



Regional Joint Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 24 August 2023; 9.30am
Meeting Number: RJDAP/110
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/83959990200>

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+ 61 8 6119 3900 Australia
Insert Meeting ID followed by the hash (#) key when prompted - **839 5999 0200**

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

1 Table of Contents

| | | |
|-----|---|---|
| 1. | Opening of Meeting, Welcome and Acknowledgement..... | 2 |
| 2. | Apologies..... | 2 |
| 3. | Members on Leave of Absence..... | 2 |
| 4. | Noting of Minutes..... | 2 |
| 5. | Declarations of Due Consideration..... | 2 |
| 6. | Disclosure of Interests..... | 3 |
| 7. | Deputations and Presentations..... | 3 |
| 8. | Form 1 – Responsible Authority Reports – DAP Applications | 3 |
| | 8.1 Lot 205 (99) Old Newdegate Road, Ravensthorpe..... | 3 |
| 9. | Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval | 3 |
| | Nil..... | 3 |
| 10. | State Administrative Tribunal Applications and Supreme Court Appeals .. | 4 |
| 11. | General Business..... | 4 |
| 12. | Meeting Closure | 4 |



Attendance

DAP Members

Tony Arias (Presiding Member)
Kanella Hope (Deputy Presiding Member)
Justin Page (Third Specialist Member)
Cr Sue Leighton (Local Government Member, Shire of Ravensthorpe)
Cr Mark Mudie (Local Government Member, Shire of Ravensthorpe)

Officers in attendance

Peter Wilks (Shire of Ravensthorpe)
Lani Diederiks (Shire of Ravensthorpe)
Natalie Bell (Shire of Ravensthorpe)

Minute Secretary

Tenielle Brownfield (DAP Secretariat)

Applicants and Submitters

Bernard Lim (BM Projects Collective Pty Ltd)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declares the meeting open and acknowledges the traditional owners and pay respects to Elders past and present of the land on which the meeting is being held.

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.

2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

5. Declarations of Due Consideration

The Presiding Member notes an addendum to the agenda was published to include details of a DAP request for further information and responsible authority response in relation to Item 8.1, received on 21 August 2023.



Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

- 7.1** Shane Waldron (Galaxy Lithium Australia Pty Ltd) presenting in support of the recommendation for the application at Item 8.1. The presentation will address reasons for the requirement of a dedicated workforce accommodation facility.

The Shire of Ravensthorpe may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 205 (99) Old Newdegate Road, Ravensthorpe

| | |
|--------------------------|----------------------------------|
| Development Description: | Workforce Accomodation |
| Applicant: | BM Projects Collective Pty Ltd |
| Owner: | Galaxy Lithium Australia Pty Ltd |
| Responsible Authority: | Shire of Ravensthorpe |
| DAP File No: | DAP/23/02522 |

9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.



10. State Administrative Tribunal Applications and Supreme Court Appeals

| Current SAT Applications | | | | |
|----------------------------------|-------------------|---|---|-----------------------|
| File No. & SAT DR No. | LG Name | Property Location | Application Description | Date Lodged |
| DP/14/00039 DR 65/2020 | Shire of York | Lots 4869 (2256), 5931, 9926 (2948) and 26934 Great Southern Highway, St Ronans | Construction and Use of Allawuna Farm for the purposes of a Class II Landfill | 28 July 2020 |
| DAP/21/02063 DR241/2021 | Shire of Dardanup | Lot 2 Banksia Road, Crooked Brook | Cleanaway Dardanup Landfill Facility | 5 November 2021 |
| DAP/22/02256 PA80/2022 | Shire of Capel | 79 (Lot 100) Bussell Highway, Gelorup | Proposed Service Station and Motor Vehicle Wash | 30 May 2023 |

| Finalised SAT Applications* | | | | |
|------------------------------------|-----------------|--|---------------------------------|--------------------|
| File No. & SAT DR No. | LG Name | Property Location | Application Description | Date Lodged |
| DAP/22/02403 DR51/2023 | City of Bunbury | No.6 (Lot 10) Mossop Street and No.83 (Lot 40) Mangles Street, South Bunbury | Proposed Child Care Premises | 23 March 2023 |

* Matters finalised during the last meeting cycle.

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

12. Meeting Closure



Direction for Further Services from the Responsible Authority

Regulation 13(1) and DAP Standing Orders 2020 cl. 3.3

Guidelines

A DAP Member who wishes to request further services (e.g. technical information or alternate recommendations) from the Responsible Authority must complete this form and submit to daps@dplh.wa.gov.au.

The request will be considered by the Presiding Member and if approved, the Responsible Authority will be directed to provide a response to DAP Secretariat within the form.

It is important to note that **the completed form containing the query, response and any accompanying documentation will be published on the DAP website** as an addendum to the meeting agenda.

DAP Application Details

| | |
|------------------------|--|
| DAP Name | Region JDAP |
| DAP Application Number | DAP/23/02522 |
| Responsible Authority | Shire of Ravensthorpe |
| Property Location | Lot 205 Old Newdegate Road, Ravensthorpe |


Presiding Member Authorisation

| | |
|-----------------------|-------------------------------|
| Presiding Member Name | Mr Tony Arias |
| Signature | <i>Tony Arias</i> |
| Date | 17 August 2023 |
| Response Due | 21 August 2023; 3.00pm |

Nature of technical advice or information required*

| | | |
|---|-----------|---|
| 1 | DAP query | Has a Traffic Impact Assessment or other traffic analysis been undertaken to determine the suitability of the proposed access arrangements and potential impacts on the surrounding road system. |
| | Response | A Traffic Impact Assessment has not been provided by the applicant. Qualitative analysis from the Shire shows that: <ul style="list-style-type: none"> • There will be a significant increase of traffic on a 400m gravel section of dry weather road on Old Newdegate Rd between the Camp entrance and Floater Rd. The Shire requests that this section be sealed to all weather standard at the cost of the Applicant. • The recently constructed intersection of Brookton Highway and Floater Rd was built with a 2-coat emulsion seal enabling all weather traffic, but was expected for low vehicle usage. The introduction of the camp will result in a significant increase in traffic and deterioration will be faster than expected. The Shire |

* Any alternate recommendation sought does not infer a pre-determined position of the panel.

| | | |
|----|-----------|---|
| | | <p>requests that this section be asphalted at the cost of the Applicant.</p> <ul style="list-style-type: none"> The recently constructed 400m section of Floater Rd between the Old Newdegate Rd and the Mine Entrance is sealed, it should perform well, but will experience a significant traffic increase and deterioration will be faster than originally expected. The Shire requests the Applicant commits to funding all future resealing costs on this section during the life of the Camp when the need arises. |
| 2. | DAP query | <p>Please provide a Plan showing proposed access details from the Proposed Development to Old Newdegate Road/Floater Road intersection and details/plans of proposed changes, if any, to the Old Newdegate Road/Brookton Highway.</p> |
| | Response | <p>Discussions with MRWA have commenced and a visit has been planned to assess the best option to close the access from Old Newdegate Rd to the Brookton Hwy, but still keeping the Old Newdegate Rd open and accessible to the public from Floater Rd in the east. The costs of closure are not expected to be high, probably some fencing, signage, minor earthworks, drainage and vegetation works, the Shire requests the Applicant funds the cost of closure.</p> <p>Please see plan attached below.</p>  <p>The map is an aerial photograph with several white labels and red annotations. At the top, a blue arrow points north. A red vertical bar is labeled 'ROAD TO BE BLOCKED' and is located on the northern part of Old Newdegate Rd. To the left, a road is labeled 'AERODROME RD'. Further left, a road is labeled 'BROOKTON HWY'. The main road running north-south is 'OLD NEWDEGATE RD'. A road branching east from Old Newdegate Rd is 'FLOATER RD'. A road branching south from Old Newdegate Rd is labeled 'ROAD REMOVED'. At the bottom, a road is labeled 'MINE ENTRANCE'. The southern end of the map is labeled 'RAVENSTHORPE'. The word 'Landgate' is repeated multiple times across the map, likely as a watermark or landowner name.</p> |
| 3. | DAP query | <p>Please provide alternative wording for Footnotes 1, 2, 9 – 14 consistent with the intent that they are advisory and not conditions. It is also noted Footnotes 4 and 5 are duplicated.</p> |
| | Response | <p>Amended on the RAR</p> |

LOT 205 (99) OLD NEWDEGATE ROAD, RAVENSTHORPE – WORKFORCE ACCOMODATION

Form 1 – Responsible Authority Report (Regulation 12)

| | | |
|--|--|--|
| DAP Name: | Workforce Accommodation at Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe | |
| Local Government Area: | Shire of Ravensthorpe | |
| Applicant: | BM Projects Collective Pty Ltd | |
| Owner: | Galaxy Lithium Australia Pty Ltd | |
| Value of Development: | \$25 million <input checked="" type="checkbox"/> Mandatory (Regulation 5) <input type="checkbox"/> Opt In (Regulation 6) | |
| Responsible Authority: | Shire of Ravensthorpe | |
| Authorising Officer: | Natalie Bell | |
| LG Reference: | P23-13 | |
| DAP File No: | DAP/23/02522 | |
| Application Received Date: | 3 July 2023 | |
| Report Due Date: | 26 September 2023 | |
| Application Statutory Process Timeframe: | 90 Days | |
| Attachment(s): | <ol style="list-style-type: none"> 1. ALL-2201 00 Letter 2. ALL-2201 01 Drawings 3. ALL-2201 02 Survey 4. ALL-2201 03 BAL Report 5. Council Minutes (Unconfirmed) 6. Agenda Item | |
| Is the Responsible Authority Recommendation the same as the Officer Recommendation? | <input type="checkbox"/> Yes | Complete Responsible Authority Recommendation section |
| | <input type="checkbox"/> N/A | |
| | <input checked="" type="checkbox"/> No | Complete Responsible Authority and Officer Recommendation sections |

Responsible Authority Recommendation

Approve DAP Application reference DAP/20/1851 and accompanying plans (Attachments 1 - 4) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development Regulations 2015*, and the provisions of the Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the conditions.

That the Regional Joint Development Assessment Panel resolves to:

1. Accept that the DAP Application reference DAP/23/02522 is appropriate for consideration as a "Rural" land use and compatible with the objectives of the

zoning table in accordance with Clause 3.2 of the Shire of Ravensthorpe Local Planning Scheme No. 6;

2. Approve DAP Application reference DAP/23/02522 and accompanying plans (ALL-2201 01 Drawings, ALL-2201 02 Survey) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.
2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Schedule 1 – Definitions of LPS 6). Workforce accommodation means premises, which may include modular or relocatable buildings, used –
 - a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
 - b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.
3. During the construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
4. The development is to be clearly incidental to the predominant permissible use. If the approved predominant use ceases or diminishes to a state where the development is no longer incidental to the predominant permissible use, this approval will be deemed to have lapsed.

Amended Condition 4:

The development is to be clearly incidental to the predominant permissible use - mining operations. If the predominant use - mining operations, ceases and enters into caretaker mode, or care and maintenance, for more than 5yrs, or diminishes to a point where the workforce accommodation is no longer required, this approval will be deemed to have lapsed and the development is to be decommissioned and removed, with the site returned to its natural state, including removal of effluent disposal infrastructure.

5. Prior to cessation of use, a management plan is to be prepared and submitted to the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required.
6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance with plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.

7. The vehicle crossover is to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.
8. The driveway/accessway shall be constructed and maintained to an all-weather standard (e.g. gravel, crushed rock) to facilitate access to the development by 2-wheel drive vehicles.

Amended Condition 8:

All driveways and accessways are to be sealed to a bitumen or asphalt or concrete standard to facilitate access to the development by two (2) wheel drive vehicles, to the satisfaction of the Shire of Ravensthorpe (Works Division).

9. Vehicle parking is to be provided as per the approved plans.
10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.
11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.
12. The subject land is not to be used for the storage of vehicles associated with mining operations.
13. All vehicle movements are to be via the Floater Road/Old Newdegate-Ravensthorpe Road intersection.
14. No vehicle movements are to occur via the Brookton Highway/Old Newdegate-Ravensthorpe Road intersection
15. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe (Building Services).
16. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
17. The approved development shall provide a supply of potable water adequate to meet the needs of the development. A building permit is required for a water storage tank with a capacity of over 5,000 Litres. Where use of water bores is proposed for supply of potable water, it is the responsibility of the applicant to ensure that any required water testing is undertaken and that the water is safe for consumption.
18. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, an application to construct or install an apparatus for the treatment of sewage and the disposal of effluent and liquid wastes must be submitted for the approval of the Shire of Ravensthorpe (Health Services), in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
19. The approved development is to comply with the provisions of Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.

20. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.
21. The proposed operations, during and after construction, are required to comply with the Environmental Protection (Noise) Regulations 1997.
22. The applicant is responsible for the removal of any waste, refuse or discarded materials from adjoining properties where the material has originated from the development hereby approved.
23. All vehicles must be located entirely on the site during loading and unloading of goods and passengers associated with the use of the site.
24. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.
25. PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, a waste management plan shall be submitted to and approved by the Shire of Ravensthorpe (Environmental Health Services). The waste management plan shall be implemented at all times to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
26. In relation to the requirements of the waste management plan, the applicant is advised to contact the Shire of Ravensthorpe (Environmental Health Services). Generally, the plan shall detail how all refuse generated from the site will be dealt with, including the location of all refuse storage areas and the means by which waste disposal vehicles will access the bins.
27. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
28. Rubbish enclosure areas adequate to service the development are to be constructed prior to the occupation or use of the development to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
29. This decision constitutes planning approval only and is valid for a period of 2 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.

Advice Notes

1. THIS IS NOT A BUILDING PERMIT. An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe (Building Services) prior to any works commencing on-site.

2. The development is to comply with the *Building Code of Australia, Building Regulations* and the *Local Government Act*.
3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.
4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
5. Electricity Providers have requested the Shire to advise Applicants that certain restrictions apply regarding the installation of conductive materials near network assets. Applicants are advised to contact the local electricity providers for the Ravensthorpe region to ascertain whether any restrictions affect their proposed development.
6. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.
7. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.
8. The development is defined as a "Food Business" under the *Food Act 2008*. The development must comply with the *Food Act 2008* and *Food Regulations 2009* and the *Australian New Zealand Food Standards Code*.
9. In accordance with the provisions of the *Food Act 2008* and *Food Regulations 2009* an application to register the food business hereby permitted must be submitted and approved by the Shire of Ravensthorpe (Health Services) prior to the commencement of operations.
10. The development the subject of this development approval is required to comply with the Shire of Ravensthorpe Health Local Laws.
11. Any Applications for the on-site treatment of effluent must be submitted to Shire of Ravensthorpe (Environmental Health Services) demonstrating that a system of suitable capacity can be accommodated within the site and that adequate land area will be set aside for the system, and shall include the following information:

Two (2) copies of a modified site plan drawn to a 1:100 scale are requested within 21 days from the date of this correspondence detailing the following information:

- Proposed location of the onsite waste water treatment and disposal system;
- Setbacks of the system to buildings, boundaries, trafficable areas, bores and water courses; and

- For non-residential premises, the number of persons on the premises and the type of fixtures and fittings on the premises (e.g. toilets, showers, parts washing troughs, wash down bays etc).
12. The approved development is to comply with the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, including the following criteria:
- Disposal of septic effluent may require an amended soil disposal system or an approved alternative treatment unit for the treatment of sewage as approved by the Department of Health.
 - Disposal of septic effluent may require inverted drainage depending on site conditions.
 - A person shall not, without the permission of the relevant local government, cause or permit a receptacle for drainage -
 - a) to have any structure erected above it; or
 - b) to be subject to vehicular traffic or be located less than 1.2m from an area that is subject to vehicular traffic; or
 - c) to be paved or covered with a surface treatment.
 - Septic tanks are to be located a minimum of 1.2 metres from all buildings, footings and boundaries. Leach drains to be 1.8 metres from all buildings, any septic tanks, any other leach drains or soak wells and boundaries.
 - No person should permit or cause the discharge of effluent into an on-site sewage system unless otherwise approved by the Local Government or Executive Director Public Health.
13. The approved development is required to comply with the following legislation (as amended from time to time):
- *Health (Miscellaneous Provisions) Act 1911*
 - [Work Health and Safety \(General\) Regulations 2022](#)
 - *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
 - *Environmental Protection (Noise) Regulations 1997*
 - *Food Act 2008 and Food Regulations 2009*
 - *Health Act (Laundries and Bathrooms) Regulations 1971*
 - *Tobacco Products Control Regulations 2006*

Reasons for Responsible Authority Recommendation

The Council Resolution varies from the Officers Recommendation in regards to two points.

First the Council Resolution includes a Condition for the Workforce Accommodation to be removed from the site and the site to be rehabilitated in the event that the use of the site is put into 'Care and Maintenance' mode from a period of more than five years.

This was requested by Councillors for the Shire of Ravensthorpe due to concerns regarding risk of degrading infrastructure and unused developments where active use is not undertaken.

The second variation is a request for sealing of internal access ways which was requested by Shire Staff at the Council Meeting where this application was discussed. The intent of the Shire Staff was for Old Newdegate-Ravensthorpe Road to be sealed to the access of the development from the intersection of Floater Road due to a misunderstanding that Old Newdegate-Ravensthorpe Road was part of an internal access to the development and not the public road it actually is.

Details: Outline of Development Application

| | |
|---|---|
| Region Scheme | N/A |
| Region Scheme - Zone/Reserve | N/A |
| Local Planning Scheme | Shire of Ravensthorpe Local Planning Scheme No. 6 |
| Local Planning Scheme - Zone/Reserve | Rural |
| Structure Plan/Precinct Plan | N/A |
| Structure Plan/Precinct Plan - Land Use Designation | N/A |
| Use Class and permissibility: | Workforce Accommodation |
| Lot Size: | 39.9 Hectares |
| Existing Land Use: | Agriculture - Extensive |
| State Heritage Register | No |
| Local Heritage | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area |
| Design Review | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other |
| Bushfire Prone Area | Yes |
| Swan River Trust Area | No |

Proposal:

The applicants proposal is for the use of Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe for the purposes of Workforce Accommodation.

The development includes the following:

- 248 ensuite Single Occupant units;
- Laundries
- Dining and Drinking Hall with Alfresco Area
- Village Administration office and shop
- Fitness and recreation facility
- Undercover BBQ/Outdoor Recreational Area
- Parking for vehicles
- Loading and unloading areas

- Waste storage and collection
- On-site effluent disposal

| | |
|----------------------------|-------------------------|
| Proposed Land Use | Workforce Accommodation |
| Proposed Net Lettable Area | N/A |
| Proposed No. Storeys | 1 |
| Proposed No. Dwellings | N/A |

Background:

The subject land is zoned “Rural” under the Shire’s Local Planning Scheme No. 6. Land to the north and west is zoned “Reserve – Environmental Conservation”, and land to the east and south is zoned “Rural”. The Lithium Mine is located approximately 1 kilometre to the south-east.

This is the first application of its nature received from this applicant.

The proposal comprises of:

- 248 Ensuite single occupant units
- Laundries
- Dining and drinking hall with alfresco area
- Village administration office and shop
- Fitness and Recreation facility
- Undercover BBQ/outdoor recreational area
- Parking for light vehicles
- Bus pick up/drop off and bus parking area
- Delivery truck parking area
- Loading area
- Waste storage and collection area
- On site sewerage treatment.

The subject land is relatively isolated from other agricultural concerns and is too small to support broadacre agriculture when considered in isolation. There is no waterways, wetland or remnant vegetation on the property and no damming of streams are proposed.

Legislation and Policy:

Legislation

Planning and Development Act 2005.

Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2 Deemed Provisions).

- Part 8 cl 64. – Advertising applications;
- Part 9 cl. 67. – Matters to be considered by local government;
- Part 9 cl. 68. – Determination of applications

State Government Policies

N/A

Structure Plans/Activity Centre Plans

N/A

Local Policies

Local Planning Scheme No. 6

- Part 3 – Zones;
- Clause 4.14 – Development in the Rural Zone
- Clause 4.17 – Workforce Accommodation
- Schedule 2 – Additional Site and Development Requirements

Consultation:Referrals/consultation with Government/Service Agencies

The application was referred to Main Roads WA due to concerns regarding general vehicle access and potential use of the Brookton Highway – Old Newdegate-Ravensthorpe Road intersection.

Main Roads indicated that they have no current “in principle” objections to the proposal but provided the following list of concerns regarding the impact of any increased traffic volumes that may be generated by the proposed development.

- The existing intersection of Old Newdegate Rd and Brookton Highway is poorly located in regard to the LGA road Approach Angle, Approach Sight distance and Entering Sight Distance to the State Rd.
- There have been reported concerns regarding the suitability of the intersection and the Shire of Ravensthorpe instigated a road safety review in 2013.
- The review identified a number of safety concerns and recommended both Short and Long Term treatments to address those concerns.
- The Long Term recommendation recommended the realignment of the Old Newdegate Rd to form a standard T-junction with Brookton Highway to the south of its current location, the Shire prepared a cost estimate and submitted a black spot nomination.
- Main Roads supported those recommendations from 2013.
- The estimated cost in 2013 was approximately \$250K, these works would have included design, land acquisition, clearing, drainage, earthworks, pavement construction, sealing and rehabilitation costs.
- A estimate of costs in 2023 is approximately \$500k and conceivably considerably more as the works would need to comply with current environmental requirements and recent significant construction cost increases.

- These works are likely to require the clearing of additional native vegetation, obtaining the necessary Environmental permits and approvals may cause delay.
- Relocating the Old Newdegate Road intersection to the south is likely to be problematic due to the existing location of Airdrome Rd and Main Road would not support the installation of 4 way intersections.
- The Old Newdegate Road may be considered an unreasonable liability due to its alignment and connection with the Brookton Highway.
- The cost of an upgrade of the Old Newdegate Road intersection with Brookton Highway may be appropriated to the developer due to the increased traffic volumes generated by the proposed 248 bed Workforce Accommodation Camp at Lot 250.
- The developer has already incurred the cost of the recently realigned and reconstructed Floater Road and the intersection with Brookton Highway.
- Floater Road now provides a more suitable connection to Brookton Highway which meets both the communities and the mine's needs.
- The proposed Workforce Accommodation Camp at Lot 250 on the Old Newdegate Rd has direct access to the recently realigned and constructed Floater Rd.
- Rehabilitation of the Old Newdegate Road reserve may provide an opportunity for an Environmental offset to the developer.

Other Advice

A meeting between Allkem Limited and the Shire in regards to access arrangements raised the following points:

- The shire stated that there was a want to close Old Newdegate Road at the Brookton Highway Intersection.
- There is a need to maintain local access to the house on the Southern side of Old Newdegate Road.
- Allkem does not see any reason not to utilise the Old Newdegate Road/Floater Road intersection to access the Ravensthorpe village.
- Allkem can place material at the end of Old Newdegate road in order to close it off to access to Brookton Highway.
- Formal closure of the road will be required to be managed between Main Roads and the Shire, such as legal closures and the removal of signage on Brookton Highway designating the junction and the road.
- Allkem propose to complete the installation of material at the junction once the camp construction works commence.
- Proposed location would be at the narrow point of the road at the intersection.

The proposal was also referred internal to Shire Health, Building and Works staff for comment due to concerns regarding effluent disposal, water supply, building requirements, traffic impact and intersection upgrade requirements.

Planning Assessment:

The proposal has been assessed against all the relevant legislation requirements of the Local Planning Scheme, State Planning Policies and Local Planning Policies. The

following matters have been identified as key considerations for the determination of this application:

| Provision: | Requirement | Proposal: | Assessment: |
|---|--|-----------|--|
| Local Planning Scheme No. 6 Part 3 – Zones and use of Land | <p>I. To provide for the maintenance or enhancement of specific local rural character.</p> <p>II. To protect and promote broad acre and intensive and innovative uses that focus on food and agricultural production such as horticulture as the primary uses in productive agricultural areas, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use or are located in areas of lower productivity.</p> <p>III. To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.</p> | N/A | Proposal complies with the objectives of the Rural zone. |

| | | | |
|---|---|---|---|
| | <p>V. To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.</p> <p>V. To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</p> <p>VI. To facilitate mining within the Shire including the construction of workforce accommodation where required.</p> | | |
| Local Planning Scheme No. 6 3.2 Zoning Table | Workforce Accommodation is a 'D' use in the Rural zone. | N/A | Proposed use is suitable to the Rural zone and the proposed location. |
| Local Planning Scheme No. 6 Front Setback | 20 Metres | Between 347 and 637 metres (approximate) depending on where on the front setback is used for measurement. | Proposal complies with front setback. |
| Local Planning Scheme No. 6 Side Setback | 10 Metres | Approximately 112 metres. | Proposal complies with side setback. |
| Local Planning Scheme No. 6 Rear Setback | 10 Metres | Approximately 145 metres. | Proposal complies with rear setback. |

| | | | |
|---|---|-----|--|
| Local Planning Scheme No. 6 Workforce Clause 4.17 Accommodation | On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that: (a) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal; (b) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued; (c) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and | N/A | Proposal complies with all provisions and requirements related to Workforce Accommodation under Local Planning Scheme No. 6. |
| Local Planning Scheme No. 6 | In considering an application for | N/A | The proposal complies with the |

| | | | |
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| <p>Clause 4.14 Development in Rural Zone</p> | <p>Development Approval in the Rural Zone the local government will have due regard for the following, in addition to the provisions of the Scheme: (a) any sensitive or incompatible uses that may require buffer separation from the proposed use, including the potential for spray drift and the need to contain any spray drift within the land the subject of the application; (b) any wetland, waterway, remnant vegetation or other sensitive feature, and how the application has addressed the protection of the feature; (c) evidence of a sustainable water supply that does not rely on catchment outside the lot, or damming of a stream that will impact on the water availability for another lot or lots; (d) soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics; and (e) proposals for treatment and disposal of waste products. The local government may require a Nutrient Management Plan for developments which</p> | | <p>requirements for development in the Rural zone under Local Planning Scheme No. 6.</p> |
|--|---|--|--|

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| | involve high levels of nutrients and have potential to export nutrients into waterways. | | |
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The proposed location is not a sensitive location in terms of height, vehicle movement, noise or other nuisance issue

It is to be noted that there is no set car parking requirement for workforce accommodation under Local Planning Scheme No. 6. The applicant has indicated that the intent is for workers staying in the workforce accommodation to be transported by bus, however there is sufficient space remaining on site for the parking and storage of vehicles in unsealed areas if required.

Conclusion:

In conclusion the development is considered to be appropriate to the subject land is consistent with the relevant requirements of the planning framework as no variations are proposed.

Alternatives

The proposal can be determined differently to the Officer Recommendation via the adding, altering or deleting of conditions and/or advice notes as necessary.

Officer Recommendation

It is recommended that the Regional DAP resolves to:

1. **Accept** that the DAP Application reference DAP/23/02522 is appropriate for consideration as a “Workforce Accommodation” land use and compatible with the objectives of the zoning table in accordance with Clause 3.2 of the Shire of Ravensthorpe Local Planning Scheme No. 6;
2. **Approve** DAP Application reference DAP/23/02522 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) 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.
2. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.

3. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Schedule 1 – Definitions of LPS 6). Workforce accommodation means premises, which may include modular or relocatable buildings, used –
 - c) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
 - d) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.
4. During the construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
5. The development is to be clearly incidental to the predominant permissible use - mining operations. If the predominant use - mining operations, ceases and enters into caretaker mode, or care and maintenance, for more than 5yrs, or diminishes to a point where the workforce accommodation is no longer required, this approval will be deemed to have lapsed and the development is to be decommissioned and removed, with the site returned to its natural state, including removal of effluent disposal infrastructure.
6. Prior to cessation of use, a management plan is to be prepared and submitted to the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required.
7. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance with plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.
8. The vehicle crossover is to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.
9. Vehicle parking is to be provided as per the approved plans.
10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.
11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.
12. The subject land is not to be used for the storage of vehicles associated with mining operations.
13. All vehicle movements are to be via the Floater Road/Old Newdegate-Ravensthorpe Road intersection.
14. No vehicle movements are to occur via the Brookton Highway/Old Newdegate-Ravensthorpe Road intersection

15. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe (Building Services).
16. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
17. The approved development shall provide a supply of potable water adequate to meet the needs of the development. A building permit is required for a water storage tank with a capacity of over 5,000 Litres. Where use of water bores is proposed for supply of potable water, it is the responsibility of the applicant to ensure that any required water testing is undertaken and that the water is safe for consumption.
18. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, an application to construct or install an apparatus for the treatment of sewage and the disposal of effluent and liquid wastes must be submitted for the approval of the Shire of Ravensthorpe (Health Services), in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
19. The approved development is to comply with the provisions of Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.
20. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.
21. The proposed operations, during and after construction, are required to comply with the Environmental Protection (Noise) Regulations 1997.
22. The applicant is responsible for the removal of any waste, refuse or discarded materials from adjoining properties where the material has originated from the development hereby approved.
23. All vehicles must be located entirely on the site during loading and unloading of goods and passengers associated with the use of the site.
24. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.
25. PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, a waste management plan shall be submitted to and approved by the Shire of Ravensthorpe (Environmental Health Services). The waste management plan shall be implemented at all times to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).

26. In relation to the requirements of the waste management plan, the applicant is advised to contact the Shire of Ravensthorpe (Environmental Health Services). Generally, the plan shall detail how all refuse generated from the site will be dealt with, including the location of all refuse storage areas and the means by which waste disposal vehicles will access the bins.
27. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
28. Rubbish enclosure areas adequate to service the development are to be constructed prior to the occupation or use of the development to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
29. Old Newdegate-Ravensthorpe Road is to be sealed from the intersection with Floater Road to the entrance to the subject land to the satisfaction of the Shire of Ravensthorpe at the cost of the applicant.

Advice Notes

1. THIS IS NOT A BUILDING PERMIT. The developer is advised an application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe (Building Services) prior to any works commencing on-site.
2. The developer is advised the development is to comply with the *Building Code of Australia*, *Building Regulations* and the *Local Government Act*.
3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.
4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
5. Electricity Providers have requested the Shire to advise Applicants that certain restrictions apply regarding the installation of conductive materials near network assets. Applicants are advised to contact the local electricity providers for the Ravensthorpe region to ascertain whether any restrictions affect their proposed development.
6. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.
7. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.
8. The developer is advised that the development is defined as a "Food Business" under the *Food Act 2008*. The development must comply with the *Food Act*

2008 and Food Regulations 2009 and the Australian New Zealand Food Standards Code.

9. The developer is advised that in accordance with the provisions of the *Food Act 2008* and *Food Regulations 2009* an application to register the food business hereby permitted must be submitted and approved by the Shire of Ravensthorpe (Health Services) prior to the commencement of operations.
10. The developer is advised that the development the subject of this development approval is required to comply with the Shire of Ravensthorpe Health Local Laws.
11. The developer is advised that any Applications for the on-site treatment of effluent must be submitted to Shire of Ravensthorpe (Environmental Health Services) demonstrating that a system of suitable capacity can be accommodated within the site and that adequate land area will be set aside for the system, and shall include the following information:

Two (2) copies of a modified site plan drawn to a 1:100 scale are requested within 21 days from the date of this correspondence detailing the following information:

- Proposed location of the onsite waste water treatment and disposal system;
 - Setbacks of the system to buildings, boundaries, trafficable areas, bores and water courses; and
 - For non-residential premises, the number of persons on the premises and the type of fixtures and fittings on the premises (e.g. toilets, showers, parts washing troughs, wash down bays etc).
12. The developer is advised that the approved development is to comply with the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, including the following criteria:
 - Disposal of septic effluent may require an amended soil disposal system or an approved alternative treatment unit for the treatment of sewage as approved by the Department of Health.
 - Disposal of septic effluent may require inverted drainage depending on site conditions.
 - A person shall not, without the permission of the relevant local government, cause or permit a receptacle for drainage -
 - a) to have any structure erected above it; or
 - b) to be subject to vehicular traffic or be located less than 1.2m from an area that is subject to vehicular traffic; or
 - c) to be paved or covered with a surface treatment.
 - Septic tanks are to be located a minimum of 1.2 metres from all buildings, footings and boundaries. Leach drains to be 1.8 metres from all buildings, any septic tanks, any other leach drains or soak wells and boundaries.

- No person should permit or cause the discharge of effluent into an on-site sewage system unless otherwise approved by the Local Government or Executive Director Public Health.

13. The developer is advised that the approved development is required to comply with the following legislation (as amended from time to time):

- *Health (Miscellaneous Provisions) Act 1911*
- [Work Health and Safety \(General\) Regulations 2022](#)
- *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
- *Environmental Protection (Noise) Regulations 1997*
- *Food Act 2008 and Food Regulations 2009*
- *Health Act (Laundries and Bathrooms) Regulations 1971*
- *Tobacco Products Control Regulations 2006*

Reasons for Officer Recommendation

The officers recommendation for approval is based on the proposal development calling for no variations from the provisions of Shire of Ravensthorpe Local Planning Scheme No. 6.

The recommendation differs from the minutes of the Council Meeting due to a need to correct a miscommunication between staff members that the condition for sealing is to apply to Old Newdegate-Ravensthorpe Road from the intersection with Floater Road to the entrance to the subject land and is not for the sealing of internal access ways.



Direction for Further Services from the Responsible Authority

Regulation 13(1) and DAP Standing Orders 2020 cl. 3.3

Guidelines

A DAP Member who wishes to request further services (e.g. technical information or alternate recommendations) from the Responsible Authority must complete this form and submit to daps@dplh.wa.gov.au.

The request will be considered by the Presiding Member and if approved, the Responsible Authority will be directed to provide a response to DAP Secretariat within the form.

It is important to note that **the completed form containing the query, response and any accompanying documentation will be published on the DAP website** as an addendum to the meeting agenda.

DAP Application Details

| | |
|------------------------|--|
| DAP Name | Region JDAP |
| DAP Application Number | DAP/23/02522 |
| Responsible Authority | Shire of Ravensthorpe |
| Property Location | Lot 205 Old Newdegate Road, Ravensthorpe |

Presiding Member Authorisation

| | |
|-----------------------|-------------------------------|
| Presiding Member Name | Mr Tony Arias |
| Signature | <i>Tony Arias</i> |
| Date | 18 August 2023 |
| Response Due | 21 August 2023; 3.00pm |

Nature of technical advice or information required*

| | | |
|---|-----------|---|
| 1 | DAP query | <p>The proposed Workforce Accommodation is proximate to an active mine site. Typically, sensitive accommodation uses are located outside of a buffer to mining / industrial land uses.</p> <p>Can the Shire please provide a response as to why this sensitive use in this location is considered acceptable? Regard may be necessary to relevant SPP's, EPA separation buffers, cl 67 etc.</p> |
| | Response | <p>The application for Workforce Accommodation is proposed to assist and support the operation of the nearby mine site. It is noted that Workforce Accommodation is not listed as a type of sensitive land use under the EPAs document for <i>Guidance for the Assessment of Environmental Factors Western Australia (in accordance with the Environmental Protection Act 1986) Separation Distances between Industrial and Sensitive Land Uses</i> though it is implied. The buffer areas for the mine site include large areas of the Ravensthorpe townsite, with the area around Ravensthorpe including other buffer areas (such as the CBH grain storage site) and large areas of</p> |

* Any alternate recommendation sought does not infer a pre-determined position of the panel.

| | | |
|-----------|------------------|---|
| | | reserves which are not available for development which limits development options for a workforce accommodation development in close proximity to the townsite. It is further noted that the extractive activity part of the mine is located closer to the Ravensthorpe Townsite than the proposed workforce accommodation site, as the side of the mine facing the workforce accommodation is dominated by a large tailings dam and bulk storages. The nearest area of concern appears to be some form of ore grinder or processing plant around a kilometre away from the workforce accommodation. If it is a screening plant, it would comply with the 500-metre buffer area under the EPA document. The area subject to active extraction is around 2000 metres (or more) away which also complies with the buffer area requirement. |
| 2. | DAP query | Has the Shire considered any Social Impact Assessment of the proposal? |
| | Response | The social impact was considered, and was specifically identified in the recent Economic Growth Strategy and Tourism Plan for the Shire. Ravensthorpe is heavily dominated by two industries, mining and agriculture. It is acknowledged that fly-in, fly-out mining proposals can have a significant negative impact on rural communities through a number of vectors. Ravensthorpe and Hopetoun are already heavily populated with more permanent mining populations and do see some degree of antisocial behaviour. The Shire of Ravensthorpe also saw significant population and economic loss as a result of a BHP mine closure in the period around 2007-08 which demonstrated the scale to which the area was reliant on mining for economic growth and development. Unfortunately, the building and construction industry in the Shire of Ravensthorpe and surrounding Shires is currently suffering from severe overheating with some residential builders reporting a delay of two or more years with starting construction projects, in addition to significantly increased costs from building in the Perth Metro area due to adding transport costs onto any development proposal. As such it is the position of the Shire of Ravensthorpe that while it would be ideal for miners and their families to be accommodated in permanent residential development in the Shire of Ravensthorpe, that it simply is not possible in the short or medium terms to do so. A lack of available properties in the rental market (there are 5 such properties being advertised today, two in Ravensthorpe, three in Hopetoun) discourages any attempt to force the use of available residential stock by miners as there simply is not sufficient rentals available. It is considered appropriate for a workforce accommodation camp to be considered as there just is not the capacity to support the required workforce in the towns of Ravensthorpe or Hopetoun. |



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dph.wa.gov.au

Presenter Details

| | |
|---|--|
| Name | Shane Waldron |
| Company (if applicable) | Galaxy Lithium Australia Pty Ltd |
| Please identify if you have any special requirements: | YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text. |

Meeting Details

| | |
|------------------------|--|
| DAP Name | Workforce Accommodation at Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe |
| Meeting Date | 24 August 2023 |
| DAP Application Number | DAP/23/02522 |
| Property Location | Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe |
| Agenda Item Number | 8.1 |

Presentation Details

| | |
|---|---|
| I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda: | YES <input checked="" type="checkbox"/> |
| Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>) | SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/> |
| Is the presentation in support of or against the <u>proposed development</u> ? | SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/> |
| Will the presentation require power-point facilities? | YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If yes, please attach |



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

| | |
|--|--|
| Brief sentence summary for inclusion on the Agenda | <i>The presentation will address:</i> Outlining reasons for the requirement of a dedicated workforce accommodation facility for extending existing operations at Mt Cattlin |
|--|--|

In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

Mt Cattlin currently utilises multiple accommodation facilities across the Shire of Ravensthorpe and Shire of Lake Grace region. Current workforce accommodation is primarily provided by the Palace Hotel in Ravensthorpe, the Medallion Metals Camp Facility in Ravensthorpe, and the First Quantum Minerals Camp Facility at the Ravensthorpe Nickel Operations.

Under the current workforce accommodation structure the Mt Cattlin operations are constrained by local accommodation capacity, inability to secure accommodation on a medium to long-term basis, and competition with other mining, industry, and tourism activities within the Shire of Ravensthorpe. These constraints present a material risk to business operations.

The proposed accommodation facility will provide bespoke central facilities catering for the well being of all operational personnel. It will be within 2km of existing operations, decreasing the distance staff are traveling to the operation before and after work due to proximity of facility to the operation’s administration area. The site is unobtrusive to the area, being located on a pastoral block out of sight to the general public.

The proposed development is viewed as a key component in sustaining the operations at Mt Cattlin into the future. The community and the Shire are supportive of the development. The construction and operation of the accommodation facility will also have the benefit of offering further employment potential for the local community.

Ravensthorpe Village

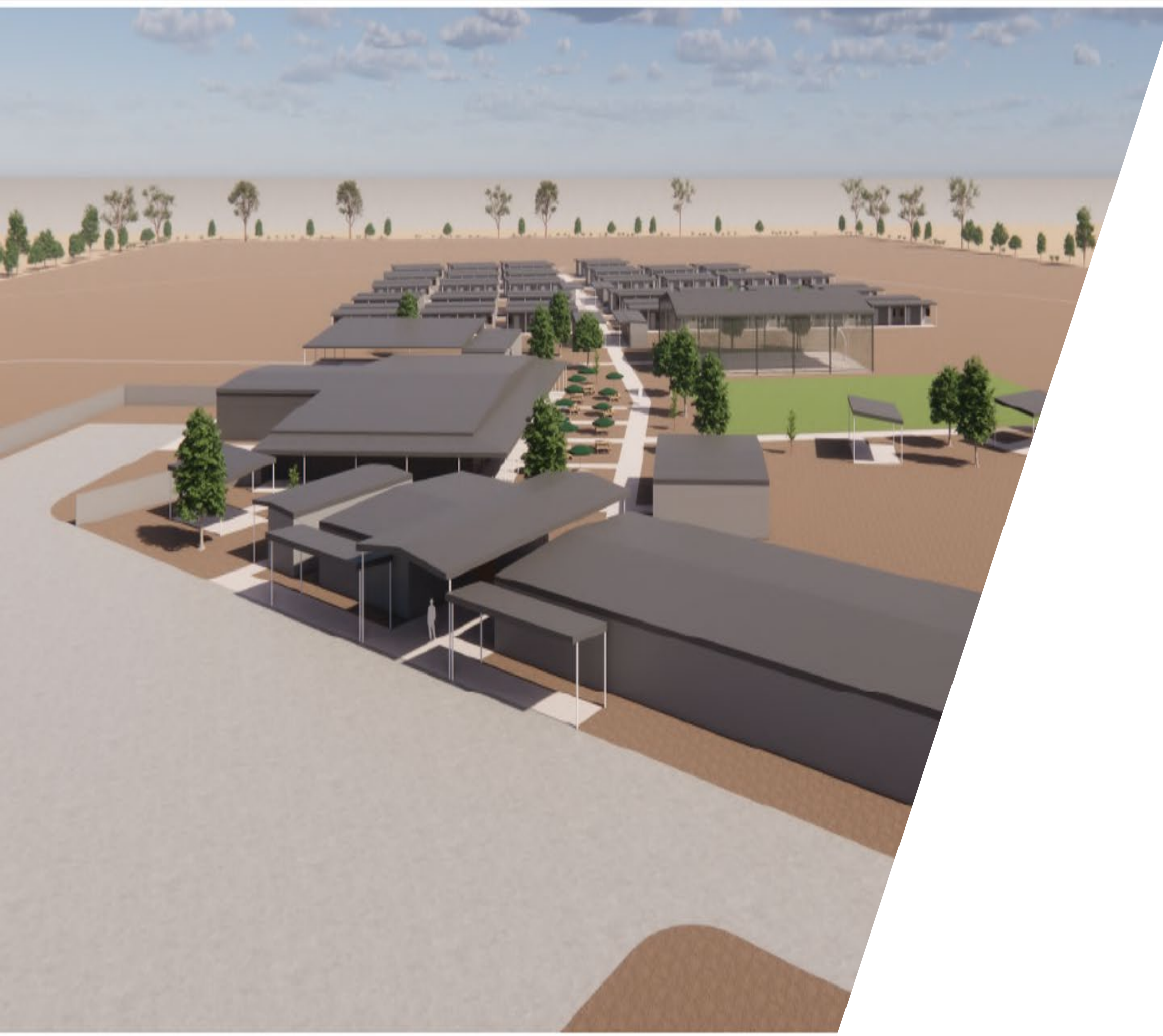
Development Assessment Approval

August 2023



The Community

Mt Cattlin Operations



- The workforce at Mt Cattlin mine are currently made up of a blend of the following:
 - Local personnel form the Ravensthorpe Area
 - Drive in Drive out personnel form the South West, Great Southern and Goldfields area
 - Fly in Fly out personal
- Currently personnel are accommodated across as number of accommodation sites and other mining operations within the Ravensthorpe region.
- The development will provide the operational personnel a purpose-built facility for the afore mentioned personnel blend providing:
 - A high level of quality accommodation
 - Central facilities and amenities
 - A better environment to socialise and interact with peers
- The development will sustain the development of the mine and the security of local jobs into the future.

The Village

Village Overview



- **248 Room Accommodation Facility**
- **Central facilities consist of:**
 - **Architecturally designed central restaurant and dining area**
 - **Mix of entertainment & sporting facilities**
 - **Recreation facilities**
 - **Outdoor dining locations**
- **Consolidate and improve workforce accommodation amenity**
 - **Current varied unsecured supply**
 - **Schedule Priority**
 - **Within 2km of existing operations**
 - **Company owned land**
 - **Land lends itself for siting of the development to be unobtrusive to the area**

LOT 205 (99) OLD NEWDEGATE-RAVENSTHORPE ROAD RAVENSTHORPE – WORKFORCE ACCOMODATION

Form 1 – Responsible Authority Report (Regulation 12)

| | | |
|--|--|--|
| DAP Name: | Workforce Accommodation at Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe | |
| Local Government Area: | Shire of Ravensthorpe | |
| Applicant: | BM Projects Collective Pty Ltd | |
| Owner: | Galaxy Lithium Australia Pty Ltd | |
| Value of Development: | \$25 million <input checked="" type="checkbox"/> Mandatory (Regulation 5) <input type="checkbox"/> Opt In (Regulation 6) | |
| Responsible Authority: | Shire of Ravensthorpe | |
| Authorising Officer: | Natalie Bell | |
| LG Reference: | P23-13 | |
| DAP File No: | DAP/23/02522 | |
| Application Received Date: | 3 July 2023 | |
| Report Due Date: | 26 September 2023 | |
| Application Statutory Process Timeframe: | 90 Days | |
| Attachment(s): | <ol style="list-style-type: none"> 1. ALL-2201 00 Letter 2. ALL-2201 01 Drawings 3. ALL-2201 02 Survey 4. ALL-2201 03 BAL Report 5. Council Minutes (Unconfirmed) 6. Agenda Item | |
| Is the Responsible Authority Recommendation the same as the Officer Recommendation? | <input type="checkbox"/> Yes | Complete Responsible Authority Recommendation section |
| | <input type="checkbox"/> N/A | |
| | <input checked="" type="checkbox"/> No | Complete Responsible Authority and Officer Recommendation sections |

Responsible Authority Recommendation

Approve DAP Application reference DAP/20/1851 and accompanying plans (Attachments 1 - 4) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development Regulations 2015*, and the provisions of the Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the conditions.

That the Regional Joint Development Assessment Panel resolves to:

1. Accept that the DAP Application reference DAP/23/02522 is appropriate for consideration as a “Rural” land use and compatible with the objectives of the

zoning table in accordance with Clause 3.2 of the Shire of Ravensthorpe Local Planning Scheme No. 6;

2. Approve DAP Application reference DAP/23/02522 and accompanying plans (ALL-2201 01 Drawings, ALL-2201 02 Survey) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.
2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Schedule 1 – Definitions of LPS 6). Workforce accommodation means premises, which may include modular or relocatable buildings, used –
 - a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
 - b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.
3. During the construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
4. The development is to be clearly incidental to the predominant permissible use. If the approved predominant use ceases or diminishes to a state where the development is no longer incidental to the predominant permissible use, this approval will be deemed to have lapsed.

Amended Condition 4:

The development is to be clearly incidental to the predominant permissible use - mining operations. If the predominant use - mining operations, ceases and enters into caretaker mode, or care and maintenance, for more than 5yrs, or diminishes to a point where the workforce accommodation is no longer required, this approval will be deemed to have lapsed and the development is to be decommissioned and removed, with the site returned to its natural state, including removal of effluent disposal infrastructure.

5. Prior to cessation of use, a management plan is to be prepared and submitted to the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required.
6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance with plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.

7. The vehicle crossover is to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.
8. The driveway/accessway shall be constructed and maintained to an all-weather standard (e.g. gravel, crushed rock) to facilitate access to the development by 2-wheel drive vehicles.

Amended Condition 8:

All driveways and accessways are to be sealed to a bitumen or asphalt or concrete standard to facilitate access to the development by two (2) wheel drive vehicles, to the satisfaction of the Shire of Ravensthorpe (Works Division).

9. Vehicle parking is to be provided as per the approved plans.
10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.
11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.
12. The subject land is not to be used for the storage of vehicles associated with mining operations.
13. All vehicle movements are to be via the Floater Road/Old Newdegate-Ravensthorpe Road intersection.
14. No vehicle movements are to occur via the Brookton Highway/Old Newdegate-Ravensthorpe Road intersection
15. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe (Building Services).
16. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
17. The approved development shall provide a supply of potable water adequate to meet the needs of the development. A building permit is required for a water storage tank with a capacity of over 5,000 Litres. Where use of water bores is proposed for supply of potable water, it is the responsibility of the applicant to ensure that any required water testing is undertaken and that the water is safe for consumption.
18. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, an application to construct or install an apparatus for the treatment of sewage and the disposal of effluent and liquid wastes must be submitted for the approval of the Shire of Ravensthorpe (Health Services), in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
19. The approved development is to comply with the provisions of Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.

20. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.
21. The proposed operations, during and after construction, are required to comply with the Environmental Protection (Noise) Regulations 1997.
22. The applicant is responsible for the removal of any waste, refuse or discarded materials from adjoining properties where the material has originated from the development hereby approved.
23. All vehicles must be located entirely on the site during loading and unloading of goods and passengers associated with the use of the site.
24. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.
25. PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, a waste management plan shall be submitted to and approved by the Shire of Ravensthorpe (Environmental Health Services). The waste management plan shall be implemented at all times to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
26. In relation to the requirements of the waste management plan, the applicant is advised to contact the Shire of Ravensthorpe (Environmental Health Services). Generally, the plan shall detail how all refuse generated from the site will be dealt with, including the location of all refuse storage areas and the means by which waste disposal vehicles will access the bins.
27. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
28. Rubbish enclosure areas adequate to service the development are to be constructed prior to the occupation or use of the development to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
29. This decision constitutes planning approval only and is valid for a period of 2 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.

Advice Notes

1. THIS IS NOT A BUILDING PERMIT. An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe (Building Services) prior to any works commencing on-site.

2. The development is to comply with the *Building Code of Australia, Building Regulations* and the *Local Government Act*.
3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.
4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
5. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
6. Electricity Providers have requested the Shire to advise Applicants that certain restrictions apply regarding the installation of conductive materials near network assets. Applicants are advised to contact the local electricity providers for the Ravensthorpe region to ascertain whether any restrictions affect their proposed development.
7. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.
8. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.
9. The development is defined as a "Food Business" under the *Food Act 2008*. The development must comply with the *Food Act 2008* and *Food Regulations 2009* and the *Australian New Zealand Food Standards Code*.
10. In accordance with the provisions of the *Food Act 2008* and *Food Regulations 2009* an application to register the food business hereby permitted must be submitted and approved by the Shire of Ravensthorpe (Health Services) prior to the commencement of operations.
11. The development the subject of this development approval is required to comply with the Shire of Ravensthorpe Health Local Laws.
12. Any Applications for the on-site treatment of effluent must be submitted to Shire of Ravensthorpe (Environmental Health Services) demonstrating that a system of suitable capacity can be accommodated within the site and that adequate land area will be set aside for the system, and shall include the following information:

Two (2) copies of a modified site plan drawn to a 1:100 scale are requested within 21 days from the date of this correspondence detailing the following information:

- Proposed location of the onsite waste water treatment and disposal

system;

- Setbacks of the system to buildings, boundaries, trafficable areas, bores and water courses; and
- For non-residential premises, the number of persons on the premises and the type of fixtures and fittings on the premises (e.g. toilets, showers, parts washing troughs, wash down bays etc).

13. The approved development is to comply with the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, including the following criteria:

- Disposal of septic effluent may require an amended soil disposal system or an approved alternative treatment unit for the treatment of sewage as approved by the Department of Health.
- Disposal of septic effluent may require inverted drainage depending on site conditions.
- A person shall not, without the permission of the relevant local government, cause or permit a receptacle for drainage -
 - a) to have any structure erected above it; or
 - b) to be subject to vehicular traffic or be located less than 1.2m from an area that is subject to vehicular traffic; or
 - c) to be paved or covered with a surface treatment.
- Septic tanks are to be located a minimum of 1.2 metres from all buildings, footings and boundaries. Leach drains to be 1.8 metres from all buildings, any septic tanks, any other leach drains or soak wells and boundaries.
- No person should permit or cause the discharge of effluent into an on-site sewage system unless otherwise approved by the Local Government or Executive Director Public Health.

14. The approved development is required to comply with the following legislation (as amended from time to time):

- *Health (Miscellaneous Provisions) Act 1911*
- [*Work Health and Safety \(General\) Regulations 2022*](#)
- *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
- *Environmental Protection (Noise) Regulations 1997*
- *Food Act 2008 and Food Regulations 2009*
- *Health Act (Laundries and Bathrooms) Regulations 1971*
- *Tobacco Products Control Regulations 2006*

Reasons for Responsible Authority Recommendation

The Council Resolution varies from the Officers Recommendation in regards to two points.

First the Council Resolution includes a Condition for the Workforce Accommodation to be removed from the site and the site to be rehabilitated in the event that the use of the site is put into 'Care and Maintenance' mode from a period of more than five years.

This was requested by Councillors for the Shire of Ravensthorpe due to concerns regarding risk of degrading infrastructure and unused developments where active use is not undertaken.

The second variation is a request for sealing of internal access ways which was requested by Shire Staff at the Council Meeting where this application was discussed. The intent of the Shire Staff was for Old Newdegate-Ravensthorpe Road to be sealed to the access of the development from the intersection of Floater Road due to a misunderstanding that Old Newdegate-Ravensthorpe Road was part of an internal access to the development and not the public road it actually is.

Details: Outline of Development Application

| | |
|---|---|
| Region Scheme | N/A |
| Region Scheme - Zone/Reserve | N/A |
| Local Planning Scheme | Shire of Ravensthorpe Local Planning Scheme No. 6 |
| Local Planning Scheme - Zone/Reserve | Rural |
| Structure Plan/Precinct Plan | N/A |
| Structure Plan/Precinct Plan - Land Use Designation | N/A |
| Use Class and permissibility: | Workforce Accommodation |
| Lot Size: | 39.9 Hectares |
| Existing Land Use: | Agriculture - Extensive |
| State Heritage Register | No |
| Local Heritage | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area |
| Design Review | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other |
| Bushfire Prone Area | Yes |
| Swan River Trust Area | No |

Proposal:

The applicants proposal is for the use of Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe for the purposes of Workforce Accommodation.

The development includes the following:

- 248 ensuited Single Occupant units;
- Laundries
- Dining and Drinking Hall with Alfresco Area
- Village Administration office and shop

- Fitness and recreation facility
- Undercover BBQ/Outdoor Recreational Area
- Parking for vehicles
- Loading and unloading areas
- Waste storage and collection
- On-site effluent disposal

| | |
|----------------------------|-------------------------|
| Proposed Land Use | Workforce Accommodation |
| Proposed Net Lettable Area | N/A |
| Proposed No. Storeys | 1 |
| Proposed No. Dwellings | N/A |

Background:

The subject land is zoned “Rural” under the Shire’s Local Planning Scheme No. 6. Land to the north and west is zoned “Reserve – Environmental Conservation”, and land to the east and south is zoned “Rural”. The Lithium Mine is located approximately 1 kilometre to the south-east.

This is the first application of its nature received from this applicant.

The proposal comprises of:

- 248 Ensuite single occupant units
- Laundries
- Dining and drinking hall with alfresco area
- Village administration office and shop
- Fitness and Recreation facility
- Undercover BBQ/outdoor recreational area
- Parking for light vehicles
- Bus pick up/drop off and bus parking area
- Delivery truck parking area
- Loading area
- Waste storage and collection area
- On site sewerage treatment.

The subject land is relatively isolated from other agricultural concerns and is too small to support broadacre agriculture when considered in isolation. There is no waterways, wetland or remnant vegetation on the property and no damming of streams are proposed.

Legislation and Policy:

Legislation

Planning and Development Act 2005.

Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2 Deemed Provisions).

- Part 8 cl 64. – Advertising applications;
- Part 9 cl. 67. – Matters to be considered by local government;
- Part 9 cl. 68. – Determination of applications

State Government Policies

N/A

Structure Plans/Activity Centre Plans

N/A

Local Policies

Local Planning Scheme No. 6

- Part 3 – Zones;
- Clause 4.14 – Development in the Rural Zone
- Clause 4.17 – Workforce Accommodation
- Schedule 2 – Additional Site and Development Requirements

Consultation:

Referrals/consultation with Government/Service Agencies

The application was referred to Main Roads WA due to concerns regarding general vehicle access and potential use of the Brookton Highway – Old Newdegate-Ravensthorpe Road intersection.

Main Roads indicated that they have no current “in principle” objections to the proposal but provided the following list of concerns regarding the impact of any increased traffic volumes that may be generated by the proposed development.

- The existing intersection of Old Newdegate Rd and Brookton Highway is poorly located in regard to the LGA road Approach Angle, Approach Sight distance and Entering Sight Distance to the State Rd.
- There have been reported concerns regarding the suitability of the intersection and the Shire of Ravensthorpe instigated a road safety review in 2013.
- The review identified a number of safety concerns and recommended both Short and Long Term treatments to address those concerns.
- The Long Term recommendation recommended the realignment of the Old Newdegate Rd to form a standard T-junction with Brookton Highway to the south of its current location, the Shire prepared a cost estimate and submitted a black spot nomination.
- Main Roads supported those recommendations from 2013.
- The estimated cost in 2013 was approximately \$250K, these works would have included design, land acquisition, clearing, drainage, earthworks, pavement construction, sealing and rehabilitation costs.

- A estimate of costs in 2023 is approximately \$500k and conceivably considerably more as the works would need to comply with current environmental requirements and recent significant construction cost increases.
- These works are likely to require the clearing of additional native vegetation, obtaining the necessary Environmental permits and approvals may cause delay.
- Relocating the Old Newdegate Road intersection to the south is likely to be problematic due to the existing location of Airdrome Rd and Main Road would not support the installation of 4 way intersections.
- The Old Newdegate Road may be considered an unreasonable liability due to its alignment and connection with the Brookton Highway.
- The cost of an upgrade of the Old Newdegate Road intersection with Brookton Highway may be appropriated to the developer due to the increased traffic volumes generated by the proposed 248 bed Workforce Accommodation Camp at Lot 250.
- The developer has already incurred the cost of the recently realigned and reconstructed Floater Road and the intersection with Brookton Highway.
- Floater Road now provides a more suitable connection to Brookton Highway which meets both the communities and the mine's needs.
- The proposed Workforce Accommodation Camp at Lot 250 on the Old Newdegate Rd has direct access to the recently realigned and constructed Floater Rd.
- Rehabilitation of the Old Newdegate Road reserve may provide an opportunity for an Environmental offset to the developer.

Other Advice

A meeting between Allkem Limited and the Shire in regards to access arrangements raised the following points:

- The shire stated that there was a want to close Old Newdegate Road at the Brookton Highway Intersection.
- There is a need to maintain local access to the house on the Southern side of Old Newdegate Road.
- Allkem does not see any reason not to utilise the Old Newdegate Road/Floater Road intersection to access the Ravensthorpe village.
- Allkem can place material at the end of Old Newdegate road in order to close it off to access to Brookton Highway.
- Formal closure of the road will be required to be managed between Main Roads and the Shire, such as legal closures and the removal of signage on Brookton Highway designating the junction and the road.
- Allkem propose to complete the installation of material at the junction once the camp construction works commence.
- Proposed location would be at the narrow point of the road at the intersection.

The proposal was also referred internal to Shire Health, Building and Works staff for comment due to concerns regarding effluent disposal, water supply, building requirements, traffic impact and intersection upgrade requirements.

Planning Assessment:

The proposal has been assessed against all the relevant legislation requirements of the Local Planning Scheme, State Planning Policies and Local Planning Policies. The following matters have been identified as key considerations for the determination of this application:

| Provision: | Requirement | Proposal: | Assessment: |
|---|--|-----------|--|
| Local Planning Scheme No. 6 Part 3 – Zones and use of Land | <p>I. To provide for the maintenance or enhancement of specific local rural character.</p> <p>II. To protect and promote broad acre and intensive and innovative uses that focus on food and agricultural production such as horticulture as the primary uses in productive agricultural areas, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use or are located in areas of lower productivity.</p> <p>III. To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the</p> | N/A | Proposal complies with the objectives of the Rural zone. |

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| | <p>natural valley and watercourse systems from damage.</p> <p>V. To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.</p> <p>V. To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</p> <p>VI. To facilitate mining within the Shire including the construction of workforce accommodation where required.</p> | | |
| Local Planning Scheme No. 6 3.2 Zoning Table | Workforce Accommodation is a 'D' use in the Rural zone. | N/A | Proposed use is suitable to the Rural zone and the proposed location. |
| Local Planning Scheme No. 6 Front Setback | 20 Metres | Between 347 and 637 metres (approximate) depending on where on the front setback is used for measurement. | Proposal complies with front setback. |
| Local Planning Scheme No. 6 Side Setback | 10 Metres | Approximately 112 metres. | Proposal complies with side setback. |

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| <p>Local Planning Scheme No. 6 Rear Setback</p> | <p>10 Metres</p> | <p>Approximately 145 metres.</p> | <p>Proposal complies with rear setback.</p> |
| <p>Local Planning Scheme No. 6 Workforce Clause 4.17 Accommodation</p> | <p>On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that: (a) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal; (b) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued; (c) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned</p> | <p>N/A</p> | <p>Proposal complies with all provisions and requirements related to Workforce Accommodation under Local Planning Scheme No. 6.</p> |

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| | should it no longer be required; and | | |
| Local Planning Scheme No. 6 Clause 4.14 Development in Rural Zone | In considering an application for Development Approval in the Rural Zone the local government will have due regard for the following, in addition to the provisions of the Scheme: (a) any sensitive or incompatible uses that may require buffer separation from the proposed use, including the potential for spray drift and the need to contain any spray drift within the land the subject of the application; (b) any wetland, waterway, remnant vegetation or other sensitive feature, and how the application has addressed the protection of the feature; (c) evidence of a sustainable water supply that does not rely on catchment outside the lot, or damming of a stream that will impact on the water availability for another lot or lots; (d) soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics; and (e) proposals for treatment and disposal of waste products. | N/A | The proposal complies with the requirements for development in the Rural zone under Local Planning Scheme No. 6. |

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| | <p>The local government may require a Nutrient Management Plan for developments which involve high levels of nutrients and have potential to export nutrients into waterways.</p> | | |
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The proposed location is not a sensitive location in terms of height, vehicle movement, noise or other nuisance issue

It is to be noted that there is no set car parking requirement for workforce accommodation under Local Planning Scheme No. 6. The applicant has indicated that the intent is for workers staying in the workforce accommodation to be transported by bus, however there is sufficient space remaining on site for the parking and storage of vehicles in unsealed areas if required.

Conclusion:

In conclusion the development is considered to be appropriate to the subject land is consistent with the relevant requirements of the planning framework as no variations are proposed.

Alternatives

The proposal can be determined differently to the Officer Recommendation via the adding, altering or deleting of conditions and/or advice notes as necessary.

Officer Recommendation

It is recommended that the Regional DAP resolves to:

1. **Accept** that the DAP Application reference DAP/23/02522 is appropriate for consideration as a “Workforce Accommodation” land use and compatible with the objectives of the zoning table in accordance with Clause 3.2 of the Shire of Ravensthorpe Local Planning Scheme No. 6;
2. **Approve** DAP Application reference DAP/23/02522 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) 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.

2. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.
3. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Schedule 1 – Definitions of LPS 6). Workforce accommodation means premises, which may include modular or relocatable buildings, used –
 - c) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
 - d) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.
4. During the construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).
5. The development is to be clearly incidental to the predominant permissible use - mining operations. If the predominant use - mining operations, ceases and enters into caretaker mode, or care and maintenance, for more than 5yrs, or diminishes to a point where the workforce accommodation is no longer required, this approval will be deemed to have lapsed and the development is to be decommissioned and removed, with the site returned to its natural state, including removal of effluent disposal infrastructure.
6. Prior to cessation of use, a management plan is to be prepared and submitted to the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required.
7. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance with plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.
8. The vehicle crossover is to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.
9. Vehicle parking is to be provided as per the approved plans.
10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.
11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.
12. The subject land is not to be used for the storage of vehicles associated with mining operations.
13. All vehicle movements are to be via the Floater Road/Old Newdegate-Ravensthorpe Road intersection.

14. No vehicle movements are to occur via the Brookton Highway/Old Newdegate-Ravensthorpe Road intersection
15. All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe (Building Services).
16. The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.
17. The approved development shall provide a supply of potable water adequate to meet the needs of the development. A building permit is required for a water storage tank with a capacity of over 5,000 Litres. Where use of water bores is proposed for supply of potable water, it is the responsibility of the applicant to ensure that any required water testing is undertaken and that the water is safe for consumption.
18. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, an application to construct or install an apparatus for the treatment of sewage and the disposal of effluent and liquid wastes must be submitted for the approval of the Shire of Ravensthorpe (Health Services), in accordance with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
19. The approved development is to comply with the provisions of Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.
20. The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.
21. The proposed operations, during and after construction, are required to comply with the Environmental Protection (Noise) Regulations 1997.
22. The applicant is responsible for the removal of any waste, refuse or discarded materials from adjoining properties where the material has originated from the development hereby approved.
23. All vehicles must be located entirely on the site during loading and unloading of goods and passengers associated with the use of the site.
24. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.
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27. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
28. Rubbish enclosure areas adequate to service the development are to be constructed prior to the occupation or use of the development to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
29. Old Newdegate-Ravensthorpe Road is to be sealed from the intersection with Floater Road to the entrance to the subject land to the satisfaction of the Shire of Ravensthorpe at the cost of the applicant.

Advice Notes

1. THIS IS NOT A BUILDING PERMIT. An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe (Building Services) prior to any works commencing on-site.
2. The development is to comply with the *Building Code of Australia, Building Regulations* and the *Local Government Act*.
3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.
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Two (2) copies of a modified site plan drawn to a 1:100 scale are requested within 21 days from the date of this correspondence detailing the following information:

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 - Setbacks of the system to buildings, boundaries, trafficable areas, bores and water courses; and
 - For non-residential premises, the number of persons on the premises and the type of fixtures and fittings on the premises (e.g. toilets, showers, parts washing troughs, wash down bays etc).
13. The approved development is to comply with the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, including the following criteria:
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 - Disposal of septic effluent may require inverted drainage depending on site conditions.
 - A person shall not, without the permission of the relevant local government, cause or permit a receptacle for drainage -
 - a) to have any structure erected above it; or
 - b) to be subject to vehicular traffic or be located less than 1.2m from an area that is subject to vehicular traffic; or
 - c) to be paved or covered with a surface treatment.
 - Septic tanks are to be located a minimum of 1.2 metres from all buildings, footings and boundaries. Leach drains to be 1.8 metres from

all buildings, any septic tanks, any other leach drains or soak wells and boundaries.

- No person should permit or cause the discharge of effluent into an on-site sewage system unless otherwise approved by the Local Government or Executive Director Public Health.

14. The approved development is required to comply with the following legislation (as amended from time to time):

- *Health (Miscellaneous Provisions) Act 1911*
- [*Work Health and Safety \(General\) Regulations 2022*](#)
- *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
- *Environmental Protection (Noise) Regulations 1997*
- *Food Act 2008 and Food Regulations 2009*
- *Health Act (Laundries and Bathrooms) Regulations 1971*
- *Tobacco Products Control Regulations 2006*

Reasons for Officer Recommendation

The officers recommendation for approval is based on the proposal development calling for no variations from the provisions of Shire of Ravensthorpe Local Planning Scheme No. 6.

The recommendation differs from the minutes of the Council Meeting due to a need to correct a miscommunication between staff members that the condition for sealing is to apply to Old Newdegate-Ravensthorpe Road from the intersection with Floater Road to the entrance to the subject land and is not for the sealing of internal access ways.

27 April 2023

Shire of Ravensthorpe
65 Morgans Street
Ravensthorpe WA 6346



PROPOSED WORKFORCE ACCOMMODATION LOT 250 NO.99 OLD NEWDEGATE ROAD RAVENSTHORPE

BM Projects Collective Pty Ltd (BM Projects), on behalf of Galaxy Lithium Australia Pty Ltd, would like to submit this development application for the above mentioned property (site). Enclosed with this application are:

- Proposed design drawings:
 - Site Plan
 - Floor and Roof Plans
 - Elevations and Sections
 - 3d Perspective
 - Civil / Stormwater layout
 - Services Reticulation layout
- Feature / Contour Plan
- BAL Contour Plan

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BM PROJECTS COLLECTIVE PTY LTD
ABN 23 165 664 773
4/4 Riseley Street
Applecross WA 6153

1 INTRODUCTION

Galaxy Lithium Australia Pty Ltd, a wholly owned subsidiary of Allkem Limited, operate the Mt Cattlin spodumene operations located within the Shire of Ravensthorpe. Mt Cattlin has operated continuously since 2016, with a current workforce of in excess of 300 personnel, including a large contingent of local employees residing within the Shire of Ravensthorpe.

Mt Cattlin currently utilises multiple accomodation facilities across the Shire of Ravensthorpe and Shire of Lake Grace region. Current workforce accomodation is primarily provided by the Palace Hotel in Ravensthorpe, the Medallion Metals Camp Facility in Ravensthorpe, and the First Quantum Minerals Camp Facility at the Ravensthorpe Nickel Operations.

Under the current workforce accomodation structure the Mt Cattlin operations are constrained by local accomodation capacity, inability to secure accomodation on a medium to long-term basis, and competition with other mining, industry, and tourism activities within the Shire of Ravensthorpe. These constraints present a material risk to business operations.

Allkem are currently assessing options associated with the extension of the life of the Mt Cattlin operations beyond 2024. The construction of the proposed workforce accomodation facility is a key item of infrastructure in the mitigation of material business operating risks required to facilitate further investment in the extension of life of the Mt Cattlin operations.

Allkem prides itself on our engagement with and support of the communities in which we operate through involvement in the cultivation of thriving, resilient and self-sustaining communities. The organisation is cognisant of the impact of all potential infrastructure and operational investments on the local community within the Shire of Ravensthorpe. Capacity, design, and operational assessments relating to the construction of a Mt Cattlin Workforce Accomodation Facility are being proposed with the consideration towards the minimisation of impact and interruption to the community.

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2 ZONING

The site is zoned Rural under the Shire of Ravensthorpe's Local Planning Scheme No. 6 (LPS 6). The proposed land use is defined as 'Workforce Accommodation' which is an 'D' use whereby the Shire has discretion to approve the application.

The following excerpt from LPS 6 is applicable to this site:

4.17 Workforce Accommodation

4.17.1 On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that:

- (a) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal;*
- (b) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued;*
- (c) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and*
- (d) where Workforce Accommodation is proposed within the Residential, Mixed Use and Rural Townsite Zones it is to be setback from boundaries in accordance with the Residential Design Codes*

***item d is not application as the site is zoned Rural

2.1 SERVICES

2.1.1 Water

The proposed development will be serviced by a water pipeline fed from existing raw water supply from minesite. An on site water treatment plant will be provide potable water for the proposed development.

2.1.2 Power

The proposed development will be serviced by an overhead powerline from the adjacent minesite. The development will connect to new transformer specifically for the proposed development

2.1.3 Effluent

An on site waste water treatment plant is proposed for this development. The treated effluent will be dispersed on site via sprayfield.

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2.2 OPERATIONS

The proposed workforce accommodation facility is planned to be operated, serviced, and maintained by a reputable facilities management contractor with demonstrated experience in operating workforce accommodation facilities of a similar scale and nature.

It is anticipated that this operating model will allow the delivery of operational and technical expertise in the facilities management field whilst likely providing additional employment opportunities for local residents within the Shire of Ravensthorpe.

2.3 DECOMMISSIONING PLAN

The proposed workforce accommodation facility is expected to be utilised for the duration of the life of the Mt Cattlin operations. Upon the completion of site operations, multiple decommissioning options are identified. The most appropriate option shall be determined at the time. Decommissioning options available include the deconstruction of the facilities with buildings sold through a strong second-hand modular buildings market, or the repurposing of the facility to meet accommodation requirements in the area at the time.

3 PROPOSED DEVELOPMENT

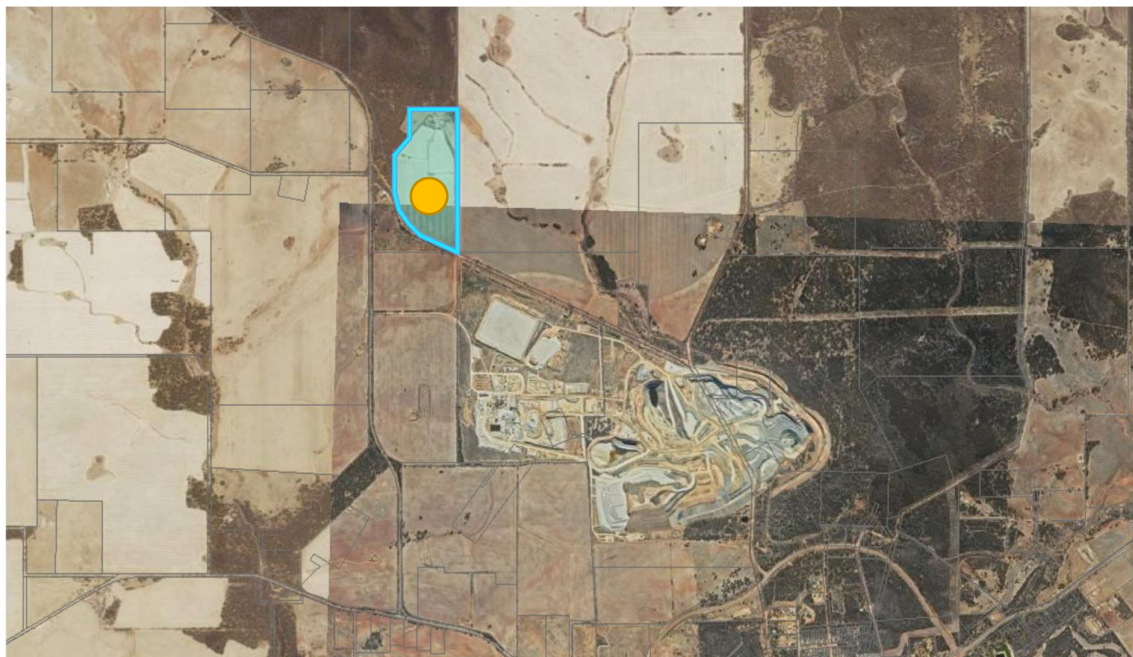
3.1 FACILITIES

Allkem is developing the proposed facility for the sole purpose of providing accommodation in Ravensthorpe for its existing and future workforce.

The development comprises of:

- 248 ensuited single occupant units
- Laundries
- Dining and drinking hall with alfresco area
- Village administration office and shop
- Fitness and Recreation facility
- Undercover BBQ / outdoor recreational area
- Parking for light vehicles
- Bus pick up / drop off and bus parking area
- Delivery truck parking area
- Loading Area
- Waste Storage and Collection Area
- On site sewage treatment

The site is situated within the Shire of Ravensthorpe's Rural zoning area



3.2 DESIGN SUMMARY

The proposed development seeks to provide a balance between a livable and safe accommodation facility whilst utilising a robust and efficient construction methodology to address the environment it is in.

- Various undercover areas for arrival and departure;
- Series of courtyards between central facility buildings (dining, admin / shop, fitness / recreation);
- Large undercover area at dining facility with views to the ranges (northeast from site)
- Separation between light vehicles and buses / delivery / maintenance trucks.

3.3 WASTE MANAGEMENT



The proposed development will be managed by a cleaning and catering contractor. The waste collection and disposal will be part of the scope of the contractor. There is an area allocated within the development for large bins with access for waste truck collection.

3.4 STORMWATER & DRAINAGE MANAGEMENT

A feature and contour survey was carried for the site and an civil / stormwater design is included providing:

- Calculations of all catchment areas and flows to demonstrate on-site storage for the 1:5 year Storm Event
- Site levels and grades to ensure no surface ponding / standing water
- Drainage infrastructure, pits, pipes and swales to ensure flow drains towards open drains.

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3.5 BUILDINGS

- Majority of the buildings will be constructed off site
- The development consists of a series of buildings that are configured to create interconnected courtyards.

3.5.1 BUILDING HEIGHT & SITE COVERAGE

- No building is more than 8m in height

3.5.2 BUILDING ENTRIES AND ADDRESS

- One crossover along the access road is proposed with all parking contained on site.
- Parking area will be sealed

3.5.3 BOUNDARY FENCING

- Black PVC Coated Chain Wire Fencing

3.5.4 EXTERNAL AND INTERNAL LIGHTING

- External lighting to comply with relevant Australian Standards
- External lighting to have shields to avoid light spill
- Sensor / automated lighting at all entries and exits, and walkways
- Lighting to provide uniform spread to reduce contrast between shadow and illuminated areas
- Lighting fixtures to be located to illuminate pedestrian routes, entrapment areas or other areas requiring visibility

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4 SUMMARY

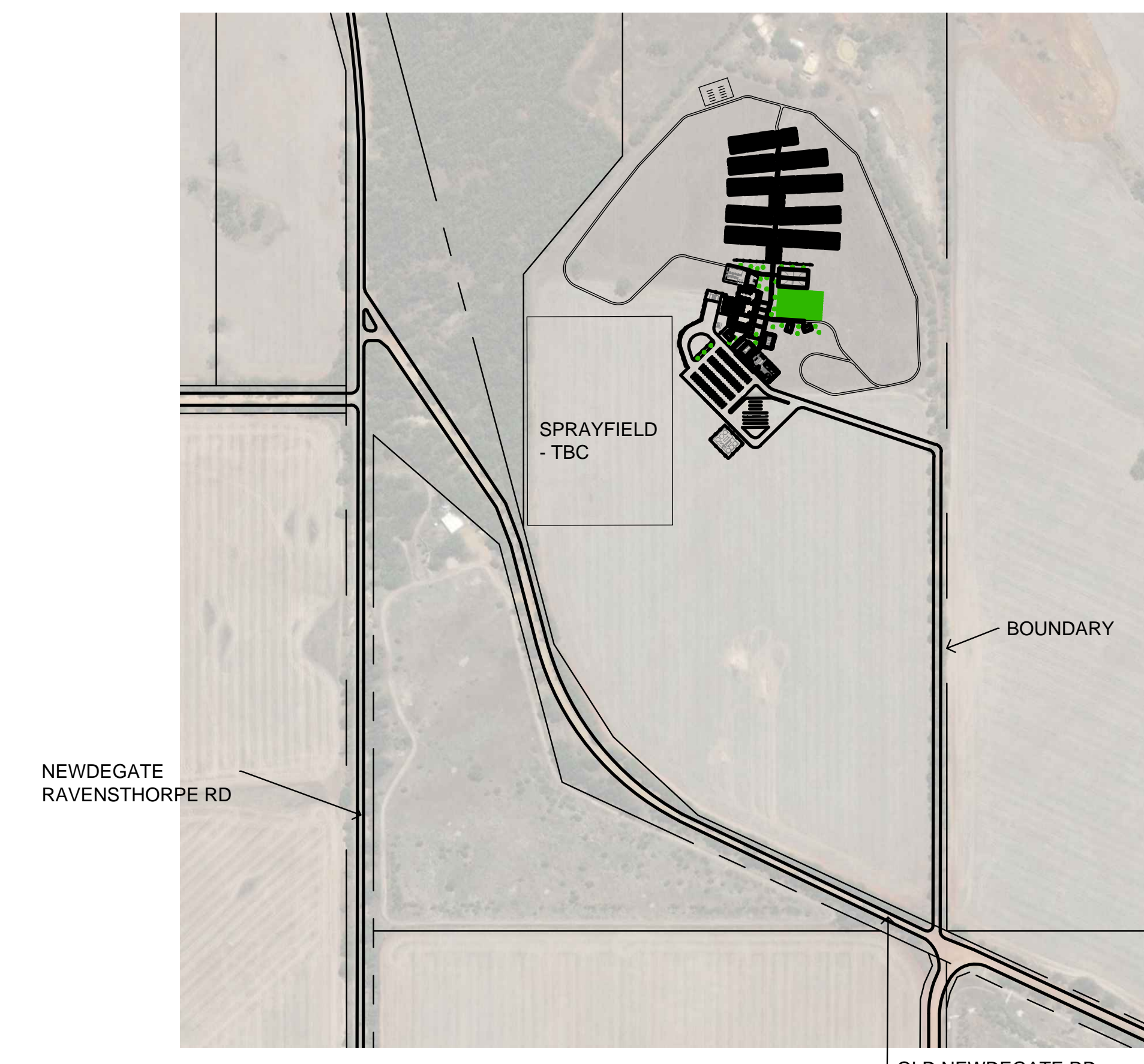
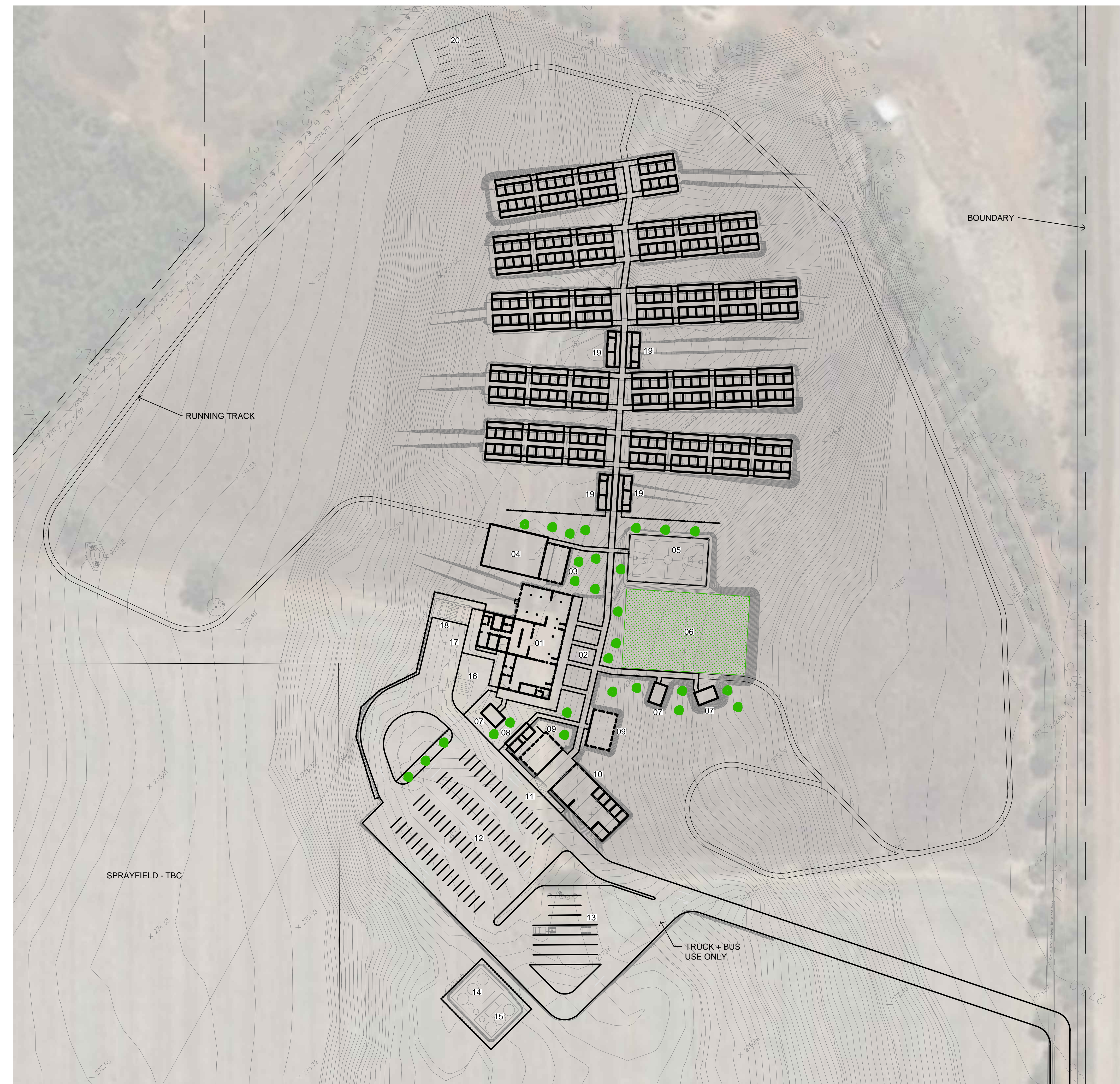
The proposed development will enable Allkem to provide a safe and inclusive place for their workforce. We envisage that this place will allow the team to thrive and establish a good culture that has ample opportunity to a positive contributor to the local community.

The proposed development is consistent with Rural zone objectives and would generate positive social and economic impact to the local community. Please reach out to us for any further clarification or information. We look forward to obtaining approval for the development and progress with the design and delivery of the project.

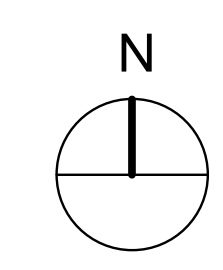
Kind regards

Bernard Lim

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b@bmprojects.com.au
www.bmprojects.com.au

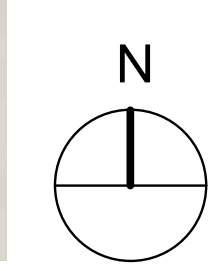


OVERALL SITE PLAN
SCALE: 1:5000

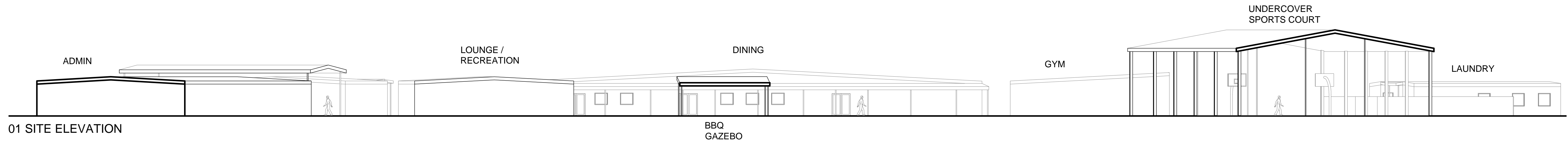


LEGEND

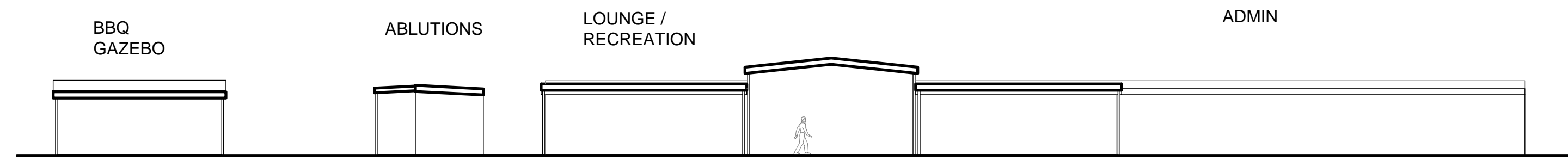
- 01 DRY + WET MESS
 - 02 OUTDOOR DINING
 - 03 GYM
 - 04 OUTDOOR GYM
 - 05 UNDERCOVER SPORTS COURT
 - 06 GRASS FIELD
 - 07 3 BBQ GAZEBOS
 - 08 ABLUTIONS
 - 09 LOUNGE / RECREATION + LOCKERS - 2 BUILDINGS
 - 10 ADMIN
 - 11 BUS PICK UP / DROP OFF UNDERCOVER AREA
 - 12 LV PARKING - 64 BAYS
 - 13 TRUCK, COACH (4 BAYS) + MINI BUS PARKING (4 BAYS)
 - 14 WTP
 - 15 WWTP
 - 16 GENSET
 - 17 LOADING DOCK
 - 18 MAINTENANCE SHED
 - 19 LAUNDRY - 4 MODULES
 - 20 LV PARKING (ON CALL PERSONNEL) - 10 BAYS
- 62 ACCOMMODATION UNITS (4 ROOM) - 248 ROOMS



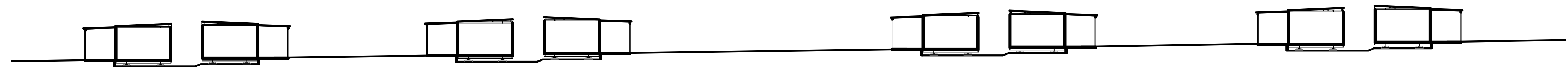




01 SITE ELEVATION



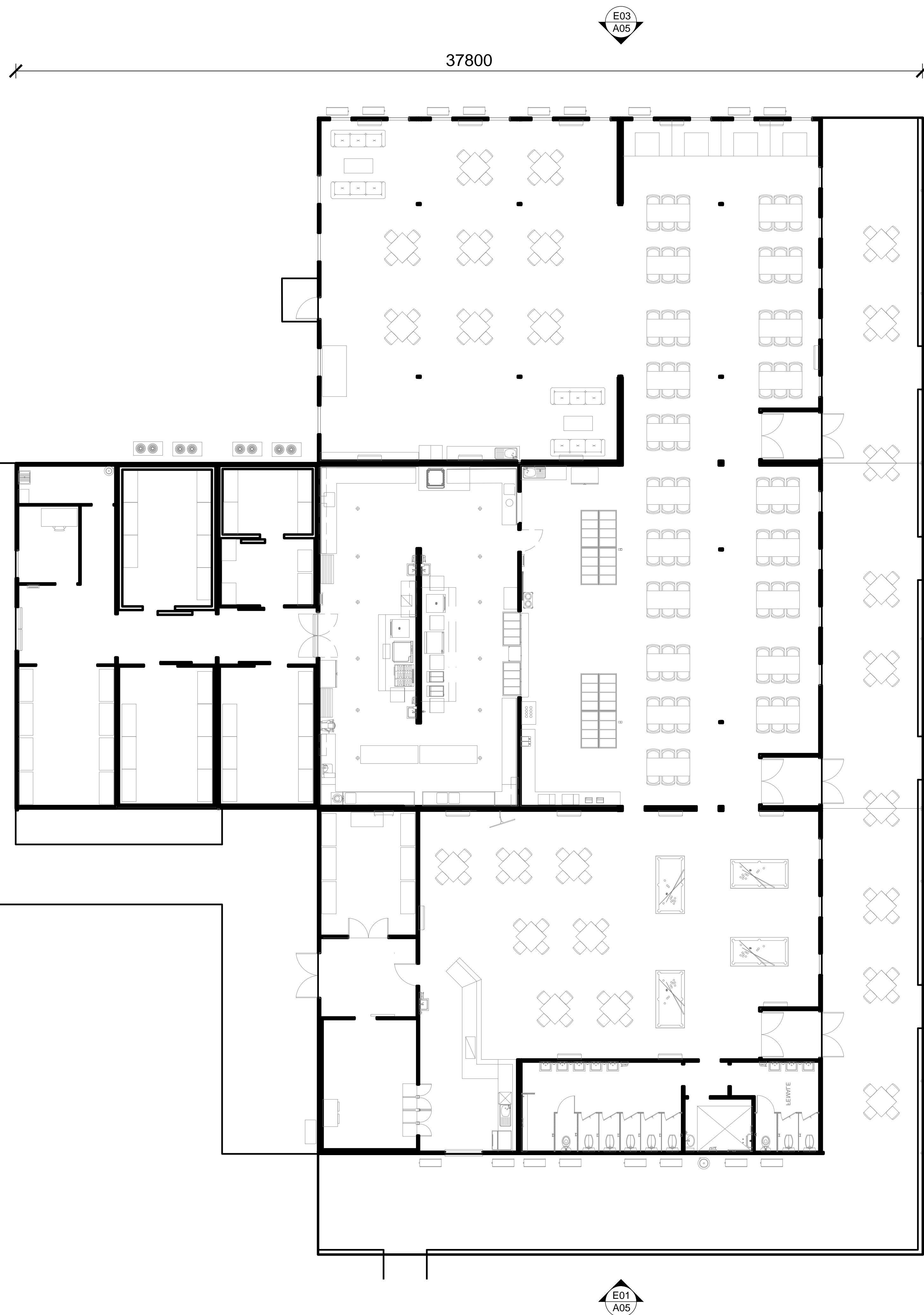
02 BUS PICK UP / DROP OFF ELEVATION



03 ACCOMMODATION SECTION

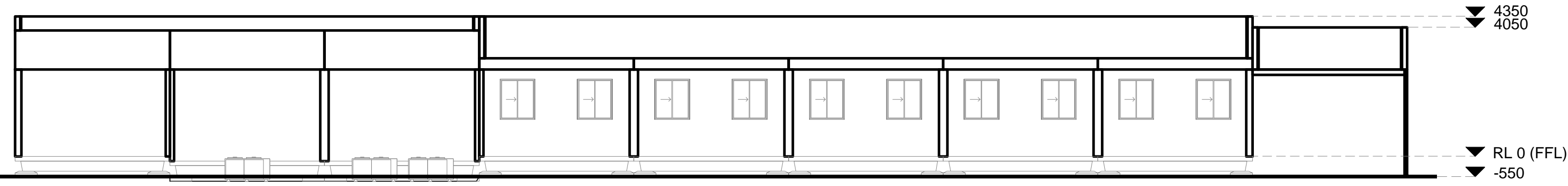


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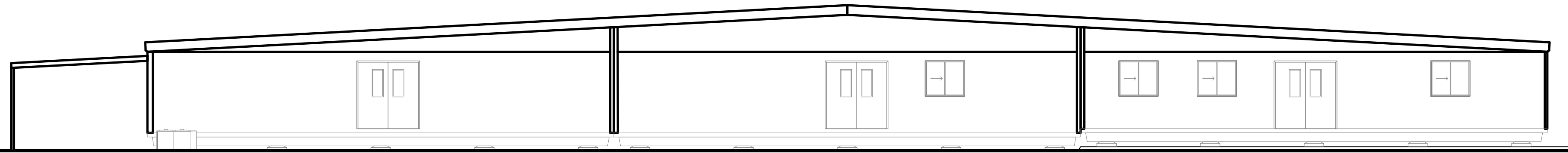


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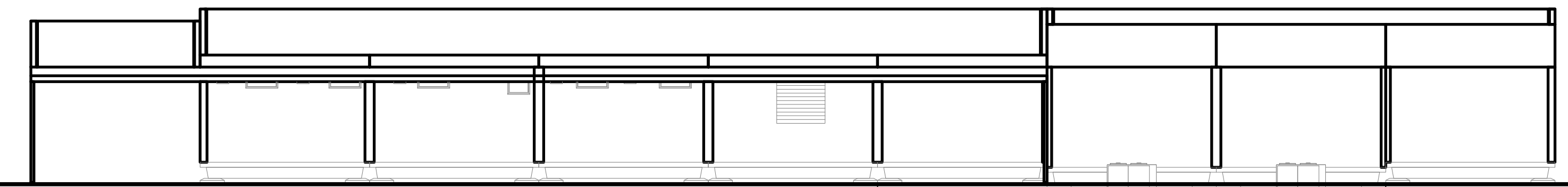
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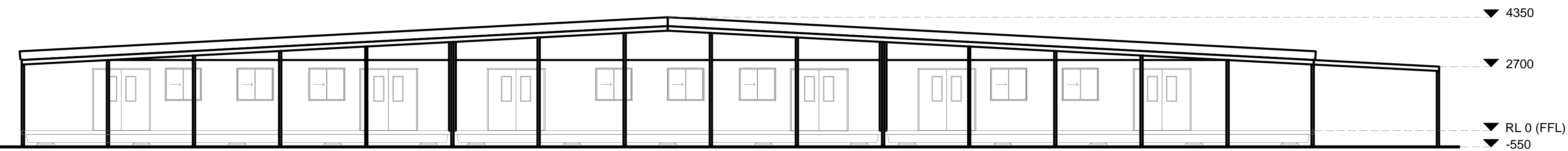
ELEVATION 01



ELEVATION 02

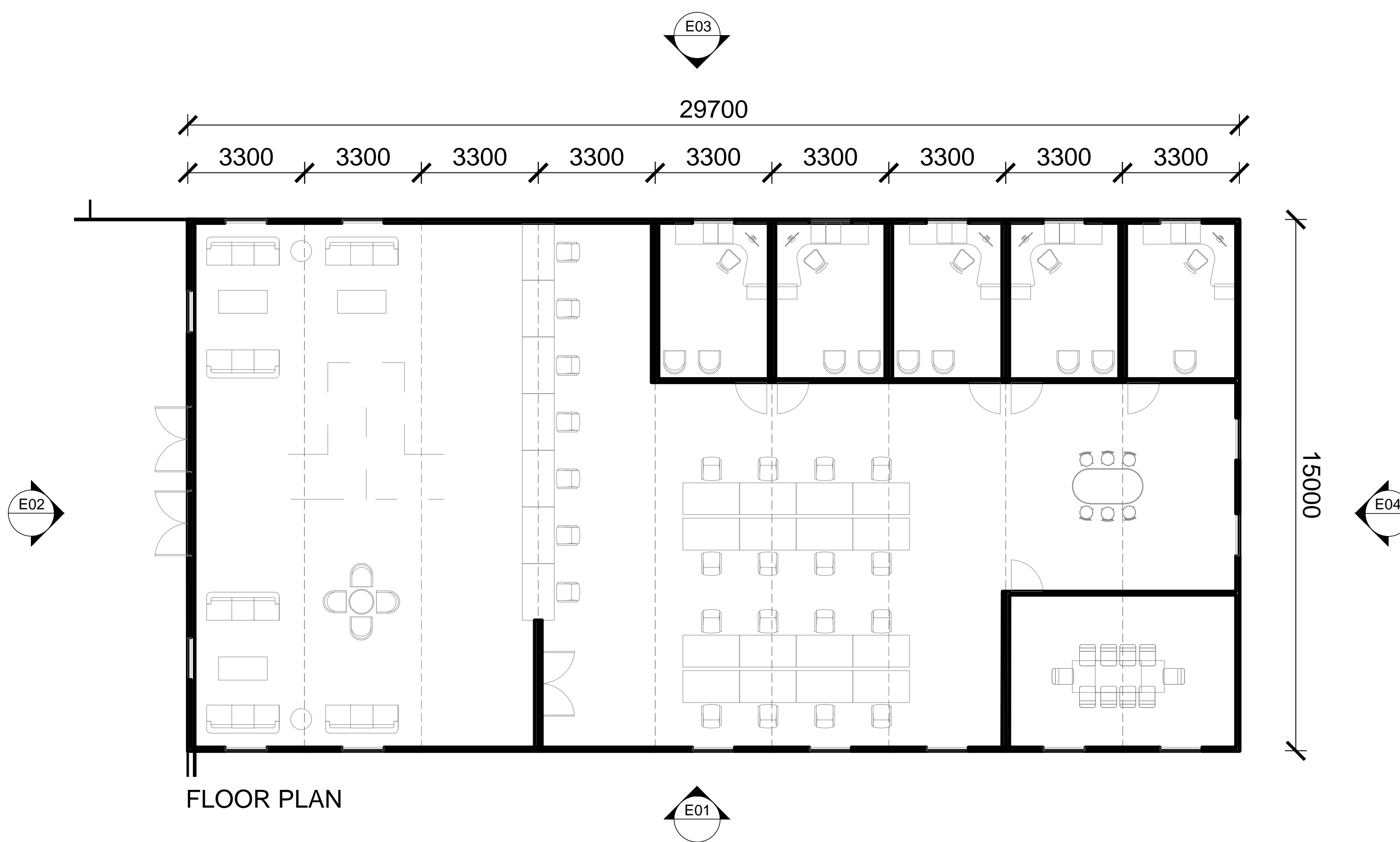


ELEVATION 03

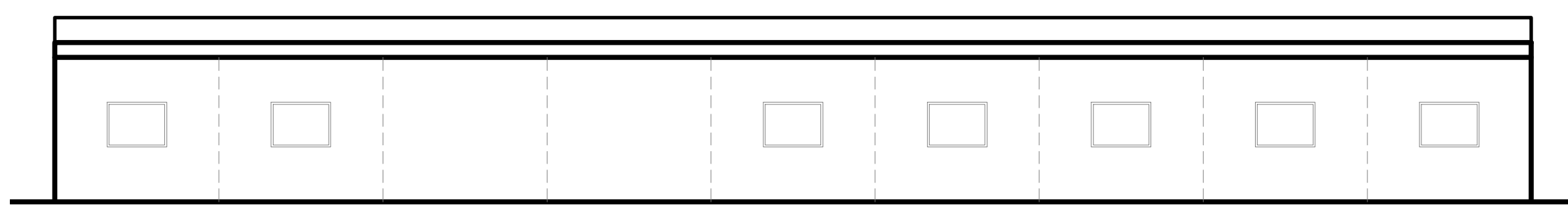
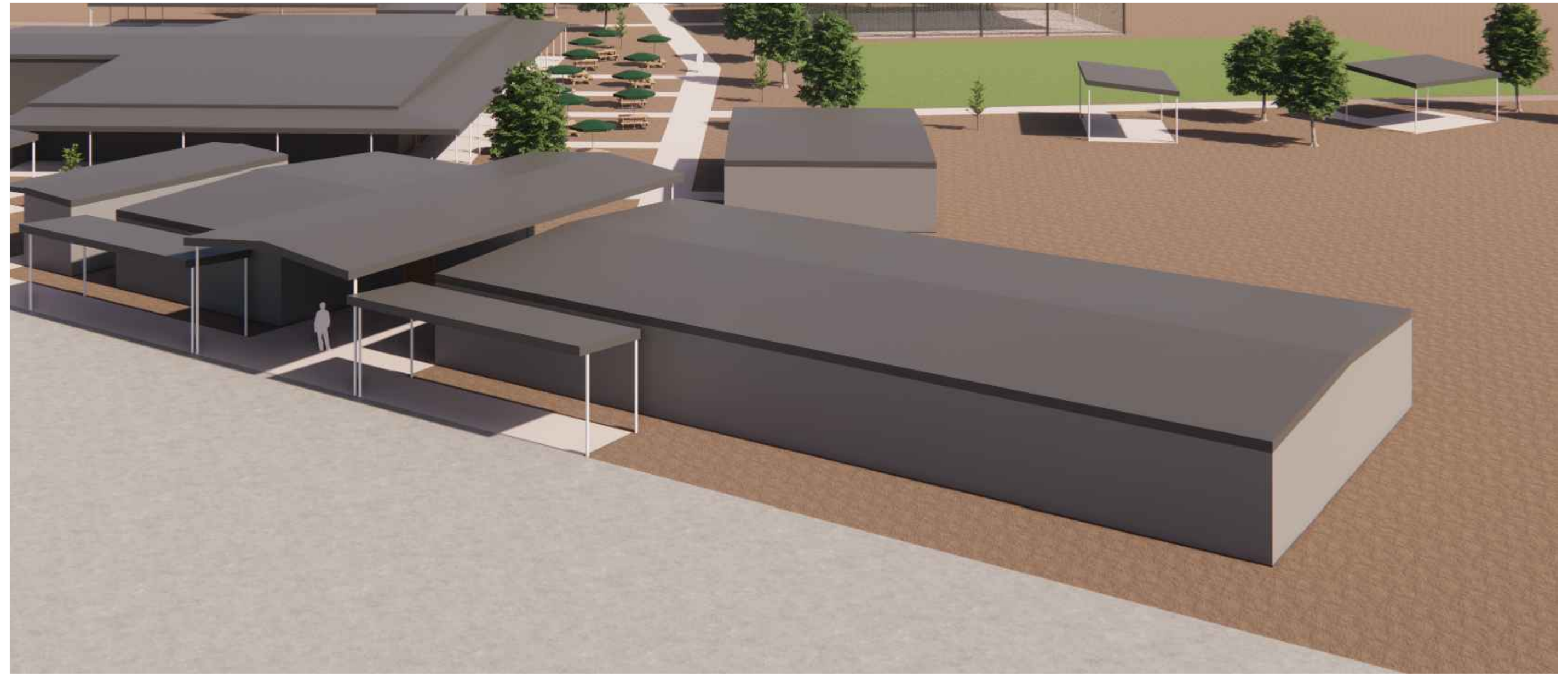


ELEVATION 04

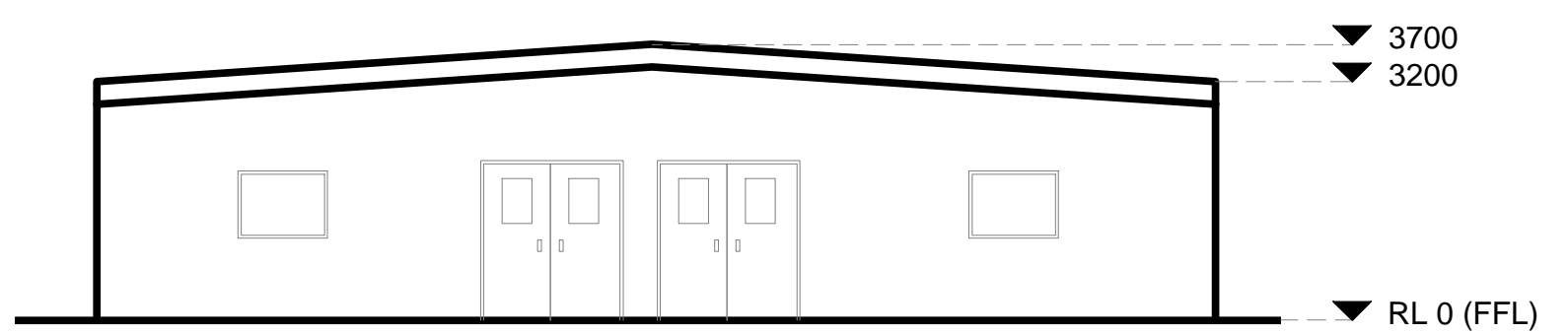




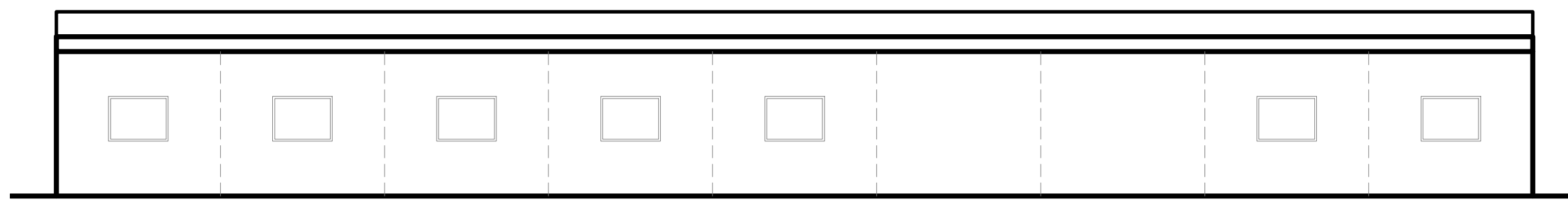
FLOOR PLAN



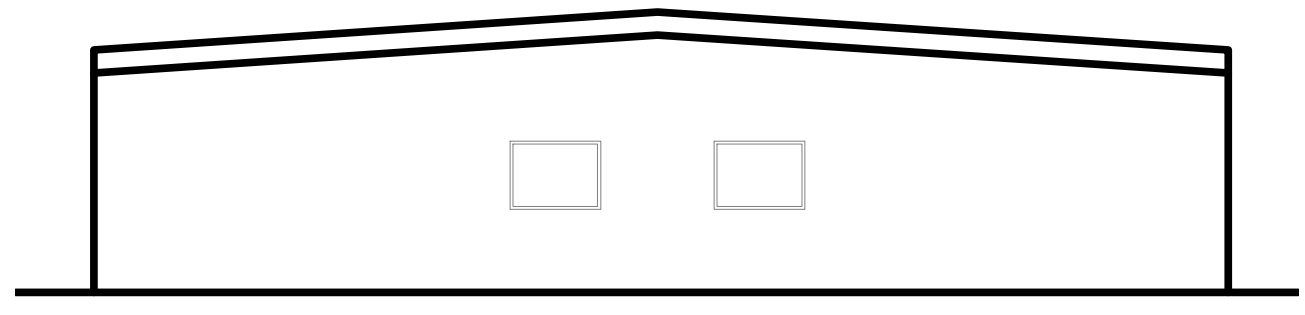
ELEVATION 01



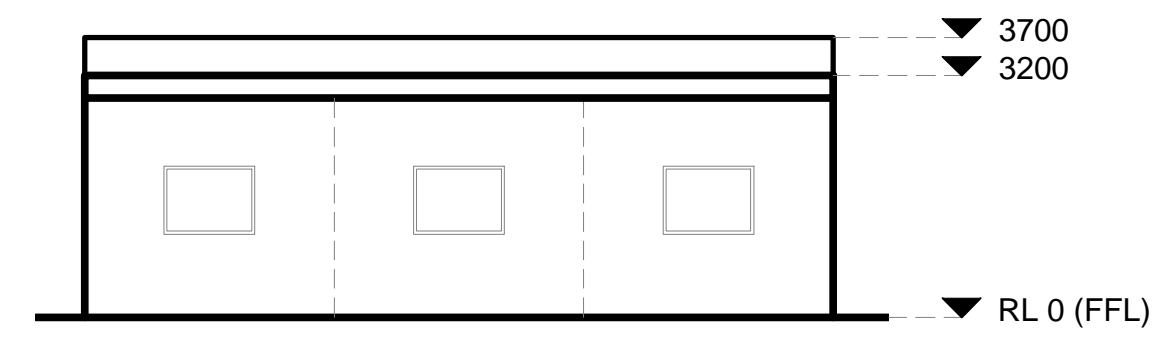
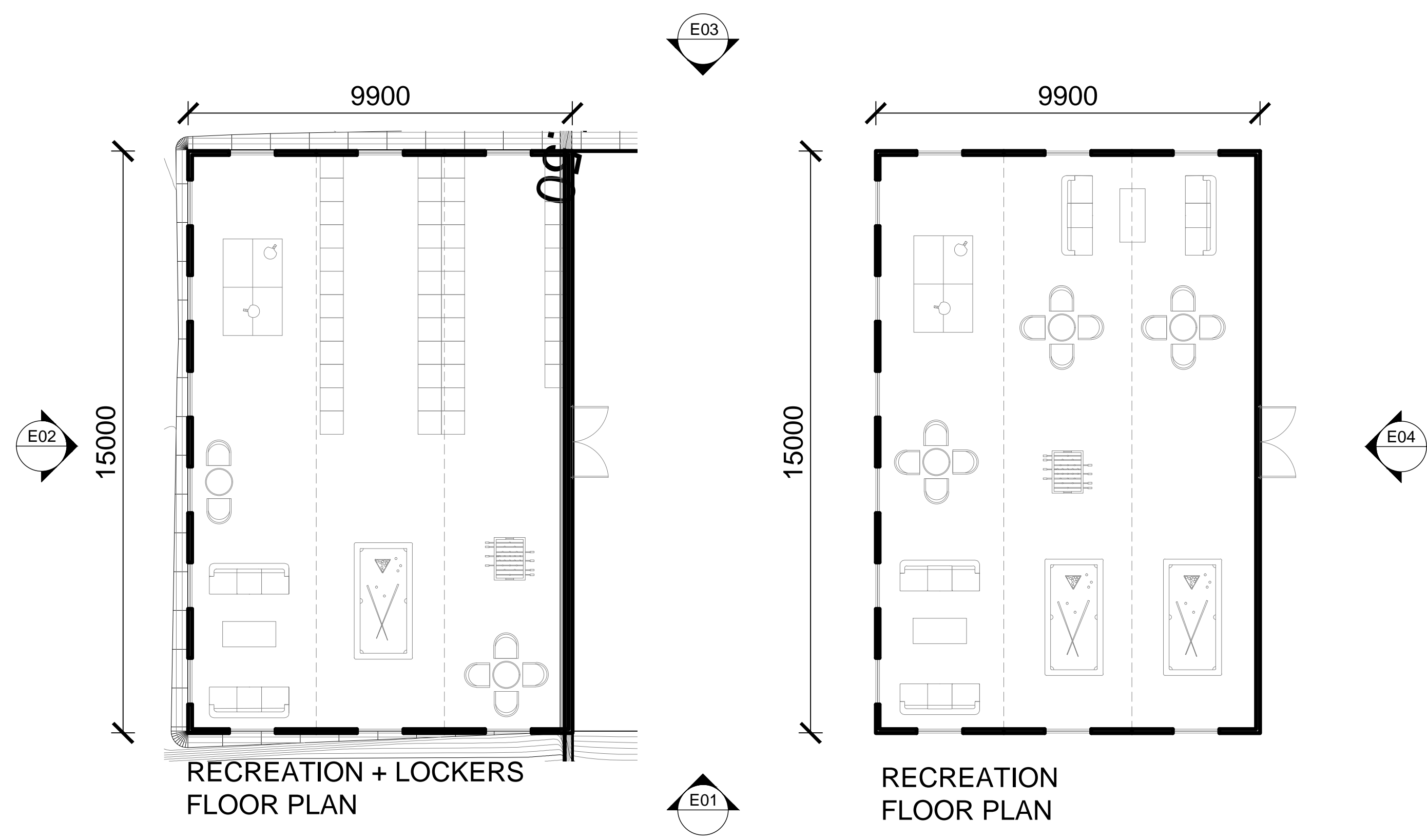
ELEVATION 02



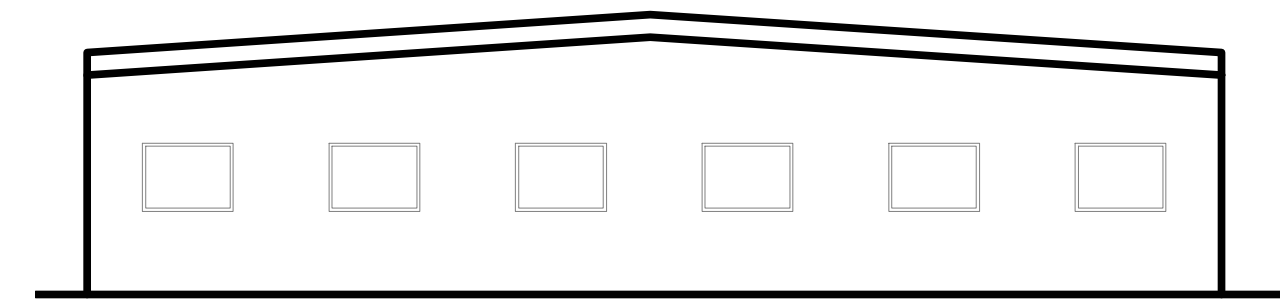
ELEVATION 03



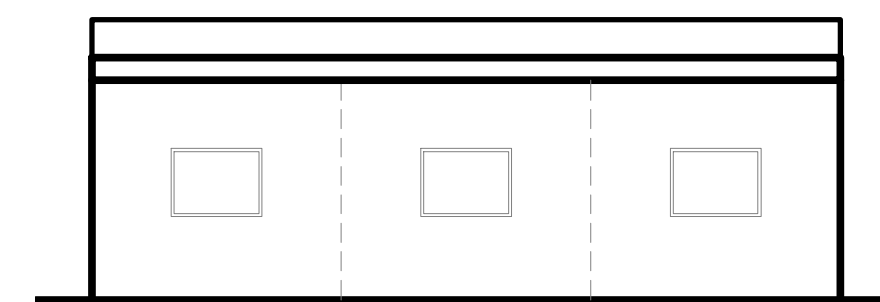
ELEVATION 04



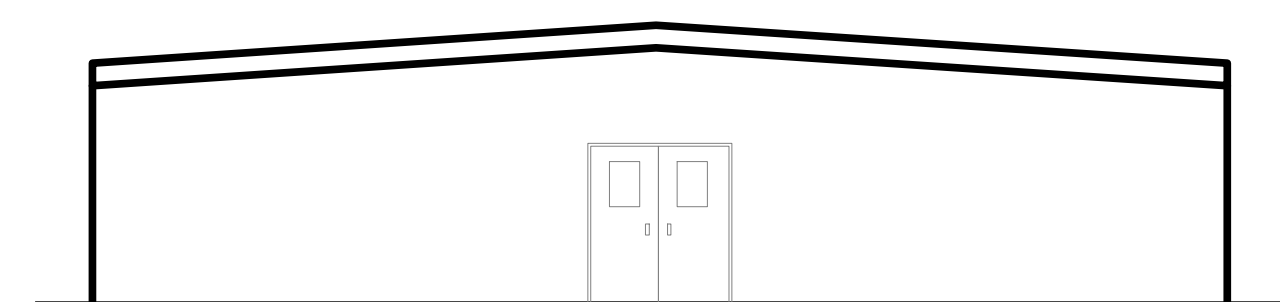
ELEVATION 01



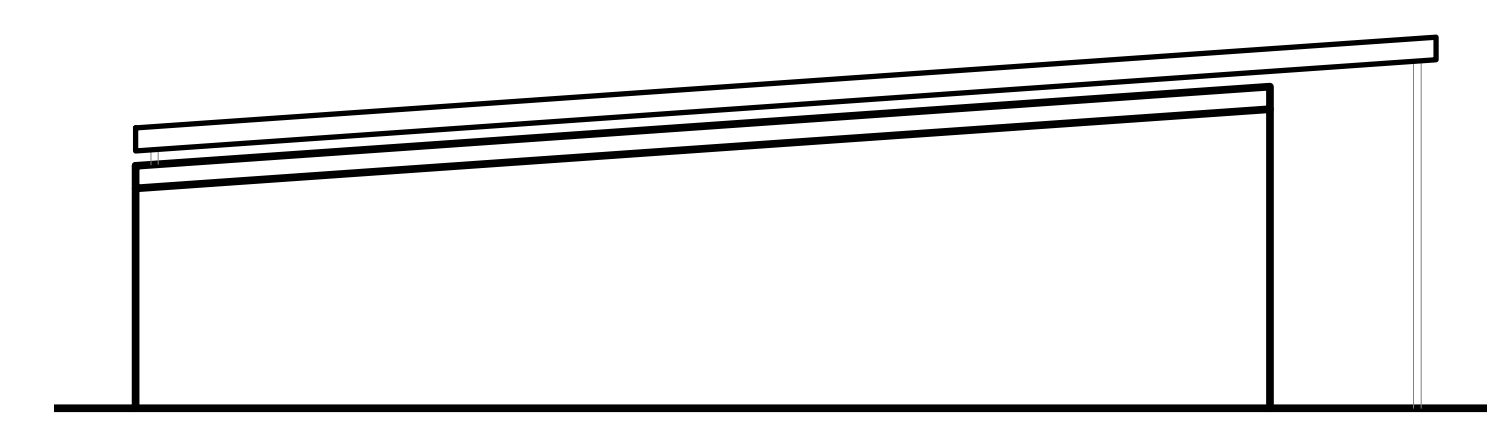
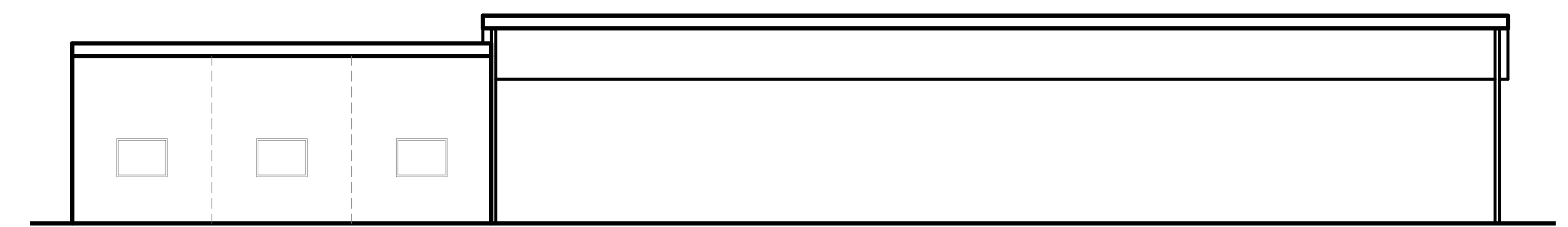
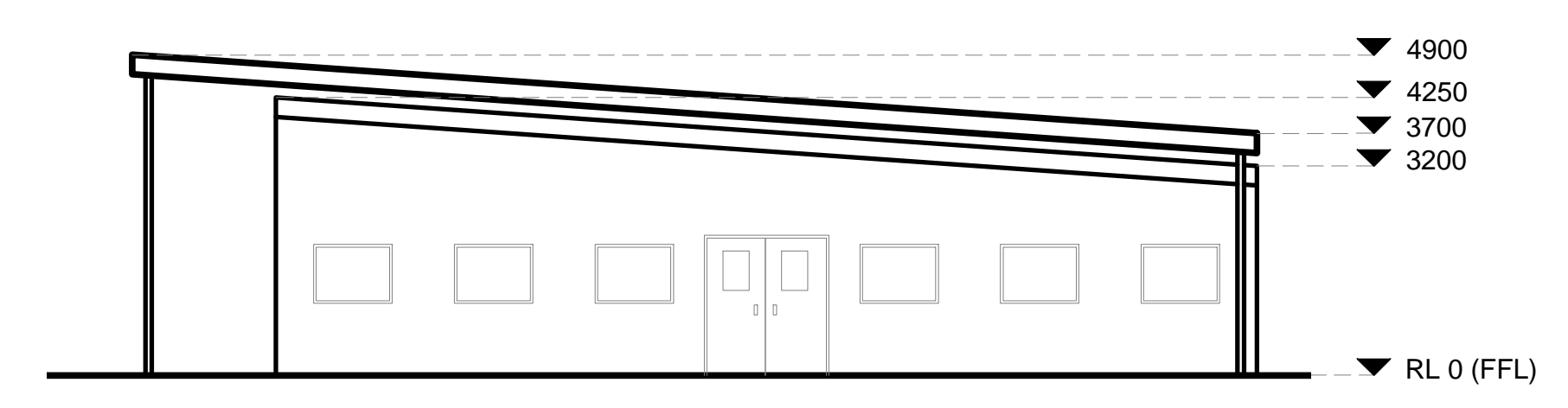
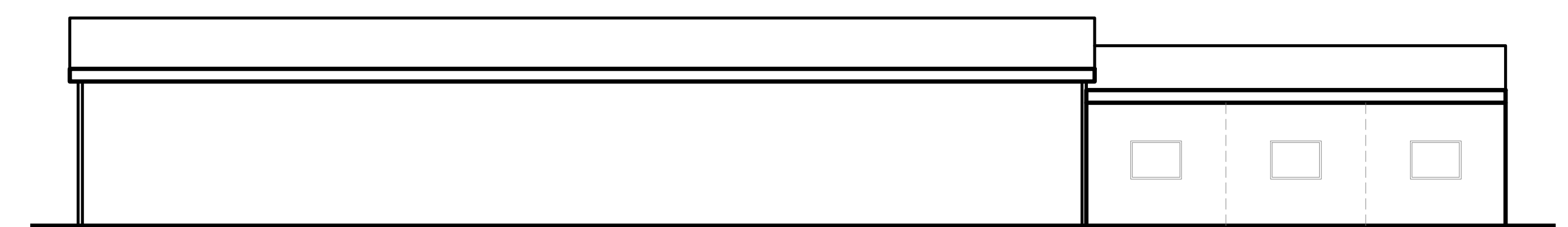
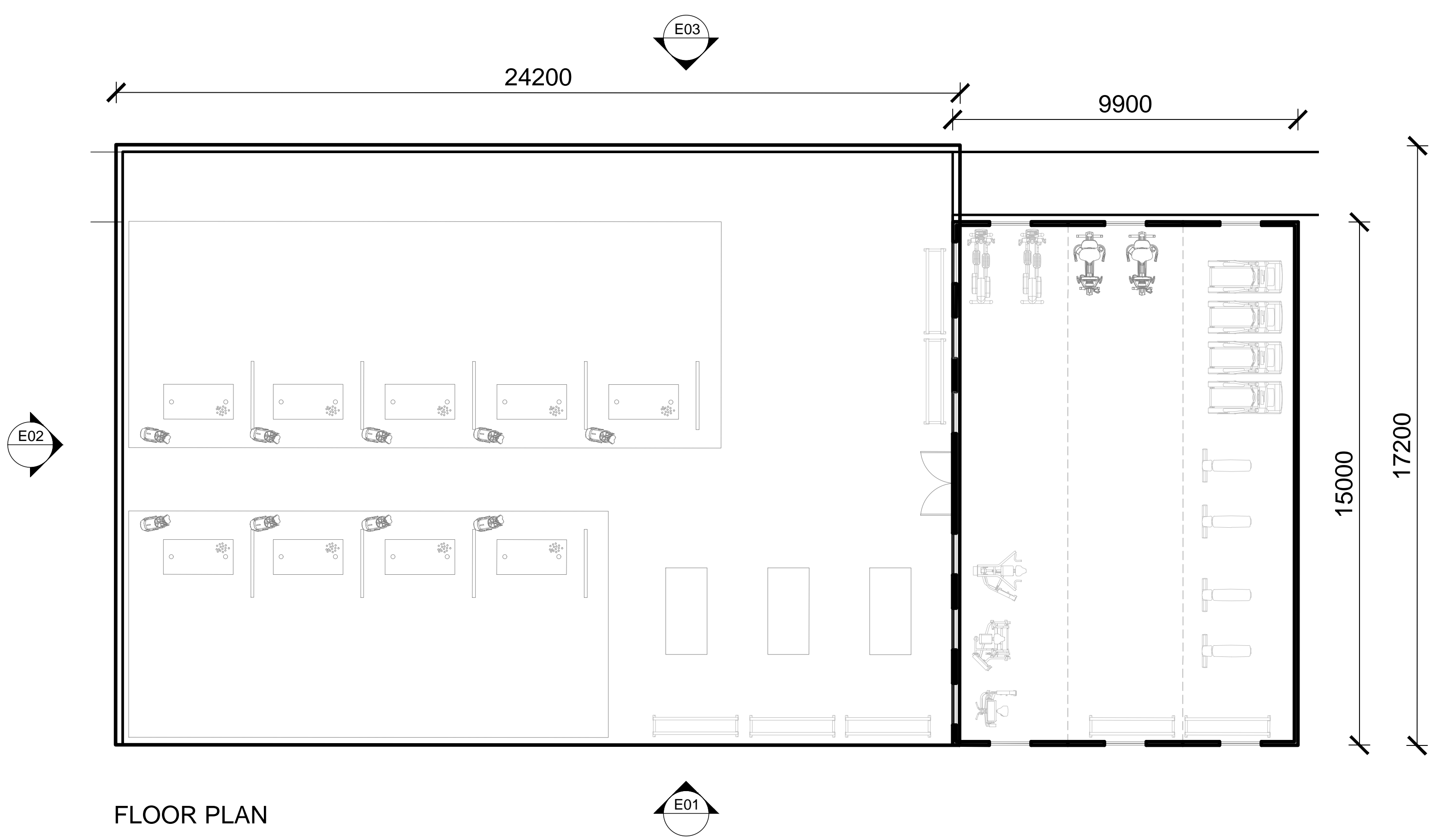
ELEVATION 02



ELEVATION 03

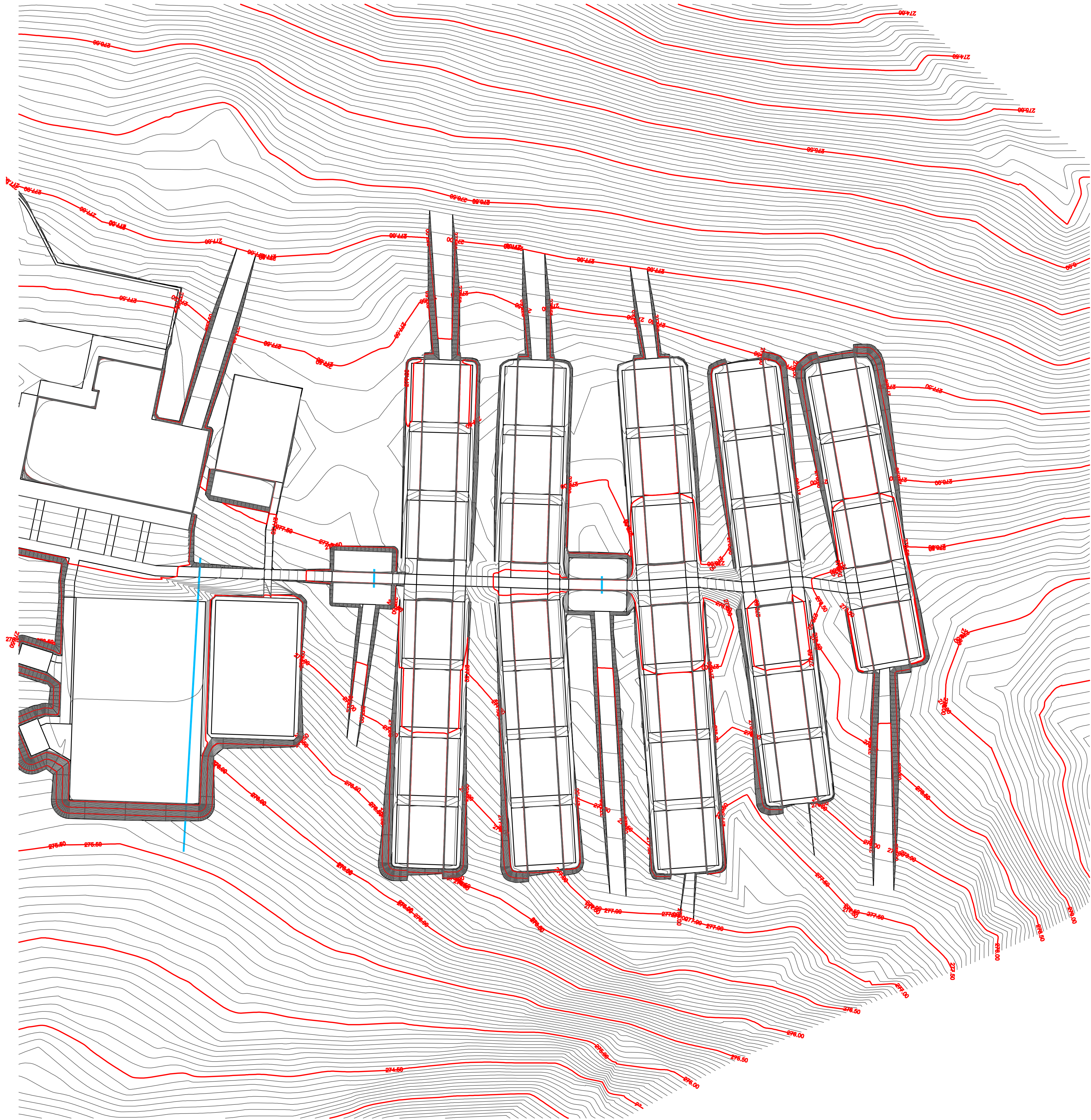


ELEVATION 04





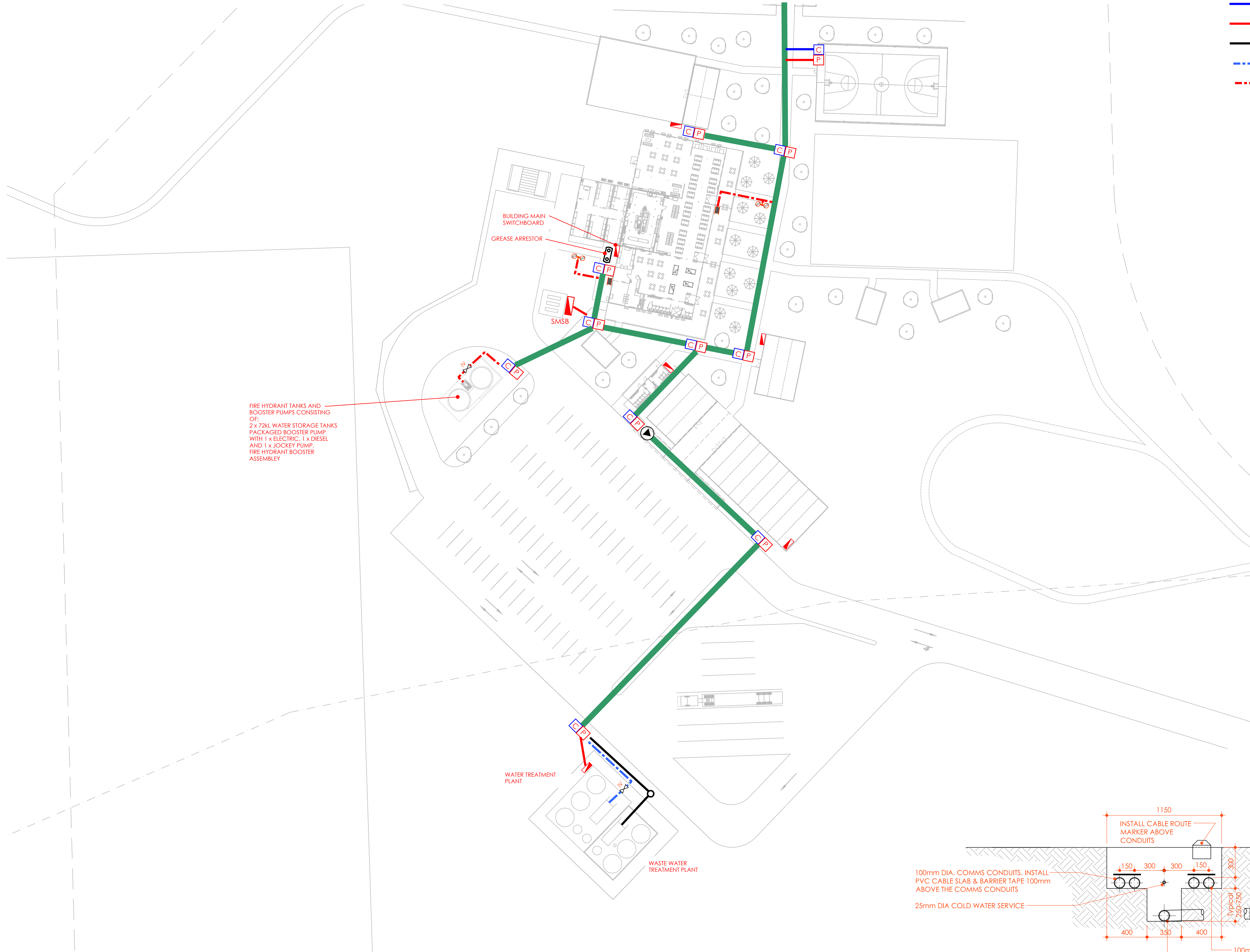




FOR CONTINUATION REFER TO SK-02

LEGEND

- SHARED TRENCH - POWER, COMMS, SANITARY & POTABLE WATER (NOMINALLY 1200mm WIDE)
- COMMS CONDUIT(S)
- POWER CONDUIT(S)
- SANITARY DRAIN
- - - WATER SUPPLY
- - - FIRE SUPPLY
- C COMMS PIT
- P POWER PIT
- SANITARY PUMP STATION
- SANITARY INSPECTION CHAMBER
- NEW DISTRIBUTION BOARD (DB)
- SITE MAIN SWITCHBOARD
- DUAL PILLAR FIRE HYDRANT
- FIRE HOSE REEL

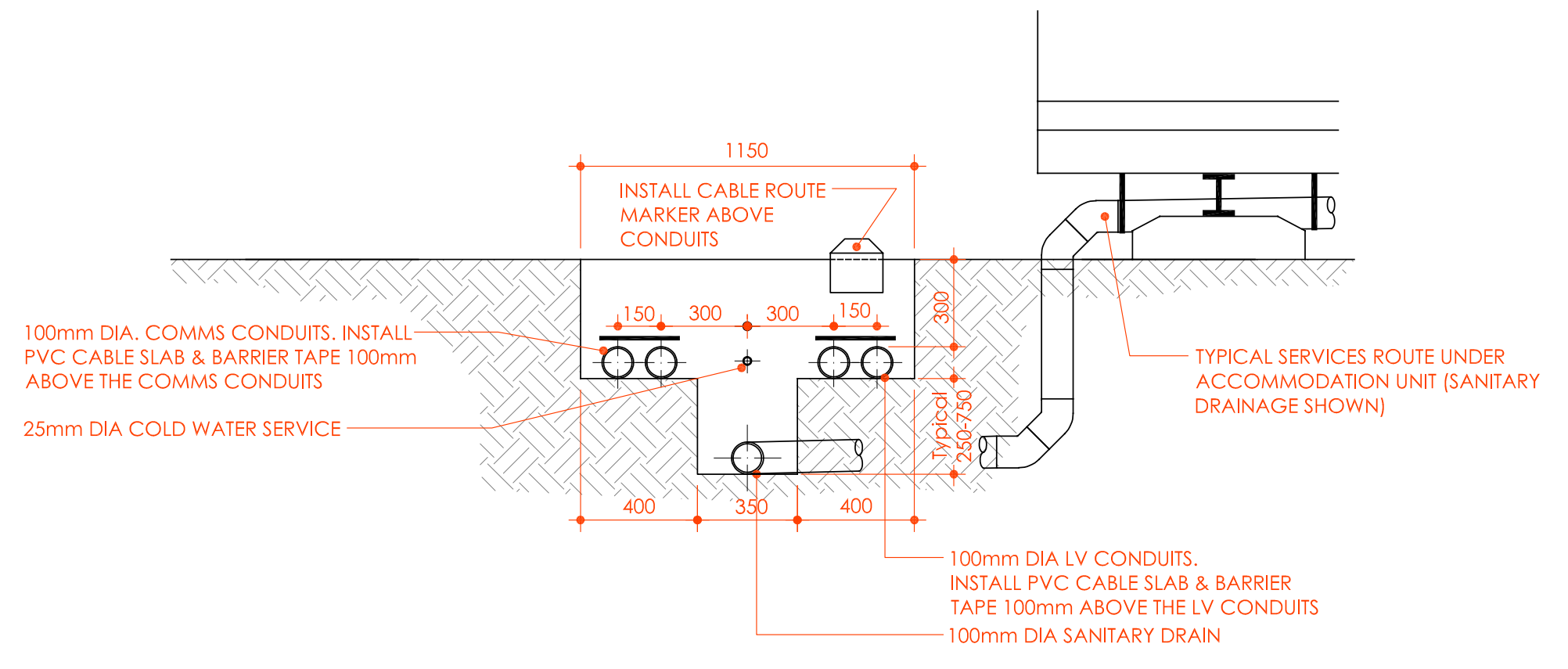


FIRE HYDRANT TANKS AND BOOSTER PUMPS CONSISTING OF:
 2 x 72KL WATER STORAGE TANKS
 PACKAGED BOOSTER PUMP WITH 1 x ELECTRIC, 1 x DIESEL AND 1 x JOCKEY PUMP.
 FIRE HYDRANT BOOSTER ASSEMBLY

BUILDING MAIN SWITCHBOARD
 GREASE ARRESTOR















WATER TREATMENT PLANT

WASTE WATER TREATMENT PLANT



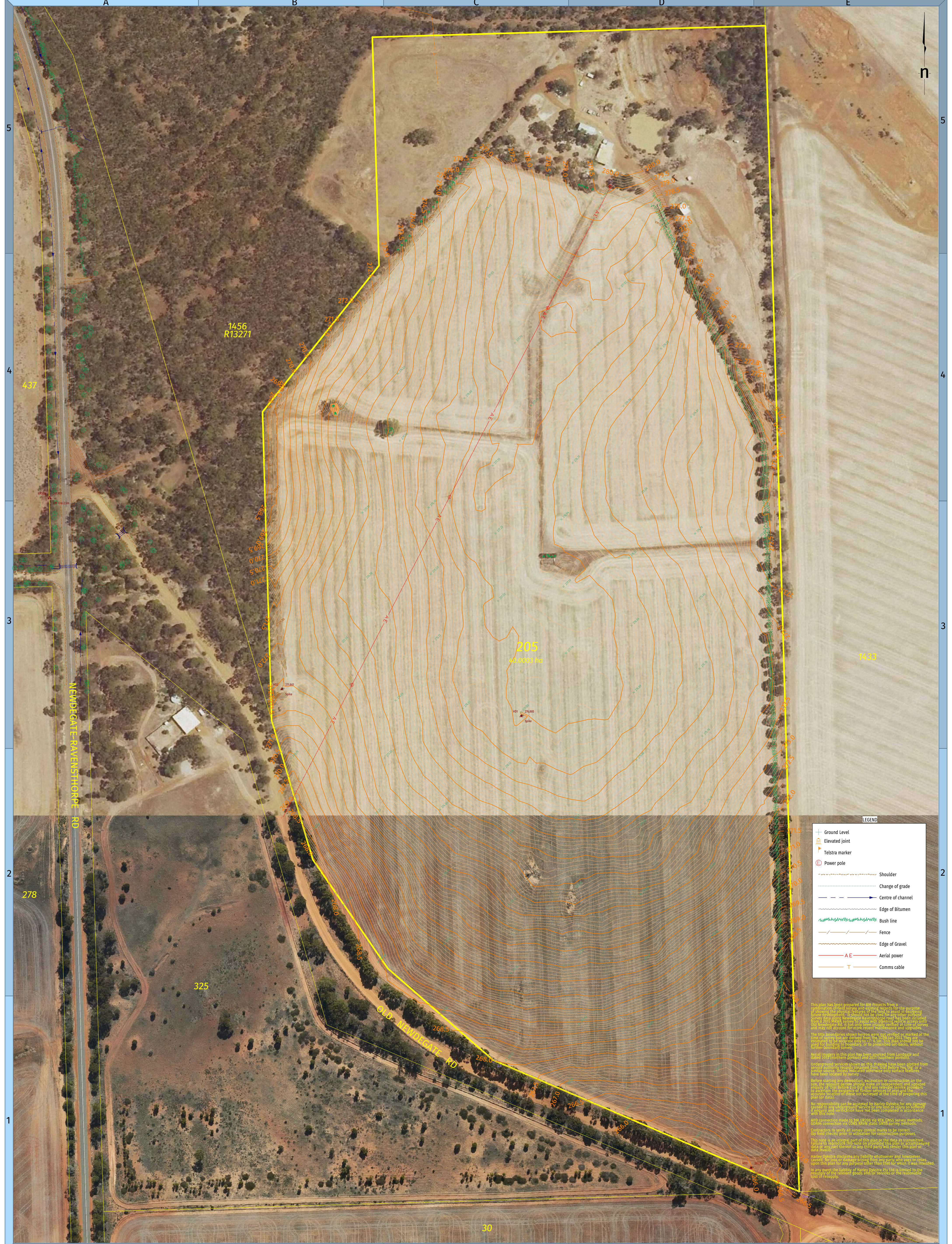
SHARED TRENCH DETAIL
 SCALE 1:20

LEGEND

-  SHARED TRENCH - POWER, COMMS, SANITARY & POTABLE WATER (NOMINALLY 1200mm WIDE)
-  COMMS CONDUIT(S)
-  POWER CONDUIT(S)
-  SANITARY DRAIN
-  WATER SUPPLY
-  FIRE SUPPLY
-  COMMS PIT
-  POWER PIT
-  SANITARY PUMP STATION
-  SANITARY INSPECTION CHAMBER
-  NEW DISTRIBUTION BOARD (DB)
-  SITE MAIN SWITCHBOARD
-  DUAL PILLAR FIRE HYDRANT
-  FIRE HOSE REEL



FOR CONTINUATION REFER TO SK-02



LEGEND

| | |
|-----|-------------------|
| + | Ground Level |
| ⬆ | Elevated joint |
| ⬆ | Telstra marker |
| ⊕ | Power pole |
| --- | Shoulder |
| --- | Change of grade |
| --- | Centre of channel |
| --- | Edge of Bitumen |
| --- | Bush line |
| --- | Fence |
| --- | Edge of Gravel |
| --- | AE Aerial power |
| --- | T Comms cable |

This plan has been prepared for all projects from a combination of field and aerial photography for the purpose of providing a visual representation of the ground surface. It is not intended to be used for any other purpose other than the one for which it was prepared. The user of this plan is advised that the accuracy of the data is dependent on the quality of the data used for its preparation and that the user should verify the accuracy of the data for their own use. The user of this plan is advised that the accuracy of the data is dependent on the quality of the data used for its preparation and that the user should verify the accuracy of the data for their own use.

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W: www.harleydykstra.com.au

ALBANY | DENMARK | BUNBURY
BUSSELTON | FORRESTDALE | PERTH

NOTE:
This drawing is the property of harley dykstra pty ltd it may not be copied or altered without the consent of the owner

| | | | | | | |
|-----|------------------|----------|----------|-----|---------|------|
| rev | details | approved | date | rev | details | date |
| A | Original drawing | MAR | 22-02-23 | | | |

| | | | |
|-------------|-----------------------------|-------------|---------------|
| survey | MAR 20-02-23 | cad file | 23614-01A.lcd |
| drawn | MAR 22-02-23 | checked | AJE 22-02-23 |
| horiz datum | MGA94z51 | level datum | AHD |
| scale at A1 | all distances are in metres | | |
| 1: 1500 | 0 20 40 50 | | |

| | | |
|-------------|--|-------------------------|
| description | Proposed Mine Camp Locale Lot 205 on DP150026 Old Newdegate Rd Ravensthorpe | |
| client | BM Projects | drawing no 23614-01A |
| plan type | Feature Survey | |

BAL CONTOUR MAP

**L205 H99 Old Newdegate Rd,
Ravensthorpe, Shire of
Ravensthorpe**

Project Number: #WR8929
Project Name: L205 H99 Old Newdegate Rd
Lot Size: 400003 sqm
GPS Address: -33.54440937269061,120.01446111441803
Project Purpose: Bushfire Attack Level (BAL) assessment covering the proposed accommodation units

Author Roderick Cameron
Accreditation No: BPAD37279
Accreditation Expiry Date: 30/4/2023
Accreditation level: BPAD level 2
Bushfire Perth Pty Ltd



Version: 1
Date of issue: 27 April 2023

| | |
|---|--------------|
| I hereby declare that I am a BPAD accredited bushfire practitioner. | |
| Accreditation No. | BPAD - 37279 |
| Signature | R. Cameron |
| Date | As above |

Author: Roddy Cameron

This report supersedes all previous bushfire attack level reports for the site.

DISCLAIMER AND LIMITATION

This report is prepared solely for (the 'proponent') and any future landowners of the subject lot(s) and is not for the benefit of any other person and may not be relied upon by any other person.

The mitigation strategies contained in this Bushfire Management Plan are considered to be prudent minimum standards only, based on the writer's experience as well as standards prescribed by relevant authorities. It is expressly stated that Bushfire Perth.Pty.Ltd and the writer do not guarantee that if such standards are complied with or if a property owner exercises prudence, that a building or property will not be damaged or that lives will not be lost in a bush fire.

Fire is an extremely unpredictable force of nature. Changing climatic factors (whether predictable or otherwise) either before or at the time of a fire can also significantly affect the nature of a fire and in a bushfire prone area it is not possible to completely guard against bushfire.

Further, the growth, planting or removal of vegetation; poor maintenance of any fire prevention measures; addition of structures not included in this report; or other activity can and will change the bushfire threat to all properties detailed in the report. Further, the achievement of the level of implementation of fire precautions will depend on the actions of the landowner or occupiers of the land, over which Bushfire Perth.Pty.Ltd has no control. If the proponent becomes concerned about changing factors then a new Fire Risk Management Plan should be requested.

To the maximum extent permitted by the law, Bushfire Perth.Pty.Ltd and the writer excludes all liability whatsoever for:

1. claim, damage, loss or injury to any property and any person caused by fire or as a result of fire or indeed howsoever caused;
2. errors or omissions in this report except where grossly negligent; and

the proponent expressly acknowledges that they have been made aware of this exclusion and that such exclusion of liability is reasonable in all the circumstances.

If despite the provisions of the above disclaimer Bushfire Perth.Pty.Ltd and/or the writer is found liable then liability is limited to the lesser of the maximum extent permitted by the law and the proceeds paid out by Bushfire Perth.Pty.Ltd professional or public liability insurance following the making of a successful claim against such insurer.

Bushfire Perth.Pty.Ltd and/or the writer accept no liability or responsibility whatsoever for or in respect of any use or reliance upon this report and its supporting material by any third party.

This report is valid for a period of three years only from the date of its issue.

Bushfire Perth.Pty.Ltd

Contents

| | |
|---------------------------------------|----|
| DISCLAIMER AND LIMITATION | 3 |
| Introduction | 5 |
| Site Plan | 6 |
| Bushfire Prone Area Map..... | 7 |
| Bushfire Threat Assessment..... | 8 |
| Effective Slope..... | 8 |
| Bushfire Fuels..... | 8 |
| BAL Contour Map | 22 |
| Bushfire Hazard Issues..... | 24 |
| Potential Bushfire Impact | 24 |
| Bushfire Attack Levels Explained..... | 24 |

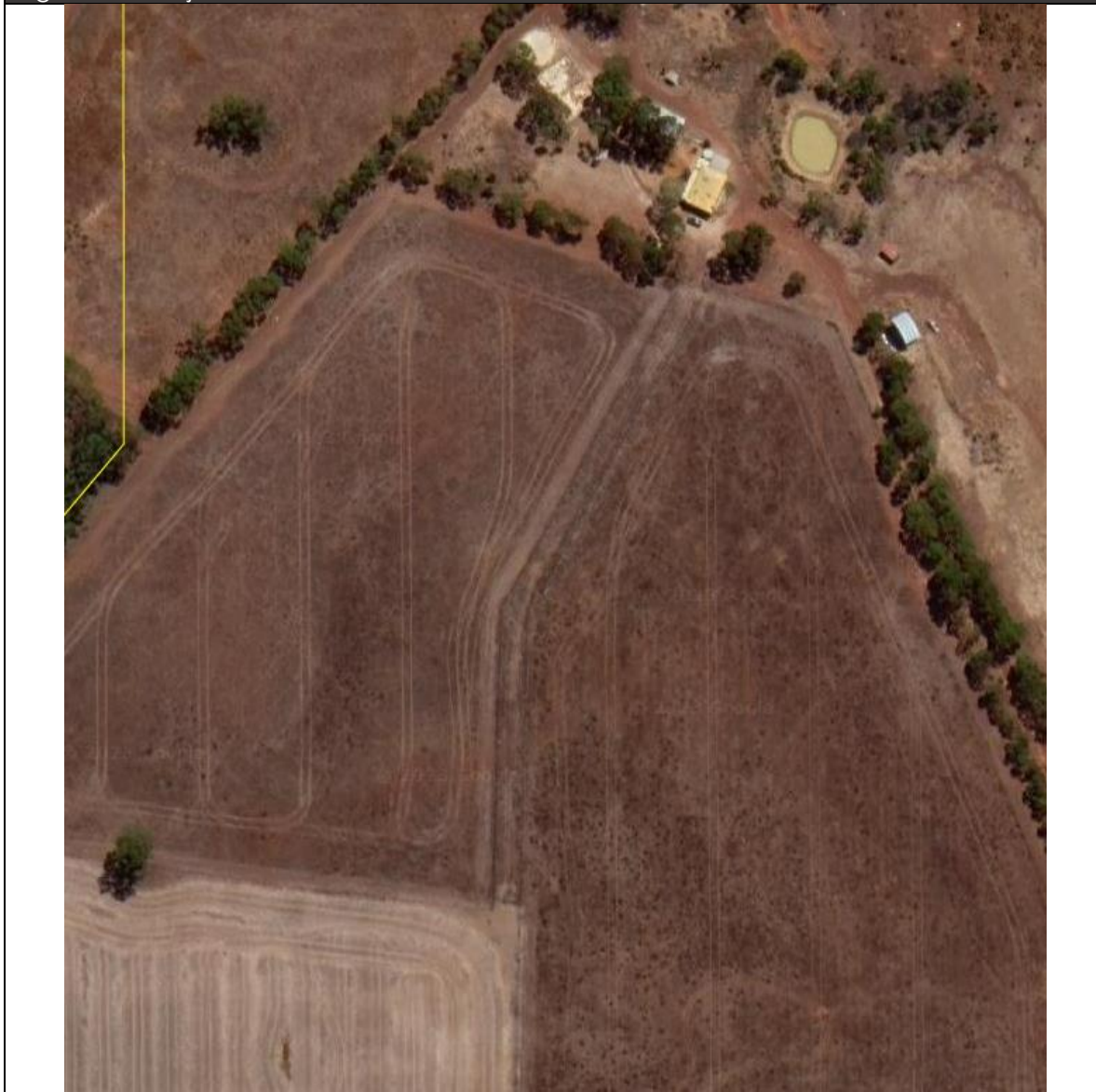
Introduction

The subject site of this BAL Contour assessment is L205 H99 Old Newdegate Rd, Ravensthorpe. The site is located within the municipality of the Shire of Ravensthorpe. Figure 1A illustrates the subject site and immediate surrounds. Figure 1B illustrates the plan for the subject site.

The site is identified as being Bushfire Prone on the Map of Bush Fire Prone Areas 2019 (OBRM, 2019), as illustrated in Figure 2C. This can be confirmed by viewing the state bushfire prone area map at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>

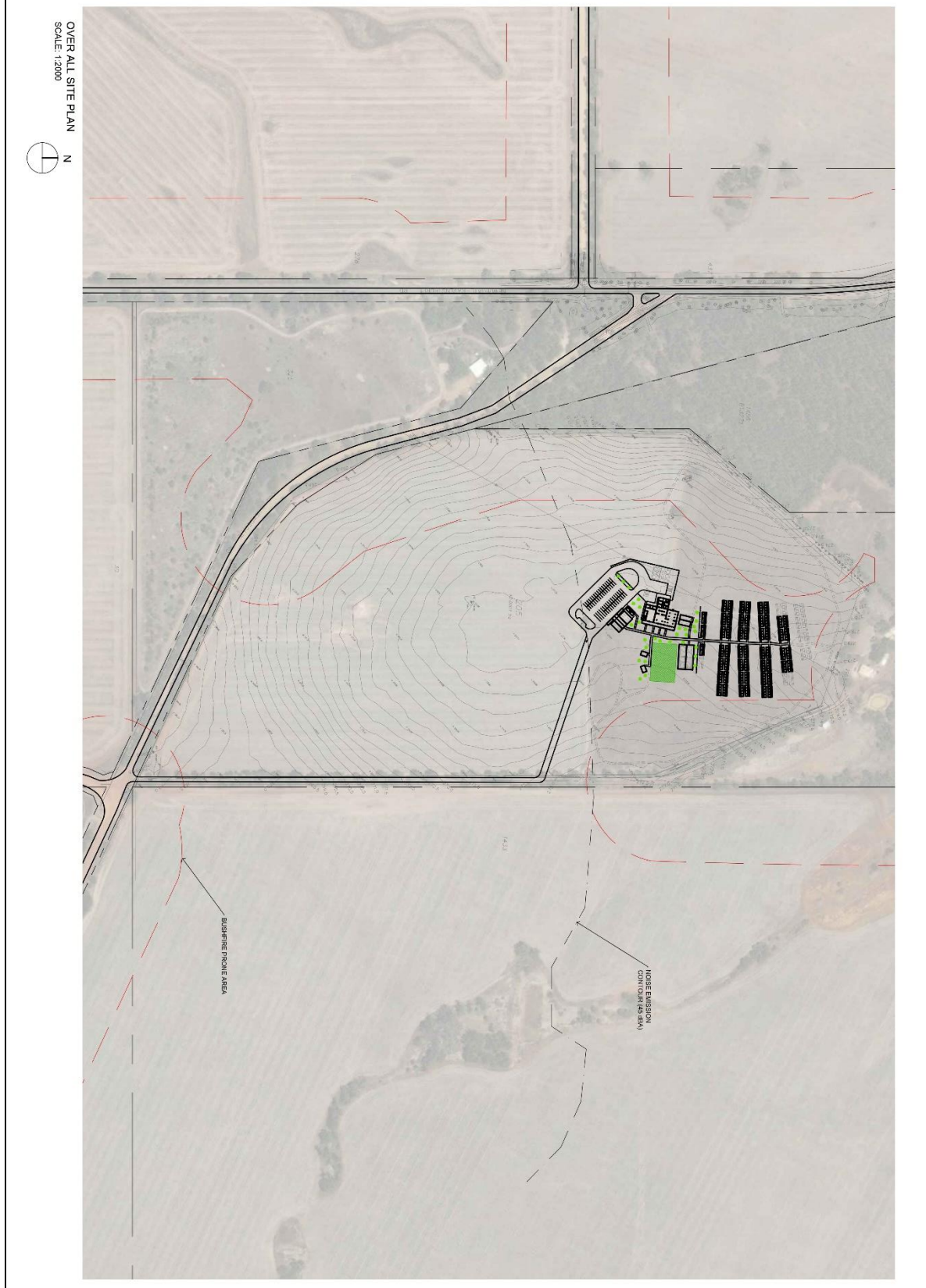
The purpose of this BAL Contour Map report is to provide a Bushfire Attack Level (BAL) assessment covering the proposed subdivided. Specifically, this report determines the BAL ratings that may be achieved for future buildings on the subdivided lots based on the Subdivision Concept Plan.

Figure 1A: Subject site and immediate surrounds.



Site Plan

Figure 1B: Site Plan



Bushfire Prone Area Map

Figure 1C: Designated Bushfire Prone Area (2020) Landgate / SLIP | Landgate/SLIP/OBRM (<https://maps.slip.wa.gov.au/landgate/bushfireprone/>)



Designated bush fire prone areas (coloured pink on the map) have been identified by the Fire and Emergency Services Commissioner as being subject, or likely to be subject, to bushfire attack. This site has been in a designated bush fire prone area for longer than four months.

Bushfire Threat Assessment

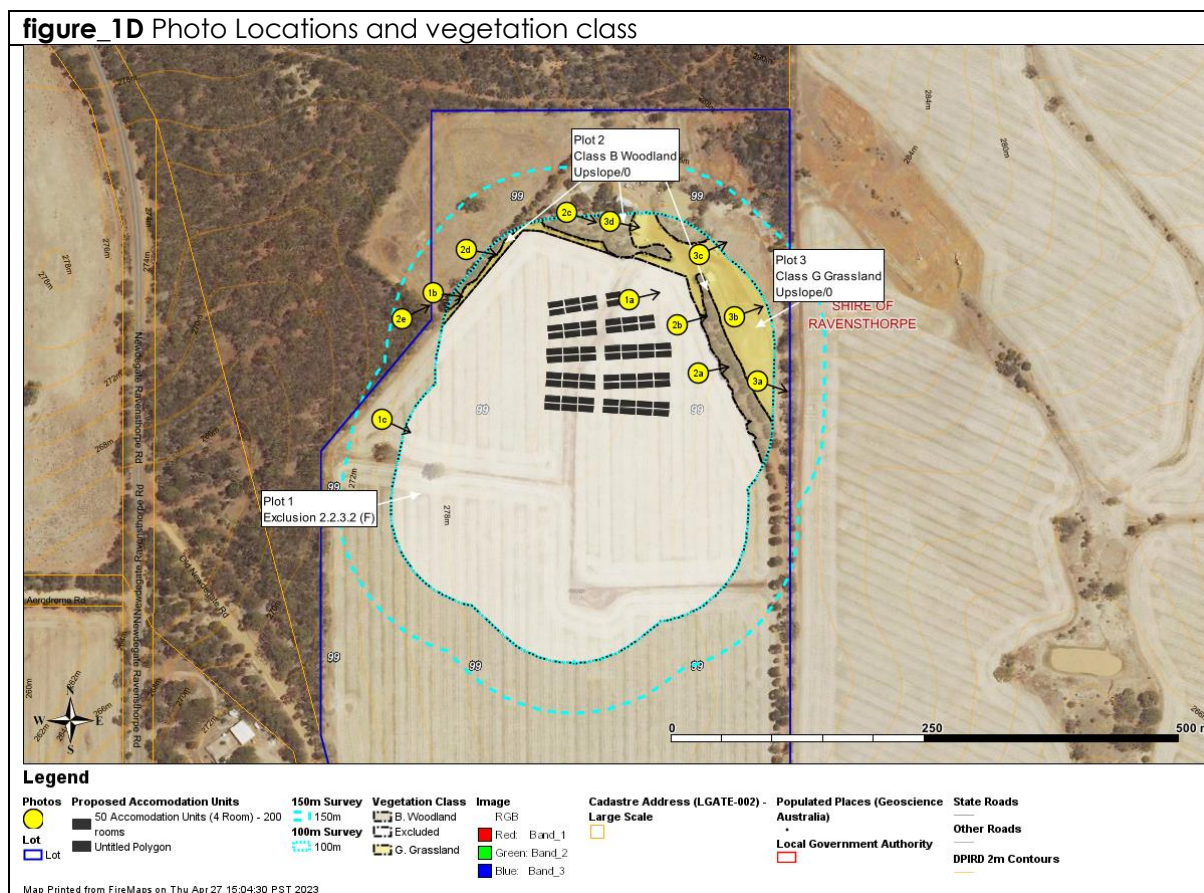
Effective Slope

Effective slope under each vegetation plot was assessed in accordance with the methodology detailed in AS3959-2018 Construction of buildings in bushfire prone areas (AS3959) (Standards Australia, 2018). The effective slope of each vegetation plot is listed in the tables provided in Section 3.2 below.

Bushfire Fuels

The location and extent of AS3959-2018 vegetation structures, including Clause 2.2.3.2 exclusions, within 150 metres of the site are mapped in Figures 1d and illustrated in the photos below. All bushfire structures and fuel loads are assessed in their mature states (including revegetation and rehabilitation areas) unless otherwise identified. The areas of classified vegetation are summarised in Table 1A.

Where relevant, the requirements of the Shire of Ravensthorpe (Annual Firebreak and Fuel Load Notice) have been referenced to support the classification and/or Exclusion of vegetation as a bushfire threat. A copy of the 2021 Annual Firebreak and Fuel Load Notice is included in appendix 1.



| Plot 1 | |
|------------------|-----------------------|
| Existing | Exclusion 2.2.3.2 (F) |
| Post Development | Exclusion 2.2.3.2 (F) |
| Effective Slope | N/A |
| Photo ID | 1a |

Exclusion clause 2.2.3.2 F, Low threat vegetation including maintained grassland under 100mm in height.



Plot 1

| | |
|------------------|-----------------------|
| Existing | Exclusion 2.2.3.2 (F) |
| Post Development | Exclusion 2.2.3.2 (F) |
| Effective Slope | N/A |
| Photo ID | 1b |


Exclusion clause 2.2.3.2 F, Low threat vegetation including maintained grassland under 100mm in height.



| Plot 1 | |
|------------------|-----------------------|
| Existing | Exclusion 2.2.3.2 (F) |
| Post Development | Exclusion 2.2.3.2 (F) |
| Effective Slope | N/A |
| Photo ID | 1c |

Exclusion clause 2.2.3.2 F, Low threat vegetation including maintained grassland under 100mm in height.



| Plot 2 | |
|--|------------------|
| Existing | Class B Woodland |
| Post Development | Class B Woodland |
| Effective Slope | Upslope/0 |
| Photo ID | 2a |
| <p><i>Trees 2-30 meters high with foliage cover in the range of 10 to 30 percent at maturity. Trees dominate woodlands but generally lack the shrubby middle layer and deep surface litter that is characteristic of forests.</i></p> | |
|  An aerial photograph showing a landscape with a mix of vegetation. In the foreground and middle ground, there are several clusters of green trees of varying sizes, some with dense foliage and others more sparse. The ground is a mix of light brown soil and patches of dry grass or low-lying vegetation. The background shows a large, light-colored, textured area that appears to be a sandstone cliff face or a large, flat, light-colored area, possibly a dry lake bed or a large field of sandstone. The overall scene is a woodland area on a slope. | |

| Plot 2 | |
|------------------|------------------|
| Existing | Class B Woodland |
| Post Development | Class B Woodland |
| Effective Slope | Upslope/0 |
| Photo ID | 2b |

Trees 2-30 meters high with foliage cover in the range of 10 to 30 percent at maturity. Trees dominate woodlands but generally lack the shrubby middle layer and deep surface litter that is characteristic of forests.



| Plot 2 | |
|------------------|------------------|
| Existing | Class B Woodland |
| Post Development | Class B Woodland |
| Effective Slope | Upslope/0 |
| Photo ID | 2c |

Trees 2-30 meters high with foliage cover in the range of 10 to 30 percent at maturity. Trees dominate woodlands but generally lack the shrubby middle layer and deep surface litter that is characteristic of forests.



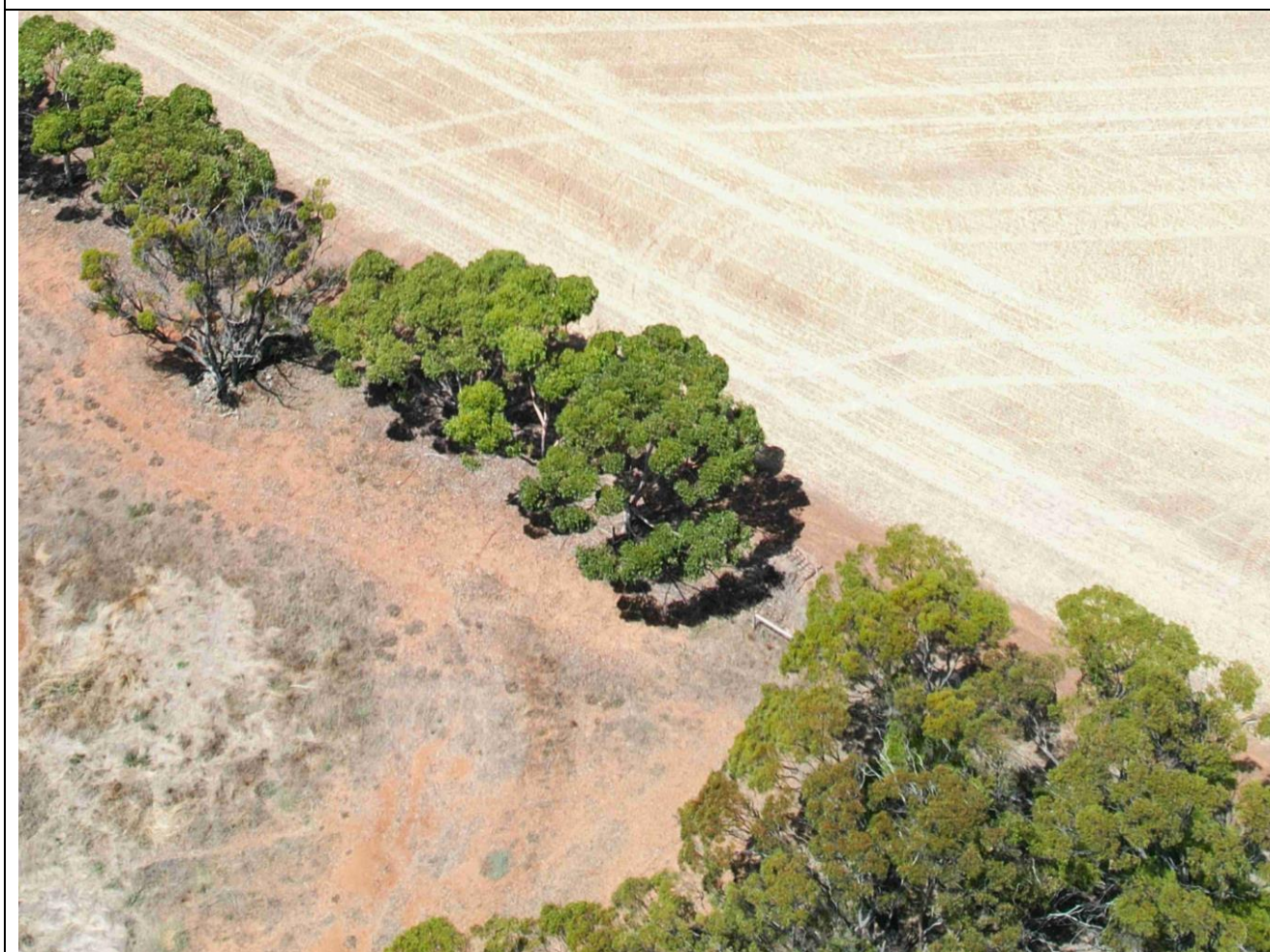
| Plot 2 | |
|------------------|------------------|
| Existing | Class B Woodland |
| Post Development | Class B Woodland |
| Effective Slope | Upslope/0 |
| Photo ID | 2d |

Trees 2-30 meters high with foliage cover in the range of 10 to 30 percent at maturity. Trees dominate woodlands but generally lack the shrubby middle layer and deep surface litter that is characteristic of forests.



| Plot 2 | |
|------------------|------------------|
| Existing | Class B Woodland |
| Post Development | Class B Woodland |
| Effective Slope | Upslope/0 |
| Photo ID | 2e |

Trees 2-30 meters high with foliage cover in the range of 10 to 30 percent at maturity. Trees dominate woodlands but generally lack the shrubby middle layer and deep surface litter that is characteristic of forests.



Plot 3

| | |
|------------------|-------------------|
| Existing | Class G Grassland |
| Post Development | Class G Grassland |
| Effective Slope | Upslope/0 |
| Photo ID | 3a |

Grassland over 100mm in height at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.



| Plot 3 | |
|------------------|-------------------|
| Existing | Class G Grassland |
| Post Development | Class G Grassland |
| Effective Slope | Upslope/0 |
| Photo ID | 3b |

Grassland over 100mm in height at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.



| Plot 3 | |
|------------------|-------------------|
| Existing | Class G Grassland |
| Post Development | Class G Grassland |
| Effective Slope | Upslope/0 |
| Photo ID | 3c |

Grassland over 100mm in height at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.



Plot 3

| | |
|------------------|-------------------|
| Existing | Class G Grassland |
| Post Development | Class G Grassland |
| Effective Slope | Upslope/0 |
| Photo ID | 3d |

Grassland over 100mm in height at the time of the assessment, this area was not maintained and is therefore classified as grassland to allow for re-growth.

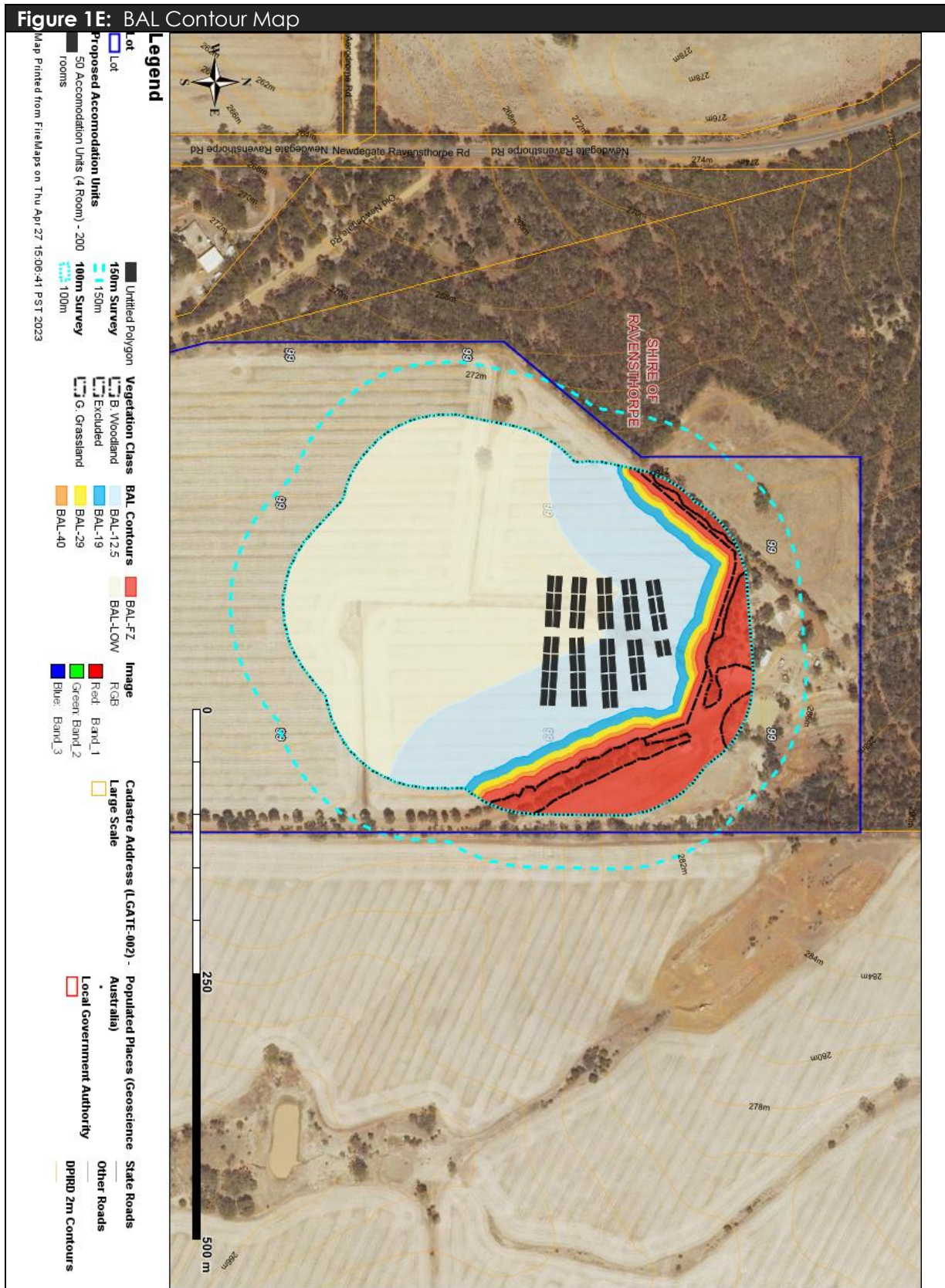


Table 4A Areas of classified vegetation):

| Vegetation Plot | Vegetation Classification | Effective Slope |
|-----------------|---------------------------|-----------------|
| Plot 1 | Exclusion 2.2.3.2 (F) | N/A |
| Plot 2 | Class B Woodland | Upslope/0 |
| Plot 3 | Class G Grassland | Upslope/0 |

BAL Contour Map

Figure 1E: BAL Contour Map



Bushfire Hazard Issues

Potential Bushfire Impact

Potential bushfire impact analysis was undertaken in accordance with AS3959-2018 Methodology 1 (Basic BAL assessment) to determine the potential worst-case scenario radiant heat impact on each lot within the proposed subdivision.

In accordance with SPP 3.7, BAL Contour Maps have been prepared to illustrate the potential radiant heat impacts and associated BAL ratings for the assessment area after the subdivision is completed (see Figures 1D). The resulting maximum BAL ratings for each proposed lot are presented in the following table (Table 5A).

Table 1A: Maximum BAL rating assessed at the proposed lot boundaries (AS3959-2018 Method 1)

| Lot | Vegetation Classification | Effective Slope | Vegetation Separation | Maximum BAL |
|-----|---------------------------|-----------------|-----------------------|-------------|
| 1 | Class B Woodland | Upslope/0 | 38m | BAL-12.5 |

Bushfire Attack Levels Explained

A Bushfire Attack Level (BAL) assessment is a means of measuring the severity of a buildings potential exposure to ember attack, radiant heat and direct flame contact in a bushfire event, and thereby determining the construction measures required for the dwelling.

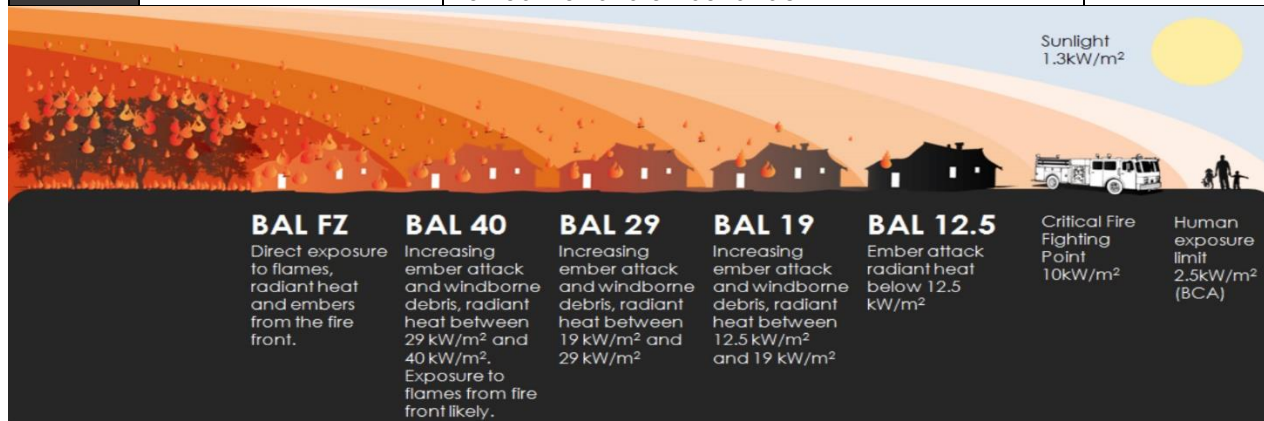
The methodology used for the determination of the BAL rating, and the subsequent building construction standards, are directly referenced from Australian Standard AS 3959-2009 Construction of buildings in bushfire prone areas.

The BAL rating is determined through identification and assessment of the following parameters;

- Fire Danger Index (FDI) rating; assumed to be FDI-80 for WA,
- All classified vegetation within 100m of the subject building,
- Separation distance between the building and the classified vegetation source/s, and
- Slope of the land under the classified vegetation.

AS 3959-2009 has six (6) levels of BAL, based on the radiant heat flux exposure to the building, and also identifies the relevant sections for building construction, as detailed below;

| Bushfire Attack Level (BAL) | Classified vegetation within 100m of the site and heat flux exposure thresholds | Description of predicted bushfire attack and levels of exposure | Construction Section (within AS3959) |
|-----------------------------|---|---|--------------------------------------|
| BAL-LOW | See clause 2.2.3.2 | there is insufficient risk to warrant specific construction requirements | 4 |
| BAL-12.5 | $\leq 12.5\text{kW/m}^2$ | Ember attack | 3 & 5 |
| BAL-19 | $>12.5\text{kW/m}^2$ to $\leq 19\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 & 6 |
| BAL-29 | $>19\text{kW/m}^2$ to $\leq 29\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux | 3 & 7 |
| BAL-40 | $>29\text{kW/m}^2$ to $\leq 40\text{kW/m}^2$ | Increasing levels of ember attack and burning debris ignited by windborne embers together with increasing heat flux with the increased likelihood of exposure to flames | 3 & 8 |
| BAL-FZ | $>40\text{kW/m}^2$ | Direct exposure to flames from fire front in addition to heat flux and ember attack | 3 & 9 |





Agenda

Ordinary Meeting of Council
Tuesday, 18 July 2023



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12.4 **DEVELOPMENT AND COMMUNITY SERVICES**

12.4.1 DEVELOPMENT APPLICATION – WORKFORCE ACCOMMODATION CAMP – LOT 205 (99) OLD NEWDEGATE-RAVENSTHORPE ROAD, RAVENSTHORPE

| | |
|--|--|
| File Reference: | P23-13 |
| Location: | Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe |
| Applicant: | BM Projects Collective Pty Ltd on behalf of Galaxy Lithium Australia Pty Ltd and Allkem Limited |
| Author: | Peter Wilks |
| Authorising Officer | Chief Executive Officer |
| Date: | 20 June 2023 |
| Disclosure of Interest: | None |
| Attachments: <u>PURPLE</u> | 1. Cover Letter 2. Drawings 3. Survey Plans 4. Bushfire Attack Level Report |
| Previous Reference: | N/A |

PURPOSE

1. For Council to consider Development Application DAP/23/02522 being determined by the Regional Joint Development Assessment Panel for a workforce accommodation camp at Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe.

RECOMMENDATION IN BRIEF

2. That Council approve DAP Application DAP/23/02522 and accompanying plans (Attachments 1 - 4) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development Regulations 2015 and the provisions of Shire of Ravensthorpe Local Planning Scheme No. 6 subject to conditions.

BACKGROUND

3. A development application was received by the Shire of Ravensthorpe that was over the mandatory threshold for referral to a development assessment panel (DAP). As part of the DAP process if no delegation is in place Council must make a decision on the application and the resolution is contained in the Responsible Authority Report (RAR) that is sent to the DAP. In the instance where Council make an alternative resolution to the officer's recommend, the officer's recommendation is also contained in the RAR.

COMMENT

4. The subject land is zoned "Rural" under the Shire's Local Planning Scheme No. 6. Land to the north and west is zoned "Reserve – Environmental Conservation", and land to the east and south is zoned "Rural". The Lithium Mine is located approximately 1 kilometre to the south-east.
The Scheme provides objectives for zones in Part 3. The objectives of the Rural zone are as follows:

(i) Rural

- I. To provide for the maintenance or enhancement of specific local rural character.
- II. To protect and promote broad acre and intensive and innovative uses that focus on food and agricultural production such as horticulture as the primary uses in productive agricultural areas, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use or are located in areas of lower productivity.
- III. To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- IV. To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.
- V. To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
- VI. To facilitate mining within the Shire including the construction of workforce accommodation where required.

The specific standards that apply to the "Rural" zone are contained in Schedule 2.

| Zone | Site Coverage % | Plot Ratio | Minimum Setback | | | Landscaping % | Special Conditions/ Comments |
|-------|-----------------|------------|-----------------|------|------|---------------|------------------------------|
| | | | Front | Rear | Side | | |
| Rural | N/A | N/A | 20 | 10 | 10 | N/A | |

The specific development standards with Local Planning Scheme No. 6 that would impact on the proposal:

| Item | Requirement | Proposal | Compliance |
|--------------------------------|--|--|------------|
| Part 3 – Zones and use of Land | <ol style="list-style-type: none"> I. To provide for the maintenance or enhancement of specific local rural character. II. To protect and promote broad acre and intensive and innovative uses that focus on food and agricultural production such | <p>Proposal is for a large workforce accommodation camp for use in association with a nearby mine.</p> <p>The subject land proposed for use is too small to support broadacre agricultural when considered in isolation.</p> <p>The subject land is relatively isolated from other agricultural concerns</p> | Complies |

| | | | |
|--|---|--|--|
| | <p>as horticulture as the primary uses in productive agricultural areas, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use or are located in areas of lower productivity.</p> <p>III. To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.</p> <p>IV. To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of</p> | <p>by the environmental conservation Reserve to the north and west and the mine to the south</p> | |
|--|---|--|--|

| | | | |
|-------------------------|---|--|---|
| | <p>sensitive land uses in the Rural zone.</p> <p>V. To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</p> <p>VI. To facilitate mining within the Shire including the construction of workforce accommodation where required.</p> | | |
| 3.2 Zoning Table | Workforce Accommodation is a 'D' use in the Rural zone. | Workforce Accommodation is a 'D' land use. | Complies. |
| Front Setback | 20 Metres | Between 347 and 637 metres (approximate) depending on where on the front setback is used for measurement. | Complies |
| Side Setback | 10 Metres | Approximately 112 metres. | Complies |
| Rear Setback | 10 Metres | Approximately 145 metres. | Complies |
| Workforce Accommodation | On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce Accommodation associated with an existing or proposed | Applicant will need to make arrangements for adequate provision of services and infrastructure. Proposal is to support mining projects including existing active projects. | No plans provided for servicing, however this requirement can be handled via conditions on any approval for provision of adequate services. Complies with requirement that evidence be provided |

| | | | |
|----------------------------------|---|--|--|
| | <p>construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that: (a) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal; (b) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued; (c) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and</p> | <p>No decommissioning or management plans provided</p> | <p>that associated operations will proceed to construction and operation due to proposed use of workforce accommodation to include existing active lithium mine. No management or decommissioning plans provided, however this can be handled via conditions on an approval.</p> |
| <p>Development in Rural Zone</p> | <p>In considering an application for Development Approval in the Rural Zone the local government will have due regard for the following, in addition to the provisions of the Scheme: (a) any sensitive or</p> | <p>Workforce Accommodation Camp does not include any activity that would result in spray drift. No waterways, wetlands or remanent vegetation on the property.</p> | <p>Complies.</p> |

| | | | |
|--|--|--|--|
| | <p>incompatible uses that may require buffer separation from the proposed use, including the potential for spray drift and the need to contain any spray drift within the land the subject of the application; (b) any wetland, waterway, remnant vegetation or other sensitive feature, and how the application has addressed the protection of the feature; (c) evidence of a sustainable water supply that does not rely on catchment outside the lot, or damming of a stream that will impact on the water availability for another lot or lots; (d) soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics; and (e) proposals for treatment and disposal of waste products.</p> <p>The local government may require a Nutrient Management Plan for developments which involve high levels of nutrients and have potential to export nutrients into waterways.</p> | <p>No damming of streams proposed.</p> | |
|--|--|--|--|

CONSULTATION

5. The application was referred to Main Roads WA due to concerns regarding general vehicle access and potential use of the Brookton Highway – Old Newdegate-Ravensthorpe Road intersection.

Main Roads indicated that they have no current “in principle” objections to the proposal but provided the following list of concerns regarding the impact of any increased traffic volumes that may be generated by the proposed development.

- The existing intersection of Old Newdegate Rd and Brookton Highway is poorly located in regard to the LGA road Approach Angle, Approach Sight distance and Entering Sight Distance to the State Rd.
- There have been reported concerns regarding the suitability of the intersection and the Shire of Ravensthorpe instigated a road safety review in 2013.
- The review identified a number of safety concerns and recommended both Short and Long Term treatments to address those concerns.
- The Long Term recommendation recommended the realignment of the Old Newdegate Rd to form a standard T-junction with Brookton Highway to the south of its current location, the Shire prepared a cost estimate and submitted a black spot nomination.
- Main Roads supported those recommendations from 2013.
- The estimated cost in 2013 was approximately \$250K, these works would have included design, land acquisition, clearing, drainage, earthworks, pavement construction, sealing and rehabilitation costs.
- An estimate of costs in 2023 is approximately \$500k and conceivably considerably more as the works would need to comply with current environmental requirements and recent significant construction cost increases.
- These works are likely to require the clearing of additional native vegetation, obtaining the necessary Environmental permits and approvals may cause delay.
- Relocating the Old Newdegate Road intersection to the south is likely to be problematic due to the existing location of Airdrome Rd and Main Road would not support the installation of 4 way intersections.
- The Old Newdegate Road may be considered an unreasonable liability due to its alignment and connection with the Brookton Highway.
- The cost of an upgrade of the Old Newdegate Road intersection with Brookton Highway may be appropriated to the developer due to the increased traffic volumes generated by the proposed 248 bed Workforce Accommodation Camp at Lot 250.
- The developer has already incurred the cost of the recently realigned and reconstructed Floater Road and the intersection with Brookton Highway.
- Floater Road now provides a more suitable connection to Brookton Highway which meets both the communities and the mine’s needs.
- The proposed Workforce Accommodation Camp at Lot 250 on the Old Newdegate Rd has direct access to the recently realigned and constructed Floater Rd.
- Rehabilitation of the Old Newdegate Road reserve may provide an opportunity for an Environmental offset to the developer.

A meeting between Allkem Limited and the Shire in regards to access arrangements raised the following points:

- The shire stated that there was a want to close Old Newdegate Road at the Brookton Highway Intersection.
- There is a need to maintain local access to the house on the Southern side of Old Newdegate Road.
- Allkem does not see any reason not to utilise the Old Newdegate Road/Floater Road intersection to access the Ravensthorpe village.
- Allkem can place material at the end of Old Newdegate road in order to close it off to access to Brookton Highway.
- Formal closure of the road will be required to be managed between Main Roads and the Shire, such as legal closures and the removal of signage on Brookton Highway designating the junction and the road.
- Allkem propose to complete the installation of material at the junction once the camp construction works commence.
- Proposed location would be at the narrow point of the road at the intersection.

The proposal was also referred internal to Shire Health, Building and Works staff for comment due to concerns regarding effluent disposal, water supply, building requirements, traffic impact and intersection upgrade requirements.

STATUTORY ENVIRONMENT

6. *Planning and Development Act 2005.*

Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2 Deemed Provisions).

- Part 8 cl 64. – Advertising applications;
- Part 9 cl. 67. – Matters to be considered by local government;
- Part 9 cl. 68. – Determination of applications.

Local Planning Scheme No. 6

- Part 3 – Zones;
- Clause 4.14 – Development in the Rural Zone
- Clause 4.17 – Workforce Accommodation
- Schedule 2 – Additional Site and Development Requirements

It should also be noted that pursuant to Section 211(1) of the Planning and Development Act 2005, a person aggrieved by the failure of a local government to enforce or implement effectively the observance of a local planning scheme may make representation to the Minister. If the Minister considers it appropriate to do so, representation may be referred to the State Administrative Tribunal for its report and recommendation. Following subsequent actions and recommendation by the SAT the Minister may order the local government to do all things considered necessary for enforcing the observance of the Scheme or any provisions of the Scheme.

POLICY IMPLICATIONS

7. None

FINANCIAL IMPLICATIONS

8. Application fees totalling \$34,196.00 were received as part of this application.

RISK MANAGEMENT

9. The following risks have been identified as part of this report;

| Risk | Likelihood | Consequence | Risk Analysis | Mitigation |
|---------------|------------|---------------|---------------|---|
| Environmental | Rare | Insignificant | Very Low | Development on a cleared Rural zoned property utilised for cropping and/or grazing within 1km of an existing Mine. Further environmental impact considered unlikely assuming adequate provisioning of effluent disposal and waste disposal services and infrastructure. |
| Reputational | Rare | Insignificant | Very Low | Consistency with decision making. |

ALTERNATE OPTIONS

10. Nil.

STRATEGIC ALIGNMENT

11. This item is relevant to the Councils approved Strategic Community Plan 2030 and Corporate Business Plan 2018-2022.

Outcome 3: Built Environment - The built environment is accessible, honours history and provides for the economic and social needs of residents, industry and visitors

| Item | Objectives and Strategies |
|------|--|
| 3.2 | New development (including commercial) is of a high quality and contributes positively to the character and appearance of the town |
| 3.3 | The towns of the Shire have attractive streetscapes in keeping with local character |
| 3.4 | It is easy and safe to move around and in and out of the district |

VOTING REQUIREMENTS

12. Simple Majority

OFFICER RECOMMENDATION

That Council:

1. Approve DAP Application reference DAP/20/1851 and accompanying plans (Attachments 1 - 4) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development Regulations 2015*, and the provisions of the Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the following conditions:

Conditions:

- 1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.**
 - 2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Schedule 1 – Definitions of LPS 6).
Workforce accommodation means premises, which may include modular or relocatable buildings, used –
 - (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and**
 - (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.****
- 3. During the construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).**
 - 4. The development is to be clearly incidental to the predominant permissible use. If the approved predominant use ceases or diminishes to a state where the development is no longer incidental to the predominant permissible use, this approval will be deemed to have lapsed.**
 - 5. Prior to cessation of use, a management plan is to be prepared and submitted to the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required.**
 - 6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance with plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.**
 - 7. The vehicle crossover is to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.**
 - 8. The driveway/accessway shall be constructed and maintained to an all-weather standard (e.g. gravel, crushed rock) to facilitate access to the development by 2 wheel drive vehicles.**
 - 9. Vehicle parking is to be provided as per the approved plans.**
 - 10. All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.**
 - 11. No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.**

12. **The subject land is not to be used for the storage of vehicles associated with mining operations.**
13. **All vehicle movements are to be via the Floater Road/Old Newdegate-Ravensthorpe Road intersection.**
14. **No vehicle movements are to occur via the Brookton Highway/Old Newdegate-Ravensthorpe Road intersection**
15. **All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe (Building Services).**
16. **The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.**
17. **The approved development shall provide a supply of potable water adequate to meet the needs of the development. A building permit is required for a water storage tank with a capacity of over 5,000 Litres. Where use of water bores is proposed for supply of potable water, it is the responsibility of the applicant to ensure that any required water testing is undertaken and that the water is safe for consumption.**
18. **PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, an application to construct or install an apparatus for the treatment of sewage and the disposal of effluent and liquid wastes must be submitted for the approval of the Shire of Ravensthorpe (Health Services), in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.**
19. **The approved development is to comply with the provisions of Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.**
20. **The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.**
21. **The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.**
22. **The applicant is responsible for the removal of any waste, refuse or discarded materials from adjoining properties where the material has originated from the development hereby approved.**
23. **All vehicles must be located entirely on the site during loading and unloading of goods and passengers associated with the use of the site.**
24. **The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of**

sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.

25. **PRIOR TO THE APPLICATION FOR A BUILDING PERMIT**, a waste management plan shall be submitted to and approved by the Shire of Ravensthorpe (Environmental Health Services). The waste management plan shall be implemented at all times to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).

In relation to the requirements of the waste management plan, the applicant is advised to contact the Shire of Ravensthorpe (Environmental Health Services). Generally the plan shall detail how all refuse generated from the site will be dealt with, including the location of all refuse storage areas and the means by which waste disposal vehicles will access the bins.

26. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
27. Rubbish enclosure areas adequate to service the development are to be constructed prior to the occupation or use of the development to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).

And the following advice notes:

1. **THIS IS NOT A BUILDING PERMIT.** An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe (Building Services) prior to any works commencing on-site.
2. The development is to comply with the *Building Code of Australia, Building Regulations* and the *Local Government Act*.
3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.
4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
5. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
6. Electricity Providers have requested the Shire to advise Applicants that certain restrictions apply regarding the installation of conductive materials near network assets. Applicants are advised to contact the local electricity providers for the Ravensthorpe region to ascertain whether any restrictions affect their proposed development.

7. **The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.**
8. **The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.**
9. **The development is defined as a "Food Business" under the *Food Act 2008*. The development must comply with the *Food Act 2008* and *Food Regulations 2009* and the *Australian New Zealand Food Standards Code*.**
10. **In accordance with the provisions of the *Food Act 2008* and *Food Regulations 2009* an application to register the food business hereby permitted must be submitted and approved by the Shire of Ravensthorpe (Health Services) prior to the commencement of operations.**
11. **The development the subject of this development approval is required to comply with the Shire of Ravensthorpe Health Local Laws.**
12. **Any Applications for the on-site treatment of effluent must be submitted to Shire of Ravensthorpe (Environmental Health Services) demonstrating that a system of suitable capacity can be accommodated within the site and that adequate land area will be set aside for the system, and shall include the following information:**
 - Two (2) copies of a modified site plan drawn to a 1:100 scale are requested within 21 days from the date of this correspondence detailing the following information:**
 - **Proposed location of the onsite waste water treatment and disposal system;**
 - **Setbacks of the system to buildings, boundaries, trafficable areas, bores and water courses; and**
 - **For non-residential premises, the number of persons on the premises and the type of fixtures and fittings on the premises (e.g. toilets, showers, parts washing troughs, wash down bays etc).**
13. **The approved development is to comply with the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, including the following criteria:**
 - **Disposal of septic effluent may require an amended soil disposal system or an approved alternative treatment unit for the treatment of sewage as approved by the Department of Health.**
 - **Disposal of septic effluent may require inverted drainage depending on site conditions.**
 - **A person shall not, without the permission of the relevant local government, cause or permit a receptacle for drainage -**

- a) to have any structure erected above it; or
 - b) to be subject to vehicular traffic or be located less than 1.2m from an area that is subject to vehicular traffic; or
 - c) to be paved or covered with a surface treatment.
- Septic tanks are to be located a minimum of 1.2 metres from all buildings, footings and boundaries. Leach drains to be 1.8 metres from all buildings, any septic tanks, any other leach drains or soak wells and boundaries.
 - No person should permit or cause the discharge of effluent into an on-site sewage system unless otherwise approved by the Local Government or Executive Director Public Health.

14. The approved development is required to comply with the following legislation (as amended from time to time):

- *Health (Miscellaneous Provisions) Act 1911*
- *Work Health and Safety (General) Regulations 2022*
- *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
- *Environmental Protection (Noise) Regulations 1997*
- *Food Act 2008 and Food Regulations 2009*
- *Health Act (Laundries and Bathrooms) Regulations 1971*
- *Tobacco Products Control Regulations 2006*

Moved: _____

Seconded: _____

Carried: / /



Minutes **(Unconfirmed)**

Ordinary Meeting of Council
Tuesday, 18 July 2023

DRAFT



UNCONFIRMED

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12.4 **DEVELOPMENT AND COMMUNITY SERVICES**

12.4.1 DEVELOPMENT APPLICATION – WORKFORCE ACCOMMODATION CAMP – LOT 205 (99) OLD NEWDEGATE-RAVENSTHORPE ROAD, RAVENSTHORPE

| | |
|-----------------------------------|--|
| File Reference: | P23-13 |
| Location: | Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe |
| Applicant: | BM Projects Collective Pty Ltd on behalf of Galaxy Lithium Australia Pty Ltd and Allkem Limited |
| Author: | Peter Wilks |
| Authorising Officer | Chief Executive Officer |
| Date: | 20 June 2023 |
| Disclosure of Interest: | Cr Richardson - Financial |
| Attachments: <u>PURPLE</u> | 1. Cover Letter 2. Drawings 3. Survey Plans 4. Bushfire Attack Level Report |
| Previous Reference: | N/A |

Cr Richardson left the Chambers at 6.19pm

PURPOSE

1. For Council to consider Development Application DAP/23/02522 being determined by the Regional Joint Development Assessment Panel for a workforce accommodation camp at Lot 205 (99) Old Newdegate-Ravensthorpe Road, Ravensthorpe.

RECOMMENDATION IN BRIEF

2. That Council approve DAP Application DAP/23/02522 and accompanying plans (Attachments 1 - 4) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development Regulations 2015 and the provisions of Shire of Ravensthorpe Local Planning Scheme No. 6 subject to conditions.

BACKGROUND

3. A development application was received by the Shire of Ravensthorpe that was over the mandatory threshold for referral to a development assessment panel (DAP). As part of the DAP process if no delegation is in place Council must make a decision on the application and the resolution is contained in the Responsible Authority Report (RAR) that is sent to the DAP. In the instance where Council make an alternative resolution to the officer's recommend, the officer's recommendation is also contained in the RAR.

COMMENT

4. The subject land is zoned "Rural" under the Shire's Local Planning Scheme No. 6. Land to the north and west is zoned "Reserve – Environmental Conservation", and land to the east and south is zoned "Rural". The Lithium Mine is located approximately 1 kilometre to the south-east.

The Scheme provides objectives for zones in Part 3. The objectives of the Rural zone are as follows:

(i) Rural

- I. To provide for the maintenance or enhancement of specific local rural character.
- II. To protect and promote broad acre and intensive and innovative uses that focus on food and agricultural production such as horticulture as the primary uses in productive agricultural areas, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use or are located in areas of lower productivity.
- III. To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.
- IV. To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone.
- V. To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.
- VI. To facilitate mining within the Shire including the construction of workforce accommodation where required.

The specific standards that apply to the "Rural" zone are contained in Schedule 2.

| Zone | Site Coverage % | Plot Ratio | Minimum Setback | | | Landscaping % | Special Conditions/ Comments |
|-------|-----------------|------------|-----------------|------|------|---------------|------------------------------|
| | | | Front | Rear | Side | | |
| Rural | N/A | N/A | 20 | 10 | 10 | N/A | |

The specific development standards with Local Planning Scheme No. 6 that would impact on the proposal:

| Item | Requirement | Proposal | Compliance |
|--------------------------------|--|---|------------|
| Part 3 – Zones and use of Land | <ol style="list-style-type: none"> I. To provide for the maintenance or enhancement of specific local rural character. II. To protect and promote broad acre and intensive and innovative uses that focus on | <p>Proposal is for a large workforce accommodation camp for use in association with a nearby mine. The subject land proposed for use is too small to support broadacre agricultural when considered in isolation.</p> | Complies |

| | | | |
|--|---|---|--|
| | <p>food and agricultural production such as horticulture as the primary uses in productive agricultural areas, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use or are located in areas of lower productivity.</p> <p>III. To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage.</p> <p>IV. To provide for the operation and development of existing, future and potential</p> | <p>The subject land is relatively isolated from other agricultural concerns by the environmental conservation Reserve to the north and west and the mine to the south</p> | |
|--|---|---|--|

| | | | |
|-------------------------|---|--|---|
| | <p>rural land uses by limiting the introduction of sensitive land uses in the Rural zone.</p> <p>V. To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.</p> <p>VI. To facilitate mining within the Shire including the construction of workforce accommodation where required.</p> | | |
| 3.2 Zoning Table | Workforce Accommodation is a 'D' use in the Rural zone. | Workforce Accommodation is a 'D' land use. | Complies. |
| Front Setback | 20 Metres | Between 347 and 637 metres (approximate) depending on where on the front setback is used for measurement. | Complies |
| Side Setback | 10 Metres | Approximately 112 metres. | Complies |
| Rear Setback | 10 Metres | Approximately 145 metres. | Complies |
| Workforce Accommodation | On land within the Rural, Residential, Mixed Use or Rural Townsite Zones, the local government may consider an application for Workforce | Applicant will need to make arrangements for adequate provision of services and infrastructure. Proposal is to support mining projects | No plans provided for servicing, however this requirement can be handled via conditions on any approval for provision of adequate services. |

| | | | |
|----------------------------------|---|--|--|
| | <p>Accommodation associated with an existing or proposed construction, resource, agricultural or industrial operation to accommodate the worker(s), provided that: (a) the local government is satisfied that the Workforce Accommodation can be adequately serviced with water, power and effluent disposal; (b) where an operation is proposed and not yet operational, it can be adequately demonstrated to the local government that the operation will proceed to construction and operation prior to the approval for Workforce Accommodation being issued; (c) a management plan is prepared and submitted with the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required; and</p> | <p>including existing active projects. No decommissioning or management plans provided</p> | <p>Complies with requirement that evidence be provided that associated operations will proceed to construction and operation due to proposed use of workforce accommodation to include existing active lithium mine. No management or decommissioning plans provided, however this can be handled via conditions on an approval.</p> |
| <p>Development in Rural Zone</p> | <p>In considering an application for Development Approval in the Rural Zone the local government will have due regard for the following, in addition to</p> | <p>Workforce Accommodation Camp does not include any activity that would result in spray drift. No waterways, wetlands or remanent</p> | <p>Complies.</p> |

| | | | |
|--|---|---|--|
| | <p>the provisions of the Scheme: (a) any sensitive or incompatible uses that may require buffer separation from the proposed use, including the potential for spray drift and the need to contain any spray drift within the land the subject of the application; (b) any wetland, waterway, remnant vegetation or other sensitive feature, and how the application has addressed the protection of the feature; (c) evidence of a sustainable water supply that does not rely on catchment outside the lot, or damming of a stream that will impact on the water availability for another lot or lots; (d) soil conditions, slope, soil type, rock, potential for water logging, foundation stability, and how the application has addressed these site characteristics; and (e) proposals for treatment and disposal of waste products.</p> <p>The local government may require a Nutrient Management Plan for developments which involve high levels of nutrients and have potential to export</p> | <p>vegetation on the property. No damming of streams proposed.</p> | |
|--|---|---|--|

| | | | |
|--|---------------------------|--|--|
| | nutrients into waterways. | | |
|--|---------------------------|--|--|

CONSULTATION

5. The application was referred to Main Roads WA due to concerns regarding general vehicle access and potential use of the Brookton Highway – Old Newdegate-Ravensthorpe Road intersection.

Main Roads indicated that they have no current “in principle” objections to the proposal but provided the following list of concerns regarding the impact of any increased traffic volumes that may be generated by the proposed development.

- The existing intersection of Old Newdegate Rd and Brookton Highway is poorly located in regard to the LGA road Approach Angle, Approach Sight distance and Entering Sight Distance to the State Rd.
- There have been reported concerns regarding the suitability of the intersection and the Shire of Ravensthorpe instigated a road safety review in 2013.
- The review identified a number of safety concerns and recommended both Short and Long Term treatments to address those concerns.
- The Long Term recommendation recommended the realignment of the Old Newdegate Rd to form a standard T-junction with Brookton Highway to the south of its current location, the Shire prepared a cost estimate and submitted a black spot nomination.
- Main Roads supported those recommendations from 2013.
- The estimated cost in 2013 was approximately \$250K, these works would have included design, land acquisition, clearing, drainage, earthworks, pavement construction, sealing and rehabilitation costs.
- An estimate of costs in 2023 is approximately \$500k and conceivably considerably more as the works would need to comply with current environmental requirements and recent significant construction cost increases.
- These works are likely to require the clearing of additional native vegetation, obtaining the necessary Environmental permits and approvals may cause delay.
- Relocating the Old Newdegate Road intersection to the south is likely to be problematic due to the existing location of Airdrome Rd and Main Road would not support the installation of 4 way intersections.
- The Old Newdegate Road may be considered an unreasonable liability due to its alignment and connection with the Brookton Highway.
- The cost of an upgrade of the Old Newdegate Road intersection with Brookton Highway may be appropriated to the developer due to the increased traffic volumes generated by the proposed 248 bed Workforce Accommodation Camp at Lot 250.
- The developer has already incurred the cost of the recently realigned and reconstructed Floater Road and the intersection with Brookton Highway.
- Floater Road now provides a more suitable connection to Brookton Highway which meets both the communities and the mine’s needs.
- The proposed Workforce Accommodation Camp at Lot 250 on the Old Newdegate Rd has direct access to the recently realigned and constructed Floater Rd.

- Rehabilitation of the Old Newdegate Road reserve may provide an opportunity for an Environmental offset to the developer.

A meeting between Allkem Limited and the Shire in regards to access arrangements raised the following points:

- The shire stated that there was a want to close Old Newdegate Road at the Brookton Highway Intersection.
- There is a need to maintain local access to the house on the Southern side of Old Newdegate Road.
- Allkem does not see any reason not to utilise the Old Newdegate Road/Floater Road intersection to access the Ravensthorpe village.
- Allkem can place material at the end of Old Newdegate road in order to close it off to access to Brookton Highway.
- Formal closure of the road will be required to be managed between Main Roads and the Shire, such as legal closures and the removal of signage on Brookton Highway designating the junction and the road.
- Allkem propose to complete the installation of material at the junction once the camp construction works commence.
- Proposed location would be at the narrow point of the road at the intersection.

The proposal was also referred internal to Shire Health, Building and Works staff for comment due to concerns regarding effluent disposal, water supply, building requirements, traffic impact and intersection upgrade requirements.

STATUTORY ENVIRONMENT

6. *Planning and Development Act 2005.*

Planning and Development (Local Planning Schemes) Regulations 2015 (Schedule 2 Deemed Provisions).

- Part 8 cl 64. – Advertising applications;
- Part 9 cl. 67. – Matters to be considered by local government;
- Part 9 cl. 68. – Determination of applications.

Local Planning Scheme No. 6

- Part 3 – Zones;
- Clause 4.14 – Development in the Rural Zone
- Clause 4.17 – Workforce Accommodation
- Schedule 2 – Additional Site and Development Requirements

It should also be noted that pursuant to Section 211(1) of the Planning and Development Act 2005, a person aggrieved by the failure of a local government to enforce or implement effectively the observance of a local planning scheme may make representation to the Minister. If the Minister considers it appropriate to do so, representation may be referred to the State Administrative Tribunal for its report and recommendation. Following subsequent actions and recommendation by the SAT the Minister may order the local government to do all things considered necessary for enforcing the observance of the Scheme or any provisions of the Scheme.

POLICY IMPLICATIONS

7. None

FINANCIAL IMPLICATIONS

8. Application fees totalling \$34,196.00 were received as part of this application.

RISK MANAGEMENT

9. The following risks have been identified as part of this report;

| Risk | Likelihood | Consequence | Risk Analysis | Mitigation |
|---------------|------------|---------------|---------------|---|
| Environmental | Rare | Insignificant | Very Low | Development on a cleared Rural zoned property utilised for cropping and/or grazing within 1km of an existing Mine. Further environmental impact considered unlikely assuming adequate provisioning of effluent disposal and waste disposal services and infrastructure. |
| Reputational | Rare | Insignificant | Very Low | Consistency with decision making. |

ALTERNATE OPTIONS

10. Nil.

STRATEGIC ALIGNMENT

11. This item is relevant to the Councils approved Strategic Community Plan 2030 and Corporate Business Plan 2018-2022.

Outcome 3: Built Environment - The built environment is accessible, honours history and provides for the economic and social needs of residents, industry and visitors

| Item | Objectives and Strategies |
|------|--|
| 3.2 | New development (including commercial) is of a high quality and contributes positively to the character and appearance of the town |
| 3.3 | The towns of the Shire have attractive streetscapes in keeping with local character |
| 3.4 | It is easy and safe to move around and in and out of the district |

VOTING REQUIREMENTS

12. Simple Majority

COUNCIL DECISION

The CEO advised Council that an amendment to the officer recommendation had been made under conditions 4 and 8 as detailed in below motion.

Moved by Cr Mudie, seconded by Cr Leighton

Resolution 67/23

That Council:

1. Approve DAP Application reference DAP/20/1851 and accompanying plans (Attachments 1 - 4) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development Regulations 2015*, and the provisions of the Shire of Ravensthorpe Local Planning Scheme No. 6, subject to the following conditions:

Conditions:

- 1. Development shall be carried out and fully implemented in accordance with the details indicated on the stamped approved plan(s) unless otherwise required or agreed in writing by the Shire of Ravensthorpe.**
 - 2. The land and buildings the subject of this approval shall be used for the purposes of Workforce Accommodation only and for no other purpose unless otherwise approved in accordance with the provisions of Local Planning Scheme No. 6 (refer attached definition as extracted from Schedule 1 – Definitions of LPS 6).
Workforce accommodation means premises, which may include modular or relocatable buildings, used –
 - (a) primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and**
 - (b) for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.****
- 3. During the construction stage, adjoining lots are not to be disturbed without the prior written consent of the affected owner(s).**
 - 4. The development is to be clearly incidental to the predominant permissible use - mining operations. If the predominant use - mining operations, ceases and enters into caretaker mode, or care and maintenance, for more than 5yrs, or diminishes to a point where the workforce accommodation is no longer required, this approval will be deemed to have lapsed and the development is to be decommissioned and removed, with the site returned to its natural state, including removal of effluent disposal infrastructure.**
 - 5. Prior to cessation of use, a management plan is be prepared and submitted to the local government that outlines how the Workforce Accommodation will be decommissioned should it no longer be required.**
 - 6. All retaining walls, earthworks and/or associated drainage shall be undertaken in accordance with plans and specifications certified by a qualified Engineer as being consistent with standard engineering practices, as approved by the Shire of Ravensthorpe.**

7. **The vehicle crossover is to be constructed, drained and sealed to the satisfaction and specifications of the Shire of Ravensthorpe.**
8. **All driveways and accessways are to be sealed to a bitumen or asphalt or concrete standard to facilitate access to the development by two (2) wheel drive vehicles, to the satisfaction of the Shire of Ravensthorpe (Works Division).**
9. **Vehicle parking is to be provided as per the approved plans.**
10. **All car parking areas and access ways shall be maintained for their stated purpose at all times and shall not be used for display or general storage purposes.**
11. **No parking or display of vehicles and/or equipment shall occur within the road verge area at any time.**
12. **The subject land is not to be used for the storage of vehicles associated with mining operations.**
13. **All vehicle movements are to be via the Floater Road/Old Newdegate-Ravensthorpe Road intersection.**
14. **No vehicle movements are to occur via the Brookton Highway/Old Newdegate-Ravensthorpe Road intersection**
15. **All stormwater and drainage run off from all roofed and impervious areas is to be retained on-site to the satisfaction of the Shire of Ravensthorpe (Building Services).**
16. **The provision of all services, including augmentation of existing services, necessary as a consequence of any proposed development shall be at the cost of the developer and at no cost to the Shire of Ravensthorpe.**
17. **The approved development shall provide a supply of potable water adequate to meet the needs of the development. A building permit is required for a water storage tank with a capacity of over 5,000 Litres. Where use of water bores is proposed for supply of potable water, it is the responsibility of the applicant to ensure that any required water testing is undertaken and that the water is safe for consumption.**
18. **PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, an application to construct or install an apparatus for the treatment of sewage and the disposal of effluent and liquid wastes must be submitted for the approval of the Shire of Ravensthorpe (Health Services), in accordance with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.**
19. **The approved development is to comply with the provisions of Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.**
20. **The development hereby approved must not create community safety concerns, or otherwise adversely affect the amenity of the subject locality by reason of (or the appearance or emission of) smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or other pollutants.**

21. The proposed operations, during and after construction, are required to comply with the *Environmental Protection (Noise) Regulations 1997*.
22. The applicant is responsible for the removal of any waste, refuse or discarded materials from adjoining properties where the material has originated from the development hereby approved.
23. All vehicles must be located entirely on the site during loading and unloading of goods and passengers associated with the use of the site.
24. The works involved in the implementation of the development must not cause sand drift and/or dust nuisance. In the event that the Shire of Ravensthorpe is aware of, or is made aware of, the existence of a dust problem, measures such as installation of sprinklers, use of water tanks, mulching, or other land management systems as appropriate may be required to be installed or implemented to prevent or control dust nuisance, and such measures shall be installed or implemented within the time and manner directed by the Shire of Ravensthorpe.
25. PRIOR TO THE APPLICATION FOR A BUILDING PERMIT, a waste management plan shall be submitted to and approved by the Shire of Ravensthorpe (Environmental Health Services). The waste management plan shall be implemented at all times to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).

In relation to the requirements of the waste management plan, the applicant is advised to contact the Shire of Ravensthorpe (Environmental Health Services). Generally the plan shall detail how all refuse generated from the site will be dealt with, including the location of all refuse storage areas and the means by which waste disposal vehicles will access the bins.

26. A bin storage area shall be provided on-site and screened from public view to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).
27. Rubbish enclosure areas adequate to service the development are to be constructed prior to the occupation or use of the development to the satisfaction of the Shire of Ravensthorpe (Environmental Health Services).

And the following advice notes:

1. **THIS IS NOT A BUILDING PERMIT.** An application for a building permit is required to be submitted and approved by the Shire of Ravensthorpe (Building Services) prior to any works commencing on-site.
2. The development is to comply with the *Building Code of Australia, Building Regulations* and the *Local Government Act*.
3. It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-

pegging the site. The Shire of Ravensthorpe will take no responsibility for incorrectly located buildings.

4. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
5. It is the responsibility of the developer to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
6. Electricity Providers have requested the Shire to advise Applicants that certain restrictions apply regarding the installation of conductive materials near network assets. Applicants are advised to contact the local electricity providers for the Ravensthorpe region to ascertain whether any restrictions affect their proposed development.
7. The Department of Water and Environment Regulation has prepared dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. Further information on the guidelines can be obtained from the Department of Water and Environment and Regulation's website www.dwer.wa.gov.au under air quality publications.
8. The developer is to liaise with Shire of Ravensthorpe to determine any requirement for additional approvals for any signage proposed to be erected on site.
9. The development is defined as a "Food Business" under the *Food Act 2008*. The development must comply with the *Food Act 2008* and *Food Regulations 2009* and the *Australian New Zealand Food Standards Code*.
10. In accordance with the provisions of the *Food Act 2008* and *Food Regulations 2009* an application to register the food business hereby permitted must be submitted and approved by the Shire of Ravensthorpe (Health Services) prior to the commencement of operations.
11. The development the subject of this development approval is required to comply with the Shire of Ravensthorpe Health Local Laws.
12. Any Applications for the on-site treatment of effluent must be submitted to Shire of Ravensthorpe (Environmental Health Services) demonstrating that a system of suitable capacity can be accommodated within the site and that adequate land area will be set aside for the system, and shall include the following information:

Two (2) copies of a modified site plan drawn to a 1:100 scale are requested within 21 days from the date of this correspondence detailing the following information:

- Proposed location of the onsite waste water treatment and disposal system;
- Setbacks of the system to buildings, boundaries, trafficable areas, bores and water courses; and

- For non-residential premises, the number of persons on the premises and the type of fixtures and fittings on the premises (e.g. toilets, showers, parts washing troughs, wash down bays etc).

13. The approved development is to comply with the requirements of the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, including the following criteria:

- Disposal of septic effluent may require an amended soil disposal system or an approved alternative treatment unit for the treatment of sewage as approved by the Department of Health.
- Disposal of septic effluent may require inverted drainage depending on site conditions.
- A person shall not, without the permission of the relevant local government, cause or permit a receptacle for drainage -
 - a) to have any structure erected above it; or
 - b) to be subject to vehicular traffic or be located less than 1.2m from an area that is subject to vehicular traffic; or
 - c) to be paved or covered with a surface treatment.
- Septic tanks are to be located a minimum of 1.2 metres from all buildings, footings and boundaries. Leach drains to be 1.8 metres from all buildings, any septic tanks, any other leach drains or soak wells and boundaries.
- No person should permit or cause the discharge of effluent into an on-site sewage system unless otherwise approved by the Local Government or Executive Director Public Health.

14. The approved development is required to comply with the following legislation (as amended from time to time):

- *Health (Miscellaneous Provisions) Act 1911*
- *Work Health and Safety (General) Regulations 2022*
- *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*
- *Environmental Protection (Noise) Regulations 1997*
- *Food Act 2008 and Food Regulations 2009*
- *Health Act (Laundries and Bathrooms) Regulations 1971*
- *Tobacco Products Control Regulations 2006*

Motion put and CARRIED

5/0

- Cr Rachel Livingston absent for the vote

Cr Richardson returned to the Chambers at 6.21pm