



Western Australian Planning Commission

Notice is hereby given the next meeting of the Western Australian Planning Commission (Part 17 Significant Development) will be:

Meeting No.10

Thursday, 15 July, 2021, 2:00 pm

Zoom link:

<https://zoom.us/j/93232368016>

1. **Declaration of opening**
2. **Apologies**
 - Ralph Addis - Director General, Department of Primary Industries and Regional Development
 - Jane Bennett - Professions Representative
 - Mike Rowe - Director General, Department of Communities
 - Peter Woronzow - Director General, Department of Transport
3. **Disclosure of interests**
 - Ms Bennett declared a Direct Pecuniary interest on Item 7.1 - Lot 84 Quill Way and Portion Lot 4552, Henderson - Australian Marine Complex Henderson - Proposed Wharf Extension, Seabed Reclamation, Dredging and Associated Works. Ms Bennett stated that she is the Director of WALA, the applicant for this proposal.
4. **Declaration of due consideration**
5. **Deputations and presentations**
 - 5.1. **Lot 84 Quill Way and Portion Lot 4552, Henderson - Australian Marine Complex Henderson - Proposed Wharf Extension, Seabed Reclamation, Dredging and Associated Works** 7 - 8
 - Written submission: Site planning + design, on behalf of DevelopmentWA
6. **Presentation of key issues by the Department of Planning, Lands and Heritage**
7. **Item/s for decision**
 - 7.1. **Lot 84 Quill Way and Portion Lot 4552, Henderson - Australian Marine Complex Henderson - Proposed Wharf Extension, Seabed Reclamation, Dredging and Associated Works** 9 - 46
8. **State Administrative Tribunal applications**
9. **General business**
10. **Meeting closure**

Information for WAPC members (Part 17 Significant Development) Quorum: 7 of 14 members

Representation in accordance with the Planning and Development Act 2005

	<p>Mr David CADDY WAPC Chairman <i>Section 10(1)(a)</i></p>		<p>Ms Jodi CANT Director General, Department of Planning, Lands and Heritage <i>Section 10(1)(c)(i)</i></p>
	<p>Mayor Emma COLE Metropolitan Local Government Representative (nominated by WALGA) <i>Section 10(1)(b)(i)</i></p>		<p>Ms Michelle ANDREWS Director General, Department of Water and Environmental Regulation <i>Section 10(1)(c)(ii) and 10(1)(c)(iv)</i></p>
	<p>Cr Veronica FLEAY Non-Metropolitan Local Government Representative (nominated by WALGA) <i>Section 10(1)(b)(ii)</i></p>		<p>Mr Peter WORONZOW Director General, Department of Transport <i>Section 10(1)(c)(iii)</i></p>
	<p>Ms Helen BROOKES Coastal Planning and Management Representative <i>Section 10(1)(b)(iii)</i></p>		<p>Ms Rebecca BROWN Director General, Department of Jobs, Tourism, Science and Innovation <i>Section 10(1)(c)(v)</i></p>
	<p>Ms Jane BENNETT Professions Representative <i>Section 10(1)(b)(iv)</i></p>		<p>Mr Mike ROWE Director General, Department of Communities <i>Section 10(1)(c)(vi)</i></p>
	<p>Mr Fred CHANEY Professions Representative <i>Section 10(1)(b)(v)</i></p>		<p>Mr Justin McKIRDY 'Planner' from portfolio agencies <i>Section 10(1)(c)(vii)</i></p>
	<p>Mr Barry McGUIRE Professions Representative <i>Section 10(1)(b)(vi)</i></p>		<p>Ms Lynne CRAIGIE Nominee of the Minister for Regional Development <i>Section 10(1)(c)(viii)</i></p>
	<p>Mr Ralph ADDIS Director General, Department of Primary Industries and Regional Development <i>Associate Member, Section 11</i></p>		

	<p>Mayor Penny TAYLOR Metropolitan Local Government Representative (Deputy) (nominated by WALGA) <i>Schedule 1 clause 7(1)</i></p>		<p>Cr Caroline KNIGHT Non-Metropolitan Local Government Representative (Deputy) (nominated by WALGA) <i>Schedule 1 clause 7(1)</i></p>

Current Vacancies:

- Deputy Chairperson, *Schedule 1, Clause 6(3)*

Role of the Western Australian Planning Commission (WAPC) (Part 17 Significant Development)

In accordance with Part 17 of the *Planning and Development Act 2005* (as amended by the *Planning and Development Amendment Act 2020*), the Western Australian Planning Commission is granted temporary decision-making powers to determine development applications over \$20 million in metropolitan Perth, and over \$5 million in regional areas.

Membership (extract from PD Act)

The composition of the Board is in accordance with Section 10(1) of the *Planning and Development Act 2005*:

10. Membership of board

- (1) The board is to consist of the following members —
 - (a) a chairperson appointed by the Governor on the nomination of the Minister; and
 - (b) 6 members appointed by the Governor, of whom —
 - (i) one is to be a person nominated by the Minister from a list of the names of 4 persons representing the interests of local governments within the metropolitan region submitted to the Minister by WALGA; and
 - (ii) one is to be a person nominated by the Minister from a list of the names of 4 persons representing the interests of the local governments outside the metropolitan region submitted to the Minister by WALGA; and
 - (iii) one is to be a person nominated by the Minister as having experience of the field of coastal planning and management; and
 - (iv) one is to be a person nominated by the Minister as having practical knowledge of and experience in one or more of the fields of urban and regional planning, property development, commerce and industry, business management, financial management, engineering, surveying, valuation, transport or urban design; and
 - (v) one is to be a person nominated by the Minister as having practical knowledge of and experience in one or more of the fields of environmental conservation, natural resource management or heritage interests; and
 - (vi) one is to be a person nominated by the Minister as having practical knowledge of and experience in one or more of the fields of planning and provision of community services, community affairs or indigenous interests;

and

- (c) the least number of other members who include —
 - (i) the chief executive officer of the department principally assisting in the administration of this Act; and
 - (ii) the chief executive officer of the Water and Rivers Commission established by the Water and Rivers Commission Act 1995 3; and
 - (iii) the chief executive officer of the department principally assisting in the administration of the Transport Co-ordination Act 1966; and
 - (iv) the chief executive officer of the department principally assisting in the administration of the Environmental Protection Act 1986; and

- (v) the chief executive officer of the department principally assisting in the administration of the Government Agreements Act 1979; and
- (vi) the chief executive officer of the department principally assisting in the administration of the Housing Act 1980; and
- (vii) a person, whether a member under another subparagraph or another person nominated by the Minister, who has experience in the field of urban and regional planning and is employed in an agency, as defined in the Public Sector Management Act 1994, for which the Minister is responsible; and
- (viii) a person nominated by the Regional Minister”.

In accordance with Section 11(2) of the *Planning and Development Act 2005*, “The Governor may, on the nomination of the Minister, appoint an associate member for a region referred to in Schedule 4”.

On 13 December 2011, the Governor appointed an Associate Member for a region referred to in Schedule 4.

Quorum for meetings

In accordance with Clause 8(5) of Schedule 1 of the *Planning and Development Act 2005*, the quorum for board meetings is as follows: *At any meeting of the board a number of members equal to at least one half of the number of members provided for by Section 10 constitute a quorum.*

Disclosure of interests

In accordance with the *Planning and Development Act 2005* and Section 4 of the Western Australian Planning Commission (WAPC), Governance Guide – Standing Orders, members of Committees (and certain employees) are required to disclose the following types of interests that they have or persons closely associated to them, have:

- direct and indirect pecuniary interests (financial);
- proximity interests (location); and
- impartiality interests (relationship).

A “**direct pecuniary interest**” is one where a member has an interest in a matter where it is reasonable to expect that the matter if dealt with by the Board or a Committee, or an employee in a particular way, will result in a financial gain, loss, benefit or detriment for the member.

An “**indirect pecuniary interest**” refers to an interest in a matter where a financial relationship exists between a member and another person who requires a WAPC decision in relation to the matter.

A “**proximity interest**” refers to an interest of a member, or close associate of the member, in a matter if the matter concerns –

- (a) a proposed change to a planning scheme affecting land that adjoins the person’s land;
- (b) a proposed change to the zoning or use of land that adjoins the person’s land; or
- (c) a proposed development, maintenance or management of the land or of services or facilities on the land that adjoins the person’s land.

An “**Impartiality interest**” means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the member having the interest and includes an interest arising from kinship, friendship, partnership or membership of an organisation or an association with any decision-making process relating to a matter for discussion before the Board or a Committee.

Members disclosing any pecuniary or proximity interests for an item cannot participate in discussion or the decision making procedure relating to the item and must leave the meeting room during the discussion of the item. Members disclosing an impartiality interest in an item must also leave the room during the discussion or the decision making procedure relating to the item unless the Committee, by formal resolution, allows the member to remain. The reason to allow a member to remain must be stated in the formal resolution and will be minuted.

Disclosure of representations

Where a member has had verbal communication with or on behalf of a person with an interest in a matter which is before a meeting, the member is to disclose the interest.

Where a member is in receipt of relevant written material (including email) from or on behalf of a person with an interest in a matter which is before a meeting, the member is to table the material at the meeting for the information of members.

Request for Deputation / Presentation

Western Australian Planning Commission

Part 17 Significant Development Meeting

Meeting Date: **Thursday, 15 July 2021**

Presentation Request Guidelines

Persons interested in presenting at a WAPC Part 17 Significant Development Meeting must first consider whether their concern has been adequately addressed in the report recommendation or other submissions. Your request will be determined by the WAPC Chairman based on individual merit and likely contribution to assist the Commission's consideration and determination of the application.

Presentations are not to exceed **3 minutes**. It is important to note that the presentation content will be **published on the WAPC website** as part of the meeting agenda. **Your PowerPoint must be submitted with this request.**

Requests close at 2pm, three (3) working days, prior to the meeting date. Please complete and submit this form, your PowerPoint and any additional written documents to committees@dplh.wa.gov.au no later than this time. **Late requests will not be accepted.**

Handouts or PowerPoints will not be accepted on the day of the meeting.

Name of Presenter:	Kareena May	
Organisation:	SITE planning + design	
Additional Attendees:		
	Steve Bennett – DevelopmentWA	
	Mark Eral – Proven Project Management	
PowerPoint:	No	
	Your PowerPoint presentation <u>must</u> be accompanied with a written document detailing the content of your presentation for the purpose of the agenda.	
Special Requirements:	In the interest of accessibility and inclusion for people with disabilities, please identify if you have any special requirements: No <i>If yes, please detail below:</i>	
	<i>In submitting this request, you acknowledge that your request form and presentation content will be published to the WAPC website as part of the agenda.</i>	Yes
	Is the presentation in support or against the <u>report recommendation</u>? (contained within the agenda)	Support
	Is the presentation in support or against the <u>proposed development</u>?	Support

Brief Outline of Presentation:

Please accept the comments below as a written submission, not an oral deputation. The persons listed above will be in attendance at the meeting to respond to questions, if raised.

SITE planning + design, on behalf of DevelopmentWA, support the Officer recommendation to:

APPROVE development application reference SDAU-037-21 and accompanying plans (date stamped 28 June 2021) for a proposed wharf extension, seabed reclamation, dredging and associated works including service connections at Lot 804 Quill Way and portion of Lot 4552, Henderson, in accordance with s.274 of the *Planning and Development Act 2005*.

DevelopmentWA, SITE planning + design and Proven Project Management will be in attendance to respond to questions and comments.

ITEM NO: 7.1

LOT 804 QUILL WAY AND PORTION LOT 4552, HENDERSON - AUSTRALIAN MARINE COMPLEX HENDERSON – PROPOSED WHARF EXTENSION, SEABED RECLAMATION, DREDGING AND ASSOCIATED WORKS

Applicant:	SITE planning + design
Owner:	DevelopmentWA and Fremantle Port Authority
Value of Development:	\$28 million
Local Government Area:	City of Cockburn
Referral Pathway:	Applicant opt-in
Authorising Officer:	Margaret Smith, Director State Development Assessment Unit
WAPC File No:	SDAU-037-21
Application Received Date:	23 March 2021
Attachment(s):	<ol style="list-style-type: none"> 1. Location and Zoning Plan 2. Development Application Plans 3. Fremantle Port Authority – Planning Approval 4. Australian Marine Complex Precinct Plan 5. City of Cockburn – Recommended Conditions of Approval

Officer Recommendation:

That the Western Australian Planning Commission resolves to **APPROVE** development application reference SDAU-037-21 and accompanying plans (date stamped 28 June 2021) for a proposed wharf extension, seabed reclamation, dredging and associated works including service connections at Lot 804 Quill Way and portion of Lot 4552, Henderson, in accordance with s.274 of the *Planning and Development Act 2005*, subject to the following conditions:

Conditions

Approval Timeframe

1. This decision constitutes planning approval only and is valid for a period of 12 months from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Conformity with Plans

2. The development is to be undertaken in accordance with the approved plans and documents date stamped 28 June 2021 attached to this approval, final details of which are to be provided at detailed drawing stage to the satisfaction of the Western Australian Planning Commission.
3. Prior to the commencement of works, detailed engineering and technical drawings and specifications for the proposed development including details of

all final surface treatments are to be submitted, and approved to the satisfaction of the Western Australian Planning Commission on advice of the Fremantle Port Authority and the City of Cockburn.

Clearance of Conditions of Approval

4. A copy of the final detailed drawings prepared for submission at relevant construction and project phases and all associated reports and information that address the conditions of approval are to be submitted to and cleared by the Western Australian Planning Commission.

Management Plans

5. Prior to the commencement of works, the Construction Environmental Management Plan prepared by Advisian dated 13 April 2021 (Ref: 311012-00196-EN-REP-002) is to be updated, submitted to, and approved by, the Western Australian Planning Commission on advice from the Fremantle Port Authority and City of Cockburn. The approved Plan shall be implemented and adhered to at all times during the construction phase, unless otherwise approved by the Western Australian Planning Commission on advice from the City of Cockburn and Fremantle Port Authority.
6. Prior to the commencement of works, the Dredging Management Plan prepared by Advisian dated 16 April 2021 (Ref: 311012-00196-EN-REP-003) is to be updated, submitted to, and approved by, the Western Australian Planning Commission on advice from the Fremantle Port Authority and the City of Cockburn. The approved Plan shall be implemented and adhered to at all times during the construction phase, unless otherwise approved by the Western Australian Planning Commission on advice from the City of Cockburn and Fremantle Port Authority.

Water Management

7. Prior to the commencement of works, a Stormwater Management Plan certified by a suitably qualified person shall be submitted to and approved by the Western Australian Planning Commission, on advice from the Department of Water and Environmental Regulation and City of Cockburn, and thereafter implemented.

Other

8. Prior to the commencement of works, a detailed lighting plan for the proposed development being submitted to, and approved by, the Western Australian Planning Commission on advice from the Fremantle Port Authority, demonstrating that the lighting is generally contained within the immediate development area and positioned to minimise adverse impact on water users.
9. Prior to commencement of development works, investigation for soil and groundwater contamination is to be carried out at Lot 804 and in sediments of the adjacent Lot 4552 to determine if remediation is required. Any remediation required shall be completed prior to completion of construction to the

satisfaction of the Western Australian Planning Commission on advice from the Department of Water and Environmental Regulation. Prior to the commencement of use, a report, or reports, shall be prepared by a suitably qualified person to demonstrate that the investigations and remediation have been carried out in compliance with the Contaminated Sites Act 2003 and current Department of Water and Environmental Regulation contaminated sites guidelines, and to ensure that the site is suitable for the proposed use.

Advice Notes

- a) With regard to condition 1, and in accordance with s.279(4) of the *Planning and Development Act 2005*, the Western Australian Planning Commission cannot do anything that would have the effect of extending the period within which the development must be substantially commenced.
- b) With regard to condition 3:
 - i. the final working drawings are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved plans are required to be clearly identified. Once the Western Australian Planning Commission is satisfied that the working drawings are consistent with the approved development plans and any reports and information submitted have adequately addressed the conditions of approval, the Commission will provide a clearance letter and copies of the working drawings to the City of Cockburn to assist with the issuing of a building permit.

Where works and/or building permits are proposed to be staged, the Commission may agree to a staged clearance of working drawings and associated conditions of approval. In such cases a Conditions Staging Matrix will need to be completed and submitted for the Western Australian Planning Commission's approval.

Interim documentation and/or plans may be acceptable for the clearance of some conditions for the initial stages of the development, in accordance with an approved Conditions Staging Matrix. In the instance where interim documents or plans are accepted by the Western Australian Planning Commission, the documentation is required to identify the time or stage for the delivery of the final documents and/or plans.

- ii. Approval for any substantive changes to the approved plans will need to be obtained in writing from the Western Australian Planning Commission, via an Amended Application process (Form 17C). Please be advised that modifications to proposal may require further approval from the Fremantle Port Authority.
- iii. As-constructed plans are to be submitted, in PDF and CAD formats, to the Fremantle Port Authority within two months of the development being completed.

- iv. The applicant is to liaise with the City of Cockburn to ensure their requirements regarding interfaces with the Primary Routes in the Long-Term Cycling Network are met.
- c) With regard to condition 5, the Construction Environmental Management Plan is to be updated to
 - i. reflect Stage 1 works which are the subject of this approval;
 - ii. provide in depth details inclusive of detailed construction methodology, task specific risk assessment relevant to the contactors scope of works, copy of environmental policy, key staff personal, detailed contractor's incident management system (including procedure/timeframe for reporting incidents, contractor's complaint management process, audit schedule and contents);
 - iii. include hydrocarbon spills, invasive marine pest identification and complaint handling to Section 7.1 and additional notifications to Department of Water and Environmental Regulations and Department of Primary Industries and Regional Development as relevant.
- d) With regard to condition 6, the Dredging Management Plan is to be updated to reflect Stage 1 works only which are the subject of this approval and any further changes which may arise from the associated Construction Environmental Management Plan.
- e) With regard to condition 9,
 - i. In accordance with regulation 31(1)(c) of the *Contaminated Sites Regulations 2006*, a mandatory auditor's report, prepared by an accredited contaminated sites auditor, will need to be submitted to the Department of Water and Environmental Regulation as evidence of compliance. A current list of accredited auditors is available from www.dwer.wa.gov.au.
 - ii. The auditor may submit, as appropriate, interim reports throughout the construction process, with the final report being submitted prior to the commencement of use
- f) The applicant is advised that any works that require the abstraction of groundwater, including dewatering activities, will be required to be licenced by the Department of Water and Environmental Regulation under the *Rights in Water Irrigation Act 1914*.
- g) It is noted that water supply and wastewater services are currently available to the site. Further approvals from the Water Corporation and infrastructure contributions and fees, may be required. Contact the Water Corporation - Building Services section prior to commencement of works.
- h) If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 17 of the *Planning and Development Act 2005*.

Details: Outline of Development Application

Local Planning Scheme	City of Cockburn Town Planning Scheme No. 3
MRS Zone and Local Planning Scheme - Zone	<u>MRS</u> Lot 4552 - Waterways Lot 804 Quill Way - Industrial <u>LPS</u> Lot 4552 - Reserved Waterways Lot 804 Quill Way - Strategic Industry
Use Class and permissibility:	"Marine Engineering" - Permitted Use "Storage Yard" - Discretionary Uses
Lot Size:	Lot 4552 - 31.39ha Lot 804 Quill Way - 48.51ha
Existing Land Use:	Marine Infrastructure
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	Yes
Contaminated Site	Yes

Proposal:

Approval is sought for the proposed wharf extension, seabed reclamation, dredging and associated works including service connections on Lot 804 Quill Way and a portion of Lot 4552 at the Australian Marine Complex (AMC) in Henderson. The proposed development will create an additional 6,850m² of net lettable area, which consists of a 5,900m² wharf extension and 954m² of reclaimed land (refer to **Attachment 1 – Development Plans**).

In addition to the above, the development proposal initially included a jetty, further reclamation and dredging works and a deck infill, which were depicted as 'Stage 2' on the plans that were the subject of consultation. The applicant revised the plans removing these works following the conclusion of consultation.

The proposed development forms part of a larger program of works that will enable the AMC to meet committed and future Defence requirements and provide ongoing support for commercial ship fabrication and maintenance. The applicant has outlined that the key objectives of the project are:

- Support current Royal Australian Navy (RAN) fleet sustainment and upgrade activities for the Anzac class frigates.
- Support the Offshore Patrol Vessel (OPV) in-water commissioning activities.
- Address current berth capacity issues due to the increased level of Defence activity at the Common User Facility (CUF).

- Support possible Full Cycle Docking maintenance activities for the existing Collins class and future Attack class submarines (ACSM).
- Support future RAN fleet sustainment and upgrade activities, including Hobart class destroyers and future Hunter class frigates.

Summary:

The key points relating to this report are as follows:

- The proposed development can be considered generally consistent with State and Local Planning framework.
- While a submission was not received from City of Cockburn Council, the City's officers have provided recommended conditions.
- One submission was received, supporting the proposed development on the grounds of job creation and long-term investment in the area.
- This project has government funding commitment, and construction will be able to commence as soon as all relevant approvals have been obtained.
- The applicant has advised that the project represents approximately \$28 million of economic investment and will create approximately 140 jobs through the construction phase .
- Overall, the proposed development is considered to appropriately respond to the planning framework and achieves the intent and outcomes of the relevant planning instruments.

Background:

The development site consists of two lots and currently accommodates multi-user infrastructure to support shipbuilding, maintenance and large-scale resource projects (refer to **Attachment 2 – Location Plan**). Lot 4552 is part of the Indian Ocean seabed, owned by the Crown and vested in the Fremantle Port Authority pursuant to the *Port Authority Act 1999*.

In its capacity as 'Landowner', approval is required from the Fremantle Port Authority. The Authority required the applicant to submit a proposal through their internal approvals process enabling the execution of the necessary documentation, to include Lot 4552 as part of this Part 17 application. This process resulted in the Fremantle Port Authority providing approval for Stage 1 works as included in this development application (refer to **Attachment 3 – Fremantle Port Authority – Planning Approval**). It should be noted that determination of the proposal rests with the Western Australian Planning Commission under the *Planning and Development Act 2005*.

The site forms part of the Australian Marine Complex (AMC) and has direct access to the waters of Jervoise Bay and Cockburn Sound. The AMC commenced operations in 2003 and is one of two locations identified for shipbuilding under the Commonwealth's first Naval Shipbuilding Plan. The AMC comprises 5 key precincts, being:

- Shipbuilding Precinct
- Technology Precinct
- Support Industry Precinct

- Fabrication Precinct (including the CUF, Floating Dock and existing wharves)
- Recreational Boat Precinct.

Refer to **Attachment 4–Australian Marine Complex Precinct Plan**.

The Western Australian Government owned CUF, located within the AMC, provides facilities for users engaged in strategic maritime related activities, including hardstand laydown areas, a fabrication hall, workshops, offices, a floating dock for ship-lifting, wharves and vessel berths. The proposed works, the subject of this development application, are in the AMC Southern Harbour (Fabrication Precinct), within the CUF, where the primary focus is to support the construction and sustainment of Defence vessels and provide ongoing support for commercial ship fabrication and maintenance projects.

On 31 July 2020, the State Government announced a \$330 million investment in major infrastructure and planning projects as a part of the WA Recovery Plan, including \$87.6 million allocated to upgrades within the AMC (including \$84 million for capital works).

The development proposal was received on 23 March 2021. Given the nature of the development, the proposal was not presented to the State Design Review Panel for advice.

Australian Marine Complex Strategic Infrastructure & Land Use Plan

The Australian Marine Complex Strategic Infrastructure & Land Use Plan (SILUP) (June 2020), was prepared by Advisian for the Department of Jobs Tourism Science and Innovation, and provides a comprehensive land and infrastructure response to both the current and future requirements of the defence, resources and marine industries at the AMC including their associated manufacturing, fabrication and assembly needs. Refer to **Attachment 4 – Australian Marine Complex Precinct Plan**.

SILUP includes two concept options for the southern harbour, with both options providing for key marine infrastructure improvements and investment in the area the subject to this development proposal. The SILUP also outlines that the nearby Woodman and Jervoise Channels, which are not dredged, provide access to the AMC with a seabed depth of approximately -10m.

Naval waters

In February 2019, Naval Waters were declared over the Southern Harbour of the AMC. The term 'Naval Waters' means those waters declared by Proclamation, pursuant to Section 3B of the *Control of Naval Waters Act 1918* (Cth) (Commonwealth of Australia, 2016) ('Act'). Accordingly, the application was referred to the Department of Defence. Please refer to referral comments later in the report.

Draft State Planning Policy 4.1 – Industrial Interface

Draft SPP 4.1 was advertised in 2018 and guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers; facilitating industrial land uses with offsite impacts within specific zones and compatible interface between strategic/general industry zones and sensitive zones.

The proposed development is located on the western edge of the Strategic Industrial area and located away from sensitive land uses. Given the scale and nature of the proposed development, the extent of off-site impacts, such as traffic, are minimal.

Legislation:

The introduction of Part 17 into the *Planning and Development Act 2005* (PD Act) has temporarily established the Western Australian Planning Commission as the decision-making authority for applications for significant development to support the State's economic recovery from the COVID-19 pandemic. Part 17 provides the Commission with enhanced approval powers that will enable more strategic assessment of significant developments that deliver broad economic, social and environmental benefits for the State.

Other than the *Environmental Protection Act 1986*, the Commission is not bound by any planning or non-planning law, rule or other requirement when determining this application. However, in making its decision, the Commission must have due regard to the purpose and intent of any applicable planning scheme, orderly and proper planning, the preservation of amenity, the need to facilitate development in response to the economic effects of the COVID-19 pandemic, and any relevant State planning policies or policies of the Commission.

Consultation:

Minister for Planning

In accordance with s.276(2) of the PD Act, the Minister for Planning was consulted regarding the subject development application. No submission was received.

State Government Agencies

The application was referred to various agencies for review and comment. The consultation timeframe was extended by 1 day to take into account the Anzac Day public holiday.

The Department of Defence did not provide a response and the Department of Biodiversity Conservation and Attractions outlined they had no comments on the application. The remaining referral responses are outlined below:

Westport

This submission outlined that the proposal does not appear to have any implications for Westport as it is internal to the AMC and involves only relatively minor alterations to berth infrastructure. The advice is noted.

Department of Transport (DoT)

DoT support the proposal and indicated that the development site is in proximity to Quill Way, Nautical Drive and Cockburn Road, which are Primary Routes in the Long-Term Cycling Network. The applicant should liaise with the City of Cockburn to ensure their requirements regarding interfaces with these routes are met. Advice is noted, and if approved, an advice note associated with development plans has been recommended.

Department of Jobs, Tourism, Science and Innovation (JTSI)

JTSI expressed strong support for the application. DevelopmentWA are delivering the development on behalf of JTSI under the WA Recovery Plan initiative to invest in infrastructure upgrades at the AMC. JTSI outlined that the proposed development:

- Is required to deliver an expanded Defence presence under the State Government's Defence and Defence Industries Strategic Plan.
- Is aligned with the recommendations of the AMC SILUP.
- Supports current Defence investment including ongoing Anzac frigate maintenance and up-coming in-water commissioning of Offshore Patrol Vessels (OPVs).

This advice is noted.

Department of Water and Environmental Regulation (DWER)

DWER does not have any objections to the proposal, however the following advice and recommendations were provided:

- Any works that require the abstraction of groundwater, including dewatering activities, will be required to be licensed by the Department under the Rights in Water Irrigation Act 1914.
- the land at Lot 804 is classified under the *Contaminated Sites Act 2003* as 'possibly contaminated – investigation required'. The classification applies only to the southern portion of Lot 804, which includes the location of the proposed development. The northern portion of Lot 804 has been classified separately under the CS Act as *remediated for restricted use*. DWER has outlined that elevated concentrations of copper and zinc were present in surface soils at the site, and that elevated concentrations of copper and tributyltin were present in groundwater beneath the site. The site has a long history of use for boatbuilding and maintenance activities.
- Given the uncertainties associated with the current contamination status of Lot 804, the Department cannot comment on the suitability of the site for the proposed development. DWER therefore recommends a contamination condition and advice note.

The advice is noted, and if the application is approved, relevant conditions and advice notes have been recommended.

Water Corporation

The Water Corporation advised that water supply and wastewater services are currently available to the site. Further approvals and contributions may be required. The advice is noted, and if the application is approved, an advice note has been recommended.

Fremantle Port Authority

Fremantle Port Authority submitted formal comment on the proposed development including conditions identified through their internal approvals process (refer to **Attachment 3 – Fremantle Port Authority – Planning Approval**). It should be noted that this approval facilitated the signing of the development application form for this development proposal. Determination of the proposal rests with the Western Australian Planning Commission under the *Planning and Development Act 2005*.

For the purposes of this proposal, the Fremantle Port Authority's advice as contained in Attachment 3 has been treated as 'recommended conditions'.

The conditions have been reviewed in the context of the proposal ensuring a degree of certainty and clarity. Should the Commission determine to approve the proposal, the matters are addressed as a condition or advice note where considered appropriate into the Officer Recommendation of this report. Conditions that have not been included make reference to:

- Approval of a third party or compliance with a specific Act, noting that the reference does not negate the applicant's statutory obligation.
- Land management matters relevant to the Fremantle Port Authority's capacity as a landowner, including preparation of legal documentation between Fremantle Port Authority and DevelopmentWA .
- Matters that are addressed through other legislation, such as the *Environmental Protection Act*.

Local Government

In accordance with s.276(4) of the PD Act, the application was referred to the City of Cockburn for comment. The Council of the City of Cockburn has not considered the development application; however, the City's Officers have provided comments of support and 'without prejudice' conditions of approval (refer to **Attachment 5**). These conditions have been incorporated where considered appropriate into the Officer Recommendation of this report, should the Commission determine to approve the application.

Public Consultation

In accordance with s.276(6) of the PD Act, the application was advertised for public comment, for a period of 28 days. A total of 40 notification letters were sent to landowners of properties within close proximity to the subject site. Due to the

limited access to the development site, a sign was installed on the edge of the AMC boundary fronting Cockburn Road, for the duration of the consultation period and a notice was placed in the Southern Gazette newspaper and on the Department of Planning, Lands and Heritage's website and social media channels inviting submissions from members of the public. The development application plans and supporting reports were made available for review on the Department's Consultation Hub website and copies of plans were provided at 140 William Street reception.

One submission was received, in support of the proposed development, outlining the positive contribution to the proposal will have on jobs and the economy.

Assessment:

The proposal has been assessed against the key considerations for the determination of this application under Part 17 of the PD Act, as follows:

The Purpose and Intent of the Local Planning Scheme

The relevant purposes of TPS3 are to set out the planning aims and intentions for the Scheme area, control and guide development, and set out procedures for the assessment and determination of development applications.

The aims of the Scheme are to –

- a) *ensure that development and the use of land within the district complies with accepted standards and practices for public amenity and convenience;*
- b) *ensure that the future development and use of land within the district occurs in an orderly and proper way so that the quality of life enjoyed by its inhabitants is not jeopardised by poor planning, unacceptable development and the incompatible use of land.*

The objectives of the strategic Industry Zone are “...to provide for Strategic Industrial areas of State or Regional significance; and to provide for a range of industrial activities associated with defence, resource and marine activities.”

The AMC is a specialised industrial precinct with private and common user facilities, including fabrication halls, workshops, expansive areas of hardstand and laydown, a floating dock for ship-lifting, wharves, vessel berths and ancillary uses, including administrative offices.

The land uses proposed are aligned with “Marine Engineering” and “Storage Yard” and are Permitted (P) and Discretionary (D) uses, respectively, under the “Strategic Industry” zone. The City's Local Planning Policy 3.9 – Industrial Development' relevantly sets out that it supports the expansion of Western Australia's defence, marine and resource industry activities at the AMC by guiding land use decisions. The Policy outlines that all discretionary land uses should demonstrate consistency with the objectives of the precinct; and should contribute positively to the intended future character, be directly associated with marine, defence and resources industries, support key strategic infrastructure, such as the Common User Facility and should support safe and convenient access that will not compromise existing

movement networks and High Wide Loads corridors. Having regard to the City's Policy the proposed land uses are considered appropriate.

The proposed development, which will provide marine infrastructure to support existing and future industrial activities at the AMC can be considered consistent with the purpose and intent of the scheme and the relevant zone objectives.

Orderly and Proper Planning and Preservation of Amenity

Part 17 of the PD Act requires consideration of orderly and proper planning and preservation of amenity. These principles have been considered throughout the planning assessment of the proposal in this report, and in the consideration of variations to the local planning framework. The key aspects of the proposal that require further consideration are discussed further below.

Strategic Framework

Perth & Peel @3.5 Million, released in March 2018, is a strategic decision of government which applies land use planning and infrastructure frameworks to accommodate 3.5 million people by 2050. The document identifies the Australian Marine Complex at Henderson as a strategic industrial area, with the heavy industrial land being a critical contributor in many ways including building upon a network of employment opportunities and infrastructure.

The Australian Marine Complex Strategic Infrastructure & Land Use Plan (SILUP) (June 2020) was prepared by Advisian for the Department of Jobs, Tourism Science and Innovation, and provides a comprehensive land and infrastructure response to both the current and future requirements of the defence, resources and marine industries at the AMC. Notwithstanding that SILUP may not be an ordinary planning instrument it can assist in providing high-level guidance as to the intended development and expansion of the AMC.

The proposed development, which will provide marine infrastructure to support existing and future industrial activities at the AMC, is consistent with strategic instruments identified above.

Traffic and Access

The road network is highly accessible and able to cater for this development, noting the existing land use and production of marine vessels. No changes to access arrangements from Quill Way and/or Cockburn Road are proposed and the applicant has adequately demonstrated that the proposed development is unlikely to generate significant traffic.

Environmental Considerations

The site is the subject of an 'Industrial Infrastructure and Harbour Development – Industrial Statement 490' approval under the *Environmental Protection Act 1986*. The Section 45C (S45C) application to make changes to the works under the existing environmental approval, to accommodate the proposed development, was approved by the Environment Protection Authority on 24 May 2021.

Matters relating to contamination has been addressed in the agency referral section of this report.

Response to the Economic Effects of the COVID-19 Pandemic

The applicant has advised that the State Government announced its commitment to the proposed development. Consequently, the project has demonstrated that it is 'shovel ready'. Works are scheduled to commence as soon as practicable.

The applicant has advised that the project will deliver the following benefits to the West Australian economy:

- approximately \$28 million development value;
- approximately 140 jobs during the construction phase.

The applicant has demonstrated that this project can commence as soon as all relevant approvals have been obtained and will provide investment and jobs. It is considered that this assists in aiding the State's economic recovery from the effects of the COVID-19 pandemic.

State Planning Policies and Policies of the WAPC

State Planning Policy 2.0 -Environment and Natural Resources Policy (SPP 2.0)

SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environment and natural resource management with broader land use planning and decision-making. SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes and energy efficiency.

The applicant has outlined that consideration has been given to mitigating the impact of the proposed development on the natural environment largely through the assessment and controls required under environmental protection legislation. The applicant has outlined that stormwater runoff from the wharf structure is intended to drain back towards Lot 804 and be filtered before discharging into the ocean. This approach replicates the current stormwater management system across the existing wharves at the CUF and across Lot 804. If approved, consistent with referral advice, a condition requiring the preparation of a detailed stormwater management plan is recommended.

State Planning Policy 2.6 State Coastal Planning. (SPP 2.6)

SPP 2.6 provides for the long-term sustainability of Western Australia's coast and is relevant to those local governments that have include coastal areas within their boundaries. The purpose of the policy is to provide guidance for decision-making within the coastal zone, including managing development and land use change, establishment of foreshore reserves and protecting, conserving and enhancing coastal values.

SPP 2.6 outlines criteria for the consideration of development and settlement arrangements, including building height limits within local planning frameworks and management of water resources. It further acknowledges the importance of coastal planning strategies, coastal hazard risk management approaches, coastal foreshore reserves and community participation in coastal planning.

The City of Cockburn, as part of the Cockburn Sound Coastal Alliance which is a partnership between the Cities of Cockburn, Fremantle, Kwinana and Rockingham and Perth Region Natural Resource Management, has prepared:

- Coastal Vulnerability Study (completed in 2013)
- Coastal Values and Risk Assessment Study (completed in 2014)
- Coastal Adaptation Plans (completed in 2016)

The Coastal Adaptation Plan (CAP) provides guidance in managing coastal risks and adapting to coastal changes in a sustainable and flexible manner. The coastal risk mapping maps the location of the proposed works on land within the AMC as follows:

- No risk of erosion in the present day or in the years 2070 or 2110.
- The risk level of inundation is High in the present day and the years 2070 and 2110.

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)

The intent of SPP 3.7 is to implement effective, risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. Two areas of Lot 804, in the north-eastern and south-eastern corners, are designated by the Fire and Emergency Services Commissioner as a 'Bushfire Prone Area'. A Bushfire Attack Level (BAL) Assessment is not required on the basis that the proposed works do not relate to a vulnerable or high-risk land use or to a habitable building and do not result in an intensification of development or land use.

State Planning Policy 5.4 – Road and Rail Noise (SPP 5.4)

SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations. This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed or where works propose an increase in rail capacity resulting in increased noise. The proposed works are not located within the trigger distance of Cockburn Road or Rockingham Road and do not propose noise-sensitive land use or development.

Conclusion:

The proposed wharf extension and associated works forms part of a larger program of works that will enable the AMC to meet committed and future Defence requirements and provide ongoing support for commercial ship fabrication and maintenance at the AMC. The applicant has advised that the project is fully funded and that construction of the significant development project will be able to commence as soon as all relevant approvals have been obtained, supporting the

State's economic recovery from the COVID-19 pandemic. To provide investment and jobs within a timeframe that would better and assists in aiding the State's economic recovery from the effects of the COVID-19 pandemic, a 12-month substantial commencement period has been recommended.

The proposed development is consistent with the planning framework that applies to this development site and will be in keeping with the current and future uses contemplated for this area. The proposed development is generally supported by the public, the Local Government and by State Government agencies. The matters raised during the consultation phase, where appropriate, can be adequately resolved through recommended conditions and advice notes.

Overall, the application is considered to have appropriately responded to the key considerations of Part 17 of the *Planning and Development Act 2005* and is therefore recommended for conditional approval.

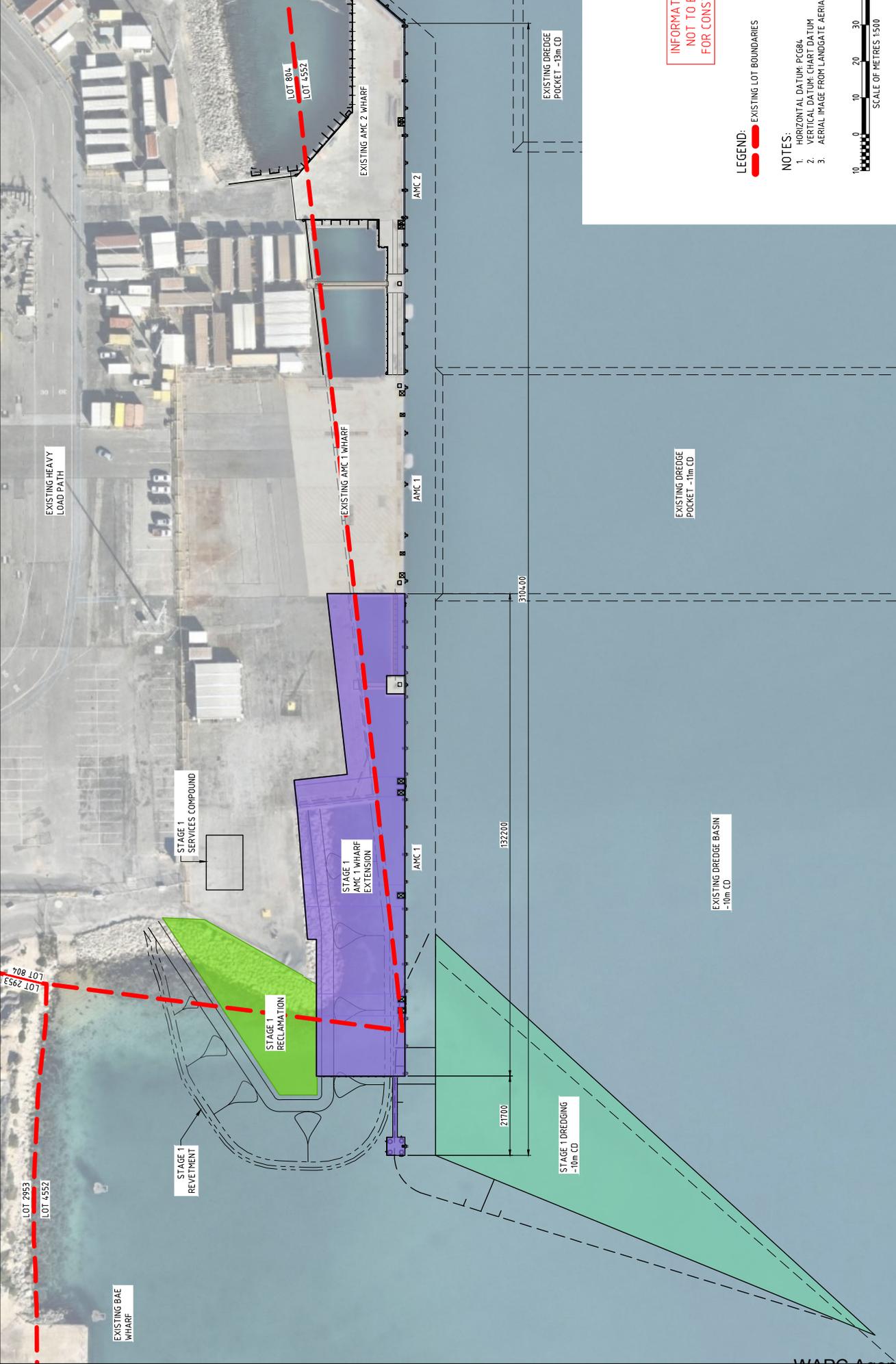
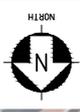


PLAN SET 1

**PLAN SET 1
GENERAL ARRANGEMENT: STAGE 1**

Advisian

(SITE doc ref: 210628 20-030 AMC WF 311010-00098-MA-DWG-0003_G-GA-Stage 1)



INFORMATION ONLY
 NOT TO BE USED
 FOR CONSTRUCTION

LEGEND: EXISTING LOT BOUNDARIES

NOTES:
 1. HORIZONTAL DATUM: PCG84
 2. VERTICAL DATUM: CHART DATUM
 3. AERIAL IMAGE FROM LANDGATE AERIAL IMAGE APRIL 2019



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CH	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING NO	REFERENCE DRAWING TITLE
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F	18.06.21	ISSUED FOR SDAU SUBMISSION	THJ		SH	RL	ADB			
E	20.05.21	ISSUED FOR FPA APPROVAL	THJ		SH	RL	ADB			
D	14.05.21	ISSUED FOR FPA APPROVAL - LOT BOUNDARIES ADDED	THJ		SH	RL	ADB			
C	21.02.20	ISSUED FOR DCL TENDER - 15% RESIGN	THJ		SH	RL	ADB			
B	07-12-20	ISSUED FOR CLIENT REVIEW	THJ		SH	RL	ADB			
A	04.12.20	ISSUED FOR INTERNAL REVIEW	THJ		SH	RL	ADB			

AT SHEET SCALE	1:500
ENGINEERING AND PERMIT STAMPS (As Required)	
CUSTOMER	Development WA
ADVISIAN PROJECT No.	311010-00098

ADVISIAN	AMC COMMON USER FACILITY AMC 1 WHARF EXTENSION & NEW FINGER WHARF GENERAL ARRANGEMENT STAGE 1
311010-00098-MA-DWG-0003	REV G



Legend

Cadastre (View 1)

Location of
Proposed Works



0 0.18 0.35

Kilometres

1: 9,028

at A4

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

* This map is not intended to be used for measurement purposes.

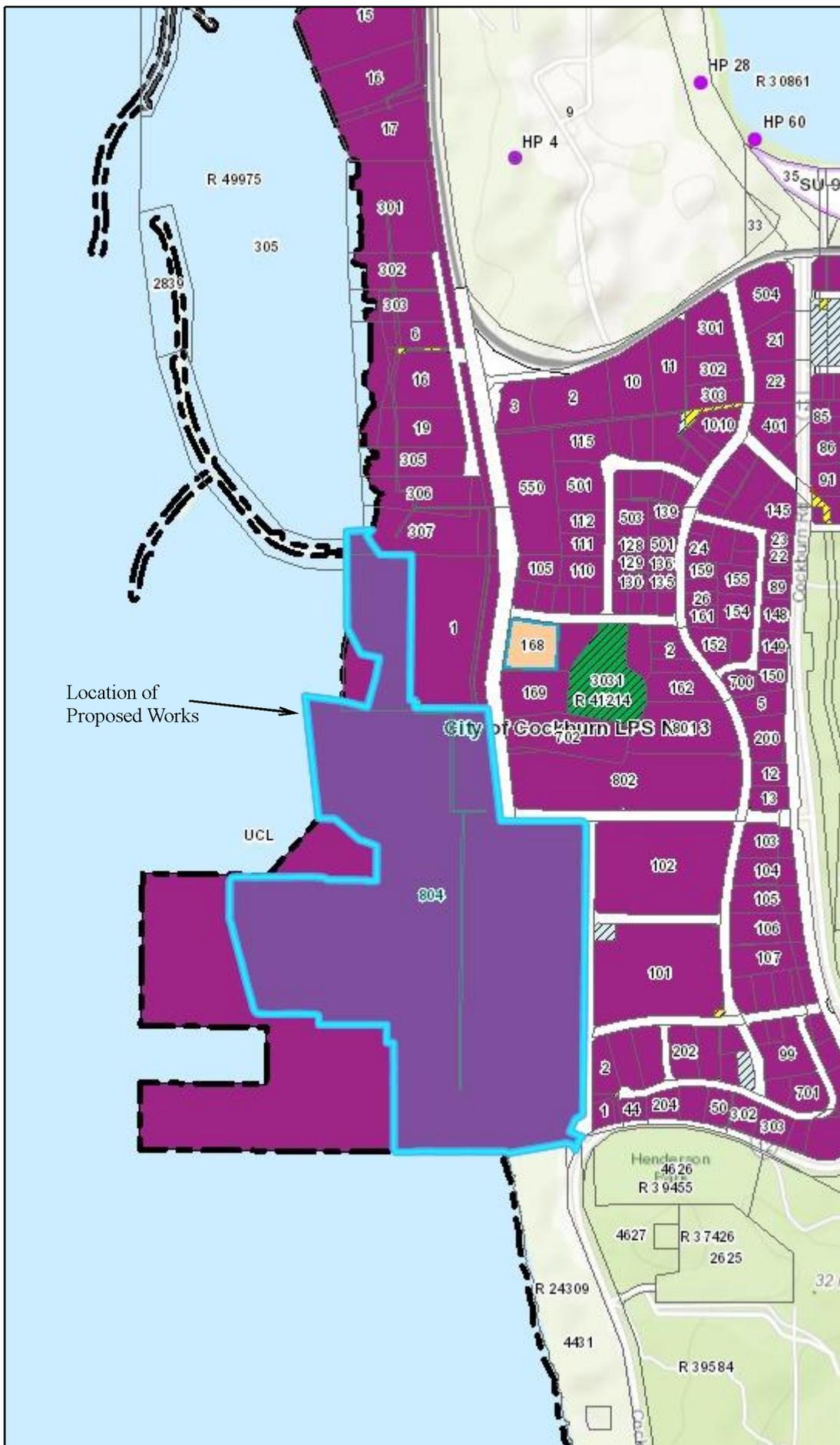
Map was produced using DPLH's InQuery.

Aerial Map

DPLH BUSINESS USE ONLY

Legend

-  Cadastre (View 1)
-  Local Planning Scheme Boundary
-  Other Categories - Sites (Heritage etc)
-  Other Categories - Areas (SCA, DCA, DA etc)
- LP Scheme Zones and Reserves**
-  Lakes and drainage
-  Local centre
-  Local road
-  Parks and recreation
-  Public purposes
-  Special use
-  Strategic industry



Location of Proposed Works

UCL

City of Cockburn LPS N3013



0 0.35 0.70

Kilometres

1: 18,056
at A4

Notes:

* The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. The map should only be used in matters related to Department of Planning, Lands and Heritage business.

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Map was produced using DPLH's InQuery.

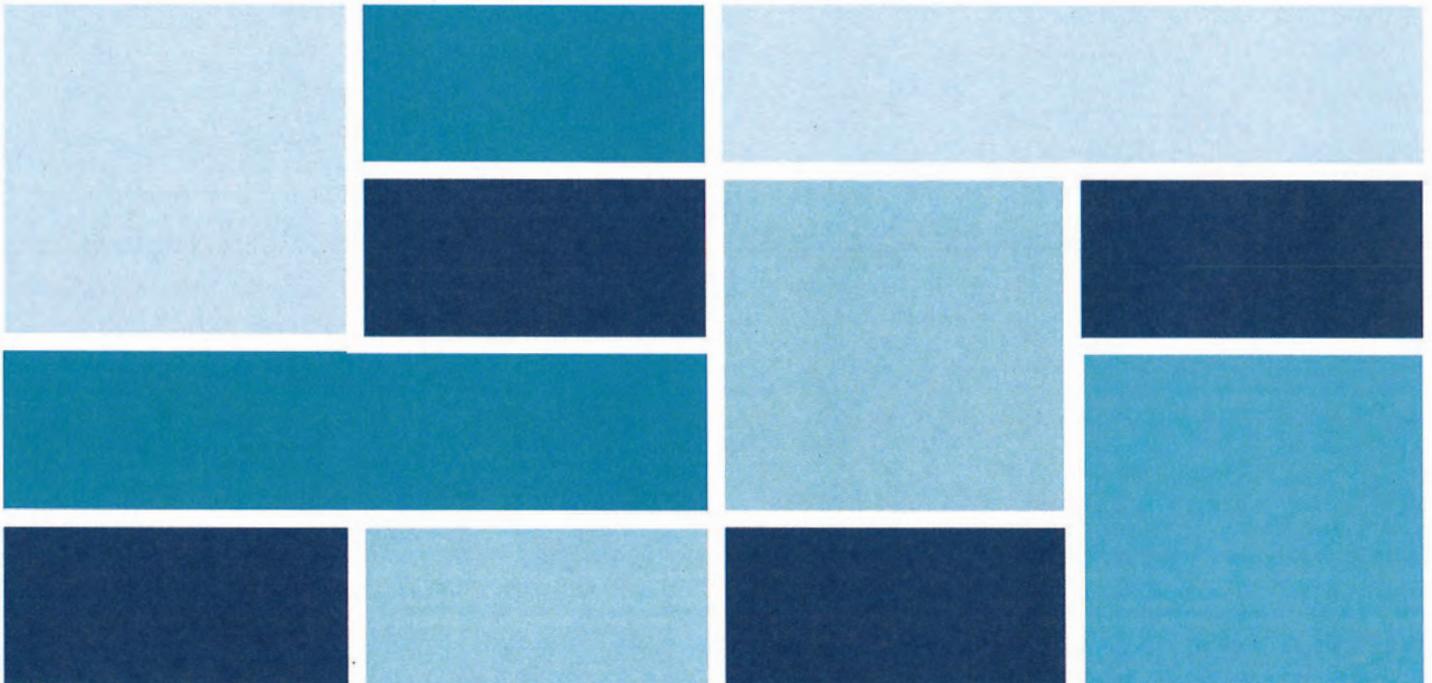
Zoning Map

DPLH BUSINESS USE ONLY



FREMANTLE PORTS

PLANNING AND PLACE MAKING BRANCH



PLANNING APPROVAL

DA 15/21 10 JUNE 2021



Fremantle Ports

Planning Approval

Landowner: Fremantle Port Authority T/A Fremantle Ports

Lease holder name: Australian Marine Complex (DevelopmentWA)

Development application number: DA15/21

Development location: Lot 4552 Henderson, Cockburn Sound

Approved development: Stage 1 (SP1) works:

- 382m² portion of the wharf structure (AMC 1 extension) – inclusive of mooring dolphin, catwalk, tubular steel piles, deck (precast trough beams and slabs), removable bollards and new service conduits.
- 371m² area of seabed to be reclaimed – inclusive of fill, drainage (pipes and humeceptor) and pavement (asphalt).
- 1,996m² area of seabed for revetment.
- 4,983m² area of dredging.

Any works or uses beyond Stage 1 within Fremantle Ports' boundary must obtain Fremantle Ports' Planning Approval prior to commencing any works or related activities.

Accompanying plans and reports:

Fremantle Ports Planning Application report May 2021; AMC Wharf extension and new finger wharf Phase 1 report Scope of Work and Basis of Design 21.12.20 - 311010-00098; Dredging management plan 16/4/21 - 311012-00196; Plan 311010-00098-MA-DWG-0001 Rev E; Plan 311010-00098-MA-DWG-0003 Rev E; Plan 311010-00098-MA-DWG-0004 Rev E; Plan 311010-00098-MA-DWG-0010 Rev E; Plan 311010-00098-MA-DWG-0020 Rev E; Plan 311010-00098-MA-DWG-0021 Rev E; Plan 311010-00098-MA-DWG-0021 Rev E; Plan 311010-00098-MA-DWG-0024 Rev E; Plan 311010-00098-MA-DWG-0025 Rev E.

This Planning Approval is subject to Conditions and Advisory Notes. It is a requirement that all Conditions are addressed to the satisfaction of Fremantle Ports. Certain conditions may be required to be cleared by Fremantle Ports prior to the commencement of development.

D. Davidson 10/5/2021
Planning Manager - Dean Davidson

PDE.0995



Ongoing Conditions

The following conditions are required to be adhered to on an ongoing basis for the existence of the development.

1. This approval supersedes any previous approval by Fremantle Ports
2. This Planning Approval does not relate to any other development on this lot and must substantially commence within 12 months from the date of this decision letter. If the subject development is not substantially commenced within the 12 month period, the approval shall lapse and be of no further effect.
3. The approved use shall not affect the amenity of the area for any reason including emission of smoke, fumes, excessive noise, vibration, odour, vapour, dust, wastewater, waste products or being unkempt.
4. Any variations to this Planning Approval will require a new application to be made to Fremantle Ports.
5. The proposal shall comply with the provisions of the Port Authorities Act.
6. The proposal shall comply with the provisions of the Planning and Development Act.
7. The proposal shall comply with the provisions of the Environmental Protection Act.
8. The proponent is to ensure that the proposed works do not adversely affect other port users. In the event there is any disruption including access issues or port operations are affected, the proponent will need to provide Fremantle Ports with a management plan and put in place measures to manage the disruption.
9. Building materials shall not interfere with the safe navigation of ships. If at any time building materials create a hazard to shipping, such as via reflection, the proponent will be required at their expense to rectify this within 48 hours or receiving notice; this is to be to the satisfaction of the Harbour Master of the Port of Fremantle.
10. All external lighting is to be designed so that illumination is confined to the site as much as practically possible. If at any time lighting creates a hazard to shipping the proponent will be required at their expense to rectify this within 48 hours or receiving notice; this is to be to the satisfaction of the Harbour Master of the Port of Fremantle.

Prior to commencement

11. The Proponent is to obtain the relevant approvals from the Western Australian Planning Commission. It is the Proponent's responsibility to ensure they have identified and obtained all necessary approvals and to provide evidence of the approval prior to undertaking any works.
12. Any works or uses beyond Stage 1 within Fremantle Ports' boundary must obtain Fremantle Ports' Planning Approval prior to commencing any works or related activities. This includes but is not limited to dredging in Fremantle Ports' channels, any depth changes, breakwaters or other development or works beyond Stage 1. In making application to undertake works beyond Stage 1 it will require submission of comprehensive design drawings of all proposed development.
13. Prior to any on-site construction occurring, the awarded design and construction contractor must provide to the satisfaction of Fremantle Ports, a Construction Environmental Management Plan inclusive of all information specified in the Advisory Notes.
14. Prior to any on-site construction occurring, the Proponent must provide to the satisfaction of Fremantle Ports, an amended copy of the current DevelopmentWA/Advisian Construction Environmental Management Plan (CEMP) inclusive of all information specified in the Advisory Notes.
15. Prior to any on site works or construction occurring the applicant is to provide written evidence that the proposal complies with all relevant Australian Standards and Codes.
16. The legal documentation between Fremantle Ports and Development WA relating to the existing land reclamation and use of the seabed for infrastructure and any additional reclamation is to be resolved prior to the completion of the development.

Post development conditions

17. Within 7 days of the completion of works the applicant shall provide photographs of the completed works to Fremantle Ports Planning Branch by email to planning@fremantleports.com.au
18. The Proponent shall provide Fremantle Ports with digital As Constructed plans within 2 months of the development being completed. The As Constructed plan/s are to provide full details of all new and existing development on site, including, but not limited to, buildings, services, hardstand areas, landscaping, and car parking areas. The As Constructed plans are to be submitted in PDF and CAD formats.

Advisory notes

- I. The advisory notes that accompany this document have been provided as additional information that the proponent should consider when undertaking works or in preparing final design drawings for the proposed development. The advisory notes are comprehensively described, contain all of the information or current as at the time of issuing this Planning Approval. However, parties must form their own views as to what information is relevant to such decisions and make and rely on their own investigations and satisfy themselves in relation to all aspects. FPA will not be liable for any incorrect or misleading information or omission to disclose information whether provided in this document or otherwise.
- II. If any development is to proceed beyond Stage 1 it is strongly recommended that Development WA and Fremantle Ports work together early in the planning phase. Amongst other matters careful planning is required to ensure there is no impact on shipping and port operational activities at the Australian Marine Complex, to Fremantle Ports and other port users in Cockburn Sound. Some factors that require further work include shipping channels, channel depths, breakwater walls etc. As part of this application works beyond Stage 1 have been included so that conceptually these may be understood, however these are not approved. It is noted that the design and engineering for the works beyond Stage 1 appear to be developed to a level of about 10-15% and therefore are likely to have discrepancies and risks which are currently not known, and won't be known until they have been completed in detail.
- III. Fremantle Ports have noted that the CEMP completed thus far reflects a concept stage of the project, and therefore further to a contractor for the project being awarded request that a more in-depth CEMP be provided inclusive of the following; detailed construction methodology, task specific risk assessment relevant to contractors scope of work, copy of environmental policy, key staff/personnel and FPA representatives, detailed contractors incident management system (Including procedure/timeframe for reporting incidents, contractor's complaint management process, audit schedule and contents).
- IV. Fremantle Ports have noted that the current CEMP produced by DevelopmentWA/Advisian requires the following amendments to be included; copy of environmental policy, key staff/personnel and FPA representative, details of audit schedule and contents, update of *section 7.1* to include (hydrocarbon spills, invasive marine pest identification and complaints reported to FPA) additionally the Department of Water and Environmental Regulation (DWER) should be included for Hydrocarbon spills and Department of Primary industries and Regional Development (DPIRD) for invasive marine pest detection.
- V. Fremantle Ports recommend that the Proponent consults directly with the Cockburn Sound Management Council in relation to this project.
- VI. It is understood that Cockburn Sound has Indigenous cultural and heritage value; it is suggested that the Proponents undertake consultation and seek



advice with Elders and representatives of Indigenous groups who have an interest in the project area.



LOCALITY PLAN
N.T.S.



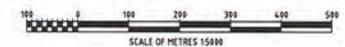
SITE PLAN
SCALE 1:5000

DRAWING LIST

DRAWING NUMBER	TITLE
311010-00098-MA-DWG-0001	LOCALITY PLAN AND DRAWING LIST
311010-00098-MA-DWG-0002	GENERAL NOTES
311010-00098-MA-DWG-0003	GENERAL ARRANGEMENT - STAGE 1
311010-00098-MA-DWG-0004	GENERAL ARRANGEMENT - STAGE 2
311010-00098-MA-DWG-0010	DREDGING PLAN
311010-00098-MA-DWG-0020	STRUCTURAL LAYOUT - STAGE 1
311010-00098-MA-DWG-0021	STRUCTURAL SECTIONS - STAGE 1 - SHEET 1
311010-00098-MA-DWG-0022	STRUCTURAL SECTIONS - STAGE 1 - SHEET 2
311010-00098-MA-DWG-0023	DOLPHIN DETAILS - STAGE 1
311010-00098-MA-DWG-0024	STRUCTURAL LAYOUT - STAGE 2
311010-00098-MA-DWG-0025	STRUCTURAL SECTIONS - STAGE 2 - SHEET 1
311010-00098-MA-DWG-0026	STRUCTURAL SECTIONS - STAGE 2 - SHEET 2
311010-00098-MA-DWG-0027	TYPICAL DETAILS - COPE BOX DETAILS
311010-00098-MA-DWG-0040	RECLAMATION AND REVETMENT - STAGE 1 SETOUT
311010-00098-MA-DWG-0041	RECLAMATION AND REVETMENT - STAGE 2 SETOUT
311010-00098-MA-DWG-0050	EARTHWORKS PLAN - STAGE 1
311010-00098-MA-DWG-0051	EARTHWORKS PLAN - STAGE 2
311010-00098-MA-DWG-0052	CIVIL DRAINAGE AND DRAINAGE DETAILS AND SECTIONS
311010-00098-MA-DWG-0060	AMC 1, 2 & 3 SERVICES - SERVICES LAYOUT PLAN
311010-00098-MA-DWG-0061	AMC 7 & 8 SERVICES - SERVICES LAYOUT PLAN

INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION

LEGEND:
 SEABED LEASE BOUNDARY (FREMANTLE PORT AUTHORITY / DEVELOPMENT WA)
 EXISTING LOT BOUNDARIES



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT	CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
E	26.05.21	ISSUED FOR PPA APPROVAL	THJ			RLT	RL	AOB			
D	14.05.21	ISSUED FOR PPA APPROVAL - LOT BOUNDARIES ADDED	THJ			RLT	RL	AOB			
C	21.12.20	ISSUED FOR DAC TENDER - 15% DESIGN	THJ			RLT	RL	AOB			
B	07-12-20	ISSUED FOR CLIENT REVIEW	THJ			RLT	RL	AOB			
A	04.12.20	ISSUED FOR INTERNAL REVIEW	THJ			RLT	RL	AOB			

A1 SHEET SCALE 1:5000

OneWay
to zero harm

Copyright ©
Advisian Pty Ltd

ADVISIAN PROJECT No:
311010-00098

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER

Development WA

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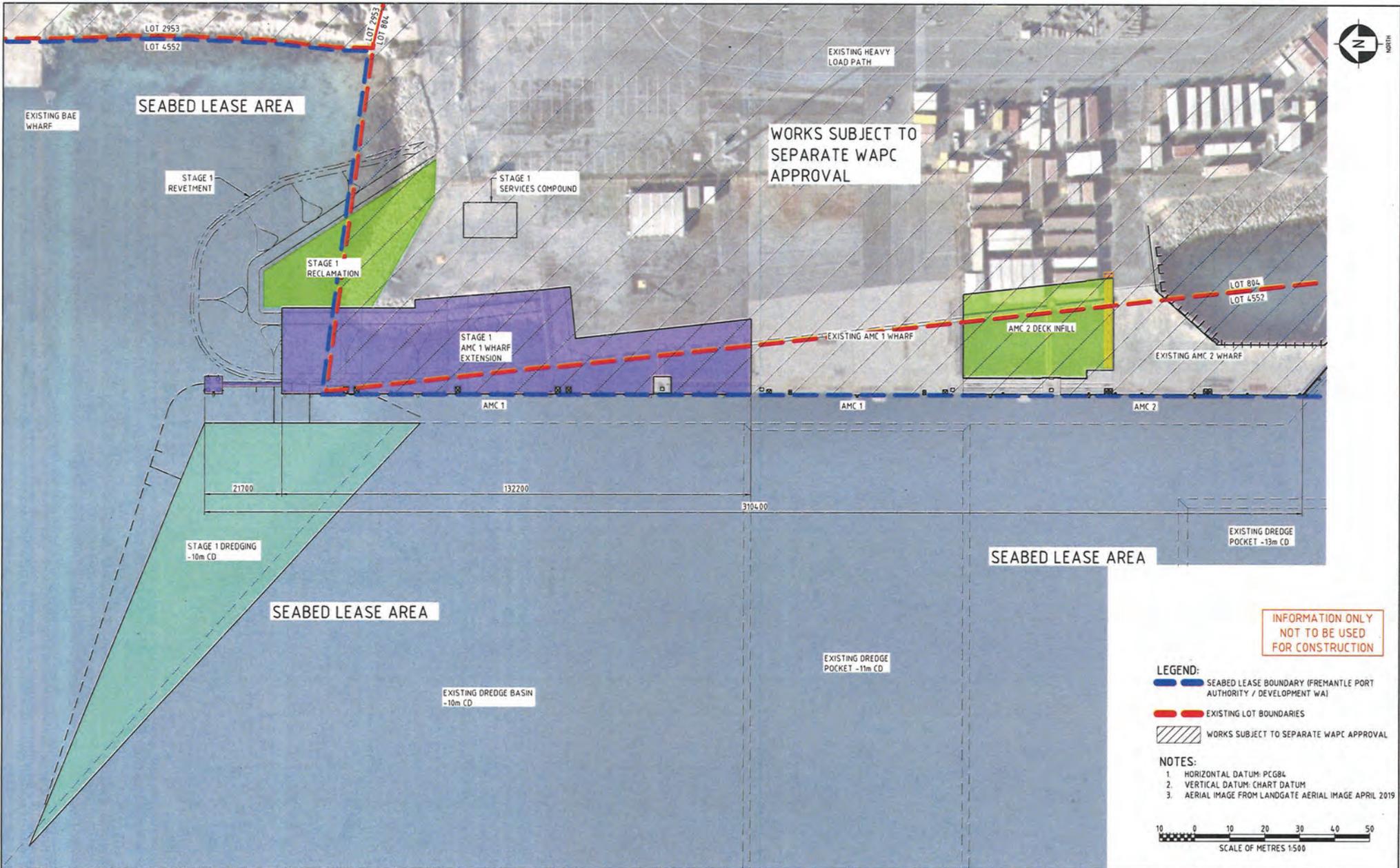
Advisian

AMC COMMON USER FACILITY
AMC 1 WHARF EXTENSION & NEW FINGER WHARF
LOCALITY PLAN AND
DRAWING LIST

DWG No: 311010-00098-MA-DWG-0001

REV E

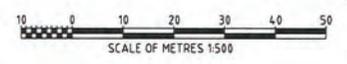
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 DATE & TIME: 20/02/2023 09:40 AM



INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION

- LEGEND:**
- SEABED LEASE BOUNDARY (FREMANTLE PORT AUTHORITY / DEVELOPMENT WA)
 - EXISTING LOT BOUNDARIES
 - WORKS SUBJECT TO SEPARATE WAPC APPROVAL

- NOTES:**
1. HORIZONTAL DATUM: PCGB4
 2. VERTICAL DATUM: CHART DATUM
 3. AERIAL IMAGE FROM LANDGATE AERIAL IMAGE APRIL 2019



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
E	26.05.21	ISSUED FOR FPA APPROVAL	THJ		SM	RL	AOB			
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A	04.12.20	ISSUED FOR INTERNAL REVIEW	THJ		SM	RL	AOB			

A1 SHEET SCALE 1:500

OneWay
so zero harm

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ADVISIAN PROJECT No:
311010-00098

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER

Development WA
Workforce Group

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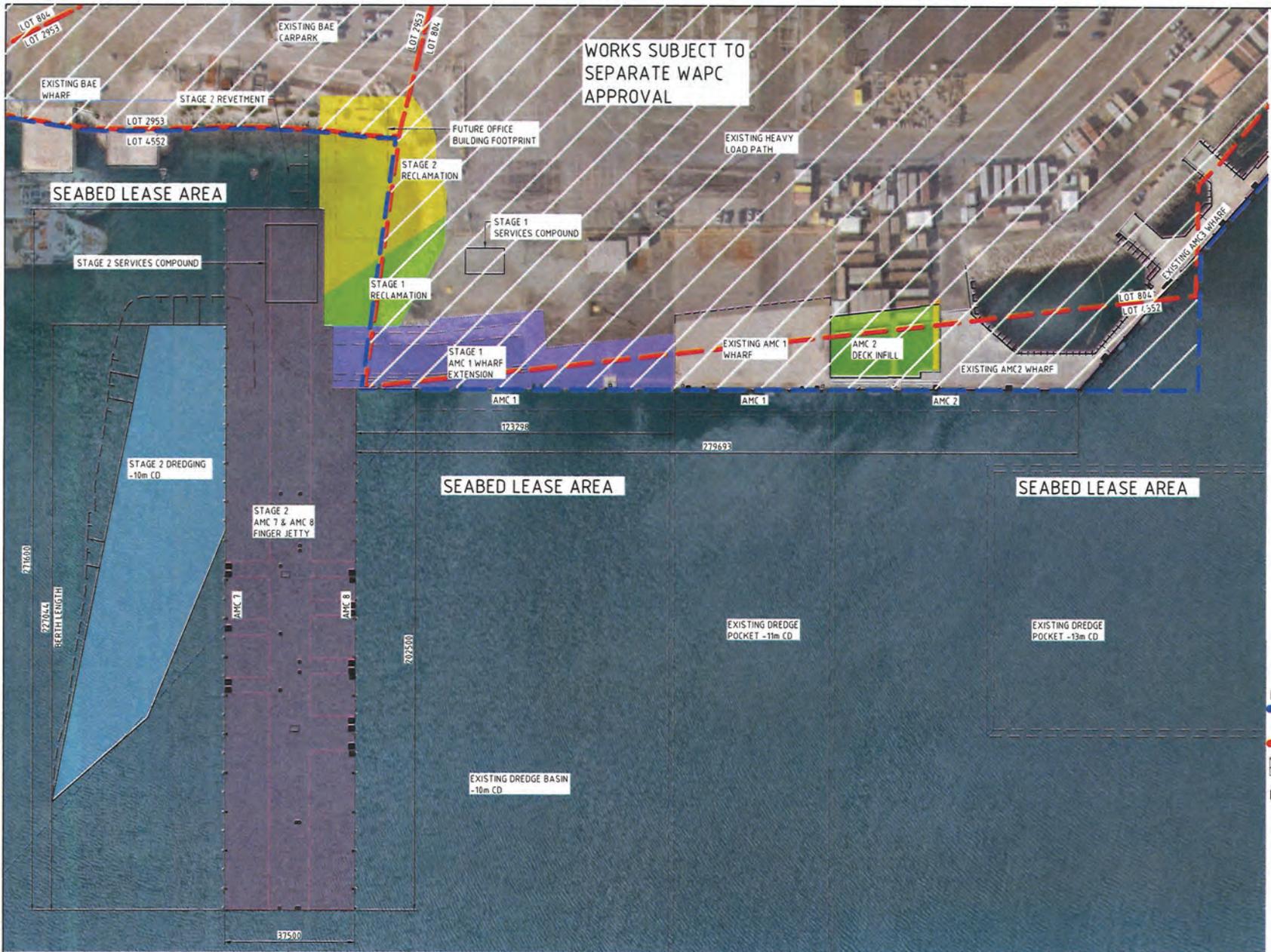
Advisian
Workforce Group

AMC COMMON USER FACILITY
AMC 1 WHARF EXTENSION & NEW FINGER WHARF
GENERAL ARRANGEMENT
STAGE 1

DRG No: 311010-00098-MA-DWG-0003

REV: E

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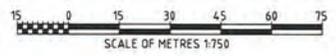
WORKS SUBJECT TO SEPARATE WAPC APPROVAL



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FOR CONSTRUCTION

- LEGEND:**
- SEABED LEASE BOUNDARY (FREMANTLE PORT AUTHORITY / DEVELOPMENT WA)
 - EXISTING LOT BOUNDARIES
 - WORKS SUBJECT TO SEPARATE WAPC APPROVAL

- NOTES:**
1. HORIZONTAL DATUM: PCG84
 2. VERTICAL DATUM: CHART DATUM
 3. AERIAL IMAGE FROM LANDGATE AERIAL IMAGE APRIL 2019



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT	CHK	DESIGNED	ENG	CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
E	26.05.21	ISSUED FOR FPA APPROVAL	TMJ		RLT	RL		RL	AOB			
D	14.05.21	ISSUED FOR FPA APPROVAL - LOT BOUNDARIES ADDED	TMJ		RLT	RL		RL	AOB			
C	21.12.20	ISSUED FOR D&C TENDER - 15% DESIGN	TMJ		RLT	RL		RL	AOB			
B	07.12.20	ISSUED FOR CLIENT REVIEW	TMJ		RLT	RL		RL	AOB			
A	04.12.20	ISSUED FOR INTERNAL REVIEW	TMJ		RLT	RL		RL	AOB			

A1 SHEET SCALE 1:750

OneWay
to zero harm

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Advisian Pty Ltd

ADVISIAN PROJECT No:
311010-00098

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER

Development WA

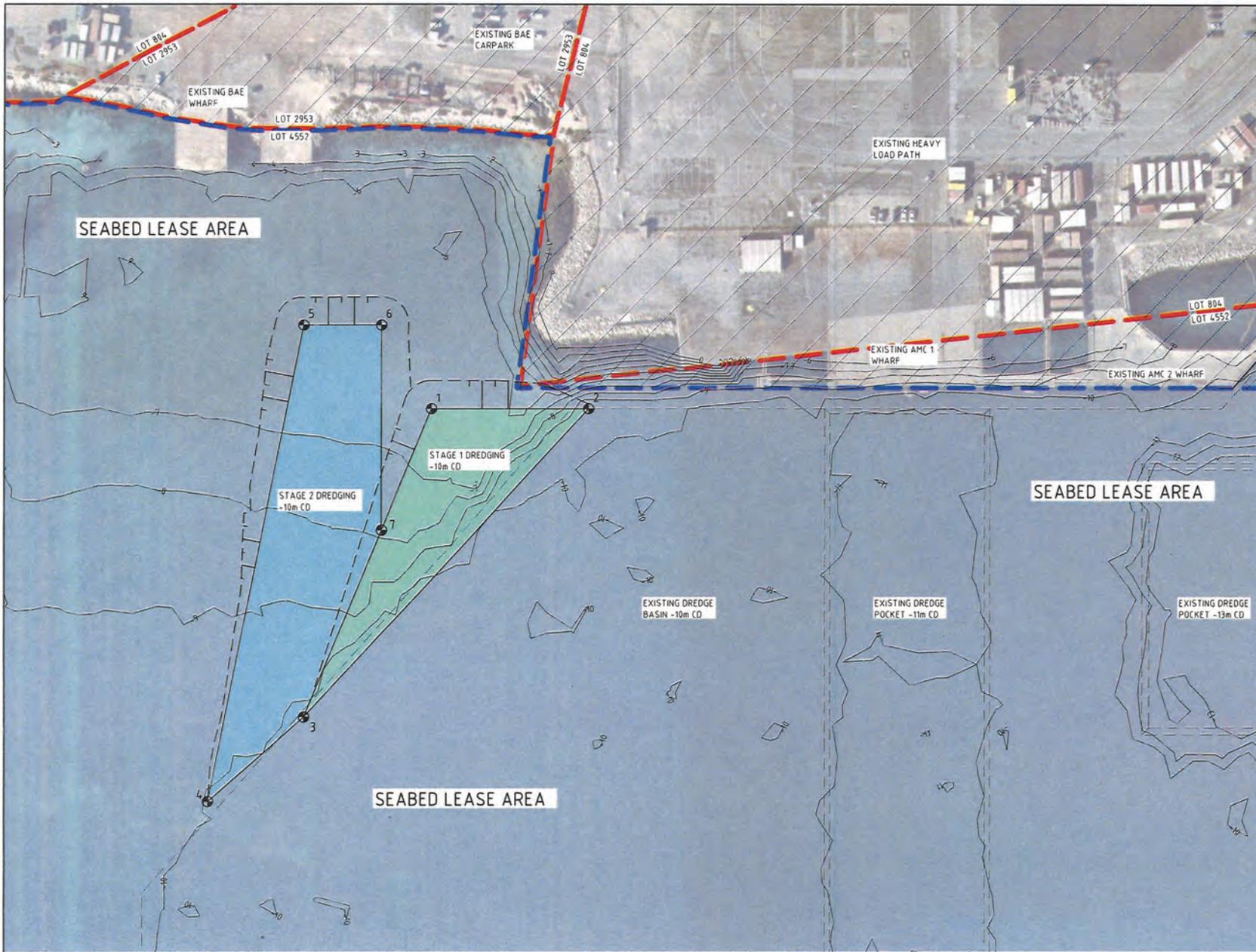
Advisian

AMC COMMON USER FACILITY
AMC 1 WHARF EXTENSION & NEW FINGER WHARF
GENERAL ARRANGEMENT
STAGE 2

DRG No: 311010-00098-MA-DWG-0004

REV: E

LOCATION: 0-UT31010-00098-MA-DWG-0004-0004-MA-DWG-0004.DWG
 USER NAME: freyer.james
 PRINT DATE & TIME: 05/27/2021 2:58:00 PM
 SAVE DATE & TIME: 05/27/2021 11:53:21 AM



FREMANTLE TIDE LEVELS CHART	
AUST. HEIGHT DATUM (AHD)	CHART DATUM (CD)
	1.48 HAT
	1.15 MHW
	1.01 MLLW
	0.81 MSL
	0.73 MSL
	0.57 MLLW
	0.47 MLLW
	0.26m LAT
	0.00m

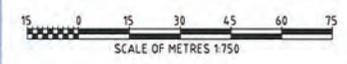
ALL LEVELS SOURCED FROM DEPARTMENT OF TRANSPORT - SUBMERGENCE CURVE DOT 1/15-13-02 (31 OCT 2016)

INFORMATION ONLY
NOT TO BE USED
FOR CONSTRUCTION

DREDGE SETOUT POINTS		
SETOUT POINT	EASTING (mE)	NORTHING (mN)
1	33387	240679
2	33387	240618
3	33268	240728
4	33236	240765
5	33420	240728
6	33420	240698
7	33341	240698

- LEGEND:**
- SEABED LEASE BOUNDARY (FREMANTLE PORT AUTHORITY / DEVELOPMENT WA)
 - EXISTING LOT BOUNDARIES
 - WORKS SUBJECT TO SEPARATE WAPC APPROVAL

- NOTES:**
- HORIZONTAL DATUM: PCG84
 - VERTICAL DATUM: CHART DATUM
 - AERIAL IMAGE FROM LANDGATE AERIAL IMAGE APRIL 2019
 - BATHYMETRY SOURCE: DoT AMC SURVEY APRIL 2019



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT	CHK	DESIGNED	ENG	CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
E	26.05.21	ISSUED FOR FPA APPROVAL	THJ		SM	RL			AOB			
D	16.05.21	ISSUED FOR FPA APPROVAL - LOT BOUNDARIES ADDED	THJ		SM	RL			AOB			
C	21.12.20	ISSUED FOR O&C TENDER - 15% DESIGN	THJ		SM	RL			AOB			
B	07.12.20	ISSUED FOR CLIENT REVIEW	THJ		SM	RL			AOB			
A	01.12.20	ISSUED FOR INTERNAL REVIEW	THJ		SM	RL			AOB			

A1 SHEET SCALE 1:750

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ADVISIAN PROJECT No.
311010-00098

ENGINEERING AND PERMIT STAMPS (As Required)

CUSTOMER

Development WA

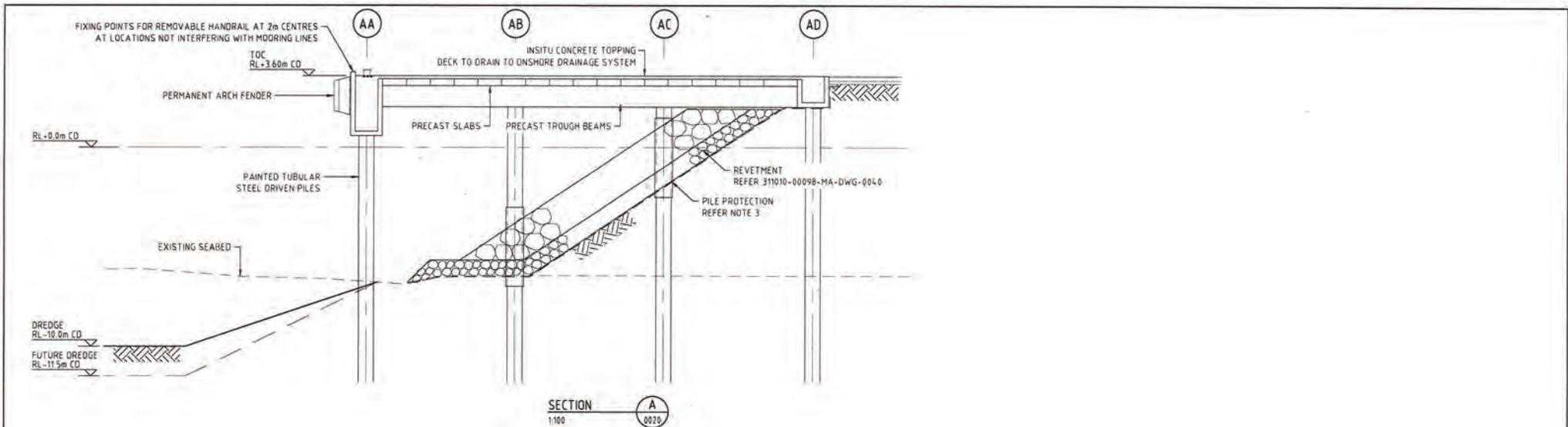
Advisian
Workies Group

AMC COMMON USER FACILITY
AMC 1 WHARF EXTENSION & NEW FINGER WHARF
DREDGING
PLAN

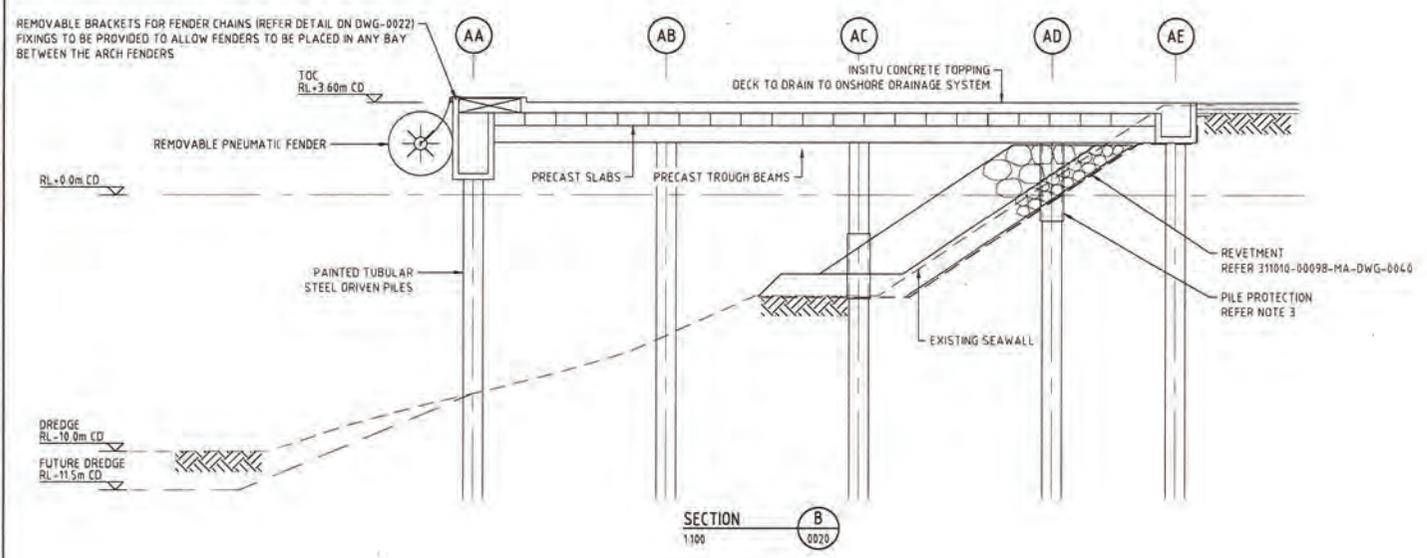
ORG No. 311010-00098-MA-DWG-0010

REV E

LOCATION: 0.31010-00098-MA-DWG-0010-00098-MA-DWG-0010
 USER NAME: Trevor James
 DATE & TIME: 20/05/2021 09:53 AM
 SAVE DATE & TIME: 20/05/2021 09:53 AM

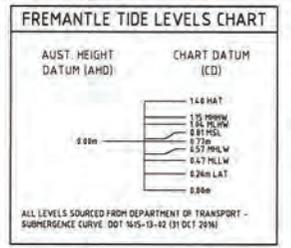


SECTION A
1:100
0020

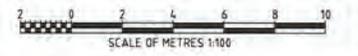


SECTION B
1:100
0020

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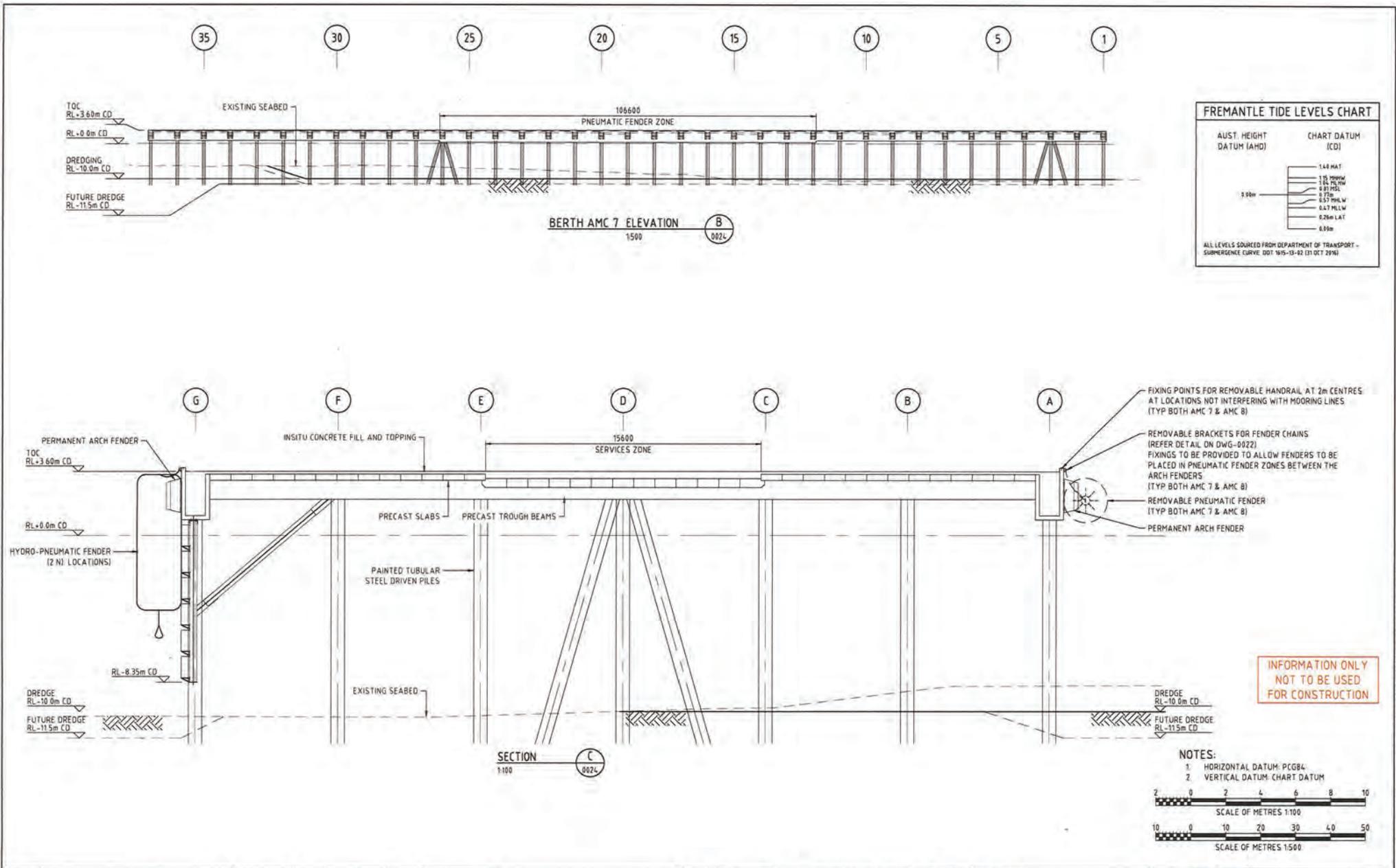
- NOTES:
1. HORIZONTAL DATUM: PCGB4
 2. VERTICAL DATUM: CHART DATUM
 3. REFER TO DRG 311010-00098-MA-DWG-0040 FOR PILE PROTECTION REQUIREMENTS IN ARMOUR



REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT	CHK	DESIGNED	ENG	CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
C	21.12.20	ISSUED FOR DAC TENDER - 15% DESIGN	THJ			SM	RL		AOB			
B	07.12.20	ISSUED FOR CLIENT REVIEW	THJ			SM	RL		AOB			
A	04.12.20	ISSUED FOR INTERNAL REVIEW	THJ			SM	RL		AOB			

<p>AT SHEET SCALE 1:100</p> <p>OneWay to zero harm</p> <p>Copyright © Advisian Pty Ltd</p> <p>ADVISIAN PROJECT No: 311010-00098</p>	<p>ENGINEERING AND PERMIT STAMPS (As Required)</p>	<p>CUSTOMER</p> <p>Development WA</p> <p>AMC COMMON USER FACILITY AMC 1 WHARF EXTENSION & NEW FINGER WHARF STRUCTURAL SECTIONS STAGE 1 - SHEET 1</p>	<p>DRG No: 311010-00098-MA-DWG-0021</p> <p>REV C</p>
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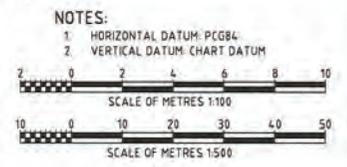
LOCATION: G:\311010-00098\AMC\311010-00098-MA-DWG-0021.DWG
 USER NAME: freewj/jmk
 PRINT DATE & TIME: 21/02/2021 15:59 AM
 SAVE DATE & TIME: 21/02/2021 15:55 AM



AUST. HEIGHT DATUM (AHD)	CHART DATUM (CD)
1.46 MHT	1.46 MHT
1.75 1% MHW	1.75 1% MHW
0.81 MSL	0.81 MSL
0.75 MLLW	0.75 MLLW
0.67 MLLW	0.67 MLLW
0.26% LAT	0.26% LAT
0.9%	0.9%

ALL LEVELS SOURCED FROM DEPARTMENT OF TRANSPORT - SUBMERGENCE CURVE DOT 1915-13-02 (31 OCT 2016)

INFORMATION ONLY
NOT TO BE USED
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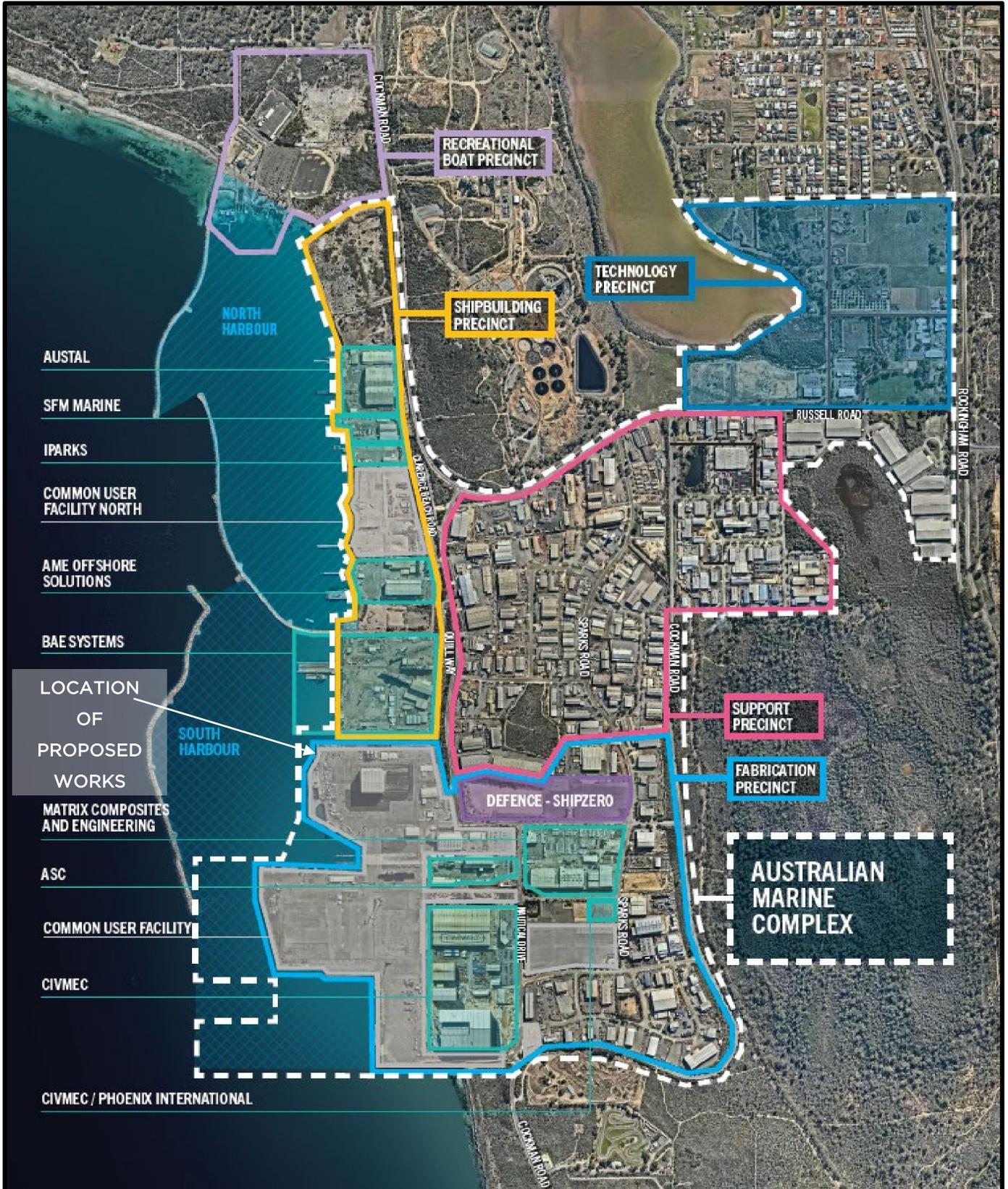
REV	DATE	REVISION DESCRIPTION	DRAWN	DRAFT CHK	DESIGNED	ENG CHK	APPROVED	CUSTOMER	REF DRAWING No	REFERENCE DRAWING TITLE
C	21.12.26	ISSUED FOR O&C TENDER - 15% DESIGN	THJ		RLT	RL	ADB			
B	07.12.20	ISSUED FOR CLIENT REVIEW	THJ		RLT	ADB	ADB			
A	04.12.20	ISSUED FOR INTERNAL REVIEW	THJ		RLT	ADB	ADB			

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This drawing is prepared solely for the use of the contractual customer of Advision and Advision assumes no liability to any other party for any representations contained in this drawing.		DRG No: 311010-00098-MA-DWG-0025	REV C

LOCATION: 311010-00098-MA-DWG-0025-0025.DWG
 USER NAME: pmpj.pmpj
 DATE & TIME: 20/12/2020 11:35:45 AM
 DATE & TIME: 20/12/2020 11:35:45 AM



AUSTRALIAN MARINE COMPLEX PRECINCT PLAN



Source: Department of Jobs, Tourism, Science and Innovation, DevelopmentWA, Industrial Lands Authority and Australian Marine Complex (WA)

Contact Officer : Patrick Andrade (08) 9411 3444
 Our Ref : DA21/0364 - 6004495



05 May 2021

Western Australian Planning Commission
 State Development Assessment Unit

Attn: Paola Di Perna

**Wharf Extension, New Finger Wharf, Land Reclamation & Associated Works
 124 Quill Way HENDERSON WA 6166**

In response to the State Development Assessment Unit's request for comment on 07/04/2021 regarding wharf extension, new finger wharf, land reclamation & associated works (REF: SDAU-037-21) the City of Cockburn provides the following recommendation:

CONDITIONS

- 1) The development is to be undertaken in accordance with the approved plans and documents of the Western Australian Planning Commission, with the following modifications:
 - o Removal of all notions of any future office on the development plans, including 'Stage 2 Office'
- 2) Prior to the submission of the relevant building permit application, a Construction Management Plan (CMP) for the development being submitted to, and approved by, the Western Australian Planning Commission (WAPC) on advice of the City of Cockburn. The approved plan shall be implemented and adhered to at all times during the construction phase.
- 3) The stormwater management plan (SMP) approved shall be implemented and adhered to at all times.
- 4) This decision constitutes planning approval only and is valid for a period of 24 months from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

FOOTNOTES

- a) This is a development approval only. The applicant/owner is advised that it is their responsibility to ensure that the proposed development complies with all other

applicable legislation, local laws and/or licence/permit requirements that may relate to the development.

- b) The construction management plan shall address but not limited to: the control of vibration, dust, noise, waste, sand and sediment; temporary fencing; hoardings and gantries' site access/egress; deliveries of construction materials; heavy construction machinery; parking for contractors and tradespersons' and traffic control.

If you have any queries regarding this application, please do not hesitate to contact the undersigned on 9411 3444 or at pandrade@cockburn.wa.gov.au.

SIGNED: 

DATED: 05 May 2021

.....
Patrick Andrade
Senior Planning Officer
for and on behalf of the City of Cockburn.