



## Regional Joint Development Assessment Panel Minutes

**Meeting Date and Time:** Friday, 12 January 2024; 9.30am  
**Meeting Number:** RJDAP/127  
**Meeting Venue:** Electronic Means

*This DAP meeting was conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.*

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## Attendance

### DAP Members

Tony Arias (Presiding Member)  
Lindsay Baxter (A/Deputy Presiding Member)  
Neema Premji (A/Third Specialist Member)  
Mayor Peter Carter (Local Government Member, Town of Port Hedland)

### Officers in attendance

Srinivas Nanjangud Balachandra (Town of Port Hedland)  
Casimir Penheiro (Town of Port Hedland)

### Minute Secretary

Adele McMahon (DAP Secretariat)  
Laura Simmons (DAP Secretariat)

### Applicants and Submitters

Harry Norman (CLE Town Planning)  
Daniel Martinovich (CLE)  
Warren Puvanendran (Compass Group)  
Mark Bell (AECOM)

### Members of the Public / Media

There was 1 member of the public in attendance.

Nadia Budihardjo from Business News was in attendance.

## 1. Opening of Meeting, Welcome and Acknowledgement

The Presiding Member declared the meeting open at 9:34am on 12 January 2024 and acknowledged the traditional owners and paid respect to Elders past and present of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the DAP Standing Orders 2020 under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

### 1.1 Announcements by Presiding Member

The Presiding Member advised that panel members may refer to technical devices, such as phones and laptops, throughout the meeting to assist them in considering the information before them.

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The Presiding Member advised that in accordance with Section 5.16 of the DAP Standing Orders 2020 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 meeting would not be recorded.

This meeting was convened via electronic means (Zoom). Members were reminded to announce their name and title prior to speaking.

## **2. Apologies**

Kanella Hope (Deputy Presiding Member)  
Justin Page (Third Specialist Member)  
Cr Tim Turner (Local Government Member, Town of Port Hedland)

## **3. Members on Leave of Absence**

DAP Member, Justin Page has been granted leave of absence by the Director General for the period of 20 December 2023 to 19 January 2024 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**

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority responses in relation to Item 8.1, received on 10 January 2024.

The Presiding Member noted that an addendum to the agenda was published to include details of a DAP direction for further information and responsible authority response in relation to Item 8.1, received on 11 January 2024.

All members declared that they had duly considered the documents.

## **6. Disclosure of Interests**

DAP Member, Lindsay Baxter, declared an impartiality interest in item 8.1. Lindsay Baxter is an acquaintance of Warren Puvanendran's (Compass Group) wife through an Equestrian Association.

In accordance with section 6.2 and 6.3 of the DAP Standing Orders 2020, the Presiding Member determined that the member listed above, who had disclosed a impartiality interest, was permitted to participate in the discussion and voting on the item.

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## 7. Deputations and Presentations

- 7.1 Warren Puvanendran (Compass Group) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.2 Mark Bell (AECOM) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.3 Daniel Martinovich (CLE) addressed the DAP in support of the recommendation for the application at Item 8.1 and responded to questions from the panel.
- 7.4 The Town of Port Hedland officers addressed the DAP in relation to the application at Item 8.1 and responded to questions from the panel.

## 8. Form 1 – Responsible Authority Reports – DAP Applications

### 8.1 Lot No. 9008 Great Northern Highway, Port Hedland

Development Description: Workforce Accommodation (Proposed Additions to Waypoint Village)  
Applicant: CLE Town Planning & Design  
Owner: Town of Port Hedland  
Responsible Authority: Town of Port Hedland  
DAP File No: DAP/23/02568

## REPORT RECOMMENDATION

**Moved by:** Lindsay Baxter

**Seconded by:** Neema Premji

With the approval of the mover and seconder the following amendment was made to Condition No. 7 was made:

*Prior to the commencement of works, a Construction Environmental Management Plan (CEMP) is to be submitted to and approved by the Town of Port Hedland and thereafter be implemented throughout the construction phase of the development. The CEMP shall include, but not be limited to, the following matters:*

- a) *Contact details of essential site personnel, construction period and operating hours;*
- b) *Community information, consultation and complaints management plan;*
- c) *Public safety, security and amenity;*
- d) *Traffic and parking management for the contractors and staff;*
- e) *Noise and dust management plan;*
- f) *Earthworks, excavation, land retention/piling methods and associated matters, all to be contained within the approved development site; ~~and~~*
- g) *Stormwater and sediment control;*
- h) *The delivery of materials and equipment to the site;*

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- i) *The storage of materials and equipment on the site;*
- j) *Impact on traffic movement; and*
- k) *Other matters likely to impact the surrounding properties.*

**REASON:** Administrative correction of typographical error.

That the Regional Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/23/02568 is appropriate for consideration as a "Workforce Accommodation" land use and compatible with the objectives of the zoning table in accordance with Clause 16 (2) of the Town of Port Hedland Local Planning Scheme No. 7;
2. **Approve** DAP Application reference DAP/23/02568 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Town of Port Hedland Local Planning Scheme No. 7, subject to the following conditions:

### Conditions

1. All development and use of the development site must be carried out in accordance with the approved plans and all information submitted as part of this application. These details shall not be altered without the prior written consent of the Town of Port Hedland and/or the Joint Development Assessment Panel (as applicable). This approval does not relate to any other development on this lot.
2. This decision constitutes development approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.
3. The approved development is valid for a period of ten (10) years from the date of this approval with any further period subject to the demand being proven, update of the social impact assessment and review of the social contributions. All development must be removed from the land by no later than six (6) months following the expiry of the Development Approval in accordance with the Site Rehabilitation Plan required under Condition 10 of this approval.
4. The developer shall provide public art within the development to a minimum value of 1% (capped at \$150,000) of the estimated total development construction cost, in accordance with the Town of Port Hedland Local Planning Policy - 04 'Percent for Public Art'. Alternatively, a cash-in-lieu payment of this amount shall be made to the Town of Port Hedland prior to the occupation or use of the development. To comply with the Policy, the developer or applicant on behalf of the developer shall, submit a statutory declaration within 60 days of the date of approval stipulating the choice of:

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- 
- a) Option 1: Applicant/developer chooses to co-ordinate the Public Art project themselves or by engaging an art consultant; or
  - b) Option 2: Applicant/developer chooses to pay cash-in-lieu to the Town of Port Hedland.
5. Within one (1) year after occupying the development, the developer shall make a \$450,000 cash contribution to the Town for the full cost of planting shade trees (1 tree every 12m) and the installation of an associated reticulation system for the length of the future shared path connection, from the subject land to the nearest path link (intersection of Great Northern Highway and Wallwork Rd/Wilson St), as identified under the Pilbara 2050 Cycling Strategy or for an alternative community infrastructure item as agreed with the Town of Port Hedland. The contribution shall be paid in full (lump sum) or other alternative arrangements as agreed with the Town of Port Hedland.
6. Prior to lodging an application for a building permit, the developer shall lodge a revised Stormwater Management Plan (SMP) to the Town of Port Hedland for approval. The SMP shall include, but is not limited to, the following information:
- a) Reflect the approved development;
  - b) Ensure no excess stormwater is discharged onto neighbouring private property;
  - c) Proposed grading of the site with contours;
  - d) Proposed Finished Ground Levels (FGL) and Finished Floor Levels (FFL);
  - e) Locations of stormwater infrastructure;
  - f) Demonstrate detention and retention on the property for a 6-minute rainfall event - calculations to be shown using the 'Rational Method'.
  - g) Cross-section details for the existing detention Basin Area/swale
- The plan must be designed to the specifications of the Town. The approved stormwater management plan shall be implemented in full prior to the occupation or use of the site and shall be maintained thereafter to the satisfaction of the Town. The use of cracker dust is not permitted given its ability to erode during rainfall events, which can compromise on-site drainage systems and the public drainage network and cause dust nuisance issues when dry.
7. Prior to the commencement of works, a Construction Environmental Management Plan (CEMP) is to be submitted to and approved by the Town of Port Hedland and thereafter be implemented throughout the construction phase of the development. The CEMP shall include, but not be limited to, the following matters:
- a) Contact details of essential site personnel, construction period and operating hours;
  - b) Community information, consultation and complaints management plan;
  - c) Public safety, security and amenity;
  - d) Traffic and parking management for the contractors and staff;
  - e) Noise and dust management plan;
  - f) Earthworks, excavation, land retention/piling methods and associated matters, all to be contained within the approved development site;

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- g) Stormwater and sediment control;
  - h) The delivery of materials and equipment to the site;
  - i) The storage of materials and equipment on the site;
  - j) Impact on traffic movement; and
  - k) Other matters likely to impact the surrounding properties.
8. Prior to lodging an application for a building permit a revised landscaping plan for the subject site, must be submitted to and approved by the Town of Port Hedland, and include the following:
- a) Improvements to the existing accommodation and facilities area;
  - b) The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;
  - c) Planting species to be consistent with the [Town of Port Hedland Preferred Planting Guide](#).
  - d) Vegetate and maintain the full extent of the 15-metre-wide landscape setback to the front section of the lot to the satisfaction of the Town of Port Hedland as follows:
    - i. Trees at: 3 per 15m<sup>2</sup>;
    - ii. Feature shrubs at 1 per 1m<sup>2</sup>; and/or Feature groundcovers and grasses at 1 per 1m<sup>2</sup>;
    - iii. Mulch to be either woodchips or river shingle, to a minimum size of 20mm, spread at a minimum depth of 100mm;
    - iv. All areas to be reticulated;
    - v. Garden bed edging to be kerbed;
  - e) Shade trees for parking areas at a ratio of 1 per 4 car bays, evenly throughout the parking areas;
  - f) any existing landscape areas to be retained;
  - g) verge treatments;
  - h) Any lawns to be established;
  - i) Evidence that the proposed landscaping will not, at maturity, negatively impact the development.

The approved landscaping plan must be implemented in full prior to the occupation or use of the site and must be maintained thereafter to the satisfaction of the Town.

9. By no later than twelve (12) months prior to the expiry date of the development approval (including any extensions), the developer is to submit a Site Rehabilitation Plan (SRP) for approval by the Town of Port Hedland for the rehabilitation of the subject site, following the end of the approval period and ceasing of the land use. The SRP must include, but is not limited to, the following information:
- a) Removal of all infrastructure, including underground services and hardstand areas;
  - b) Details of site preparation;
  - c) Recontouring and revegetation of the land, including the list of species and breakdown rates, topsoil and dieback management;
  - d) Weed management and ongoing maintenance;

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- e) Dust management plan, if required;
- f) Erosion and sediment control; and
- g) Details of the rehabilitation program including staging and responsibilities.

The Site Rehabilitation Plan must be implemented to the satisfaction of the Town of Port Hedland.

10. Within six (6) months of the commencement of operation of the development, a Social Impact Assessment (SIA) and Social Impact Management Plan (SIMP) shall be submitted to and approved by the Town of Port Hedland. This Social Impact Assessment and Social Impact Management Plan shall:

- a) Include an adequate level of community consultation in the development of the SIMP, and be undertaken with, but not limited to, local resident groups and businesses and local stakeholder groups, including local Aboriginal corporations, to be undertaken prior to the occupation or use of the development;
- b) Additional management strategies as identified by the SIA and the abovementioned community consultation outcomes, including the facilitation of initiatives to connect the workforce accommodation residents and the permanent residential population, community infrastructure and facilities;
- c) Include timeframes for agreed KPIs as identified by the SIMP to be actioned;
- d) Provide details on annual monitoring and reporting on the effectiveness of the SIMP to be submitted by the proponent to the Town at the end of every financial year. The SIMP shall be modified in response to any socio-economic issues identified by the Town (based on agreed KPIs) that are a direct result of the approved development operations; and
- e) While the Town reserves the right to make this request for amendment of the SIMP at any time, this will principally apply during the process of the annual review.

Annual monitoring and reporting of the SIMP's implementation shall commence twelve (12) months after submission of the SIA and SIMP and be reported on annually thereafter for the duration of the approval.

11. Bushfire Management Plan

- a) Prior to the commencement of works, a revised Bushfire Management Plan in line with the State Planning Policy 3.7 Planning in Bushfire Prone Areas is to be submitted to the satisfaction of the Town (on the advice from the Department of Fire and Emergency Services).
- b) The developer must implement all recommendations contained in the revised Bushfire Management Plan (once approved) for the duration of the development.

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12. Prior to lodging an application for a building permit, a revised Traffic Impact Assessment (TIA) in accordance with the Western Australian Planning Commission's Transport Impact Assessment Volume 4 Part C guidelines is to be submitted to the Town for approval. It is to include the following:
  - a) Swept path analysis for heavy vehicle parking;
  - b) Trip distribution should be updated to reflect maximum capacity.
  - c) Control of intersection as per the guidelines.
  - d) The pedestrian facility movement within the development.
13. Prior to lodging an application for a building permit, a detailed on-site car parking plan shall be submitted to the Town for approval. The car parking plan must indicate:
  - a) All existing and proposed car parking bays and manoeuvring areas designed to a 'User Class 3A' with the B99 vehicle in accordance with the Australian Standards 2890.1:2004, which is 2.7x5.4m;
  - b) Cross-sectional details of surface treatments;
  - c) Lighting of the parking areas.
14. The approved Acoustic Assessment, prepared by AECOM dated 11 August 2023 must be fully implemented where applicable, and maintained thereafter, to the satisfaction of the Town of Port Hedland.
15. All car parking and manoeuvring areas shall be sealed, kerbed, drained, line marked, provided with lighting, prior to the development being occupied and thereafter maintained to the satisfaction of the Town of Port Hedland.
16. Prior to the commencement of any works, it is the responsibility of the developer to resolve any underground servicing matters with the State Emergency Services for the lease expansion areas (if required) to the satisfaction of the Town of Port Hedland.

### Advice Notes

1. This is a development approval issued under the Town of Port Hedland Local Planning Scheme No. 7 only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. The development requires a Building Permit Application for any structural works, including but not limited to fencing, retaining walls, signage, bin stores light posts, and any other temporary structures. Any amendment to the internal layout specifically changes to the unit layouts and sizes, will affect the building permit. It is recommended that any changes to the design are made prior to an application for a building permit being submitted.

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3. The development will require a Demolition Permit Application for the proposed removal of the structures and buildings. The applicant and developer should liaise with the Town's Planning and Development Services in this regard.
4. The developer is reminded of its obligations to meet provisions and requirements under the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.
5. The developer is reminded of its obligations to meet provisions and requirements under the *Health (Public Building) Regulations 1992*.
6. The developer is reminded of its obligations to meet provisions and requirements of the *Health Act 1911* and the *Town of Port Hedland Health Local Law 2016* at all times for the duration of the development.
7. The developer is reminded of its obligations to meet provisions and requirements under the *Health (Miscellaneous Provisions) Act 1911* and the *Town of Port Hedland Health Local Law 2016*.
8. The developer is reminded of its obligations to meet provisions and requirements of the *Environmental Protection (Noise) Regulations 1997* at all times for the duration of the development.
9. The developer is reminded of its obligations to meet provisions and requirements under the *Food Act 2008* and that the food premises is registered prior to the commencement of operations. For further information please liaise with the Town's Environmental Health Services.
10. If an applicant or owner is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005*, Part 14.
11. This approval is for 'Workforce Accommodation' as defined by the Town of Port Hedland Local Planning Scheme No. 7. Use of the site for a different land use may require further development approval in accordance with the Town's Local Planning Scheme No. 7 and the *Planning and Development (Local Planning Schemes) Regulations 2015*.
12. The developer is reminded of its obligations to meet provisions and requirements of the Town of Port Hedland's Local Planning Policy 03 Shipping/Sea Containers and Transportable Buildings.
13. As the site may be impacted by current or historical site activities, an appropriate management plan must be prepared to address potential human health exposure risks in the event potentially contaminated soils are encountered during the development works. This should include provisions for the assessment and management of the potentially contaminated soil.

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14. The proposal occurs within the proclaimed Pilbara groundwater and surface water area and is therefore subject to licensing requirements under the Rights in Water and Irrigation (RiWI) Act 1914.
15. If the proponent intends to use groundwater for any purpose, they will need to apply for a 5C licence to take water, and a 26D licence if new water supply bores are needed.

#### **AMENDING MOTION 1**

**Moved by:** Tony Arias

**Seconded by:** Neema Premji

That Condition No. 14 be amended to read as follows:

*The approved Acoustic Assessment—Report (Development Application Acoustical Assessment – Waypoint Camp Expansion Project), prepared by AECOM dated 11 August ~~September~~ 2023 must be fully implemented in accordance with the recommendations where applicable, and maintained thereafter, to the satisfaction of the Town of Port Hedland.*

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To remove ambiguity as to the requirements of the Condition.

#### **AMENDING MOTION 2**

**Moved by:** Tony Arias

**Seconded by:** Lindsay Baxter

That Condition No. 10 be amended to read as follows:

*Within six (6) months of the commencement of operation of the development, a Social Impact Assessment (SIA) and Social Impact Management Plan (SIMP) shall be submitted to and approved by the Town of Port Hedland. This Social Impact Assessment and Social Impact Management Plan shall:*

- a) *Include an adequate level of community consultation in the development of the SIMP, and be undertaken with, but not limited to, local resident groups and businesses and local stakeholder groups, including local Aboriginal corporations, to be undertaken prior to the occupation or use of the development;*
- b) *Additional management strategies as identified by the SIA and the abovementioned community consultation outcomes, including the facilitation of initiatives to connect the workforce accommodation residents and the permanent residential population, community infrastructure and facilities;*
- c) ***Include management strategies and structural/building requirements which may be necessary to address amenity/liveability issues to respond to noise impacts of surrounding activities arising from resident workforce and stakeholder consultation outcomes.***
- d) *Include timeframes for agreed KPIs as identified by the SIMP to be actioned;*

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- e) *Provide details on annual monitoring and reporting on the effectiveness of the SIMP to be submitted by the proponent to the Town at the end of every financial year. The SIMP shall be modified in response to any socio-economic issues identified by the Town (based on agreed KPIs) that are a direct result of the approved development operations; and*
- f) ~~*While the Town reserves the right to make this request for amendment of the SIMP at any time, this will principally apply during the process of the annual review.*~~

*Annual monitoring and reporting of the SIMP's implementation shall commence twelve (12) months after submission of the SIA and SIMP and be reported on annually thereafter for the duration of the approval. **While the Town reserves the right to make this request for amendment of the SIMP at any time, this will principally apply during the process of the annual review.***

**The Amending Motion was put and CARRIED UNANIMOUSLY.**

**REASON:** To recognise the importance of the SIA and SIMP in addressing amenity/liveability issues and to provide a formal mechanism in the SIA and SIMP to respond to noise impacts of surrounding activities arising from resident workforce and stakeholder consultation outcomes.

#### **REPORT RECOMMENDATION (AS AMENDED)**

That the Regional Joint Development Assessment Panel resolves to:

**Accept** that the DAP Application reference DAP/23/02568 is appropriate for consideration as a "Workforce Accommodation" land use and compatible with the objectives of the zoning table in accordance with Clause 16 (2) of the Town of Port Hedland Local Planning Scheme No. 7;

**Approve** DAP Application reference DAP/23/02568 and accompanying plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the Town of Port Hedland Local Planning Scheme No. 7, subject to the following conditions:

#### **Conditions**

1. All development and use of the development site must be carried out in accordance with the approved plans and all information submitted as part of this application. These details shall not be altered without the prior written consent of the Town of Port Hedland and/or the Joint Development Assessment Panel (as applicable). This approval does not relate to any other development on this lot.
2. This decision constitutes development approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the four-year period, the approval shall lapse and be of no further effect.

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3. The approved development is valid for a period of ten (10) years from the date of this approval with any further period subject to the demand being proven, update of the social impact assessment and review of the social contributions. All development must be removed from the land by no later than six (6) months following the expiry of the Development Approval in accordance with the Site Rehabilitation Plan required under Condition 10 of this approval.
4. The developer shall provide public art within the development to a minimum value of 1% (capped at \$150,000) of the estimated total development construction cost, in accordance with the Town of Port Hedland Local Planning Policy - 04 'Percent for Public Art'. Alternatively, a cash-in-lieu payment of this amount shall be made to the Town of Port Hedland prior to the occupation or use of the development. To comply with the Policy, the developer or applicant on behalf of the developer shall, submit a statutory declaration within 60 days of the date of approval stipulating the choice of:
  - a) Option 1: Applicant/developer chooses to co-ordinate the Public Art project themselves or by engaging an art consultant; or
  - b) Option 2: Applicant/developer chooses to pay cash-in-lieu to the Town of Port Hedland.
5. Within one (1) year after occupying the development, the developer shall make a \$450,000 cash contribution to the Town for the full cost of planting shade trees (1 tree every 12m) and the installation of an associated reticulation system for the length of the future shared path connection, from the subject land to the nearest path link (intersection of Great Northern Highway and Wallwork Rd/Wilson St), as identified under the Pilbara 2050 Cycling Strategy or for an alternative community infrastructure item as agreed with the Town of Port Hedland. The contribution shall be paid in full (lump sum) or other alternative arrangements as agreed with the Town of Port Hedland.
6. Prior to lodging an application for a building permit, the developer shall lodge a revised Stormwater Management Plan (SMP) to the Town of Port Hedland for approval. The SMP shall include, but is not limited to, the following information:
  - a) Reflect the approved development;
  - b) Ensure no excess stormwater is discharged onto neighbouring private property;
  - c) Proposed grading of the site with contours;
  - d) Proposed Finished Ground Levels (FGL) and Finished Floor Levels (FFL);
  - e) Locations of stormwater infrastructure;
  - f) Demonstrate detention and retention on the property for a 6-minute rainfall event - calculations to be shown using the 'Rational Method'.
  - g) Cross-section details for the existing detention Basin Area/swale

The plan must be designed to the specifications of the Town. The approved stormwater management plan shall be implemented in full prior to the occupation or use of the site and shall be maintained thereafter to the satisfaction of the Town. The use of cracker dust is not permitted given its ability to erode during rainfall

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events, which can compromise on-site drainage systems and the public drainage network and cause dust nuisance issues when dry.

7. Prior to the commencement of works, a Construction Environmental Management Plan (CEMP) is to be submitted to and approved by the Town of Port Hedland and thereafter be implemented throughout the construction phase of the development. The CEMP shall include, but not be limited to, the following matters:
  - a) Contact details of essential site personnel, construction period and operating hours;
  - b) Community information, consultation and complaints management plan;
  - c) Public safety, security and amenity;
  - d) Traffic and parking management for the contractors and staff;
  - e) Noise and dust management plan;
  - f) Earthworks, excavation, land retention/piling methods and associated matters, all to be contained within the approved development site;
  - g) Stormwater and sediment control;
  - h) The delivery of materials and equipment to the site;
  - i) The storage of materials and equipment on the site;
  - j) Impact on traffic movement; and
  - k) Other matters likely to impact the surrounding properties.
8. Prior to lodging an application for a building permit a revised landscaping plan for the subject site, must be submitted to and approved by the Town of Port Hedland, and include the following:
  - a) Improvements to the existing accommodation and facilities area;
  - b) The location, number and type of proposed trees and shrubs including planter and/or tree pit sizes and planting density;
  - c) Planting species to be consistent with the [Town of Port Hedland Preferred Planting Guide](#).
  - d) Vegetate and maintain the full extent of the 15-metre-wide landscape setback to the front section of the lot to the satisfaction of the Town of Port Hedland as follows:
    - i. Trees at: 3 per 15m<sup>2</sup>;
    - ii. Feature shrubs at 1 per 1m<sup>2</sup>; and/or Feature groundcovers and grasses at 1 per 1m<sup>2</sup>;
    - iii. Mulch to be either woodchips or river shingle, to a minimum size of 20mm, spread at a minimum depth of 100mm;
    - iv. All areas to be reticulated;
    - v. Garden bed edging to be kerbed;
  - e) Shade trees for parking areas at a ratio of 1 per 4 car bays, evenly throughout the parking areas;
  - f) any existing landscape areas to be retained;
  - g) verge treatments;
  - h) Any lawns to be established;
  - i) Evidence that the proposed landscaping will not, at maturity, negatively impact the development.

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The approved landscaping plan must be implemented in full prior to the occupation or use of the site and must be maintained thereafter to the satisfaction of the Town.

9. By no later than twelve (12) months prior to the expiry date of the development approval (including any extensions), the developer is to submit a Site Rehabilitation Plan (SRP) for approval by the Town of Port Hedland for the rehabilitation of the subject site, following the end of the approval period and ceasing of the land use. The SRP must include, but is not limited to, the following information:

- a) Removal of all infrastructure, including underground services and hardstand areas;
- b) Details of site preparation;
- c) Recontouring and revegetation of the land, including the list of species and breakdown rates, topsoil and dieback management;
- d) Weed management and ongoing maintenance;
- e) Dust management plan, if required;
- f) Erosion and sediment control; and
- g) Details of the rehabilitation program including staging and responsibilities.

The Site Rehabilitation Plan must be implemented to the satisfaction of the Town of Port Hedland.

10. Within six (6) months of the commencement of operation of the development, a Social Impact Assessment (SIA) and Social Impact Management Plan (SIMP) shall be submitted to and approved by the Town of Port Hedland. This Social Impact Assessment and Social Impact Management Plan shall:

- a) Include an adequate level of community consultation in the development of the SIMP, and be undertaken with, but not limited to, local resident groups and businesses and local stakeholder groups, including local Aboriginal corporations, to be undertaken prior to the occupation or use of the development;
- b) Additional management strategies as identified by the SIA and the abovementioned community consultation outcomes, including the facilitation of initiatives to connect the workforce accommodation residents and the permanent residential population, community infrastructure and facilities;
- c) Include management strategies and structural/building requirements which may be necessary to address amenity/liveability issues to respond to noise impacts of surrounding activities arising from resident workforce and stakeholder consultation outcomes.
- d) Include timeframes for agreed KPIs as identified by the SIMP to be actioned;
- e) Provide details on annual monitoring and reporting on the effectiveness of the SIMP to be submitted by the proponent to the Town at the end of every financial year. The SIMP shall be modified in response to any socio-economic issues identified by the Town (based on agreed KPIs) that are a direct result of the approved development operations;

Annual monitoring and reporting of the SIMP's implementation shall commence

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twelve (12) months after submission of the SIA and SIMP and be reported on annually thereafter for the duration of the approval. While the Town reserves the right to make this request for amendment of the SIMP at any time, this will principally apply during the process of the annual review.

11. Bushfire Management Plan

- a) Prior to the commencement of works, a revised Bushfire Management Plan in line with the State Planning Policy 3.7 Planning in Bushfire Prone Areas is to be submitted to the satisfaction of the Town (on the advice from the Department of Fire and Emergency Services).
- b) The developer must implement all recommendations contained in the revised Bushfire Management Plan (once approved) for the duration of the development.

12. Prior to lodging an application for a building permit, a revised Traffic Impact Assessment (TIA) in accordance with the Western Australian Planning Commission's Transport Impact Assessment Volume 4 Part C guidelines is to be submitted to the Town for approval. It is to include the following:

- a) Swept path analysis for heavy vehicle parking;
- b) Trip distribution should be updated to reflect maximum capacity.
- c) Control of intersection as per the guidelines.
- d) The pedestrian facility movement within the development.

13. Prior to lodging an application for a building permit, a detailed on-site car parking plan shall be submitted to the Town for approval. The car parking plan must indicate:

- a) All existing and proposed car parking bays and manoeuvring areas designed to a 'User Class 3A' with the B99 vehicle in accordance with the Australian Standards 2890.1:2004, which is 2.7x5.4m;
- b) Cross-sectional details of surface treatments;
- c) Lighting of the parking areas.

14. The approved acoustic report (Development Application Acoustical Assessment – Waypoint Camp Expansion Project), prepared by AECOM dated 11 September 2023 must be fully implemented in accordance with the recommendations, and maintained thereafter, to the satisfaction of the Town of Port Hedland.

15. All car parking and manoeuvring areas shall be sealed, kerbed, drained, line marked, provided with lighting, prior to the development being occupied and thereafter maintained to the satisfaction of the Town of Port Hedland.

16. Prior to the commencement of any works, it is the responsibility of the developer to resolve any underground servicing matters with the State Emergency Services for the lease expansion areas (if required) to the satisfaction of the Town of Port Hedland.

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## Advice Notes

1. This is a development approval issued under the Town of Port Hedland Local Planning Scheme No. 7 only. It is not a building permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant/owner to obtain any other necessary approvals and to commence and carry out development in accordance with all other laws.
2. The development requires a Building Permit Application for any structural works, including but not limited to fencing, retaining walls, signage, bin stores light posts, and any other temporary structures. Any amendment to the internal layout specifically changes to the unit layouts and sizes, will affect the building permit. It is recommended that any changes to the design are made prior to an application for a building permit being submitted.
3. The development will require a Demolition Permit Application for the proposed removal of the structures and buildings. The applicant and developer should liaise with the Town's Planning and Development Services in this regard.
4. The developer is reminded of its obligations to meet provisions and requirements under the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.
5. The developer is reminded of its obligations to meet provisions and requirements under the *Health (Public Building) Regulations 1992*.
6. The developer is reminded of its obligations to meet provisions and requirements of the *Health Act 1911* and the *Town of Port Hedland Health Local Law 2016* at all times for the duration of the development.
7. The developer is reminded of its obligations to meet provisions and requirements under the *Health (Miscellaneous Provisions) Act 1911* and the *Town of Port Hedland Health Local Law 2016*.
8. The developer is reminded of its obligations to meet provisions and requirements of the *Environmental Protection (Noise) Regulations 1997* at all times for the duration of the development.
9. The developer is reminded of its obligations to meet provisions and requirements under the *Food Act 2008* and that the food premises is registered prior to the commencement of operations. For further information please liaise with the Town's Environmental Health Services.
10. If an applicant or owner is aggrieved by this decision there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005*, Part 14.

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11. This approval is for 'Workforce Accommodation' as defined by the Town of Port Hedland Local Planning Scheme No. 7. Use of the site for a different land use may require further development approval in accordance with the Town's Local Planning Scheme No. 7 and the *Planning and Development (Local Planning Schemes) Regulations 2015*.
12. The developer is reminded of its obligations to meet provisions and requirements of the Town of Port Hedland's Local Planning Policy 03 Shipping/Sea Containers and Transportable Buildings.
13. As the site may be impacted by current or historical site activities, an appropriate management plan must be prepared to address potential human health exposure risks in the event potentially contaminated soils are encountered during the development works. This should include provisions for the assessment and management of the potentially contaminated soil.
14. The proposal occurs within the proclaimed Pilbara groundwater and surface water area and is therefore subject to licensing requirements under the Rights in Water and Irrigation (RiWI) Act 1914.
15. If the proponent intends to use groundwater for any purpose, they will need to apply for a 5C licence to take water, and a 26D licence if new water supply bores are needed.

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

**REASON:** The Panel having considered the Responsible Authority Report (RAR) and all materials and information presented, was satisfied with the RAR recommendation but with the amended conditions and advice notes.

The Panel was satisfied that the proposed 'Workforce Accommodation' is a discretionary use within the Special Use Zone 1 – Port Hedland International Airport under the Port Hedland LPS and capable of being approved. The proposed development is consistent with the Town of Port Hedland Local Planning Policy 8 (LPP 008) - Port Hedland International Airport (LPP/08), which specifically recognises Workforce Accommodation uses within the Highway Precinct.

The development had been assessed under the local planning scheme and the suite of relevant planning policies and was found to be compliant. It was considered that the proposed development of the site for additional workforce accommodation and supporting facilities was well designed and landscaped.

In considering the appropriateness of the proposed development in close proximity to Port Hedland International Airport the Panel noted that a 'Workforce Accommodation' use had operated on the site since 2006 and substantially increased in 2011, with the approval term being extended in 2021. In discussion with Town's officers, no complaints or issues affecting the operation of Port Hedland International Airport had arisen. Following deputations and responses to questions, it was considered that the Acoustic

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Assessment recommendations and the imposition of Condition 14, which requires the developer to implement Acoustic Assessment recommendations, would address/mitigate noise issues and noise attenuation of the built form could be adequately addressed.

The Panel considered that there was not sufficient justification to modify Condition 3, as requested by the applicant, to specify the possibility of a further approval term of 10 years to the development, and that Condition 3 as recommended in the RAR allowed sufficient flexibility to extend the approval term.

#### 9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

Nil.

#### 10. State Administrative Tribunal Applications and Supreme Court Appeals

The Presiding Member noted the following SAT Applications -

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DP/14/00039 DR 65/2020	Shire of York	Lots 4869 (2256), 5931, 9926 (2948) and 26934 Great Southern Highway, St Ronans	Construction and Use of Allawuna Farm for the purposes of a Class II Landfill	28 July 2020
DAP/21/02063 DR241/2021	Shire of Dardanup	Lot 2 Banksia Road, Crooked Brook	Cleanaway Dardanup Landfill Facility	5 November 2021
DAP/23/02479 DR 146/2023	Shire of Capel	Lot 148 (No.168) Skippings Road, Boyanup	Extractive Industry Development Proposal	30 August 2023
DAP/23/02549 DR 197/2023	City of Greater Geraldton	Lots 150 - 151 (205 and 181-195) Marine Terrace, Lot 152 (15) Fitzgerald Street and Lot 153 (222-228) Lester Avenue, Geraldton	Proposed Mixed Use Development	3 January 2024

#### 11. General Business

The Presiding Member announced that in accordance with Section 7.3 of the DAP Standing Orders 2020 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

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## **12. Meeting Closure**

There being no further business, the Presiding Member declared the meeting closed at 10:49am.

A handwritten signature in black ink that reads "Tony Arias".

**Tony Arias**  
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