

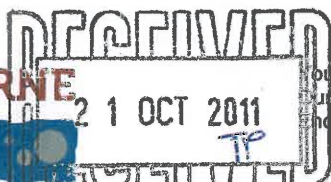


shire of

ROEBOURNE

Karratha

Powerhouse of the Pilbara



our ref:
ur ref:
quiries:

Harding River Caravan Park
P2560 A65105 PA3505
Leah Alexander



TPG Town Planning & Urban Design
PO Box 7375, Cloisters Square
PERTH WA 6850

Dear Mr Paduano

**APPLICATION FOR PLANNING APPROVAL P2560
PROPOSED DEVELOPMENT UPGRADE EXISTING CARAVAN PARK & DEVELOP NEW
TOURIST/HOLIDAY ACCOMMODATION & TWA
LOT 469, 2-10 MUNDUMIA WAY ROEBOURNE 6718**

At the Ordinary Council meeting of 19 September 2011 the Council determined to grant approval to the application your proposal. The Council decision is documented in the Minutes of the Meeting and available on the Council Website. The attached decision notice confirms the decision and contains the conditions of approval as decided by the Council. Headings have been added to the conditions for your convenience.

For advice on any specific engineering, environmental health or building issues concerning your proposal you may contact the following senior members of Council's Technical and Development Services Teams:

Engineering Issues: Max Thorbjornsen, Engineering Works Coordinator
Building Issues: Andy Taylor, Manager Building Services
Environmental Health Issues: Craig Watts, Manager Environmental Health Services

Should you have any questions in relation to this decision or wish to discuss any planning issues concerning your proposal please contact Leah Alexander on 0891868534 or leah.alexander@roebourne.wa.gov.au.

Yours sincerely,

Leah Alexander
MANAGER STATUTORY PLANNING

28 September 2011

Enc.

Karratha • Dampier • Wickham • Roebourne • Point Samson • Cossack



SHIRE OF ROEBOURNE TOWN PLANNING SCHEME No. 8

DECISION ON APPLICATION FOR PLANNING APPROVAL P2560

APPLICANT(S) DETAILS: TPG Town Planning & Urban Design
PO Box 7375, Cloisters Square
PERTH WA 6850

PROPERTY ADDRESS: 2-10 MUNDUMIA WAY ROEBOURNE 6718

LAND PARCEL(S) DETAILS: LOT 469 ON [INSERT PLAN/ DIAGRAM/ STRATA NO]

OWNER(S) DETAILS: WESTATE (ROEBOURNE) PTY LTD

PROPOSED DEVELOPMENT: TO UPGRADE THE EXISTING HARDING RIVER CARAVAN PARK AND DEVELOP THIRTEEN [13] ADDITIONAL PARK HOMES TOURIST CABINS AND TWENTY FOUR [24] SINGLE ROOMS FOR STAFF AND;
TO DEVELOP A 296 PERSON TRANSIENT WORKFORCE ACCOMMODATION FACILITY AND ASSOCIATED INFRASTRUCTURE

PROPOSED USES: CARAVAN PARK AND TRANSIENT WORKFORCE ACCOMMODATION

At the Ordinary Council Meeting of 19 September 2011 the Council by Simple Majority resolved to: approve the redevelopment of Lots 469 & 552 Mundumia Way, Roebourne and the use of the land for Caravan Park and Transient Workforce Accommodation subject to conditions.

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 23/06/2011 and the attached stamped plans is:

GRANTED subject to the following conditions: -

Conditions Specific to this Approval

1. **Development and Use of Site**
The development and use of the site shall be undertaken in accordance with the plans and information submitted in support of the application and all further information required and approved in fulfillment of the conditions of approval.
2. **Time Limited Approval**
The approval for the Transient Workforce Accommodation is for a period of no longer than 10 years at which time the site shall transition into an alternative use in accordance with the approved transitional strategy. Any proposal to extend the period of currency of the approval will be subject to a new application for planning approval and be supported by a comprehensive needs assessment.
3. **Financial Contribution - Resealing**

The landowner shall provide a contribution towards the resealing of Degrey Street and Jiwuna Way. The amount and timing of the contribution must be discussed and agreed by the Coordinator Works and Technical Services at the Shire of Roebourne.

4. Department of Health Approval for Waste Water Treatment Plant

Prior to construction starting on the Transient Workforce Accommodation element (defined as Stage 2), consent from the Department of Health for the operation of the proposed Waste Water Treatment units shall be provided to the Shire of Roebourne.

Management Plans and Supporting Documentation

5. Prior to the commencement of works on-site, the following must be submitted to and approved by the Shire of Roebourne:

a. Construction Environmental Management Plan

A Construction Management Plan (CEMP) having regard to the Department of Environmental Protection publication *A guideline for the prevention of dust and smoke pollution from land development sites in Western Australia* November 1996. The CEMP must also address traffic management for any works that will affect public roads. During the course of construction the applicant shall be responsible for all aspects of the works, including public safety and shall ensure adequate barricades, signage and other warning devices are in place at all times.

b. Landscaping Plan

A revised detailed paving, fencing, lighting, landscaping and reticulation plan and specification including staging details (if applicable) schedule for the installation of the approved landscaping of the site and the adjacent road verges is to be lodged for approval. Once endorsed, this plan shall form part of this approval and it shall be completed prior to occupation.

Note: The plan must provide appropriate treatment to the Mundumia Way frontage to protect the residential amenity of the street for adjoining neighbours to the south.

c. Drainage Civil and Roadworks Plan

A drainage, civil and roadworks plan which has been endorsed by the Department of Water and is consistent with the Shire of Roebourne's relevant technical policies and specifications.

Note: The Shire's Technical Services Department has identified a number of minor issues with the current civil design impeding the efficient movement of water run-off. As such, it is recommended the approval holder liaise with the Shire's Technical Services in finalising the plan.

d. Contamination Investigation and Plan

A Preliminary Site Investigation (PSI) for contamination and specification for works for any remediation that is required to be undertaken as a result of PSI.

6. Prior to occupation of the accommodation units on site, the following must be submitted to and the Shire of Roebourne and occupation of the facility shall not commence until such time that the plans have been approved:

a. Social Impact Statement and Management Plan

A Social Impact Statement and Social Impact Management Plan prepared to the satisfaction of the Shire of Roebourne. Once endorsed it shall be implemented for the duration of the facility's operations.

b. Transitional Use Strategy

A Transitional Use Strategy or Statement which shows how the site will transition into a residential use once the use becomes redundant (refer Condition 8). This should specifically address the transfer of infrastructure (including roads) to

service providers within the development that will need to occur as part of any subdivision process.

- c. Waste Management Plan
A waste management plan prepared to the satisfaction of the Shire's Environmental Health Services.
- d. Emergency and Cyclone Management Plan
An Emergency Preparedness and Response Plan and Cyclone Emergency Management Plan approved by FESA.
- e. Insect Vector Management Plan
An Insect Vector Management Plan.

Standard Conditions

- 7. Works in Accordance with Approval
The approved building, works and layout shall not be altered without the prior written consent of Planning Services.
- 8. Reticulation and Maintenance of Landscaped Areas
All landscaping areas must be reticulated and, thereafter, be maintained in a healthy condition.
- 9. Colours and Materials
The external finishes and materials of the approved development shall be clad in a pre-finished material or painted in a colour of natural or earth tones to complement the existing building(s), surroundings, and/or adjoining developments, in which the development is located.
- 10. Washdown Area
The approved wash down area shall be constructed with concrete flooring of not less than 75 mm in thickness graded to a minimum 100 mm industrial floor waste gully and a petrol and oil trap must be installed and operated in accordance with the Water Quality Protection Note 68 Mechanical Equipment Washdown (Department of Water, March 2006) and is to be connected to either an approved on-site effluent treatment system or to the sewer if available, with the Water Corporations approval. This shall be clearly shown on the plans submitted for building licence approval.
- 11. Expiry
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.

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) Please be advised that this approval does not exempt requirements other any other relevant legislation which require separate approvals.

- iv) With respect to Condition 1, any proposal to extend the period of currency of the approval will be subject to a new application for planning approval and be supported by a comprehensive needs assessment.
- v) With respect to Conditions 5a and 5b, please liaise with the Director Regulatory Services at the Shire of Roebourne to establish the specific requirements for each condition.
Ordinary Council Meeting –Minutes 19 September 2011 Page 158
- vi) With respect to Conditions 2, 4a, 4c, please liaise with the Shires Infrastructure Services Department to establish the specific requirements for each condition(s). It is also recommended you consult with the department during the preparation of the plans.
- vii) With respect to Conditions 4d, please refer the Department of Environment and Conservation's relevant guidelines in relation to contamination. Information can be obtained from www.dec.wa.gov.au.
- viii) With respect to Conditions 5c, 5e and 9, please liaise with the Shire's Environmental Health Department to establish the specific requirements for each condition(s).
- ix) The Emergency Preparedness and Response Plan and Cyclone Emergency Management Plan will require approval from FESA as part of the building licence process.
- x) The applicant is advised the any sale of liquor on the premises will need to comply with the Pilbara Accord.
- xi) The applicant is advised that any grey or black water reuse will require approval from the Department of Health.
- xii) Building Licence is required to be issued by the Shire prior to the commencement of any on-site building works.
- xiii) Separate applications must be made for any health approvals required under the *Health Act 1911*.
- xiv) 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*.
- xv) Any proposed fencing will need to comply with the Shire's Local Law on Fencing.
- xvi) During the construction stage adjoining lots are not to be entered without the prior written consent of the affected owner(s).
- xvii) 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.
- xviii) Where petrol, benzine or other inflammable or explosive substances or grease, oil or greasy/ oily matter is likely to be discharge, a sealed wash down area with concrete flooring of not less than 75 mm in thickness graded to a minimum 100 mm industrial floor waste gully and a petrol and oil trap must be installed and operated in accordance with the *Water Quality Protection Note 68 Mechanical Equipment Washdown* (Department of Water, March 2006) and is to be connected to either an approved on-site effluent treatment system or to the sewer if available, with the Water Corporation's approval.
Ordinary Council Meeting –Minutes 19 September 2011 Page 159
- xix) Detailed plans and specifications of the kitchen, dry storerooms, cool rooms, bar and liquor facilities, staff change rooms, patron and staff sanitary conveniences and garbage room, are to be submitted to and approved by the Shire's Environmental Health Service prior to the occupation of the premises. The plans to include details of:
 - (a) the structural finishes of all floors, walls and ceilings;

- (b) the position, type and construction of all fixtures, fittings and equipment (including cross-sectional drawings of benches, shelving, cupboards, stoves, tables, cabinets, counters, display refrigeration, freezers etc.); and
- (c) all kitchen exhaust hoods and mechanical ventilating systems over cooking ranges, sanitary conveniences, exhaust ventilation systems, mechanical services, hydraulic services, drains, grease traps and provisions for waste disposal.

These plans are to be submitted separately to those submitted to obtain a Building Licence. The application must be in accordance with the *Health (Food Hygiene) Regulations 1993* and Chapter 3 of the Australian New Zealand Food Standards Code (Australia Only) and also include any information about the existing facilities to be retained and used.

COUNCIL RESOLUTION

Res No : 151783

MOVED : Cr Bailey

SECONDED : Cr White-Hartig

SIGNED:



MANAGER STATUTORY PLANNING

DATE OF DECISION:

19 September 2011

STAGE 1
APPROVAL No. *P2560*
SIGNED *[Signature]*
DATE *28/09/11*

STAGE 2

STAGE 3

**DEMOLISH OLD MAINTANANCE, STORE, CHEMICAL SHED.
REPLACE WITH NEW CARAVAN SITES
GUEST PARKING - 10 BAYS**

TWA - 296 UNITS (37X6)
PARKING - 148 BAYS
BUS PARKING - 5 BAYS, MOTORCYCLE - 5 BAYS
LAUNDRY - 40 MACHINES (2X20) - 1/8 UNITS
MESS/STORE/MAINTENANCE/LAUNDRY - 450m²

**TWA - 24 UNITS (3X8)
PARKING - 75 BAYS
CABINS - 13 (ex KCP)
STAFF - 24 UNITS (6X4)**

CK: EXISTING OUTDOOR KITCHEN RETAINED

BS: BUS SHELTER
BG: BOOM GATE

**EXISTING VAN
SERVICE POLES**

FENCE

WASTE
COLLECTION
@A1

FENCE

**SERVICE MAIN
SUB BOARD
EXISTING
SUB BOARD**

MANAGER'S HOUSE STAFF LAUNDRY

STAFF

**FENCE TO
STAFF
COMPOUND**

HOMES

ATU

ATU

FENCE

FENCE

REFERENCE

14.06.11

HARDING RIVER CARAVAN PARK

PROPOSED DEVELOPMENT PLAN - LANDSCAPE TEXTURE

SHIRE OF ROEBOURNE

TOWN PLANNING APPROVAL

STAGE 1

APPROVAL NO. P2560

SIGNED

DATE

STAGE 2

28/09/2011

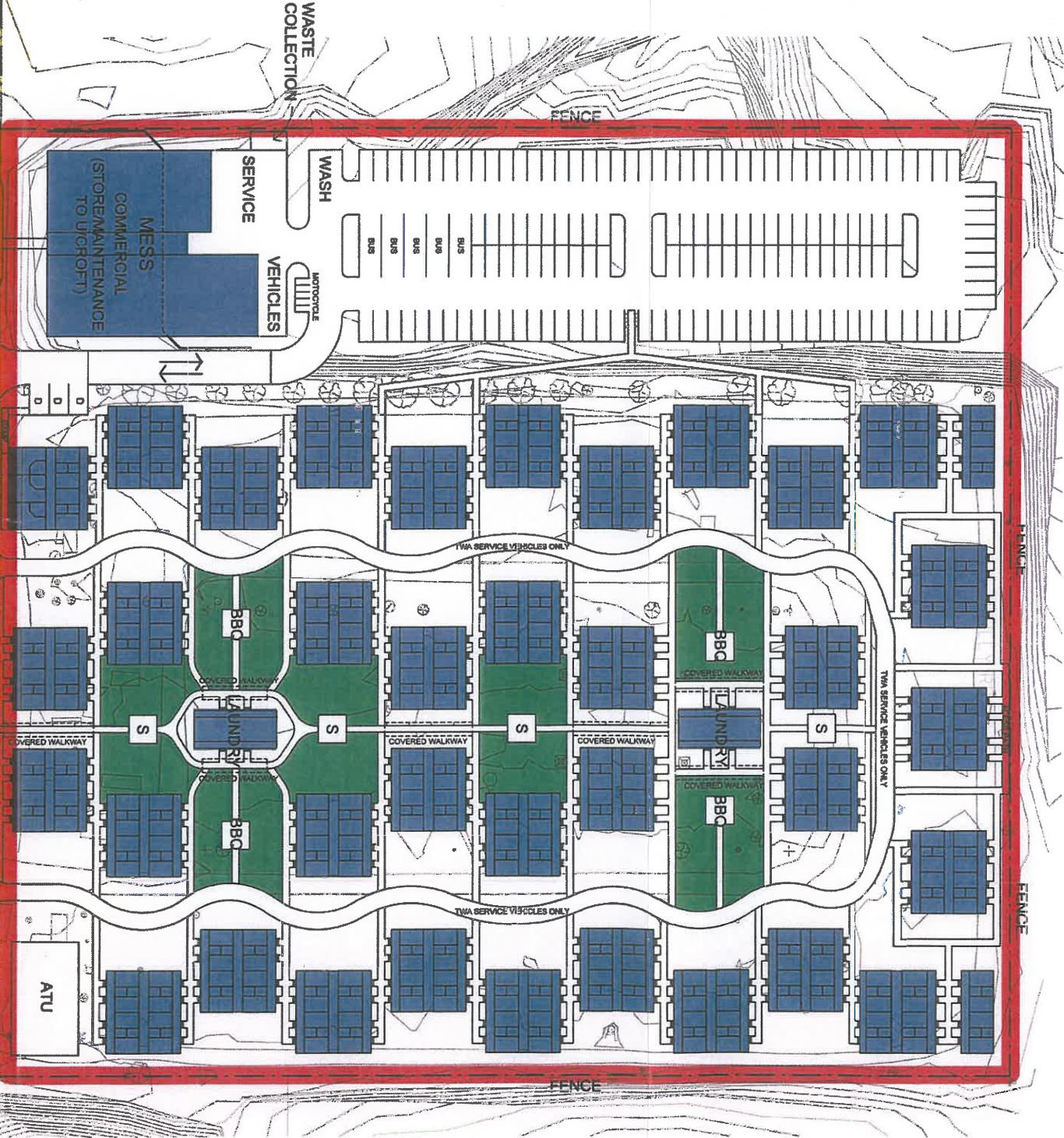
STAGE 3

STAGE 1
DEMOLISH OLD MAINTANANCE, STORE,
CHEMICAL SHED,
REPLACE WITH NEW CARAVAN SITES
GUEST PARKING - 10 BAYS

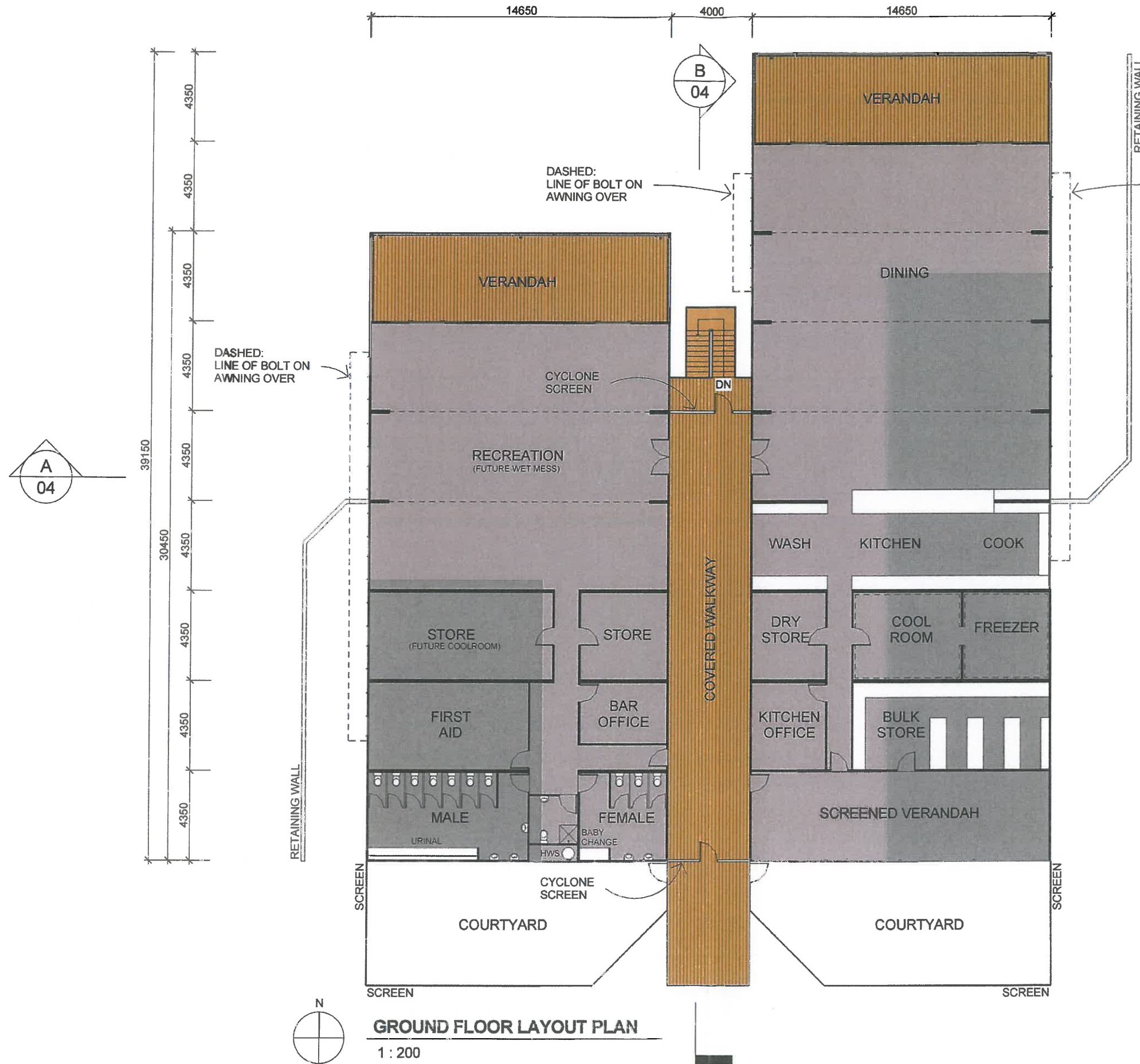
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STAGE 3
TWA - 24 UNITS (6X6)
PARKING - 75 BAYS
CABINS - 13 (6x KCP)
STAFF - 24 UNITS (6X4)
S: SHELTER
T: TOILET
CK: EXISTING OUTDOOR
KITCHEN RETAINED
BS: BUS SHELTER
BG: BOOM GATE

EXISTING VAN
SERVICE POLES



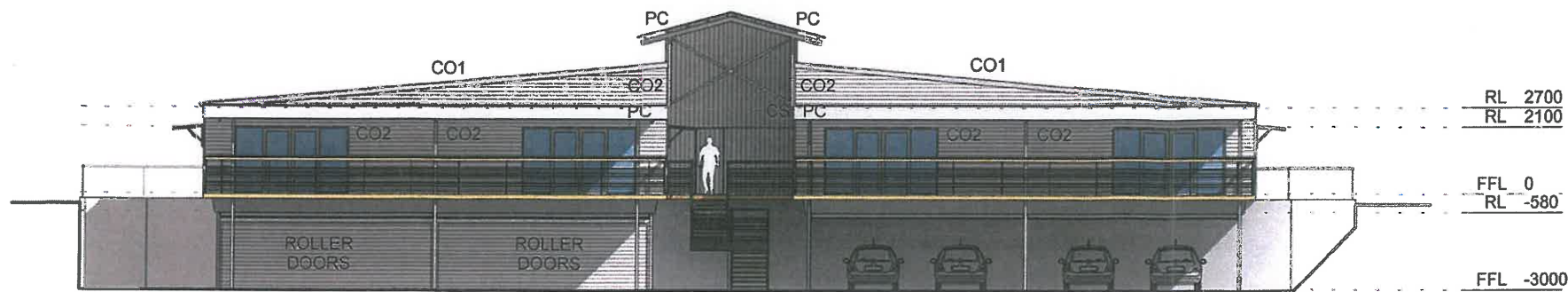
HARDING RIVER CARAVAN PARK PROPOSED DEVELOPMENT PLAN - LANDSCAPE TEXTURE



SHIRE OF ROEBOURNE
TOWN PLANNING APPROVAL

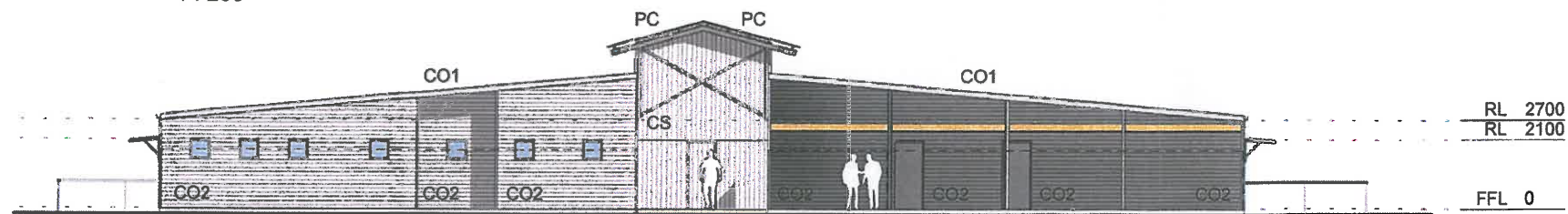
APPROVAL No P 2560
 SIGNED [Signature]
 DATE 28/09/2011

HARDING RIVER CARAVAN PARK
MESS GROUND FLOOR LAYOUT PLAN



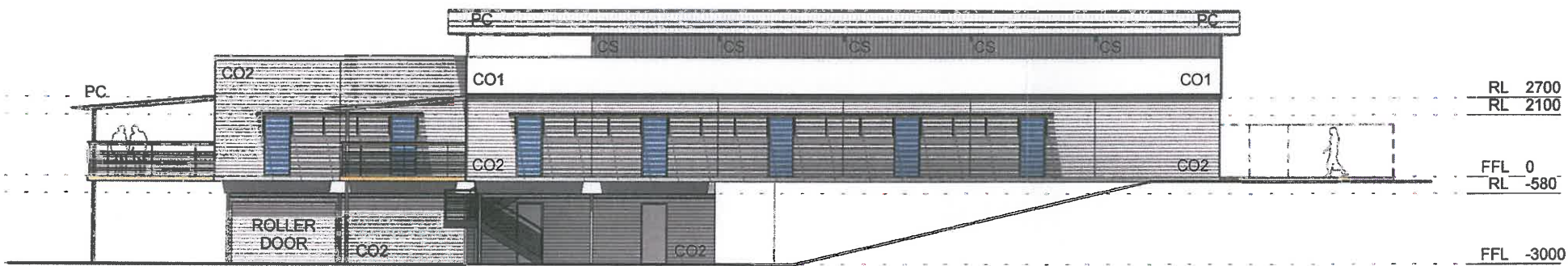
NORTH ELEVATION

1 : 200



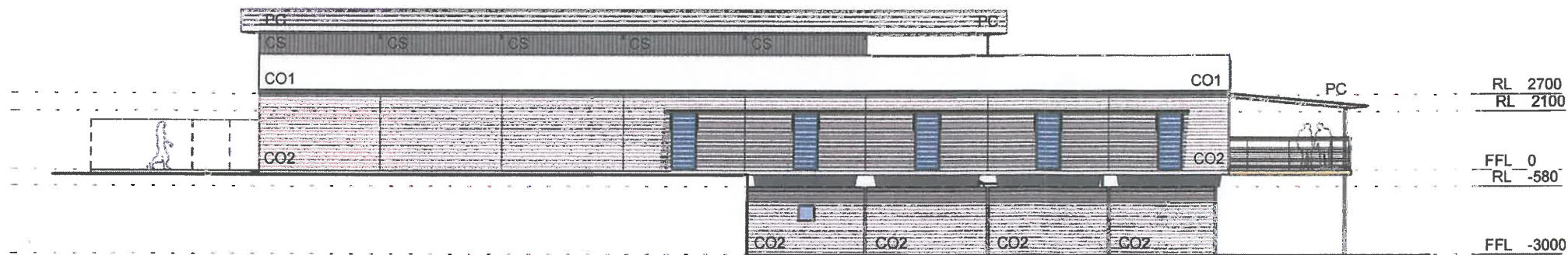
SOUTH ELEVATION

1 : 200



WEST ELEVATION

1 : 200

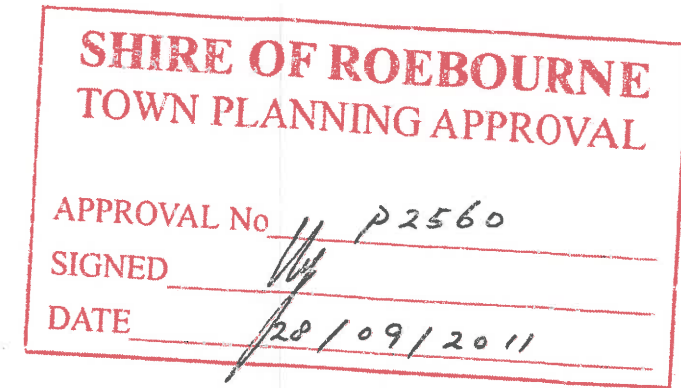


EAST ELEVATION

1 : 200

MATERIAL KEYS

CO1	COLORBOND ROOF SHEETING
CO2	COLORBOND WALL CLADDING
CS	CYCLONE SCREEN
PB	PLASTERBOARD LINING
PC	POLYCARBONATE ROOF SHEETING



HARDING RIVER CARAVAN PARK
MESS ELEVATIONS

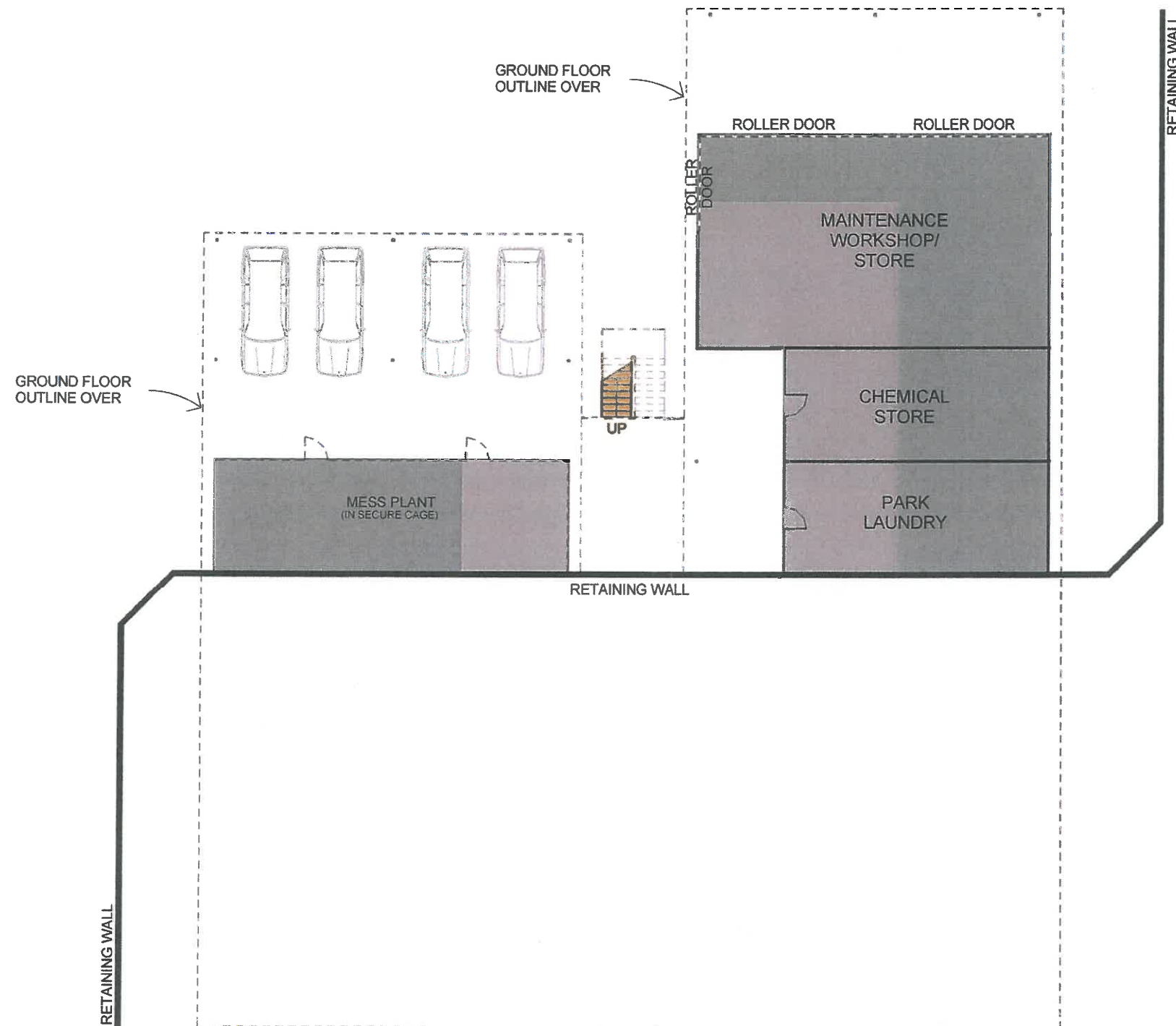
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03

**SHIRE OF ROEBOURNE
TOWN PLANNING APPROVAL**

APPROVAL No. P2560
 SIGNED [Signature]
 DATE 28/09/2011



UNDERCROFT LAYOUT PLAN

1 : 200

**HARDING RIVER CARAVAN PARK
MESS UNDERCROFT LAYOUT PLAN**

DATE: 14.06.11

