



Agenda Item 11.5 - Attachment 5

RJDAP Determination (24 August 2022)



Government of **Western Australia**
Development Assessment Panels

LG Ref: DA 222.40
DAP Ref: DAP/21/02078
Enquiries: (08) 6551 9919

Mr Adrian Dhue
Rowe Group
Level 3
369 Newcastle Street
NORTHBRIDGE WA 6003

Dear Mr Dhue

REGIONAL JDAP - SHIRE OF ASHBURTON - DAP APPLICATION - DA 222.40 - DETERMINATION

Property Location:	Lot 300 Back Beach Road, Onslow
Application Details:	Transient Workforce Accommodation
Amendment Details:	Condition Amendments and Minor Building modifications

Thank you for your Form 2.1 Development Assessment Panel (DAP) application and plans submitted to the Shire of Ashburton on 10 June 2022 for the above-mentioned development.

The application was considered by the Regional JDAP at its meeting held on 24 August 2022, where in accordance with the provisions of the Shire of Ashburton Local Planning Scheme No.7, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Benjamin Leavy on behalf of the Shire of Ashburton on 08 9188 4404.

Yours sincerely,

DAP Secretariat

31 August 2022

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Benjamin Leavy
Shire of Ashburton

Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Infoline: 1800 626 477
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ABN 68 565 723 484



Planning and Development Act 2005

Shire of Ashburton Local Planning Scheme No.7

Regional Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 300 Back Beach Road, Onslow

Application Details: Transient Workforce Accommodation

Amendment Details: Condition Amendments and Minor Building modifications

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 24 August 2022, subject to the following:

1. **Accept** that the DAP Application reference DAP/21/02078 as detailed on the DAP Form 2 dated 1/06/2022 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/21/02078 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Ashburton Local Planning Scheme No. 7, for the proposed minor amendment to the approved DA 21-67 | DAP/21/02078 at Lot 300 Back Beach Road, Onslow, subject to the following details:

DA002 – Site master plan - Rev. K DA003 – Site plan – North East_Rev. F DA004 – Site Sections. D
DA005 – Site Fencing Schedule – Rev A
DA100 – ADM, IND, CRE & MED – Floor plan and elevations. H DA101 – ADM, IND, CRE & MED – Roof plan. G
DA200 – RST & TVN – Floor plan. G DA201 – RST & TVN – Elevations. G DA202 – RST & TVN – Roof plan. E
DA300 – GYM & SPT – Floor plan & elevations. G DA301 – I-REC – Floor plan & elevations. G DA302 – GYM, SPT & I-REC – Roof plan. E
DA400 – ACCOM & LDRY POD – Floor plan & elevations. F DA500 – ANC – Floor plan & elevations. D
DA600 – Visualisations. C
DA002 – Fencing Plan 15.03.2022 – Rev K



Amended Conditions

- 3 Prior to lodging an application for a building permit, a detailed fauna survey (targeted terrestrial vertebrate survey to determine the presence and significance of the *Lerista planiventralis maryani*, a Priority 1 listed reptile) shall be undertaken and a report for the site shall be prepared by a qualified zoologist in accordance with the EPA Technical Guidance – Terrestrial vertebrate fauna surveys for environmental impact assessment (June 2020) and submitted to and approved by the Shire of Ashburton on advice from the EPA. If any of these species are found, an environmental management Plan, addressing any impact and mitigation measures shall be submitted and implemented to the satisfaction of the Shire of Ashburton.
- 4 Prior to lodging an application for a building permit, a targeted survey is to be undertaken to determine the presence and significance of 'Marine' and 'Shorebirds' and a report for the site shall be prepared by a qualified zoologist in accordance with the EPA Technical Guidance – Terrestrial vertebrate faunasurveys for environmental impact assessment (June 2020) and submitted to and approved by the Shire of Ashburton on advice from the EPA.
- 5 Prior to commencement of construction, a HAZMAT site survey is required to confirm whether asbestos containing materials (ACM), asbestos fines (AF) or fibrous asbestos (FA) are present at the site shall be undertaken for the site shall be pared to the satisfaction of the Shire and submitted to and approved by the Shire of Ashburton.
 - a) If no evidence of ACM, AF or FA is found, no further action is required.If evidence of ACM, AF or FA is found, asbestos remediation or asbestos management is to be undertaken in accordance with Department of Health guidelines.
- 7 An acid sulphate self-assessment form and, if required as a result of the self-assessment, an acid sulphate soils report and an acid sulphate soils management plan, shall be submitted to and approved by the Shire of Ashburton on advice from the Department of Water and Environmental Regulation before any earthworks beyond 3m below the natural ground surface of the Area of Potential Concern 4 described in the 'Desktop Contamination Assessment' (July 2021 (prepared by 360 Environmental) are commenced. Where an acid sulphate soils management plan is required to be submitted, all earthworks shall be carried out in accordance with the approved management plan.



- 8 Prior to the commencement of construction, the Traffic Impact Statement is to be updated to the satisfaction of the Shire of Ashburton to address the following matters:
- a) The full extent of the traffic impacts the development will have on the locality
 - b) Assess the full potential impact of the development
 - c) Include the likely post-development traffic volumes
 - d) The impact is to be assessed for 10 years after full opening of the development
 - e) The application relies on the assumption that the majority of the 500 occupants will travel to and from the site by bus. The Shire expects that other scenarios are considered within the Traffic Impact Assessment document whereby the use of work and private vehicles is also factored into transport arrangements. This is typical of the operation of other significant sized workforce accommodation facilities in the Shire of Ashburton.
 - f) Road condition and any necessary upgrades arising from the development including potential cost contributions.
- 9 Prior to the commencement of the use, any road upgrades or contributions arising from the development and articulated by satisfying Condition No.8 are to be undertaken to the satisfaction of the responsible local government.
- 12 Prior to commencement of construction, the applicant must submit and have approved by the Local Government, and thereafter implement to the satisfaction of the Local Government, a Construction Environmental Management Plan addressing the following matters:
- a) How materials and equipment will be delivered and removed from the site;
 - b) How materials and equipment will be stored on the site;
 - c) Parking arrangements for contractors;
 - d) Construction waste disposal strategy;
 - i. Recycling of demolition materials including concrete;
 - ii. Removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works;
 - iii. Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted to the satisfaction for the Local Government prior to the removal of any hazardous materials.
 - e) Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
 - f) How risks of wind and/or water borne erosion and sedimentation will be minimised during and after the works; and
 - g) What noise mitigating provisions will be put in place to address impacts on neighbouring properties.
 - h) Whether dune stabilisation will be required during the construction.
 - i) How car parking, delivery vehicles and traffic impacts associated with construction will be managed so as not to jeopardise the safety of the school community, particularly during peak school drop off / pick up times;
 - j) Other matters likely to impact on the surrounding properties;
 - k) Road condition reporting and any additional repairs.



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Development Assessment Panels

- 13 Prior to lodging an application for a building permit, a Waste Management Plan must be submitted to and approved by the Local Government. The plan must include the following details to the satisfaction and specification of the Local Government:
- a) The location of bin storage areas and bin collection areas;
 - b) The number, volume and type of bins, and the type of waste to be placed in the bins;
 - c) Details on the future ongoing management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and
 - d) Frequency of bin collections.

The Waste Management Plan must be implemented at all times to the satisfaction of the Local Government.

- 14 Prior to occupation or use of the development, a detailed Landscaping and Reticulation Plan for the subject site and the abutting road verges must be submitted to, and approved by the Local Government, and must include the following to the Local Government's satisfaction:
- a) The location, number and type of proposed trees and shrubs including planter and / or tree pit sizes and planting density;
 - b) Any lawns to be established;
 - c) Any existing vegetation and/or landscaped areas to be retained;
 - d) Any verge treatments;
 - e) Evidence that the proposed landscaping will not, at maturity, negatively impact the development or adjoining properties.
 - f) A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and groundcover;
 - g) Mulching or similar treatments of garden beds including edges;
 - h) Details of reticulation of landscaped areas including the source of the water supply and proposed responsibility for maintenance;
 - i) Treatment of paved areas (parking and pedestrian area);
 - j) Screening of car parking areas; and
 - k) Fence material, height and treatment.

- 16 Prior to lodging an application for a building permit, a modified Bushfire Management Plan needs to be submitted to and approved by the Shire of Ashburton, and thereafter implemented by the proponent, addressing the following:
- a) Is amended to incorporate the extent of native vegetation clearing.

The private driveway should be upgraded to meet the technical requirements of Column 1 Table 6 of the Guidelines.



- 17 Prior to lodging an application for a building permit, a modified Bushfire Emergency Evacuation Plan needs to be submitted to and approved by the Shire of Ashburton, and thereafter implemented by the proponent, addressing the following:
Consideration should be given to the Guidelines Section 5.5.2 'Developing a Bushfire Emergency Evacuation Plan'. This contains detail regarding what should be included in a BEEP and will ensure the appropriate content is detailed when finalising the BEEP to the satisfaction of the Shire.
- 22 Prior to occupation of the development, an Operational Management Plan is to be submitted to and approved by the Shire of Ashburton and thereafter implemented to the satisfaction of the Shire of Ashburton.
- 23 No fencing is permitted on the site, unless agreed to and approved by the Shire of Ashburton.
- 27 In accordance with the Social Impact Statement letter dated 15 September 2021, the following Social Impact Management measures shall be implemented to the satisfaction of the Shire of Ashburton:
- a) inductions ensuring all guests are made aware of local community facilities, liquor restrictions and associated risks;
 - b) maintaining relationships with Shire of Ashburton Rangers, local police and the ward councillors to continually improve situational awareness and early detection of any issues;
 - c) sourcing workers responsible for maintenance (landscaping, cleaning and general maintenance) from Onslow where practicable;
 - d) sourcing an on-site Duty Manager from Onslow where practicable; and
 - e) sourcing catering, waste management and security services from Onslow where practicable
- 28 Prior to occupation of the development, a public art contribution to address the objectives of the Shire of Ashburton Local Planning Policy 14 - Percent for Art is to be provided to the satisfaction of the Shire of Ashburton.
- 29 A Notification under Section 70A of the Transfer of Land Act 1983 shall be prepared and lodged with the Registrar of Titles for endorsement on the Certificate prior to the commencement of development. The notification shall advise of the existence of a hazard or other factor affecting use or enjoyment of the land to the satisfaction of the Shire and at the applicant's cost. The notification shall state as follows:
- Vulnerable Coastal Area*
'This lot is located in an area likely to be subject to coastal erosion and/or inundation over the next 100 years.'
- 30 A Notification under Section 70A of the Transfer of Land Act 1983 shall be prepared and lodged with the Registrar of Titles for endorsement on the Certificate prior to the commencement of development. The notification shall advise of the existence of a hazard or other factor affecting use or enjoyment of the land to the satisfaction of the Shire and at the applicant's cost. The notification shall state as follows:



Government of Western Australia
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Bushfire Management (SPP3.7)

'Registered proprietors and prospective purchasers of the land described above or any part thereof (land) are notified that the land is within a bushfire prone area and buildings shall be designed and constructed in accordance with Australian Standard 3959 - Construction of Buildings in Bushfire-Prone Areas (or superseded Australian Standard) and comply with any approved fire management plan prepared in respect of the land to minimise the risk of property damage

- 31 A Notification under Section 70A of the Transfer of Land Act 1983 shall be prepared and lodged with the Registrar of Titles for endorsement on the Certificate prior to the commencement of development. The notification shall advise of the existence of a hazard or other factor affecting use or enjoyment of the land to the satisfaction of the Shire and at the applicant's cost. The notification shall state as follows:

Onslow Salt Operational Noise

'The land is located within an area identified as a potential noise source being the Onslow Salt operations'

DELETED CONDITIONS

- ~~6. Prior to lodging an application for a building permit, an Unexploded Ordinance (UXO) survey of the site shall be undertaken to the whole of the site to determine if a remediation survey required as this property is on a site where records confirm a history of UXO finds or heavy residual fragmentation to the satisfaction of the Shire and submitted to and approved by the Shire of Ashburton.~~
- ~~a. If no evidence of UXO is found, no further action is required.~~
- ~~b. If evidence of UXO is found, a remediation survey is to be completed to locate and remove any UXO.~~
- ~~c. if a remediation survey is completed, a notification pursuant to Section 70A of the Transfer of Land Act 1893 (WA) is to be placed on the Certificate of Title advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan) as it to state as follows:~~
- ~~"Anti aircraft artillery live firing practices using high explosive ammunition during WW (World War) II. Aerial bombing also highly likely. For land use planning advice contact the WA Department of Fire and Emergency Services (advice@dfes.wa.gov.au) and quote location number N26 and page number C-275. Where a Defence report is available, it will be listed below and can be found on the Defence UXO Website at <https://defence.gov.au/UXO/Where/Default.asp>".~~
- ~~21. Prior to occupation or use of the development, an Operational Environmental Management Plan is to be submitted to and approved by the Shire of Ashburton and thereafter implemented to the satisfaction of the Shire of Ashburton.~~
- ~~32. A cyclone emergency shelter of adequate size shall be provided to accommodate all occupants on site at any time.~~



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Development Assessment Panels

Amended Advice Notes

- B Construction work undertaken on site is confined within the following times:
- (i). Monday to Saturday: 7:00am to 7:00pm
 - (ii). Sunday and Public Holidays: 7:00am to 7:00pm for construction work that does not emit noise beyond the property boundaries. Any construction work that requires the use of machinery that will emit noise beyond the property boundaries is not permitted unless approval is obtained from the Shire of Ashburton in the form of an approved Noise Management Plan under Regulation 13 of the Environmental Protection (Noise) Regulations 1997 prior to the commencement of construction works.

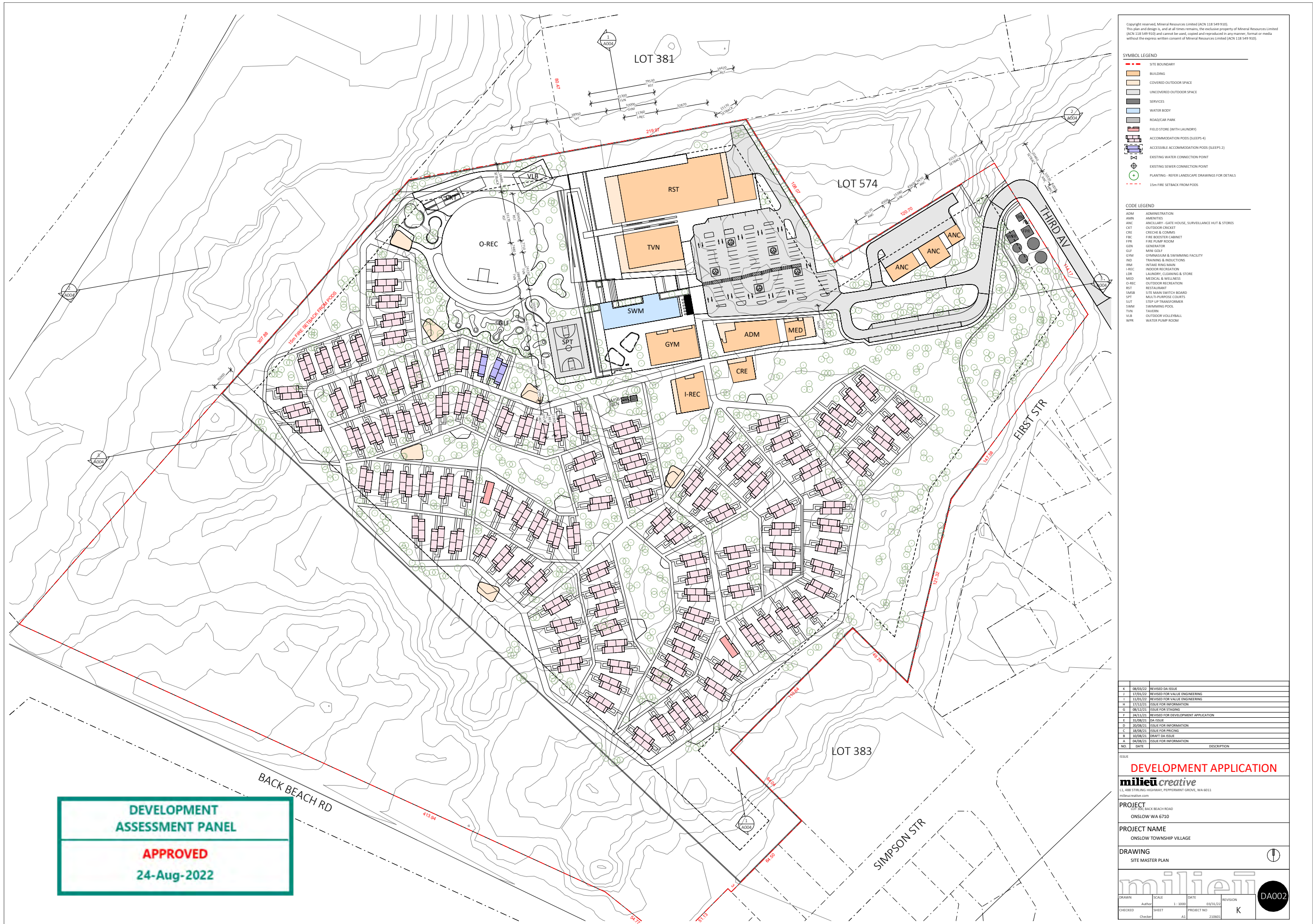
Construction work shall not be carried out outside of the abovementioned times unless approval is obtained from the Shire of Ashburton in the form of an approved Noise Management Plan under Regulation 13 of the Environmental Protection (Noise) Regulations 1997 prior to the commencement of construction works.

New Advice Notes

- J This property is on a site where records confirm there is a history of military activities that have resulted in residual UXO. A possibility exists that dangerous items of UXO may still be found on this site. Contact police if a suspicious item that may be UXO is found. Visit www.defence.gov.au for further information.
- K The Operational Management Plan required by Condition 22 relates to the operational, day-to-day running of the facility, to address Objective 2.2 of the Shire's Local Planning Policy No. 13 – Transient Workforce Accommodation. The Operational Management Plan should also address the traffic generation assumptions to support the development and outline contingencies were these to change during ongoing operation. The operator of the facility may apply in writing to the Shire for approval to amend this Plan if required for operational purposes

All other conditions, footnotes and advice notes remain as per the DAPs' original decision dated 23 December 2021.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



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SYMBOL LEGEND

- SITE BOUNDARY
- BUILDING
- COVERED OUTDOOR SPACE
- UNCOVERED OUTDOOR SPACE
- SERVICES
- WATER BODY
- ROAD/CAR PARK
- FIELD STORE (WITH LAUNDRY)
- ACCOMMODATION PODS (SLEEPS 4)
- ACCESSIBLE ACCOMMODATION PODS (SLEEPS 2)
- EXISTING WATER CONNECTION POINT
- EXISTING SEWER CONNECTION POINT
- PLANTING - REFER LANDSCAPE DRAWINGS FOR DETAILS
- 15m FIRE SETBACK FROM PODS

CODE LEGEND

- ADM ADMINISTRATION
- AMN AMENITIES
- ANC ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
- CRK OUTDOOR CRICKET
- CRS CHURCH & CHURCH
- FBC FIRE BOOSTER CABINET
- FPR FIRE PUMP ROOM
- GEN GENERATOR
- GLP GOLF
- GSM GYMNASIUM & SWIMMING FACILITY
- IND TRAINING & INDUCTIONS
- IRM RETIREMENT HOME
- I-REC INDOOR RECREATION
- LDR LAUNDRY, CLEANING & STORE
- MED MEDICAL & WELLNESS
- O-REC OUTDOOR RECREATION
- REST RESTAURANT
- SMSB SITE MAIN SWITCH BOARD
- SPT MULTI-PURPOSE COURTS
- SUT STEP UP TRANSFORMER
- SWM SWIMMING POOL
- TWN TOWN
- VLB OUTDOOR VOLLEYBALL
- WPR WATER PUMP ROOM

NO.	DATE	DESCRIPTION
1	18/03/22	REVISED DA ISSUE
2	17/05/22	REVISED FOR VALUE ENGINEERING
3	17/05/22	REVISED FOR VALUE ENGINEERING
4	17/05/22	REVISED FOR VALUE ENGINEERING
5	17/05/22	ISSUE FOR INFORMATION
6	18/12/21	ISSUE FOR STAGING
7	24/11/21	REVISED FOR DEVELOPMENT APPLICATION
8	18/08/21	DA ISSUE
9	20/08/21	ISSUE FOR INFORMATION
10	18/08/21	ISSUE FOR PRICING
11	20/08/21	SMAT DA ISSUE
12	04/08/21	ISSUE FOR INFORMATION

DEVELOPMENT ASSESSMENT PANEL
APPROVED
 24-Aug-2022

DEVELOPMENT APPLICATION

milieu creative
 L1, 488 STIRLING HIGHWAY, PEPPERHART GROVE, WA 6011
 milieucreative.com

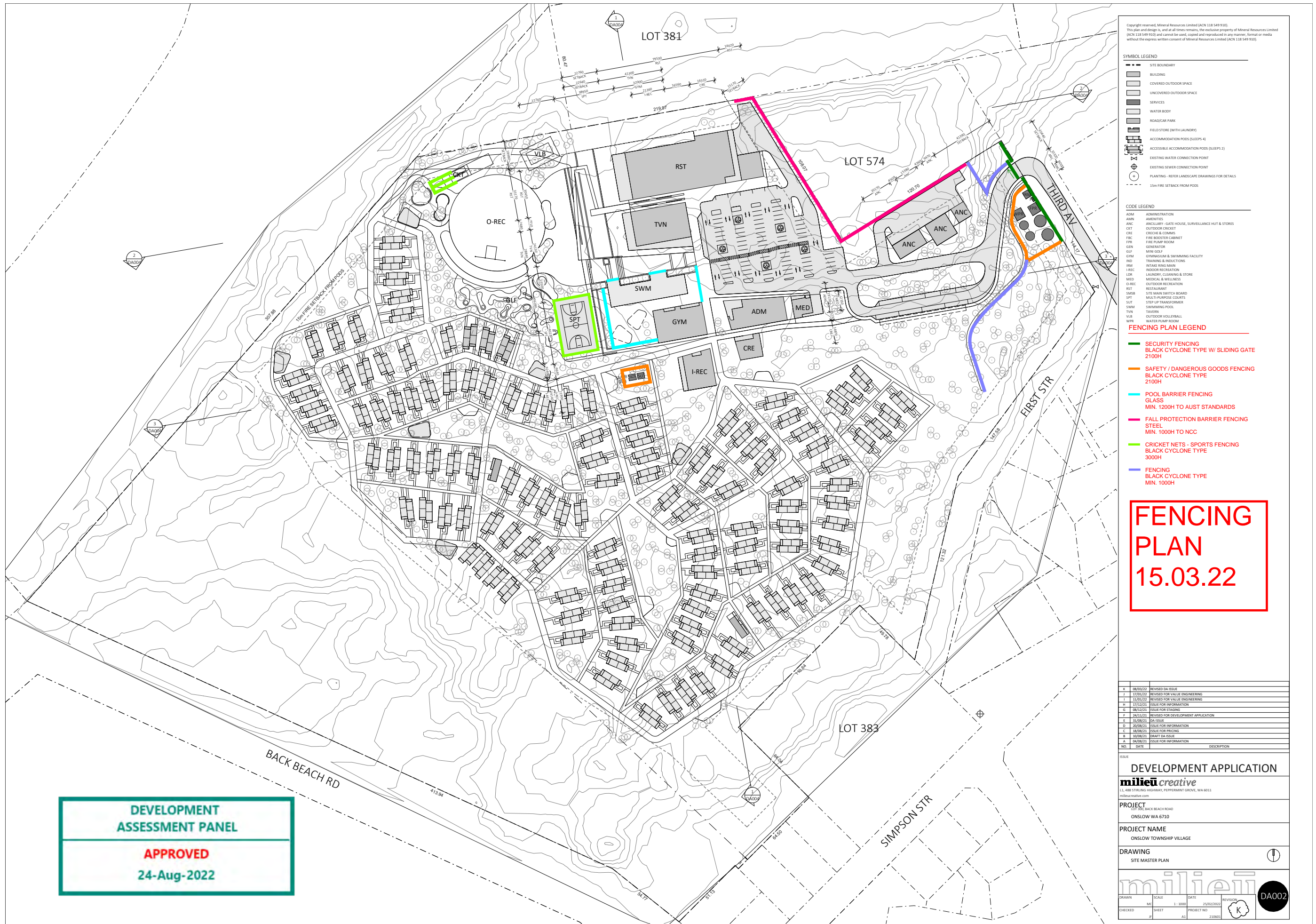
PROJECT
 1077 BACK BEACH ROAD
 ONSLOW WA 6710

PROJECT NAME
 ONSLOW TOWNSHIP VILLAGE

DRAWING
 SITE MASTER PLAN

DA002

DRAWN	SCALE	DATE	REVISION
Author	1:3000	03/31/22	
CHECKED	SHEET	PROJECT NO	REVISION
Checker	A1	21061	K



DEVELOPMENT ASSESSMENT PANEL
APPROVED
24-Aug-2022

FENCING PLAN
15.03.22

DEVELOPMENT APPLICATION

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miliucreative.com

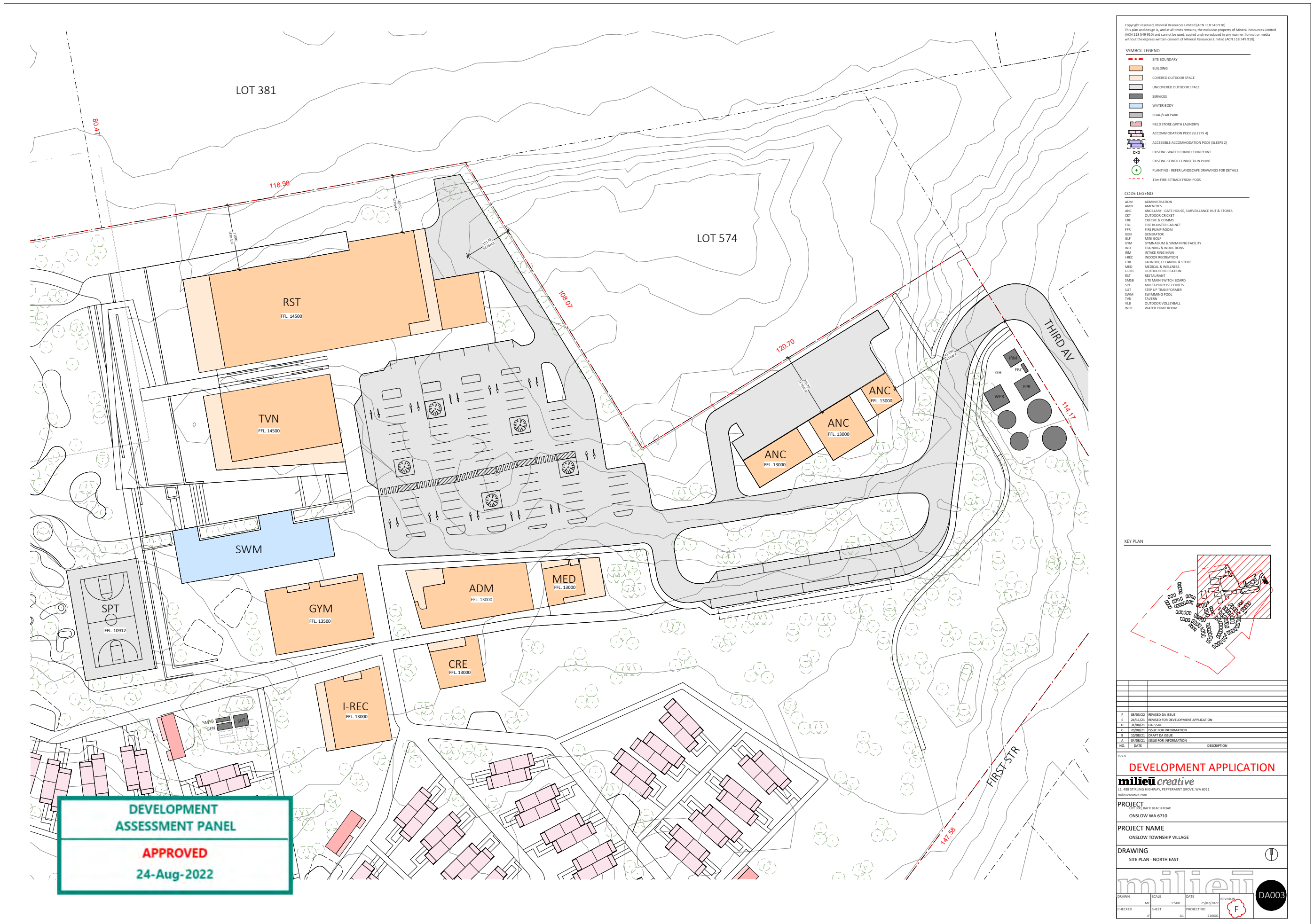
PROJECT
707 BACK BEACH ROAD
ONSLow WA 6710

PROJECT NAME
ONSLow TOWNSHIP VILLAGE

DRAWING
SITE MASTER PLAN

miliu

DRAWN: MC, SCALE: 1:3000, DATE: 25/02/2022, REVISION: K, DA002
CHECKED: JF, SHEET: A1, PROJECT NO: 210601



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SYMBOL LEGEND

- SITE BOUNDARY
- BUILDING
- COVERED OUTDOOR SPACE
- UNCOVERED OUTDOOR SPACE
- SERVICES
- WATER BODY
- ROAD/CAR PARK
- FIELD STORE (WITH LAUNDRY)
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- ACCESSIBLE ACCOMMODATION PODS (SLEEPS 2)
- ⊕ EXISTING WATER CONNECTION POINT
- ⊕ EXISTING SEWER CONNECTION POINT
- ⊕ PLANTING - REFER LANDSCAPE DRAWINGS FOR DETAILS
- 15m FIRE SETBACK FROM PODS

CODE LEGEND

- ADM ADMINISTRATION
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- CRS CRECHE & COMPS
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- O-REC OUTDOOR RECREATION
- RST RESTAURANT
- SMBR SITE MAIN SWITCH BOARD
- SPT MULTI-PURPOSE COURTS
- SUP STEP UP TRANSFORMER
- SWM SWIMMING POOL
- TWN TAVERN
- VOL OUTDOOR VOLLEYBALL
- WPR WATER PUMP ROOM

KEY PLAN

ISSUE LOG

NO.	DATE	DESCRIPTION
F	28/05/22	REVISED DA ISSUE
E	24/12/21	REVISED FOR DEVELOPMENT APPLICATION
D	18/08/21	DA ISSUE
C	20/06/21	ISSUE FOR INFORMATION
B	20/06/21	DRAFT DA ISSUE
A	04/06/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

milieu creative
 L1, 488 STIRLING HIGHWAY, PEPPERHART GROVE, WA 6011
 milieucreative.com

PROJECT
 17701 DANCE BEACH ROAD
 ONSLOW WA 6710

PROJECT NAME
 ONSLOW TOWNSHIP VILLAGE

DRAWING
 SITE PLAN - NORTH EAST

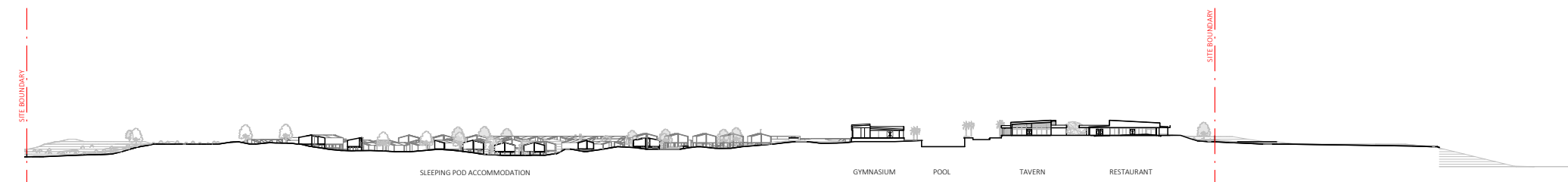
milieu creative

DA003

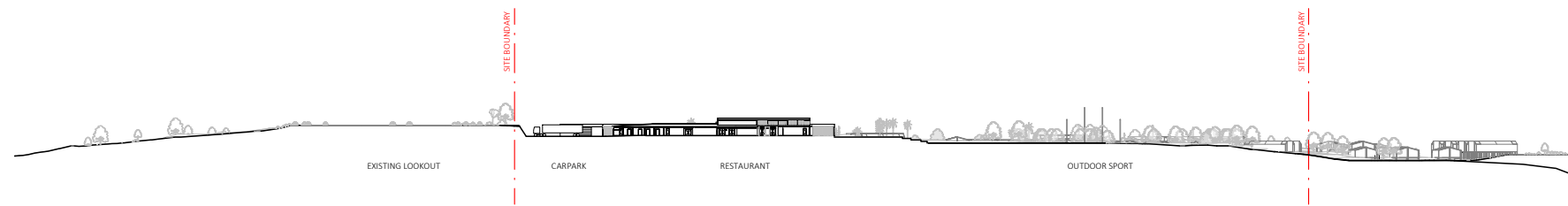
REVISIONS

NO.	DATE	DESCRIPTION
F	21/02/2022	

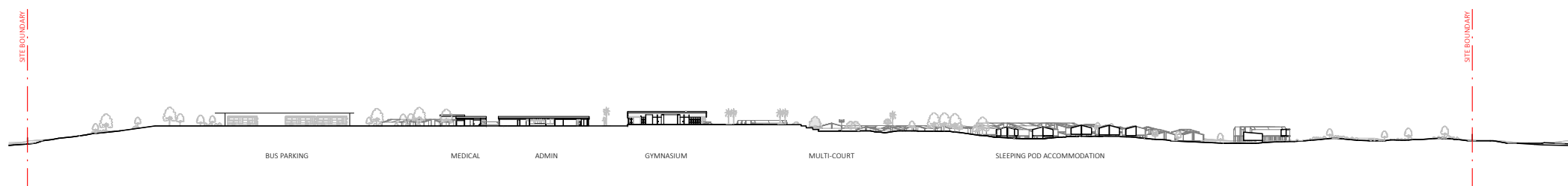
CHECKED SHEET PROJECT NO. 210601



1 SITE SECTION 1
1:1000



2 SITE SECTION 2
1:1000



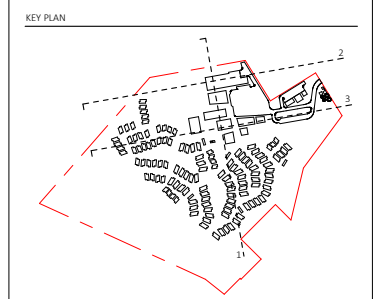
3 SITE SECTION 3
1:1000

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

24-Aug-2022

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NO.	DATE	DESCRIPTION
D	08/08/22	REVISED DA ISSUE
C	31/08/21	DA ISSUE
B	03/08/21	DRAFT FOR ISSUE
A	04/08/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

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 milieucreative.com

PROJECT
1077 DUCK BEACH ROAD
 ONSLOW WA 6710

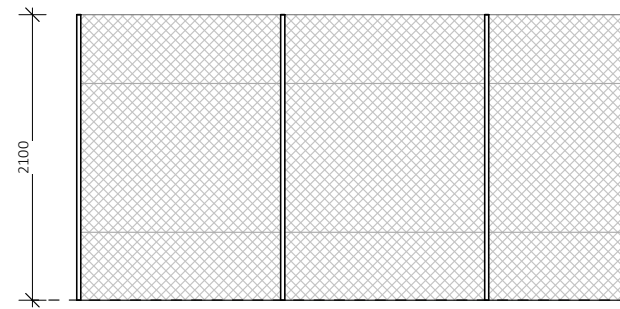
PROJECT NAME
 ONSLOW TOWNSHIP VILLAGE

DRAWING
 SITE SECTIONS

milieu

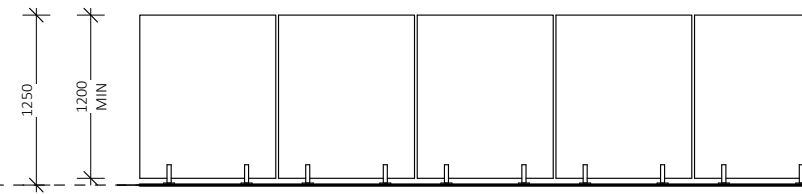
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CHECKED	SHEET	PROJECT NO	
JF	A1	210001	

DA004



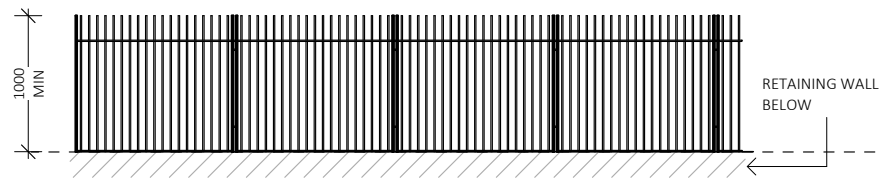
1 SECURITY FENCING / DANGEROUS GOODS FENCING
1 : 50

- BLACK CYCLONE TYPE
- WITH SLIDING GATE TO SECURITY FENCING
- 2100H



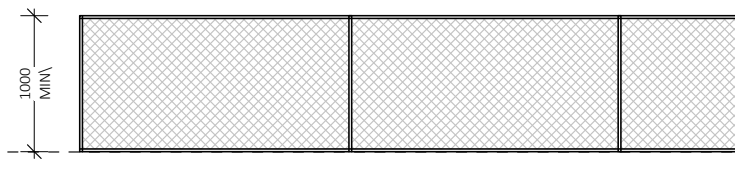
2 POOL BARRIER FENCING
1 : 50

- GLASS
- MIN. 1200H



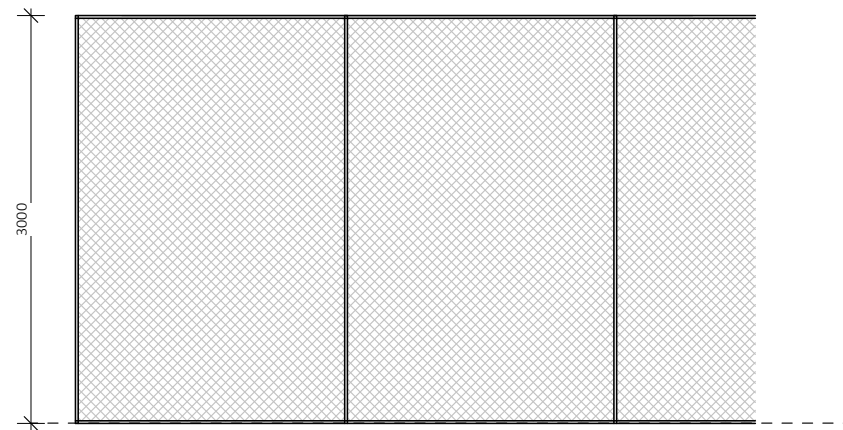
3 FALL PROTECTION BARRIER FENCING
1 : 50

- STEEL
- MIN. 1000H TO NCC



4 FENCING - TYPICAL
1 : 50

- BLACK CYCLONE TYPE
- MIN. 1000H



5 CRICKET NETS - SPORTS FENCING
1 : 50

- BLACK CYCLONE TYPE
- 3000H



Lvl 1, 488 Stirling Highway,
Peppermint Grove WA 6011
milieucreative.com

NO.	DATE	DESCRIPTION
A	31/03/22	REVISED DA ISSUE

PROJECT NAME

ONSLow TOWNSHIP VILLAGE

PROJECT

LOT 300, BACK BEACH ROAD
ONSLow WA 6710

DRAWING

SITE FENCING SCHEDULE



DRAWN

CHECKED

SCALE

SD

JF

SHEET

DATE

1 : 50

A3

DATE

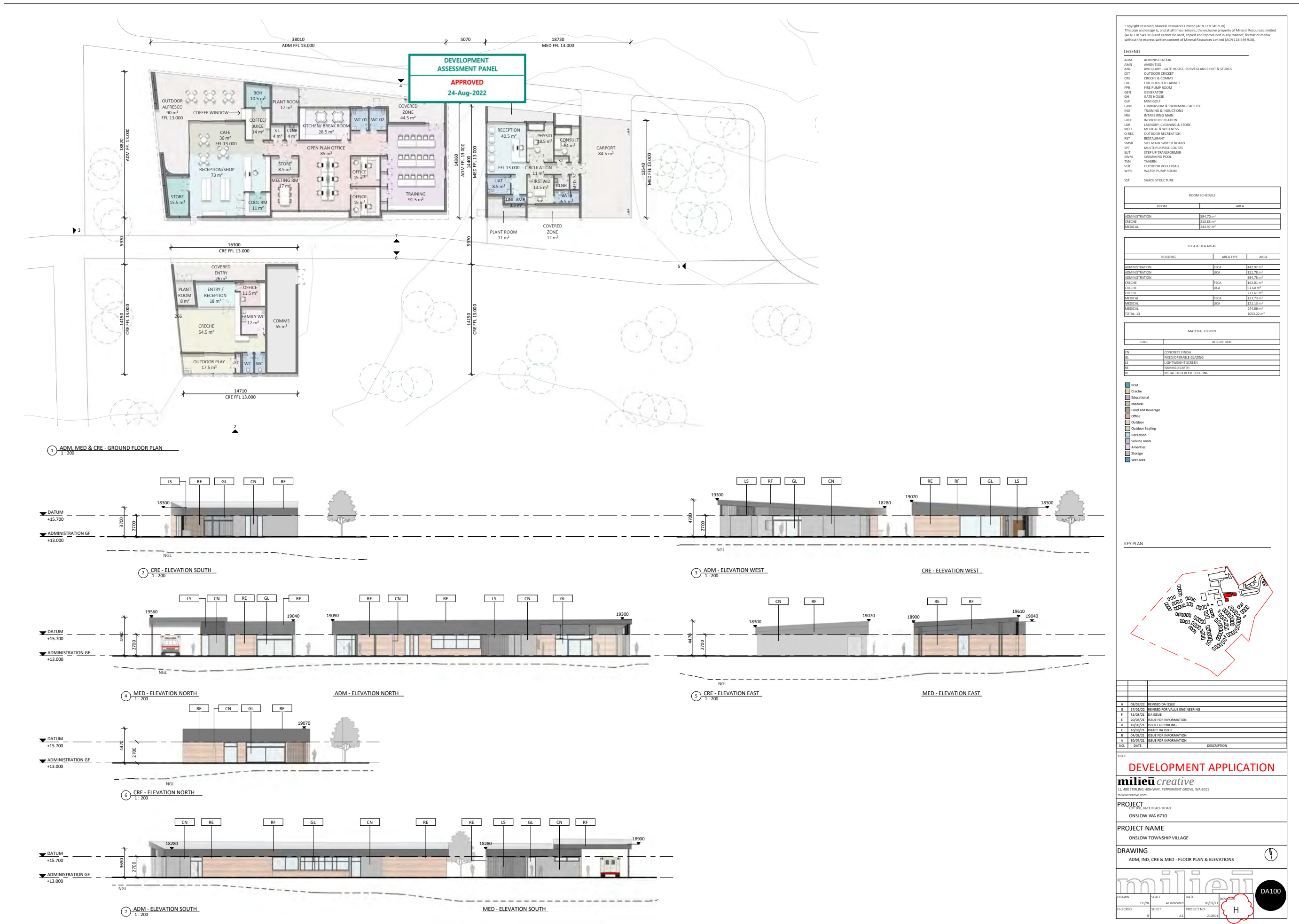
03/31/22

PROJECT NO
210601

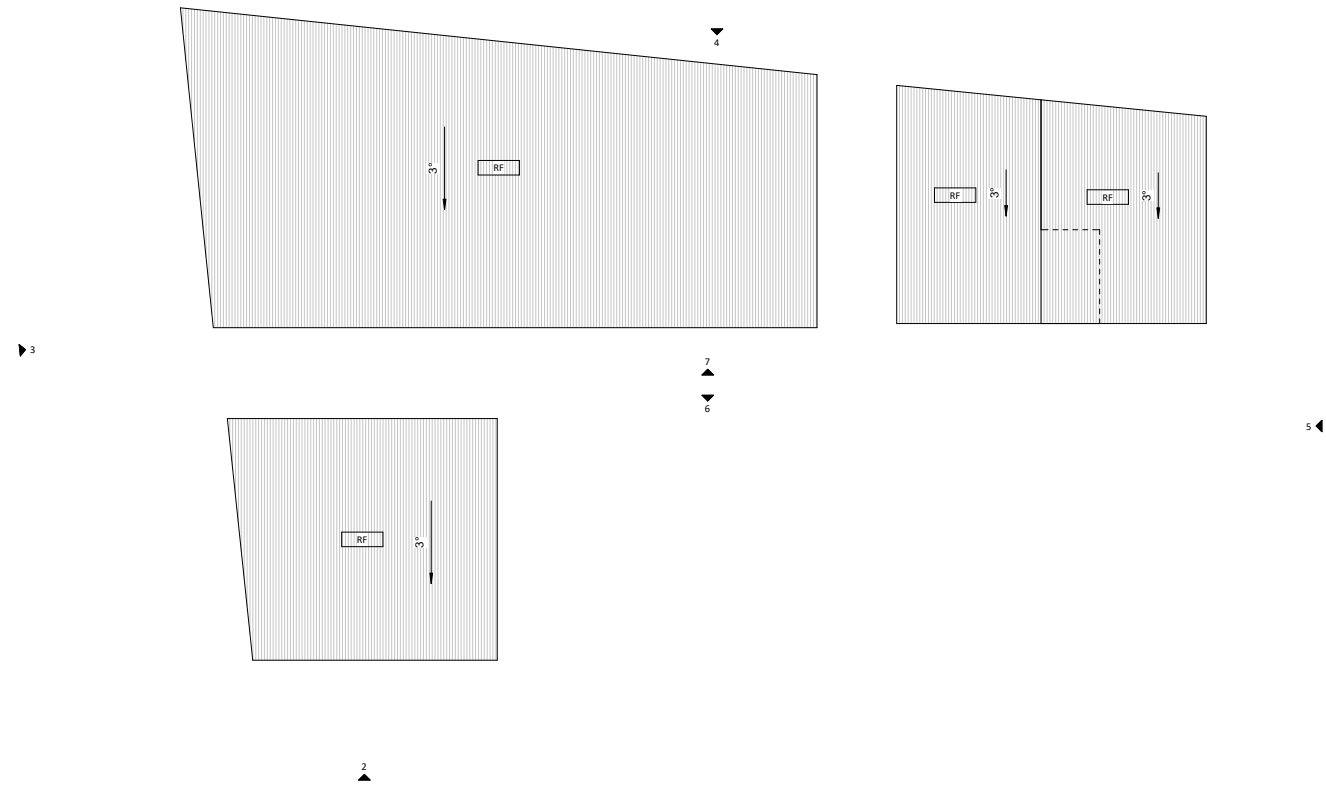
REVISION

A





DEVELOPMENT ASSESSMENT PANEL
APPROVED
24-Aug-2022



ADM, MED & CRE - ROOF PLAN
1: 200

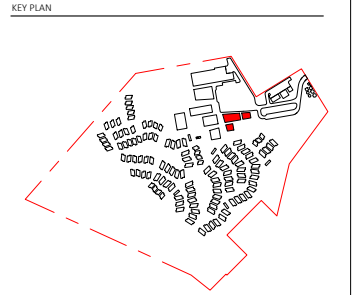
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LEGEND

ADM	ADMINISTRATION
AME	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CCT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MENI GOLF
GTF	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
IRC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
ORE	OUTDOOR RECREATION
RES	RESTAURANT
SMB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWP	SWIMMING POOL
TA	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

MATERIAL LEGEND

CODE	DESCRIPTION
RF	METAL DECK ROOF SHEETING



NO.	DATE	DESCRIPTION

DEVELOPMENT APPLICATION

milieu creative
11, 488 STIRLING HIGHWAY, PEPPERHART GROVE, WA 6011
milieucreative.com

PROJECT
4877 DICK BEACH ROAD
ON SLOW WA 6710

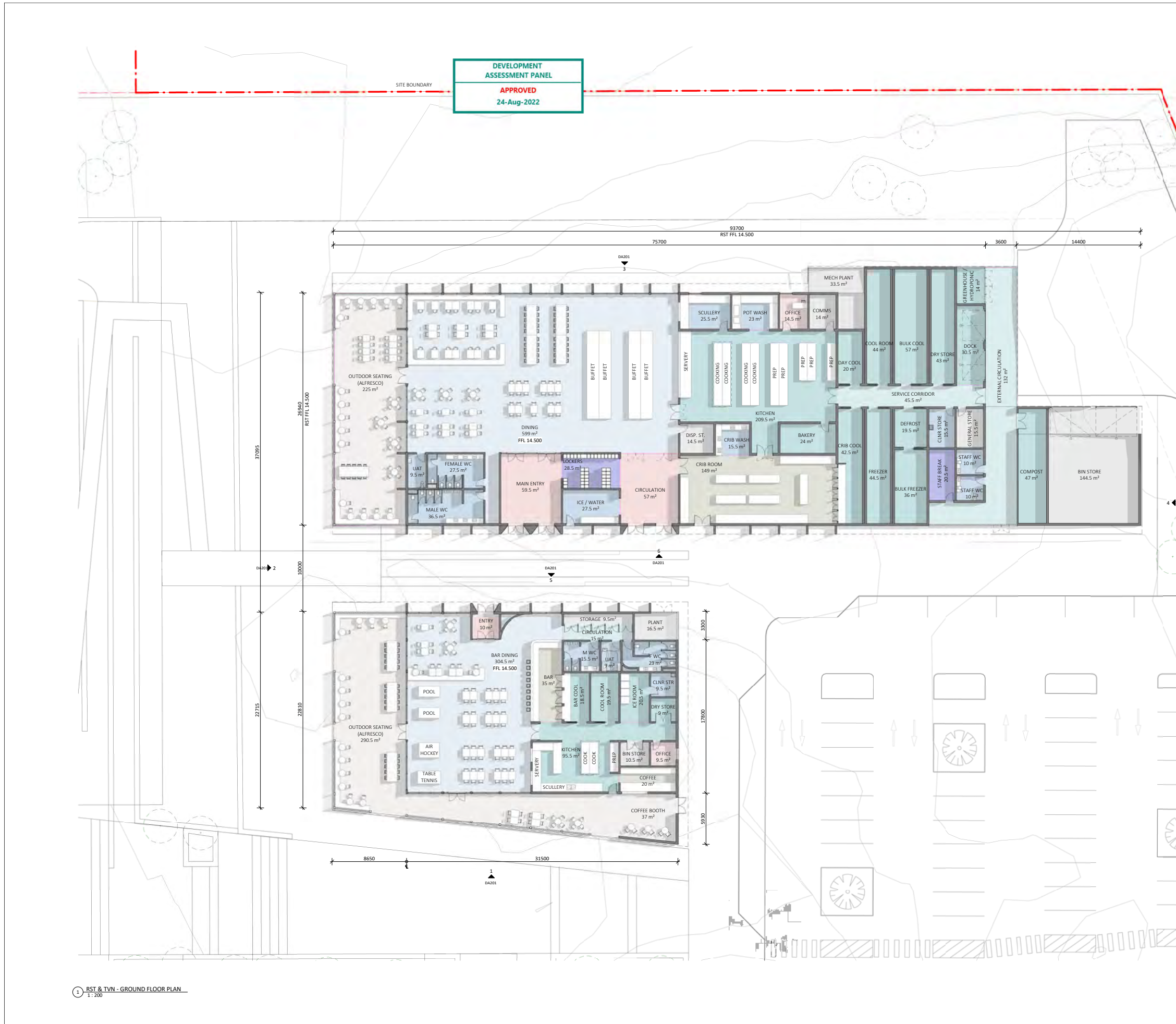
PROJECT NAME
ON SLOW TOWNSHIP VILLAGE

DRAWING
ADM, IND, CRE & MED - ROOF PLAN

milieu creative

DRAWN	SCALE	DATE	ISSUED
MC	As indicated	30/07/21	REVISED
CHECKED	SHEET	PROJECT NO.	
IF	A1	210101	G

DA101



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LEGEND

- ADM ADMINISTRATION
- AMN AMENITIES
- ANC ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
- EXT OUTDOOR CRICKET
- CRS CRECHE & COMMS
- FBC FIRE BOOTHEX CABINET
- FPR FIRE PUMP ROOM
- GEN GENERATOR
- GWH GATE HOUSE
- GLF GOLF
- GRM GYMNASIUM & SWIMMING FACILITY
- IND TRAINING & INDUCTIONS
- IRM INTAKE RING MAIN
- IRC INDOOR RECREATION
- LDR LAUNDRY, CLEANING & STORE
- MED MEDICAL & WELLNESS
- ODREC OUTDOOR RECREATION
- RST RESTAURANT
- SMB SITE MGMT SWITCH BOARD
- SPT MULTI-PURPOSE COURTS
- SUT STEP-UP TRANSFORMER
- SWP SWIMMING POOL
- TWN TOWN
- VLR OUTDOOR VOLLEYBALL
- WPR WATER PUMP ROOM
- SST SHADE STRUCTURE
- LA LOCKERS

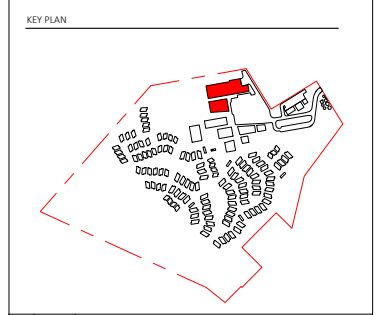
ROOM SCHEDULE - RST

ROOM	AREA
RESTAURANT	1386.07 m²
TAVERN	981.51 m²

FECA & UCA AREAS

BUILDING	AREA TYPE	AREA
RESTAURANT	FECA	1386.82 m²
RESTAURANT	UCA	984.81 m²
RESTAURANT	FECA	1386.81 m²
TAVERN	FECA	977.90 m²
TAVERN	UCA	974.43 m²
TAVERN	FECA	981.73 m²
TOTAL		1368.39 m²

- Amenities
- Pool
- Pool
- Circulation
- Entry
- Food and Beverage
- Office
- Outdoor Seating
- Service room
- Storage
- Wet Area



ID	DATE	DESCRIPTION
D	18/07/22	REVISED DA ISSUE
F	13/08/22	DA ISSUE
E	20/08/22	ISSUE FOR INFORMATION
D	18/08/22	ISSUE FOR PRICING
C	10/08/22	DRAFT DA ISSUE
B	04/08/22	ISSUE FOR INFORMATION
A	30/07/22	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

miliu creative
 11, 488 STIRLING HIGHWAY, PEPPERHART GROVE, WA 6011
 miliucreative.com

PROJECT
 1077 BACK BEACH ROAD
 ONSLOW WA 6710

PROJECT NAME
 ONSLOW TOWNSHIP VILLAGE

DRAWING
 RST & TVN - FLOOR PLAN

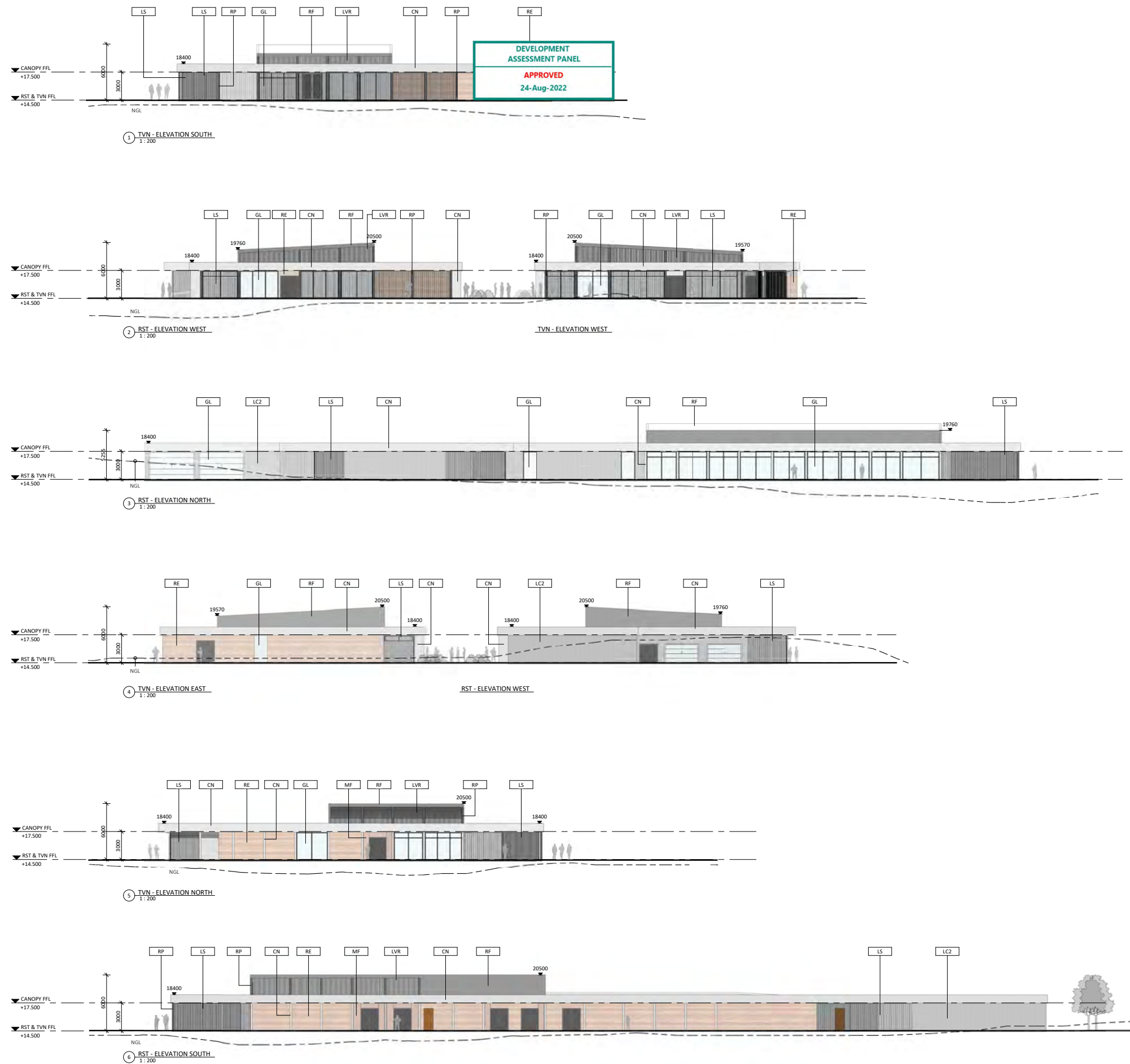
miliu creative

DRAWN: [Name] SCALE: As indicated DATE: 30/07/22 REVIEW: [Name]
 CHECKED: [Name] SHEET: A1 PROJECT NO: 210601

DA200

G

1 RST & TVN - GROUND FLOOR PLAN
 1:200



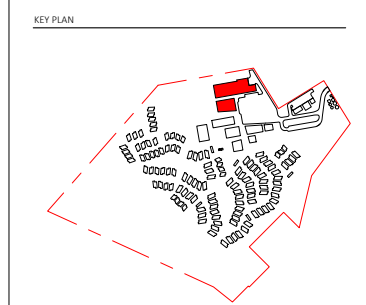
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LEGEND

ADM	ADMINISTRATION
AMR	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CRK	COURT CRICKET
CRC	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	GOLF
GTR	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
INT	INTAKE RING MAIN
IRC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RES	RESTAURANT
SMB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SLT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TAK	TAKEN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
YST	SHADE STRUCTURE
LY	LOCKERS

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	GLAZING
LC2	LIGHTWEIGHT CLADDING - WALLARY
LS	LIGHTWEIGHT SCREEN
LVR	COVER SCREEN
MF	METAL FINISH
RF	RAMMED EARTH
RP	METAL DECK ROOF SHEETING
RP	RENDER/PAINTE FINISH



NO.	DATE	DESCRIPTION
1	10/05/22	ISSUE FOR INFORMATION
2	11/06/22	ISSUE FOR INFORMATION
3	12/06/22	ISSUE FOR INFORMATION
4	18/08/22	ISSUE FOR PRICING
5	10/09/22	DRAWN DA ISSUE
6	04/09/22	ISSUE FOR INFORMATION
7	30/07/22	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

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 milieucreative.com

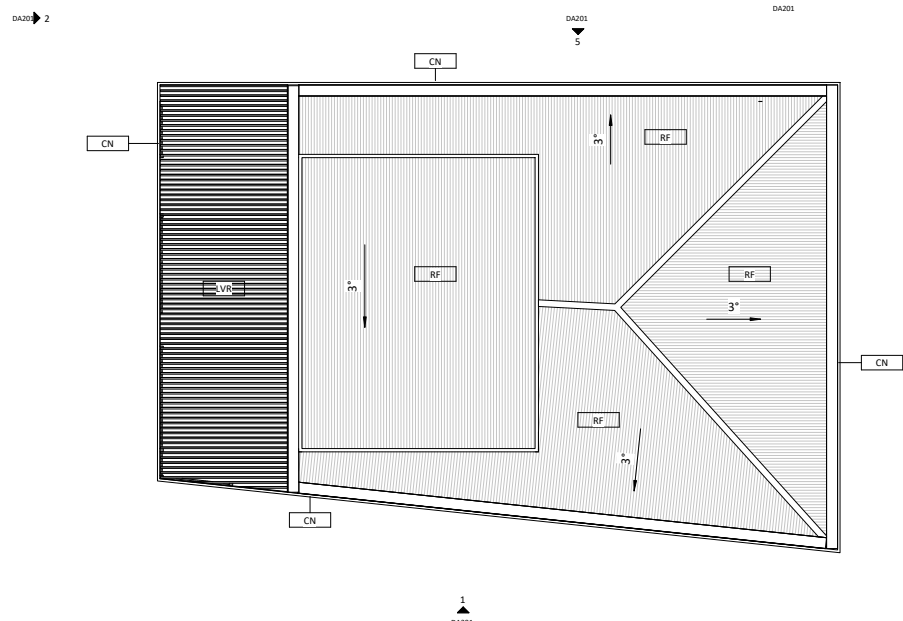
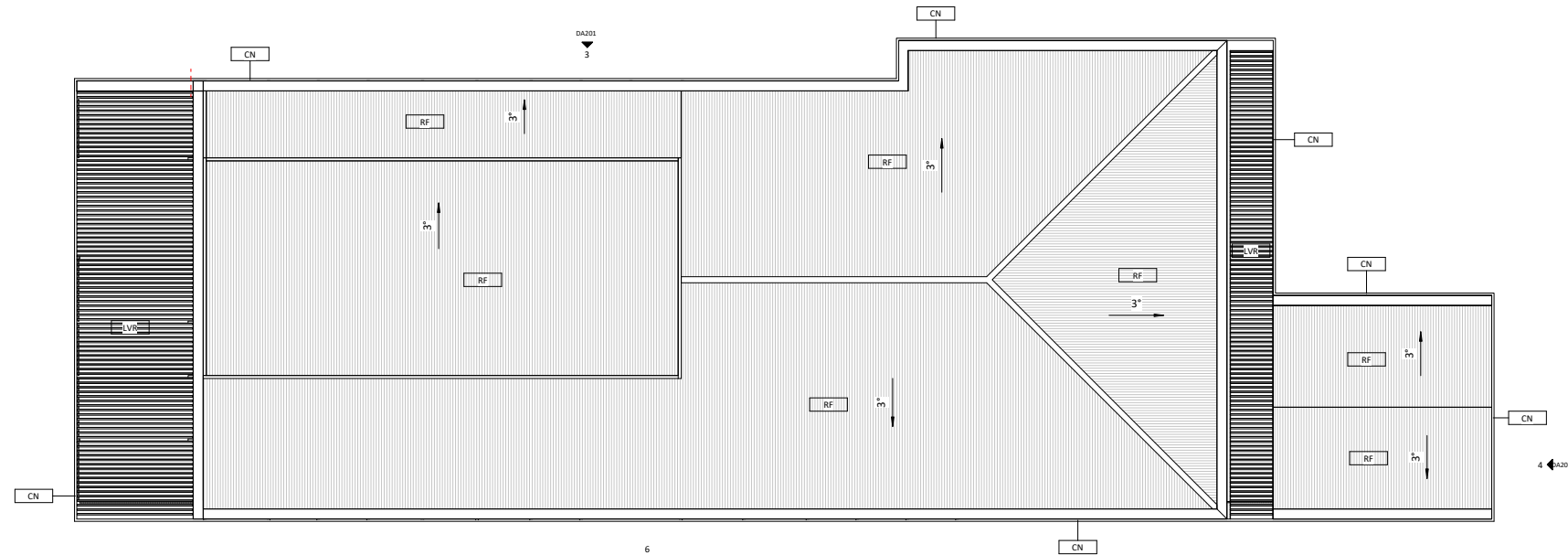
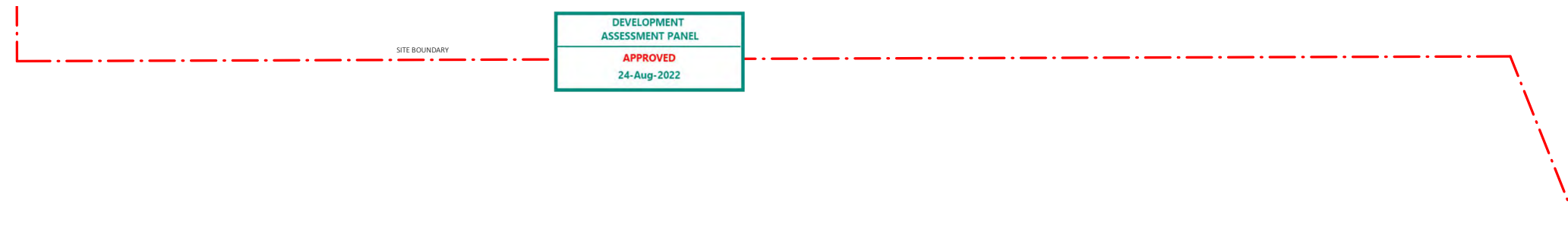
PROJECT
 1071 BUCK BEACH ROAD
 ONSLOW WA 6710

PROJECT NAME
 ONSLOW TOWNSHIP VILLAGE

DRAWING
 RST & TVN - ELEVATIONS

milieu creative

DRAWN: MK SCALE: As Indicated DATE: 30/07/22 REVISION: DA201
 CHECKED: JF SHEET: A1 PROJECT NO: 2106011



1 RST & TVN - ROOF PLAN
1:200

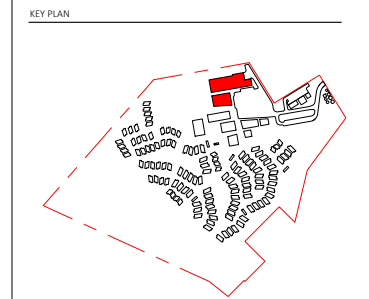
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LEGEND

ADM	ADMINISTRATION
AMR	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CR	COURT
CRC	CRICHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
SLF	MINI GOLF
OTR	ORANGERY & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
IREC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
OIREC	OUTDOOR RECREATION
RES	RESTAURANT
SMB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SLT	STEP UP TRANSFORMER
SWP	SWIMMING POOL
TAK	TASKING
VLR	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
YST	SHADE STRUCTURE
LS	LOCKERS

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
VLR	LOUVRE SCREEN
RF	METAL DECK ROOF SHEETING



NO.	DATE	DESCRIPTION
E	08/03/22	REVISED DA ISSUE
D	15/08/21	DA ISSUE
C	20/09/21	ISSUE FOR INFORMATION
B	03/09/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

milieu creative
 11, 488 STIRLING HIGHWAY, PEPPERHART GROVE, WA 6011
 milieucreative.com

PROJECT
 1077 DICK BEACH ROAD
 ONSLOW WA 6710

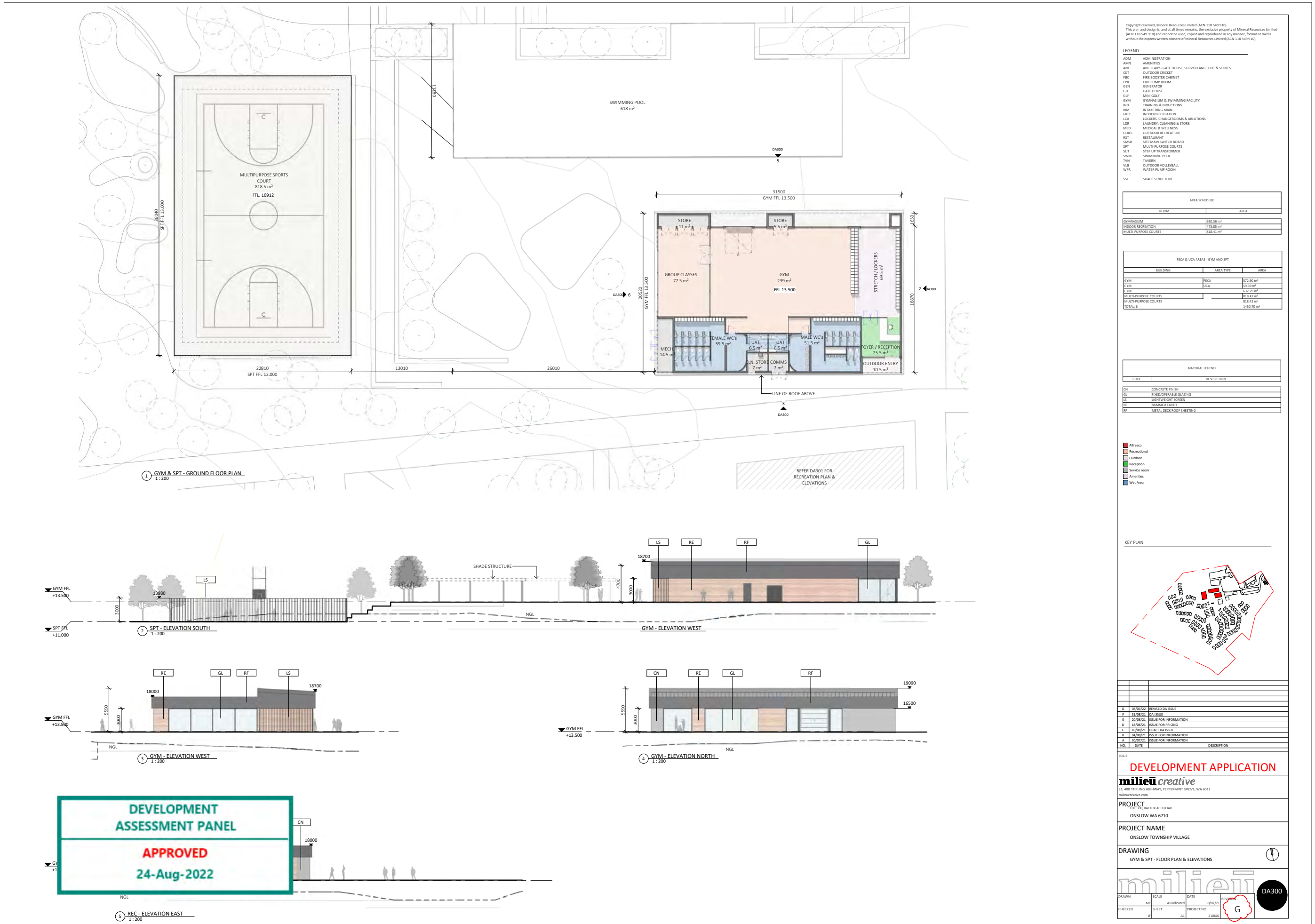
PROJECT NAME
 ONSLOW TOWNSHIP VILLAGE

DRAWING
 RST & TVN - ROOF PLAN

milieu creative

ISSUE: DA202

DRAWN	SCALE	DATE	REVISION
ML	As indicated	30/07/21	E
CHECKED	SHEET	PROJECT NO	
JF	A1	210601	



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LEGEND

- ADM ADMINISTRATION
- AMN AMENITIES
- ANC ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
- CRK OUTDOOR CRICKET
- FBC FIRE BOOSTER CABINET
- FPR FIRE PUMP ROOM
- GEN GENERATOR
- GH GATE HOUSE
- GLF MIRE GOLF
- GYM GYMNASIUM & SWIMMING FACILITY
- IND TRAINING & INDOOR RECREATION
- INTA INTAKE BRIG MAIN
- I.REC INDOOR RECREATION
- LCA LOCKERS, CHANGEROOMS & ABILUTIONS
- LDR LAUNDRY, CLEANING & STORE
- MED MEDICAL & WELLNESS
- O.REC OUTDOOR RECREATION
- REST RESTAURANT
- SMB SITE MAIN SWITCH BOARD
- SPT MULTI-PURPOSE COURTS
- STP STEP UP TRANSFORMER
- SWM SWIMMING POOL
- TAV TAVENS
- V.B OUTDOOR VOLLEYBALL
- WPR WATER PUMP ROOM
- SST SHADE STRUCTURE

AREA SCHEDULE

ROOM	AREA
GYMNASIUM	830.36 m ²
INDOOR RECREATION	473.85 m ²
MULTI-PURPOSE COURTS	716.41 m ²

FCA & LCA AREAS - GYM AND SPT

BUILDING	AREA TYPE	AREA
GYM	LCA	177.90 m ²
GYM	LCA	59.39 m ²
GYM	LCA	632.20 m ²
MULTI-PURPOSE COURTS	LCA	168.42 m ²
MULTI-PURPOSE COURTS	LCA	548.42 m ²
TOTAL: 6		1460.78 m ²

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	FIRE EXTERIOR GLAZING
LS	LIGHTWEIGHT SCREEN
RE	RAMMED EARTH
RF	METAL DECK ROOF SHEETING

KEY PLAN

NO.	DATE	DESCRIPTION
D	18/08/22	REVISED DA ISSUE
F	13/08/21	DA ISSUE
E	20/08/21	ISSUE FOR INFORMATION
D	18/08/21	ISSUE FOR PRICING
C	20/08/21	DRAWN DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

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L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

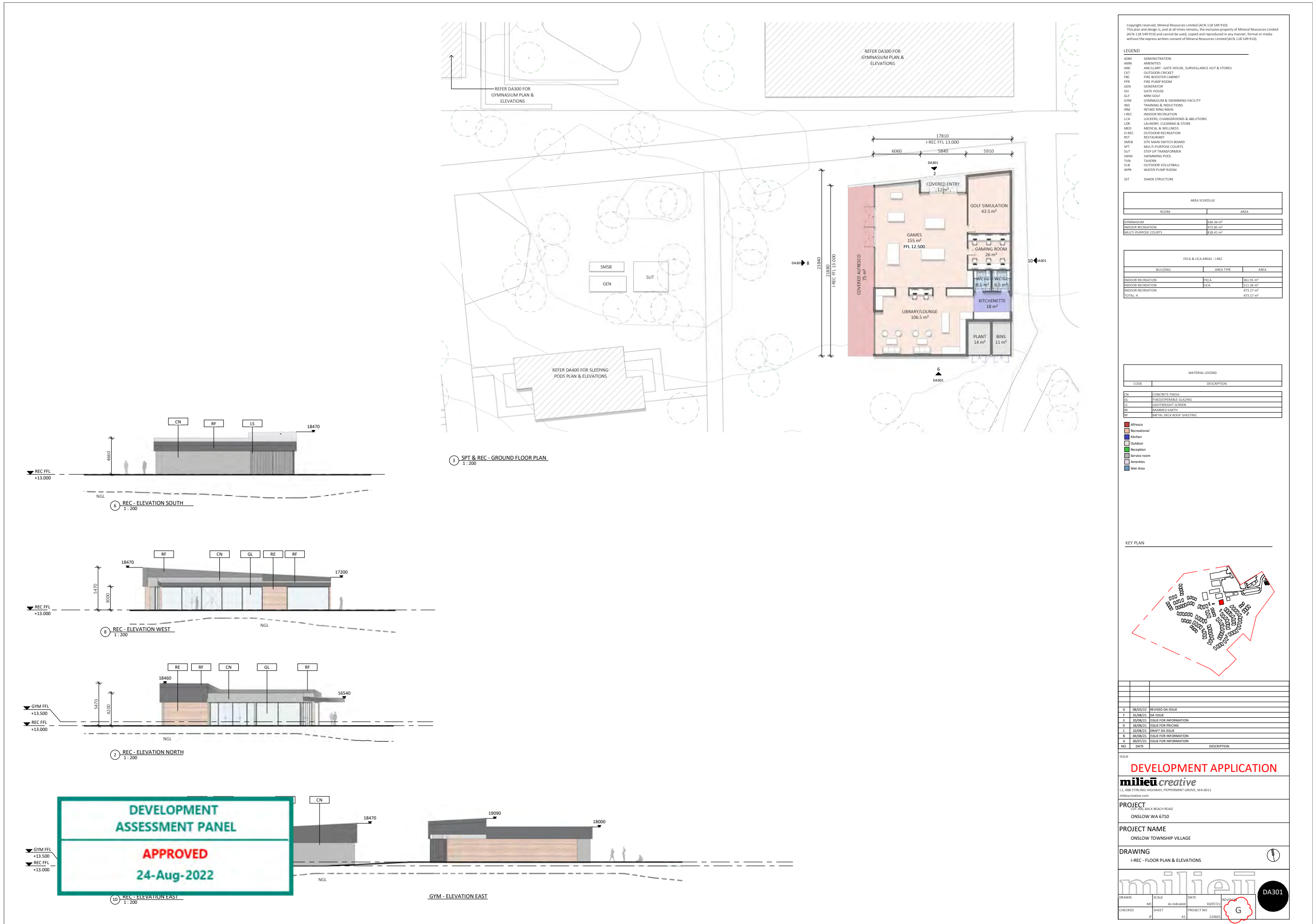
PROJECT: 077 BACK BEACH ROAD, ONSLOW WA 6710

PROJECT NAME: ONSLOW TOWNSHIP VILLAGE

DRAWING: GYM & SPT - FLOOR PLAN & ELEVATIONS

milieu creative

DRAWN: [Signature] SCALE: As indicated DATE: 30/07/21 REVISION: [Signature]
CHECKED: [Signature] SHEET: A1 PROJECT NO: 210601



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LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CCT	OUTDOOR CRICKETS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLP	MIRRORED
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE BRIDGE MAIN
I-REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABLUCTIONS
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
REST	RESTAURANT
SMB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TABN	TABLETEN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

AREA SCHEDULE

ROOM	AREA
GYMNASIUM	100.36 m²
INDOOR RECREATION	473.85 m²
MULTI-PURPOSE COURTS	116.41 m²

FECA & LCA AREAS - I-REC

BUILDING	AREA TYPE	AREA
INDOOR RECREATION	FECA	81.91 m²
INDOOR RECREATION	LCA	111.26 m²
INDOOR RECREATION		473.17 m²
TOTAL		666.14 m²

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	GLASS/PANORAMA GLAZING
LS	LIGHTWEIGHT SCREEN
RE	RAMMED EARTH
RF	METAL DECK ROOF SHEETING

KEY PLAN

ISSUE

NO.	DATE	DESCRIPTION
D	18/08/22	REVISED DA ISSUE
F	31/08/21	DA ISSUE
E	20/08/21	ISSUE FOR INFORMATION
D	18/08/21	ISSUE FOR PRICING
C	20/08/21	DRAWN DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

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L1, 488 STIRLING HIGHWAY, PEPPERHART GROVE, WA 6011
miliucreative.com

PROJECT
1077 BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
I-REC - FLOOR PLAN & ELEVATIONS

miliu creative

DA301

APPROVED
24-Aug-2022

G

SPT BELOW

SWIMMING POOL BELOW

LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CRT	OUTDOOR CRICKET
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GSF	GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & PRODUCTIONS
IRM	INTAKE RINGS MAIN
I-REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABILUTIONS
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
REST	RESTAURANT
SMB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TEN	TENNIS
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

2 ← A300

3 ↑ DA300

6 ↓ DA301

10 ← A301

REFER TO DA400 - ACCOMMODATION PODS

DEVELOPMENT ASSESSMENT PANEL

APPROVED

24-Aug-2022

KEY PLAN

NO.	DATE	DESCRIPTION
E	04/08/22	REVISED DA ISSUE
D	31/08/21	DA ISSUE
C	20/08/21	ISSUE FOR INFORMATION
B	03/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

DEVELOPMENT APPLICATION

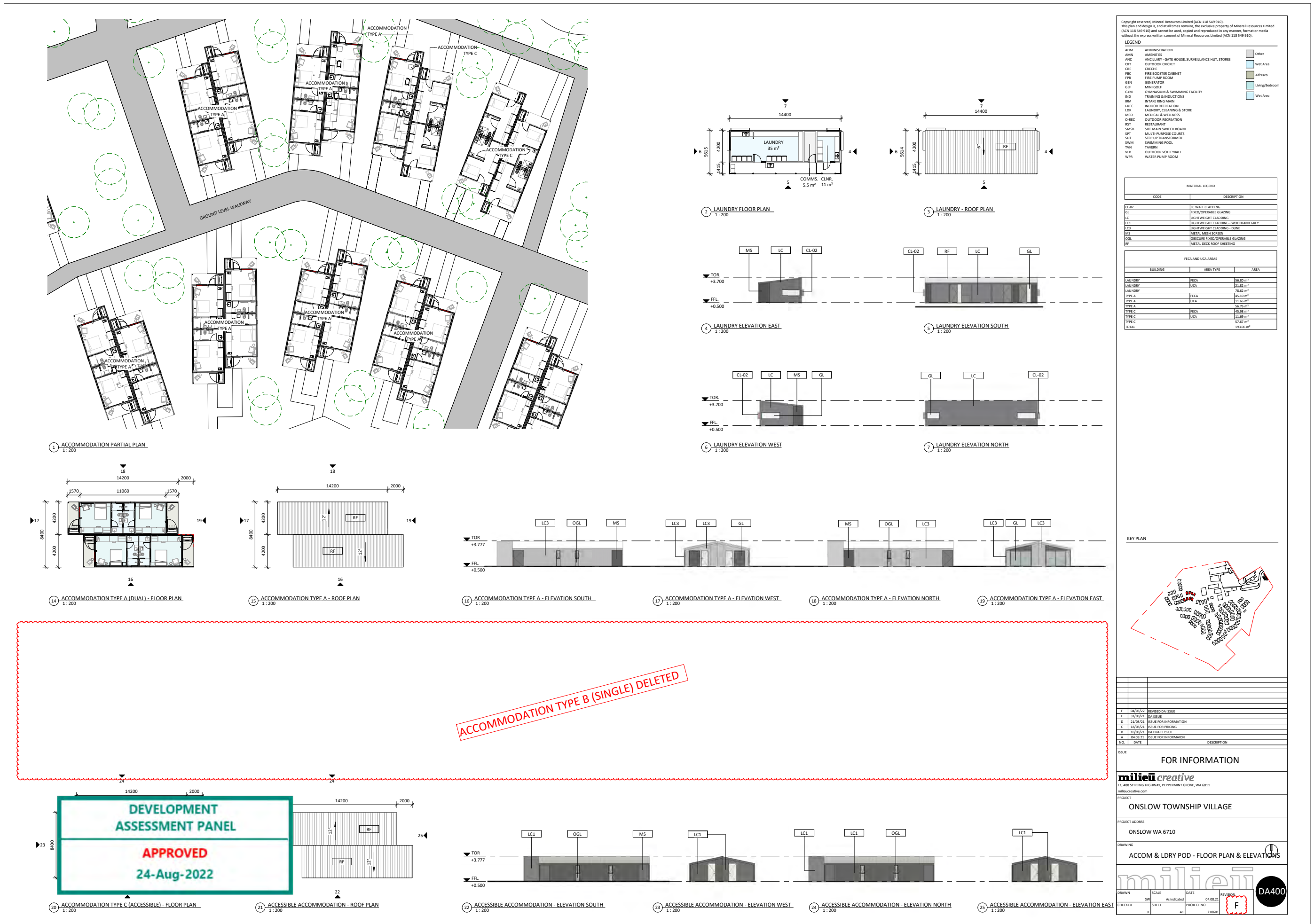
milieu creative
 L1, 488 STIRLING HIGHWAY, PEPPERHART GROVE, WA 6011
 milieucreative.com

PROJECT
 577 BACK BEACH ROAD
 ONSLOW WA 6710

PROJECT NAME
 ONSLOW TOWNSHIP VILLAGE

DRAWING
 GYM, SPT & I-REC - ROOF PLAN

DRAWN	SCALE	DATE	REVISION
MC	As indicated	04/08/21	E
CHECKED	SHEET	PROJECT NO	
JF	A1	210101	



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LEGEND

ADMN	ADMINISTRATION	Other
AMEN	AMENITIES	West Area
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT, STORES	West Area
CRK	CRICKE	West Area
CR	CRECHE	West Area
FIC	FIRE ESCAPE CABINET	West Area
FPR	FIRE PUMP ROOM	West Area
GEN	GENERATOR	West Area
GL	GLASS	Living/Bedroom
GYM	GYMNASIUM & SWIMMING FACILITY	West Area
IND	TRAINING & PRODUCTIONS	West Area
INTAKE	INTAKE RING MAIN	West Area
IRRC	INDOOR RECREATION	West Area
LDR	LAUNDRY, CLEANING & STORE	West Area
MED	MEDICAL & WELLNESS	West Area
O-REC	OUTDOOR RECREATION	West Area
RST	RESTAURANT	West Area
SMB	SITE MAIN SWITCH BOARD	West Area
SPT	MULTI PURPOSE COURTS	West Area
SUP	STEP UP TRANSFORMER	West Area
SWM	SWIMMING POOL	West Area
TVN	TAVERN	West Area
VBL	OUTDOOR VOLLEYBALL	West Area
WPR	WATER PUMP ROOM	West Area

MATERIAL LEGEND

CODE	DESCRIPTION
CL-02	CL WALL CLADDING
GL	GLASS
LC	LIGHTWEIGHT CLADDING
LC1	LIGHTWEIGHT CLADDING - WOODLAND GREY
LC3	LIGHTWEIGHT CLADDING - DRINK
MS	METAL MESH SCREEN
OGL	OPACQUE GLASS
RF	METAL DECK ROOF SHEETING

FCCA AND UCA AREAS

BUILDING	AREA TYPE	AREA
LAUNDRY	FCCA	56.80 m ²
LAUNDRY	UCA	21.82 m ²
LAUNDRY	FCCA	78.82 m ²
TYPE A	FCCA	61.50 m ²
TYPE A	UCA	11.66 m ²
TYPE A	FCCA	58.76 m ²
TYPE C	FCCA	61.98 m ²
TYPE C	UCA	11.69 m ²
TYPE C	FCCA	17.87 m ²
TOTAL		319.06 m ²

KEY PLAN

NO.	DATE	DESCRIPTION
F	04/08/22	REVISED DA ISSUE
E	18/08/21	DA ISSUE
D	21/08/21	ISSUE FOR INFORMATION
C	18/08/21	ISSUE FOR PRICING
B	10/08/21	DA DRAFT ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE FOR INFORMATION

milieu creative
 111 Hill Street, Perth, Western Australia 6001
 milieucreative.com

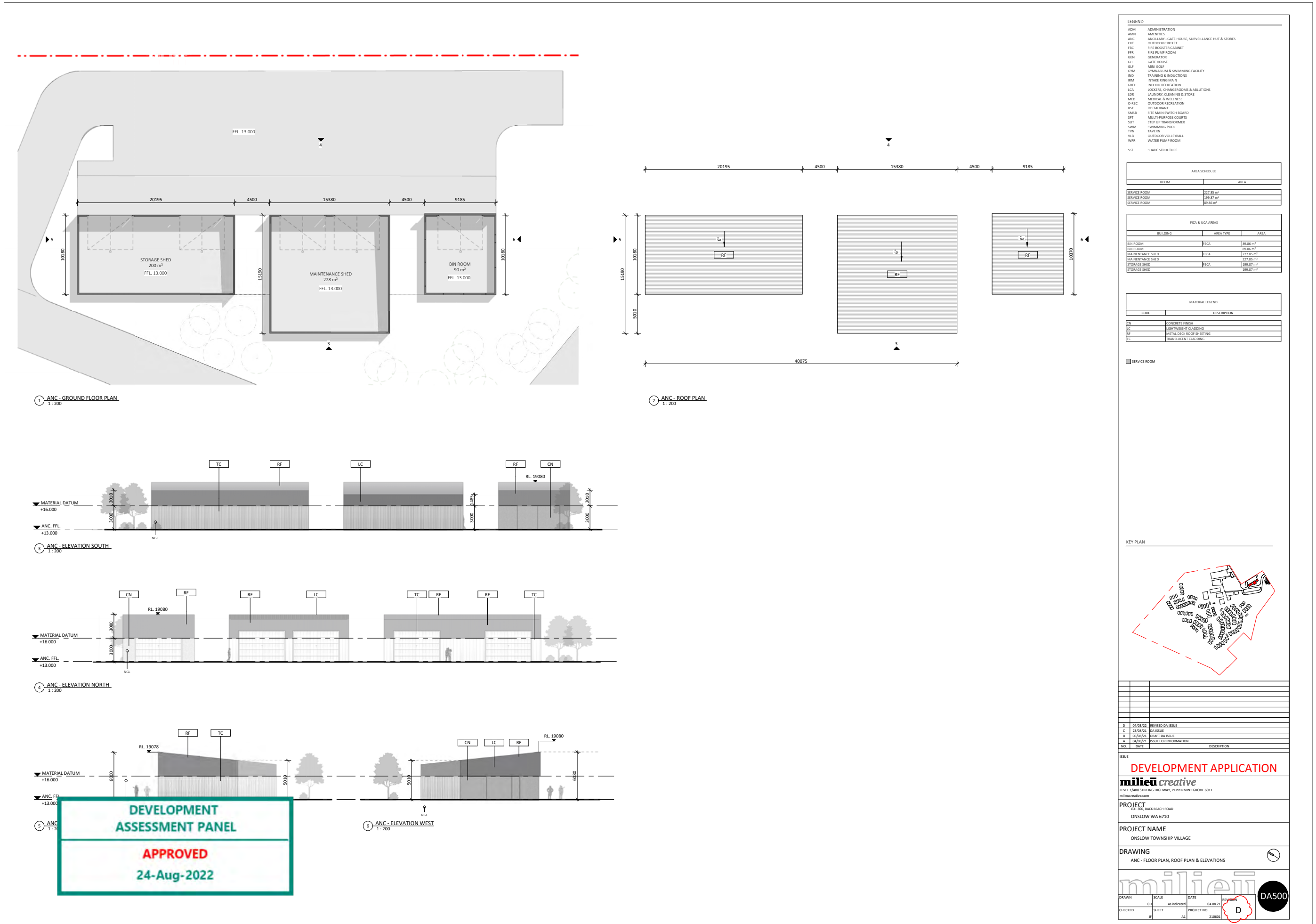
PROJECT
ONSLow TOWNSHIP VILLAGE

PROJECT ADDRESS
ONSLow WA 6710

DRAWING
ACCOM & LDry POD - FLOOR PLAN & ELEVATIONS

milieu

DRAWN: SW SCALE: As Indicated DATE: 04.08.21 REVISION: DA400
 CHECKED: SH SHEET: AL PROJECT NO: 210801





1 VIEW FROM MAIN CARPARK
1:1



2 VIEW ACROSS OVAL TO RESTAURANT & TAVERN
1:1



3 AERIAL VIEW OF ACCOMMODATION VILLAGE
1:1

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

24-Aug-2022

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NO.	DATE	DESCRIPTION
C	20/05/22	REVISED DA ISSUE
B	13/08/21	DA ISSUE
A	10/08/21	DRAFT DA ISSUE

DEVELOPMENT APPLICATION

milieu creative
L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
1077 DANCE BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
VISUALISATIONS

milieu

DRAWN	SCALE	DATE	REVISION
MC	1:1	10/08/21	C
CHECKED	SHEET	PROJECT NO	
JF	A1	210601	



Agenda Item 11.6 - Attachment 1

Indicative Plans - CD Dodd Site Configuration



ORIG. SIZE A1	DRAWING SCALE 1:1	DATE DRAWN : 25 / 01 / 2023				PROJECT NAME GRIFIN FIELD DECOMMISSIONING PROJECT				DOCUMENT TITLE
	DRAFTER: DAVID SHEA	CHECKED BY : CHRISTOPHER B DODD				LGA :	AREA :	PROJECT DRAWING No.	REVISION No.	ONSLow LAYDOWN AREA SITE SETUP

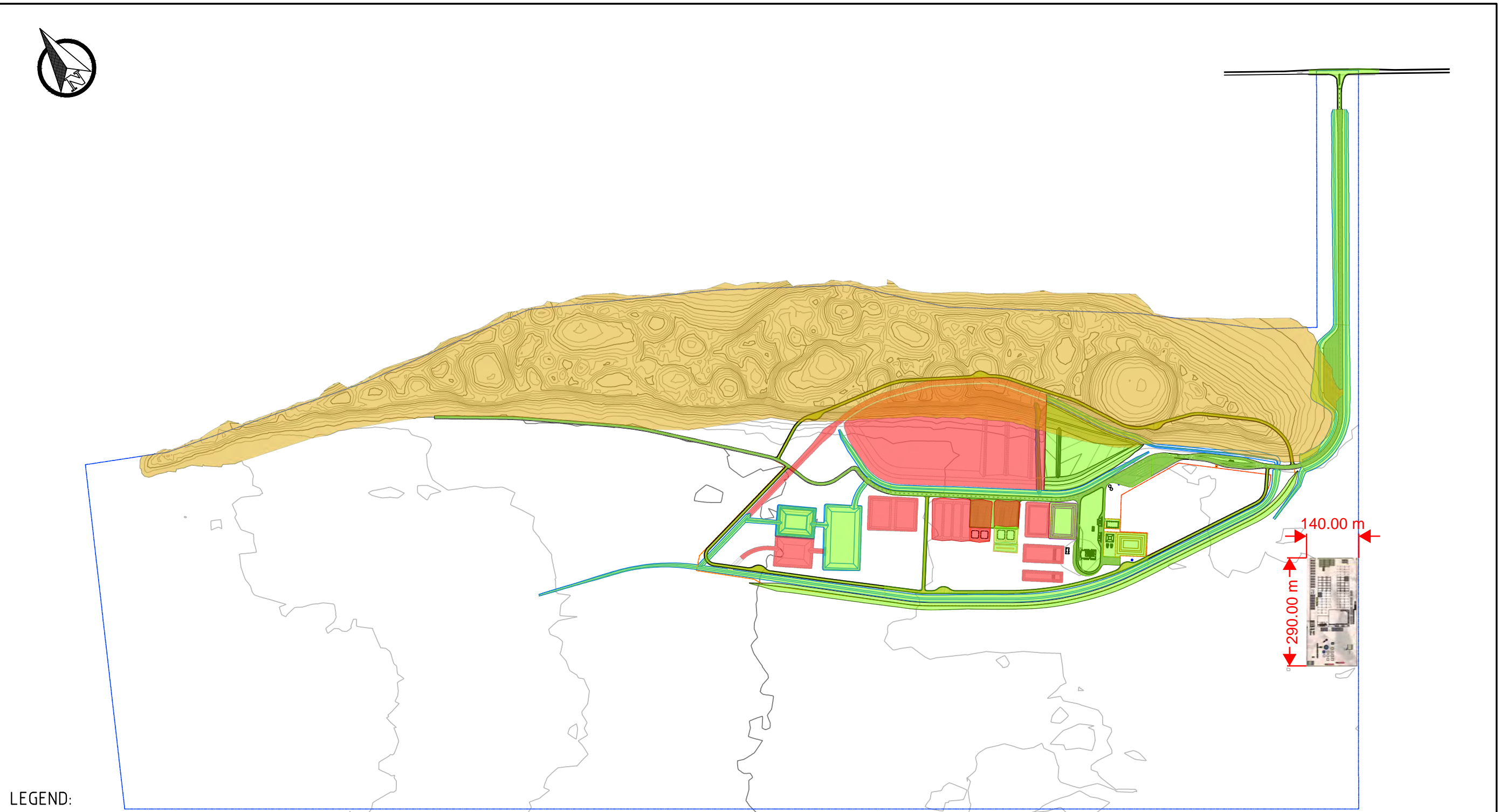


Agenda Item 11.6 - Attachment 3

Indicative Plans of Lease and Licence Amendment Area

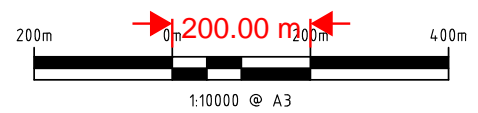
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FILENAME: \\SERVER\TALIS\SECTIONS\WASTE\PROJECTS\TW2019\TW19016 - ONSLOW PRWPF DETAILED DESIGN\DRAWINGS\PROD DRGS\TW19016-C-CONSTRUCTION PHASES.DWG



LEGEND:
 BALANCE FOOTPRINT = 19.99 Ha
 CURRENT FOOTPRINT = 30.30 Ha
 SAND RESOURCE = 93.07 Ha
 OVERALL SITE = 434.85 Ha

FOR CONSTRUCTION



VERTICAL DATUM: AUSTRALIAN HEIGHT DATUM
 HORIZONTAL DATUM: MGA 94 ZONE 50



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No.	Date	By	App.	Amendment / Issue
0	01.12.2020	AH	AB	FOR CONSTRUCTION

Project: PILBARA REGIONAL WASTE MANAGEMENT FACILITY

Title: SITE LAYOUT

Drawn by:	AH	Job No:	TW19016
Checked by:	AB	File No:	TW19016-C-005
Approved by:	CS	Drg. No:	C-005
Scale:	1:10000 @ A3	Rev:	0
Date:	02.12.2020		