

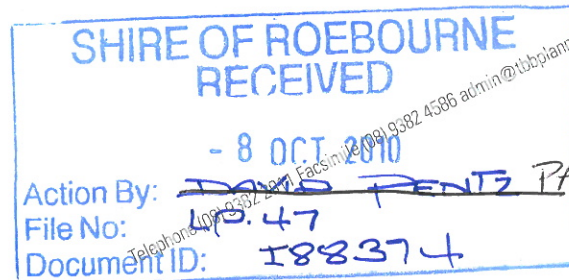
Our Ref: 08/073 KA:ct

187 Roberts Road Subiaco PO Box 8186 Subiaco East Western Australia 6008

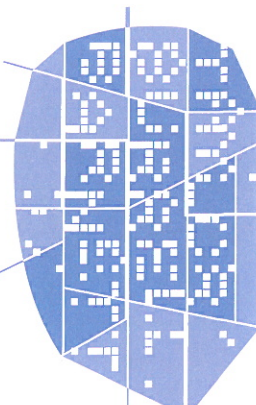
1 October 2010

Attention: David Pentz

Chief Executive Officer
Shire of Roebourne
PO Box 219
Karratha WA 6714



Taylor Burrell Barnett Town Planning & Design



Rio Tinto Iron Ore
Rio Tinto Prospecting Pty Ltd ABN 74 831 437 925

Dear Sir

**REQUEST TO INITIATE AMENDMENT TO SHIRE OF ROEBOURNE TOWN PLANNING
SCHEME NO. 8**

Please find attached 3 copies of the Wickham Townsite Minor Omnibus Scheme Amendment Request, prepared by Taylor Burrell Barnett on behalf of Rio Tinto Iron Ore (RTIO).

The scheme amendment request has been prepared in order to correct minor anomalies in the Scheme Map, where the extent and locations of particular reservations is inconsistent with the development that has occurred on the ground. These anomalies have been noted during the course of the preparation of the Draft Wickham Townsite Structure Plan and the Wickham South Development by Taylor Burrell Barnett, on behalf of RTIO.


We respectfully request that the Shire consider the proposals, and resolve to initiate the scheme amendment, as drafted.

Should you have any questions regarding this request to initiate a scheme amendment please contact the undersigned on 9382 2911.

Yours faithfully
TAYLOR BURRELL BARNETT

RACHEL CHAPMAN
SENIOR ASSOCIATE

CC: Greg Finch/Garry Frere – Rio Tinto Iron Ore
Pete Balfe – Thinc Projects



Wickham Townsite Minor Omnibus Scheme Amendment Request

September 2010

Prepared for
Rio Tinto



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DOCUMENT HISTORY AND STATUS

Request to Initiate Omnibus Scheme Amendment		08/073	Revision	Date Issued
Prepared By: Taylor Burrell Barnett Town Planning and Design 187 Roberts Road SUBIACO WA 6008 Phone: 9382 2911 Fax: 9382 4586 admin@tbbplanning.com.au		0	17.09.10	

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1 INTRODUCTION

1.1 PURPOSE OF REPORT

This report has been prepared, on behalf of our client Rio Tinto (RTIO), in support of a Minor Omnibus Scheme Amendment to the Shire of Roebourne's Town Planning Scheme No.8 (TPS 8) to amend a number of anomalies identified in the TPS 8 Scheme Map for the Wickham Townsite. The proposed amendments are as follows:

1. **Saltbush Court** – rezoning portions of existing 'Parks, Recreation and Drainage' reserve to 'Residential' (R30);
2. **Wickham Lodge** – rezoning portions of existing 'Residential' (R20) zoned land and 'Public Purposes' (Education) reserve to 'Residential' (R50); and
3. **Jacaranda Place** – rezoning portions of existing 'Public Purposes' (Education) reserve to 'Urban Development' and 'Public Purposes' (Energy) reserve.

It is requested that the Shire consider the proposed updates to the Scheme Maps outlined in this report and resolve to initiate a Scheme Amendment accordingly. At such time, Scheme Amendment documents will be prepared to enable referral to the EPA and subsequent advertising.

1.2 BACKGROUND

In March 2010, Taylor Burrell Barnett was commissioned by RTIO to prepare, and obtain approval to, a Structure Plan. The Structure Planning process has commenced with a series of workshops already completed involving the Shire of Roebourne, Department of Planning, Department of State Development (DSD) and other major stakeholders, and the setting of a vision, principles and objectives for the future development of Wickham.

The Structure Plan will address the underlying objective for RTIO, which is to provide a framework for the growth and coordinated development of the town to accommodate RTIO's current and future workforce, while also exploring development opportunities for other parties, as a pathway to 'normalisation' and achieving, potentially, a population up to 5,000 persons.

The preparation of a Development Plan for Wickham South represents the first stage in this Structure Planning process for the expansion of Wickham. A draft Wickham South Development Plan has been prepared and is anticipated it will be lodged soon for advertising.

The land subject of this proposed Minor Omnibus Amendment have been identified in the course of detailed planning investigations for the Wickham Townsite as part of the preparation of a Development Plan and Structure Plan to facilitate an expanded population in town. The structure planning will guide the expansion of Wickham to accommodate the additional workforce associated with the upgrade and expansion of RTIO's Cape Lambert Port operations.

1.3 RATIONALE FOR SCHEME AMENDMENT

This request to initiate a Minor Omnibus Amendment to TPS 8 seeks to correct existing minor anomalies in the Scheme Map, whereby the extent and location of particular reservations is inconsistent with the development that has occurred on the ground. In addition, existing areas with immediate redevelopment potential have been identified within the Townsite and this amendment seeks to update TPS 8 to facilitate such redevelopment in the short-term.

It is noted, however, that this Minor Omnibus Amendment only seeks to amend the minor anomalies that have been identified as part of the detailed structure planning process to date. As such, it is intended that there will be another opportunity, via a separate scheme amendment, to consider the rezoning of other more significant parcels of land within the townsite (i.e. rationalisation of the Town Centre zoned land), as appropriate. These more significant or major Scheme Amendments shall be justified in the context of a Townsite Structure Plan.

We understand that a similar approach has been adopted for the Karratha Townsite, with Amendment 18, seeking minor 'tidy ups' such as proposed in this Minor Omnibus Amendment, being progressed in advance of Amendment 21 that deals with more substantial rezoning matters.

This omnibus amendment and any future amendments relating to the Wickham townsite does not, in our opinion, preclude the need for a full review of TPS 8 across the whole of the Shire.

2 SUBJECT LAND

2.1 LOCATION

Wickham is located 11 km from Roebourne and 1,573 km north of Perth. The town has access by sealed road to North West Coastal Highway to the south via Point Samson-Roebourne Road, and to Point Samson and Cape Lambert on the coast. It is also near the historic port of Cossack. It is 53 km from Karratha and about 63 km from Karratha airport.

This sites proposed to be rezoned for the purposes of medium density residential development are located 400-600 m to the west of the Wickham town centre. The site proposed for future urban development is located 800 m to the south of the town centre (refer **Figure 1 – Location**).

2.2 SITE DESCRIPTION

2.2.1 SALTBUSSH COURT


The land the subject of this proposed amendment is Lots 778 and 779 on Deposited Plan (DP) 31274, located between River Gum Road and Walcott Drive. Whilst part of Lot 778 is presently reserved for 'Parks, Recreation and Drainage' in TPS 8, a number of medium density residential dwellings exist on this portion of the land (refer **Figure 2 – Saltbush Court**). In addition, the 'Local Roads' reserve shown as the south-western extension of Saltbush Court in TPS 8 is not constructed. The majority of Lot 779 is zoned 'Residential' (R30). The portion of Lot 779 proposed to be rezoned is largely cleared and outside of the area required for drainage.



Figure 2: Saltbush Court



LOCATION PLAN Wickham Townsite Minor Omnibus Scheme Amendment Request

 0m 100m
s: NTS@A3
d: Sept 2010
j: 08/073/G029

2.2.2 WICKHAM LODGE

The land the subject of this proposed amendment is Lot 369 on DP 219421 (85 Wickham Drive) and is generally bounded by Wickham Drive to the north, Walcott Drive to the east and Rosewood Place to the south. The portion of land at the western end of Lot 369 is presently zoned 'Residential' (R20) and the area at the eastern end is a reserve for 'Public Purposes' (Education). The area between these two portions is currently zoned 'Residential' (R50). The western portion of the site along with the adjacent 'Residential' (R50) zoned land is currently developed for the purposes of fly-in/fly-out (FIFO) accommodation and referred to as 'Wickham Lodge' (refer **Figure 3 – Wickham Lodge**). The eastern portion of land currently accommodates RTIO's town services building, an associated large open car park area and parkland (Sailor Park).



Figure 3: Wickham Lodge

2.2.3 JACARANDA PLACE

The land the subject of this proposed amendment is located to the south of Jacaranda Place and east of Lotus Court in the southern part of town. Some of the land is undeveloped, with low quality vegetation and also encompasses a portion of closed road (Old Point Samson-Roebourne Road). The remaining portion (Lot 788 on DP 31274) accommodates an electricity sub-station (refer **Figure 4 – Jacaranda Place**). All of the land is currently depicted as being within the 'Public Purposes (Education)' reserve, which does not reflect its current and future use.

The subject land is adjacent to existing residential development to the west and 'Urban Development' zoned land to the south. The development of this area will be guided by a Development Plan currently being prepared by Taylor Burrell Barnett on behalf of RTIO.

PART Lot 788 on P 31274
 Lot 789 on "
 Lot 790 on "



Figure 4: Jacaranda Place

2.3 LAND TENURE

The Saltbush Court and Wickham Lodge proposals encompass Crown Land which is all the subject of a Special Lease (No. 4629) granted to the Robe River Joint Venture (RRJV), encompassing RTIO.

The Jacaranda Place proposal encompasses Crown Land, all of which is also the subject of the Special Lease to RRJV, except the closed road, although a request has been made to amalgamate this land back into the Special Lease.

3 PROPOSED AMENDMENTS

3.1.1 SALTBUSS COURT

This amendment proposes the rezoning of portions of existing 'Parks, Recreation and Drainage' reserve to 'Residential' (R30), as depicted in **Figure 5 – Saltbush Court – Proposed Scheme Amendment Maps**. The proposed 'Residential' zoned areas will update TPS 8 to reflect the existing residential development that has occurred on Lot 778 adjacent to River Gum Road and the proposed R30 coding is consistent with the current coding for Lot 779 to the west. The extension of the 'Local Roads' reserve along the southern boundary of Lot 779 will increase the road frontage of this lot and consequently provide greater flexibility in considering potential infill redevelopment options.

3.1.2 WICKHAM LODGE

This amendment proposes the rezoning of portions of Lot 369 from 'Residential' (R20) and 'Public Purposes' (Education) reserve to 'Residential' (R50), as depicted in **Figure 6 – Wickham Lodge – Proposed Scheme Amendment Maps**. This will result in the entire street block bounded by Wickham Drive, Walcott Drive and Rosewood Place being consistently zoned 'Residential' (R50). This will enable the planned comprehensive redevelopment of this area and the replacement of existing buildings, which are in poor condition, with a higher standard of development in close proximity to the existing Town Centre. As part of this redevelopment, RTIO's town services building is proposed to be relocated to a central location in town on the corner of Mulga Way and Carse Way.

3.1.3 JACARANDA PLACE

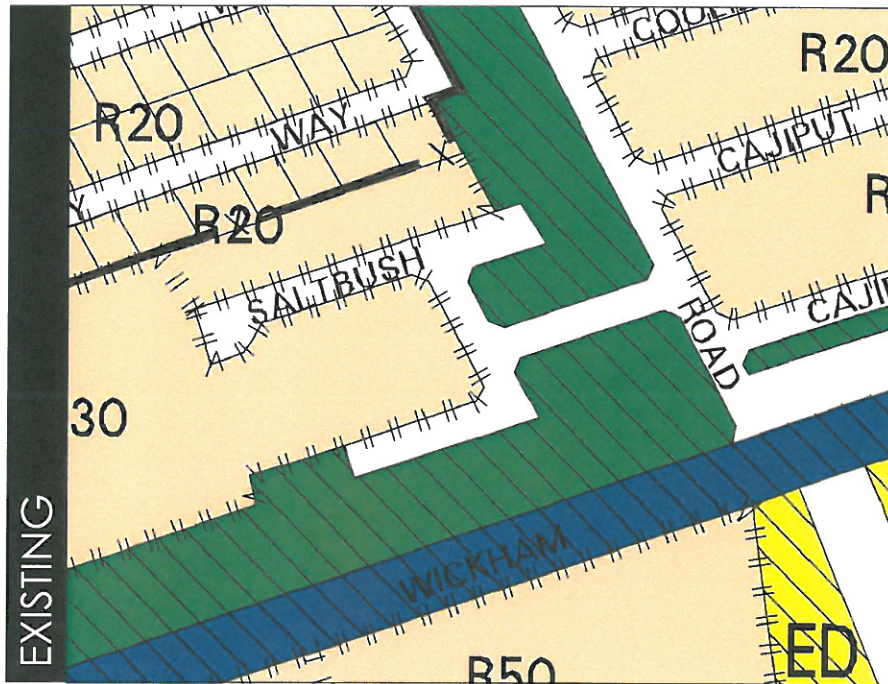
This amendment proposes the rezoning of portions of existing 'Public Purposes' (Education) reserve to 'Urban Development' and 'Public Purposes' (Energy) reserve, as depicted in **Figure 7 – Jacaranda Place – Proposed Scheme Amendment Maps**. This proposed amendment will consolidate the existing sub-station facility within an appropriate scheme reserve. It will also rationalise the existing 'Public Purposes' (Education) reserve, and serve to better connect the 'Urban Development' zoned land to the south with the existing road network to the north. The rezoning of the land to 'Urban Development' will also facilitate the comprehensive development of this area as proposed in the draft Wickham South Development Plan, which designates this portion as 'Road' and 'POS and Drainage'.

SHIRE OF ROEBOURNE

Town Planning Scheme No.8

(District Scheme)

Amendment No. (TBC)



LEGEND

LOCAL SCHEME RESERVES

- Parks, Recreation and Drainage
- District Road
- Public Purposes
DENOTED AS FOLLOWS:
ED EDUCATION

ZONES

- Residential

OTHER

- R Codes



LEGEND

ZONES

- Residential

OTHER

- R Codes

SALT BUSH COURT
PROPOSED SCHEME AMENDMENT MAPS
Wickham Townsite
Minor Omnibus Scheme Amendment

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d: Sept 2010
j: 08/073/017

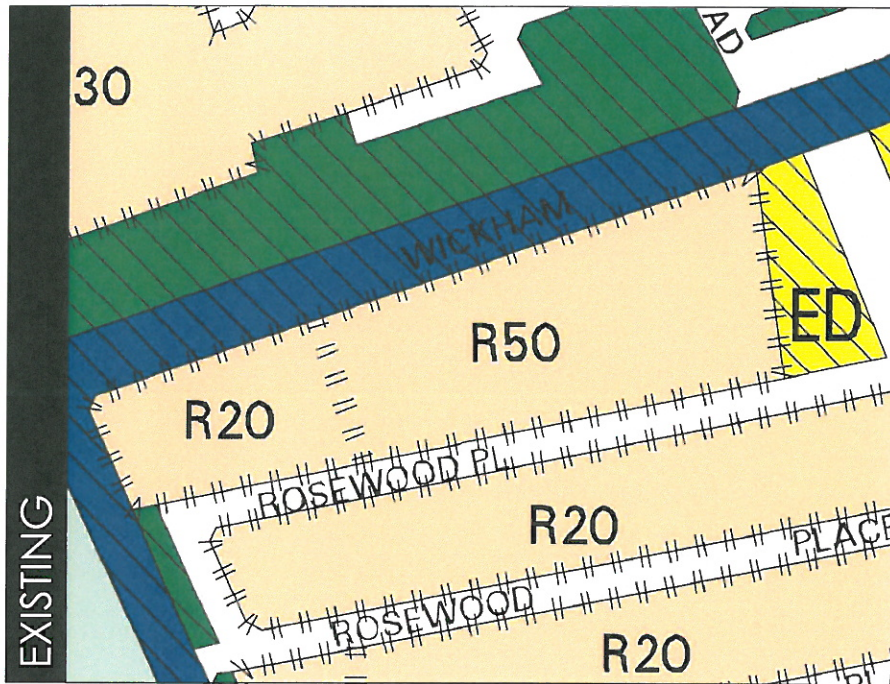
TAYLOR BURRELL BARNETT

figure
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SHIRE OF ROEBOURNE

Town Planning Scheme No.8 (District Scheme)

Amendment No. (TBC)



LEGEND

LOCAL SCHEME RESERVES

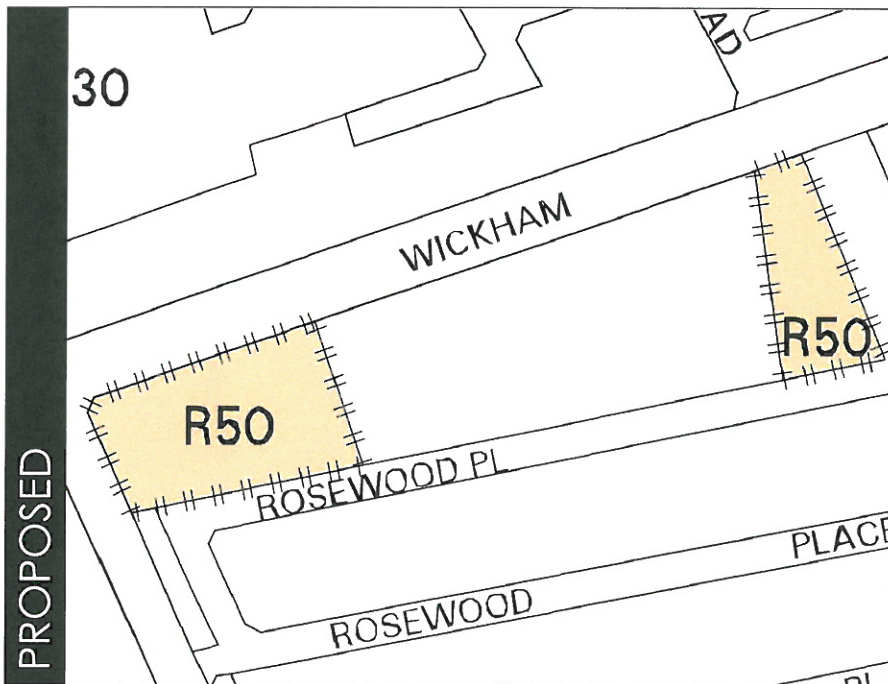
- Parks, Recreation and Drainage
- District Road
- Public Purposes
DENOTED AS FOLLOWS:
ED EDUCATION

ZONES

- Residential

OTHER

- R Codes



LEGEND

ZONES

- Residential

OTHER

- R Codes

**WICKHAM LODGE
PROPOSED SCHEME AMENDMENT MAPS**
Wickham Townsite
Minor Omnibus Scheme Amendment

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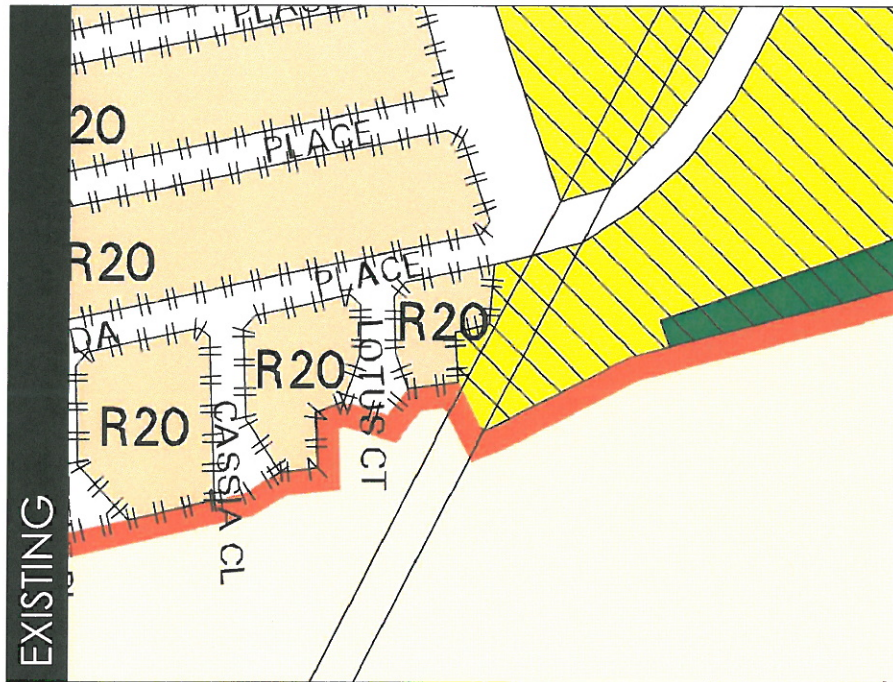
TAYLOR BURRELL BARNETT

figure
06

SHIRE OF ROEBOURNE

Town Planning Scheme No.8 (District Scheme)

Amendment No. (TBC)



LEGEND

LOCAL SCHEME RESERVES

Parks, Recreation and Drainage

Public Purposes
DENOTED AS FOLLOWS:
ED EDUCATION

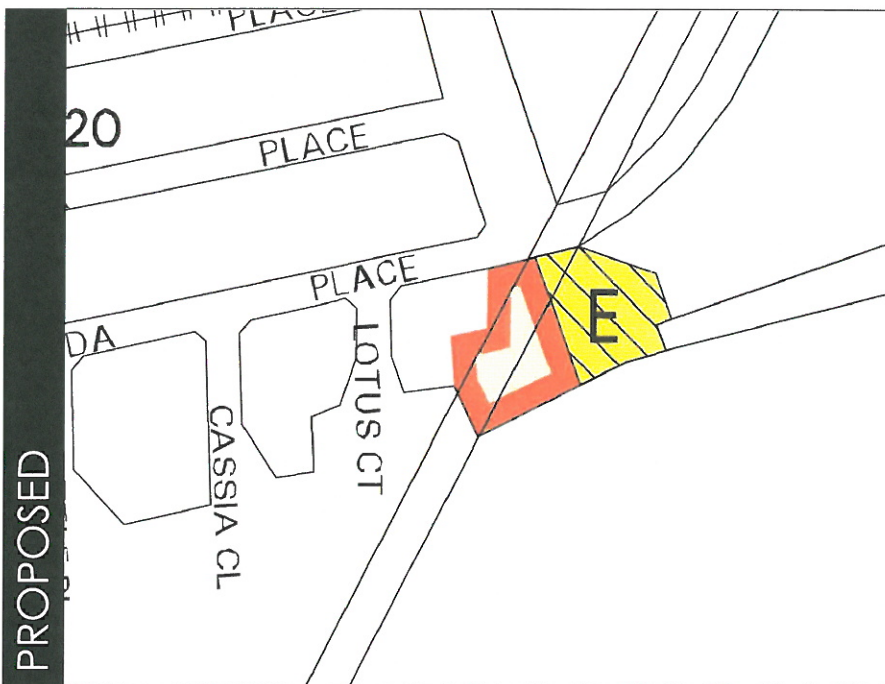
ZONES

Residential

Urban Development

OTHER

R Codes



LEGEND

LOCAL SCHEME RESERVES

Public Purposes
DENOTED AS FOLLOWS:
E ENERGY

ZONES

Urban Development

**JACARANDA PLACE
PROPOSED SCHEME AMENDMENT MAPS**
Wickham Townsite
Minor Omnibus Scheme Amendment

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s: 1:4000@A4
d: Sept 2010
j: 08/073/017

THAYLOR BURRELL EARNETT

figure
07

4 CONCLUSION

This Omnibus Scheme Amendment Request seeks to outline a number of proposed amendments to the Shire of Roebourne's TPS 8 to rectify a number of minor zoning anomalies that presently exist within the Wickham Townsite. In addition, existing areas with immediate redevelopment potential have been identified within the Townsite and this amendment seeks to update TPS 8 to facilitate such redevelopment in the short-term. These proposed amendments are as follows:

1. **Saltbush Court** – rezoning portions of existing 'Parks, Recreation and Drainage' reserve to 'Residential' (R30);
2. **Wickham Lodge** – rezoning portions of existing 'Residential' (R20) zoned land and 'Public Purposes' (Education) reserve to 'Residential' (R50); and
3. **Jacaranda Place** – rezoning portions of existing 'Public Purposes' (Education) reserve to 'Urban Development' and 'Public Purposes' (Energy) reserve.

It is respectfully requested that the Shire consider this request and resolve to initiate a Scheme Amendment for these three areas in Wickham.