



Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel Minutes

Meeting Date and Time: 9 October 2018; 9:30am
Meeting Number: KPGJDAP/15
Meeting Venue: Department of Planning, Lands and Heritage
140 William Street
Perth

Attendance

DAP Members

Mr Eugene Koltasz (Presiding Member)
Mr Vernon Butterly (A/Deputy Presiding Member)
Mr Patrick Dick (Specialist Member)
Mayor Peter Long (Local Government Member, City of Karratha) – *via teleconference*
Cr Grant Cucel (Local Government Member, City of Karratha) – *via teleconference*

Officers in attendance

Mr Jerom Hurley (City of Karratha)
Mr Ryan Hall (City of Karratha) – *via teleconference*

Minute Secretary

Ms Michelle Tan (Department of Planning, Lands and Heritage)

Applicants and Submitters

Mr Owen Hightower (RFF Pty Ltd)
Mr Reyne Dial (Rowe Group)
Mr Marlon Cooray (Woodside)
Mr Davis Counsel (Brookfield Multiplex) – *via teleconference*
Ms Kate Gauntlett (Woodside)

Members of the Public / Media

There was 1 member of the public in attendance.

Mr Tom Zaubmayr from Pilbara News was in attendance.

1. Declaration of Opening

The Presiding Member declared the meeting open at 9:33am on 9 October 2018 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

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The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2017 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that the meeting is being audio recorded in accordance with Section 5.16 of the DAP Standing Orders 2017 which states 'A person must not use any electronic, visual or audio recording device or instrument to record the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.

2. Apologies

Ms Samantha Thompson (Deputy Presiding Member)

3. Members on Leave of Absence

DAP Member, Ms Samantha Thompson has been granted leave of absence by the Director General for the period of 1 October 2018 to 25 October 2018 inclusive.

4. Noting of Minutes

DAP members noted that signed minutes of previous meetings are available on the [DAP website](#).

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil

7. Deputations and Presentations

7.1 Mr Owen Hightower (RFF Pty Ltd) addressed the DAP in support of the application at Item 8.1.

7.2 Mr Reyne Dial (Rowe Group) addressed the DAP in support of the application at Item 8.1 and responded to questions from the panel. Mr Marlon Cooray (Woodside) also responded to questions from the panel.

7.3 Mr Jerom Hurley (City of Karratha) responded to questions from the panel in relation to the application at Item 8.1.



8. Form 1 – Responsible Authority Reports – DAP Application

8.1 Property Location:	Lot 3799 Rankin Road, Gap Ridge
Development Description:	Workforce Accommodation
Applicant:	Rowe Group
Owner:	State of Western Australia
Responsible Authority:	City of Karratha
DAP File No:	DAP/18/01440

REPORT RECOMMENDATION

Moved by: Mayor Peter Long

Seconded by: Cr Grant Cucel

That the Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/18/01440 and the revised accompanying plans including:
 - Sheet numbers: BV-AR-00-0101 Rev B dated 3/09/18; BV-AR-01-0602 Rev A, BV-AR-01-0601 Rev A, BV-AR-01-0801 Rev A, BV-AR-01-0802 Rev A, BV-AR-02-0601 Rev A, BV-AR-02-0801 Rev A, BV-AR-03-0601 Rev A, BV-AR-03-0801 Rev A, BV-AR-04-0601 Rev A, BV-AR-04-0602 Rev A, BV-AR-04-0801 Rev A, BV-AR-04-0802 Rev A, BV-AR-08-0601 Rev A, BV-AR-08-0801 Rev A and BV-AR-08-0802 Rev A dated 17/08/18;
 - Drawing numbers: 170919C-A200 Rev A and 170919C-A300 Rev A; 170917D-A500 Rev A, 170917D-A200 Rev A and 170917D-A300 Rev A dated 4/12/17; 170919D-A200 Rev A, 170919D-A300 Rev A and 1709191D-A500 Rev A dated 22/09/17;

in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Karratha's Town Planning Scheme No. 8, subject to the following conditions:

Conditions

1. This development approval is limited to 10 years from the date of occupation.
2. The development only being occupied by Woodside employees and direct contractors involved with Woodside and/or North West Shelf Joint Venture projects.
3. The Social Impact Management Plan for the development, being finalised prior to occupation of the buildings and implemented in its entirety thereafter during operation of the facility to the satisfaction of the City of Karratha.
4. The Stormwater Management Plan being finalised prior to occupation and implemented to the satisfaction of the City of Karratha.
5. The Traffic Management Plan being finalised prior to occupation and implemented to the satisfaction of the City of Karratha.
6. The Bushfire Management Plan being finalised prior to occupation and implemented to the satisfaction of the City of Karratha.

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7. The External Lighting Plan being finalised prior to occupation and implemented to the satisfaction of the City of Karratha.
8. A cyclone emergency shelter of adequate size being provided to accommodate all residents on site at any time.
9. A Construction Environmental Management Plan being prepared prior to commencement of works on site and implemented to the satisfaction of the City of Karratha.
10. An Operational Environmental Management Plan being prepared prior to occupation and implemented to the satisfaction of the City of Karratha.
11. A Waste Management Plan being prepared prior to occupation and implemented to the satisfaction of the City of Karratha.
12. A Pest Control Management Plan being prepared prior to occupation and implemented to the satisfaction of the City of Karratha.
13. Dual Use Path connections being installed between the proposed development and the local Dual Use Path network prior to occupation to the satisfaction of the City of Karratha.
14. A lit pedestrian and cycle connection that meets relevant standards and specifications being provided between the development and the Tambrey Neighbourhood Centre prior to occupation to the satisfaction of the City of Karratha.
15. Detailed Landscaping and Irrigation Plans being prepared prior to occupation and implemented to the satisfaction of the City of Karratha.
16. A Decommissioning and Rehabilitation Plan being submitted to and endorsed by the City of Karratha 6 months prior to expiry of the ten (10) year occupancy period and the plan being implemented to the satisfaction of the City of Karratha within 12 months of the ten (10) year occupancy period ceasing.

Advice Notes

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two-year period, the approval shall lapse and be of no further effect.
2. A Building Permit is required for the approved development, prior to works commencing, in accordance with the *Building Act 2011*.
3. In relation to Condition 3, the following advice is provided:
 - a. The Social Impact Management Plan is to encourage the use of existing local services and local businesses within Karratha including commitments whereby a wet mess, café, general store and commercial gym are not located on-site and a nightly shuttle bus service is provided to make use of the Leisureplex, local fitness operators and other businesses.



- b. A commitment is to be included in the SIMP to monitor and report on the achievement of commitments and to review and revise any commitment that is reported to have been falling short of targets set in the SIMP.
4. In relation to Condition 4, capacity of the Rankin Road drain to accommodate additional stormwater from this development needs to be confirmed having regard for the stormwater generated from the existing subdivision south of Rankin Road and the Rankin Road drain needs to be upgraded as required to accommodate additional stormwater from this development.
5. In relation to Condition 5, the Traffic Management Plan is to recognise that following commencement of operations the Rankin Road crossover is only to be used by emergency vehicles.
6. In relation to Condition 7, lighting to be designed to mitigate potential impacts on surrounding residential properties.
7. In relation to Condition 8, Council's adopted Local Planning Policy DP10: Workforce Accommodation requires each workforce accommodation facility to provide a building(s) designed for emergency (cyclone) sheltering purposes and such building(s) to be designed to Building Code of Australia importance level four (4).
8. In relation to Condition 9, in accordance with the Environmental Protection (Noise) Regulations 1997, approved construction hours in the City of Karratha are Monday to Saturday between 7am and 7pm. Any works done outside these approved hours (including Sundays and Public holidays) are subject to a separate approval by the City and an application fee.
9. In relation to Condition 10, noise emitting equipment (eg refrigeration units) is to be designed, installed and operated to comply with the *Environmental Protection (Noise) Regulations 1997*.
10. In relation to Condition 11, the Waste Management Plan is to address storage of putrescible waste (especially during the summer period), bin storage and bin washing facility – concrete wash down pad graded to a floor drain, with a tap and hose.
11. In relation to Condition 15, the Detailed Landscaping and Irrigation Plans need to provide for landscaping that contributes to improved appearance from adjoining road frontages, particularly at the entries to the development, on the corner of Bayview and Rankin and along the edge of the oval and sports courts. Best endeavours should be made to source endemic species and mature plantings locally where possible, rather than replacing them with non-local species. There may be an opportunity to relocate existing trees from Nickol Bay Hospital.
12. The proponent has agreed that no area within this development would be licenced under the Liquor Licensing Act 1988. This is to be reflected in the commitments made within the finalised Social Impact Management Plan.
13. Angle car parking spaces shall have a minimum dimension not less than 2700 mm by 5500 mm, unless otherwise agreed by the local government in

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accordance with clause 5.11.15 of the City of Karratha Local Planning Scheme No.8.

14. Council's Public Art Policy encourages private developers to spend 1% of the construction cost on public art. Through consultation with City, should the proponent agree to provide some form of public art this should be included as a commitment within the Social Impact Management Plan.
15. Under the Food Act 2008, food businesses must comply with the Food Standards Code and food business registration is required before commencement of trade. An application for registration should be submitted to the City including detailed plans of the proposed layout and fit out of the kitchen and associated facilities.
16. Under the Health Local Law 2012, the facility must comply with requirements under Part 8 and registration as a Lodging House is required. An application for registration should be submitted to the City. Specifically, clause 8.10(1)(a)(ii) requires that laundry facilities be provided at a ratio of at least 1 laundry unit per 15 residents.
17. Under the Health (Public Buildings) Regulations 1992, the maximum accommodation of areas falling within the definition of a Public Building (e.g. central dining area, gym) needs to be calculated and a certificate of approval outlining these figures issued. A 'Form 1' application for approval should be submitted to the City.
18. Under the Health (Aquatic Facilities) Regulations 2007, an approval of construction must be obtained from the Department of Health prior to construction of the swimming pool. An application for approval should be submitted to the Department of Health directly. The Department of Health then request the City's environmental health service to inspect prior to issuing a certificate of compliance, which is required before the swimming pool opens.
19. The proponents have advised that grey water from the development will be discharged to the Karratha Waste Water Treatment Plant so it can be utilised in the City's Effluent Reuse Scheme. Bearing this in mind, section 3.9 of the application report needs to be modified to remove reference to grey water reuse on site.

AMENDING MOTION

Moved by: Mr Eugene Koltasz

Seconded by: Mayor Peter Long

The following amendments were moved en bloc:

- (i) That a new Advice Note 6 be added to read as follows and the remaining Advice Notes be renumbered accordingly:

The Bushfire Management Plan is to be prepared with recognition of the needs of persons with disabilities.

REASON: To ensure that the proponent provides for the requirements of persons with disabilities in the preparation of the Bushfire Management Plan.

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(ii) That Condition 8 be amended to read as follows:

*A cyclone emergency shelter of adequate size being provided to accommodate all residents **and staff** on site at any time to the satisfaction of the City of Karratha.*

REASON: To ensure that the Cyclone emergency shelter is of adequate size to accommodate both residents and staff.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION (AS AMENDED)

That the Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel resolves to:

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20. The proponents have advised that grey water from the development will be discharged to the Karratha Waste Water Treatment Plant so it can be utilised in the City's Effluent Reuse Scheme. Bearing this in mind, section 3.9 of the application report needs to be modified to remove reference to grey water reuse on site.

REASON: In accordance with details contained in the Responsible Authority Report and Amending Motion.

The Report Recommendation (as amended) was put and CARRIED UNANIMOUSLY.

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9. Form 2 – Responsible Authority Reports – Amending or cancelling DAP development approval

Nil

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Close

There being no further business, the Presiding Member declared the meeting closed at 10:34am.

A handwritten signature in cursive script that reads "Eugene Koltasz".