



SHIRE OF ROEBOURNE TOWN PLANNING SCHEME No. 8

DECISION ON APPLICATION FOR PLANNING APPROVAL P2358

APPLICANT(S) DETAILS: ROBE RIVER IRON ASSOCIATES
152-158 ST GEORGES TERRACE
PERTH WA 6000

PROPERTY ADDRESS: L103 WICKHAM DRIVE, WICKHAM

LA' PARCEL(S) DETAILS: LOT 103 ON PLAN NO. 175534

OWNER(S) DETAILS: ROBE RIVER IRON ASSOCIATES

PROPOSED DEVELOPMENT: ADDITIONS TO EXISTING TRANSIENT WORKFORCE ACCOMMODATION FACILITY - ONE HUNDRED AND FIFTY EIGHT [158] ACCOMMODATION ROOMS, LAUNDRY, LINEN BUILDING, ICE ROOM, LOCKER BUILDING, RECREATION BUILDING AND ANCILLARY WORKS

PROPOSED USES: TRANSIENT WORKFORCE ACCOMMODATION

Approval to commence or carry out development in accordance with the provisions of the Shire of Roebourne Town Planning Scheme No.8 [TPS8], the application lodged 14/09/2010 and the attached stamped plans is: -

GRANTED subject to the following conditions: -

1. The approved buildings, works and layout shall not be substantially altered without the prior written consent of Planning Services.

Note: Prior to undertaking any departure from the endorsed plans Planning Services must be contacted to determine whether an amendment to this development approval is required, or whether the departure is permissible to be documented on 'as constructed' plans to be submitted to Planning Services for endorsement upon the completion of the development.

2. This development is to cease operations 6 years from the date of this decision notice and rehabilitation of the site is to be completed within 7 years of the date of this decision notice.

Note: Should the proponent seek to extend this time period the proponent is to submit a written application to Planning Services for consideration.

3. A site rehabilitation plan (SRP) is to be submitted to Council for endorsement three (3) months prior to ceasing operations, as outlined in Condition 2. The endorsed SRP is to be completed to the Shire's satisfaction within the timeframe stated within Condition No.2 and in accordance with works specified in the endorsed SRP.

4. The majority of the recreational facilities to be provided, as indicated in the attached stamped plans, are to be constructed and operational prior to the new additional accommodation units being occupied.
5. Emergency cyclone procedures pertaining to safely sheltering occupants of this development, are to be undertaken in accordance with the 'Emergency Cyclone Procedure' submitted to the Shire in correspondence dated 26 November 2010.
6. None of the proposed additional accommodation units shall be occupied until such of the approved building and site development works have been completed to the satisfaction of the Shire. These works shall include, but not be limited to, installation of toilets, laundries, kitchen and dining facilities and the construction of additional car parking.
7. Construction works are to be undertaken in accordance with a prepared Construction Environmental Management Plan to be submitted to and endorsed by the Shire.
8. All temporary building(s) for construction purposes must be contained wholly within the site compound shown on the endorsed plan and, if located on the site between 1 October and 30 April, adequate cyclone tie downs and anchor points shall be installed in accordance with Region D Terrain Category 2 (cyclonic areas) requirements under the Building Code of Australia.
9. A Site Management Plan is to be submitted to and endorsed by Planning Services prior to any occupation of accommodation commencing. Management of the facility shall ensure adherence to the Site Management Plan at all times. The Site Management Plan must address the following matters:
 - i) Behaviour;
 - ii) Safety;
 - iii) Consumption of liquor;
 - iv) Noise emissions;
 - v) Supervision;
 - vi) Hours of operation; and
 - vii) Provision of recreational facilities.
10. A detailed landscape and reticulation plan/s is to be submitted to and endorsed by Planning Services, prior to any erection of buildings on site. The endorsed landscaping and reticulation is to be planted and installed within three (3) months of occupation of the additional accommodation units.
11. The landscaping, in accordance with the endorsed plan/s, being maintained to the satisfaction of the Shire.
12. A detailed Traffic Management Plan for both the construction and operational phases of the development is to be submitted to and endorsed by the Shire, prior to works beginning on site.
13. A detailed Stormwater Management Plan and Sediment and Erosion Control Plan are to be submitted to and endorsed by the Shire prior to any works beginning on site.
14. The stormwater drainage system for the development is to cater for a 1 – 20 year storm event and shall be designed in accordance with the *Australian Rainfall and Runoff Manual: a Guide to Flood Estimation* to ensure that no stormwater run-off discharges onto any adjacent private property by directing all run-off into adjacent road and/or drainage reserves or to any other point of discharge approved by the Shire.

Note: A minimum 0.5% longitudinal fall along valley and kerb lines for all sealed surfaces is generally deemed to satisfy this requirement.

15. The ongoing use and development of the site shall not cause erosion or degradation to the subject or surrounding land. The development site shall have adequate erosion control measures in place during construction and operational phases to prevent scouring and dust nuisance problems occurring.
16. Parking areas and the number of parking bays to be provided are to be in accordance with the attached stamped plans. A total of 86 parking bays including three (3) accessible bays are to be provided. Four (4) motorcycle bays and facilities for 16 bicycle parking spaces are to be provided.
17. All parking areas and all vehicular access and manoeuvring areas shall be constructed in accordance with the Shire of Roebourne's Type "A" (two coat seal) or "Type C" (asphalt surfaced commercial/industrial pavements) pavement construction specifications.

Note: Council's pavement specifications include requirements relating to drainage, kerbing, line marking, bollards and construction methods (in addition to pavement construction).

18. All sealed areas including delineation of designated parking bays (80 – 100 mm wide white, yellow painted lines or raised markers as per AS2890.1) shall be maintained to the satisfaction of Planning Services.
19. The vehicle crossover(s) must be constructed in accordance with the Shire of Roebourne's Vehicle Crossover Specification.

Note: Before commencing any works on the vehicle crossover, the owner/developer must contact the Shire's Technical Services Department to discuss these works. The landowner may be eligible for a Council contribution towards these works.

20. Damage to road pavements, kerbing, footpaths or Shire assets (as applicable) caused by construction activity including; but not limited to vehicle movements, shall be repaired in accordance with specifications and works supervision and scheduling arrangements to be approved by the Shire.
21. The car parking areas, access driveways and building entry areas are to be lit in accordance with Australian Standard AS1158 *Lighting for Roads and Public Spaces* and; thereafter, maintained to the satisfaction of Planning Services.

Note: Any external lighting shall be installed and maintained so as to avoid distracting passing motorists or causing nuisance to neighbours.

22. A rubbish pickup compound capable of accommodating bulk bins must be provided. The rubbish pickup compound must be suitably screened, constructed with concrete flooring of not less than 75 mm in thickness graded to a minimum 100 mm industrial floor waste gully connected to an onsite effluent system and be provided with a tap with adequate mains supply to the satisfaction of Planning Services. The location of the rubbish pickup compound must enable access to a front-loading single unit truck (12.5m long with a 12.5m turning radius).

Note: Should the rubbish compound/bin storage area be connected to the Water Corporation sewer and exceed 20m² a roof may be required in accordance with Water Corporation policy.

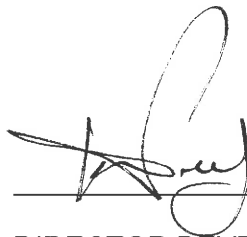
23. No goods, materials or vehicles are to be stored or parked permanently in the designated parking bays, landscaped areas, or within access driveways.
24. This decision to approve will expire if the development has not substantially commenced and is in continuation within two [2] years of the date of this decision.

Note: Planning Services will consider extensions to the approval period for to two [2] years provided a written request is received no later than the original or extended date of expiry.

INFORMATION NOTES

- i) The determination of this application for planning approval has been made under delegated authority. If you object to this decision or any of the conditions imposed you may request that Planning Services reconsidered the decision. The right to request reconsideration is separate from and does not impinge upon any right of appeal under the *Planning and Development Act 2005*.
- ii) Should the owner and/or applicant be aggrieved by this decision, or any of the conditions imposed, there is a right of review under the *Planning and Development Act 2005*. An application for review must be submitted in accordance with Part XIV of the *Planning and Development Act 2005* within 28 days of the date of this decision to: the State Administrative Tribunal, GPO Box U1991, Perth, WA 6845. Further information regarding this right of review is available on the SAT website www.sat.justice.wa.gov.au or by phoning 1300 306 017.
- iii) A Building Licence is required to be issued by the Shire prior to the commencement of any on-site building works.
- iv) Separate applications must be made for any health approvals required under the *Health Act 1911*.
- v) The applicant and his agents shall ensure that construction works on the development site complies with the provisions of the *Environment Protection (Noise) Regulations 1997*.
- vi) The removal and handling of asbestos on the site must be in accordance with the *Health (Asbestos) Regulations 1992* and the *Policy for the Regulation of Asbestos Waste* under the *Environmental Protection (Controlled Waste) Regulations 2001*.
- vii) During the construction stage adjoining lots are not to be entered without the prior written consent of the affected owner(s).
- viii) It is the responsibility of the applicant to search the title of the property to ascertain the presence of any easements that in any case must not be built upon.
- ix) Satellite dishes with a diameter of 1200 mm or greater shall be subject to further planning approval.

SIGNED:



DIRECTOR DEVELOPMENT AND REGULATORY SERVICES

DATE OF DECISION: 20 December 2010

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE SUPERINTENDENT PRIOR TO COMMENCING WORK. DRAWINGS SHALL NOT BE SCALED.
ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND OTHER APPLICABLE CONSULTANTS DRAWINGS & SPECIFICATIONS.
ALL AMENDMENTS SHALL BE REFERRED TO THE SUPERINTENDENT FOR CLARIFICATION BEFORE PUTTING WORK IN HAND.

SITE AREA CALCULATIONS

TOTAL SITE AREA	23020.7 M ²
EXISTING COMMUNITY BUILDING COVERED AREA	2107.3 M ²
EXISTING ACCOMMODATION COVERED AREA	1484.5 M ²
TOTAL EXISTING BUILDING COVERED AREA	3591.8 M ²
PROPOSED BUILDING SITE AREA	10972.2 M ²
NEW ACCOMMODATION BUILDING COVERED AREA	2968.8 M ²
NEW LINEN BUILDING COVERED AREA	74.2 M ²
NEW LAUNDRY BUILDING COVERED AREA	48.2 M ²
NEW ICE ROOM BUILDING COVERED AREA	56.1 M ²
TOTAL NEW BUILDING COVERED AREA	3147.3 M ²
TOTAL NEW & EXISTING BUILDING COVERED AREA	6739.1 M ²
TOTAL OPEN SPACE	16281.6 M ²
FUTURE LOCKERS BUILDING COVERED AREA	96.4 M ²
FUTURE RECREATION BUILDING COVERED AREA	144.7 M ²

SHIRE OF ROEBOURNE
TOWN PLANNING APPROVAL

APPROVAL No. **P2358**

SIGNED **[Signature]**

DATE **20/12/10**

25 NOV 2010



SCALE 1:500 (A1) 0 10 20 30 40 50m
10 8 6 4 2

FOR TENDER PURPOSES ONLY

No	DATE	DESIGN REVIEW	REV'D PMGR	APPRO P.DWG	AMENDMENT
D	22.11.10	IL	AM	QF	TENDER ISSUE
C	13.10.10	IL	AM	QF	TENDER ISSUE
B	01.10.10	AM	AM	QF	TENDER ISSUE
A	24.09.10				FOR CLIENT REVIEW

REF.	DRAWING NUMBER	REFERENCE DRAWING TITLE

RIO TINTO

SKM

CONTRACT
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CLIENT
RIO TINTO
PROJECT
WICKHAM
160 ROOM VILLAGE EXPANSION

DRAWN PW	DRAFTING CHECK HL	REVIEWED PROJECT MANAGER	APPROVED PROJECT DIRECTOR
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TITLE
MASTER PLAN
SITE LAYOUT
SITE AREA & GENERAL NOTES

SCALE 1:500@A1	PROJECT No PB50231	DRAWING No PB50231.3.2	AMT D
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