

By Post

6 March 2024

Lot 1083 Welcome Road
PO Box 219
KARRATHA WA 6714

Dear Sir/Madam

PLANNING SERVICES – DEVELOPMENT APPLICATION – USE NOT LISTED (INDUSTRY TRAINING CENTRE) – NO. 12 OXIDE LOOP, GAP RIDGE (KARRATHA)

Cornerstone Town Planning is pleased to act on behalf of the owners of Lot 321 (No. 12) Oxide Loop, Gap Ridge, being Ms Benjarak Thempeim and Mr Paul Day ("**the client**").

On behalf of the client, we submit a development application for a single storey building that will be home to the client's business, Daysafe Training.

This development application includes the following documents:

- City of Karratha Development Application Form.
- A current copy of the Certificate of Title.
- Development Plans and Elevations.
- Estate Architect Endorsement of the Development Plans and associated Checklist.

We look forward to working with the City of Karratha to achieve development approval.

1. SITE AND CONTEXT

Gap Ridge and more broadly, Karratha, is a town in the Pilbara region of Western Australia, known for its association with the mining and resource industry. The economy of Karratha is tied to the extraction and export of natural resources. The region is rich in iron ore deposits, and there are major mining operations in the surrounding areas.

Karratha also plays a major role in the production and export of liquefied natural gas (LNG) and is the township closely associated with the North West Shelf Venture, one of the world's largest integrated natural gas developments.

The town has experienced population growth due to the economic growth in the region, specifically to service the mining and resources sector. As a result, Karratha has undergone significant infrastructure development to support the mining industry and growing population. This includes residential areas, commercial facilities and industrial zones.

The subject site is located in the suburb of Gap Ridge, which is approximately 8 kilometres west of the Karratha town centre area. Gap Ridge was established for the



purposes of servicing the broader industrial and resources sector within Karratha and is currently undergoing development. The below aerial image depicts the location of the subject site in the Gap Ridge locality.



Figure 1: Aerial of Subject Site (shaded blue)

The surrounding area consists of properties that range in size between 2,000m² and 2 hectares. Development consists typically of large building structures occupying the lot. The building form is indicative of the industrial nature of the locality. Buildings often feature car parking and significant portions of hardstand surrounding the building.

The subject site has a total area of 2,800m², with dual frontage to Oxide Loop as the property is located adjacent to a bed in the road. The frontage along the western boundary measures 33 metres and the frontage along the southern boundary measures 56.28 metres. The truncated south-western portion of the site measures 14.14 metres.

According to the latest aerial imagery for the site (September 2023), there are no existing crossovers servicing the lot. There are existing shrubs/bushes located in the verge area adjacent to the lot.

2. PROPOSAL

2.1 Proposed Development

The proposed development comprises the following features:

- 1 x training facility building, with a total floor area of 240.14m², with a maximum building height of 4.2 metres. The building comprises of the following:
 - 2 x male toilets



- 2 x female toilets
 - 1 x unisex/accessible toilet
 - 1 x crib room
 - 2 x offices
 - 1 x comms room
 - 1 x quiet room
 - Training Room 1
 - Training Room 2
 - Foyer and reception area
 - Front verandah
- Attached to the larger training building, an undercover open training area with a total floor area of 424.09m² and maximum building height of 9.2 metres.
 - 1 x warehouse building with an area of 138.29m² for the purposes of storing training equipment, with a maximum building height of 7.5 metres.
 - 20 x car parking bays (1 being an accessible bay)
 - 1 x two-way crossover to service the site
 - A 3 metre wide landscaping strip along the western and southern boundaries of the subject site.
 - A total of three (3) wall signs, with one (1) being 3 metres x 5.5 metres (a total area of 16.5m²) and two (2) being 3 metres x 1.8 metres (a total of 5.4m² each).

The below image depicts a 3D render of the proposal.



Figure 2: 3D render of Proposal



3. ACTIVITIES AND OPERATIONS

The proposed buildings have been designed to provide an industry training centre for a company known as Daysafe Training. Daysafe Training is a nationally registered training organisation with the Australian Skills Quality Authority (ASQA). The company was established in 2011 to service the Pilbara mining region of Australia, and has grown to provide services relevant to the mining, construction, transport and logistics, engineering and oil and gas industries throughout Australia.

Daysafe Training offers training courses in confined space rescue, fire equipment test and tag, operate breathing apparatus, emergency warden and chief warden training, commercial vehicle defensive driving, gas test atmospheres, forklift licence, mobile plant training and assessment, load restraint, operate small plant & equipment, electrical test and tag, demonstrate first attack firefighting equipment, confined space entry, work safely at heights, issue work permits, white card (WA) and EWP Licence.

The activities and operations associated with this specific facility include the following:

- Hours of operation: 7:30am to 4:00pm.
- Days of operation: Monday to Friday.
- A maximum of 5 staff on-site at any given time.
- A maximum of 15 patrons undertaking training at any given time.
- Short courses average 4 hours and longer courses with a duration of 8 hours.
- 2 x forklifts and 1 x EWP to be kept in the warehouse.
- Vans and small tray trucks for deliveries will attend the site on an occasional basis.

4. PLANNING FRAMEWORK AND ASSESSMENT

4.1 Local Planning Scheme No. 8

The subject site is zoned 'Industrial Development' under the City of Karratha's Local Planning Scheme No. 8 (LPS 8).

The 'General Provisions' of the Industry areas under the Scheme apply to the Industrial Development zone as well as the provisions for the 'Industrial Development' zone. An assessment against the relevant general and specific provisions is provided in the below table.

LPS 8 Clause	Assessment Comment
General Provisions of Industry Areas	
<i>5.8.1 Development in the Strategic Industry, Industry and Industrial Development zones shall be in accordance with the Precinct Objective statements contained in Part IV and any local planning policy in the Policy Manual.</i>	Discussed in further detail in this table under 'Karratha PART IV objectives' below.



<p>5.8.2 In considering development applications within the Strategic Industry, Industry or Industrial Development zones, public purpose or other reserves, or Industry Buffer Special Control Area, the local government shall have regard for the:</p> <ul style="list-style-type: none">a) compatibility of usesb) potential impact of the proposal on the efficient and effective operations of the existing and planned industry, infrastructure or public purpose; andc) risks, hazards, health and amenity associated with the propose being located in proximity to existing and planned industry, infrastructure or public purpose or any other use.	<p>Discussed in further detail below under the 'Land Use' section of this report.</p>
<p>Provisions of Industrial Development zone</p>	
<p>5.8.7 When considering applications for development approval in the Industry or Industrial Development zones the local government shall not permit development to be set back less than five metres from the front boundary or buildings to cover more than fifty percent of the lot and shall have regard for any other minimum development standard contained in a local planning policy in the Policy Manual.</p>	<ul style="list-style-type: none">• The main training building, proposed on the central part of the lot, is setback 16 metres from the western boundary and 7.86 metres from the southern boundary. The proposed lot boundary setbacks comply with this provision.• The proposed aggregate site cover of the two buildings is 29.5% (i.e., 825.66m²) and therefore complies.
<p>5.8.9 The purpose of the Industrial Development zone is to provide areas for future industrial estate development where development can occur, in accordance with an approved structure plan, prior to amending the Scheme to incorporated detailed zones and reservations for particular lots.</p>	<p>The proposal has been assessed in accordance with the relevant provisions of the adopted Structure Plan, which is discussed in further detail below.</p>
<p>5.8.10 All development requirements related to the Industry zone also apply to the Industrial Development zone.</p>	<p>Assessment comments provided above.</p>
<p>5.8.11 The local government shall, when it considers subdivision and development in</p>	<p>The subject site has a relevant zoning as a</p>



<p><i>an area the subject of a structure plan has proceeded to an extent where detailed zones and reservations can be defined amend the Scheme to indicate these zones and reservations.</i></p>	<p>result of the adopted structure plan.</p>
<p>Appendix 5 – Structure Plan Areas</p>	
<p><i>The subject site is located in Development Area 24 (DA24), described as the 'Gap Ridge Dampier Road' land. The Structure Plan Special Conditions are as follows:</i></p> <ol style="list-style-type: none"> <i>1. Structure Plan adopted to guide subdivision, land use and development.</i> <i>2. To provide for industrial development.</i> <i>3. Land uses classified on the Structure Plan shall apply.</i> 	<ul style="list-style-type: none"> • A Structure Plan has been adopted over the Gap Ridge Area and this proposal must be assessed against any provisions contained in the adopted Structure Plan. • This proposal provides for training related to industry within the locality and broader Karratha region. • Land use is discussed in further detail under the 'Land Use' section of this report.
<p>PART IV of LPS 8 – Karratha Objectives</p> <p>Gap Ridge does not have its own separate objectives, and therefore this proposal has been assessed against the relevant Karratha objectives below.</p>	
<p><i>(a) Facilitate the continued growth of Karratha as the regional centre of the West Pilbara.</i></p>	<p>The business will provide for the continued growth of the established mining and resources sector by providing local training for workers of the local economy.</p>
<p><i>(k) Retain the Karratha Industrial Estate as the regional service industry centre whilst improving its presentation as part of the entry statement to Karratha.</i></p>	<p>The Gap Ridge Industrial Estate is a planned estate that will assist with the ongoing viability and expansion of the resources sector within Karratha. Additionally, the proposed business is complimentary to the established resources sector as it provides training opportunities for workers employed in the region.</p>
<p><i>(m) Encourage and facilitate the establishment of a higher learning campus offering social, cultural, industrial and/or natural resources research opportunities.</i></p>	<p>The proposal will allow for the establishment of a local training business within the industrial area, to service the local economy.</p>



As discussed above, the proposal meets the provisions of LPS 8 and can be supported. Further discussion regarding the proposed land use is detailed below.

4.2 Gap Ridge Industrial Estate Structure Plan

The Gap Ridge Industrial Estate Structure Plan was prepared by Landcorp and adopted by the Western Australian Planning Commission on 25 January 2019.

The estate has been divided into two precincts for the purpose of creating appropriate land use clusters. The subject site is located in Industrial Precinct A – Light Industrial Area.

Table 2 of the Structure Plan identifies the Precinct Characteristics. An assessment against the relevant Precinct A characteristics is provided in the below table.

Precinct Characteristic	Assessment Comment
Lot size: small-moderate sized allotments (2,000m ² to 2 ha).	Not applicable – existing lot size and configuration established a result of earlier subdivision design and approval.
Impacts (noise, odour, light): do not have high impacts or require significant separation from other allotments.	<p>The proposal will not cause noise, odour and light emissions.</p> <p>The proposed activities and operations will be restricted to daytime operation (7:30am to 4:00pm), which is similar to the other businesses operating within the locality.</p> <p>The activities and operations will not cause any light impacts as it not proposed to operate during evening hours, nor will there be any undue noise impacts as a result of the training activities occurring on site.</p>
Exposure and Access (Damper Road/Heavy Haulage Route): Benefit from exposure to main roads, higher traffic generation.	Not applicable – the road network has already been designed and established.
Employment: moderate to high levels of staff on site.	As discussed under the 'Proposal' section of this report, the business will employ no more than a maximum of 5 staff at any given time.
Hours: generally standard business hours.	As detailed under the 'Proposal' section of this report, the operating hours are standard hours and activities will not occur outside acceptable times as listed under



	the <i>Noise Regulations</i> .
Visitors: generally have a requirement for visitors as part of an ancillary wholesale, display or sales component or for business interaction.	Visitors to the development will occur on a daily basis for the purposes of training. As there are so few staff, the number of patrons to the site is not unreasonable.

Given the above, it is considered that the proposed design meets the relevant Precinct Characteristics and can be supported.

5. LAND USE

In considering the activities and operations associated with the proposed development, the businesses relationship with the broader context as an industrial area and the local economy, it is necessary to determine the appropriate land use classification for the proposal.

In consultation with the City of Karratha, the City's planning department advised that this land use could be considered as a Use Not Listed – (Industry Training Centre).

Ordinarily, a training and education facility would be appropriately classified as an Educational Establishment. Appendix 1 – Dictionary of Defined Terms, Part 2 provides for the definition of an Educational Establishment land use:

"a kindergarten, school, college, university, technical institute, academy or other educational centre including a residential school, but not including a juvenile detention centre."

However in this instance, it is considered there are unique circumstances that warrant a departure from this land use classification.

Clause 3.2.5 of LPS 8 provides that if the use of land for a particular purpose is not specifically mentioned in the zoning table and cannot reasonably be included in the definition of one of the development categories the local government may determine:

- a) *that the land use is not consistent with the objectives and purposes of the particular zone or precinct and is, therefore, not permitted, or*
- b) *by absolute majority that the proposed use may be consistent with the objectives and purposes of the zone and/or the precinct objectives and an application for development approval should be determined in accordance with clause 64 and Part 9 of the deemed provisions.*

In noting the routine nature of the Educational Establishment land use definition and the opportunity for a Use Not Listed to be considered in accordance with the relevant objectives, classifying this proposal as a Use Not Listed (Industry Training Centre) is appropriate for the following reasons:



- The objectives of the Karratha Precinct under LPS 8 states that development should facilitate the continued growth of Karratha as the regional centre of the West Pilbara and where possible, retain the regional service industry. The proposed activities and operations associated with the Industry Training Centre directly relate to the Karratha economy and regional centre as a mining and resource sector. As detailed in the 'Proposal' section of this report, the type of training offered is directly related to the various industries in Karratha, and will serve as a hub that provides for training of the local workforce.
- The Gap Ridge Local Structure Plan states that the Light Industry precinct is intended to foster activities that are generally of a small scale and low impact industrial use. As discussed above under 'Precinct Characteristics', the proposal is considered to be a low-impact use and can be supported within the precinct. This is on the basis that the development will not cause light, noise or odour impacts to neighbouring lots.
- In accordance with Clause 5.2.8 of LPS 8, the proposal is entirely compatible with the surrounding light industrial uses in the locality. The use of specific equipment for the purposes of training and the building form and design compliments existing development within the light industrial area. Additionally, and as detailed above, the use will not cause any detrimental impacts to surrounding lots.
- Traditional educational establishments such as a school or technical college would not be appropriate in this locality. The specialised nature of the training, with the intent to service and train the local workforce should be kept in mind when considering the uniqueness of the proposal and classifying the proposal as an unlisted use.

It is considered that for the reasons listed above, the proposal is appropriately classified as a Use Not Listed (Industry Training Centre) and can be supported within the Light Industrial Precinct of the Gap Ridge Industrial Estate.

6. GAP RIDGE INDUSTRIAL ESTATE LIGHT INDUSTRIAL PRECINCT DESIGN GUIDELINES

The proposed design was submitted to the City of Karratha's Estate Architect prior to submission of this development application. Consultation with the Estate Architect has resulted in minor changes to the development plans. These include the following:

- In the initial set of concept plans, two (2) crossovers were proposed to service the development, however as a result of feedback from the Estate Architect, one of these crossovers was removed.
- Advice and feedback that the number of car parking bays proposed is appropriate for the development.
- Including signage dimensions on the elevations.
- Seeking further clarification regarding the land use.

The changes made to the concept plans resulted in the Estate Architect providing formal endorsement of the plans on 13 February 2024. On this basis, it is considered that the



proposed design meets the Gap Ridge Industrial Estate Light Industrial Precinct Design Guidelines and can be supported.

7. CAR PARKING AND ACCESS

As this proposal is for a Use Not Listed (Industry Training Centre), there is no specific car parking standard that can be applied to the land use.

Therefore, in considering the appropriate number of car parking bays, it is necessary to examine the maximum number of staff and patrons attending the site. A maximum of 20 persons will be present at the site at any given time (i.e., 5 staff and 15 visitors).

The proposed design provides for 20 car parking bays. This means that when the training facility is operating at maximum capacity, each employee and visitor will have a car parking bay available.

On this basis, it is considered the proposed number of car parking bays is sufficient for the operation and can be supported.

8. SIGNAGE

A total of three (3) wall signs are proposed. These wall signs are described as follows:

- Main Building, Western Elevation, 1 x Wall Sign: 5.5 metres x 3 metres – total area of 16.5m².
- Main Building, Southern Elevation, 2 x Wall Signs: 3 metres x 1.8 metres (5.4m² each, with an aggregate area of 10.8m²).

On this basis, the proposed signage must be assessed in accordance with the provisions of the City of Karratha's Policy DP22 Advertising Signs Local Planning Policy.

As all three (3) signs are affixed to the external wall of the main building, they are appropriately classified as 'wall signs' under the Local Planning Policy. The below table provides an assessment of the three (3) wall signs against the relevant development standards of the policy.

Development Standard	Assessment Comment
<i>Size: The collective sign area must not exceed 20 percent of the wall to which it is affixed/painted on and no single wall sign greater than 4m² in area.</i>	The aggregate area of the signs on each wall does not exceed more than 20 percent.
<i>Location: Not be located above ground floor level.</i>	The signs are proposed on the tallest parts of the building, being the outdoor training/canopy area at the rear of the main administrative building. There is only one floor associated with their area. The elevated portions of the building are also significantly set back from the street frontages (i.e., 16 metres from the western boundary and 7.86 metres from the southern boundary). Given the



	height and extent of the walls, and significant setback from the street, it is that considered the signs are appropriately located and will not detrimentally impact the visual amenity of the streetscape.
<i>Composition: Advertise only the business within the building/tenancy the sign is painted/printed on.</i>	As depicted on the 3D model provided in the development plans, the signs will only display the business name and Daysafe training logo.
<i>Maximum Number: No more than two signs on any one wall.</i>	There are no more than two signs on either elevation of the building.

Based on the assessment provided above, it is considered the proposed signs are appropriate and can be supported.

9. CONCLUSION

The proposed design of this training facility to service the local workforce unique to the West Pilbara regional economy is an important factor when considering the appropriateness of this development within the light industry precinct of the Gap Ridge industrial estate.

For the reasons listed above, the operation of this proposed training facility and its classification as a Use Not Listed will not prejudice the objectives of the light industrial area, but rather be complimentary to existing businesses, the local workforce and the regional economy.

Additionally, the design of the building has adequately incorporated the provisions of the Gap Ridge Design Guidelines and the building presents as a high quality structure that will contribute and be complimentary to the overall amenity of the estate.

For these reasons, it is considered the proposal is appropriate and can be supported.

On behalf of our client, we look forward to working with the City of Karratha to achieve development approval. If you have any questions, please contact our office on (08) 9456 0900.

Yours sincerely,

Andra Biondi

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