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waste less, achieve more

ONSLOW Township Village
Lot 300 Back Beach Rd, Onslow

Waste Management Plan

3 May 2022

Rev_3

Mineral Resources Limited

encycle consulting

waste less, achieve more

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Glossary of terms and acronyms

Cart	Wheeled, open top bin often used for bulky items such as cardboard
Clinical & Related Waste	Clinical waste is waste that has the potential to cause disease, sharps injury or public offence and includes sharps, human tissue waste, laboratory waste, animal waste, and any other relevant waste specific to an establishment.
Commingled recycling	Common recyclables, mostly packaging; such as glass, plastics, aluminium, steel, liquid paper board (milk cartons). Commingled recycling may include paper but often, and particularly in offices, paper and cardboard are collected separately.
General Waste	Material that is intended for disposal to landfill (or in some States, incineration), normally what remains after the recyclables have been collected separately.
MGB	Mobile Garbage Bin – A wheeled bin with a lid often used for kerbside collection of waste or recyclables. (Often called a 'wheelie bin').
MRB	Mobile Recycling Bin – A wheeled bin ("wheelie" bin) with a lid often used for kerbside collection of recyclables (similar to an MGB). Generally have a different colour body and/or lid to MGBs.
Organic waste	Separated food and/or 'green' material (e.g. grass clippings or vegetation prunings).
Recyclable	Material that can be collected separately from the general waste and sent for recycling. The precise definition will vary, depending upon location (i.e. systems exist for the recycling of some materials in some areas and not in others).
Recycling	Where a material or product undergoes a form of processing to produce a feedstock suitable for the manufacture of new products.
Reuse	The transfer of a product to another user, with no major dismantling or processing required. The term "reuse" can also be applied in circumstances where an otherwise disposable item is replaced by a more durable item hence avoiding the creation of waste (e.g. using a ceramic coffee mug in place of disposable cups).

1 Introduction

This high-level Waste Management Plan (WMP) has been prepared for Mineral Resources Limited for the Development Application for the proposed Onslow Township Village at Lot 300 Back Beach Rd, Onslow. The WMP sets out the broad intention for waste management at the village.

The proposed development will consist of 500 accommodation pods, a full commercial restaurant with internal and external dining areas, tavern, mobile coffee station and shop, entertainment zones, village shop, juice bar, administration areas, training, medical, physiotherapy, wellness centre, gymnasium, swimming pool, multipurpose area, indoor cricket, golf simulation, recreation and gaming, cinema, library, computer area and external BBQ areas. This WMP has been prepared based on the following information:

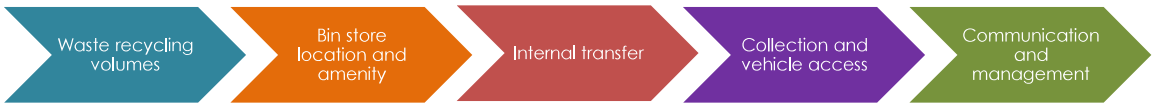
- Site Master Plan_D dated 20 August 2021 and floor plan of the Restaurant and Tavern (DA200) dated 20 August 2021
- ONS Functional brief Rev B dated 26/07/21
- Project Definition Plan Rev A (Milieu Creative) 25/06/21
- MRL Onslow Iron Project Facilities Requirements (OIP-0000-GE-SOW-0001 dated 12/02/2021)
- WALGA Commercial and Industrial Waste Management Plan Guidelines (2018)
- Conversation with representatives at the following organisations regarding waste and recycling services in the Shire (15/07/21):
    - Waste Officer at Shire of Ashburton
    - Operations Manager, Cleanaway Industrial Waste Services, Karratha
    - Owner, North West Recycling

1.1 Context

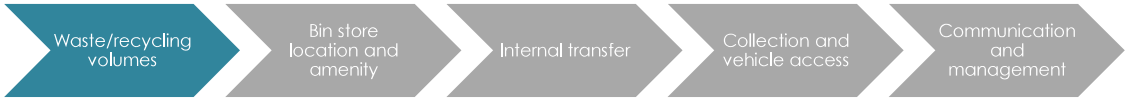
For efficient and effective waste management, the collection and centralisation of waste and recyclables should be carefully considered at the building design phase. Key factors to consider at the design phase include:

- The volumes of waste and recyclables likely to be generated during operation
- Safety for all operatives involved in waste management
- Access to bins and storage areas from within the relevant buildings
- Access for trucks for waste collection
- Local council requirements
- The ongoing management of waste and recycling services

1.2 Key components of the WMP



2 Estimated waste and recycling volumes



2.1 Local government requirements for waste volumes and bin type

The Shire of Ashburton do not have published waste generation rates to apply to new developments. Therefore, the WALGA waste generation rates are used here as a guide in addition to Encycle's experience and knowledge of other similar FIFO accommodation facilities to calculate the generation of waste, recyclables and organic waste.

Waste generation has been calculated for the accommodation and facilities within the village based on best practice waste management initiatives to avoid as much waste as possible from going to landfill.

Encycle have taken into consideration the availability of local recycling services when determining the recycling streams, bin systems and equipment to be incorporated into the design.

2.2 Waste and recycling services and assumptions

Cleanaway are the main contractor providing waste services in Onslow. They typically only provide general waste services but are also able to provide a cardboard collection service for this site. North West Recycling are able to undertake other recycling services (in partnership with Cleanaway).

2.2.1 General waste

Cleanaway currently only provide the collection of general waste using front-lift vehicles or using open skips collected by flat-bed or hook-lift vehicles. Cleanaway are able to service 1100 L general waste bins that have been modified for collecting by front-lift vehicles. Cleanaway do not currently have a rear-lift collection vehicle, but are hoping to add one to their fleet in the future.

2.2.2 Cardboard

Cardboard will be baled using a bale press in the restaurant/tavern bin store. Bales will either be collected directly from this bin store or transferred to the bin store in the maintenance area using a pallet jack. The bales would be serviced using a flat-bed truck and a fork lift will be load the bales onto the truck. Cardboard would be transported to Cleanaway's Karratha facility for consolidation before being shipped to Perth for recycling.

2.2.3 Container Deposit Scheme containers (not glass)

The WA Container Deposit Scheme (CDS) was introduced to allow consumers to take empty eligible beverage containers to a refund point. The Scheme is aimed at consumers to primarily reduce litter. Eligible containers include aluminium, glass (excluding wine/spirit bottles), plastic, steel and liquid paperboard beverage containers between 150 ml and 3 L.

North West Recycling (NWR)[1] operate Containers for Change[2] refund points in the Pilbara Region and are able to facilitate a commercial arrangement[3] for the collection of eligible containers from commercial venues and the funds raised can be donated to a local charity.

NWR will establish a commercial Refund Point at the MRL village for capturing eligible containers. Cleanaway would service these bins on a fortnightly basis. NWR provide the following types of bins: 240 L or wire cages (1.2 m^3) and these are serviced by swapping the whole bin or wire cage with an empty one using a flat-bed truck and trailer (with ramps).

2.2.4 CDS (eligible glass containers)

Glass will be generated by the restaurant, café and function rooms. 240 L bins will be used for the collection of glass as larger bins will become too heavy to move and service. Glass is collected and taken to Karratha for sorting and transfer.

2.2.5 Soft plastics (Redcycle)

Soft plastics will be generated at the loading dock from deliveries. NWR can provide 240 L bins for the collection of soft plastics that are accepted by the RedCycle website). Soft plastics are taken to Karratha for consolidation before being shipped to on-shore markets.

2.2.6 Food waste

There is potential for large quantities of food waste generated from the restaurant and tavern.

Food waste will be treated on-site at the village using a dehydration machine (e.g. 'GaiaRecycle' dehydration machine). The dehydrator heats the food waste to high temperatures and the steam is condensed (which can be collected for reuse on-site) and the dehydrated, pasteurised solid material can be blended with other organic materials such as live compost and used a soil conditioner for use on landscaped areas. The volume of food waste treated by the machine is reduced by up to 85%. The food waste dehydrator would be located in the restaurant/tavern bin store.

2.2.7 Cooking oil

A 800 L storage unit for used cooking oil will be provided in the restaurant/tavern bin store.

[1] https://www.nwrecycling.com.au/
[2] https://www.containersforchange.com.au/wa/
[3] https://www.nwrecycling.com.au/commercial-opportunities

2.2.8 Clinical and Related Waste

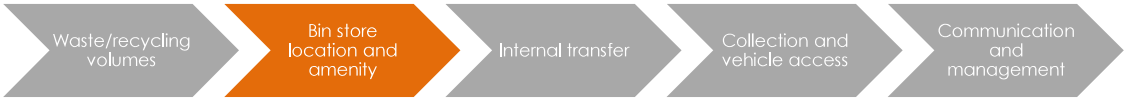
A small amount of clinical waste (sharps) will be produced in the medical/first aid room. A small (20 L) container will be located in this room and serviced directly by a controlled waste service provider.

2.2.9 Maintenance Waste

The waste streams expected to be generated by the activities in the maintenance shed include: general waste, oils/hydrocarbons/chemicals, grass/green waste, cardboard/plastic packaging, pallets, etc.

Any hazardous wastes will need to be stored separately at the maintenance shed. Green waste (clippings and prunings) will be disposed of in a front lift bin. Other waste streams can be transferred to the relevant bins in the bin store at the maintenance area.

3 Bin store locations and design



3.1 Bin store locations

The site will have three bin stores for the purposes of:

1. Storing full waste and recycling bins prior to collection (at the maintenance area)
2. Restaurant and Tavern waste and recycling (to store several days' worth of waste and recycling) prior to recycling bins being transferred to the bin store in the maintenance area
3. A temporary bin store near the recreation centre for cleaners to use for containing waste and recycling from the accommodation pods, prior to being transferred to the bin store in the maintenance area

Figure 1 shows the broad location of where the 3 bin store areas will be located. Figure 2 shows the location of the bin store at the restaurant.



Figure 1: Master plan showing location of the 3 bin store areas



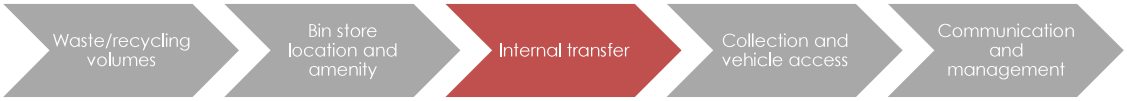
Figure 2: Location of the restaurant/tavern bin store

3.2 Bin store design

All bin stores will be fully enclosed with a roof and lockable doors. A fully enclosed design prevents access to rain and wind to minimise release of wind-blown litter and bins becoming filled with rainwater. Enclosed bin stores also prevent access to birds, vermin and other pests.

The bin stores will be designed with impermeable walls and floors, and have running water to allow for cleaning.

4 Internal transfer



4.1 Transfer of waste/recycling from accommodation pods

Cleaners will service the accommodation pods and keep waste segregated from recycling. Waste and recycling will be placed in bins located in the temporary bin store near the recreation centre. When bins are full, they will be transferred to the bin store in the maintenance area for storage and collection.

4.2 Transfer of waste from restaurant/tavern bin store to bin store in the maintenance area

Facilities Management staff from the village will transfer cardboard bales and full recycling bins from the restaurant/tavern bin store to the bin store at the maintenance area for collection.

4.3 Waste/recycling from other areas

Cleaners will transfer waste and recycling from other areas such as the administration and wellness/recreation facilities to bins in the maintenance area bin store.

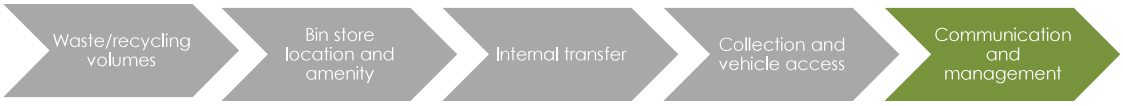
5 Collection and vehicle access



A private service provider (likely to be Cleanaway) will service the full range of bins. Unless a rear-lift vehicle is available, a front-lift vehicle will service the general waste bins on a daily basis. Flat-bed vehicles will collect baled cardboard and recycling bins on a fortnightly basis and separate tanker vehicles will service the used cooking oil storage unit and grease traps on an as-required basis.

Please refer to the Traffic Impact Statement for further details regarding vehicle access to the site.

6 Ongoing communication and management



6.1 Management

The village operator will be responsible for overseeing the waste management systems. Facilities Management personnel will be trained and informed about their responsibility to work closely with the private service provider regarding the schedule for collection and presentation of bins. The staff member will be responsible for maintaining the bin stores in a clean and tidy condition at all times and ensuring bins are washed regularly.

6.2 Communication

All operational staff will be made aware through an Operational Waste Management Plan (OWMP) of the waste and recycling systems and how they should be used. The OWMP will be suitable for presenting to building users, including how the plan should be communicated will be developed and implemented during both the initial occupation and ongoing management of the village.

The operator will be responsible for the continuing education of FIFO workers and village staff and contractors on correct segregation of waste and recyclables and usage of bins and dehydration machine to ensure successful performance of the systems at the village.

Onslow Township Village

Engineering Servicing Report

Project No: 21-195



pritchard francis
civil and structural engineering consultants

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Appendix Five: Landscape Concept Plan

Appendix Six: Modelled Catchments

Appendix Seven: 1% AEP Inundation Extent

Appendix Eight: 360 Environmental Technical Note to Appendix Six and Seven

Appendix Nine: Wastewater Plan

Revision	Description	Author	Date
0	Issued For Review	Andrew Tucker	05/08/2021
1	Issued For Review	Andrew Tucker	27/08/2021

2	Issued For Review	Andrew Tucker	25/03/2022
3	Issued For Review	Andrew Tucker	05/05/2022

1 Introduction

At the request of Milieu Creative, on behalf of the Mineral Resources Pty Ltd team lead by Rowe Group, Pritchard Francis have prepared this engineering servicing report to identify existing site conditions, existing services and potential upgrades required in order to facilitate the development of the Onslow Township Village.

The nominated development area, part of Lot 300 Back Beach Road, is located within the Shire of Ashburton, situated on the western side of the Onslow town centre. The proposed site is bordered by Lookout Point to the north, First Street to the east, Back Beach Road to the south and the Ian Blair Memorial Boardwalk/beach to the west. It is noted that part of the area facing Back Beach Road is being separated for potential use as a cultural centre.

Please refer to Appendix 1 for the Concept Plan prepared by Milieu Creative.



Figure 1 – 2020 Aerial photograph of Lot 300 Back Beach Road

1.1 Report Qualifications

In line with this report, Pritchard Francis make the following qualifications:

- This report was prepared exclusively for the Mineral Resources. Unless otherwise stated, the use of this report by third parties is not permitted.
- The information provided in this report may be considered valid for three (3) months from the date of the report.
- The information provided in this report is based upon the information and documentation provided by the consultant team and project architect. Pritchard Francis have relied on such information and documents. Where we are uninformed of developments outside of this report, Pritchard Francis cannot be held responsible or liable for any problems or issues that may arise as a consequence.
- Assumptions have been made which, if incorrect, have the potential to impact the recommendations of this report. Major development implications existing through avenues which cannot be assured at the time of this report, including the upgrading and provision of utility services, WAPC Conditions, DA Conditions, Local Authority Scheme Requirements, timing of adjacent developments, etc.
- Unless otherwise stated, the capacity of existing services has not been verified via engineering calculations. Where required, external consultants may need to be engaged to provide accurate assessments of existing and future servicing capacity.
- A site visit has not been conducted as part of this desktop study. An underground service scan has not been completed and information containing existing service information may differ from the physical service locations. Where possible, Pritchard Francis recommend verifying existing service locations and conditions.
- The civil designs presented in this report are conceptual in nature, and by no means depict the ultimate design solution. Detail design and documentation will be necessary to validate all design levels and gradients to ensure compliant with the client brief, Australian Standards, Austroads and relevant authority guidelines.

2 Site Conditions

2.1 Geology

The Australia 1:250,000 Geological Series map of Onslow (SF50-5) classifies the site as 'Qs: Beaches and coastal dunes – Light grey, unconsolidated and poorly consolidated quartzose calcarenite'.

The previously undertaken Golder Desktop Study indicates greenfill in the location of the proposed township. Proof rolling will be undertaken where possible. It is assumed that standard building footings for the area will be adequate after site preparation. Some infiltration is expected based on the geological series of the area.

Further geotechnical testing would be required to confirm site characteristics such as infiltration rate and site classification.

Please refer to Appendix 2 for the Geological Series Map of Onslow.

2.2 Topography/Earthworks Concept

The site generally falls from the north-east to the south-west, with levels undulating significantly within the bounds of the high points of approximately RL 17.0m and the low points of approximately RL 3.0m.

Pritchard Francis, in coordination with the Architect and Landscape Architect have implemented a design such that impact on existing topography is minimised in order to maintain the natural characteristics of the site. Natural contours and have been utilised in the development of the stormwater concept plan.

Limited site disturbance will be achieved by localising necessary changes to areas with key structures, access carpark and bus bay.

Review of the Lidar survey and concept plan indicate that earthworks (cut/fill) can be balanced on site, eliminating the need for import and/or export of fill.

The development will share a border with a proposed cultural centre to the south. The cultural centre will be bound by the Iron Ore township on the northern side, and Back Beach Road on the southern side. The access track shall double as a wellness track to achieve vehicle access for bushfire compliance purposes.

Please refer to Appendix 3 for the Lidar survey, Appendix 4 for the Pritchard Francis Earthworks, and Appendix 5 for the Landscape concept plan.

2.3 Groundwater Levels

It is not expected that groundwater levels will impact earthworks on site. Groundwater levels may impact the sewer discharge upgrade during construction and may need to be managed at such time.

2.4 Contamination

The Department of Water and Environmental Regulation contaminated site database indicates that no sites within the land development area are registered as contaminated sites. The publicly available database lists classified sites under the categories 'Remediated for restricted use', 'Contaminated – remediation required' and 'Contaminated – restricted use'.

DFES has placed the site under the UXO category 'Slight Potential', citing 'Anti-aircraft artillery live firing practices using high explosive ammunition during WWII. Aerial bombing also highly likely'.

The site is listed as not impacted by contamination according to Landgate.

2.5 Bushfire Risk

The Department of Fire and Emergency Services (DFES) bushfire risk mapping indicates that the site is within a bushfire prone area.

Reporting has been completed by Linfire, and the findings used as part of the overall submission.

Pritchard Francis has made provisions for relevant vehicle access requirements and duplicated the function as part of the perimeter wellness track under section *A3.5 Private driveway longer than 50 metres* of *SPP 3.7*.

3 Infrastructure

3.1 Stormwater Drainage

Stormwater is to be managed primarily via overland flow. The proposed development aims to minimise changes to the existing site and as such, overland flow paths have been chosen to utilise the existing depressions in the topography.

Based on the minimal disturbance intended, the catchment areas have not been changed despite the addition of impervious areas.

Please refer to Appendix Six for the Modelled Catchments and Appendix Seven for the 1% AEP Inundation Event plans. Note: Please refer to Appendix Eight for the Technical Note to Appendix Six and Appendix Seven.

All stormwater flows from vehicle access ways shall be captured and treated as part of the first flush. All other run-off from impervious areas within Catchment C will be directed via overland flow to Storage C for infiltration and discharge.

Minor event (20% AEP) and Major Event (1% AEP) events will be managed via overland flow to the existing natural depressions for storage and infiltration. Refer to the 1% AEP Inundation Event for storage locations.

The pods orientated around the main buildings will require confirmation of free drain discharge for 1% AEP events.

Please refer to the 360 Environmental Urban Water Management Plan Report for more information.

3.2 Wastewater Reticulation

The Water Corporation esinet data obtained on 20 July 2021 indicates there is wastewater servicing potential around the site. Wastewater services are viable from two locations near First St, on the eastern side of the site:

- Ø150mm at the intersection of First St and Third Avenue.
- Ø150mm on Simpson St, IL 0.93, near the intersection of First St and Simpson St.

Pritchard Francis believe the most efficient option to be the connection point within Simpson St. This location enables servicing of the main facility and pods with adequate cover and allows for a main sewer line. This will enable connection of the minor lines before discharging at Simpson St. This strategy compliments the natural topography and will minimise excavation.

Servicing of the internal sewer has been validated in accordance with AS3500 by Stantec to achieve gravity discharge.

Please refer to Appendix Eight for the Wastewater Plan.

Water Corporation has advised that it is expected to have treatment capacity for the increased demand (nominated above the likely ultimate use). Pritchard Francis are awaiting advice regarding potential need for in line upgrades to the McGrath Ave pump station and associated pressure main and whether this will be completed under headworks or customer funded works agreements.

3.3 Water Reticulation

The Water Corporation esinet data obtained on 20 July 2021 indicates that the development can be served by the following services;

- 250AC water reticulation main located within the 'Lookout Point' on the north-eastern boundary of the site.
- 150AC Water reticulation main in the Simpson Street road reserve, accessible from First St.

A concept plan based on utilisation of the Third Ave service. Connection to the site is expected to have a tank to buffer peak flows. Capacity of the service is to be coordinated with Water Corporation. The intent would be to disguise this in the landform or via screening.

3.4 Fire

Hardstand and fire appliance accessway shall be provided in accordance with the BCA and shall be designed and constructed in accordance with AS2419.1 and has been provided for.

3.5 Gas Supply

There is currently no available gas service in proximity to the site.

3.6 Electrical Supply

Pritchard Francis is awaiting confirmation of availability of electrical services from the electrical consultant. It is expected that capacity will need to be made available generation capacity and that of the existing network.

3.7 Communications

There is nearby Telstra cabling located in Simpson St and Third Ave on the eastern side of the development site.

NBN access mapping confirms the site is serviceable.

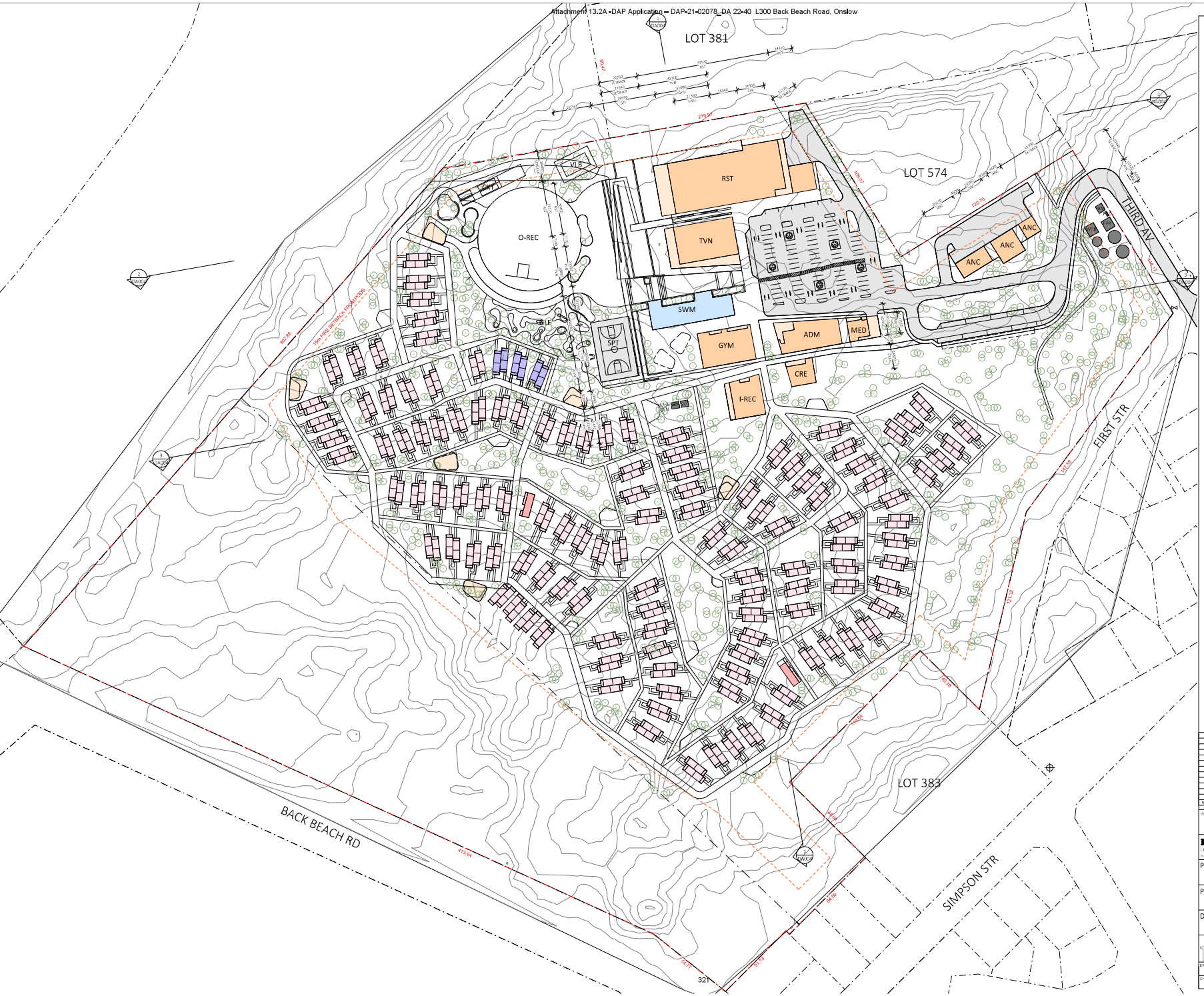
4 Conclusion

This report outlines the existing physical conditions and existing road/infrastructure capable of servicing the proposed development site. Pritchard Francis confirm that the site is accessible and can be served with roads, electrical, water, sewer, stormwater drainage and communications infrastructure.

Appendices

Appendix One:	Architectural Plan
Appendix Two:	Geological Series Map
Appendix Three:	Lidar Survey
Appendix Four:	Civil Concept Plan
Appendix Five:	Landscape Concept Plan
Appendix Six:	Modelled Catchments
Appendix Seven:	1% AEP Inundation Extent
Appendix Eight:	360 Environmental Technical Note to Appendix Six and Seven
Appendix Nine:	Wastewater Plan

Appendix One: Architectural Plan



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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
CET	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GLF	MINI GOLF
GYM	GYM/AGILITY & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SWSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM

NO.	DATE	DESCRIPTION
K	08/03/22	REVISED DA ISSUE
J	17/01/22	REVISED FOR VALUE ENGINEERING
I	11/01/22	REVISED FOR VALUE ENGINEERING
H	17/12/21	ISSUE FOR INFORMATION
G	08/12/21	ISSUE FOR STAGING
F	24/11/21	REVISED FOR DEVELOPMENT APPLICATION
E	31/08/21	DA ISSUE
D	26/08/21	ISSUE FOR INFORMATION
C	18/08/21	ISSUE FOR PRICING
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

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milieucreative.com

PROJECT
LOT 301, MACKEREL BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
SITE MASTER PLAN

DRAWN	SCALE	DATE	REVISION
MC	1 : 1000	25/02/2022	K
CHECKED	SHEET	PROJECT NO	
JC	A1	21060	

DA002

Appendix Two: Geological Series Map

AUSTRALIA 1 : 250 000 GEOLOGICAL SERIES

GEOLOGICAL SURVEY OF WESTERN AUSTRALIA

SHEET SF 50 - 5 AND PART OF SHEET SF 49 - 8

ONSLOW

SHEET SF 50 - 5 AND PART OF SHEET SF 49 - 8

FIRST EDITION 1981

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Geology by M.J.E. van de Graaff, P.D.Denman, A.M. Hocking 1975

HON. P.V. JONES, M.L.A.
MINISTER FOR MINES

A.F. TRENDALL, DIRECTOR, GEOLOGICAL SURVEY

SCALE 1 : 250 000

0 5 10 15 20 25 30 Kilometres

TRANSVERSE MERCATOR PROJECTION
AUSTRALIAN NATIONAL SPHEROID ZONE 50
Tints inside the sheet edge represent 100K metre intervals of the Australian Map Grid

FLIGHT DIAGRAM

Air photography (scale 1:85 000) by National Development, Canberra, A.C.T. November, 1967.

RELIABILITY DIAGRAM

B1 Numerous traverses with air photo interpretation
C Air photo interpretation

INDEX TO ADJOINING SHEETS

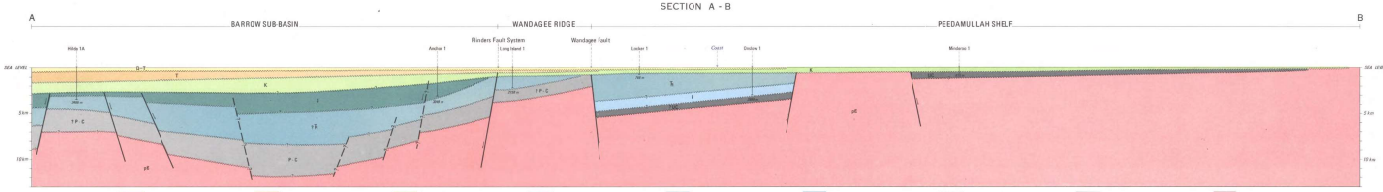
SF 49 - 4	BARROW ISLAND SF 50 - 1	SAMPIES SF 50 - 2
SF 49 - 8	ONSLOW SF 50 - 5	YARRALOOLA SF 50 - 6
NINGALOO SF 49 - 12	NANCY SF 50 - 9	WYLOO SF 50 - 10

DECLINATION DIAGRAM

DIAGRAMMATIC SECTION

NATURAL SCALE

SECTION A - B



REFERENCE

CAINOZOIC

QUATERNARY

PLEISTOCENE TO HOLOCENE

Qr Ningaloo Reef – living coralgal reef
Qs Beaches and coastal dunes – light grey, unconsolidated and poorly consolidatedquartzose calcarenite
Qse Intertidal flats and mangrove swamps – calcareous clay, silt and sand
Qt Supratidal flats – calcareous clay, silt and sand with authigenicgypsum and superficial algal mats and salt crusts
Qa Claypans – poorly sorted clay, silt, sand and minor pebbles

Qe Longitudinal and network dunes and residual sand plains – reddish-brown to yellowish quartz sand

PLEISTOCENE

Qbe Five to medium-grained calcarenite with interrelated Trabecate soils eolian; dune shapes mostly preserved

BUDDERA CALCARENITE

Qbt **Tortoleddi Member:** calcarenites and calcirudites,coralgal reef deposits; shallow marine and minor eolian

Qbn **Nnodoweva Conglomerate Member:** limestone pebble conglomerateA and minor coralgal reef deposits; shallow marine to stromatopach

Qbj **Jurabi Member:** coralgal reef deposits, minor calcarenite and calcilutite; shallow marine and minor eolian

Ec **EXMOUTH SANDSTONE**

Undifferentiated: quartzose calcarenites with interrelated Trabecoid soils,eolian and minor shallow marine; dune shapes poorly preserved

Qem **Mayering Member:** well-sorted, medium-grained, rose-bedded quartzose calcarenite, coarse-grained quartzose calcarenite, minor pebble conglomerate; eolian and shallow marine

Qem **Meinon Member:** well sorted, medium grained, cross-bedded quartzose calcarenite, coarse-grained calcarenite; eolian and shallow marine

QUAT. TO ? PLIOCENE

Crk Calcrete – larney to nodular cemessive, authigenic limestone, locally silicified
Cca Alluvium – clay, silt, sand and navel, partly calcreted
Crc Colluvium – poorly sorted clay silt, sand and gravel; formed on plains and slopes by sheet flood and deflation; includes minor laterite exposed in south east of sheet area
Cqp Claypan-dominant terrain – claypans with longitudinal and eastlunes, and/or flt definition lag surfaces; clay, silt, sand and gravel

LITHOLOGY

LOWER TO MIDDLE MIOCENE

Gale Range Group

Tv **TV. VLAMING SANDSTONE:** well sorted, medium-grained, cross-bedded quartzose calcarenite with calcrete soils; eolian

Tp **TY. PILGRAMUMA FORMATION:** quartzose cross-bedded calcarenite and coralgal limestone; shallow marine

Tt **TY. THEALLA LIMESTONE:** calcarenite to calcirdite with coralgal limestone; shallow marine

Tk **TU.KU LIMESTONE:** reddish to yellowish, partly clayey foraminiferal calcareniticpackstone; shallow marine

SYMBOLS

Geological boundary
Anticlinal axis
Bedding, inclined
Joint, vertical
Type section locality
Current direction from cross-bedding

Formed road
Track
Townsite, gazetted
Population 1 000 - 10 000
less than 1 000
Homestead
Airfield
Landing ground
Horizontal control: major, minor
Bench mark, height accurate

Watercourse, intermittent
Race
Well
Windpump
Dam
Pool
Bathymetric contour line, depth in metres
Lighthouse
Reef, exposed – rocky and/or living coralgal reef
Rock, subject to wash
Wreck, exposed
Abandoned

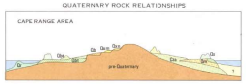
Sand dunes
Contour line, height in metres

Petroleum exploration wells
Dry hole, abandoned
Stratigraphic well
Show of oil and gas, abandoned
Show of gas, abandoned

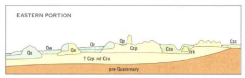
Mineral prospect
Heavy mineral sands
Sulphur, native

QUATERNARY ROCK RELATIONSHIPS

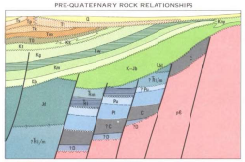
CAPE RANGE AREA



EASTERN PORTION

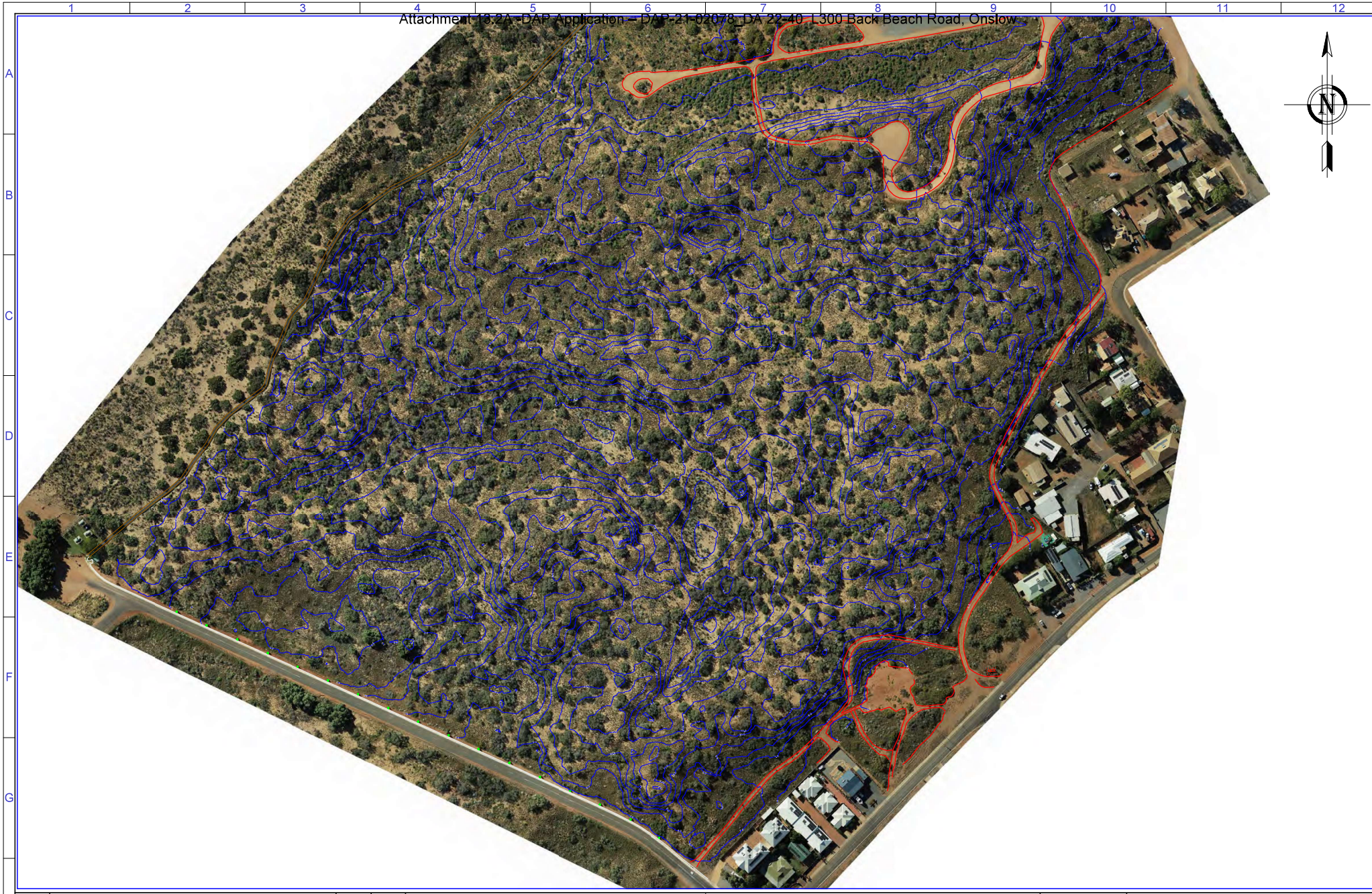


PRE-QUATERNARY ROCK RELATIONSHIPS



Q Quaternary
Tm Mandu Calcarenite
TB Cardabia Group and Giralia Calcarenite
TJ Tertiary
KJ Korojon Calcarenite
Tuglinga Calcarenite
Kg Gearle Siltstone
Km Windalia Radiolarite
Km Muderong Shale
Ka Birdrong Sandstone
Kmp Neocomian Formation and Yarraloola Conglomerate
K-Jb Barrow Formation
Jd Dingo Claystone
Mungaroo Formation
Locker Shale
Upper Permian: Kennedy Group
Lower Permian: Lyons Group, Moogooree Group and Byro Group
C Carboniferous, unnamed
D Devonian, unnamed
pE Precambrian, probably Proterozoic
Fault
Unconformity

Appendix Three: Lidar Survey



REV	AMENDMENTS	APP'D	DATE
0	FOR REVIEW	RME	19/07

GENERAL NOTES / REFERENCES

Benchmark Surveys

PROJECT LOCATION
PROJECT TYPE
PROJECT SITE

MINERAL RESOURCES

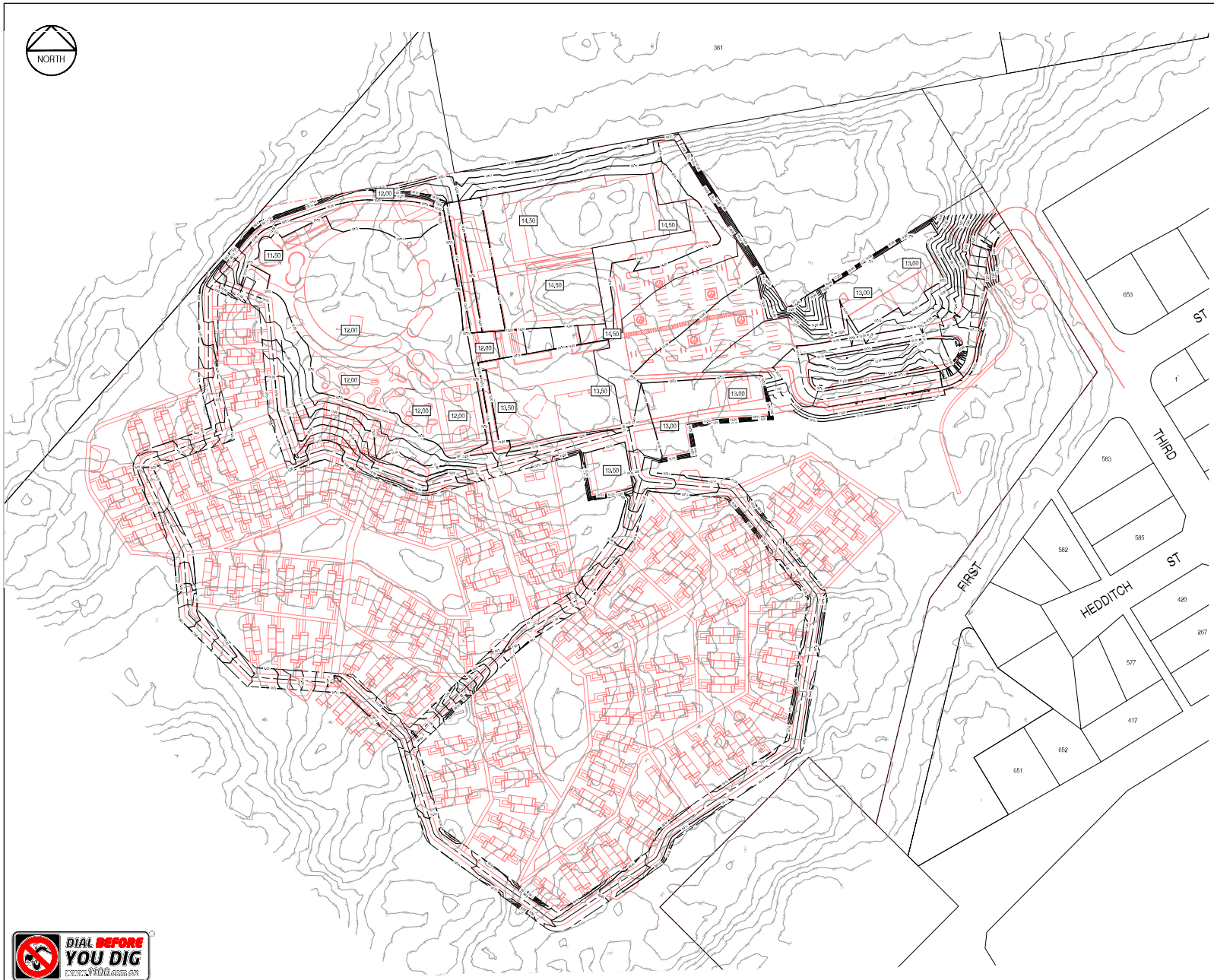
DRAWN / SURVEYED BY: RME
CHECKED BY:
VERIFIED BY:
COORD SYSTEM / HEIGHT DATUM: MGA94 | AHD

PLOT DATE: 19/07/2021 LOCATION: Onslow
Lot 300 Survey
Feature Survey

DRAWING STATUS: Information
DRAWING NO: BMS-MRL-D101-FS-DG-102
REV: 0

DWG LOCATION: C:\Onslow\Reporting\Benchmark TitleBlock A1- MRL.dwg

Appendix Four: Civil Concept Plan



NOTES

1. ALL DIMENSIONS SHOWN ARE IN METRES U.S.O.
2. ALL CO-ORDINATES AND LEVELS SHOWN ON THIS DRAWING SHALL BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT WITHIN SEVEN DAYS.
3. SURVEY INFORMATION SUPPLIED BY BENCHMARK SURVEYS W.A..
4. ALL HEIGHTS ARE TO AUSTRALIAN HEIGHT DATUM (AHD) AND ALL LEVELS SHALL BE DERIVED FROM ESTABLISHED BENCHMARKS.
5. ALL BENCHMARKS ARE TO BE PROTECTED AND PRESERVED UNLESS NOTED ON PLANS.
6. FINISHED CONTOURS AND VOLUMES ARE TO ROAD BOXOUT.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION AND ALSO THE REQUIREMENTS OF THE SHIRE OF ASHBURTON.
8. THE CONTRACTOR SHALL LIAISE WITH ALL RELEVANT AUTHORITIES TO LOCATE ALL EXISTING SERVICES WITHIN THE CONTRACT AREA PRIOR TO THE COMMENCEMENT OF WORK. SERVICES INFORMATION SHOWN ON THE DRAWINGS IS INDICATIVE ONLY AND MAY NOT BE COMPLETE, WHERE EXISTING AND PROPOSED WORKS CONFLICT, LEVELS ARE TO BE TAKEN AND SUPPLIED TO THE SUPERINTENDENT IMMEDIATELY.
9. CONTRACTOR SHALL OBTAIN COUNCIL APPROVAL AND PAY ALL FEES/BONDS PRIOR TO COMMENCEMENT OF WORKS.
10. CONTRACTOR SHALL NOTE THAT NON-TRAFFICABLE SUBTERRANEAN STRUCTURES (SOAKWELLS ETC.) MAY EXIST ON SITE, PRIOR TO EARTHWORKS COMMENCING. CONTRACTOR SHALL LOCATE ANY SOAKWELLS, SEPTIC TANKS, DELETERIOUS MATERIALS AND OTHER SUBTERRANEAN STRUCTURES. THESE MATERIALS AND STRUCTURES ARE TO BE REMOVED AND THE LOCATION BACKFILLED IN ACCORDANCE WITH PROCEDURES SET OUT IN SPECIFICATION (IF APPLICABLE). THE SUPERINTENDENT IS TO BE ADVISED OF ANY UNUSED PIPE WORK ENCOUNTERED.
11. THE CONTRACTOR SHALL PROVIDE TEMPORARY FENCING TO EXISTING LOTS AS REQUIRED.
12. THE CONTRACTOR SHALL PREPARE A DUST MANAGEMENT PLAN IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (D.E.C.) GUIDELINES SITE CLASSIFICATION 3 AND OBTAIN APPROVAL FROM THE LOCAL AUTHORITY FOR THE DUST MANAGEMENT PLAN.
    DUST SUPPRESSION METHODS SHALL BE APPLIED BY THE CONTRACTOR DURING EARTHWORKS OPERATIONS IN ACCORDANCE WITH THE APPROVED MANAGEMENT PLAN.
13. NO CLEARING TO OCCUR UNTIL SUPERINTENDENT HAS IDENTIFIED TREES TO BE RETAINED.
    13.a. ALL TREES TO BE RETAINED SHALL BE FENCED OFF FOR THE DURATION OF THE WORKS.
    13.b. ALL TREES AND VEGETATION NOT FOR RETENTION SHALL BE MULCHED AND STOCKPILED FOR REUSE OR REMOVAL AS NOTED.
14. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE TO ALL AREAS THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR MAINTAINING EXCAVATIONS IN A SAFE AND STABLE CONDITION AT ALL TIMES.
15. TOPSOIL IS TO BE STRIPPED AND MANAGED IN ACCORDANCE WITH THE SPECIFICATION OR AS NOTED ON THE DRAWINGS.
16. ALL ROOTS, BOULDERS AND ANY OTHER DELETERIOUS MATERIAL SHALL BE TOTALLY REMOVED TO A DEPTH OF 600mm BELOW THE LOWER OF THE NATURAL/CUT SURFACE.
17. MINOR AMENDMENTS TO THE EXTENT OF EARTHWORKS MAY OCCUR TO PRESERVE IDENTIFIED TREES.
18. ALL BATTERS TO BE NOMINALLY 1 IN 6, OR FLATTER, UNLESS SHOWN OTHERWISE (U.S.O.).
19. ALL FILL SHALL BE CLEAN AND BE FREE FROM DELETERIOUS AND/OR ORGANIC MATERIAL.
20. FILL MATERIAL TO BE TESTED BY A REGISTERED MATERIALS TESTING LAB AND RESULTS PROVIDED TO THE SUPERINTENDENT PRIOR TO THE IMPORTATION AND PLACEMENT OF MATERIAL.
21. PENETROMETERS USED FOR TESTING MUST BE CALIBRATED FOR SITE AND RECALIBRATED FOR IMPORTED FILL AS REQUIRED.
22. ALL FILL SHALL BE PLACED IN UNIFORM LAYER NOT EXCEEDING 300mm THICKNESS AND COMPACTED TO A DENSITY NOT LESS THAN 95% M.A.D.D. REFER TO SPECIFICATION FOR DETAILED INFORMATION.
23. CONTRACTOR TO COMPLETE ALL BACKFILLING AND EARTHWORKS REQUIRED TO ACHIEVE LEVELS SHOWN.
24. THE SITE IS TO BE LEFT CLEAN AND FREE OF RUBBISH/DEBRIS UPON COMPLETION OF WORKS.
25. TIE INTO ADJACENT BOUNDARIES AND FEATURES TO BE SEAMLESS.
26. 'AS CONSTRUCTED' DRAWINGS ARE TO BE PREPARED IN ACCORDANCE WITH THE SPECIFICATION AND PROVIDED TO THE SUPERINTENDENT PRIOR TO PROCEEDING TO THE NEXT STAGE OF WORKS.

LEGEND

- 15.00 — PROPOSED EARTHWORKS CONTOUR (1.0m)
- 15.50 — PROPOSED EARTHWORKS CONTOUR (0.50m)
- EXISTING SURFACE CONTOUR
- 15.60 — FINISHED PAD LEVEL

DIAL BEFORE YOU DIG 1100.com.au
The Essential First Step.

REV	DATE	DESCRIPTION	BY	CHKD
B	24/03/22	SITE LAYOUT AMENDED	JS	AT
A	22/03/22	INITIAL ISSUE	JS	AT

pritchard francis
430 Roberts Road
Subiaco WA 6008
PO Box 2150
Subiaco WA 6904
Telephone: (08) 9382 5111
admin@pfeng.com.au

DRAWING STATUS: NOT FOR CONSTRUCTION
DATE: MARCH 2022 | GRID: MGA | DATUM: AHD
DESIGNED: JS | DRAWN: JS | CHECKED: AT | APPROVED: AT
SCALES: N/A | 1:1000 @ A1
PROJECT & JOB: MINERAL RESOURCES ONSLOW TOWNSHIP VILLAGE
TITLE: EARTHWORKS CONCEPT OPTION 3
DRAWING: 21195-C9-SK-06
REVISION: B

Appendix Five: Landscape Concept Plan

2.0 Landscape Plan

PROGRAM

1	Bus Stand (Pickup/Dropoff)
2	Dedicated Dropoff (Small Vehicle, Short Term)
3	Main Car Park
4	Terraced Entry Plaza
5	Pool
6	Recreation Turf
7	Outdoor Gym
8	Cricket Nets & Beach Volley Ball
9	Relax Zone (BBQ, Hammocks, Furniture, Shade Structure)
10	Mini Golf
11	Pedestrian / Maintenance Vehicle Access (with shade structures and comfort nodes)
12	Alfresco Deck With Terraced Embankment
13	Security Fence
14	Entry Statement Wall
15	Outdoor Sports and Recreation Zone - Basketball, Yoga, Gym, Furniture, Shade Structure

GENERAL

- Site Boundary

SURFACES

- Pedestrian Access Paving
- Plaza Paving
- Asphalt (Carppark)
- Asphalt (Maintenance Access)
- Composite Timber Boardwalk
- Stabilised Gravel
- Pool

PLANTING

- Lawn
- Native Dune Mix Planting - Managed Sparse
- Native Swale Mix - Managed Sparse
- Native Shrub Mix - Managed
- Proposed Native Tree

- Refer to Civil Engineers drawings for grading plan



Appendix Six: Modelled Catchments



Legend

- Survey Area Boundary
- Catchment A
- Catchment B
- Catchment C

Sub Catchments

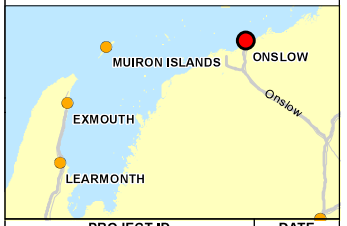
- Access Track
- Building
- Oval
- Road
- Road A
- Road B
- Road C
- Swimming Pool

360 environmental
a 10 Bermondsey St, West Leederville, 6007 WA
t (08) 9388 8360
f (08) 9381 2360
w www.360environmental.com.au

0 40 80 120 Meters
1:3,500 @ A4

N

LOCALITY MAP



PROJECT ID	DATE
4757	27/08/2021

HORIZONTAL DATUM AND PROJECTION
GDA 1994 MGA Zone 50

CREATED	CHECKED	APPROVED	REVISION
LF	NC	NC	0

Rowe Group c/o Mineral Resources Limited
Lot 300 Back Beach Road, Onslow

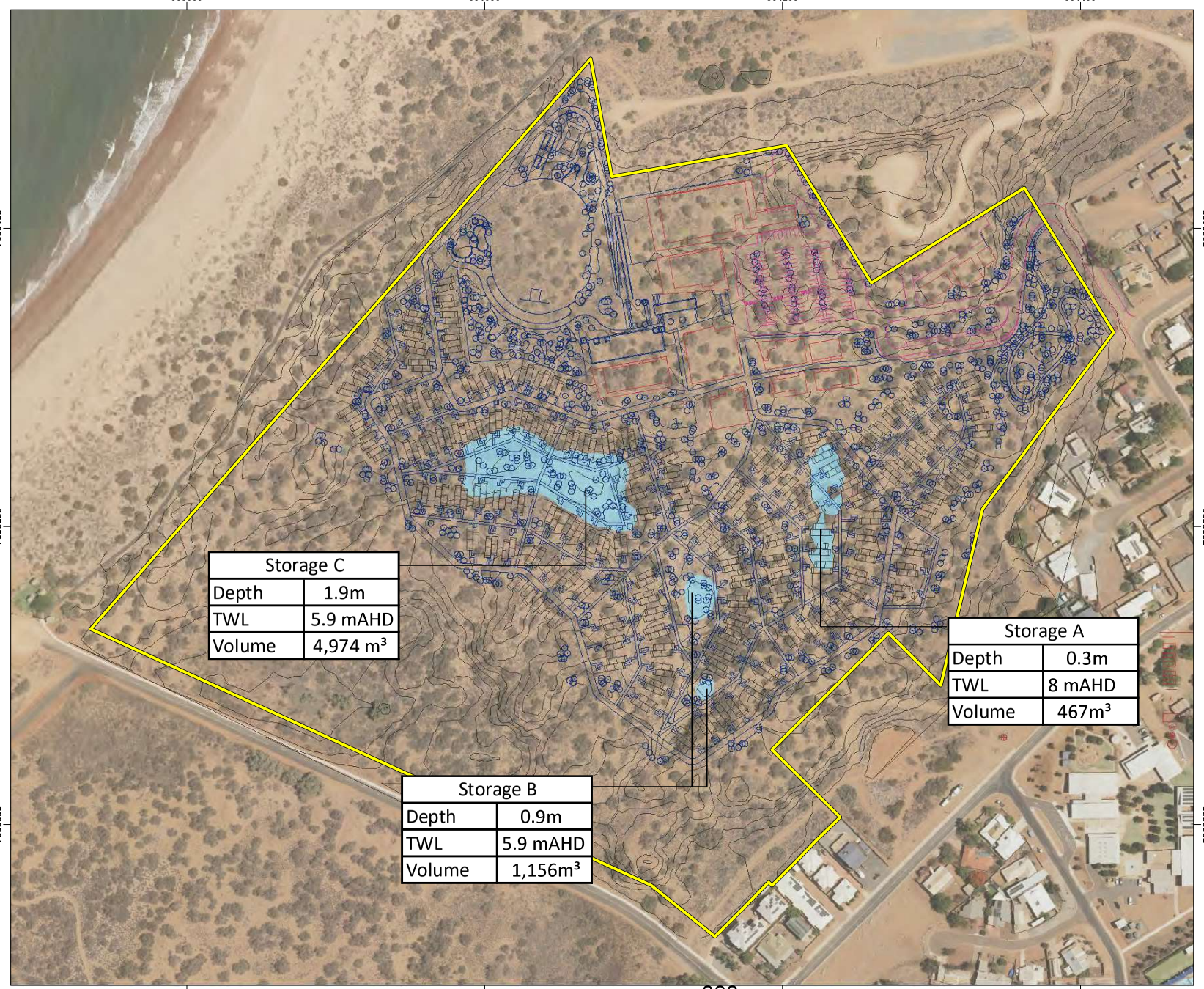
Urban Water Management Plan

Figure 7
Modelled Catchments

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K:\Projects\10. WAM\4757 Lot 300 Back Beach Rd, Onslow\4757 F07 Modelled Catchments.mxd

Appendix Seven: 1% AEP Inundation Extent



Legend

- Survey Area Boundary
- 1%AEP Inundation Extent

Indicative Site Master Plan

- Access and Parking
- Landscaping
- Accomodation Pods
- Buildings
- Major Topographic Contour

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LOCALITY MAP



PROJECT ID	DATE
4757	27/08/2021

HORIZONTAL DATUM AND PROJECTION
GDA 1994 MGA Zone 50

CREATED	CHECKED	APPROVED	REVISION
LF	PD	PD	0

Rowe Group c/o Mineral Resources Limited
Lot 300 Back Beach Road, Onslow

Urban Water Management Plan

Figure 9
1% AEP Inundaton Extent

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K:\Projects\10. WAM\4757 Lot 300 Back Beach Rd, Onslow\4757 F09 1% AEP Inundation Extent.mxd

Appendix Eight: 360 Environmental Technical Note to Appendix Six and Seven

Date	21 March 2022	**Job Number**	4757
Project	Lot 300 Back Beach Road Onslow UWMP		
To:	Mineral Resources Limited Pty Ltd		
From:	Nick Cahill, 360 Environmental		
Subject	Lot 300 Back Beach Road Onslow UWMP – Technical Note: New Master Plan Design Stormwater Criteria Compliance		

This technical note provides a review of the updated master plan layout for the development of Lot 300 Back Beach Road, Onslow. The updated Master Plan is shown in Attachment A. The purpose of this technical note is to demonstrate that the changes to the master plan do not constitute significant changes to the site, that would require an update to the Lot 300 Back Beach Rd, Onslow Urban Water Management Plan (UWMP) (360 Environmental, 2021), and to demonstrate further that the updated master plan will comply with the design criteria established within the currently approved Lot 300 Back Beach Rd, Onslow UWMP (360 Environmental, 2021).

Background

Mineral Resources Limited (the proponent) commissioned 360 Environmental Pty Ltd (360 Environmental) to produce an Urban Water Management Plan (UWMP) to support the development of Lot 300 Back Beach Road, Onslow (the site) into a transient workforce accommodation and associated uses.

The site covers an area of 20.45 ha and is located in the Shire of Ashburton. Back Beach Road bounds the site to the south and the Indian Ocean coast to the west. Residential development borders the site to the east and the Onslow Memorial Park to the north.

A stormwater management strategy was developed, which demonstrates that the site can effectively manage stormwater generated during the small, minor, and major rainfall events.

The design criteria for the management of stormwater for the site are:

- Maximise the retention of stormwater generated from the site during frequently occurring events
- Establish storage invert levels no lower than seasonal maximum groundwater levels

- Use infiltration systems for frequently occurring events to minimise mosquito breeding opportunities
- Implement non-structural controls
- Design a road drainage system so that roads are passable in the 20% Average Exceedance Probability (AEP) storm event
- Provide safe conveyance during the 1% AEP storm event from the site
- Set the habitable building floor levels at 0.5 m above 1% AEP flood levels.

The stormwater criteria for the site were met through the following management approach:

- First flush from the roads and car park will be treated at source or as close to the source as possible, using Water Sensitive Urban Design (WSUD) throughout the car parks and paved areas
- All other runoff from impervious areas will be directed, via overland flow paths, to natural depression storage throughout the site, as shown in the Lot 300 Back Beach Rd, Onslow UWMP
- On-site depression storage will maintain a minimum 500 mm clearance from the top water level (TWL) in the 1% AEP to the minimum habitable floor level of 6.4 m AHD as shown in the Lot 300 Back Beach Rd, Onslow UWMP (360 Environmental, 2021).

Changes to the Master Plan

The master plan for the site is shown in Attachment A. The red hatched areas of the plan indicate the areas of the site that were previously impervious (roofs, hardstand, etc.), which have been replaced with pervious areas of the site.

The change to the land use areas of the site and the percentage difference is shown in Table 1.

Table 1: Impervious area comparison

Land use type	Approved plan (ha)	Updated plan (ha)	Difference (%)
Impervious	2.65	2.37	-12%
Pervious	9	9.28	3%

As shown in Table 1, there is a reduction in impervious surfaces across the site of 12% and a 3% increase in the pervious areas of the site.

Results of Changes to the Master Plan

The results of the reduction in impervious areas of the site will be to:

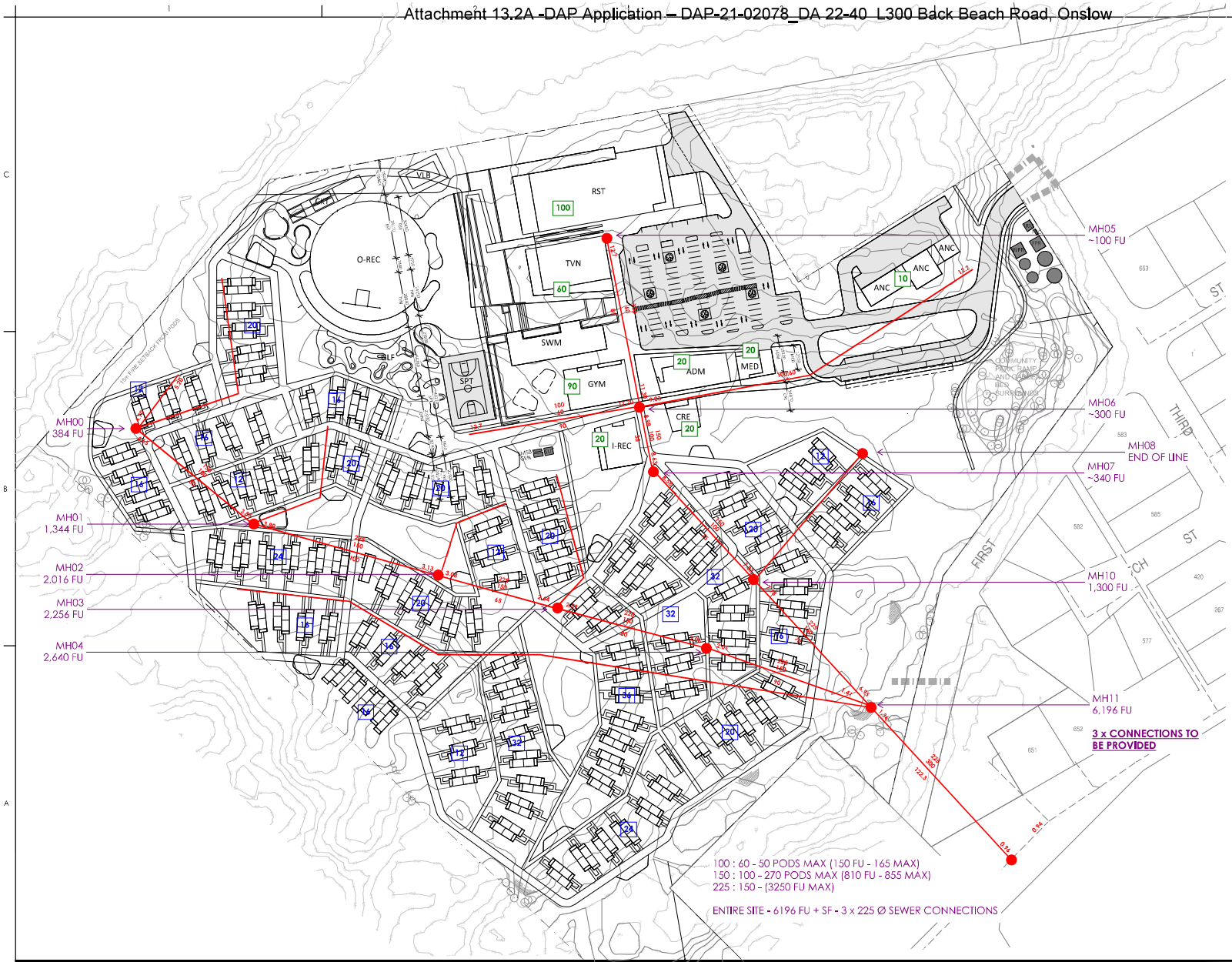
- Reduce runoff
- Increase infiltration at source
- Reduce TWLs in natural depression storage across the site

- Reduce the volume of overflow from natural depression storage to the downstream receiving environment during the major storm event
- Reduce flow rates from the natural depression storage to the downstream receiving environment during the major storm event.

Conclusion

Based on the analysis of the changes to the master plan for the proposed development at Lot 300 Back Beach Road, Onslow, the site will still comply with the stormwater design criteria stipulated in the approved Lot 300 Back Beach Rd, Onslow UWMP (360 Environmental, 2021). Therefore, no proposed changes or updates to the existing approved UWMP are recommended.

Appendix Nine: Wastewater Plan



100 : 60 - 50 PODS MAX (150 FU - 165 MAX)
150 : 100 - 270 PODS MAX (810 FU - 855 MAX)
225 : 150 - (3250 FU MAX)

ENTIRE SITE - 6196 FU + SF - 3 x 225 Ø SEWER CONNECTIONS

Revision	By	Appd	YYYY.MM.DD
D REVISED DA ISSUE 2022	ISV	ISV	2022.03.18
C REVISED DA ISSUE	TSV	ISV	2021.08.25
B ISSUED FOR FINAL	TSV	ISV	2021.08.05
A ISSUED FOR PRELIMINARY REVIEW	ISV	ISV	2021.07.30

ORIGINAL SHEET - A3

Issue Status: PRELIMINARY

NOT FOR CONSTRUCTION

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Notes

Stantec

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Client/Project Logo: milieu creative

Client/Project: ROWE GROUP

ONSLOW TOWNSHIP VILLAGE

File Name:

Dwn. | Dsgn. | Chkd. | YYYY.MM.DD

Title: SITE PLAN SEWER SERVICES

Project No. 301250498

Scale 1:1000

Revision D

Drawing No. HY-1-00

m p rogers & associates pl ABN 14 062 681 252
creating better coasts and ports

R1569 Rev 3

May 2022

Rowe Group

Onslow Township Village Coastal Hazard Risk Management & Adaptation Planning

marinas
boat harbours
canals
breakwaters
jetties
seawalls
dredging
reclamation
climate change
waves
currents
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K1905, Report R1569 Rev 3
Record of Document Revisions

Rev	Purpose of Document	Prepared	Reviewed	Approved	Date
A	Draft for MRA review	M Peterson	M Rogers	M Rogers	03/08/21
0	Issued to Client	M Peterson	M Rogers	M Rogers	03/08/21
1	Updated with Client Comments	M Peterson	M Rogers	M Rogers	31/08/21
2	Updated with New Site Master Plan	M Peterson	M Rogers	M Rogers	18/03/22
3	Updated with New Site Master Plan	M Peterson			13/05/22

Form 035 18/06/2013

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1. Introduction

Mineral Resources Limited (MRL) are investigating the feasibility of developing a resort on Lot 300 Back Beach Road, Onslow. It would be used by their fly in fly out (FIFO) workers. As part of this process, a Development Application is required. To assist with the progression of the Development Application MRL engaged Rowe Group (Rowe) to coordinate a consultant team. The proposed development known as Onslow Township Village, is located on the coastline of Beadon Point to the northwest of the Onslow Town Centre (refer Figure 1.1).



Figure 1.1 Approximate Proposed Location of Development

As the development is located on the coast, an assessment of the possible impacts of coastal hazards on the development is required to inform the development application. This assessment of the coastal hazards will be completed through the Coastal Hazard Risk Management and Adaptation Planning (CHRMAP) guidelines in the State Coastal Planning Policy. To complete the CHRMAP, Rowe engaged specialist coastal and port engineers M P Rogers & Associates Pty Ltd.

1.1 State Coastal Planning Policy (SPP 2.6)

Within Western Australia, State Planning Policy 2.6: State Coastal Planning Policy (SPP2.6; WAPC 2019) provides guidance for land use and development decision-making within the coastal zone, including the establishment of coastal foreshore reserves to protect, conserve and enhance coastal values. SPP2.6 also provides guidance on the assessment of coastal hazard risks for assets located in close proximity to the coast.

The objectives of SPP2.6 are wide ranging, however a key component of the policy is the identification of appropriate areas for the sustainable use of the coast. This includes use for recreational, tourism and commercial purposes, which are relevant to the intended future development of the Onslow Township Village.

The guidance on the assessment of coastal hazard risk is provided within SPP2.6 in the form of a methodology to assess the potential extent of coastal hazard impacts, as well as for the development of a CHRMAP report. Further details in this regard are also provided in the CHRMAP Guidelines (WAPC 2019).

The key requirement of CHRMAP is to develop a risk based adaptation framework for assets that could be at risk of impact by coastal hazards over the relevant planning timeframe. Importantly, the balance of these risks needs to be considered with reference to the expected lifetime of the relevant assets.

2. Context

2.1 Purpose

The potential vulnerability of the coastline and the subsequent risk to the community, economy and environment needs to be considered for any coastal development.

SPP2.6 requires that the responsible management authority completes CHRMAP where an existing or proposed development may be at risk from coastal hazards over the planning timeframe. The main purpose of the CHRMAP is to define areas of the coastline which could be vulnerable to coastal hazards and to outline the intended approach to the monitoring and management of these hazards where required.

CHRMAP can be a powerful planning tool to help provide clarity to existing and future developers, users, managers or custodians of the coastline. This is done by defining levels of risk exposure, management practices and adaptation techniques that the management authority considers acceptable in response to the present and future risks posed by coastal hazards.

Specifically, the purpose of this CHRMAP is as follows:

- Determine the specific extent of coastal hazards in relation to the Onslow Township Village development.
- Determine the coastal hazard risks associated with the Onslow Township Village development.
- Establish the basis for present and future risk management and adaptation.
- Provide guidance on appropriate management and adaptation planning for the future, including monitoring.

2.2 Objectives

The key objectives of this CHRMAP are as follows:

- Inform the development of the Onslow Township Village.
- Ensure that MRL, Rowe and key stakeholders understand the potential likelihood of the development being impacted by coastal hazards over the 100 year planning timeframe.
- Outline the required coastal adaptation approach in an Implementation Plan that is acceptable to MRL, Rowe and key stakeholders.

2.3 Scope

The CHRMAP Guidelines (WAPC 2019) provide a specific framework for the preparation of a CHRMAP. This is outlined in the flowchart presented in Figure 2.1 which shows the risk management process adapted to coastal planning.

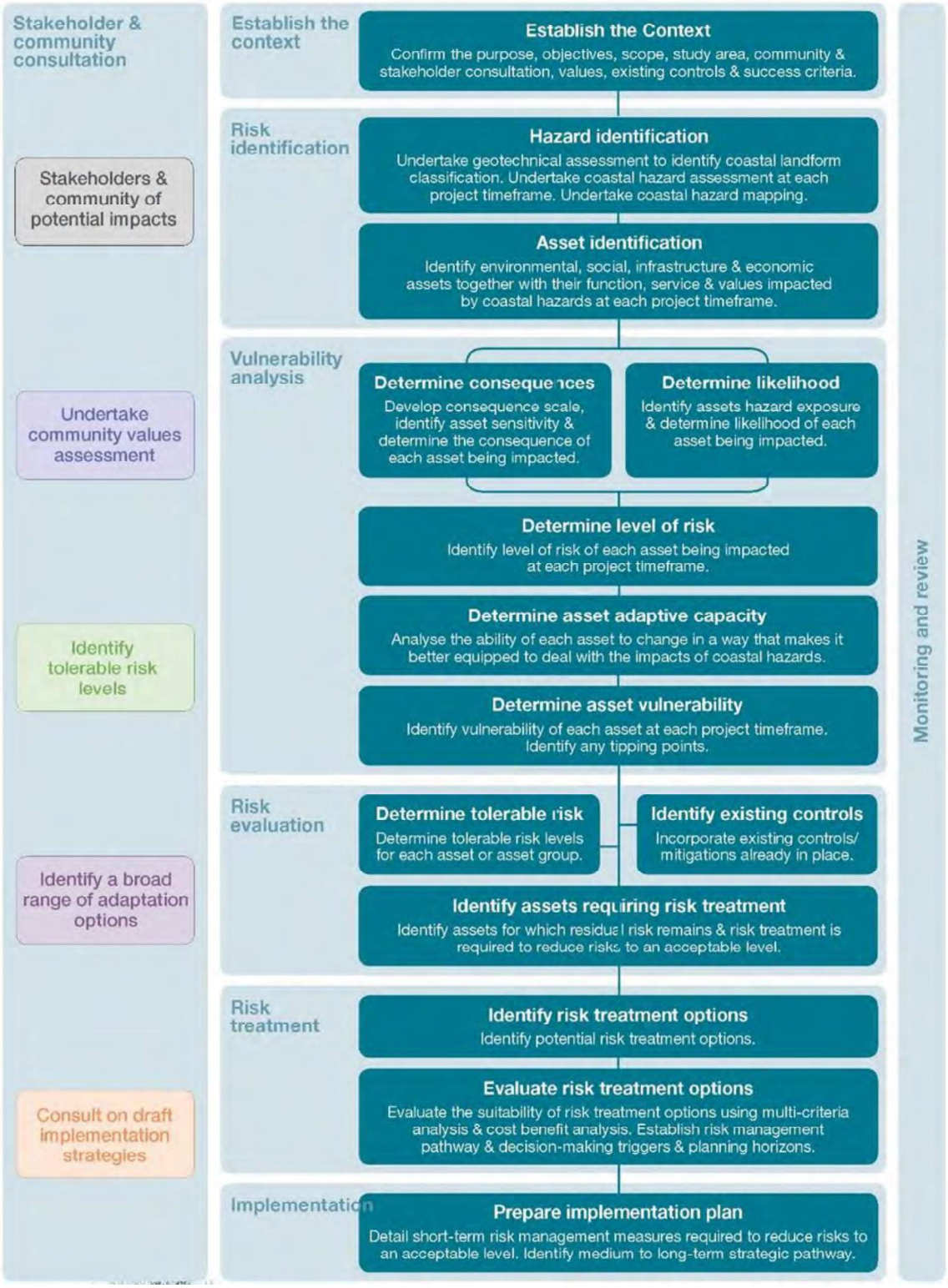


Figure 2.1 Risk Management & Adaptation Process Flow Chart (WAPC 2019)

As presented in the flowchart, the process for the development of a meaningful CHRMAP process requires a number of fundamental inputs. These inputs enable the assessment and analysis of

risk, which should ultimately be informed by input received from key stakeholders, to help shape the subsequent adaptation strategies.

The development of the Onslow Township Village will require an adaptation plan that is acceptable to all stakeholders. As a result, the approach that has been taken for this plan is to develop a management methodology that allows for flexibility into the future, given the inherent uncertainties associated with long term coastal behaviour.

The development of the adaptation plan will be informed by the assessment of the coastal erosion and inundation hazards at the site. The identification of the coastal erosion and inundation hazards for the Onslow Township Village is presented within Section 3 of this report.

This CHRMAP will consider the potential risks posed by coastal hazards over a range of horizons covering the 100 year planning timeframe. This planning timeframe is required by SPP2.6 for development on the coast, though it is noted that the lifetime of a structure on the coastline is unlikely to span this 100 year planning timeframe without requiring reconstruction.

Based on the results of the risk assessment, risk mitigation strategies will be developed, where required, in order to provide a framework for future management. However, it is important to realise that the risk assessment will be based on the outcomes of the coastal vulnerability assessment, which, by their nature, are justifiably conservative. This is due to the uncertainty around coastal dynamics when predicting impacts over long timeframes. As a result, the framework for future risk management strategies should be considered to be a guide of future requirements.

2.4 The Site

The Onslow Township Village is planned to be located on Lot 300 Back Beach Road in Onslow. Lot 300 is located adjacent to the coast on Beadon Point and as such provides easy access to both the beach and Onslow's town centre. The highest part of the site is located in the northeast corner with the remainder of the site slopping towards the west and south. The south western portion of the site is culturally significant to the local Thalanyji people and as such will not be developed.

A preliminary masterplan for the proposed development prepared by Milieu Creative is presented in Figure 2.2.



Figure 2.2 Preliminary Masterplan (Provided by Milieu Creative 2022)

m p rogers & associates pl

The preliminary masterplan includes the following.

- A culturally significant area in the south western portion of the site which is not being developed.
- Approximately 500 accommodation pods.
- Recreational facilities including an oval, a pool, a gym and a recreation room.
- Administrative and service facilities including a restaurant, a medical centre and administration.

3. Coastal Hazards

The Shire of Ashburton (Shire) engaged Cardno to complete a CHRMAP report for the Onslow Coast (Cardno 2017). As part of this process Cardno completed a coastal hazard assessment of the Onslow Coast which includes the coastal area of the Onslow Township Village (Cardno 2016). The methods, assumptions and results of the coastal hazard assessment are detailed in Cardno (2016), a summary is provided below for context.

3.1 Coastal Erosion Hazard

At the Onslow Township Village site, Cardno calculated the Horizontal Shoreline Datum (HSD) to be the 2.4 mAHD contour.

As part of their assessment Cardno broke the Onslow Coast into a number of sections, the Onslow Township Village is located across sections 1 and 2. The extent of erosion in a 100 year Average Recurrence Interval (ARI) storm event was calculated by Cardno to be 19 m behind the HSD in section 1 and 7 m behind the HSD in section 2.

Using historical aerial images of the coastline between 1969 and 2015, the long term trends of beach accretion and erosion were examined. Cardno adopted an historical accretion rate of 0.6 m/year for section 1 and an historical erosion rate of 0.03 m/year for section 2. To adopt a conservative approach Cardno adopted an accretion rate of 0.2 m/year for section 1. SPP2.6 allows for half of the long term accretion trend to be used in the calculation of the erosion hazard. As such Cardno adopted long term shoreline movement allowances of 0.1m/year accretion for section 1 and 0.03 m/year erosion for section 2 over the 100 year planning horizon.

The potential impacts of sea level rise due to climate change was also examined by Cardno. Cardno adopted a recession of 0.9 m/year over the 100 year planning horizon.

SPP2.6 also recommends an allowance of a further 0.2 m/year to account for uncertainty.

The total coastal erosion hazard allowances determined by Cardno are displayed in Table 3.1.

Table 3.1 Total Coastal Erosion Hazard Allowances

Section	2040	2070	2110
1	49 m	79 m	119 m
2	41 m	75 m	120 m

Note1: Values determined from Cardno (2016).

A coastal erosion hazard map of the Onslow Township Village site has been prepared using the values determined by Cardno and is included in Appendix A.

3.2 Coastal Inundation Hazard

The State Coastal Planning Policy requires consideration of the inundation of the 0.2% annual probability of the ocean flood level being reached or exceeded in any one year. This is the same probability as the 500 year ARI ocean storm surge event occurring in any one year. Due to the

location of the Onslow Township Village the 500 year ARI event is assumed to be caused by a Tropical Cyclone event.

To determine the 500 year ARI water level event Cardno conducted a Monte Carlo study comprising 10,000 years of synthetic cyclone tracks. These cyclones were then ranked, and the severe events modelled using Delft3d to determine the water levels for Onslow. An extreme analysis was of the water levels was conducted to determine the water level corresponding to the 500 year ARI event.

This water level was then increased using an allowance for wave set up and an allowance for sea level rise over the 100 year planning horizon. The resulting inundation levels determined by Cardno are displayed in Table 3.2.

Table 3.2 Inundation Levels

Year	Inundation Level
2040	3.51 mAHD
2070	3.85 mAHD
2110	4.57 mAHD

Note1: Values determined from Cardno (2016).

A coastal inundation hazard map of the Onslow Township Village Site has been prepared using the inundation levels determined by Cardno and the most recent available survey of the site. This is included in Appendix B. It should be noted that the Cardno assessment included fluvial inundation of the site. This has been ignored in this assessment as it is assumed that as part of the development appropriate drainage will be installed, preventing this fluvial inundation.

4. Coastal Hazard Adaptation & Mitigation Strategy

4.1 Coastal Hazard Risk

Based on the coastal hazard allowances determined by Cardno (2016) and shown in the coastal hazard maps included in Appendices A and B, there is a minimal risk to the key assets of the proposed Onslow Township Village development. All of the development's assets are located outside of the Inundation allowance. The only area likely to be affected by inundation is the culturally significant area which will not be developed.

None of the assets and structures that comprise the proposed resort fall within the erosion hazard areas. The coastal erosion hazard risk for all of the assets was thus determined to be low.

As such the coastal erosion risk to all of the assets has been determined to be minimal and has been excluded from the adaptation planning. However, an allowance of 30 m for a foreshore reserve to provide a recreation area has been included in the coastal erosion hazard map. When this additional allowance is added to the 2110 erosion hazard allowance approximately 32 of the accommodation pods and two covered outdoor spaces fall within this area. As such adaptation planning has been completed for these assets.

4.2 Mitigation Strategy

The overarching strategy for the Onslow Township Village 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 had to be located within the required future foreshore reserve will be subject to managed retreat.

MRA have been advised that the 500 accommodation pod resort has a proposed lifespan of approximately 30 years which will coincide with MRL's nearby mining operations. At the end of this 30 year period the development will be handed over to the Thalanyji people and will likely be converted into a more traditional tourist resort. As part of this handover to the Thalanyji people the number of accommodation pods will be reduced to suit the erosion situation and forecasts at that time.

As such by 2055 a portion of the accommodation pods will likely have been removed essentially enacting a managed retreat / removal strategy. The accommodation pods located within the foreshore area will be among the pods that are likely to be removed. The coastal erosion hazard map included in Appendix A includes an erosion line for 2070 which is located between 41 and 45 m seawards of the 2110 line. This demonstrates that there will be ample room to fit a reserve area for recreation throughout the 100 year timeframe.

In addition to the managed retreat / removal of the accommodation pods, the pods will also be designed to be easily relocatable. As such if the coastal hazard risks change the accommodation pods can easily be relocated to a safer location.

When the development is handed over to the Thalanyji people in approximately 30 years a portion of the site may need to be ceded to the Shire to ensure that an adequate foreshore reserve is maintained.

5. Implementation Plan

The risk adaptation and mitigation strategies outlined in Section 4 set out the general proposed coastal management approach for the development. Direct guidance on when, what, how and by who these processes will be completed is provided within this implementation plan. For ease of reference, these details have been broken down to outline the requirements for each stage of the project and / or asset life.

5.1 Planning & Initial Construction

Where possible assets will be located in areas outside of the identified coastal hazard areas and the reserve for recreation over a 100 year planning horizon. The assets that cannot be located outside of these areas will need to be designed to be easily relocatable to allow managed retreat.

Table 5.1 Implementation Plan Summary – Planning & Initial Construction Stage

Requirement	Timing	Responsibility
Acceptance of coastal hazard risks where avoidance was not possible.	Planning Stage	MRL
Appropriate design of assets to ensure that risks are managed as best as possible.	Planning & Design Phase	MRL (supported by design team)

5.2 Operation Over the Resort Design Life

Over the design life of the resort there will be a requirement to monitor the shoreline to ascertain whether the risk to assets is increasing. Further details of the monitoring requirements are outlined in Section 5.4. This monitoring will be the responsibility of the MRL before handover and the Thalanyji people afterwards.

Table 5.2 Implementation Plan Summary – Operation Over the Infrastructure Design Life

Requirement	Timing	Responsibility
Monitoring of coastal hazard risk to assess if risk becomes untenable and assets need to be relocated. (Refer Section 5.4)	Operation over design life	MLR / Thalanyiji People

5.3 Resort Handover

At the end of the initial 30 year period the resort will be handed over to the Thalanyji people and at this time a portion of the accommodation pods may need to be removed. During this process the pods that are currently located within the 2110 reserve for recreation area would be removed (refer Appendix A). At this time it may be necessary for the most seaward portion of the site to be ceded to the Shire to ensure that an adequate foreshore reserve can be maintained throughout the remainder of the 100 year planning horizon.

It is recommended that at this time an updated CHMRAP be completed to quantify the risk to any remaining and / or proposed additional assets.

Table 5.3 Implementation Plan Summary – Resort Handover

Requirement	Timing	Responsibility
Complete a revised coastal hazard risk assessment to quantify the risk level at that time.	Resort Handover	MRL / Thalanyji People
Remove portion of the accommodation pods.	Resort Handover	MRL

5.4 Monitoring & Review

Coastal monitoring and review are essential in order to track changes to the shoreline over time. Whilst the coastal hazards discussed in Section 3 provide an indication of the potential changes to the shoreline (and incorporate a justifiable level of conservatism), the system is inherently complex, and the actual shoreline response could be different to that presented.

Should the HSD or coastal vegetation line retreat to within 30 m of the cadastral boundary of Lot 300, then the following shoreline monitoring plan should be initiated.

The shoreline monitoring should be completed using a combination of onsite measurements and photo-monitoring as well as review of aerial photography captured by Landgate and others. The recommended monitoring plan for the site is presented in Table 5.4 below. The responsibility for the shoreline monitoring will rest with the development owner at that time.

Table 5.4 Shoreline Monitoring Plan – When Required

Monitoring Event	Timing	Responsibility
Photo Monitoring.	Yearly	MRL / Thalanyji People
Review of aerial imagery.	Every 5 years	MRL / Thalanyji People
Detailed survey of the shoreline and Development.	Following severe erosion events OR Following the retreat of the shoreline (HSD) to within 20 m of an asset	MRL / Thalanyji People

5.5 Review of CHRMAP Guidelines

Should the State Government guidance for the determination of the required coastal hazard allowances change as a result of new information becoming available, the Coastal Hazard Assessment and this CHRMAP should also be reviewed. This is especially the case for information regarding climate change and projected sea level rise, however this may also apply

for the calculation of inundation allowances. The responsibility for both of these actions would rest with the MRL prior to handover and the Thalanyji People afterwards.

6. Summary

MRL wish to develop the Onslow Township Village on Lot 300 Back Beach Road, Onslow.

Rowe engaged MRA to conduct a CHRMAP assessment of the proposed Onslow Township Village development to inform a development application. This CHRMAP has been completed to provide guidance on the coastal hazards and the required adaptation and management actions associated with the proposed development. It has been completed in line with the recommendations of SPP2.6 and WAPC (2019).

Coastal hazards determined from Cardno's coastal hazard assessment for Onslow show that there is a very low risk of coastal hazards adversely impacting the proposed development. However, with the addition of a 30 m wide foreshore reserve area for recreation, a number of the accommodation pods and two covered outdoor spaces included in the initial development may fall within the foreshore reserve after about 30 years. As such a managed retreat / remove strategy will be implemented for these assets. The two covered outdoor spaces could remain in the foreshore reserve for recreation if desired. All other assets maintain an avoid adaptation strategy. After approximately 30 years MRL will hand over the development to the Thalanyji people and in the process a portion of the accommodation pods may be removed. In this way the managed retreat / removal adaptation strategy will be implemented, and an adequate foreshore reserve maintained.

7. References

Cardno 2016. *Coastal Hazard Assessment CHRMAP for the Onslow Coast.* Prepared for the Shire of Ashburton, Western Australia.

Cardno 2017. *Coastal Hazard Risk Management & Adaptation Plan CHRMAP For the Onslow Coast.* Prepared for the Shire of Ashburton, Western Australia

Department of Transport 2010. *Sea Level Change in Western Australia – Application to Coastal Planning.* Prepared by the Department of Transport, Western Australia.

Milieu Creative 2021. *Onslow Township Resort Lot 300 Back Beach Road, Onslow Proposed Masterplan Presentation.* Prepared for Mineral Resources Limited.

Standards Australia 2009. *AS/NZS ISO 31000:2009 Risk Management – Principles and Guidelines.*

WAPC, 2013. *Statement of Planning Policy No. 2.6 – State Coastal Planning Policy.* Western Australian State Government, Perth.

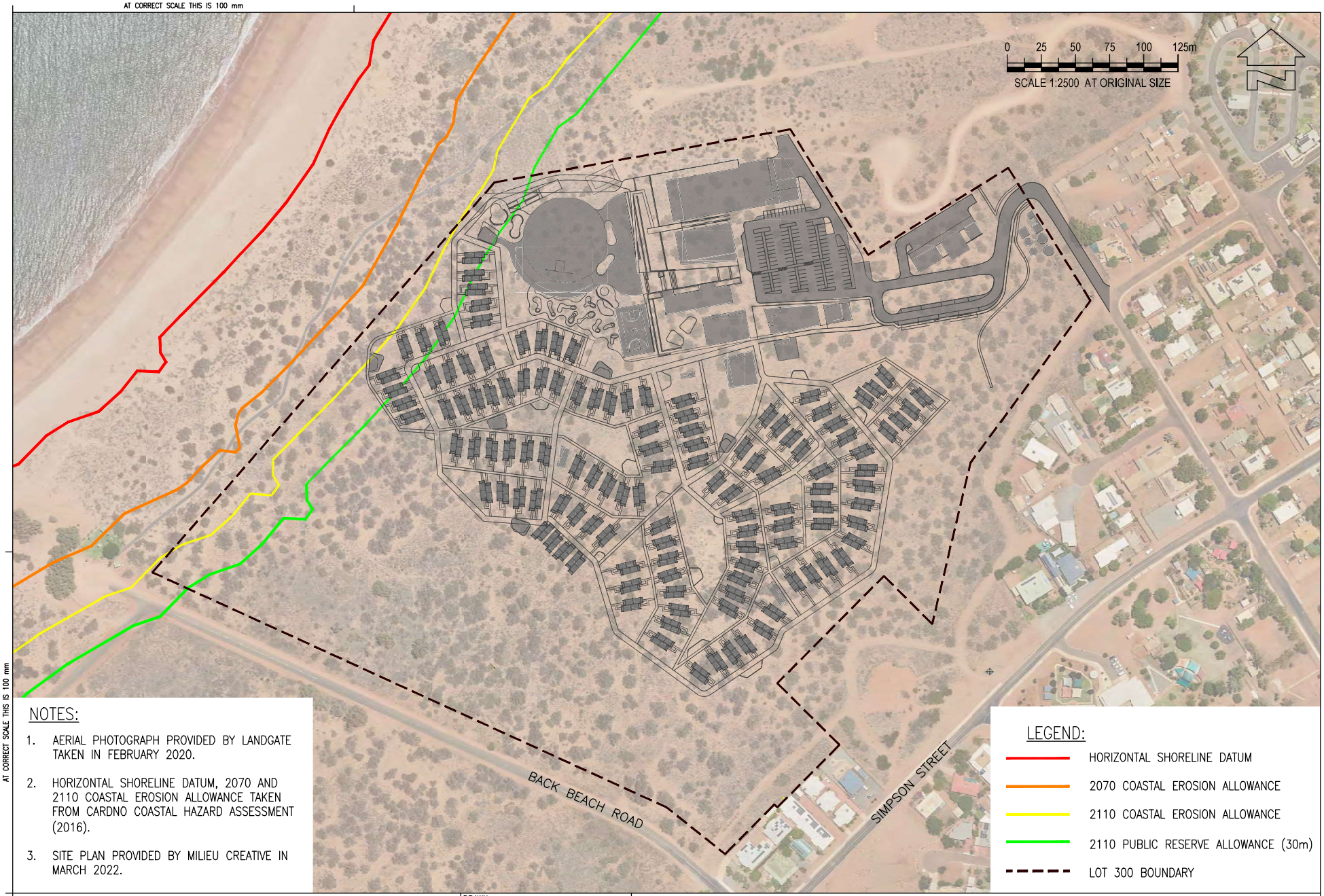
WAPC 2019. *Coastal Hazard Risk Management and Adaptation Planning Guidelines*. Government of Western Australia, Perth.

8. Appendices

Appendix A **Coastal Erosion Hazard Map**

Appendix B **Coastal Inundation Hazard Map**

Appendix A Coastal Erosion Hazard Map



NOTES:

1. AERIAL PHOTOGRAPH PROVIDED BY LANDGATE TAKEN IN FEBRUARY 2020.
2. HORIZONTAL SHORELINE DATUM, 2070 AND 2110 COASTAL EROSION ALLOWANCE TAKEN FROM CARDNO COASTAL HAZARD ASSESSMENT (2016).
3. SITE PLAN PROVIDED BY MILIEU CREATIVE IN MARCH 2022.

LEGEND:

- HORIZONTAL SHORELINE DATUM
- 2070 COASTAL EROSION ALLOWANCE
- 2110 COASTAL EROSION ALLOWANCE
- 2110 PUBLIC RESERVE ALLOWANCE (30m)
- LOT 300 BOUNDARY

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coastal and port engineers
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Osborne Park 6017
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admin@coastsandports.com.au

DRAWN M PETERSON
CHECKED M ROGERS

COASTAL EROSION HAZARD ALLOWANCE
ONSLOW TOWNSHIP VILLAGE

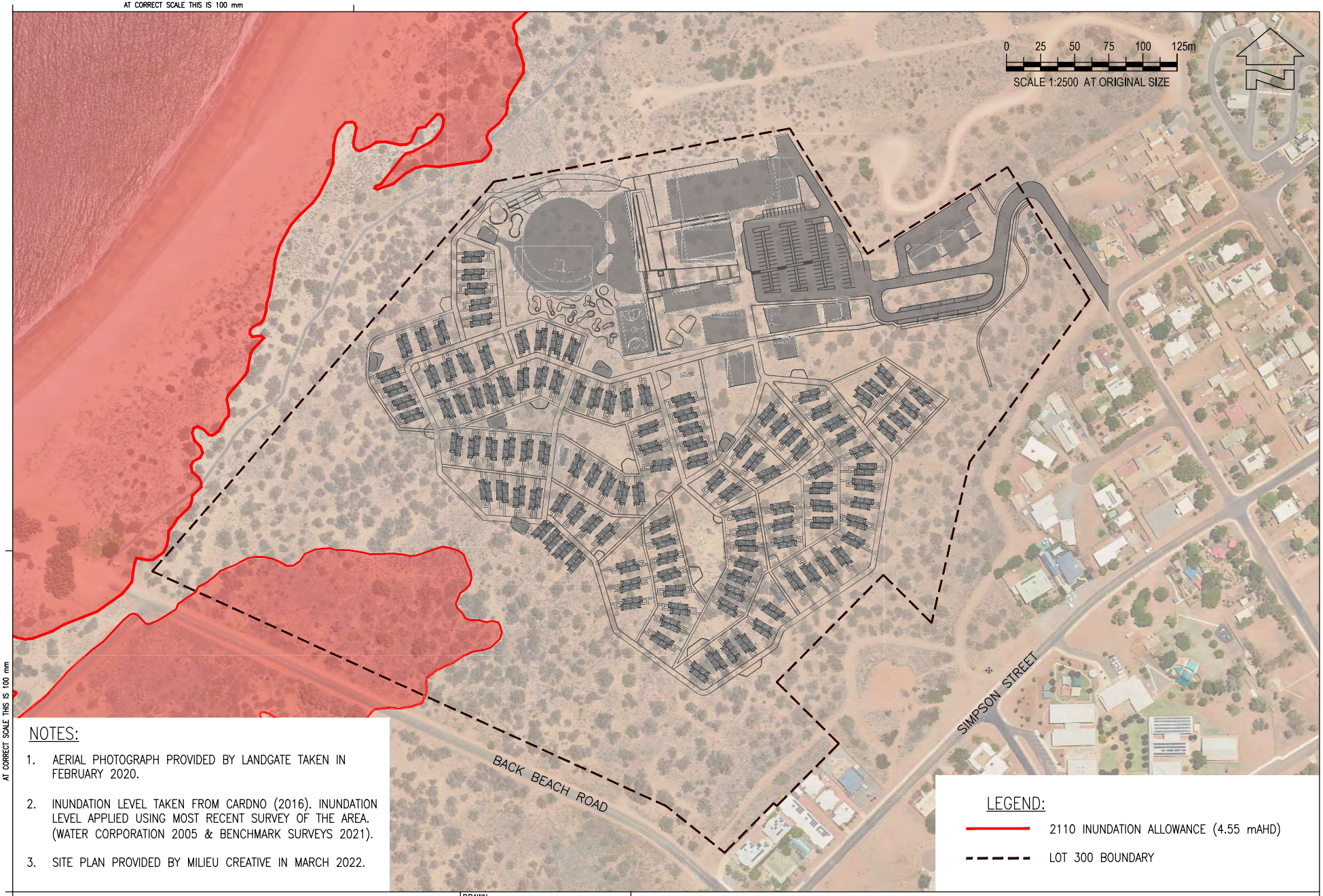
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MAY 2022
SK1905-01E

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Appendix B Coastal Inundation Hazard Map

AT CORRECT SCALE THIS IS 100 mm



AT CORRECT SCALE THIS IS 100 mm

NOTES:

1. AERIAL PHOTOGRAPH PROVIDED BY LANDGATE TAKEN IN FEBRUARY 2020.
2. INUNDATION LEVEL TAKEN FROM CARDNO (2016). INUNDATION LEVEL APPLIED USING MOST RECENT SURVEY OF THE AREA. (WATER CORPORATION 2005 & BENCHMARK SURVEYS 2021).
3. SITE PLAN PROVIDED BY MILIEU CREATIVE IN MARCH 2022.

LEGEND:

2110 INUNDATION ALLOWANCE (4.55 mAHD)

LOT 300 BOUNDARY

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coastal and port engineers
Suite 1, 128 Main Street
Osborne Park 6017 t: +61 8 9254 6600
Western Australia admin@coastsandports.com.au

DRAWN M PETERSON
CHECKED M ROGERS

COASTAL INUNDATION HAZARD ALLOWANCE
ONSLOW TOWNSHIP VILLAGE

SCALE AT A3 1:2,500

MAY 2022
SK1905-02E

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Job Ref: 9419
1 June 2022

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

Attention: Mr Ben McKay – Manager Town Planning

Dear Mr McKay

Regulation 17 Amendments Application
Lot 300 (No. 5) Back Beach Road, Onslow (DAP/21/02078)

We refer to the abovementioned Development Application (DAP/21/02078) which was previously considered by the Regional Joint Development Assessment Panel ('RJDAP'). The RJDAP resolved to grant conditional approval at its meeting held on 23 December 2021.

Rowe Group acts on behalf of Mineral Resources Limited ('MRL'), the proposed developer of Lot 300 (No. 5) Back Beach Road, Onslow ('Site') with the input of the Buurabalayji Thalanyji Aboriginal Corporation ('BTAC'), the determined Native Title holders of the Site. As instructed by our Client, our office has prepared this request to amend approval conditions and aspects of DAP Approval DAP/21/02078 in accordance with Regulation 17(b) and (c) of the *Planning and Development (Development Assessment Panels) Regulations 2011* (the 'Regulations').

With respect to this request, please find enclosed the following documents for the City and RJDAP's consideration:

- A completed and signed DAP Form 2 and Shire of Ashburton Application Form for Development Approval;
- A copy of the current Certificate of Title; and
- A copy of the amended Development Application Plans and supporting sub-consultant reporting.

LOCATION AND SITE DESCRIPTION

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.

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

- Lot 300 on Deposited Plan 67927 on 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.

Refer to **Attachment 1 – Certificate of Title.**

At the time of lodging this Application, the Site is owned by Buurabalyji Thalanyji Aboriginal Corporation ('BTAC'). BTAC is also the Registered Native Title Body Corporate that holds those native title rights on trust for the Thalanyji people. Authorisation of the lodgement of this Application has been provided by BTAC accordingly.

PLANNING AND DEVELOPMENT (DEVELOPMENT ASSESSMENT PANELS) REGULATIONS

The ability to amend an approval granted by a DAP is outlined in Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011* (the 'Regulations'). Regulation 17 of the Regulations states the following:

> *(1) An owner of land in respect of which a development approval has been granted by a DAP pursuant to a DAP application may apply for the DAP to do any or all of the following:*
>
> *(a) To amend the approval so as to extend the period within which any development approved must be substantially commenced;*
> *(b) To amend or delete any condition to which the approval is subject;*
> *(c) To amend an aspect of the development approved which, if amended, would not substantially change the development approved;*
> *(d) To cancel the approval.*

Regulation 17 (3) states that unless otherwise provided in this regulation, Regulations 10 and 13 apply to an Application made under Regulation 17 (1) as if the Application were a DAP Application. Accordingly, Regulation 12 (3) relates to the statutory timeframes for reporting by the Responsible Authority to the Western Australian Planning Commission ('WAPC') with sub-regulation (a) specifying a due date of 48 days from lodgement where advertising is not required and sub-regulation (b) effectively specifying 78 days where advertising is required.

In this regard, it is our view that advertising of this Application is not required in accordance with Regulation 12(3)(b) as:

- The proposed modifications do not alter the approved use at the subject site;
- The proposed modifications largely seek to alter the timing implications which arise as a result of the current wording of conditions of approval; and
- The proposed modifications to the external components of the development are minor in nature and do not involve variations to the bulk/scale/height which would potentially impact upon the surrounding properties.

This Application is therefore submitted and requested for approval under Regulation 17 of the Regulations for determination by the Regional Joint Development Assessment Panel.

Amendments to Approval Conditions

Further to the above, in accordance with Regulation 17(1)(b) a number of amendments to the current conditions of approval are proposed as part of this Application. The proposed modifications to the Conditions of Development Approval are enclosed in the attached table (with the requested modifications shown in red), with justification in support of the proposed rewording or deletion of the respective conditions provided for the RJDAP's consideration. Note, for completeness, this table contains the full list of Conditions for Development Approval for the development, as approved by the RJDAP on 23 December 2021.

Refer to **Attachment 2 – Proposed Modifications to Conditions.**

Amendments to Development Approval

In accordance with Regulation 17(1)(c) a number of minor modifications to the approved development are also proposed, as shown in the amended Development Application Plans provided at **Attachment 2**. For completeness, the accompanying sub-consultant reporting has also been updated to reflect the amended plans and is also contained in **Attachment 3.**

Refer to **Attachment 3 – Amended Development Application Plans and Consultant Reporting.**

The amendments to the approved development are summarised as follows:

- Building Changes
  - › Amendments to in-situ buildings to generally improve the function, flow and operation of the development – changes include adjustment to orientation, site location, size and access; and
  - › Change in roofing strategy to storage facility buildings and spots centre.

- Accommodation Pods
  - › Changes to improve and maintain consistent accommodation pods across the Site (consistent pod typology); and
  - › Reclassification of several accommodation pod typologies to suit building certifier requirements (i.e. universally accessible pods).

- Masterplan
  - › Amendments to outdoor facilities to improve function, flow and operation – changes include adjustment to orientation, site location, size and access; and
  - › Reorientation of accommodation pods, pathways and circulation routes to suit various site conditions.

With respect to the above, following a "needs" assessment of the development (as approved) it was recognised that a number of architectural and structural rationalisations could be made to improve the function, flow and use of the Site. It is noted that all amenities included in the approved Application have been maintained, with the amendments proposed being minor in nature, with no external and façade / material modifications.

Staged Development

Further to the above, given the nature and scale of the development, we wish to advise the Shire that it is anticipated that the development will be the subject of a number of building permit applications (i.e. the development will be staged in a manner to manage the construction of the development in a timely and efficient manner).

ASSESSMENT PROCESS

During the assessment process undertaken by the Shire of Ashburton prior to determination by the RJDAP, the proposal was subject to public consultation. As demonstrated in the above assessment, the amendments to the approved development are minor changes to the approved plans and do not result in the need for the Shire (or RJDAP) to apply additional discretion with respect to the statutory framework, nor would result in any additional potential impact to neighbouring properties. Given the minor nature of the Application (which does not materially alter the form or intent of the approved development) we request the Shire waive the requirement for the Application to be advertised as part of its assessment and reporting to the RJDAP.

CONCLUSION

The proposed modifications to the DAP Approval (DAP/21/02078) are consistent with Regulation 17 of the Regulations. The amended proposal will result in a more consolidated built form, with various improvements (refinements) proposed by way of condition amendments to allow for development to proceed in a timely manner.

We trust the above provides clarity with respect to our request, however, should you require any further information or clarification in relation to this matter, please contact Mr Greg Rowe or the undersigned.

Yours faithfully,



Adrian Dhue
Rowe Group

Encl.

Attachment One

Certificate of Title

REGISTER NUMBER	
300/DP422325	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	**2/2/2022**

WESTERN AUSTRALIA

VOLUME **4014** FOLIO **669**

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 300 ON DEPOSITED PLAN 422325

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BUURABALAYJI THALANYJI ABORIGINAL CORPORATION RNTBC OF 10 LYALL STREET SOUTH PERTH WA 6151

(TF P014310) REGISTERED 19/1/2022

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF 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:	DP422325
PREVIOUS TITLE:	LR3174-298
PROPERTY STREET ADDRESS:	5 BACK BEACH RD, ONSLOW.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF ASHBURTON

Attachment Two

Condition Modifications

23 December 2021 Development Approval (DAP/21/02078)– Lot 300 Back Beach Road, Onslow – Mineral Resources Limited		
Condition No.	Condition Wording	Justification
1	This decision constitutes planning approval only and is valid for a period of 4 years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.	No Change.
2	This approval is time limited to a period of not more than 30 years from the date of approval for development within the proposed 30m coastal foreshore reserve, at which point the approval for this portion of the development will lapse and: i. the development within the 30m foreshore reserve shall be removed; and ii. the land shall be rehabilitated to its pre-development conditions, in accordance with the specifications and provisions of a site 'Decommissioning and Rehabilitation Plan' submitted to and approved by the Shire of Ashburton not earlier than 12 months and implemented to the satisfaction of the Shire of Ashburton.	No Change.
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 Guidelines and submitted to and approved by the Shire of Ashburton on advice from the EPA.** ~~to the satisfaction of the shire and submitted to and approved by the Shire of Ashburton~~. 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.	Administrative change – Condition 3 should refer to the relevant reporting being prepared in accordance with the Environmental Protection Agency ('EPA') Guidelines, and to the satisfaction of the EPA.
4	Prior to lodging an application for a building permit, a targeted survey is to be undertaken to determine the presence and significance of 'Marina' and 'Shorebirds' ~~shall be undertaken~~ and **a** report for the site shall be prepared by a qualified zoologist **in accordance with the EPA Guidelines and submitted to and approved by the Shire of Ashburton on advice from the EPA.** ~~to the satisfaction of the Shire and submitted to and approved by the Shire of Ashburton.~~	Administrative change – Condition 4 should refer to the relevant reporting being prepared in accordance with the Environmental Protection Agency ('EPA') Guidelines, and to the satisfaction of the EPA.
5.	Prior to **commencement of construction** ~~lodging an application for a building permit,~~ 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. b) 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.	A HAZMAT site survey does not inform the building permit, nor does it have a material impact on or prejudice the Shire's consideration of the Building Permit. The current wording of the Condition impacts the scheduling of works and contractual arrangements of the project. On this basis, we request Condition 5 be reworded as suggested in red text.
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 is required as this property is on a site where records confirm a history of UXO funds or heavy residential 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.~~	Request removal of Condition 6 for the following reasons: - Condition 6 (as approved) is worded based on the Western Australian Planning Commission's Model Subdivision Condition 'F8'. As outlined within the Model Conditions, this Condition applies where there is a 'substantial' occurrence of UXO.

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	~~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".~~	- Within the Department of Defence Unexploded Ordinance Mapping database, Lot 300 is identified as having a 'Slight Potential' occurrence of UXO. - In accordance with the Model Conditions, Advice Note 'Fa5' applies where there is a 'Slight' occurrence of UXO. - Therefore, Condition 6 been removed and replaced with proposed **Advice Note J** to reflect the application of the conditions / advice note as outlined within the Model Conditions.
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.	Administrative change – Condition 7 should refer to the relevant reporting being approved by the Local Government.
~~8~~	~~Prior to lodging an application for a building permit, a Traffic Impact Assessment shall be prepared in accordance with the Western Australian Planning Commission's Transport Assessment Guidelines and to the satisfaction of the Shire of Ashburton. The TIA shall consider:~~ ~~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.~~	Refer to amended Uloth and Associates Transport Impact Statement ('TIS') within **Attachment 3**. As outlined within the detailed 'Village Operations and Resulting Traffic Generation' Section in the amended TIS, the total trip generation for the proposed development is 330 vehicle trips per day, with 45 vehicle trips in the critical afternoon peak hour. In accordance with the Western Australian Planning Commissions ('WAPC'), Transport Impact Assessment Guidelines – Volume 4, developments likely to generate between 10 – 100 vehicle trips in the development's peak hour are considered to have a "Moderate impact" and require a 'Transport Impact Statement'. Where developments generate **over** 100 vehicle trips in the peak hour a Transport Impact Assessment is required. Given the Transport Impact Statement prepared by Uloth and Associates (as amended) addresses the full extent of the traffic impacts of the development and as the traffic generated does not trigger the requirement for a Transport Impact Assessment, we request the deletion of Condition 8.
~~9~~	~~Prior to the commencement of the use, any road upgrades or contributions denoted in the Traffic Impact Assessment are to be undertaken to the satisfaction of the responsible local government. All costs shall be the responsibility of the proponent and responsibility for the road upgrades shall be agreed with the Shire of Ashburton, on the advice of the responsible local government.~~	As outlined above, the Transport Impact Statement prepared by Uloth and Associates (as amended) addresses the full extent of the traffic impacts of the development and the traffic generated does not trigger the requirement for a Transport Impact Assessment, we also request the removal of Condition 9.
10	Prior to lodging an application for a building permit, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development; and in the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all development works have been carried out in accordance with the pre-works geotechnical report.	No change.
11	Prior to lodging an application for a building permit, a Stormwater and Drainage Management Plan, prepared in accordance with the Department of Water and Environmental Regulation's Stormwater Management Manual, must be submitted for the approval of the Shire of Ashburton.	No change.

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	The Stormwater and Drainage Management Plan will determine the drainage infrastructure required to supporting the development and as a minimum it must address: a) Proposed development; b) Storm events to be managed; c) Onsite-retention for 1:1 year events; d) Onsite-detention for 1:25 year events; e) Overland flow path for larger events, and impact the development will have on the surrounding neighbourhood; f) Use of water sensitive urban principles; g) Water quality; h) Protection of adjacent / nearby waterways; and i) Conclusions / recommendations.	
12	Prior to lodging **commencement of construction** ~~an application for a building permit~~, 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; and j) Other matters likely to impact on the surrounding properties.	A Construction Environmental Management Plan does not inform the building permit, nor does it have a material impact on or prejudice the Shire's consideration of the Building Permit. Rather, the Construction Environmental Management Plan addresses how construction will be managed and therefore, the trigger for submission should be prior to the commencement of construction (consistent with other approvals issued by the RJDAP). The current wording of the Condition impacts the scheduling of works and contractual arrangements of the project. On this basis, we request Condition 12 be reworded as suggested in red text.
13	Prior to lodging an application for a building permit, a Waste Management Plan must be submitted to and approved by the Local Government. ~~prior to lodging an application for a building permit~~. 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;	Administrative change, duplication of text.

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	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 of the development** ~~lodging an application for a building permit,~~ a detailed Landscaping and Reticulation Plan for the subject site and/or the road verge(s) must be submitted to, and approved to, the satisfaction of the Local Government, and must include the following: 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.	A Landscaping and Reticulation plan does not inform the building permit, nor does it have a material impact on or prejudice the Shire's consideration of the Building Permit. The current wording of the Condition impacts the scheduling of works and contractual arrangements of the project. On this basis, we request Condition 14 be reworded as suggested in red text, consistent with previous approvals issued by the RJDAP.
15	Landscaping including verge planting shall be installed, reticulated and/or irrigated in accordance with the/an approved plan and maintained thereafter to the satisfaction of the Shire. The landscaping shall be implemented during the first available planting season post completion of development and any species which fail to establish within a period of 12 months from planting shall be replaced to the satisfaction of the Shire.	No change.
16	Prior to lodging an application for a building permit, a modified Bushfire Management Plan needs to be submitted and approved by the Shire of Ashburton, that addresses the following: a) Is amended to incorporate the extent of native vegetation clearing. b) The private driveway should be upgraded to meet the technical requirements of Column 1 Table 6 of the Guidelines.	Confirmed by Shire of Ashburton as being satisfied on 15 February 2022.
17	Prior to lodging an application for a building permit, a modified Bushfire Emergency Evacuation Plan needs to be submitted and approved by the Shire of Ashburton, that addresses the following: a) 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.	Confirmed by Shire of Ashburton as being satisfied on 15 February 2022.
18	Prior to the installation of external lighting on the site, an External Lighting Plan is to be submitted to and approved by the Shire of Ashburton and shall incorporate any conditions derived from any of the environmental surveys undertaken and thereafter implemented to the satisfaction of the Shire of Ashburton.	No change.

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19	Prior to the occupation of the development, all vehicle crossover are to be constructed to the specification and satisfaction of the Local Government: a) All crossovers to be constructed with concrete layback, not kerb returns; b) Any path existing or to be constructed in vicinity of crossovers shall be constructed continuous through the crossover.	No change.
20	Prior to occupation or use of the development, the redundant crossover/s as shown on the approved plans, must be removed and the verge and kerb reinstated to the specification and satisfaction of the Local Government.	No change.
~~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.~~	Request removal of Condition 21 for the following reasons: - The Applicant is required to obtain any necessary environmental approvals under the *Environmental Protection Act 1986* (and any other relevant approvals under separate legislations). Furthermore, the operations at the site are also required to comply with the provisions of the *Environmental Protection (Noise) Regulations 1997*. On this basis, the requirement for an 'Operational Environmental Management Plan', which is required to be submitted to and approved by the Shire, is a duplication of the required operational environmental approvals required under the relevant environmental legislation and is therefore, superfluous to this Application. - As outlined in *Keysbrook Leucoxene Pty Ltd and Shire of Serpentine Jarrahdale [2012] WASAT 212*, it is not appropriate to impose planning approval conditions that require compliance with conditions and management plans required under (separate) environmental protection legislation. to the condition therefore duplicates existing environmental requirements by way of the planning conditions of approval. - A review of the Shire's Local Planning Framework has identified that the Shire has no requirement for an Operational Environmental Management Plan to be prepared for an Application of this nature, nor is there any guidance with respect to the level (and type) of detailed required. Liaison with the Shire's Planning Team has also confirmed that there is no advice within the existing Local Planning Framework that provides guidance to the type of information required.
~~22~~	~~Prior to occupation or use 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.~~	Request removal of Condition 22 for the following reasons: - Consistent with the justification provided above, the operation of the proposed development will be required to comply with the provisions of the *Environmental Protection (Noise) Regulations 1997*. Therefore, the requirement for an 'Operational Management Plan' is considered superfluous to enable the operation of the development. - A review of the Shire's Local Planning Framework has identified that the Shire has no requirement for an Operational Management Plan to be prepared for an Application of this nature, nor is there any guidance with respect to the level (and type) of detailed required. Liaison with the Shire's Planning Team has also confirmed that there is no advice within the existing Local Planning Framework that provides guidance to the type of information required.
23	No fencing is permitted on the site, unless agreed to and approved by the Shire of Ashburton.	Refer to Fencing Plan provided as part of Amended Development Application Plans.
24	The development site must be connected to the reticulated sewerage system and reticulated water system of the Water Corporation before commencement of any use.	No change.

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25	Existing trees located within the verge are a Local Government asset and as such must be retained except where otherwise approved for removal by the Local Government. Existing trees identified on the approved site plan must be retained and protected in accordance with AS 4970-2009 and to the satisfaction of the Local Government.	No change.
26	All vehicle parking, access ways, footpaths and external lighting shall be constructed and maintained in accordance with the Australian Standards AS2890 in the form and layout depicted on the approved plans to the satisfaction of the Shire of Ashburton.	No change.
27	~~Prior to occupation of the development, a Social Impact Management Plan, is to be submitted to and approved by the Shire of Ashburton.~~	Request removal of Condition 27 for the following reasons: - A review of the Shire's Local Planning Framework has identified that the Shire has no requirement for a Social Impact Management Plan to be prepared for an Application of this nature, nor is there any guidance with respect to the level (and type) of information required. - In accordance with the Shire of Ashburton Local Planning Policy 20 – Social Impact Assessment ('LPP 20') a Social Impact Statement ('SIS') was prepared as part of the Development Application. When applying the assessment criteria of LPP 20 to the proposed development, a broad range of moderate to significant positive impacts can be anticipated, with a few areas creating minor negative social impacts. Notwithstanding, the SIS provides various measures to avoid, reduce and mitigate the potential negative impacts which would otherwise be provided as part of a Social Impact Management Plan. On this basis, the SIS prepared as part of the Development Application addresses the requirements of LPP 20 and Condition 27 is not required.
28	~~In accordance with Shire of Ashburton Local Planning Policy 14 - Percent for Art the application is required to make a public art contribution of $1 million being one percent of the $100 million total cost of development.~~ ~~In order to comply with the Policy, the owner(s) or applicant, on behalf of the owner(s) shall submit a statutory declaration prior to the lodgement of a Building permit stipulating the choice of:~~ ~~**Option 1:** Owner/Applicant chooses to co-ordinate the Public Art project themselves or by engaging an art consultant; or~~ ~~**Option 2:** Owner/Applicant chooses to pay cash-in-lieu.~~	Request removal of Condition 28 for the following reasons: - The Shire's Local Planning Policy 14 – Percent for Public Art Policy ('LPP 14') is a policy for the purposes of the Shire of Ashburton Local Planning Scheme No. 7 ('LPS 7'). In accordance with Clause 2.2.1 of LPS 7, the provisions of LPS 7 prevail where there is any inconsistency with LPP 14. - Clause 3.2.1 of LPP 14 states that projects eligible for public art contributions are: › *All development proposals for mixed use, commercial, civic, institutional, educational projects or public works of a value greater than $1,000,000 (one million dollars), linked to WA Construction Index, shall be regarded as eligible proposals under this Policy.* - It is noted that the above terms (being "mixed use", "commercial", "institutional" or "educational" projects) are not defined in LPP 14. - Notwithstanding, the Zoning Table in LPS 7 has the various uses or use-classes in groups as "Residential", "Industry", "Commerce", "Health and Welfare & Community Services", and "Entertainment, Recreation & Culture", which roughly corresponds with the descriptors used in Clause 3.2.1 of LPP 14. - Notably, the descriptor "residential" is not included in the descriptors used in Clause 3.2.1 of LPP 14. Therefore, it is clear that "residential" development is excluded from LPP 14 and is not considered as an "eligible proposal" under the provisions of LPP 14. - The proposed development, although incorporating various land use elements, was considered, and determined by the Shire and RJDAP as being "transient workforce accommodation" ('TWA') for the purposes of a land use definition under LPS 7. While some elements of the proposal fall under separate land use classes as defined in LPS 7, it is noted that these elements were considered "ancillary" to the predominant use of the site, being a TWA. - For the purposes of LPS 7, TWA is listed as a "**residential"** use. Clause 6.9.1 of LPS 7 also states the following:

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		› *"All transient workforce accommodation, whether intended as permanent or temporary structures, shall be regarded as residential development and is subject to the requirements of the Residential Planning Codes and clause 6.5 of this Scheme.* - Additionally, under the permissibility table of the *Onslow Townsite Expansion Structure Plan,* a TWA is also listed as a residential use. On the basis of the above, the proposed development ought to be excluded from the operation of LPP 14 as it is "residential" development and is not a *"mixed use, commercial, civic, institutional, educational project(s) or public work"* as described in Clause 3.2.1 of LPP 14. Therefore, we request Condition 28 be deleted in its entirety as LPP 14 does not apply to the proposed development.
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** ~~memorial~~ 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.'*	Administrative change – Condition 29 relates to the preparation of Notification on Title, not a memorial.
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** ~~memorial~~ shall state as follows: *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.'*	Administrative change – Condition 30 relates to the preparation of Notification on Title, not a memorial.
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** ~~memorial~~ 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'*	Administrative change – Condition 31 relates to the preparation of notification on Title, not memorial.
~~32~~	~~A cyclone emergency shelter of adequate size shall be provided to accommodate all occupants on site at any time.~~	Request the removal of Condition 32 for the following reasons: - All buildings on site will be designed and constructed to Wind Category D (cyclone category applicable to the region); - There is no statutory or compliance requirement under the *National Construction Codes* to provide a dedicated cyclone emergency shelter; and

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		- The benefits of a dedicated cyclone will be further considered during detailed design and if implemented, will exceed any statutory requirements and therefore, should not be listed as a condition of approval.
33	The maximum number of persons to be accommodated on the site at any one time is limited to 500.	No change.
34	No pets are to be kept on site.	No change.
ADVICE NOTES		
A	This Determination Notice is not a Building Permit or Health Approval, nor authorise such works. All separate applications and approvals must be obtained prior to the commencement of construction on site, whichever occurs first.	
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.** ~~No building or construction activities shall be carried out before 7.00am or after 4.00pm, Monday to Saturday, and not at all on Sunday or Public Holidays.~~	Request Advice Note B be reworded to allow for extended construction times consistent with the *Environmental Protection (Noise) Regulations 1997* ('Noise Regulations'). In this regard, it is noted that noise from construction sites is permitted between the hours of 7:00am – 7:00pm. We also note that advice notes should not seek to vary legislative requirements under the Noise Regulations. Therefore, we request the construction times be amended to reflect the current industry standard
C	With regard to Condition 11, all stormwater drainage shall be designed in accordance with the document entitled "Australian Rainfall and Runoff" 1987 (where amended) produced by the Institute of Engineers, Australia, and the design is to be certified by a suitably qualified practicing Engineer or the like, to the satisfaction of the Shire of Ashburton, and to be designed on the basis of a 1:100 year storm event. This is to be provided with the associated Building Permit Application.	No change.
D	The Shire of Ashburton contains many places of Aboriginal Heritage significance. Proponents are advised to consider Aboriginal heritage issues and their obligations under the *Aboriginal Heritage Act 1972* at an early stage of planning. Further information can be obtained from the Department of Planning, Lands and Heritage on (08) 6551 8002 or at the following website www.dplh.wa.gov.au.	No change.
E	Please be advised that under section 51C of the Environmental Protection Act 1986 (EP Act), clearing of native vegetation is an offence unless undertaken under the authority of a clearing permit, or the clearing is subject to an exemption. Exemptions for clearing that are a requirement of written law, or authorised under certain statutory processes, are contained in Schedule 6 of the EP Act. Exemptions for low impact routine land management practices outside of environmentally sensitive areas (ESAs) are contained in the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 (the Clearing Regulations). Consideration should also be given to the Department of Water and Environmental Regulation Draft Guidelines: Native vegetation referrals	No change.

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F	The proposed activities occur within the proclaimed Pilbara groundwater and surface water areas and are subject to licensing requirements under the *Rights in Water and Irrigation Act 1914* (RiWI). If the proponent needs to use groundwater or surface water for any purpose, including construction, onsite fire hydrants or groundwater dewatering, they will need to apply for a 5C licence to take water and a 26D licence to construct any new water supply bores.	No change.
G	The proponent is to be made aware of its obligations, as under section 11 of the Contaminated Sites Act 2003, site owners, occupiers or a person who knows or suspects that they have caused or contributed to contamination must report the site to the Department. If the proponent suspects a site to be contaminated it is to be reported as soon as reasonably practical, however, if the proponent knows a site is contaminated it must be reported within 21 days of the proponent first being aware of the contamination. Failure to do so is considered an offence under the Act.	No change.
H	The installation of outdoor lighting shall be in accordance with the requirements of Australian Standard AS 4282 - 1997 "Control of the Obtrusive Effects of Outdoor Lighting".	No change.
I	The applicant is responsible for securing all necessary approvals and tenure, providing statutory notifications and complying with all relevant laws. Nothing in this determination notice alleviates the need for the applicant to comply with all relevant local, State and Commonwealth laws and to ensure appropriate tenure arrangements have been made where the use of/reliance upon land other than that owned by the applicant is involved. Without this obligation, the applicant is responsible for: a) Obtaining all other/further necessary approvals, licences, permits, resource entitlements etc by whatever name called required by law before the development the subject of this development approval can be lawfully commenced and to carry out the activity for its duration; b) Providing any notifications; c) Securing tenure/permission from the relevant owner to use private or public land not owned by the applicant (including for access required by conditions of approval); d) Ensuring the correct siting of structure on the land. An identification survey demonstrating correct siting and setbacks of structures may be requested of the applicant to ensure compliance with this determination notices and applicable provisions. 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.	No change.
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 if found. Visit www.defence.gov.au for further information.**	Refer to justification provided at Condition 6.

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REGISTER NUMBER	
300/DP422325	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
1	2/2/2022

WESTERN AUSTRALIA

VOLUME 4014 FOLIO 669

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts

REGISTRAR OF TITLES

REGISTRAR OF TITLES WESTERN AUSTRALIA

LAND DESCRIPTION:

LOT 300 ON DEPOSITED PLAN 422325

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BUURABALAYJI THALANYJI ABORIGINAL CORPORATION RNTBC OF 10 LYALL STREET SOUTH PERTH WA 6151

(TF P014310) REGISTERED 19/1/2022

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

----------END OF CERTIFICATE OF 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:	DP422325
PREVIOUS TITLE:	LR3174-298
PROPERTY STREET ADDRESS:	5 BACK BEACH RD, ONSLOW.
LOCAL GOVERNMENT AUTHORITY:	SHIRE OF ASHBURTON

ONSLOW TOWNSHIP VILLAGE - DEVELOPMENT APPLICATION

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DRAWING NO.	DRAWING NAME	REVISION	REVISION DESCRIPTION
DA002	SITE MASTER PLAN	K	REVISED DA ISSUE
DA003	SITE PLAN - NORTH EAST	F	REVISED DA ISSUE
DA004	SITE SECTIONS	D	REVISED DA ISSUE
DA100	ADM, IND, CRE & MED - FLOOR PLAN & ELEVATIONS	H	REVISED DA ISSUE
DA101	ADM, IND, CRE & MED - ROOF PLAN	G	REVISED DA ISSUE
DA200	RST & TVN - FLOOR PLAN	G	REVISED DA ISSUE
DA201	RST & TVN - ELEVATIONS	G	REVISED DA ISSUE
DA202	RST & TVN - ROOF PLAN	E	REVISED DA ISSUE
DA300	GYM & SPT - FLOOR PLAN & ELEVATIONS	G	REVISED DA ISSUE
DA301	HREC - FLOOR PLAN & ELEVATIONS	G	REVISED DA ISSUE
DA302	GYM, SPT & HREC - ROOF PLAN	E	REVISED DA ISSUE
DA400	ACCOM & LDRY POD - FLOOR PLAN & ELEVATIONS	F	REVISED DA ISSUE
DA500	ANC - FLOOR PLAN, ROOF PLAN & ELEVATIONS	D	REVISED DA ISSUE
DA600	VISUALISATIONS	C	REVISED DA ISSUE

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C	08/03/22	REVISED DA ISSUE
B	31/08/21	DA ISSUE
A	10/08/21	DRAFT DA ISSUE
NO.	DATE	DESCRIPTION

ISSUE

DEVELOPMENT APPLICATION

milieu creative
L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
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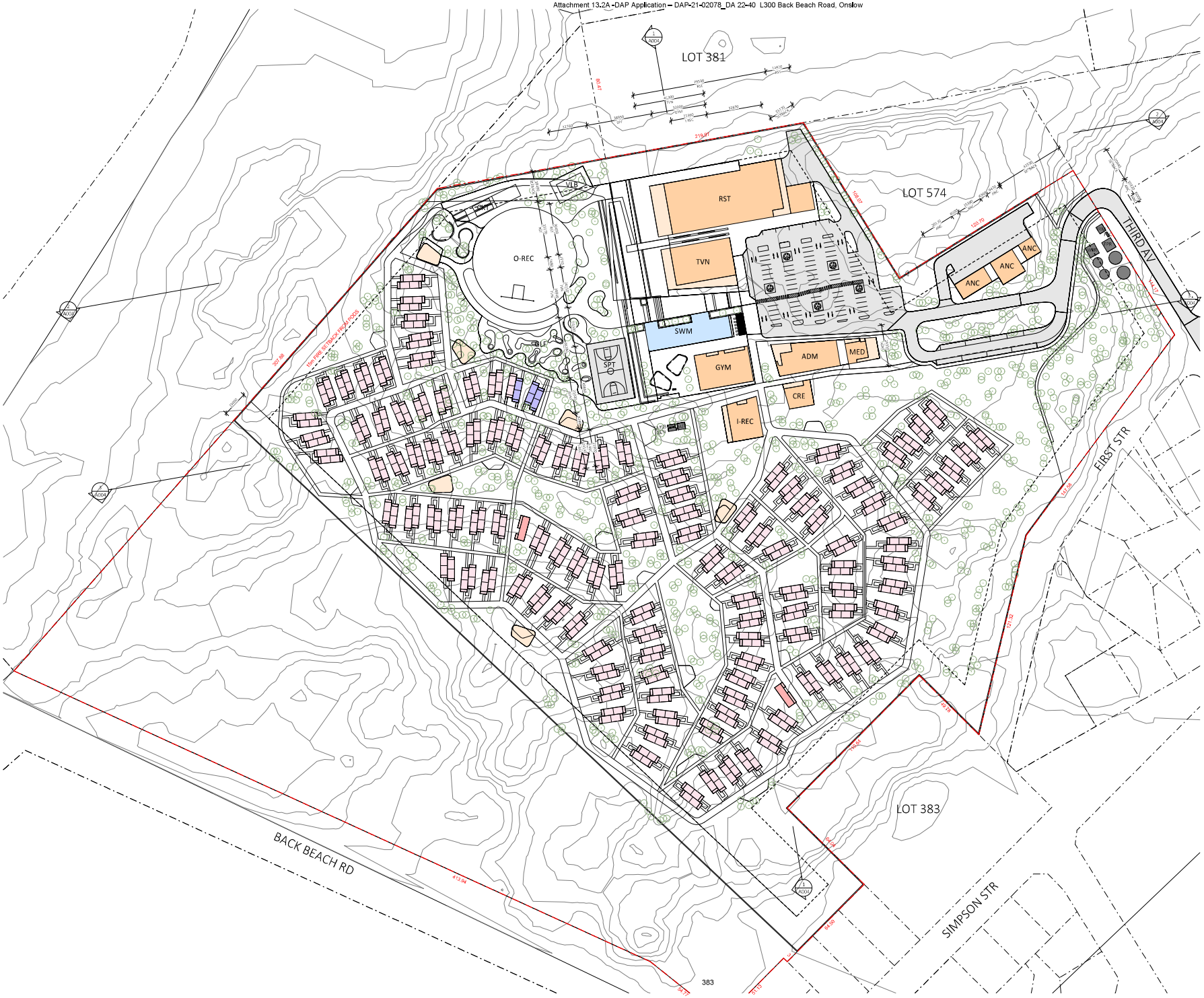
PROJECT
LOT 300, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
COVER PAGE

DRAWN: MC	SCALE:	DATE: 25/02/2022	REVISION: C
CHECKED: JP	SHEET: A1	PROJECT NO: 210601	

DA001



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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
CET	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GLF	MINI GOLF
GYM	GYM/AQUA & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM

NO.	DATE	DESCRIPTION
K	08/03/22	REVISED DA ISSUE
J	17/01/22	REVISED FOR VALUE ENGINEERING
I	11/01/22	REVISED FOR VALUE ENGINEERING
H	17/12/21	ISSUE FOR INFORMATION
G	08/12/21	ISSUE FOR STAGING
F	24/11/21	REVISED FOR DEVELOPMENT APPLICATION
E	31/08/21	DA ISSUE
D	26/08/21	ISSUE FOR INFORMATION
C	18/08/21	ISSUE FOR PRICING
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

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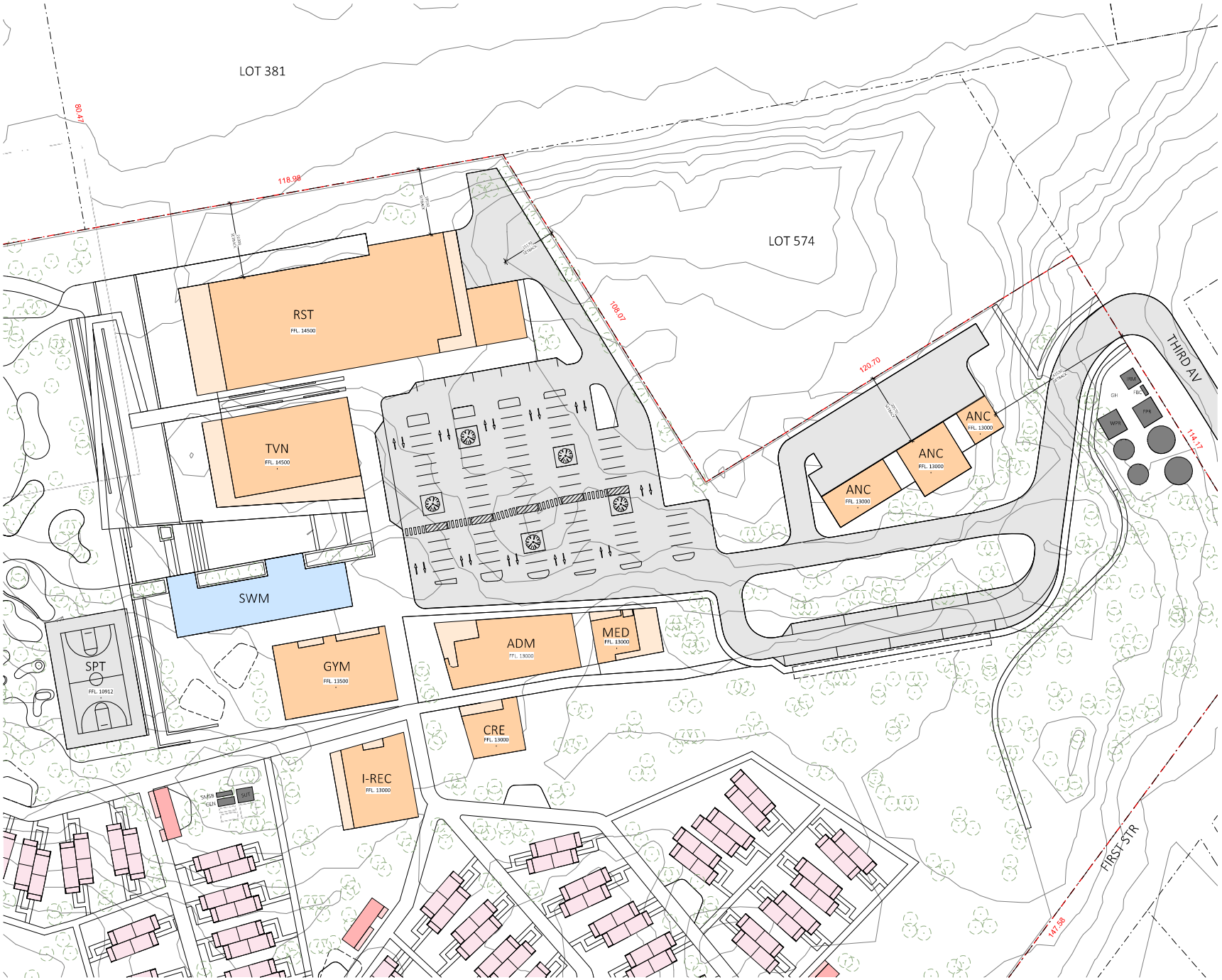
PROJECT
LOT 301, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
SITE MASTER PLAN

DRAWN	SCALE	DATE	REVISION
Author	1 : 1000	03/31/22	K
CHECKED	SHEET	PROJECT NO	
Checker	A1	21060	

DA002



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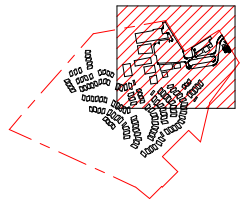
SYMBOL LEGEND

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- BUILDING
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- SERVICES
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CODE LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CRT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
ING	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SWBD	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM

KEY PLAN



F	08/03/22	REVISED DA ISSUE
E	24/11/21	REVISED FOR DEVELOPMENT APPLICATION
D	31/08/21	DA ISSUE
C	20/08/21	ISSUE FOR INFORMATION
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A	04/08/21	ISSUE FOR INFORMATION
NO.	DATE	DESCRIPTION

ISSUE

DEVELOPMENT APPLICATION

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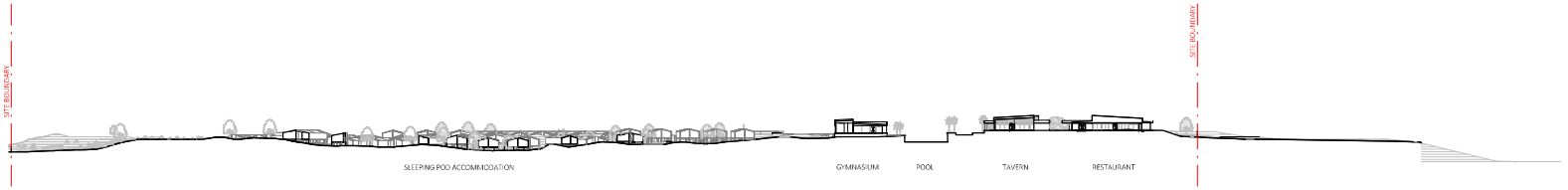
PROJECT
LOT 301, 300 BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

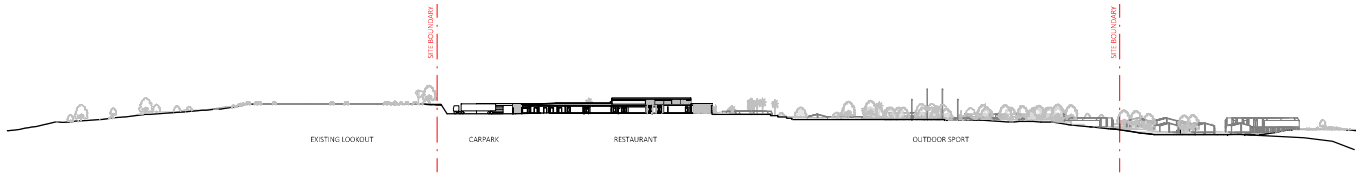
DRAWING
SITE PLAN - NORTH EAST

DRAWN	SCALE	DATE	REVISION
MJ	1:500	25/02/2022	F
CHECKED	SHEET	PROJECT NO	
JJ	A1	210960	

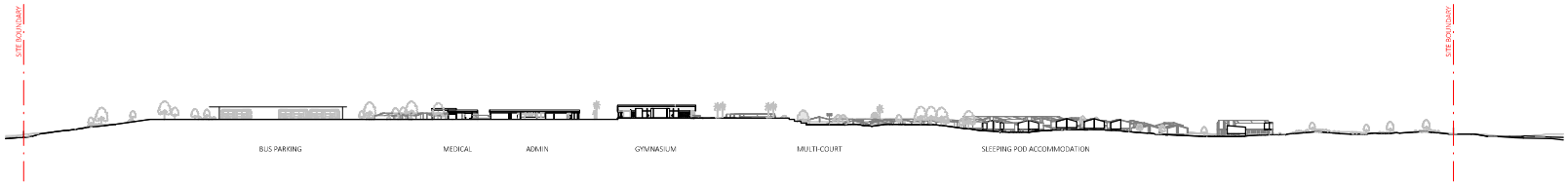
DA003



1 SITE SECTION 1
1 : 1000



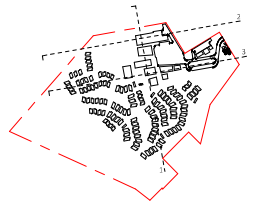
2 SITE SECTION 2
1 : 1000



3 SITE SECTION 3
1 : 1000

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KEY PLAN



NO.	DATE	DESCRIPTION
D	08/03/22	REVISED DA ISSUE
C	31/08/21	DA ISSUE
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

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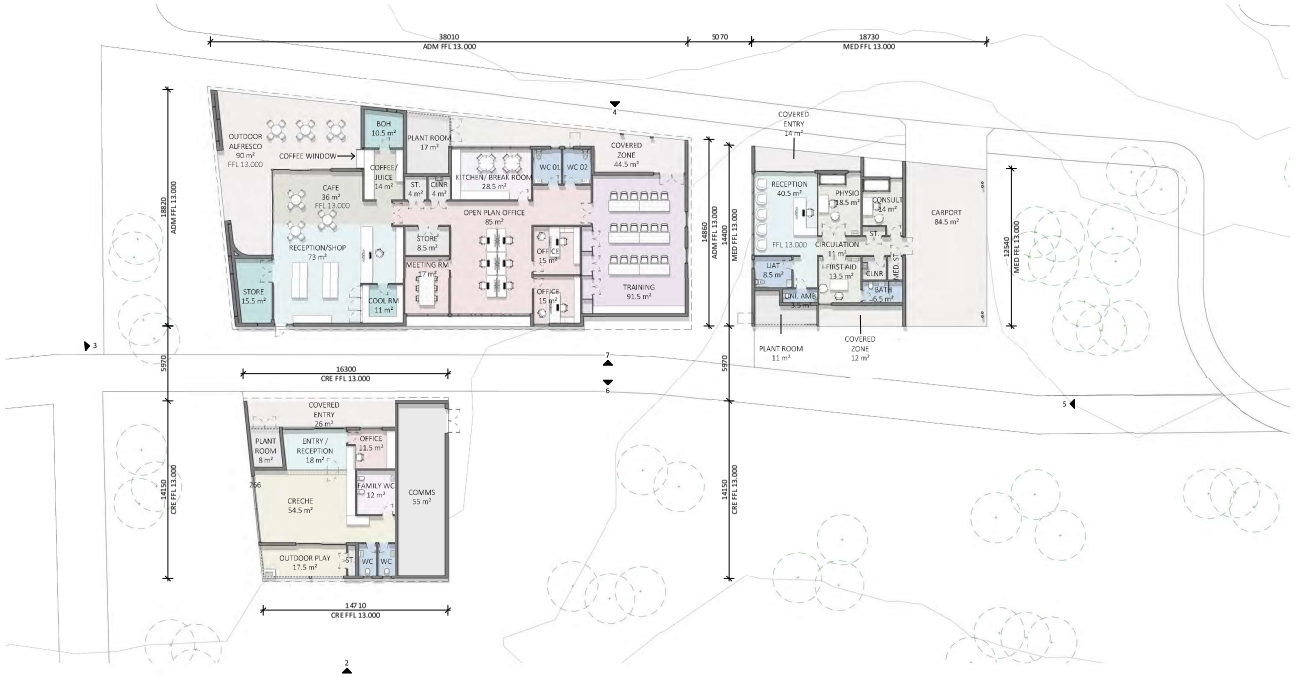
PROJECT
LOT 301, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

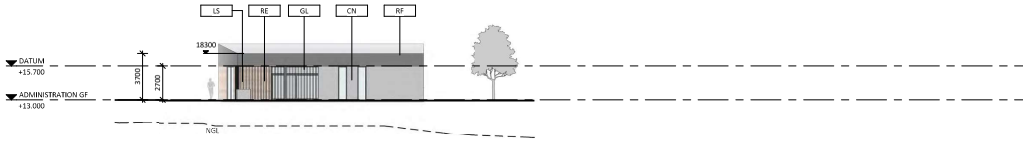
DRAWING
SITE SECTIONS

DRAWN	SCALE	DATE	REVISION
MJ	1:1000	25/02/2022	D
CHECKED	SHEET	PROJECT NO	
JH	A1	210601	

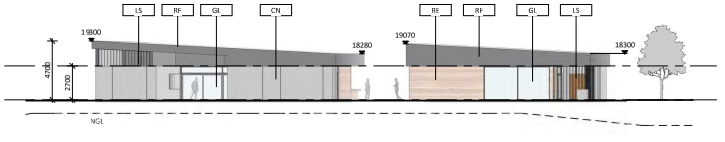
DA004



1 ADM, MED & CRE - GROUND FLOOR PLAN
1 : 200

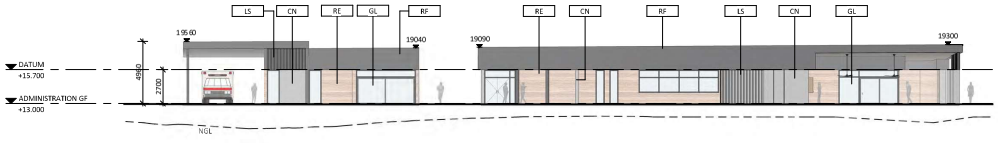


2 CRE - ELEVATION SOUTH
1 : 200



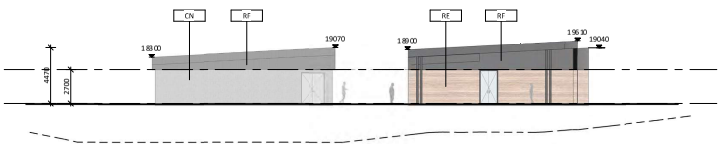
3 ADM - ELEVATION WEST
1 : 200

CRE - ELEVATION WEST



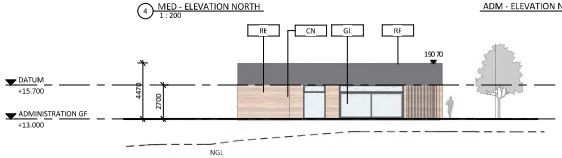
4 MED - ELEVATION NORTH
1 : 200

ADM - ELEVATION NORTH

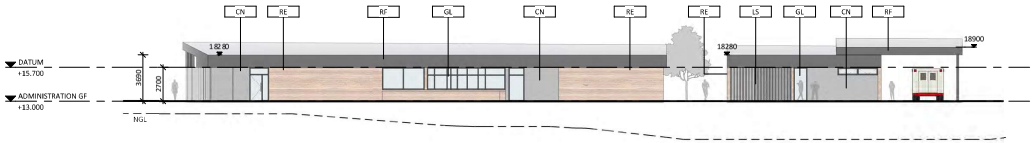


5 CRE - ELEVATION EAST
1 : 200

MED - ELEVATION EAST



6 CRE - ELEVATION NORTH
1 : 200



7 ADM - ELEVATION SOUTH
1 : 200

MED - ELEVATION SOUTH

386

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LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPA	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INITIAL RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

ROOM SCHEDULE

ROOM	AREA
ADMINISTRATION	594.70 m²
CRECHE	113.85 m²
MEDICAL	164.37 m²

FECA & UCA AREAS

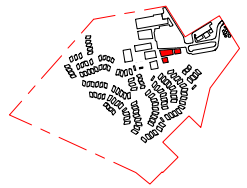
BUILDING	AREA TYPE	AREA
ADMINISTRATION	FECA	440.97 m²
ADMINISTRATION	UCA	153.76 m²
ADMINISTRATION		594.73 m²
CRECHE	FECA	161.01 m²
CRECHE	UCA	21.60 m²
CRECHE		113.61 m²
MEDICAL	FECA	113.73 m²
MEDICAL	UCA	121.13 m²
MEDICAL		234.86 m²
TOTAL: 13		1053.22 m²

MATERIAL LEGEND

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

BOH
Creche
Educational
Medical
Food and Beverage
Office
Outdoor
Outdoor Seating
Reception
Service room
Amenities
Storage
Wet Area

KEY PLAN



ISSUE	DATE	DESCRIPTION
H	08/03/22	REVISED DA ISSUE
G	17/01/22	REVISED FOR VALUE ENGINEERING
F	31/08/21	DA ISSUE
E	20/08/21	ISSUE FOR INFORMATION
D	18/08/21	ISSUE FOR PRICING
C	12/08/21	DRAFT DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

ISSUE
DEVELOPMENT APPLICATION

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PROJECT
LOT 501 BACK BEACH ROAD
ONSLOW WA 6710

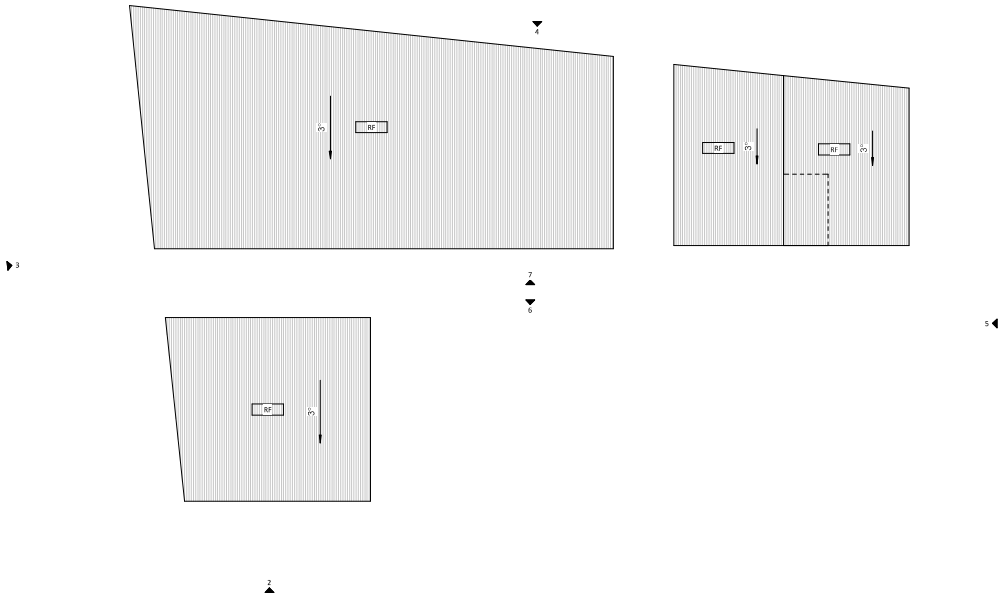
PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
ADM, IND, CRE & MED - FLOOR PLAN & ELEVATIONS

DRAWN	SCALE	DATE
CD/N	As indicated	30/07/21
CHECKED	SHEET	PROJECT NO
JP	A1	210601

REVISION H

DA100



1 ADM, MED & CRE - ROOF PLAN
1 : 200

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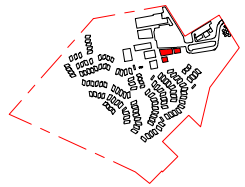
LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CRT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
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SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SSR	SHADE STRUCTURE

MATERIAL LEGEND

CODE	DESCRIPTION
RF	METAL DECK ROOF SHEETING

KEY PLAN



NO.	DATE	DESCRIPTION
G	08/03/22	REVISED DA ISSUE
F	17/01/22	REVISED FOR VALUE ENGINEERING
E	31/08/21	DA1 ISSUE
D	20/08/21	ISSUE FOR INFORMATION
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B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

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

PROJECT
LOT 300, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
ADM, IND, CRE & MED - ROOF PLAN

milieu

DA101

DRAWN	SCALE	DATE	REVISION
MC	As indicated	30/07/21	G
CHECKED	SHEET	PROJECT NO	
JP	A1	210601	



1 RST & TVN - GROUND FLOOR PLAN
1 : 200

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LEGEND

ADM	ADMINISTRATION
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CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRN	IRONE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE
LK	LOCKERS

ROOM SCHEDULE - RST

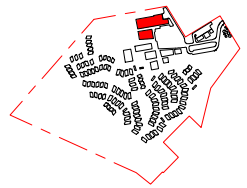
ROOM	AREA
RESTAURANT	2388.07 m²
TAVERN	1981.51 m²

FCA & UCA AREAS

BUILDING	AREA TYPE	AREA
RESTAURANT	FECA	1981.82 m²
RESTAURANT	UCA	406.85 m²
RESTAURANT		2388.66 m²
TAVERN	FECA	827.30 m²
TAVERN	UCA	154.45 m²
TAVERN		981.75 m²
TOTAL		3368.39 m²

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

KEY PLAN



ISSUE	DATE	DESCRIPTION
G	08/03/22	REVISED DA ISSUE
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DEVELOPMENT APPLICATION

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

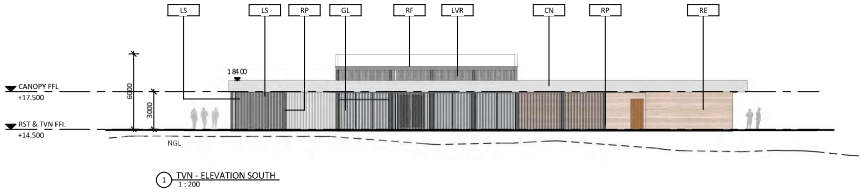
PROJECT
LOT 301, 9 KOI BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

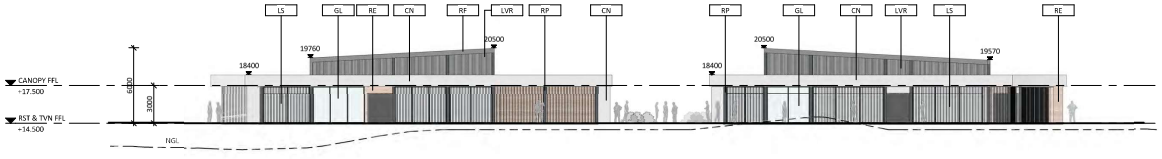
DRAWING
RST & TVN - FLOOR PLAN

DRAWN	SCALE	DATE	REVISION
MC	As indicated	30/07/21	G
CHECKED	SHEET	PROJECT NO	
JP	A1	210601	

DA200

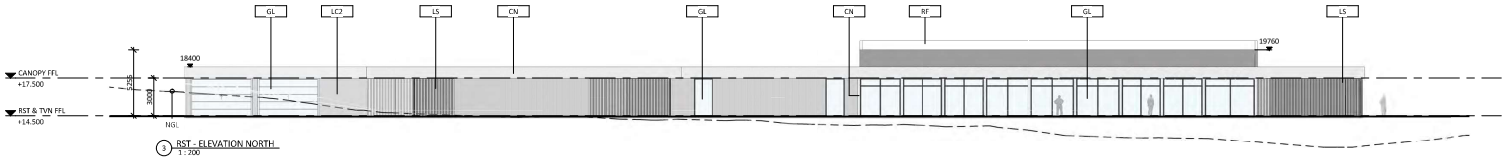


1 TVN - ELEVATION SOUTH
1 : 200

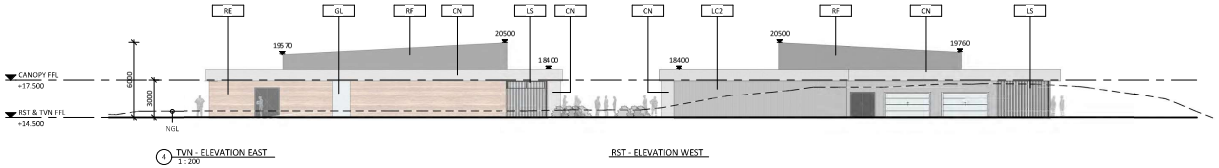


2 RST - ELEVATION WEST
1 : 200

TVN - ELEVATION WEST

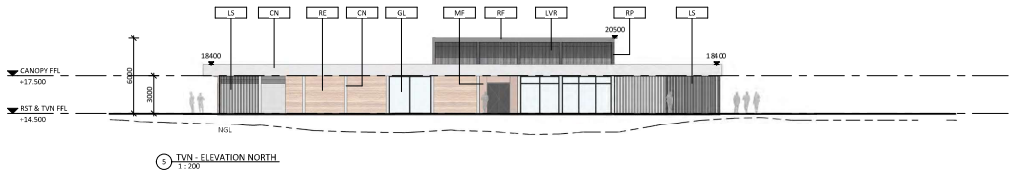


3 RST - ELEVATION NORTH
1 : 200

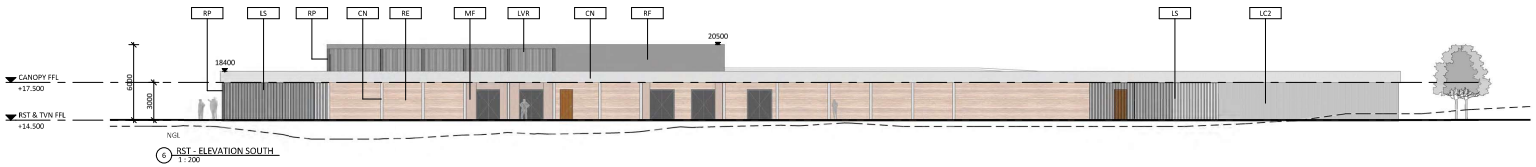


4 TVN - ELEVATION EAST
1 : 200

RST - ELEVATION WEST



5 TVN - ELEVATION NORTH
1 : 200



6 RST - ELEVATION SOUTH
1 : 200

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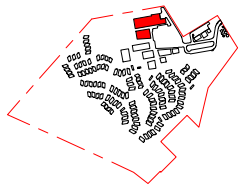
LEGEND

ADM	ADMINISTRATION
AMEN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
CRE	CRECHE & CONVIS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE
LK	LOCKERS

MATERIAL LEGEND

CODE	DESCRIPTION
CS	CONCRETE FINISH
GL	FIXED/OPERABLE GLAZING
LC	LIGHTWEIGHT CLADDING - WALLAPP
LS	LIGHTWEIGHT SCREEN
LVR	LOUVRE SCREEN
MF	METAL FINISH
RE	RAMMED EARTH
RF	METAL DECK ROOF SHEETING
RP	RENDER/PAINT FINISH

KEY PLAN



NO.	DATE	DESCRIPTION
G	08/03/22	REVISED DA ISSUE
F	31/08/21	DA ISSUE
E	20/08/21	ISSUE FOR INFORMATION
D	18/08/21	ISSUE FOR PRICING
C	13/08/21	DRAFT DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

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

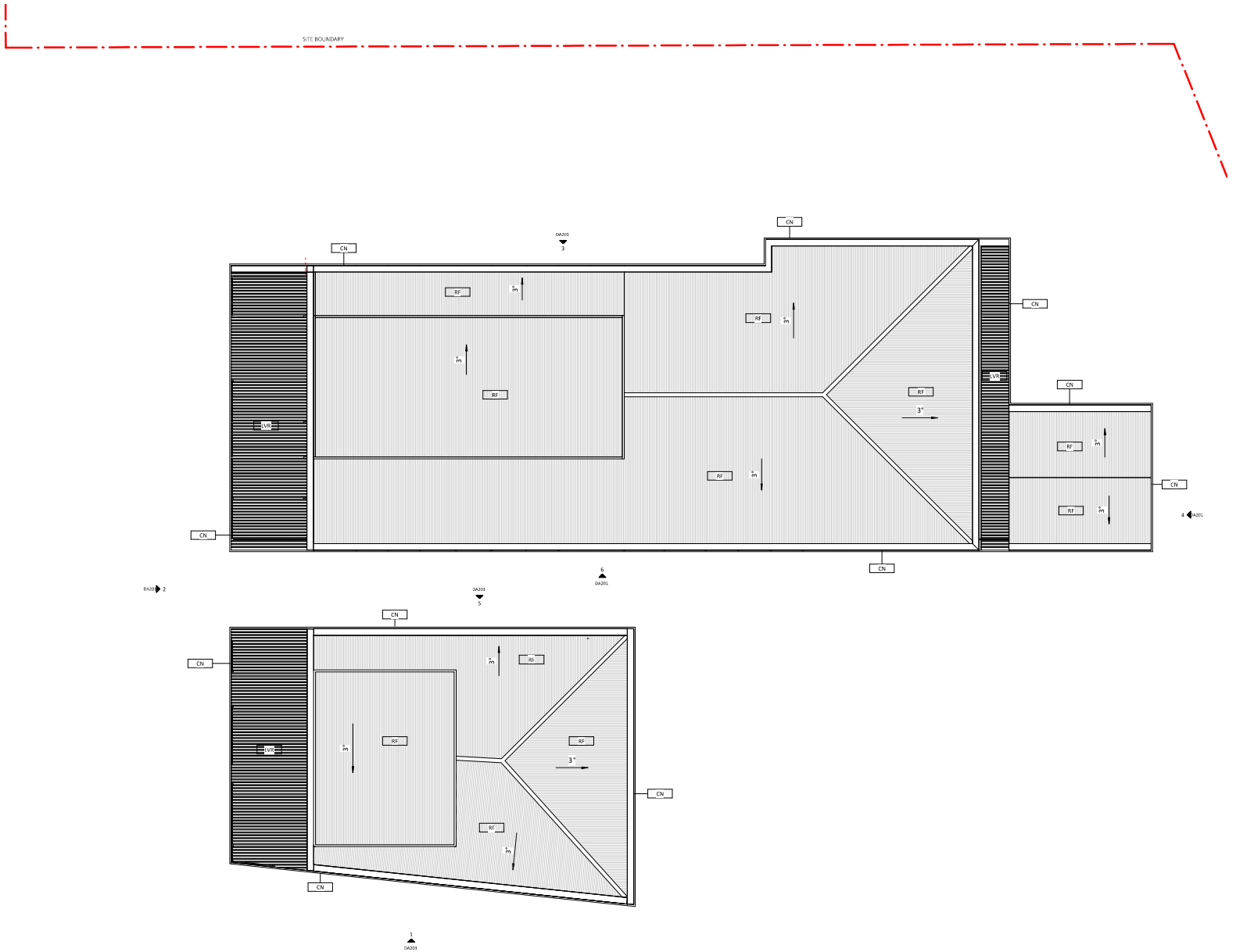
PROJECT
LOT 501 BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
RST & TVN - ELEVATIONS

DRAWN	SCALE	DATE	REVISION
MC	As indicated	30/07/21	G
CHECKED	SHEET	PROJECT NO	
JP	A1	210601	

DA201



1 RST & TVN - ROOF PLAN
1 : 200

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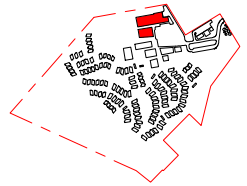
LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CRT	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE
LK	LOCKERS

MATERIAL LEGEND

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

KEY PLAN



E	08/03/22	REVISED DA ISSUE
D	31/08/21	DAI ISSUE
C	23/08/21	ISSUE FOR INFORMATION
B	17/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION
NO.	DATE	DESCRIPTION

ISSUE

DEVELOPMENT APPLICATION

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L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
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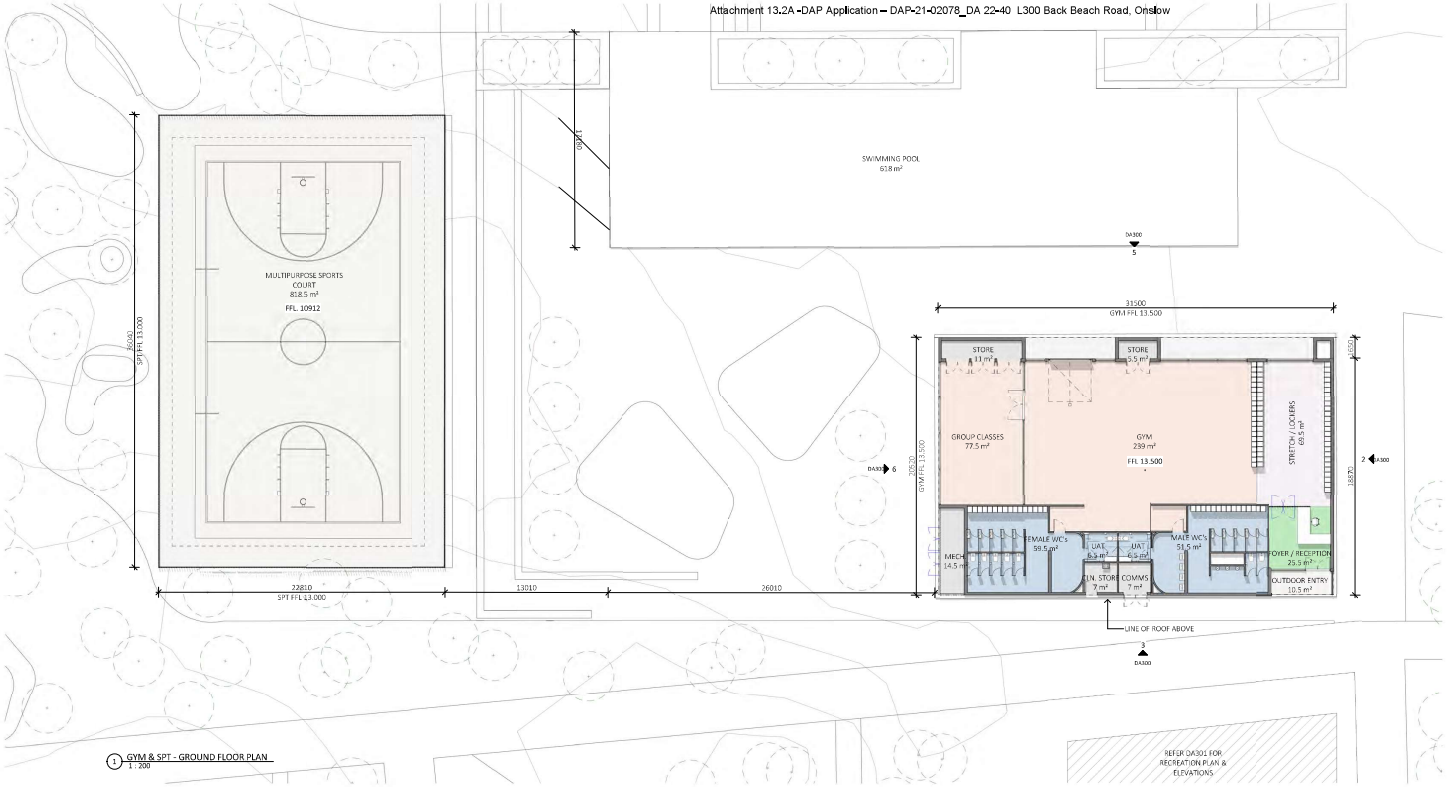
PROJECT
LOT 501 BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

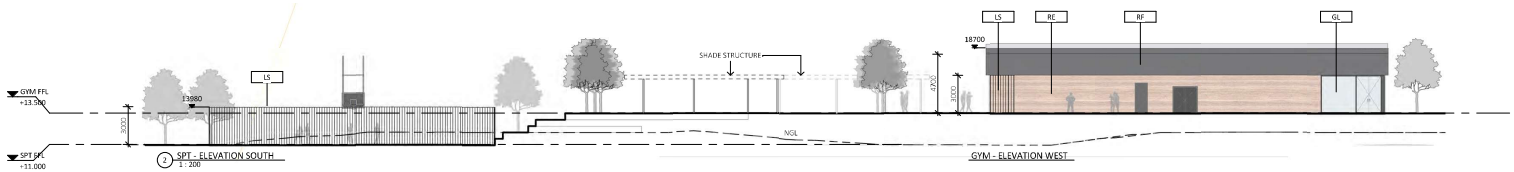
DRAWING
RST & TVN - ROOF PLAN

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

DA202

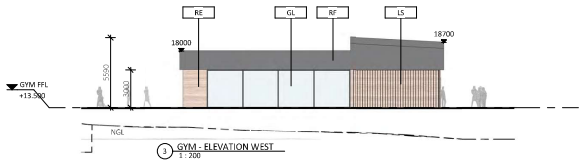


1 GYM & SPT - GROUND FLOOR PLAN
1 : 200

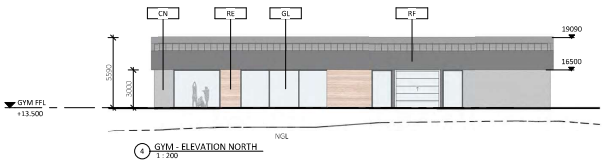


2 SPT - ELEVATION SOUTH
1 : 200

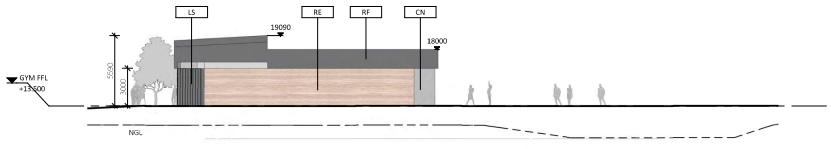
GYM - ELEVATION WEST



3 GYM - ELEVATION WEST
1 : 200



4 GYM - ELEVATION NORTH
1 : 200



5 REC - ELEVATION EAST
1 : 200

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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
GLF	MINI-GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABLUTIONS
LDY	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

AREA SCHEDULE

ROOM	AREA
GYMNASIUM	530.36 m²
INDOOR RECREATION	471.85 m²
MULTI-PURPOSE COURTS	828.41 m²

FECA & LICK AREAS - GYM AND SPT

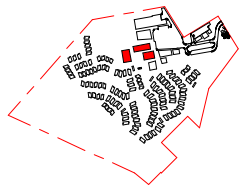
BUILDING	AREA TYPE	AREA
GYM	FECA	472.50 m²
GYM	LICA	59.09 m²
GYM		332.29 m²
MULTI-PURPOSE COURTS		828.41 m²
MULTI-PURPOSE COURTS		828.41 m²
TOTAL: 6		1460.70 m²

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	FIXED/OPERABLE GLAZING
GS	GLAZYWEIGHT SCREEN
PE	RAMMED EARTH
RF	METAL DECK ROOF SHEETING

Alfresco
Recreational
Outdoor
Reception
Service room
Amenities
Wet area

KEY PLAN



NO	DATE	DESCRIPTION
G	08/02/22	REVISED DA ISSUE
F	31/08/21	DA ISSUE
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D	18/08/21	ISSUE FOR PRICING
C	10/08/21	DRAFT DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

milieu creative
L1, 680 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

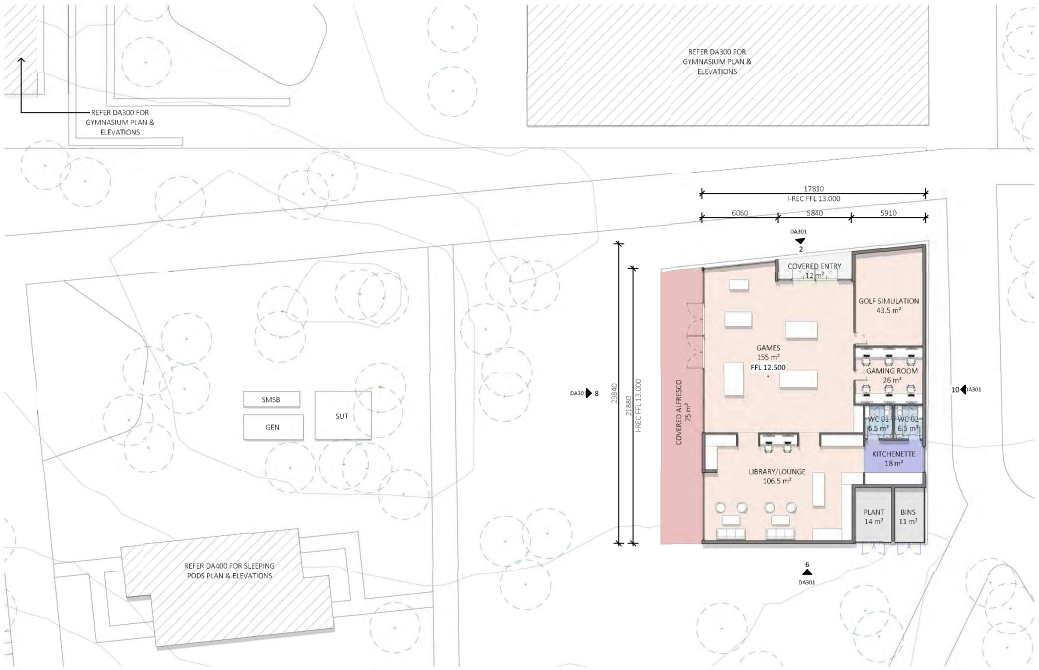
PROJECT
LOT 301, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

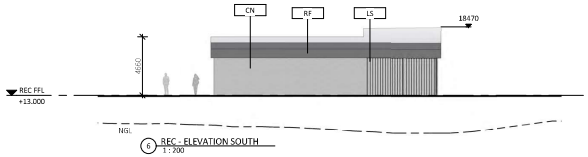
DRAWING
GYM & SPT - FLOOR PLAN & ELEVATIONS

DRAWN	SCALE	DATE	REVISION
MA	AS INDICATED	30/07/21	G
CHECKED	SHEET	PROJECT NO	
JH	A1	21060	

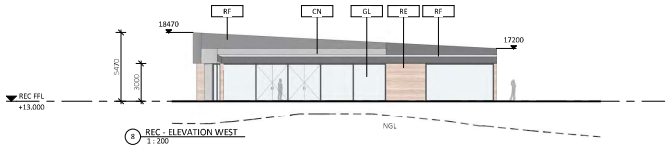
DA300



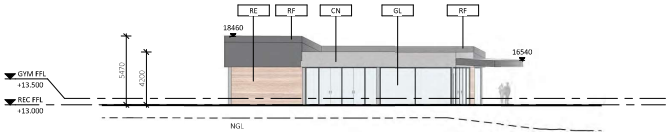
3 SPT & REC - GROUND FLOOR PLAN
1 : 200



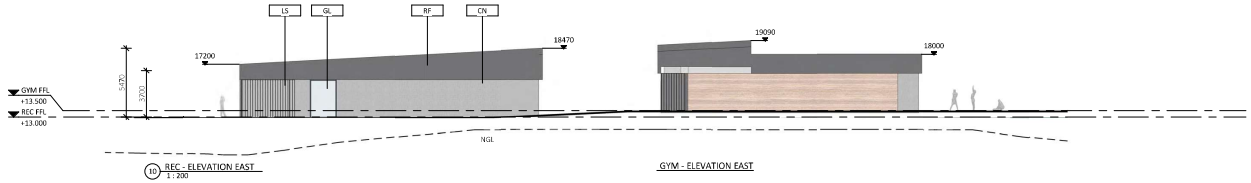
6 REC - ELEVATION SOUTH
1 : 200



8 REC - ELEVATION WEST
1 : 200



2 REC - ELEVATION NORTH
1 : 200



10 REC - ELEVATION EAST
1 : 200

GYM - ELEVATION EAST

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LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABLUTIONS
LDY	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

AREA SCHEDULE

ROOM	AREA
GYMNASIUM	930.36 m²
INDOOR RECREATION	473.85 m²
MULTI-PURPOSE COURTS	928.41 m²

FEC& LICA AREAS - I-REC

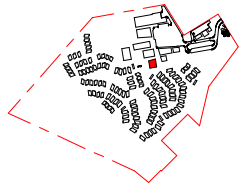
BUILDING	AREA TYPE	AREA
INDOOR RECREATION	FECA	361.91 m²
INDOOR RECREATION	LICA	111.26 m²
INDOOR RECREATION		473.17 m²
TOTAL: 4		473.17 m²

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
GL	PAINTED/PERFORATED GLAZING
LS	LIGHTWEIGHT SCREEN
RE	PLANTED EARTH
RF	METAL DECK ROOF SHEETING

Alfresco
Recreational
Kitchen
Outdoor
Reception
Service room
Amenities
Wet Area

KEY PLAN



NO.	DATE	DESCRIPTION
G	08/03/22	REVISED DA ISSUE
F	31/08/21	DA ISSUE
E	20/08/21	ISSUE FOR INFORMATION
D	18/08/21	ISSUE FOR PRICING
C	10/08/21	DRAFT DA ISSUE
B	04/08/21	ISSUE FOR INFORMATION
A	30/07/21	ISSUE FOR INFORMATION

ISSUE
DEVELOPMENT APPLICATION

milieu creative
L1, 683 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

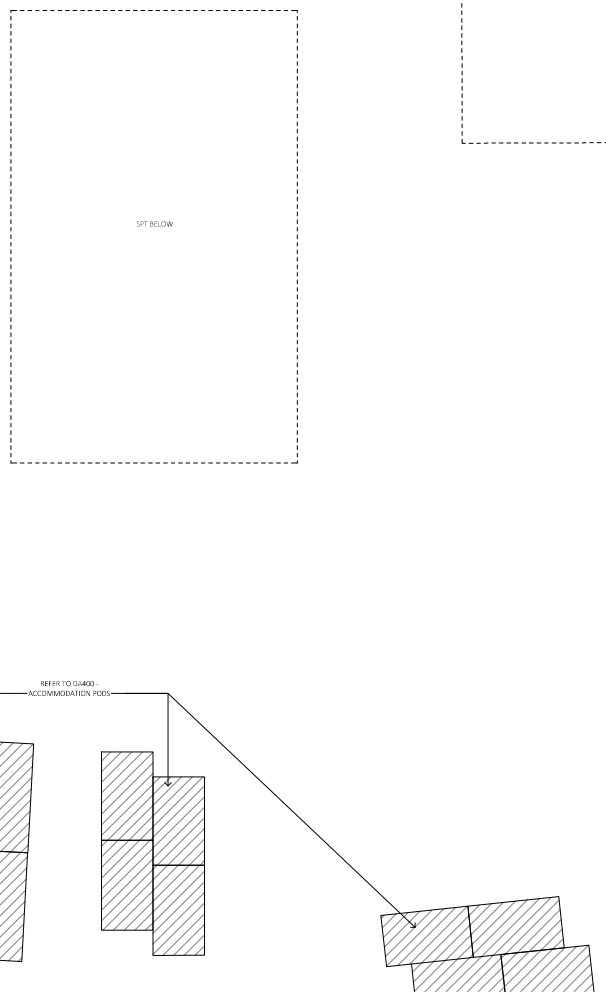
PROJECT
LOT 301, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
I-REC - FLOOR PLAN & ELEVATIONS

DRAWN	SCALE	DATE	REVISION
MJ	AS INDICATED	30/07/21	G
CHECKED	SHEET	PROJECT NO	
JC	A1	210601	

DA301



1 GYM, SPT & REC - ROOF PLAN
1 : 200

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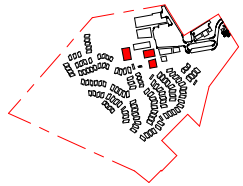
LEGEND

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
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
INO	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABLUTIONS
LDY	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O. REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
RF	METAL DECK ROOF SHEETING

KEY PLAN



NO.	DATE	DESCRIPTION
E	08/03/22	REVISED DA ISSUE
D	31/08/21	DA ISSUE
C	20/08/21	ISSUE FOR INFORMATION
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

milieu creative
L1, 683 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
milieucreative.com

PROJECT
LOT 301, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

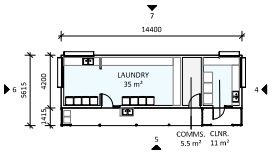
DRAWING
GYM, SPT & I-REC - ROOF PLAN

DRAWN	SCALE	DATE	REVISION
MC	AS INDICATED	04/03/22	E
CHECKED	SHEET	PROJECT NO	
JC	A1	210601	

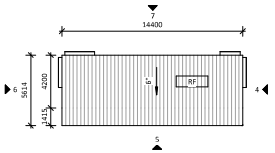
DA302



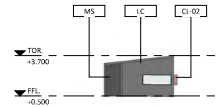
1 ACCOMMODATION PARTIAL PLAN
1 : 200



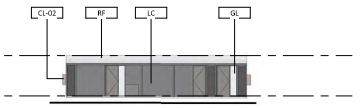
2 LAUNDRY FLOOR PLAN
1 : 200



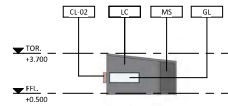
3 LAUNDRY - ROOF PLAN
1 : 200



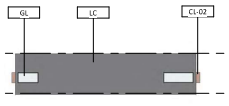
4 LAUNDRY ELEVATION EAST
1 : 200



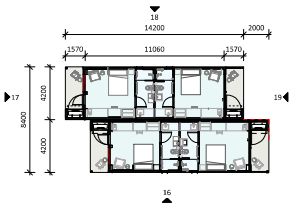
5 LAUNDRY ELEVATION SOUTH
1 : 200



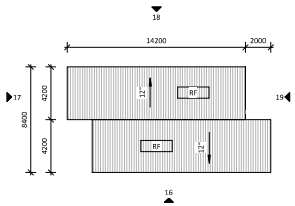
6 LAUNDRY ELEVATION WEST
1 : 200



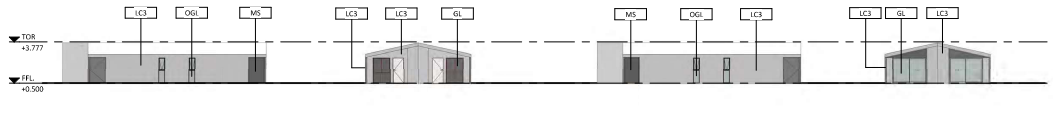
7 LAUNDRY ELEVATION NORTH
1 : 200



14 ACCOMMODATION TYPE A (DUAL) - FLOOR PLAN
1 : 200



15 ACCOMMODATION TYPE A - ROOF PLAN
1 : 200



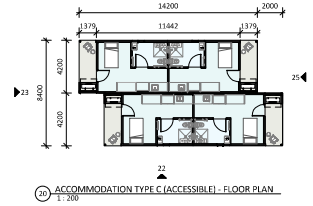
16 ACCOMMODATION TYPE A - ELEVATION SOUTH
1 : 200

17 ACCOMMODATION TYPE A - ELEVATION WEST
1 : 200

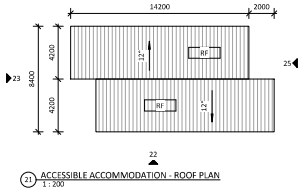
18 ACCOMMODATION TYPE A - ELEVATION NORTH
1 : 200

19 ACCOMMODATION TYPE A - ELEVATION EAST
1 : 200

ACCOMMODATION TYPE B (SINGLE) DELETED



20 ACCOMMODATION TYPE C (ACCESSIBLE) - FLOOR PLAN
1 : 200



21 ACCESSIBLE ACCOMMODATION - ROOF PLAN
1 : 200



22 ACCESSIBLE ACCOMMODATION - ELEVATION SOUTH
1 : 200

23 ACCESSIBLE ACCOMMODATION - ELEVATION WEST
1 : 200

24 ACCESSIBLE ACCOMMODATION - ELEVATION NORTH
1 : 200

25 ACCESSIBLE ACCOMMODATION - ELEVATION EAST
1 : 200

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LEGEND

ADM	ADMIN SITUATION	Other
AMN	AMENITIES	Wet Area
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT, STORES	Alfresco
CKT	OUTDOOR CRICKET	
CRE	CRECHE	Living/Bedroom
FBC	FIRE BOOSTER CABINET	Wet Area
FPR	FIRE PUMP ROOM	
GEN	GENERATOR	
GLF	MINI GOLF	
GYM	GYM/AGILITY & SWIMMING FACILITY	
H/O	TRAINING & INDUCTIONS	
RIM	INTAKE RING MAIN	
I-REC	INDOOR RECREATION	
LDR	LAUNDRY, CLEANING & STORE	
MED	MEDICAL & WELLNESS	
O-REC	OUTDOOR RECREATION	
RST	RESTAURANT	
SMSB	SITE MAIN SWITCH BOARD	
SPT	MULTI PURPOSE COURTS	
SUT	STEP UP TRANSFORMER	
SWM	SWIMMING POOL	
TVN	TAVERN	
VLB	OUTDOOR VOLLEYBALL	
WPR	WATER PUMP ROOM	

MATERIAL LEGEND

CODE	DESCRIPTION
CL-02	FC WALL CLADDING
GL	FIXED/OPERABLE GLAZING
LC	LIGHTWEIGHT CLADDING
LC1	LIGHTWEIGHT CLADDING - WOODLAND GREY
LC3	LIGHTWEIGHT CLADDING - DUNE
MS	METAL MESH SCREEN
OGL	OBSCURE FIXED/OPERABLE GLAZING
RF	METAL DECK ROOF SHEETING

FECA AND UCA AREAS

BUILDING	AREA TYPE	AREA
LAUNDRY	FECA	66.80 m²
LAUNDRY	UCA	21.82 m²
LAUNDRY		78.62 m²
TYPE A	FECA	45.10 m²
TYPE A	UCA	13.66 m²
TYPE A		58.76 m²
TYPE C	FECA	45.98 m²
TYPE C	UCA	11.69 m²
TYPE C		57.67 m²
TOTAL		193.06 m²

KEY PLAN



NO.	DATE	DESCRIPTION
F	04/03/22	REVISED DA ISSUE
E	31/08/21	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

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L1, 488 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
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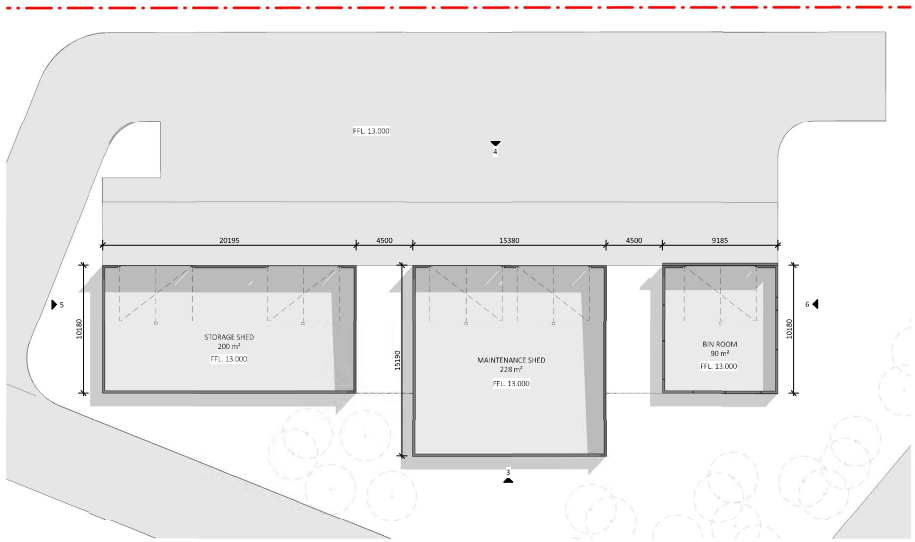
PROJECT: ONSLOW TOWNSHIP VILLAGE

PROJECT ADDRESS: ONSLOW WA 6710

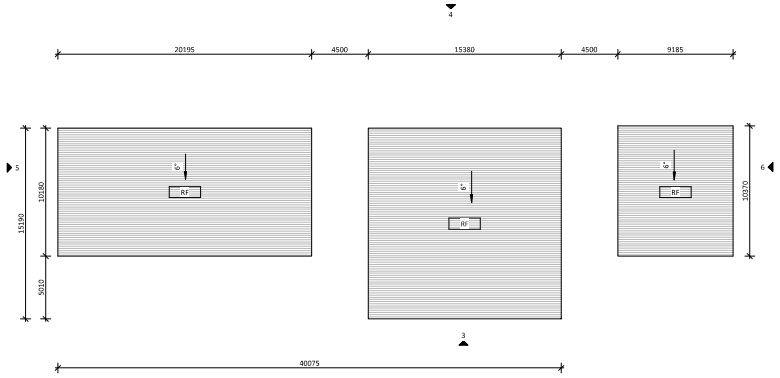
DRAWING: ACCOM & LDRY POD - FLOOR PLAN & ELEVATIONS

DRAWN	SCALE	DATE	REVISION
SW	As indicated	04.08.21	F
CHECKED	SHEET	PROJECT NO	
	A1	21.0602	

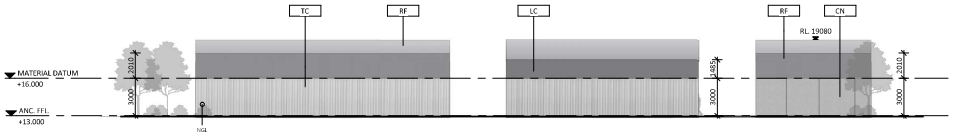
DA400



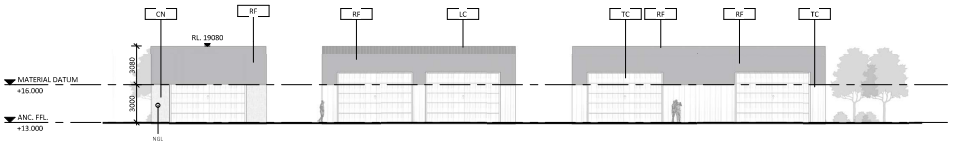
1 ANC - GROUND FLOOR PLAN
1 : 200



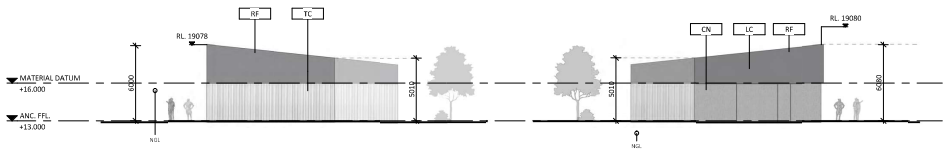
2 ANC - ROOF PLAN
1 : 200



3 ANC - ELEVATION SOUTH
1 : 200



4 ANC - ELEVATION NORTH
1 : 200



5 ANC - ELEVATION EAST
1 : 200

6 ANC - ELEVATION WEST
1 : 200

LEGEND

ADM	ADMINISTRATION
AMN	AMENITIES
ANC	ANCILLARY - GATE HOUSE, SURVEILLANCE HUT & STORES
CKT	OUTDOOR CRICKET
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GH	GATE HOUSE
GLF	MINI GOLF
GYM	GYMNASIUM & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
INM	INTAKE RISC MAIN
I-REC	INDOOR RECREATION
LCA	LOCKERS, CHANGEROOMS & ABLUTIONS
LDR	LAUNDRY, CLEARING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TWN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM
SST	SHADE STRUCTURE

AREA SCHEDULE

ROOM	AREA
SERVICE ROOM	227.85 m²
SERVICE ROOM	199.87 m²
SERVICE ROOM	89.86 m²

FICA & UCA AREAS

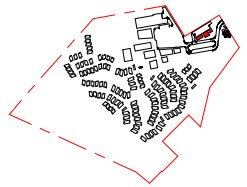
BUILDING	AREA TYPE	AREA
BIN ROOM	FECA	89.86 m²
BIN ROOM		89.86 m²
MAINTENANCE SHED	FECA	227.85 m²
MAINTENANCE SHED		227.85 m²
STORAGE SHED	FECA	199.87 m²
STORAGE SHED		199.87 m²

MATERIAL LEGEND

CODE	DESCRIPTION
CN	CONCRETE FINISH
LC	LIGHTWEIGHT CLADDING
RF	METAL DECK ROOF SHEETING
TC	TRANSLUCENT CLADDING

SERVICE ROOM

KEY PLAN



NO.	DATE	DESCRIPTION
D	04/01/22	REVISED DA ISSUE
C	13/08/21	DA ISSUE
B	06/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

milieu creative
LEVEL 1, 148B STIRLING HIGHWAY, PEPPERMINT GROVE 6011
milieucreative.com

PROJECT
LOT 501, BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
ANC - FLOOR PLAN, ROOF PLAN & ELEVATIONS

DRAWN	SCALE	DATE	REVISION
CH	As indicated	04.08.21	D
CHECKED	SHEET	PROJECT NO	
JH	A1	210601	

DA500

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1 VIEW FROM MAIN CARPARK
1 : 1



2 VIEW ACROSS OVAL TO RESTAURANT & TAVERN
1 : 1



3 AERIAL VIEW OF ACCOMODATION VILLAGE
1 : 1

NO.	DATE	DESCRIPTION
C	08/03/22	REVISED DA ISSUE
B	31/08/21	DA ISSUE
A	10/08/21	DRAFT DA ISSUE

ISSUE

DEVELOPMENT APPLICATION

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L1, 480 STIRLING HIGHWAY, PEPPERMINT GROVE, WA 6011
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PROJECT
LOT 301, BACK BEACH ROAD
ONSLOW WA 6710

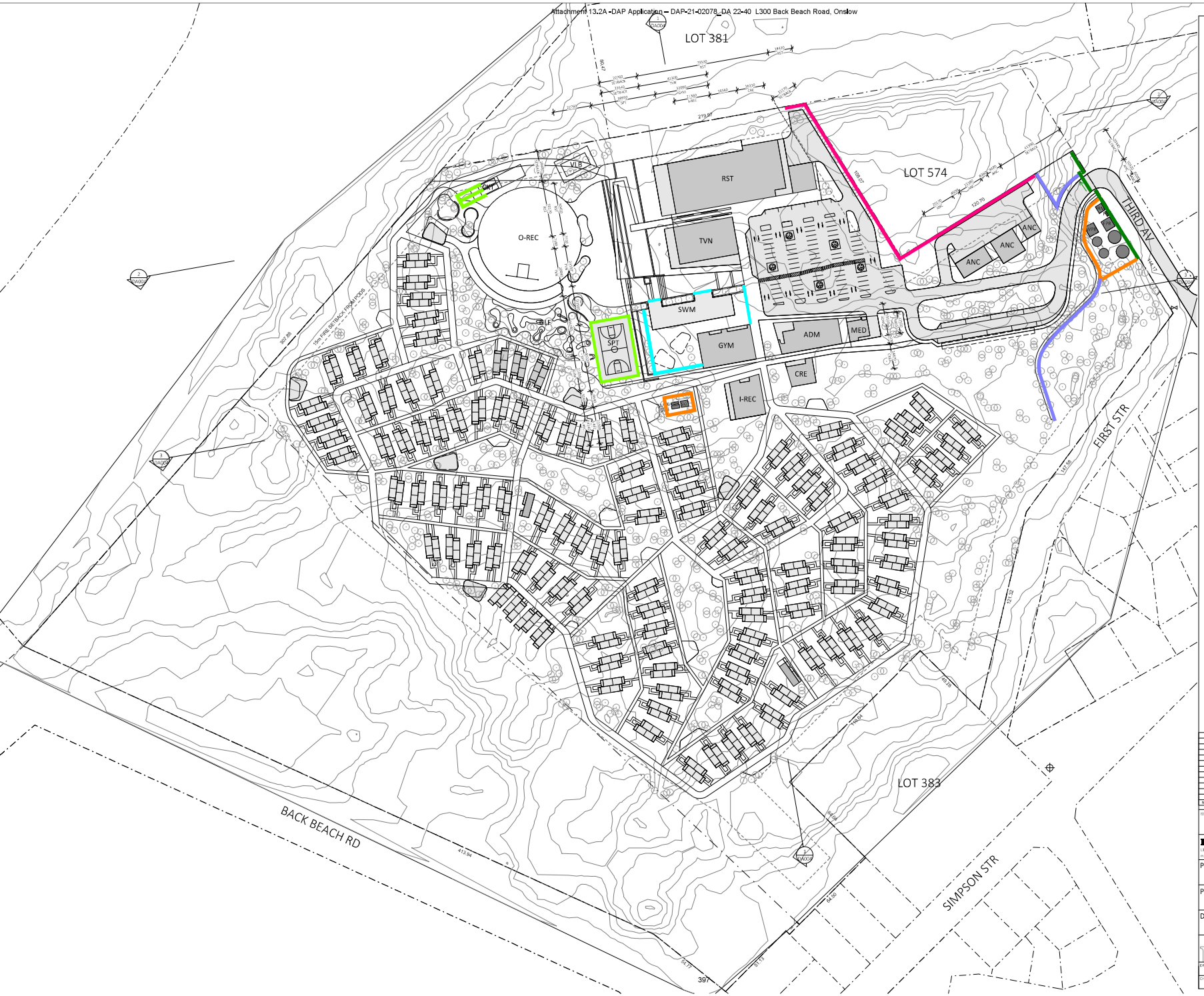
PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
VISUALISATIONS

milieu

DRAWN	SCALE	DATE	REVISION
MC	1:1	10/03/22	C
CHECKED	SHEET	PROJECT NO	
JC	A1	210360	

DA600



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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
CET	OUTDOOR CRICKET
CRE	CRECHE & COMMS
FBC	FIRE BOOSTER CABINET
FPR	FIRE PUMP ROOM
GEN	GENERATOR
GLF	MINI GOLF
GYM	GYM/AGILITY & SWIMMING FACILITY
IND	TRAINING & INDUCTIONS
IRM	INTAKE RING MAIN
I-REC	INDOOR RECREATION
LDR	LAUNDRY, CLEANING & STORE
MED	MEDICAL & WELLNESS
O-REC	OUTDOOR RECREATION
RST	RESTAURANT
SMSB	SITE MAIN SWITCH BOARD
SPT	MULTI-PURPOSE COURTS
SUT	STEP UP TRANSFORMER
SWM	SWIMMING POOL
TVN	TAVERN
VLB	OUTDOOR VOLLEYBALL
WPR	WATER PUMP ROOM

FENCING PLAN LEGEND

- SECURITY FENCING
  BLACK CYCLONE TYPE W/ SLIDING GATE
  2100H
- SAFETY / DANGEROUS GOODS FENCING
  BLACK CYCLONE TYPE
  2100H
- POOL BARRIER FENCING
  GLASS
  MIN. 1200H TO AUST STANDARDS
- FALL PROTECTION BARRIER FENCING
  STEEL
  MIN. 1000H TO NCC
- CRICKET NETS - SPORTS FENCING
  BLACK CYCLONE TYPE
  3000H
- FENCING
  BLACK CYCLONE TYPE
  MIN. 1000H

FENCING PLAN 15.03.22

NO	DATE	DESCRIPTION
K	08/03/22	REVISED DA ISSUE
J	17/01/22	REVISED FOR VALUE ENGINEERING
I	11/01/22	REVISED FOR VALUE ENGINEERING
H	17/12/21	ISSUE FOR INFORMATION
G	08/12/21	ISSUE FOR STAGING
F	24/11/21	REVISED FOR DEVELOPMENT APPLICATION
E	31/08/21	DA ISSUE
D	26/08/21	ISSUE FOR INFORMATION
C	18/08/21	ISSUE FOR PRICING
B	10/08/21	DRAFT DA ISSUE
A	04/08/21	ISSUE FOR INFORMATION

ISSUE

DEVELOPMENT APPLICATION

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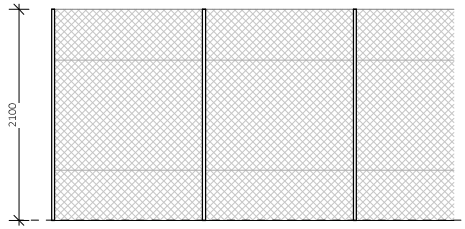
PROJECT
LOT 381, 574 BACK BEACH ROAD
ONSLOW WA 6710

PROJECT NAME
ONSLOW TOWNSHIP VILLAGE

DRAWING
SITE MASTER PLAN

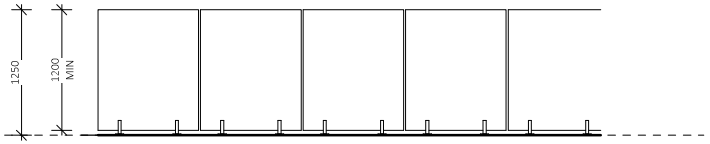
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MC	1 : 1000	25/02/2022	K
CHECKED	SHEET	PROJECT NO	
JC	A1	21060	

DA002



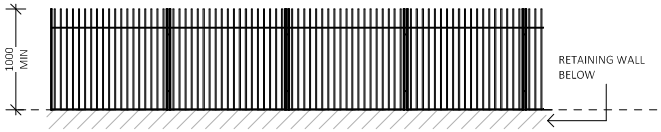
1 SECURITY FENCING / DANGEROUS GOODS FENCING
1 : 50

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



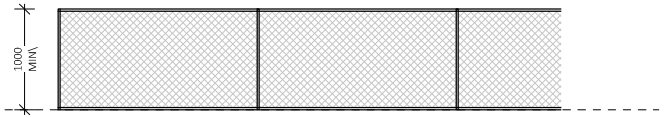
2 POOL BARRIER FENCING
1 : 50

- GLASS
- MIN. 1200H



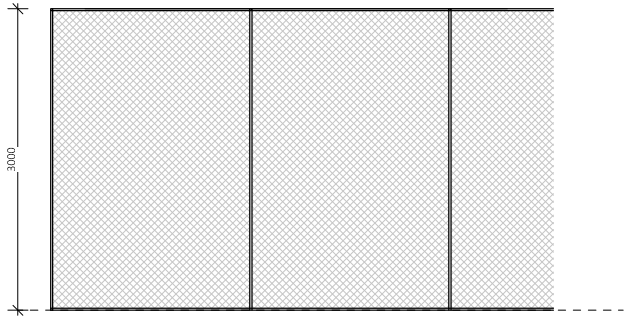
3 FALL PROTECTION BARRIER FENCING
1 : 50

- 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

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Lvl 1, 488 Stirling Highway,
Peppermint Grove WA 6011
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NO.	DATE	DESCRIPTION
A	31/03/22	REVISED DA ISSUE

PROJECT NAME: ONSLOW TOWNSHIP VILLAGE

PROJECT: LOT 300, BACK BEACH ROAD, ONSLOW WA 6710

398

DRAWING: SITE FENCING SCHEDULE

DRAWN: SD | CHECKED: JF | SCALE: 1 : 50 | SHEET: A3 | DATE: 03/31/22 | PROJECT NO: 210601 | REVISION: A

DA005