008) to support the proposed development at the Site.

The UWMP identifies a number of water management strategies to implement at the proposed development including, but not limited to:

- Water Conservation Strategy;
- Stormwater Management Strategy;
- Groundwater Management Strategy; and
- An Implementation Plan.

6.7. SERVICING

Pritchard Francis has prepared an Engineering Servicing Report ('**ESR**') and is provided at **Attachment 6**. The ESR identifies existing site conditions, existing services and potential upgrades required in order to facilitate the development of the proposed development.

The ESR concludes that the Site is accessible and can be serviced with roads, electrical, water, sewer, stormwater drainage and communications infrastructure.

6.8. COMMUNITY BENEFIT AND FACILITIES

Once implemented, the proposed development will make a significant contribution to the immediate locality and broader region. It is anticipated a diverse range of qualitative economic, social and environmental benefits can also be expected to be general as a direct and indirect consequence of the proposed development.

The benefits include the creation of local jobs and local business spend, supporting community group events which will assist in making the regional Ashburton and Onslow communities sustainable, diversifying regional employment and creating indigenous employment opportunities. The proposed development also provides improved quality of life or the works, which is identified throughout the media as an ongoing issue associated with transient workforce accommodation.



ATTACHMENT 1

CERTIFICATE OF TITLE AND DEPOSITED PLAN

WESTERN



AUSTRALIA

REGISTER NUMBER	
300/DP67927	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
N/A	N/A

VOLUME **LR3160** FOLIO **90**

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE**
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997
NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 300 ON DEPOSITED PLAN 67927

STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)

STATUS ORDER/INTEREST: UNALLOCATED CROWN LAND**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP67927
PREVIOUS TITLE: LR3160-90
PROPERTY STREET ADDRESS: LOT 300 BACK BEACH RD, ONSLOW.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF ASHBURTON
RESPONSIBLE AGENCY: DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: L465586 SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES
NOTE 2: CORRESPONDENCE FILE 00853-2009-01RO

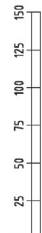




TYPE	CROWN	LOT 300		FORMER TENURE	U.C.L.
PURPOSE	SUBDIVISION			DISTRICT	ASHBURTON
PLAN OF				TOWNSITE	ONSNOW
		FILE	00853-2009/01	LOCAL AUTHORITY	SHIRE OF ASHBURTON
		LOCALITY	ONSNOW	REFERENCE	FILE 00853-2009/01 p. 156 & 132
		INDEX	BE63 (2) 38.06 BE63 (2) 38.07	SCALE @A3: ALL DISTANCES ARE IN METRES	0 25 50 75 100 125 150
SUBJECT TO SURVEY NOT FOR ALIENATION PURPOSES					
LODGED	DATE	14/05/2010	TYPE OF VALIDATION	P W K	SURVEY FIRM
FEE PAID	LEGAL COMPONENT	N/A	FULL AUDIT	LANDGATE - RERANDIS	DATE
ASSESS No.	CERTIFIED CORRECT	N/A	DATE	12-5-2010	LANDGATE - RERANDIS
	MANAGER Boundary Definition	17/05/2010			
IN ORDER FOR DEALINGS					
FOR AUTHORISED LAND OFFICER					
APPROVED					
DATE					
17/05/2010					
DEPOSITED PLAN					
67927					
SHEET 1 OF 1 VERSION 1					

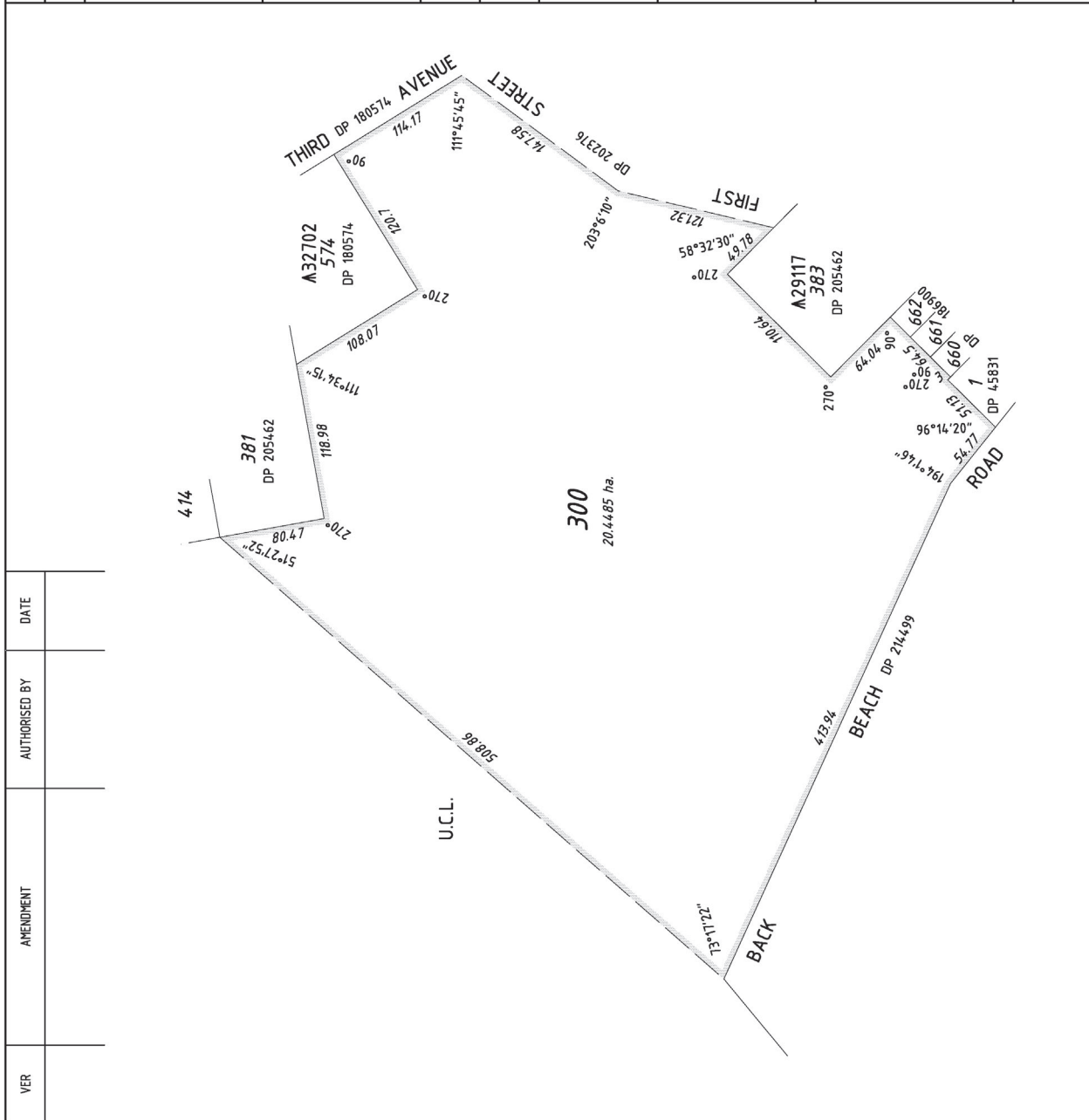
AMENDMENT	AUTHORISED BY	DATE	LOT 300
VER			

U.C.L.

Deposited Plan 67927

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
300	LR3160/90	Registered	

TYPE	CROWN	LOT 300		FORMER TENURE	U.C.L.	
PURPOSE	SUBDIVISION			DISTRICT	ASHBURTON	
PLAN OF				TOWNSITE	ONslow	
		FILE	00853-2009/01	LOCAL AUTHORITY	SHIRE OF ASHBURTON	
		LOCALITY	ONslow	REFERENCE	FILE 00853-2009/01 p. 156 & 132	
		INDEX	BE63 (2) 38.06 BE63 (2) 38.07	SCALE	1:3000	
		SCALE @A3: ALL DISTANCES ARE IN METRES				
SUBJECT TO SURVEY						
NOT FOR ALIENATION PURPOSES						
LOGGED	DATE	TYPE OF VALIDATION	SURVEY FIRM	 Landgate WESTERN AUSTRALIAN LAND INFORMATION AUTHORITY		
14/05/2010	14/05/2010	FULL AUDIT	P W K			LANDGATE - REBRANDIS
N/A	N/A	LEGAL COMPONENT	DATE			12-5-2010
N/A	N/A	CERTIFIED CORRECT	ASSESS No.	 Manager - Boundary Definition		
IN ORDER FOR DEALINGS						
SUBJECT TO						
FOR AUTHORISED LAND OFFICER:  DATE: 17/05/2010 APPROVED:  DATE: 28/10/2010						
DEPOSITED PLAN 67927						
SHEET 1 OF 1 VERSION 1						



Deposited Plan 67927

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
300	LR3160/90	Registered	



ATTACHMENT 2

BTAC LETTER OF CONSENT



Thalanyji

Buurabalayji Thalanyji
Aboriginal Corporation RNTBC

Buurabalayji Thalanyji Aboriginal Corporation RNTBC
PO BOX 749 SOUTH PERTH 6959
P (08) 9321 3166
E reception@thalanyji.com.au

27 August 2021

Mr Cody Rampant
Manager
Land Management North
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000

Dear Mr Rampant,

Development applications: Lot 300 Back Beach Road, Onslow, Western Australia ('Land')

Buurabalayji Thalanyji Aboriginal Corporation (BTAC) is the registered native title body and prescribed body corporate for the Thalanyji People, the determined Native Title holders over Onslow and the surrounding area in Western Australia through native title determination 'WCD2008/003 - Leslie Hayes & Ors on behalf of the Thalanyji People v The State of Western Australia and Others'.

As you are aware, transfer of the Land (being more particularly described as Lot 300 on Deposited Plan 67927 and being the whole of the land contained in Certificate of Crown Land Title Volume LR3160 Folio 90) from the Crown to BTAC pursuant to the *Land Administration Act 1997 (WA)* is pending.

BTAC has engaged in constructive discussions with various officers of Mineral Resources Limited (MRL) in respect of MRL's proposal for the development of a high-quality permanent resort style 'Transient Workforce Accommodation Resort' (Proposal) in and around Onslow including on the Land.

BTAC refers to MRL's development applications in respect of the Proposal to be lodged by Rowe Group on behalf of MRL with the Regional Development Assessment Panel and, potentially, the State Development Assessment Unit (Development Applications).

In its capacity as the determined Native Title holders, and the soon to become registered proprietor, of the Land, BTAC is currently negotiating with MRL in relation to the possible development of the Land. While those negotiations have not yet reached the point where BTAC can consent to any particular development on the Land, BTAC understands that timing constraints necessitate the early lodgement of the Development Applications for indicative designs of MRL's Proposal. In light of these timing constraints, BTAC, without prejudice to its position in the negotiations with MRL:

- (a) consents to the lodgement of the Development Applications by Rowe Group on behalf of MRL for the Proposal; and
- (b) consents to the Crown signing, as current landowner of the Land, the Development Applications.

If you have any queries, please contact the undersigned.

Yours sincerely,

Osama Masarani
Acting Chief Executive Officer
Buurabalayji Thalanyji Aboriginal Corporation (BTAC)



ATTACHMENT 3

ENVIRONMENTAL ASSESSMENT REPORT



Onslow Township Village

Environmental Assessment Report

**Prepared for
Mineral Resources Limited**

August 2021

● people ● planet ● professional

Document Reference	Revision	Prepared by	Reviewed by	Admin Review	Submitted to Client	
					Copies	Date
4755AA_Rev0	Internal Draft	V. Mugabe / G. Abolis	T. Smith	-	-	-
4755AA_Rev1	Client Draft	V. Mugabe / G. Abolis	T. Smith	LI	1x electronic	06/08/2021
4755AA_Rev2	Client Report	V. Mugabe / G. Abolis	T. Smith	LI	1 X Electronic	27/08/2021

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Executive Summary

360 Environmental Pty Ltd (360 Environmental) was commissioned by Mineral Resources Limited (MRL) to provide environmental and bushfire support for the development of short stay worker accommodation at Lot 300 Back Beach Road, Onslow (referred within as Onslow Township Village). Onslow Township Village is referred within as the site. The site covers 20.45 hectares and is located within the Onslow townsite in the Pilbara Region of Western Australia.

This Environmental Assessment Report (EAR) is supplemented with a Preliminary Contamination Assessment, Flora and Fauna Survey and Urban Water Management Plan (UWMP) prepared by 360 Environmental and a Bushfire Management Plan (BMP) and Bushfire Emergency Management Plan (BEMP) to demonstrate the opportunities and constraints to development of Onslow Township Village.

Onslow Township Village is currently undergoing extensive master planning to consider design and environmental impacts associated with the proposed development in this locality.

The site will be cleared and constructed for the purpose of short stay workforce accommodation. Preliminary investigations identified that some native vegetation would be cleared to facilitate the proposed development however native vegetation is proposed to be retained for open space and surrounding accommodation pods. The EAR focuses on the environmental issues and management measures associated with the proposed development and its relationship to Onslow townsite and surrounding land uses.

The environmental issues identified in the EAR do not pose a significant constraint to development of the site. All environmental features can be managed through further technical investigations and/or the implementation of a Construction Environmental Management Plan (CEMP) for the proposed development during the construction phases of the development. Aboriginal heritage approvals shall be sought separately to the development approval process.

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Appendix B Lot 300 Back Beach Road, Onslow, Flora and Fauna Survey
Appendix C Onslow Township Resort Bushfire Management Plan
Appendix D Onslow Township Resort Bushfire Emergency Management Plan
Appendix E Urban Water Management Plan for Lot 300 Back Beach Road, Onslow

1 Introduction

1.1 Background

360 Environmental Pty Ltd (360 Environmental) was commissioned by Mineral Resources Limited (MRL) to provide environmental and bushfire support for the development of short stay worker accommodation at Lot 300 Back Beach Road, Onslow (referred within the Onslow Township Village). Onslow Township Village is referred within as the site. The site covers approximately 20.45 hectares and is located within Onslow townsite in the Pilbara Region of Western Australia (Figure 1).

This environmental assessment report (EAR) is supplemented by the following:

- Preliminary Contamination Assessment (360 Environmental)
- Detailed Flora and Fauna Assessment (360 Environmental)
- Urban Water Management Plan (360 Environmental)
- Bushfire Management Plan (BMP) (Linfire Consultancy)
- Bushfire Emergency Management Plan (BEMP) (Linfire Consultancy).

1.2 Environmental Assessment Objectives

The EAR highlights the key environmental and bushfire issues associated with the proposed short stay workforce accommodation at the site. High level environmental advice will be incorporated into the EAR to support the proposed master plan for the short stay workforce accommodation at Onslow Township Village.

1.3 Scope of Works

The scope of work includes a review of desktop information for the site including government databases and search tools and online reports available for the site. The desktop environmental assessment included the following:

- NatureMap database search.
- Searches of the Federal Department of Agriculture, Water and Environment's (DAWEs) *Environment Protection and Biodiversity Conservation Act 1999* Protected Matters Search Tool.
- Review of publicly listed ecological information where available (previous reports and any relevant scientific literature).
- Review of applicable environmental legislation, policies and guidelines and their relevance to the site.
- Topography, soil, and potential acid sulfate soils.
- Groundwater levels, groundwater protection areas, surface water and geomorphic wetlands.

- Review of regional vegetation association and complex mapping (Beard and Heddle).
- Fauna and habitats: Desktop and habitat assessment, DBCA NatureMap and DAWE MNES PMST databases for recorded species and their habitats within the vicinity of the site and a likelihood assessment (based on mapped habitat) of these species potentially occurring on site.
- Heritage sites (Aboriginal and non-Aboriginal) that may be located within or nearby the site. Search of the Department of Planning Lands and Heritage (DPLH) Aboriginal and State and Local Heritage databases.
- Identification of environmental constraints and opportunities associated with the site.
- Site inspection familiarization and identification of environmental constraints and opportunities associated with the site.
- Preparation of this report summarizing the existing ecological and heritage information for the site.
- Preparation of figures supporting the desktop information.

Further assessments and surveys to address bushfire management, contamination, flora and vegetation, fauna, and urban water management applicable to the proposed development have been undertaken. The recommendations and environmental issues and associated mitigation measures raised in these reports have been included within the EAR.

2 Key Environmental Legislation

2.1 International Agreements

Australia has three bilateral agreements for migratory birds, including the Japan-Australia Migratory Bird Agreement (JAMBA), China-Australia Migratory Bird Agreement (CAMBA) and the Republic of Korea-Australia Migratory Bird Agreement (RoKAMBA). Each of these agreements provides for the protection and conservation of migratory birds and their important habitats.

2.2 Commonwealth Legislation

2.2.1 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the central piece of environmental legislation which protects Matters of National Environmental Significance (MNES). Environmental Assessments under the EPBC Act are undertaken to enable environment and heritage protection and biodiversity conservation. An action should not be undertaken that has, will have or is likely to have a significant impact on any MNES, or other protected matters without a pre-action referral to the Australian Government's Minister for the Environment.

2.3 State Legislation

The *Environmental Protection Act 1986* (EP Act) is the key legislative tool for environmental protection in Western Australia. It is administered by EPA and the Minister for the Environment. Under Part IV of the EP Act, the EPA undertakes environmental impact assessment of development proposal and schemes. The environmental impact assessment process provides an orderly and systematic evaluation of a proposal and its potential impact on the environment. A critical component of the assessment is the consideration of ways in which the proposal, if implemented, could avoid, or reduce any potential impact on the environment.

Table 1 provides a summary of the key State legislation and regulations relevant to the site.

Table 1: Key State Legislation and Regulations

Key Legislation	Responsible Government Agency	Aspect
<i>Aboriginal Heritage Act 1972</i>	Department of Aboriginal Affairs	Archaeological and ethnographic heritage
<i>Biodiversity Conservation Act 2016</i>	Department of Biodiversity Conservation and Attractions	Listing of and protection of native species, threatened species, ecological communities, fauna, critical habitat, and threatening processes

Key Legislation	Responsible Government Agency	Aspect
<i>Biosecurity and Agriculture Management Act 2007</i>	Department of Primary Industries and Regional Development	Weeds/pests/diseases
<i>Bush Fires Act 1954</i>	Department of Fires and Emergency Services	Bush fire control
<i>Conservation and Land Management Act 1984</i>	Department of Biodiversity Conservation and Attractions Department of Agriculture	Flora and fauna/habitat/weeds /pests/diseases
<i>Conservation and Land Management Regulations 2002</i>	Department of Biodiversity Conservation and Attractions Department of Agriculture	Flora and fauna/habitat/weeds /pests/diseases
<i>Contaminated Sites Act 2003</i>	Department of Water and Environmental Regulation	Management of contaminated soils and water
<i>Environmental Protection Act 1986</i>	Environmental Protection Authority Department of Water and Environmental Regulation	Part IV – Environmental Impact Assessment Part V – Works Approvals and Licences, Clearing Permits
<i>Environmental Protection (Clearing of Native Vegetation) Regulations 2004</i>	Department of Water and Environmental Regulation	Clearing of native vegetation
<i>Heritage Act 2018</i>		Provides for the identification and documentation of places of cultural heritage significance in Western Australia, and for the conservation, use, development, and adaption of such places.
<i>Planning and Development Act 2005</i>	Department of Planning, Lands and Heritage	Structure planning and subdivision approval
<i>Rights in Water and Irrigation Act 1914</i>	Department of Water and Environmental Regulation	Governs management of the use, service and health of water and watercourses (including beds and banks) Water licensing is required in all proclaimed areas and for all artesian groundwater wells throughout the state.

2.4 Relevant Standards, Guidelines and Policies

Clearing and development is subject to compliance with applicable standards, guidelines and policies developed by the State's regulators to assist proponents in understanding the minimum requirements for environmental protection. Table 2 details the key standards, guidelines, and State Planning Policies relevant to clearing and development of the site.

Table 2: Relevant Standards, Guidelines and Policies

Document	Description
<i>EPA Policies and Guidance</i>	
Statement of Environmental Principles, Factors and Objectives (EPA 2016a)	This statement communicates the EPA considers the object and principles of the EP Act, uses environmental factors and objectives to organise and systemise environmental impact assessment, taking a holistic view of the environment and considering significance of a proposal.
Environmental Factor Guideline – Flora and Vegetation (EPA 2016b)	Provides guidance to protect flora and vegetation so that biological diversity and ecological integrity are maintained.
Environmental Factor Guideline – Terrestrial Environmental Quality (EPA 2016c)	Provides guidance with the objective to maintain the quality of land and soils so that environmental values are protected.
Environmental Factor Guideline – Terrestrial Fauna (EPA 2016d)	Provides guidance with the objective to protect terrestrial fauna so that biological diversity and ecological integrity are maintained.
Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment (EPA 2016e)	Provides technical guidance to ensure adequate flora and vegetation data of an appropriate standard are obtained and used in environmental impact assessment.
Technical Guidance – Terrestrial Fauna Surveys (EPA 2016f)	Provides technical on the direction and information on general standards and protocols for terrestrial fauna surveys for environmental impact assessment.
Environmental Factor Guideline: Coastal Processes (EPA, 2016g)	The EPA's environmental objectives for the factor Coastal Processes is to maintain the geophysical processes that shape coastal morphology so that the environmental values of the coast are protected.
Guidance Statement No. 33: <i>Environmental Guidance for Planning and Development</i> (EPA 2008)	Provides information and advice to assist land use planning and development processes to protect, conserve and enhance the environment.
WA Environmental Offsets Policy (EPA 2011)	Seeks to protect and conserve environmental and biodiversity values for present and future generations. The policy ensures that economic and social development may occur while supporting long term environmental and conservation values.
<i>Department of Water and Environmental Regulation (DWER) Guidelines</i>	
Assessment and Management of Contaminated Sites Guideline (DER 2014)	Provides guidance on the assessment and management of contaminated sites in Western Australian within legislative framework of the <i>Contaminated Sites Act 2003</i> and the Contaminated Sites Regulations 2006.

2.5 Planning

2.5.1 Development Assessment Panel (JDAP)

If a Development Application is considered to be a 'Significant Development' by the Shire of Ashburton, the Local Government will recommend that a Development Application be assessed by a Development Assessment Panels (DAP). The Regional Joint Development Assessment Panel (JDAP) would assess a Development Application of this type. Development Assessment Panels have operated since 2011 and are intended to enhance planning expertise in decision making by improving the balance between technical advice and local knowledge (Department of Planning Lands and Heritage, 2021).

2.5.2 Shire of Ashburton Town Planning Scheme No.7

The site is zoned 'Conservation, Recreation and Nature Landscape' by the Shire of Ashburton Town Planning Scheme No 7 (TPS7).

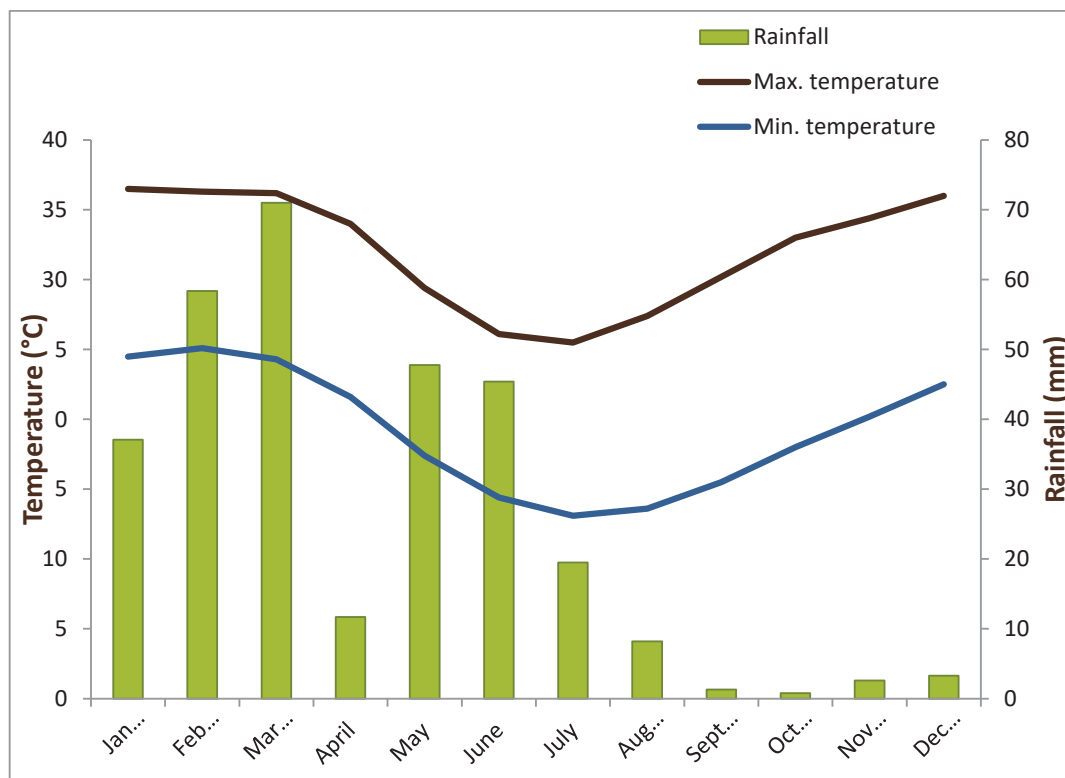
2.5.3 Onslow Townsite Expansion

The site is identified within the Onslow Townsite Expansion forming part of the Local Structure Plan (Shire of Ashburton,2019). The site is identified as an 'Area Subject of Further Investigation'. Further investigations and subsequent designs need to consider environmental and heritage values applicable to this site in conjunction with the Local Structure Plan requirements.

3 Site Environmental Features

3.1 Climate

The Onslow climate is described warm, sunny climate with wet season and subjectivity to cyclones and storm surge. The nearest Bureau of Meteorology (BOM) weather station to the Study Area is Onslow Airport (Station No: 005017) located approximately 3.6 km away. The data statistics have been collected since 1940 to date. The long-term mean minimum temperature for Onslow Airport Station is 19.2° and the mean maximum is 32.1°. Onslow area receives rainfall 29.3 days annually with an average annual mean rain of 304.2 ° (Graph 1).



Graph 1: Climate Statistics for Onslow Airport Station (005017) 1940-2021 (BOM 2021).

3.2 Surrounding Land Uses

The site is located at the edge of the Onslow townsite and is immediately north and west of the Indian Ocean. The surrounding land uses are detailed in Table 3.

Table 3: Surrounding Land Uses

Direction from site	Current land use(s)
North	The site is immediately abutted by the former location of the furnace oil above ground storage tanks (ASTs), now vacant land used for tourism purposes (i.e., Lookout Point and Onslow Memorial Park), then beach followed by waters of the Indian Ocean.
East	Some residential properties are located to the east of the site and bordering First St, Third Ave, or Simpson St. Also to the east are community facilities including Onslow Primary School, the

Direction from site	Current land use(s)
	Onslow Community Garden, a church, and police station. The location of the former diesel line/water storage AST is vacant.
South	The site is bound by Back Beach Rd and small area of residential development, followed by a vacant portion of the site operated by Onslow Salt, then infrastructure of Onslow Salt.
West	The site is immediately abutted by vacant land with a memorial boardwalk, then Sunset Beach and the Indian Ocean (with a loading jetty associated with Onslow Salt). The former aviation spirit AST is still present, approximately 210m to the south of the site, having been converted to residential use.

3.3 Topography

The topography varies across the site and ranges from 9 m Australian Height Datum (AHD) to 16m AHD. The site has a low point of approximately 6m AHD in the southwestern corner and rises to a high of approximately 16m AHD near the north-eastern corner, before falling to 9m AHD near Third Avenue. The site tends to undulate gently from southeast to southwest through the centre of the site, before falling away along the northwestern boundary (Landgate, 2021).

3.4 Regional Geology and Soils

3.4.1 Soil Landscape and Land Systems

Soil landscapes and land system mapping of Western Australia describes broad soil and landscape characteristics from regional to local scales, and has been captured at scales ranging from 1:20,000 to 1:250,000 (Department of Primary Industries and Regional Development, 2019). The site intercepts one soil land system, Dune System 201 DU described as 'Dune fields supporting soft spinifex and minor hard spinifex grasslands' (Figure 3).

3.4.2 Regional Geology

Onslow is located in the Carnarvon Geological Region and within the Exmouth Province of the Western Coastlands Physiographic (AECOM, 2010). The Exmouth Province is characterised by sandy or alluvial plains associated with drainage systems such as the Ashburton River. Coastland adjacent to the river is characterised by sand beaches and dunal systems of the Quaternary shoreline and coastal eolian deposits. Onslow is situated on a large sandy island, with the most seaward point located over an old coral, forming Beadon Point (AECOM 2010). Regional soils are predominately red sands in the dune fields and red soils in the plains (AECOM 2010) (Figure 3).

3.4.3 Local Geology

The site is expected to reflect the regional geology and comprise coastal dunes, being calcareous and siliceous sands, locally shelly and/or cemented (beach rock) (360 Environmental 2021).

3.4.4 Acid Sulfate Soils

The DWER Acid Sulfate Soil (ASS) mapping indicates that part of the site (central portion running to the southwest site boundary at Back Beach Road) is mapped as having 'Moderate to Low' risk

of ASS within the first 3 m of natural soil surface (Figure 4). The western side of the site is mapped as having 'Moderate to Low' risk of ASS within the first 3 m of natural soil surface. There is 'High to moderate' risk of ASS occurring within 3m of natural soil surface on the northwestern side of the site heading to the north outside the site boundary (DWER, 2021a).

3.4.5 Contaminated Sites

A desktop review of the DWER Contaminated Sites Records identified no Contaminated Sites within the site. The nearest identified site is a Restricted Use site approximately 1.6 km northeast of the site (DWER, 2021b).

360 Environmental conducted a Desktop Contamination Assessment to identify areas of potential concern (AOPC) associated with onsite or offsite contamination, identify data gaps associated with contamination and provide advice on potential future works to address those data gaps. (Appendix A). The assessment concluded that that there have been no significant historical contaminating activities at the site, as the site has been vacant and undeveloped.

There were six (6) AOPCs identified within close proximity to the site including the following:

- AOPC 1 – Part of the site is located adjacent to the former furnace oil aboveground storage tanks (ASTs) and associated fuel pipelines and pumps (the offsite former furnace oil AST area) to the north of the site. This is classified as Contaminated – Remediation Required.
- AOPC 2 – Part of the site located adjacent to the former historical bulk fuel storage to the east (diesel line) of the site and associated fuel pipelines and pumps.
- AOPC 3 – Part of the site located adjacent to the former historical bulk fuel storage to the south (aviation spirit) of the site, and associated fuel pipelines and pumps.
- AOPC 4 - Part of the site with a moderate to low risk of acid sulfate soils (ASS) being present within 3 meters of the soils surface.
- AOPC 5 - Potential unexploded ordnance (UXO) from activities during WWII (whole of site and Onslow Townsite).
- AOPC 6 - Potential asbestos from illegal fly-tipping or associated with offsite sources (whole of site).

The following data gaps were identified associated with the above identified AOPCs:

- No soil or groundwater investigations have been undertaken at the site however it is understood offsite contamination (and possible remediation) associated with former fuel infrastructure located to the north has previously occurred
- It is not known if the soils in the area marked as having a 'moderate to low risk of ASS' being present are potential or actual ASS
- It is not known if a detailed UXO survey has been undertaken at the site, or if records exist of any historical UXO searches or recovery operations in relation to the site

- Without a hazardous materials (HAZMAT) survey of the site or previous site investigations, it is not known if asbestos containing materials (ACM), asbestos fines (AF) or fibrous asbestos (FA) are present at the site.

3.5 Hydrogeology

3.5.1 Groundwater

Groundwater and surface water in WA is protected under the *Rights in Water and Irrigation Act 1914* (RIWI Act). The site is within the RIWI Act Groundwater Proclaimed Area Pilbara. The site lies within the Pilbara groundwater area and Ashburton sub-area. Carnarvon superficial aquifer and the Carnarvon Birdrong artesian aquifer are present within site. Water drawn from the Birdrong Aquifer is the primary local bore water source. It is the principal artesian aquifer for the Carnarvon Artesian Basin (360 Environmental, 2021c).

The groundwater salinity is reported to be less than 3,000 mg/L on average, which is considered moderately salty and suggests groundwater is unsuitable for garden bores (Landcorp, 2012).

3.5.2 Public Drinking Water Sources

The site is not identified within a Public Drinking Water Source Areas (PDWSA).

3.6 Hydrology

3.6.1 Surface Water

The site is mapped within the Pilbara Surface Water Area (SWA) under the RIWI Act Surface Water Proclamation Areas. It is located within the Ashburton River surface water area, and the Ashburton River is 20 km southwest of the site. The closest surface water features are located outside of the site approximately 2.5 km east (Beadon Creek).

A review of available surface water feature mapping did not identify any surface watercourses, rivers, creeks, or streams that intersect the site (DWER, 2021c). A natural lake area is present approximately 200m to the southwest and is associated with the Onslow Salt site and operations (i.e., it is assumed to be saline) (360 Environmental 2021).

The site is located adjacent to the Indian Ocean which covers the west and northern side of the site (Figure 6).

3.6.2 Wetlands

The Geomorphic Wetlands database search did not identify any wetlands to be occurring within the site. No Ramsar wetlands were identified on site or within 10 km of the site.

3.7 Environmentally Sensitive Areas

Environmentally Sensitive Areas (ESAs) are identified and protected under the *Environmental Protection (Environmentally Sensitive Areas) Notice 2005*. Under the Notice it is an offence to kill or destroy vegetation within an ESA.