

Special Council Meeting

30 August 2017

Minutes



Members of the public who attend Council meetings should not act immediately on anything they hear at the meetings, without first seeking clarification of Council's position. Persons are advised to wait for written advice from the Council prior to taking action on any matter that they may have before Council.

Agendas and Minutes are available on the City's website www.kwinana.wa.gov.au

Vision Statement

Kwinana 2030

***Rich in spirit, alive with opportunities,
surrounded by nature – it's all here!***

Mission

**Strengthen community spirit, lead
exciting growth, respect the environment
- create great places to live.**



We will do this by –

- providing strong leadership in the community;
- promoting an innovative and integrated approach;
- being accountable and transparent in our actions;
- being efficient and effective with our resources;
- using industry leading methods and technology wherever possible;
- making informed decisions, after considering all available information; and
- providing the best possible customer service.

Values

We will demonstrate and be defined by our core values, which are:

- Lead from where you stand – Leadership is within us all.
- Act with compassion – Show that you care.
- Make it fun – Seize the opportunity to have fun.
- Stand Strong, stand true – Have the courage to do what is right.
- Trust and be trusted – Value the message, value the messenger.
- Why not yes? – Ideas can grow with a yes.

Special Council Meeting

Behind Closed Doors item, Request for Extension of Financial Close Date for Waste Supply Agreement with Kwinana WTE Project Co Pty Ltd and the following two applications for Tianqi Lithium Australia Pty Ltd;

- **Joint Development Assessment Panel Application for stage 2 works for the Lithium Hydroxide Processing Plant at Lot 201 Donaldson Road, Kwinana Beach.**
- **Joint Development Assessment Panel Amended Application for proposed upgrades to an existing substation and ancillary structures for the Lithium Hydroxide Processing Plant at Lot 201 Donaldson Road, Kwinana Beach.**

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Present:

DEPUTY MAYOR PETER FEASEY
CR R ALEXANDER
CR W COOPER
CR S LEE
CR S MILLS
CR D WOOD

MS J ABBISS	-	Chief Executive Officer
MS M BELL	-	Acting Director City Regulation
MRS B POWELL	-	Director City Engagement
MR R NAJAFZADEH	-	Acting Director City Infrastructure
Mr P NEILSON	-	Manager Planning and Development
MISS A MCKENZIE	-	Council Administration Officer

Members of the Press	0
Members of the Public	0

1 Declaration of Opening:

Presiding Member declared the meeting open at 6:00pm and welcomed Councillors, City Officers and gallery in attendance and read the Welcome.

“IT GIVES ME GREAT PLEASURE TO WELCOME YOU ALL HERE AND BEFORE COMMENCING THE PROCEEDINGS, I WOULD LIKE TO ACKNOWLEDGE THAT WE COME TOGETHER TONIGHT ON THE TRADITIONAL LAND OF THE NOONGAR PEOPLE”

2 Prayer:

Councillor Sandra Lee read the Prayer

“OH LORD WE PRAY FOR GUIDANCE IN OUR MEETING. PLEASE GRANT US WISDOM AND TOLERANCE IN DEBATE THAT WE MAY WORK TO THE BEST INTERESTS OF OUR PEOPLE AND TO THY WILL. AMEN”

3 Apologies/Leave(s) of Absence (previously approved)

Apologies

Mayor Carol Adams
Councillor Bob Thompson

Leave(s) of Absence (previously approved):

Nil

4 Public Question Time:

Nil

5 Applications for Leave of Absence:

COUNCIL DECISION

578

MOVED CR R ALEXANDER

SECONDED CR S LEE

That Councillor Wendy Cooper be granted a leave of absence from 27 October 2017 to 7 November 2017 inclusive.

CARRIED
6/0

6 Declarations of Interest by Members and City Officers:

Nil

7 Reports

7.1 Joint Development Assessment Panel Application – General Industry – Lithium Hydroxide Processing Plant and additional car parking (Stage 2) – Lot 201 Donaldson Road, Kwinana Beach

SUMMARY:

Council has received a proposal for a General Industry – Lithium Hydroxide Processing Plant and additional car parking (Stage 2) for consideration under the City of Kwinana Town Planning Scheme No. 2 (Scheme).

The proponent – Tianqi Lithium Australia Pty Ltd proposes to construct and operate stage 2 of the Lithium Hydroxide Processing Plant (LHPP) on a 19.975 hectare leased portion of Lot 201 Donaldson Road, Kwinana Beach (Refer to Attachment A - Responsible Authority Report (RAR)). Stage 1 of the LHPP (Processing Plant and related infrastructure - Workshop, Warehouse, Office / Administration, Laboratory and Security buildings, product lay down and car parking areas) was approved by the Metro South-West Joint Development Assessment Panel (JDAP) at its meeting held on 31 August 2016. Construction of the Stage 1 development has since commenced on site.

The Stage 1 approval included the following non-process and process components;

Stage 1 non-process components;

- Administration Office;
- Emergency-Security-Training Building;
- Laboratory;
- Control Building, cafeteria and ablution facilities;
- General Warehouse;
- Workshop;
- Roads and Car parks; and
- Landscaping

Stage 1 process components:

- Gatehouse;
- Transport Office;
- Spodumene Receiving Building;
- Acid and Caustic Storage;
- Diesel Storage Tank;
- Tianqi aluminosilicate Building;
- Conveyors;
- Pyrometallurgical Operations 1;
- Hydrometallurgical Operations 1;
- Product Bagging and Handling Building;
- Sodium Sulphate Storage Building.

The proposed Stage 2 works are a duplication of the pyrometallurgical and hydrometallurgical operations approved under Stage 1. The proponent noted that the facilities, other than the pyrometallurgical and hydrometallurgical operations approved as part of Stage 1 were designed to accommodate ultimate development of the site (including the proposed stage 2 development). The Stage 2 processing areas are located away from non-processing areas, to the east of the approved Stage 1 operations.

7.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT AND ADDITIONAL CAR PARKING (STAGE 2) – LOT 201 DONALDSON ROAD, KWINANA BEACH

The proposed Stage 2 works include the following;

Pyrometallurgical Operations 2

- This is the area where the spodumene feed ore is converted into a useable solid material for the hydrometallurgical process.
- The area contains a significant preheating structure, a high temperature calciner and a connected cooler, and a high temperature roaster with a connected cooler.
- The area also contains specialist equipment to treat the gases exiting the equipment including a baghouse and scrubber.

Hydrometallurgical Operations 2

- This area contains a series of tanks and filters to enable a fine chemical conversion process. In these tanks, the temperature and pH are manipulated and reagents are added to relevant tanks.
- This area also contains peripheral equipment for the required plant services including a boiler.
- The lithium hydroxide is crystallised, dried and transferred to the bagging area where it is weighed, sealed in bulk bags and loaded into sea containers for transport.

The proponent advises that the LHPP will produce in total 48,000 tonnes per annum (tpa) of lithium hydroxide that will be exported predominantly for use in the manufacture of lithium batteries. The previously approved Stage 1 of the works was for the production of 24,000 tpa of lithium hydroxide (an increase of 24,000 tpa of lithium hydroxide for the proposed works).

The by-products from this process are;

- Approximately 88,500 tpa of sodium sulphate will be produced for export and used in formulating detergent powder.
- The 345,250 tpa Tianqi aluminosilicate (TAS) and 47,400 tpa gypsum residues will go to market as a by-product to local cement, concrete and brick manufacturers (TAS) and for use in agriculture (gypsum).

The plant is proposed to operate 24 hours per day, 365 days per year, and with up to 98 employees working on site at any one time. The applicant's Traffic Impact Statement (TIS) states that the development will generate up to 210 truck movements per day (over a 24 hour period), and will generate up to 106 employee vehicle movements per day. The City's Engineering Department have assessed the TIS and agree with the findings.

The application also submitted an Acoustic Assessment and Air Quality Emission Assessment which both conclude that the plant will comply with the relevant legislative requirements. The City's Environmental Health Department have reviewed these documents and are supportive of their findings.

The development has been considered a General Industry on the basis of the information and detail provided in the application proposal. The applicant has advised that the volumes of materials stored on site will unlikely result in the development being classified as a major hazard facility in the context of the Dangerous Goods legislation. In this regard, the City's Planning Staff have liaised with the Department of Mines, Industry Regulation and Safety (DMIRS) in regard to the classification of the development. Officers of the DMIRS have advised that the development is not classified as a major hazard facility and believe the level of off site risk posed from the development is negligible. In respect to the above, a Quantitative Risk Assessment was not sought for the approved Stage 1 development nor this stage.

7.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT AND ADDITIONAL CAR PARKING (STAGE 2) – LOT 201 DONALDSON ROAD, KWINANA BEACH

As the estimated development cost of this application is in excess of \$10 million, the City does not have delegation to determine the application. The application is therefore required to be referred to the JDAP for determination. The application is to be considered by the JDAP at a meeting that is tentatively scheduled for September 2017. City officers have prepared the attached RAR in accordance with the Development Assessment Panel Regulations and it is attached for Council's consideration and determination.

The City is required to submit the RAR to the DAP Secretariat on 1 September 2017. Should the City not submit this report to the DAP Secretariat within the required timeframe, the Minister for Planning may direct the City to submit any information it has and provide it to the DAP directly.

The application has been referred to Council as the City has received legal advice informing the City that officers do not have delegation to prepare the RAR under the DAP Regulations. Council should note that if it wishes to modify or make an alternative recommendation to that contained with the RAR this should be in the form of a separate recommendation which will be forwarded to the JDAP for consideration at its meeting.

OFFICER RECOMMENDATION:

That Council consider and adopt the recommendation of the Responsible Authority Report (attached to this report) to the Metro South-West Joint Development Assessment Panel for the proposed General Industry – Lithium Hydroxide Processing Plant and additional car parking (Stage 2), on Lot 201 Donaldson Road, Kwinana Beach.

COMMUNITY ENGAGEMENT

The proposal represents a "P" (Permitted) use within the context of the requirements of Town Planning Scheme No.2 (TPS 2) and therefore is not required to be advertised. Given the scale of the project, the applicant subsequently liaised with the Kwinana Industries Council (KIC) and a letter of support of the development from the KIC was provided as part of the application process.

LEGAL/POLICY IMPLICATIONS:

For the purposes of Councillors considering a declaration of interest, the land owners are Western Australian Land Authority (Landcorp) and the applicant is Tianqi Lithium Australia Pty Ltd.

The following legislation strategic and policy based documents were considered in assessing the application:

- *City of Kwinana, Local Planning Scheme No. 2.*
- *Contaminated Sites Act 2003.*
- *Dangerous Goods Safety Act 2004 and Regulations.*
- *Dangerous Goods Safety (Major Hazard Facilities) Regulations 2007.*
- *Environmental Protection Act 1986 and relevant Regulations.*
- *Health Act 1911.*
- *State Environmental (Cockburn Sound) Policy 2005.*
- *Planning and Development Act 2005.*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992.*

7.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT AND ADDITIONAL CAR PARKING (STAGE 2) – LOT 201 DONALDSON ROAD, KWINANA BEACH

- *Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999.*
- *State Planning Policy 4.1 – State Industrial Buffer Policy.*
- *State Planning Policy 2.6 – State Coastal Planning Policy and associated Position Statement.*
- *Local Planning Policy – Development within the Cockburn Sound Catchment.*
- *Local Planning Policy – Development within Industrial Zones.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications as a result of this application.

ENVIRONMENTAL IMPLICATIONS:

The updated Air Quality Assessment Report submitted with this application concludes that emissions from the proposed Lithium Hydroxide Process Plant are unlikely to impact on residential sensitive receptors in proximity to the plant. In addition, works approval from the Department of Water and Environmental Regulation was granted for the Stage 1 works, with an amendment currently being reviewed for the Stage 2 works.

STRATEGIC/SOCIAL IMPLICATIONS:

Plan	Objective	Strategy
Corporate Business Plan	10.1 Planning	10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City

RISK IMPLICATIONS:

Council approves development under its Town Planning Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality to accommodate development in accordance with the objectives of Council's Strategic Plan.

Development Approvals, Scheme Amendments, Subdivision and Structure Planning allows land use to change over time to meet Council and State Government policies and practices, community values and provide protection to the environment. The Officer Recommendation for this proposal particularly aims to reduce the risk of development occurring in a manner which may detract from the amenity of the area.

7.1 JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT AND ADDITIONAL CAR PARKING (STAGE 2) – LOT 201 DONALDSON ROAD, KWINANA BEACH

This proposal has been assessed in accordance with the Scheme. It is considered that there are minimal risk implications in this respect.

Risk Event	Appeal of the JDAP's decision or conditions of approval imposed.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	<ul style="list-style-type: none"> • Work instructions in place and checklists used when assessing the application. • The recommendation on the application is justified on the basis of compliance with the Town Planning Scheme, and the discretion afforded to the JDAP to vary these documents. • Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

COUNCIL DECISION

579

MOVED CR D WOOD

SECONDED CR R ALEXANDER

That Council consider and adopt the recommendation of the Responsible Authority Report (attached to this report) to the Metro South-West Joint Development Assessment Panel for the proposed General Industry – Lithium Hydroxide Processing Plant and additional car parking (Stage 2), on Lot 201 Donaldson Road, Kwinana Beach.

**CARRIED
6/0**



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Lot 201 (61) Donaldson Road, Kwinana Beach
Application Details:	Proposed General Industry - Lithium Hydroxide Processing Plant (Stage 2) and additional car parking
DAP Name:	METRO SOUTH – WEST
Applicant:	Tianqi Lithium Australia Pty Ltd
Owner:	WA Land Authority – LandCorp
LG Reference:	DA8664-02
Responsible Authority:	City of Kwinana
Authorising Officer:	Felicitas Dhlwayo – Senior Planning Officer
Department of Planning File No:	DAP/17/01261 WAPC Ref: 26-50207-3
Report Date:	16 August 2017
Application Receipt Date:	8 August 2017
Application Process Days:	23 Days
Attachment(s):	Figure 1: Location Plan Figure 2: BAL Contour Plan 1: Site Layout Plan – 11314-0000-G-GA-001 2: LHPP2 Plant Site – East Elevation 3: LHPP2 Plant Site – North West Aerial View 4: LHPP2 Plant Site – South West Aerial View 5: LHPP2 – South East Aerial View 6: Copies of responses from Public Authorities

Officer Recommendation:

That the Metro South – West JDAP resolves to:

Approve JDAP Application reference DAP/17/01261 and accompanying plans; Site Layout Plan – 11314-0000-G-GA-00, dated 25 July 2017, LHPP2 Plant Site – East Elevation, LHPP2 Plant Site – North West Aerial View, LHPP2 Plant Site – South West Aerial View, and LHPP2 – South East Aerial View in accordance with Clause 6.1 of the City of Kwinana Town Planning Scheme No.2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. Landscaping areas, vehicle parking spaces and accessways, and all other items and details as shown on the approved development plans shall be installed prior to occupying the proposed development and maintained thereafter to the satisfaction of the City of Kwinana.
3. Stormwater drainage from roofed and paved areas being disposed of on-site or as may otherwise be approved under Environmental Protection Authority (EPA) Licence conditions or approved Stormwater Management Plan to the satisfaction of the City of Kwinana.
4. The applicant shall implement dust control measures for the duration of the Site and Construction Works, and for the ongoing operation of the site to the satisfaction of the City of Kwinana.
5. The provision of vehicle parking bays as defined on the approved development plans in accordance with AS2890, to be clearly marked on the ground and constructed of bitumen, brick or concrete and drained prior to the occupation to the satisfaction of the City of Kwinana.
6. All vehicle parking to be accommodated within the boundaries of the subject lot to the satisfaction of the City of Kwinana.
7. All trafficable areas are to be sealed and drained as per the City of Kwinana 'Trafficable Areas' Specifications to the satisfaction of the City of Kwinana.
8. All non-trafficable and lay-down areas within the subject lot being sealed and drained to comply with the City of Kwinana non-trafficable and lay-down area specifications.
9. All plant and vehicle wash down facilities shall be connected to an appropriate wastewater treatment system to the satisfaction of the City of Kwinana.
10. Within 60 days of commissioning of the plant operations, the proponent shall provide to the City of Kwinana, certification from a suitably qualified acoustic consultant that the noise emissions resulting from the operations on the site comply with Environment Protection Act and Regulations. The certification shall demonstrate that the plant complies with Environmental Protection (Noise) Regulations 1997 from time of commencement of operations through to maximum throughput capacity.

11. All earthworks and development proposed to be carried out on site shall be undertaken in accordance with the requirements of the document "*Site Contamination Management Plan Capping Area*" (Golder and Associates, November 2003, Reference Number 02640088).

2. Advice to Applicant

- 2.1 The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
- 2.2 Construction should not be commenced for the components of the development which require building approval until the applicant has paid the appropriate fees, submitted the appropriate supporting documentation and has been issued with a building permit in accordance with the *Building Act 2011* and *Building Regulations 2012*.
- 2.3 The applicant should ensure that the proposed development complies with all other relevant legislation, including but not limited to, the *Environmental Protection Act 1986*, Health Act and Regulations, *Environmental Protection (Noise) Regulations 1997*, *Dangerous Goods Safety Act 2004* and Regulations, *Contaminated Sites Act 2003* and the *National Construction Code*.
- 2.4 The proponent is advised to liaise with the Kwinana Industries Council (KIC) to include the noise emissions from the development into the KIC cumulative noise model.
- 2.5 In regards to the parking provision condition, the City of Kwinana Town Planning Scheme No.2 requires a minimum of 263 vehicle parking bays, as such, a reduction in the overall car parking required for the site has been granted on the basis of the total staff numbers present on the site at any time. Should the use of the site change then a reassessment of the parking required on site will be required.
- 2.6 The Department of Environment and Regulation have advised that Groundwater investigations at Lot 12 Mason Road have identified the widespread presence of nitrate contamination at concentrations exceeding Marine Water Ecosystems criteria. In accordance with Department of Health advice if groundwater is being, or is proposed to be abstracted, analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.
- 2.7 Any water based cooling towers to be constructed, maintained and operated in compliance with the Health (Water and Air handling Systems) regulations and be registered with the City of Kwinana.

Details: outline of development application

Property Address:	Lot 201 Donaldson (61) Donaldson Road, Kwinana Beach
Zoning	MRS: Industry
	TPS: General Industry
Use Class:	General Industry – Lithium Hydroxide Processing Plant
Strategy Policy:	City of Kwinana Local Planning Policy (LPP) - Development within Industrial Zones
Development Scheme:	City of Kwinana Town Planning Scheme No.2
Lot Size:	19.9 hectares (proposed lease area)
Existing Land Use:	Office and industrial buildings
Value of Development:	\$317 million

Current Application

Tianqi Lithium Australia Pty Ltd seeks development approval to construct and operate Stage 2 works of the Lithium Hydroxide Processing Plant (LHPP) on a 19.975 hectare leased portion of Lot 201 Donaldson Road, Kwinana Beach. This proposal seeks to duplicate the pyrometallurgical and hydrometallurgical components approved under Stage 1 (as shown in Attachments 1-5). The proponent noted that the facilities, other than the pyrometallurgical and hydrometallurgical operations approved as part of Stage 1 were designed to accommodate ultimate development of the site (including the proposed Stage 2 development). The Stage 2 processing areas are located away from non-processing areas, to the east of the approved Stage 1 operations.

The proposed Stage 2 works include the following;

Pyrometallurgical Operations 2

- This is the area where the spodumene feed ore is converted into a useable solid material for the hydrometallurgical process.
- The area contains a significant preheating structure, a high temperature calciner and a connected cooler, and a high temperature roaster within a connected cooler.
- The area also contains specialist equipment to treat the gases exiting the equipment including a baghouse and scrubber.

Hydrometallurgical Operations 2

- This area contains a series of tanks and filters to enable a fine chemical conversion process. In these tanks, the temperature and pH are manipulated and reagents are added to relevant tanks.

- This area also contains peripheral equipment for the required plant services including a boiler.
- The lithium hydroxide is crystallised, dried and transferred to the bagging area where it is weighed, sealed in bulk bags and loaded into sea containers for transport.

The proponent advises that the LHPP will produce in total 48,000 tonnes per annum (tpa) of lithium hydroxide that will be exported predominantly for use in the manufacture of lithium batteries. The previously approved Stage 1 works was for the production of 24,000 tpa of lithium hydroxide (an increase of 24,000 tpa of lithium hydroxide for the proposed works).

The by-products from this process are;

- Approximately 88,500 tpa of sodium sulphate will be produced for export and used in formulating detergent powder.
- The 345,250 tpa of Tianqi aluminosilicate and 47,400 tpa of gypsum residues will go to the market as a by-product to local cement, concrete and brick manufacturers and for use in agriculture (gypsum).

The proponent also notes that the plant will continue to operate on a continuous 24 hour per day basis, utilising a two shifts per day roster, 365 days per year operation.

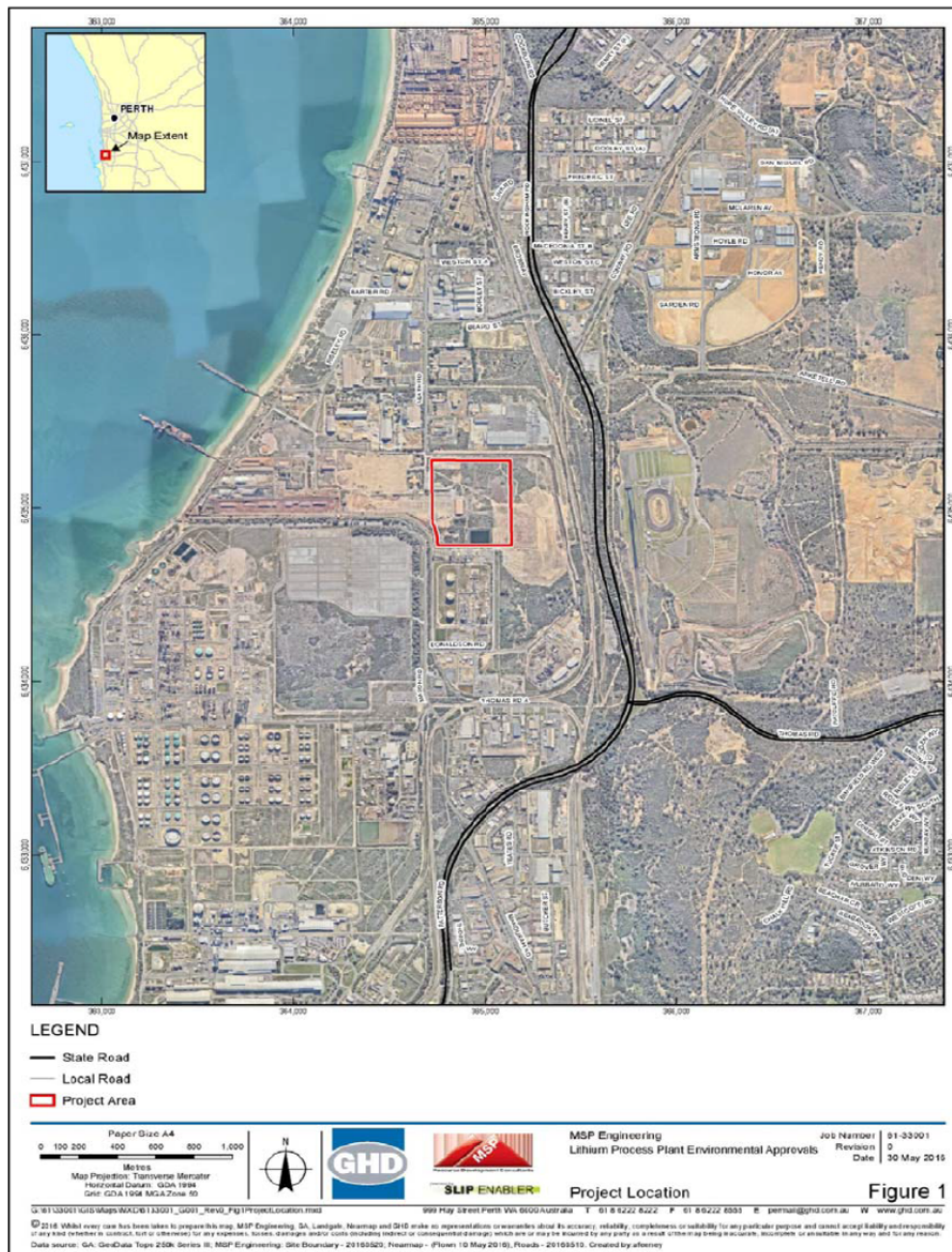
Background:

Site Description

Lot 201 Donaldson Road is approximately 69.9 hectares in area with a subject lease area of 19.9 hectares to be used for the proposed project (Stages 1 and 2). The property was formerly known as Lot 12 Mason Road before it was subdivided. The subject site is situated on the western side of Rockingham Road, Kwinana Beach (refer Figure 1). The development is contained within the General Industry zone.

The site currently contains one other General Industrial use and a number of smaller administration buildings to the west of the development area. These existing uses are proposed to remain in operation separate to this development. The site is accessed via Leath Road and Donaldson Road.

Figure 1 – Location Plan



Previous Approvals

The Metro South-West Joint Development Assessment Panel (JDAP) at its meeting held on 31 August 2016, approved an application for a proposed General Industry - Lithium Hydroxide Processing Plant and related infrastructure (Workshop, Warehouse, Office / Administration, Laboratory and Security buildings, product lay down and car parking areas). Approval was granted subject to conditions for Stage 1 works of the processing plant. The Stage 1 approval included the following non-process and process components;

Stage 1 non-process components;

- Administration Office;
- Emergency-Security-Training Building;
- Laboratory;
- Control Building, cafeteria and ablution facilities;
- General Warehouse;
- Workshop;
- Roads and Car parks; and
- Landscaping

Stage 1 process components:

- Gatehouse;
- Transport Office;
- Spodumene Receiving Building;
- Acid and Caustic Storage;
- Diesel Storage Tank
- Tianqi aluminosilicate Building;
- Conveyors;
- Pyrometallurgical Operations 1;
- Hydrometallurgical Operations 1;
- Product Bagging and Handling Building;
- Sodium Sulphate Storage Building.

Works for the Stage 1 development have commenced on site with some of the buildings under construction.

Legislation & Policy:

Legislation

The proposed LHPP project is subject to a range of licences and regulations applying to industry in Western Australia. A summary of the key legislation, regulations or local laws relevant to the application is listed below:

- *Contaminated Sites Act 2003*
- *Dangerous Goods Safety Act 2004* and Regulations
- *Dangerous Goods Safety (Major Hazard Facilities) Regulations 2007*
- *Environmental Protection Act 1986* and relevant Regulations
- *Health Act 1911*
- State Environmental (Cockburn Sound) Policy 2005
- *Planning and Development Act 2005*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999.*
- City of Kwinana, Local Planning Scheme No. 2 and Local Planning Policies

State Government Policies

State Planning Policy 4.1 – State Industrial Buffer Policy

State Planning Policy 2.6 – State Coastal Planning Policy and associated Position Statement

Local Planning Policies

Local Planning Policy – Development within the Cockburn Sound Catchment

Local Planning Policy – Development within Industrial Zones.

Consultation:

Public Consultation

The proposal represents a “P” (Permitted) use within the context of the requirements of Town Planning Scheme No.2 (TPS 2) and therefore is not required to be advertised. Given the scale of the project, the applicant subsequently liaised with the Kwinana Industries Council (KIC) and a letter of support of the development from the KIC was provided as part of the application process.

Consultation with other Agencies or Consultants

The following government departments and service agencies were consulted;

- Department of Water and Environmental Regulation (DWER - Contaminated Sites Branch);
- Parmelia Gas Pipeline (APA Group)

The following advice was received from the consulted agencies;

Department of Water and Environmental Regulation (DWER)

The DWER advised that the parent lot, being Lot 12 Mason Road was classified as contaminated – restricted use under the Contaminated Sites Act, 2003.

Groundwater investigations carried out at Lot 12 Mason Road have identified the widespread presence of nitrate contamination in concentrations exceeding Marine Water Ecosystems criteria. In accordance with the Department of Health advice (received by DWER) if groundwater is being, or is proposed to be abstracted, analytical testing should be carried out to determine whether the groundwater is suitable for its intended use. An advice note has been recommended on the approval notifying the applicant that should groundwater be intended for use on the site then it should be subjected to analytical testing to determine its suitability for use. In this regard, the DWER recommended no further action be needed in respect to the groundwater contamination present on the site.

The proposed LHPP is proposed to be constructed on the south-eastern portion of Lot 12 Mason Road. A limestone capped area occupies the eastern portion of the site and is managed under a Site Contamination Management Plan, prepared by Golder and Associates in 2003. The contamination present under this capped area is a result of the previous use (Hismelt - Iron Foundry and Smelting plant) on the site

and consists of blast furnace dust, blast furnace slag and blue gravel. At the time of the Golder and Associates testing in 2003, the concentrations of arsenic, cadmium, lead and zinc present under the capped area of the site exceeded the relevant guidelines for Environmental Investigation Levels but not Health Investigation Levels for commercial industrial use. The proposed development footprint for the LHPP includes a portion of this capped area. The extent of development which extends over the capped area includes truck parking, product container loading areas and a product container handling area. In this regard, the DWER recommends that any works proposed to be carried out within the limestone capped area should comply with the requirements of the document "*Site Contamination Management Plan Capping Area*" (Golder and Associates, November 2003, Reference Number 02640088). With regard to the contamination present under the capped area of the site, no further remediation is required subject to the development meeting the requirements of the Golder and Associates report referenced above.

In summary, in regards to the DWER's comments on the proposal, a condition has been recommended on the approval which requires that all development to be carried out over the limestone capped area within the south eastern portion of the subject land to be in accordance with the requirements of the Site Contamination Management Plan Capping Area" (Golder and Associates, November 2003, Reference Number 02640088). In addition, an advice note has been recommended which advises the applicant that should groundwater be extracted from the site then testing should be carried out in accordance with the DWER's advice to determine its suitability.

Works Approval under the Environmental Protection Act 1986

DWER also advised that it had received an application from Tianqi Lithium Australia Pty Ltd for an amendment to Works Approval W5977/2016/1 under Division 3, Part V of the *Environmental Protection Act 1986* (EP Act). The current works approval authorises works associated with the construction of a lithium hydroxide processing plant and for the production of 24,000 tpa of lithium hydroxide. The proposed Stage 2 works will increase the proposed lithium hydroxide production design capacity from 24,000 tpa to 48,000 tpa. This proposed amendment is currently being reviewed by DWER and is yet to be determined.

Department of Mines, Industry Regulation and Safety (DMIRS)

The DMIRS Critical Risks team reviewed the proposal and confirmed that the facility does not plan to store, manufacture or process any schedule 1 dangerous goods outlined in the *Dangerous Goods Safety (Major Hazard Facilities) Regulations 2007*. Officers of the DMIRS confirmed that the proposed LHPP is not a major hazard facility.

APA Group

APA Group confirmed that they have no objection to the proposed development.

Planning assessment:

Town Planning Scheme No. 2 Implications

The proposal represents a 'General Industry' use in the context of TPS 2 which is described under Appendix 4 (Interpretations) as: *"means any industry other than a hazardous, light, noxious, rural, extractive or service industry"*.

TPS 2 defines 'Industry' as *'the carrying out of any process for and incidental to: (b) the winning, processing or treatment of minerals'.....*

'Hazardous Industry' in the definition of TPS 2 *'means an industry which by reason of the processes involved or the method of manufacture, or the nature of the materials used or produced requires isolation from other buildings.'*

In the context of the General Industrial Zone, the General Industry use represents a "P" use, provided it complies with the relevant standards and requirements laid down in the Scheme and all conditions (if any) imposed by the Council in granting planning consent.

In the context of TPS 2, this development has been considered as a 'General Industry' in lieu of 'Hazardous Industry'. The development has been considered a General Industry Use on the basis of the information and detail provided in the application proposal. The applicant has advised that the volumes of materials stored on site will unlikely result in the development being classified as a major hazard facility in the context of the Dangerous Goods legislation.

Whilst the development does generate air quality emissions, the applicant's Air Quality Assessment (prepared by consultants GHD) has concluded that the ground level concentrations generated by the development are expected to remain well below the limits and standards specified in the *Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999*, and will not result in a significant increase to the maximum predicted ground level concentrations of SO₂ associated with emissions from the existing industries located in Kwinana.

The modelling results also indicated broad compliance with the Kwinana EPP limits and standards, except for exceedances that are predicted to occur for existing Kwinana industry emissions (which would have otherwise occurred without the proposed LHPP).

For the reasons discussed above, the development has been considered as a 'General Industry' in the context of TPS 2.

Development Requirements under Town Planning Scheme No.2

The following Table lists the relevant provisions under TPS 2 which apply to this application. Other elements of the application relevant to the determination of applications under Part 2.4 of the Scheme are also detailed following.

Table 1 – Town Planning Scheme Summary

City Planning Scheme No.2 Clause	Requirements	Planning Comment
6.8.1 – Outline Development Plans	Not Applicable	The Development is not subject to an outline development plan.
6.8.2, 6.8.3 – Minor Works not requiring planning approval	Not Applicable	The works proposed are substantial and do not fall within the works not requiring approval clauses of the Scheme.
6.8.4 – Plot Ratio and Site Coverage	0.8 Plot Ratio 65% Site Cover	The plot ratio and site coverage of the lot is well within the scheme requirements with approximately 30% site cover in total.
6.8.5 – Minimum Setbacks from Boundaries	Side – 6 metres Rear – 9 metres Front - 15 metres	Setbacks to the proposed development comply with the scheme requirements with a minimum of 40 metres from the front boundary for the processing plant. All other development on site is well setback from all other boundaries.
6.8.6 – Appearance of Buildings	Buildings located, constructed and finished so as to not cause detriment to the locality	The proposed development is considered appropriate for the industrial zone and should not detrimentally affect the amenity of the locality.
6.8.7 – Landscaping Areas	5% of site area to be landscaped and maintained	A condition was previously required under the Stage 1 approval for the landscaping of at least 5% of the total lease area for both Stages 1 and 2. The proponent was also required to submit a landscaping plan for approval and implementation of this plan to the satisfaction of the City of Kwinana. A landscaping condition is not recommended for this stage as this

		is covered under the Stage 1 approval.
6.8.8 – Car Parking and Crossovers	Car Parking Spaces to be provided in accordance with Table III of the Scheme	<p>The approved Stage 1 development required the provision of 246 vehicle parking bays in accordance with the requirements of Table III of the Scheme. The proposed Stage 2 works require an additional 17 car parking bays, thus resulting in total 263 car parking bays required for Stage 1 and 2 works. The proponent proposed that a total of 155 car parking bays plus two bus parking bays would be provided for the Stage 1 works. This was supported by the JDAP as part of that approval.</p> <p>The proponent proposes to provide an additional 27 car parking bays under the current application (to be constructed within the car parking area approved under Stage 1) resulting in a total of 172 car parking bays on site. In regards to the parking shortfall, the applicant advises that the plant would operate with a total of 98 staff at any one time. In this regard, whilst the car parking proposed represents a significant reduction in the Scheme requirements, the reason for the total number of car bays required under the Scheme is due to the large floor area of processing and warehouse areas needed to handle the significant volumes of material being processed.</p> <p>On the basis of the staff numbers provided however, (as opposed to the building floor area) the City's planning staff are comfortable with the car parking proposed for this development. Conditions have been recommended requiring trafficable and non-trafficable areas</p>

		to be sealed and drained in accordance with the City of Kwinana's specifications.
6.8.9 – Loading and Unloading	Loading / Unloading areas to be maintained in good order	The proposed loading / unloading areas of the development are proposed to be provided in an appropriate location and manner.
6.8.10 – Waste Water and Effluent Disposal	Waste water to be managed appropriately to preserve the environment and groundwater	The applicant states that washdown water will be returned to the internal stormwater sumps within the process plant area for reuse in the plant. Sewage and grey water generated on site is proposed to be disposed of through a nutrient retentive effluent disposal system. Stormwater collected on site is proposed to be piped to drainage sumps on the site and reused in the plant process. All other waste water which is unable to be reused within the plant processes will be discharged through the Sepia Depression Ocean Outfall Landline (SDOOL) in conjunction with DER licencing requirements.
6.8.11 – Recycled Water	Council shall have regard to the ability to recycle water in industrial processes	The proponent has indicated that stormwater will be harvested and used as process water. Excess stormwater (up to 1 in 20 year 24-hour rain event) will be contained in purpose built infiltration (soakage) basins sized to receive stormwater harvested from roofs and sealed surfaces in accordance with the City of Kwinana's specifications.
6.8.12 – Fencing	A security fence proposed on a front lot boundary shall be setback 1.5 metres from the front lot boundary and landscaping shall be established and maintained between these lines to the satisfaction of Council.	The boundary fence is proposed to be constructed on the front lot boundary with a significant portion of high quality masonry fencing being provided. It is recommended that landscaping be established and maintained behind the fence and the lot boundary.
6.8.13 – Private Utility	Not Applicable	Not applicable.

City of Kwinana Local Planning Policies

The proposed development complies with the requirements of both the *Development within the Cockburn Sound Catchment*, and *Development within Industrial Zones* local planning policies.

With respect to the Local Planning Policy (LPP) – *Development within the Cockburn Sound Catchment*, the proposal is unlikely to generate large volumes of waste water from the processes carried out within the facility. In this regard however, the proponent is required to capture all stormwater and dispose of it within the boundaries of the site, and all wastewater from the ablution and plant / vehicle wash down facilities will be required to be connected to an appropriate treatment system. Alternatively, the applicant may also be able to discharge wastewater via the SDOOL in accordance with any licence conditions imposed by the DWER.

With regard to the provisions of LPP – *Development within the Industrial Zones*, the proposed development complies with all relevant requirements of this policy.

The proposed development complies with the requirements of TPS 2 and its Policies. The development is considered appropriate for the intent and policy objectives for the General Industry Zone and recommended for approval subject to appropriate conditions.

City of Kwinana Draft Industrial Strategy

The City's draft Industrial Strategy has been prepared as a supporting document to the City's draft Local Planning Strategy. The draft Local Planning Strategy is currently under review. In December 2014, Council adopted the draft Local Planning Strategy for consultative advertising prior to formally forwarding it to the Western Australian Planning Commission (WAPC) for certification for formal advertising under the Town Planning Regulations. The draft Industrial Strategy proposed a series of industrial classes according to the intensity and nature of the industrial use. It is useful as a guiding document for proposals of this type. Under this draft strategy, the proposal represents a Class II Industry. Class II industry under the draft strategy requires a 1000 metre separation distance from the nearest residential areas. The land holding is approximately 2.4km from the nearest residential zone in the suburb of Medina to the south-east. The development therefore meets the separation objectives of the City's draft Industrial Strategy.

Air Quality Assessment

An updated Air Quality Assessment (prepared by consultants GHD) provided with the application concludes that the ground level concentrations generated by the LHPP are expected to remain well below the limits and standards specified in the *Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999*, and will not

result in a significant increase to the maximum predicted ground level concentrations of SO₂ associated with emissions from the existing industries located in Kwinana.

The dispersion modelling of plant emissions in the report demonstrates compliance with the relevant air quality criteria for all residential sensitive receptors. The report also concludes that emissions from the proposed Lithium Hydroxide Process Plant are unlikely to impact on residential sensitive receptors in proximity to the plant.

The report also includes a review of the likely cumulative impacts and concludes that the cumulative impacts from the proposed Kwinana LHPP with existing industries within the Kwinana Industrial Area will be acceptable.

Works Approval under the Environmental Protection Act 1986

DWER also advised that it had received an application from Tianqi Lithium Australia Pty Ltd for an amendment to Works Approval W5977/2016/1 under Division 3, Part V of the *Environmental Protection Act 1986* (EP Act). The current works approval authorises works associated with the construction of a lithium hydroxide processing plant and for the production of 24,000 tpa of lithium hydroxide. The proposed Stage 2 works will increase the proposed lithium hydroxide production design capacity from 24,000 tpa to 48,000 tpa. This proposed amendment is currently being reviewed by DWER and is yet to be determined.

Traffic and Transport Considerations

An updated Transport Assessment Report prepared by Porter Consulting Engineers was submitted with the application. The report assessed the accessibility of the development site, traffic operations, car parking and the potential impacts of the development related traffic on the local road network.

The proposed development will obtain access from Leath Road / Donaldson Road extension. Leath Road is a local access road located along the northern boundary of the proposed development. Traffic generated by this development also feeds into Beard Street (to the north) and Rockingham Road (to the east). The development will increase traffic movements on the local road network and incorporates operational and administrative staff and raw material and product movement by trucks.

The applicant's Traffic Impact Statement (TIS) models the impact of the additional traffic on the road network and has been assessed by developing a base case scenario considered to be the worst case in 2021. This base case incorporates other development traffic in the area from the local area and the new Sims Metal development. The TIS states that the development will generate up to 210 truck movements per day (over a 24 hour period), and will generate up to 200 employee vehicle movements per day. During peak hour times, the TIS predicts up to 30 vehicle movements per hour. The TIS states that the impact on the operation of the

key signalised junctions on Rockingham Road and on the capacity of the local road network has been assessed and concluded that there will be no material impact.

The TIS was peer reviewed by the City's Development Engineer who agreed with the findings of this report.

Noise

As the facility is proposed to operate 24 hours per day / 7 days per week, noise received at any residence needs to comply with the assigned night period noise level. Additionally, as the facility is located within the Kwinana Industrial Area, noise received at the neighbouring industrial premises needs to comply with the assigned noise level applicable at any time at the boundary of the neighbouring industrial premises. An updated Acoustic Assessment Report prepared by GHD and dated August 2017 was submitted with the development application.

Noise emissions from the proposal would be mainly from process fans, pumps, steam generation (from boilers), air compressors, milling equipment and on-site truck movements. The nearest noise sensitive receptors are located approximately 2.4km to the south east being the Medina/Calista residential areas.

In 2010, the KIC commissioned an update to the KIC acoustic model to incorporate current KIC member acoustic model data, covering most existing major noise emitters in the Kwinana Industrial Area (KIA). The consultant also undertook a noise measurement program to compare measured levels with model outputs for reference locations throughout the Kwinana area, including residential areas. The KIC model can be used to generate overall KIC source predicted noise contours for use by individual members to facilitate the assessment of their own proposals and to determine the cumulative effects.

Noise emissions from the LHPP need to comply with the requirements of the *Environmental Protection (Noise) Regulations 1997*. The Acoustic Assessment Report states that the proposal complies with the Regulations and assigned noise levels at the boundary. Additionally, the report indicates that the following mitigation measures have been included in the LHPP design;

- Selection of plant, equipment and vehicles to limit noise emission where possible. All plant, equipment and vehicles on site to be kept properly serviced and fitted with appropriate mufflers.
- Plant, equipment and vehicles found to produce excessive noise to be removed from the site or stood down until repairs or modifications can be made.
- Purpose built acoustic enclosures to be provided where required for large plant items in order to achieve noise levels of less than 85 dBA at 1m, consistent with occupational health and safety requirements.
- Selection of equipment and plant items to limit noise emissions. Where practical and feasible, motor drives, gearboxes, pumps etc would be specified and selected to achieve a noise level of less than 85 dBA at a distance of 1m.

The City has recommended a condition that requires that certification be provided to the City at final commissioning of the plant to confirm that noise emissions resulting from the operations on site comply with the Environmental Protection Act and Regulations. An advice note has also been included requesting the proponent liaise with the KIC for inclusion of their noise report into the KIA cumulative noise model.

Dust

The application states that dust emissions will be mitigated through the implementation of a Construction Environmental Management Plan (CEMP) for the project. The CEMP is proposed to be developed and implemented as part of the construction program for the development. In this regard, a condition has been recommended on the development requiring dust management to be undertaken during construction and the ongoing operation of the plant.

Waste Disposal

The effluent generated on the site is required to be treated via a nutrient retentive effluent disposal system. It has been proposed and also required via a condition of approval that the development be connected to such a system.

It is intended that all stormwater from building and paved areas on site will be collected and used in the plant processes where possible. The applicant has advised that they intend to access process water for the LHPP from the Kwinana Water Recycling Plant (KWRP). The applicant has stated that the wastewater generated from the plant will largely be the result of cooling tower blow down water. This waste water is proposed to be returned to the KWRP for disposal via the SDOOL. The City supports the reuse of collected stormwater and the utilisation of KWRP water in the process equipment.

Climate Change and Sea Level Rise

The objectives of the WAPC State Planning Policy 2.6 State Coastal Planning and associated Position Statement requires that the location of coastal facilities and development takes into account coastal processes including erosion and sea level change and biophysical criteria.

The Department of Transport's Sea Level Change in Western Australia – Application to Coastal Planning Report (February 2010) recommends for planning timeframes beyond 100 years that a vertical sea level rise of 0.01 m/year be added to 0.9m for every year beyond 2110. Under the WAPC Position Statement, for new development on a sandy coast, the impact of this increase in vertical sea level rise value from 0.38 to 0.9m will result in an increased horizontal setback of 52m, increasing the total setback for the general guide from 100m to 150m.

The proposed development has a horizontal separation from the water mark of approximately 1.2 kilometres.

Contamination

As noted, the DWER advised that the parent lot, being Lot 12 Mason Road was classified as contaminated – restricted use under the Act.

Groundwater investigations carried out at Lot 12 Mason Road have identified the widespread presence of nitrate contamination in concentrations exceeding Marine Water Ecosystems criteria. In accordance with the Department of Health advice (received by DWER) if groundwater is being, or is proposed to be abstracted, analytical testing should be carried out to determine whether the groundwater is suitable for its intended use. As noted previously, an advice note has been recommended on the approval notifying the applicant that should groundwater be intended for use on the site then it should be subjected to analytical testing to determine its suitability for use.

As also noted, the proposed LHPP is proposed to be constructed on the south-eastern portion of Lot 12 Mason Road. A limestone capped area occupies the eastern portion of the site and is managed under a Site Contamination Management Plan, prepared by Golder and Associates in 2003. The contamination present under this capped area is a result of the previous use (Hismelt - Iron Foundry and Smelting plant) on the site and consists of blast furnace dust, blast furnace slag and blue gravel. The proposed development footprint for the LHPP includes a portion of this capped area. In this regard, the DWER recommends that any works proposed to be carried out within the limestone area should comply with the requirements of the document *“Site Contamination Management Plan Capping Area” (Golder and Associates, November 2003, Reference Number 02640088)*.

A condition has been recommended on the approval which requires that all development to be carried out over the limestone capped area within the south eastern portion of the subject land to be in accordance with the requirements of the *Site Contamination Management Plan Capping Area” (Golder and Associates, November 2003, Reference Number 02640088)*. An advice note has also been recommended which advises the applicant that should groundwater be extracted from the site then testing should be carried out in accordance with the DWER’s advice to determine its suitability.

Cumulative Risk

In the context of TPS 2, this development has been considered as ‘General Industry’ in lieu of ‘Hazardous Industry’. In this regard, the development has been considered a General Industry on the basis of the information and detail provided in the application proposal. The applicant has advised that the volumes of materials stored on site will likely not result in the development being classified as a major hazard facility in the context of the Dangerous Goods legislation. In this regard, the City’s

Planning Staff have liaised with the DMIRS in regard to the classification of the development. Officers of the DMIRS have advised that the development is not classified as a major hazard facility and believe the level of off site risk posed from the development is negligible. In respect to the above, a Quantitative Risk Assessment was not sought for the approved Stage 1 development nor this stage.

Bushfire Management

Strategen undertook a bushfire hazard level and Bushfire Attack Level (BAL) contour assessment on the subject site for both Stages 1 and 2 of the LHPP. The assessments were undertaken in accordance with the Guidelines, the Visual Guide for Bushfire Risk Assessment in Western Australia and AS 3959–2009. The assessments and recommendations siting proposed built assets outside of BAL FZ and BAL 40 areas responds to the bushfire risk imposed by classified vegetation to the north, northwest, south, southwest and east of the subject site in accordance with State Planning Policy 3.7 (Planning in Bushfire Prone Areas) requirements.

Given that the proposed industrial buildings are covered under Class 5 of the Building Code of Australia, and, that the bushfire construction provisions of the Building Code of Australia (i.e. AS 3959–2009; BALs) do not apply to Class 4 to Class 9 buildings, the applicant has the discretion to utilise any or all of the elements of AS 2959–2009 in the construction of the building that they deem appropriate. However, construction of buildings is generally not permitted within BAL FZ and BAL 40 areas regardless of building class. The development design illustrates that no buildings are proposed to be developed within BAL FZ and BAL 40 areas.

The recommended separation distances from classified vegetation in the form of Asset Protection Zones will ensure that proposed built assets within the subject site are situated at a compliant distance from bushfire prone areas. It is expected that the proposed industrial development will meet the intent of SPP 3.7 through ensuring adequate separation from bushfire hazards. The BAL contours modelled for the subject site are shown in Figure 2 below.

Figure 2 – BAL Contour Map

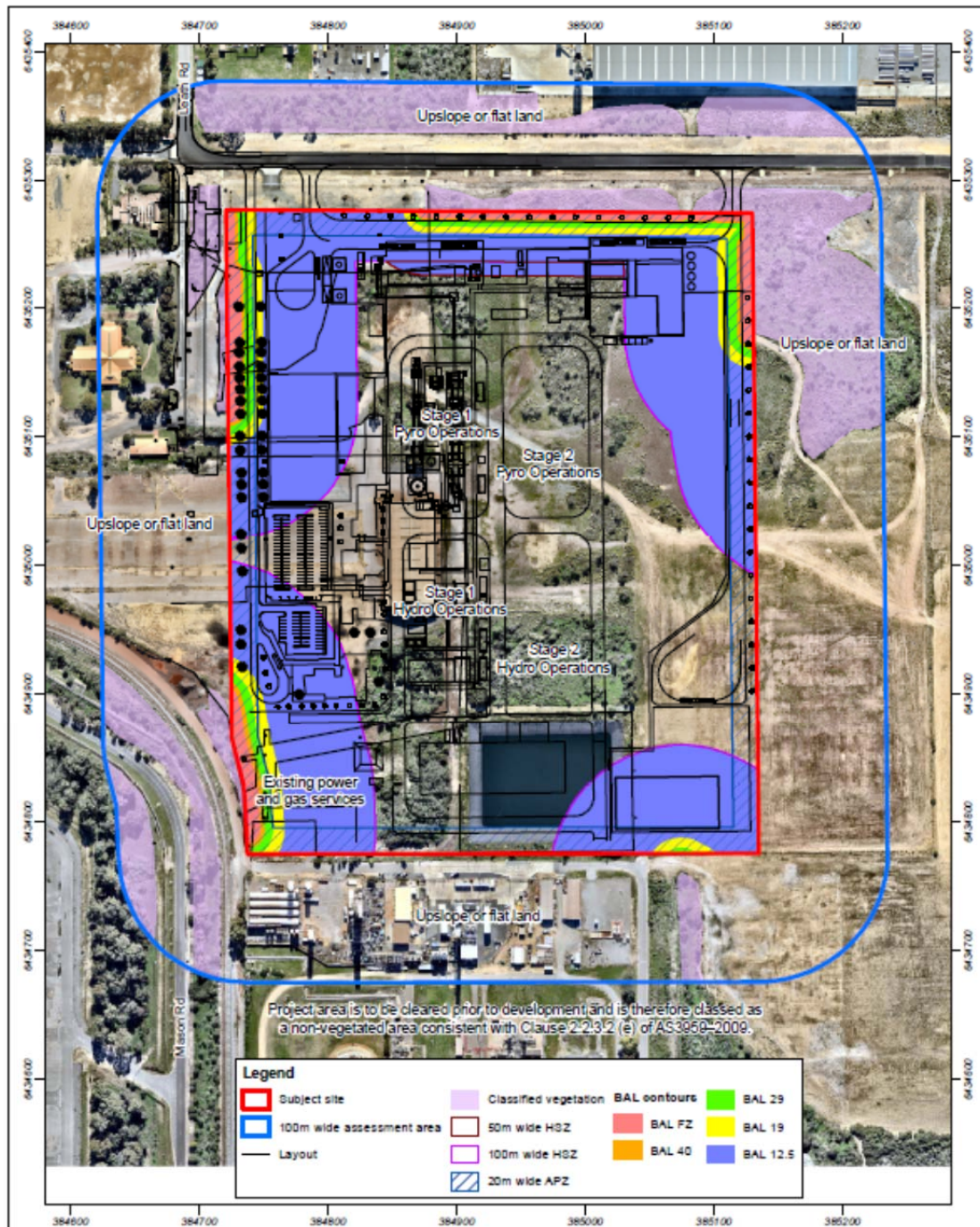


Figure 2: BAL contour assessment



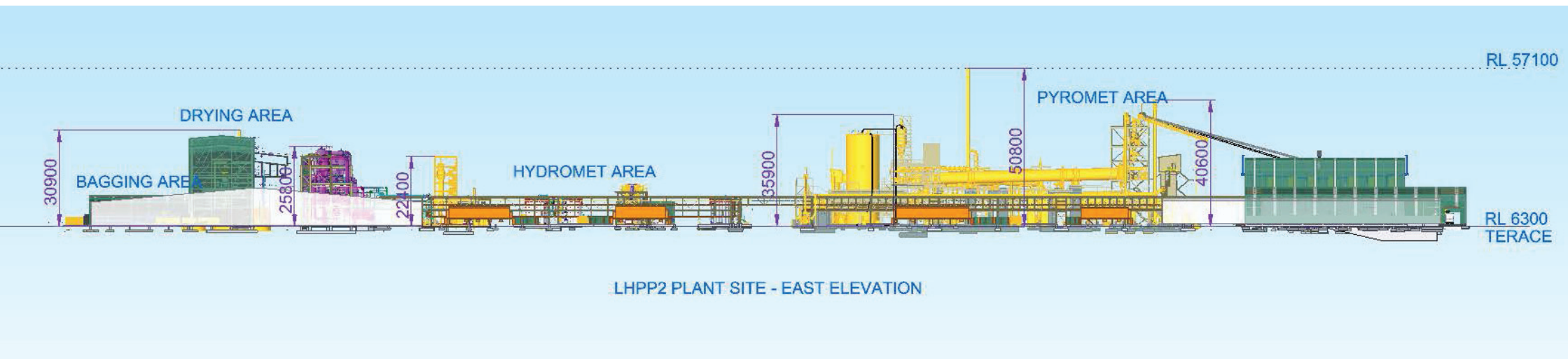
Council Recommendation:

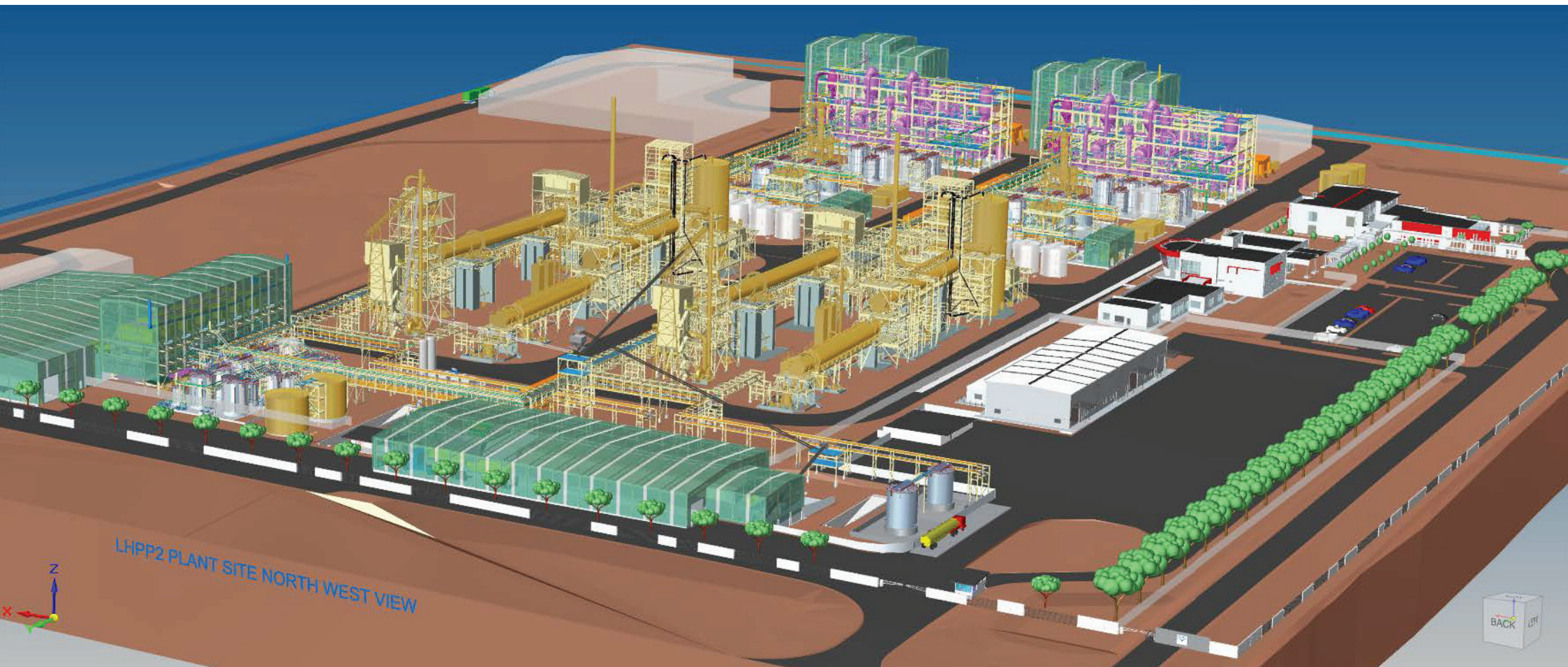
That the application is approved subject to the recommended conditions and advice notes as per this report.

Conclusion:

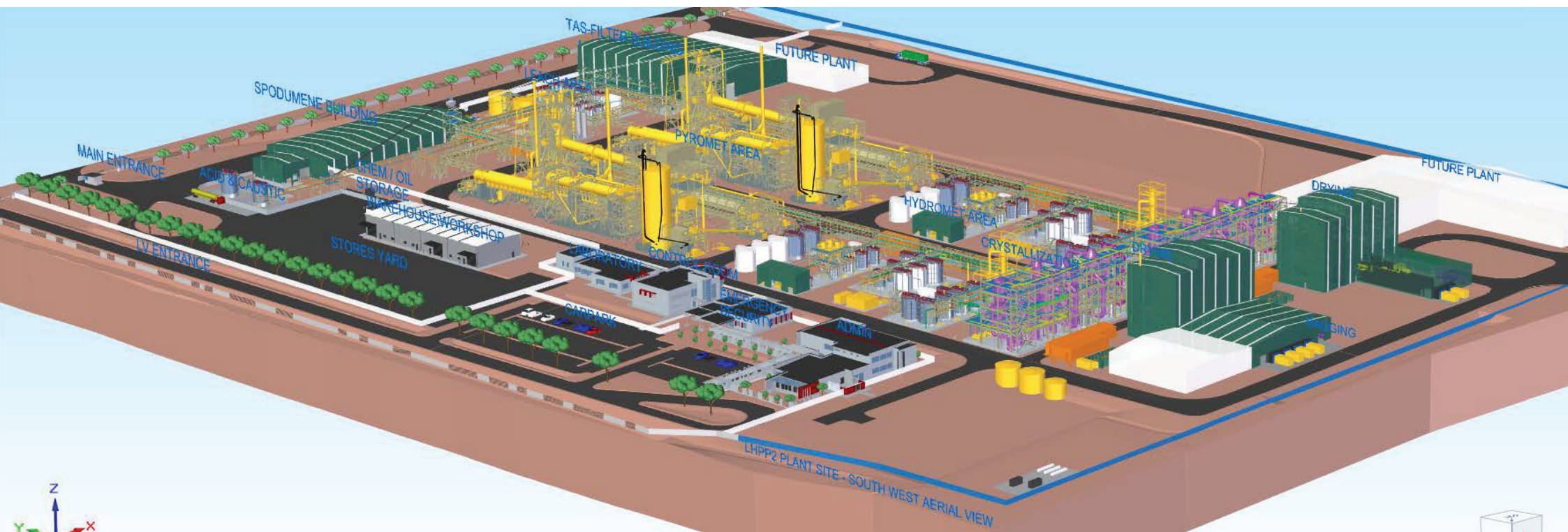
Upon assessment of the development against the objectives and requirements of Town Planning Scheme No.2, it is considered that the application can be approved subject to conditions. With the exception of a variation to the required car parking bays, the development complies with the requirements of TPS 2 and represents effective use of currently underutilised industrial land within KIA.











ATTACHMENT 5

7.2 Amended Joint Development Assessment Panel Application – General Industry – Lithium Hydroxide Processing Plant – Substation Upgrades & Ancillary Structures – Lot 201 Donaldson Road, Kwinana Beach

SUMMARY:

An amended Joint Development Assessment Panel application has been received for a proposed General Industry – Lithium Hydroxide Processing Plant – Substation Upgrades & Ancillary Structures on Lot 201 Donaldson Road, Kwinana Beach. This amendment to the original application is being made under Regulation 17 of the Planning and Development (Development Assessment Panels) Regulations, 2011, and is known as a Form 2.

The Metro South-West Joint Development Assessment Panel (JDAP) approved an initial application for a proposed General Industry – Lithium Hydroxide Processing Plant (LHPP) and related infrastructure (Workshop, Warehouse, Office / Administration, Laboratory and Security buildings, product lay down and car parking areas) on Lot 201 Donaldson Road, Kwinana Beach, at its meeting held on 31 August 2016.

Construction has commenced for the Stage 1 development. A development application (City of Kwinana Ref: DA9014) for the Stage 2 works was lodged concurrently with this current application for an amendment to the Stage 1 approval.

Tianqi Lithium Australia Pty Ltd now proposes to source the necessary power supply for the Stage 1 and Stage 2 developments from the existing Hismelt substation immediately to the west of the current lease area on the same lot. The current approval includes an electricity supply provided through a substation immediately to the west of the proposed Stage 1 works (light vehicle entrance gate 1). The proponent notes that following further investigation, it was determined that this power supply would be inadequate and consequently an alternate power supply was required to meet the operational needs of the LHPP at ultimate development. The existing Hismelt substation (no longer in use for the Hismelt) is required to be upgraded to ensure operating capacities can be met. The proposal results in an additional 0.64 hectare lease area, resulting in a total lease area of 20.54 hectares for both stages 1 and 2 developments.

The proponent states that the proposed upgrading works will increase the capacity of the existing substation from 132/6.6kV to 132/22kV.

The proposal will include the following;

- Maintaining the existing Western Power 132kV transmission line entry into the substation;
- Earthworks;
- Installation of three new 132/22kV Power Transformers;
- Creation of a new 132kV busbar and associated 132kV circuits;
- Installation of two new switchrooms, and modifications of one existing switchroom; and
- Installation of one new relay room.

Other amendments to the plan include minor layout reconfigurations to the stage 1 LHPP site, including:

- road layout for internal traffic movement through Gate 3; and
- minor layout changes to the bagging area.

It is noted that the minor layout reconfigurations to the Stage 1 approval do not require planning approval under Clause 6.8.2 of the City of Kwinana's Town Planning Scheme (TPS 2).

7.2 AMENDED JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT – SUBSTATION UPGRADES & ANCILLARY STRUCTURES – LOT 201 DONALDSON ROAD, KWINANA BEACH

The property is zoned General Industry under TPS 2 and Industrial under the Metropolitan Region Scheme (MRS). The proposal requires dual approval under TPS 2 and the MRS, hence the City of Kwinana has not exercised its delegation to determine the amendment application pursuant to regulation 17A of the Planning and Development (Development Assessment Panels) Regulations 2011.

The operations and activities approved on site will not substantially change as a result of the proposed amendments.

Contamination

The Department of Water and Environmental Regulation (DWER) advised that the parent lot, being Lot 12 Mason Road was classified as contaminated – restricted use under the Contaminated Sites Act 2003.

Groundwater investigations carried out at Lot 12 Mason Road have identified the widespread presence of nitrate contamination in concentrations exceeding Marine Water Ecosystems criteria. In accordance with the Department of Health advice (received by DWER) if groundwater is being, or is proposed to be abstracted, analytical testing should be carried out to determine whether the groundwater is suitable for its intended use. An advice note was included on the original approval notifying the applicant that should groundwater be intended for use on the site then it should be subjected to analytical testing to determine its suitability for use. In this regard, the DWER recommended no further action is needed in respect to the groundwater contamination present on the site for this amendment to the original approval.

DWER also advises that a limestone capped area occupies the eastern portion of the site and is managed under a Site Contamination Management Plan, prepared by Golder and Associates in 2003. The contamination present under this capped area is a result of the previous use (Hismelt - Iron Foundry and Smelting plant) on the site and consists of blast furnace dust, blast furnace slag and blue gravel. At the time of the Golder and Associates testing in 2003, the concentrations of arsenic, cadmium, lead and zinc present under the capped area of the site exceeded the relevant guidelines for Environmental Investigation Levels but not Health Investigation Levels for commercial industrial use. The approved development footprint for the LHPP includes a portion of this capped area over the eastern portion and doesn't include the area the subject of this amendment.

The substation upgrades as a part of this amendment are proposed to the north-western portion of the property. A Contamination Baseline Assessment Report documenting pre-development site conditions prepared by Golder and Associates and dated July 2017 was however submitted with the amendment application.

The report noted that the existing fill material is likely to contain small volumes of hydrogen sulphide and sulphur dioxide, which may potentially be released if the slag material is disturbed. The report recommends that the appropriate occupational health and safety management measures be implemented to control the exposure to gases and a construction environmental management plan be developed to aid management of any unexpected finds during earthworks. City Officers reviewed this report and recommend the inclusion of an advice note advising the proponent to consider the recommendations of the Contaminated Site Baseline Assessment Report by Golder and Associates, dated July 2017.

7.2 AMENDED JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT – SUBSTATION UPGRADES & ANCILLARY STRUCTURES – LOT 201 DONALDSON ROAD, KWINANA BEACH

Officer's Comment

City Officers have prepared the Responsible Authority Report (RAR) in accordance with the JDAP Regulations for Council's consideration and determination. The amended development application is a "P" (Permitted) use under TPS 2 and does not require advertising.

The landscaping condition on the original approval requiring a minimum of 10,000m² (5% of the total lease area) being landscaped is recommended to be amended as the current application includes an additional 0.64 hectare lease. This results in a total lease area of 20.54 hectares (previously 19.9 hectares). The proponent is now required to landscape an additional 300m² of the new lease area (total 10 300m², being 5% of the new total lease area).

As noted above, an additional advice note has also been recommended to advise the proponent to consider the recommendation of the Contaminated Site Baseline Assessment Report by Golder and Associates, dated July 2017.

City Officers have reviewed the proposed minor amendments and are satisfied that they meet TPS 2 requirements. The changes will have little impact on the intent and operations of the development.

City Officers have recommended the application be approved subject to the same conditions and advice notes of the 31 August 2016 approval, with the exception of the landscaping condition and additional advice notes.

OFFICER RECOMMENDATION:

That Council consider and adopt the recommendations of the Responsible Authority Report to the Metro South-West Joint Development Assessment Panel for Proposed General Industry – Lithium Hydroxide Processing Plant – Substation Upgrades & Ancillary Structures – Lot 201 Donaldson Road, Kwinana Beach

COMMUNITY ENGAGEMENT

The proposal represents a "P" (Permitted) use within the context of the requirements of TPS 2 and therefore is not required to be advertised. Given the scale of the project, the applicant has liaised with the Kwinana Industries Council (KIC) which provided a letter of support to the development as part of the application process.

LEGAL/POLICY IMPLICATIONS:

For the purposes of Councillors considering a declaration of interest, the land owners are Western Australian Land Authority (Landcorp) and the applicant is Tianqi Lithium Australia Pty Ltd.

The following legislation strategic and policy based documents were considered in assessing the application:

- City of Kwinana, Local Planning Scheme No. 2.
- *Contaminated Sites Act 2003*.
- *Dangerous Goods Safety Act 2004* and Regulations.
- *Dangerous Goods Safety (Major Hazard Facilities) Regulations 2007*.

7.2 AMENDED JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT – SUBSTATION UPGRADES & ANCILLARY STRUCTURES – LOT 201 DONALDSON ROAD, KWINANA BEACH

- *Environmental Protection Act 1986 and relevant Regulations.*
- *Health Act 1911.*
- *State Environmental (Cockburn Sound) Policy 2005.*
- *Planning and Development Act 2005.*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992.*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999.*
- *State Planning Policy 4.1 – State Industrial Buffer Policy.*
- *State Planning Policy 2.6 – State Coastal Planning Policy and associated Position Statement.*
- *Local Planning Policy – Development within the Cockburn Sound Catchment.*
- *Local Planning Policy – Development within Industrial Zones.*

FINANCIAL/BUDGET IMPLICATIONS:

There are no financial or budget implications as a result of this application.

ENVIRONMENTAL IMPLICATIONS:

The Air Quality Assessment report submitted with the original application concluded that emissions from the proposed Lithium Hydroxide Process Plant were unlikely to impact on residential sensitive receptors in proximity to the plant. In addition, works approval from the Department of Water and Environmental Regulation was granted for the Stage 1 works, with an amendment currently being reviewed for the Stage 2 works.

As noted above, advice on the amendment was received from DWER and an additional advice note has been recommended addressing potential occupational health and safety management measures.

STRATEGIC/SOCIAL IMPLICATIONS:

Plan	Objective	Strategy
Corporate Business Plan	10.1 Planning	10.1.1 To implement the long term strategic land use planning for the social, economic and environmental wellbeing of the City

RISK IMPLICATIONS:

Council approves development under its Town Planning Scheme to meet its statutory obligations and facilitate proper and orderly development of the municipality to accommodate development in accordance with the objectives of Council's Strategic Plan.

7.2 AMENDED JOINT DEVELOPMENT ASSESSMENT PANEL APPLICATION – GENERAL INDUSTRY – LITHIUM HYDROXIDE PROCESSING PLANT – SUBSTATION UPGRADES & ANCILLARY STRUCTURES – LOT 201 DONALDSON ROAD, KWINANA BEACH

Development Approvals, Scheme Amendments, Subdivision and Structure Planning allows land use to change over time to meet Council and State Government policies and practices, community values and provide protection to the environment. The Officer recommendation for this proposal particularly aims to reduce the risk of development occurring in a manner which may detract from the amenity of the area.

This proposal has been assessed in accordance with the Scheme. It is considered that there are minimal risk implications in this respect.

Risk Event	Appeal of the JDAP's decision or conditions of approval imposed.
Risk Theme	Failure to fulfil statutory regulations or compliance requirements Providing inaccurate advice/ information.
Risk Effect/Impact	Reputation Compliance
Risk Assessment Context	Strategic
Consequence	Minor
Likelihood	Possible
Rating (before treatment)	Low
Risk Treatment in place	Reduce - mitigate risk
Response to risk treatment required/in place	<ul style="list-style-type: none"> • Work instructions in place and checklists used when assessing the application. • The recommendation on the application is justified on the basis of compliance with the Town Planning Scheme, and the discretion afforded to the JDAP to vary these documents. • Liaising with the applicant throughout the application process.
Rating (after treatment)	Low

COUNCIL DECISION

580

MOVED CR S LEE

SECONDED CR S MILLS

That Council consider and adopt the recommendations of the Responsible Authority Report to the Metro South-West Joint Development Assessment Panel for Proposed General Industry – Lithium Hydroxide Processing Plant – Substation Upgrades & Ancillary Structures – Lot 201 Donaldson Road, Kwinana Beach

**CARRIED
6/0**



Form 2 - Responsible Authority Report (Regulation 17)

Property Location:	Lot 201 Donaldson Road, Kwinana Beach
Application Details:	Proposed General Industry – Lithium Hydroxide Processing Plant - Substation Upgrades & Ancillary Structures
DAP Name:	METRO SOUTH – WEST
Applicant:	Tianqi Lithium Australia Pty Ltd
Owner:	WA Land Authority – LandCorp
LG Reference:	DA8664-02
Responsible Authority:	City of Kwinana
Authorising Officer:	Felicita Dhlwayo – Senior Planning Officer
Department of Planning File No:	DAP/16/01068 WAPC Ref: 26-50207-2
Report Date:	16 August 2017
Application Receipt Date:	8 August 2017
Application Process Days:	21 Days
Attachment(s):	Figure 1 - Location Plan 1: Original Determination Notice 2: Overall Site Plan – MC00134-EL-DRG-0001 – Rev A 3: Substation Layout – MC00134 – EL – DRG – 0002 – Rev B 4: Substation Sections Elevation – MC00134 – EL – DRG – 0003- Rev A 5: Substation Sections Elevation – MC00134 – EL – DRG – 0004- Rev A 6: Substation Layout – Switchroom 1 – MC00134 – EL – DRG – 0005- Rev A 7: Substation Layout – New Relay Room - MC00134 – EL – DRG – 0006- Rev A 8: Substation Layout – Existing Relay Room – MC00134 – EL – DRG – 0007- Rev A 9: Substation Layout – Switchroom 2- MC00134 – EL – DRG – 0008- Rev A 10: Substation Layout – Switchroom 3 - MC00134 – EL – DRG – 0009- Rev A

Recommendation:

That the Metro South-West Joint Development Assessment Panel resolves to:

1. Accept that the DAP Application reference DAP/16/01068 as detailed on the DAP Form 2 dated 7 August 2017 is appropriate for consideration in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. Approve the DAP Application reference DAP/16/01068 as detailed on the DAP Form 2 dated 7 August 2017 and accompanying plans 'MC00134 – EL – DRG – 0001 – Rev A, MC00134 – EL – DRG - 0002 – Rev B, MC00134 – EL – DRG - 0003 – Rev A, MC00134 – EL – DRG - 0004 – Rev A, MC00134 – EL – DRG - 0005 – Rev A, MC00134 – EL – DRG - 0006 – Rev A, , MC00134

– EL – DRG - 0007 – Rev A, , MC00134 – EL – DRG - 0008 – Rev A, , MC00134 – EL – DRG - 0009 – Rev A,' and all dated 31 July 2017, in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Kwinana Town Planning Scheme No. 2 for the proposed minor amendment to the approved General Industry – Lithium Hydroxide Processing Plant – Substation Upgrades and Ancillary Structures on Lot 201 Donaldson Road, Kwinana Beach, subject to the following conditions and advice notes:

Amended Conditions

2. An area of at least 10,300 square metres (5%) of the lease area to be landscaped and maintained to a high standard thereafter to the satisfaction of the City of Kwinana within 60 days of practical completion of construction.

Advice Notes

1. Prior to commencement of any work, the proponent is advised to complete a *Dial Before You Dig* enquiry to obtain the location and voltage of the Western Power network.
2. The proponent should consider the recommendation of the Contaminated Site Baseline Assessment Report by Golder and Associates, dated July 2017 which recommends that appropriate occupational health and safety management measures are implemented to control the risk of exposure to hydrogen sulphide and sulphur dioxide gases and a construction environmental management plan be developed to aid management of any unexpected finds during earthworks.

Reasons

The landscaping condition has been amended as the current application includes an additional 0.64 hectare lease area resulting in a total lease area of 20.54 hectares (previously 19.9 hectares). The original approval required a minimum of 10,000m² (5%) of the 19.9 hectare lease area to be landscaped. The proponent is now required to landscape an additional 300m² of the new lease area (total 10 300m², being 5% of the new site area).

An additional advice note has been recommended requiring the proponent to consider the recommendations of the Contaminated Site Baseline Assessment Report by Golder and Associates, dated July 2017.

An additional advice note has also been included following comments received from Western Power.

All other conditions and requirements detailed on the previous approval dated 31 August 2016 shall remain unless altered by this application.

Details: outline of development application

Property Address:	Lot 201 (61) Donaldson Road, Kwinana Beach
Zoning	MRS: Industrial
	TPS: General Industry
Use Class:	General Industry – Lithium Hydroxide Process Plant - Substation Upgrades and Ancillary Structures
Strategy Policy:	City of Kwinana Local Planning Policy (LPP) - Development within Industrial Zones
Development Scheme:	City of Kwinana Town Planning Scheme No.2
Lot Size:	0.64 hectares (proposed lease area)
Existing Land Use:	Hismelt Substation
Value of Development:	\$13 million

Proposal

Tianqi Lithium Australia Pty Ltd proposes to source the necessary power supply for the Stage 1 and Stage 2 developments from the existing Hismelt substation west of the current lease area. The current approval includes an electricity supply provided through a substation immediately to the west of the proposed Stage 1 works (light vehicle entrance gate 1). The proponent notes that following further investigation, it was determined that this power supply would be inadequate and consequently an alternate power supply was required to meet the operational needs of the Lithium Hydroxide Processing Plant (LHPP) at ultimate development. The existing Hismelt substation (no longer required for Hismelt operations) is required to be upgraded to ensure operating capacities can be met. The Hismelt substation is located close to the substation proposed on the current approval. The proposal results in an additional 0.64 hectare lease area, resulting in a total lease area of 20.54 hectares for both Stages 1 and 2 developments.

The proponent states that the proposed upgrading works will increase the capacity of the existing substation from 132/6.6kV to 132/22kV.

The proposal will include the following;

- Maintaining the existing Western Power 132kV transmission line entry into the substation;
- Earthworks;
- Installation of three new 132/22kV Power Transformers;
- Creation of a new 132kV busbar and associated 132kV circuits;
- Installation of two new switchrooms, and modifications of one existing switchroom; and
- Installation of one new relay room.

Other amendments to the plan include minor layout reconfigurations to the stage 1 LHPP site, including:

- road layout for internal traffic movement through Gate 3; and
- minor layout changes to the bagging area.

It is noted that the minor layout reconfigurations to the Stage 1 approval do not require planning approval under Clause 6.8.2 of the City of Kwinana's Town Planning Scheme (TPS 2).

The application is being considered under Regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 as it is amending an aspect of the development approved which, if amended, would not substantially change the development approval.

The property is zoned General Industry under TPS 2 and Industrial under the Metropolitan Region Scheme (MRS). The proposal requires dual approval under TPS 2 and the MRS, hence the City of Kwinana has not exercised its delegation to determine the amendment application pursuant to Regulation 17A of the DAP Regulations 2011.

Site Description

Lot 201 Donaldson Road is approximately 69.9 hectares in area with a total lease area of 20.54 hectares to be used for the Lithium Hydroxide Processing Plant project (being 19.9 hectares for Stages 1 and 2 of the processing plant and 0.64 hectares for the proposed substation amended location). The property was formerly known as Lot 12 Mason Road before it was subdivided. The subject site is situated on the western side of Rockingham Road, Kwinana Beach (refer Figure 1).

Stage 1 of the LHHP is being developed and the Hismelt substation is located to the west (refer Figure 1).

Figure 1 – Location Plan



Background

The Metro South-West Joint Development Assessment Panel (JDAP) at its meeting held on 31 August 2016 approved an application for a General Industry – Lithium Hydroxide Processing Plant (LHPP) and related infrastructure (Workshop, Warehouse, Office / Administration, Laboratory and Security buildings, product lay down and car parking areas). The approval was issued for Stage 1 and future Stage 2 works on a 19.9 hectare lease area.

Construction has commenced for the Stage 1 development. A development application (City of Kwinana Ref: DA9014) for the stage 2 works was lodged concurrently with the current application.

Electricity supply for the Stage 1 and future Stage 2 works was to be provided through a substation in the west of the lease area, close to the former Hismelt substation. The proponent stated that further investigation has determined that this power supply will not be adequate and consequently an alternate power supply will be required to meet the operational needs of the LHPP at ultimate development.

Legislation & Policy:

Legislation

The proposed LHPP and the upgrades to the substation are subject to a range of licences and regulations applying to industry in Western Australia. A summary of the key legislation, regulations or local laws relevant to the application is listed below:

- *Contaminated Sites Act, 2003*
- *Dangerous Goods Safety Act, 2004 and Regulations*
- *Environmental Protection Act, 1986 and relevant Regulations*
- *Health Act, 1911*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Regulations 1992*
- *Environmental Protection (Kwinana) (Atmospheric Wastes) Policy 1999.*
- *State Environmental (Cockburn Sound) Policy 2005*
- *Planning and Development Act, 2005*
- *City of Kwinana, Local Planning Scheme No. 2 and Local Planning Policies*

State Government Policies

State Planning Policy 4.1 – State Industrial Buffer Policy

State Planning Policy 2.6 – State Coastal Planning Policy and associated Position Statement

Local Planning Policies

Local Planning Policy – Development within the Cockburn Sound Catchment

Local Planning Policy – Development within Industrial Zones.

Consultation:

Public Consultation

The proposal represents a “P” (Permitted) use within the context of the requirements of TPS 2 and therefore is not required to be advertised. Given the scale of the project, the applicant has liaised with the Kwinana Industries Council (KIC) which has provided a letter of support to the development as part of the application process.

Consultation with other Agencies or Consultants

The following government departments and service agencies were consulted;

- Department of Water and Environmental Regulation (DWER - Contaminated Sites Branch);
- Western Power; and
- Department of Fire and Emergency Services

The following advice was received from the consulted agencies;

Department of Water and Environmental Regulation

The Department of Water and Environmental Regulation (DWER) advised that the parent lot, being Lot 12 Mason Road was classified as contaminated – restricted use under the Contaminated Sites Act 2003.

Groundwater investigations carried out at Lot 12 Mason Road have identified the widespread presence of nitrate contamination in concentrations exceeding Marine Water Ecosystems criteria. In accordance with the Department of Health advice (received by DWER) if groundwater is being, or is proposed to be abstracted, analytical testing should be carried out to determine whether the groundwater is suitable for its intended use. An advice note was included on the original approval notifying the applicant that should groundwater be intended for use on the site then it should be subjected to analytical testing to determine its suitability for use. In this regard, the DWER recommended no further action is needed in respect to the groundwater contamination present on the site for this amended application. The original condition and advice note remain unchanged.

DWER advises that a limestone capped area occupies the eastern portion of the site and is managed under a Site Contamination Management Plan, prepared by Golder and Associates in 2003. The contamination present under this capped area is a result of the previous use (Hismelt - Iron Foundry and Smelting plant) on the site and consists of blast furnace dust, blast furnace slag and blue gravel. At the time of the Golder and Associates testing in 2003, the concentrations of arsenic, cadmium, lead and zinc present under the capped area of the site exceeded the relevant guidelines for Environmental Investigation Levels but not Health Investigation Levels for commercial industrial use. The approved development footprint for the LHPP includes a portion of this capped area. The extent of development which extends over the capped area includes truck parking, product container loading areas and a product container handling area. In this regard, the DWER recommended that any works proposed to be carried out within the limestone area should comply with the requirements of the document *"Site Contamination Management Plan Capping Area"* (Golder and Associates, November 2003, Reference Number 02640088). With regard to the contamination present under the capped area of the site, no further remediation is required subject to the development meeting the requirements of the Golder and Associates report referenced above.

As a result of this advice, a condition was imposed under the original approval which required that all development to be carried out over the limestone capped area within the south eastern portion of the subject land be in accordance with the requirements of the Site Contamination Management Plan Capping Area" (Golder and Associates, November 2003, Reference Number 02640088).

The substation upgrades are proposed to the north-western portion of the property. A Contamination Baseline Assessment Report documenting pre-development site conditions prepared by Golder and Associates and dated July 2017 was however submitted with the amended application. The report noted that the existing fill

material is likely to contain small volumes of hydrogen sulphide and sulphur dioxide, which may potentially be released if the slag material is disturbed. The report recommends that the appropriate occupational health and safety management measures be implemented to control the exposure to gases and a construction environmental management plan be developed to aid management of any unexpected finds during earthworks. City Officers reviewed this report and recommend the inclusion of an advice note advising the proponent to consider the recommendation of the Contaminated Site Baseline Assessment Report by Golder and Associates, dated July 2017.

Western Power

Western Power supported the application subject to the proponent being advised to complete a *Dial Before You Dig* enquiry to obtain the location and voltage of the Western Power network prior to commencement of any works.

Department of Fire and Emergency Services

The proposed substation lease area is not located within a Bushfire prone area as per the Department of Fire and Emergency Services (DFES) mapping and as such a Bushfire Management Plan (BMP) is not required. The proponent has however submitted a BMP prepared by Strategen to ensure that appropriate measures are employed to mitigate any potential bushfire risk to critical infrastructure. The BMP notes that bushfire risk is manageable through standard adoption of acceptable solutions of State Planning Policy 3.7 – Planning in Bushfire Prone Areas Guidelines and compliance with Australian Standard (AS) 3959.

The BMP was referred to DFES for review who confirmed that referral for comment was not required under State Planning Policy 3.7 as the subject lot for the development application is not bushfire prone.

Planning assessment:

Town Planning Scheme No. 2 Implications

The proposal represents a 'General Industry' use in the context of TPS 2 which is described under Appendix 4 (Interpretations) as: *"means any industry other than a hazardous, light, noxious, rural, extractive or service industry"*.

TPS 2 defines 'Industry' as *'the carrying out of any process for and incidental to: (b) the winning, processing or treatment of minerals'.....*

'Hazardous Industry' in the definition of TPS 2 'means an industry which by reason of the processes involved or the method of manufacture, or the nature of the materials used or produced requires isolation from other buildings.'

In the context of the General Industrial Zone, the General Industry use represents a "P" use, provided it complies with the relevant standards and requirements laid down

in the Scheme and all conditions (if any) imposed by the Council in granting planning consent.

The proposed amendment is for upgrades to an existing substation in order to provide an alternate power supply to meet the operational needs of the LHPP at ultimate development. The LHPP has been considered as a 'General Industry' in lieu of 'Hazardous Industry' due to the volumes of materials stored on site which would unlikely result in the development being classified as a major hazard facility in the context of the Dangerous Goods legislation.

Development Requirements under Town Planning Scheme No.2

The following Table lists the relevant provisions under TPS 2 which apply to this application. Other elements of the application relevant to the determination of applications under Part 2.4 of the Scheme are also detailed following.

Table 1 – Town Planning Scheme Summary

City Planning Scheme No.2 Clause	Requirements	Planning Comment
6.8.1 – Outline Development Plans	Not Applicable	The Development is not subject to an outline development plan.
6.8.2, 6.8.3 – Minor Works not requiring planning approval	Not Applicable	The works proposed to the substation upgrades are substantial and do not fall within the works not requiring approval under TPS 2. Proposed works relating to minor alterations to the road layout for internal traffic and minor layout changes to the bagging area do not require planning approval.
6.8.4 – Plot Ratio and Site Coverage	0.8 Plot Ratio 65% Site Cover	The plot ratio and site coverage of the lot is well within the scheme requirements with approximately 30% site cover in total.
6.8.5 – Minimum Setbacks from Boundaries	Side – 6 metres Rear – 9 metres Front - 15 metres	Setbacks to the proposed development comply with TPS 2 requirements with a minimum of 15m from the front boundary for the switch rooms. All other development on site is well setback from all other boundaries.
6.8.6 – Appearance of Buildings	Buildings located, constructed and finished so as to not cause detriment to the locality	The proposed development is considered appropriate for the Industrial zone and should not detrimentally affect the amenity of the locality.
6.8.7 – Landscaping Areas	5% of site area to be landscaped and maintained	The proposal results in a total lease area of 20.54 hectares. The original approval required a minimum of 10,000m ² of the

		lease area (then 19.9 hectares) to be landscaped. The proponent is now required to landscape a minimum of 10,300m ² of the total new lease area. The applicable condition is being amended to include the additional area to be landscaped. The original condition requiring the submission of a Landscaping Plan outlining the proposed species including mature/advanced species being submitted to the City of Kwinana for approval and being implemented to the satisfaction of the City remains unchanged.
6.8.8 – Car Parking and Crossovers	Car Parking Spaces to be provided in accordance with Table III of the Scheme	The proposed amendment does not require additional car parking bays.
6.8.9 – Loading and Unloading	Loading / Unloading areas to be maintained in good order	The proposed loading / unloading areas of the development are proposed to be provided in an appropriate location and manner.
6.8.10 – Waste Water and Effluent Disposal	Waste water to be managed appropriately to preserve the environment and groundwater	As part of the original approval, the applicant stated that washdown water would be returned to the internal stormwater sumps within the process plant area for reuse in the plant. Sewage and grey water generated on site is proposed to be disposed of through a nutrient retentive effluent disposal system. Stormwater collected on site is proposed to be piped to drainage sumps on the site and reused in the plant process. All other waste water which is unable to be reused within the plant processes will be discharged through the Sepia Depression Ocean Outfall Landline (SDOOL) in conjunction with DER licencing requirements.
6.8.11 – Recycled Water	Council shall have regard to the ability to recycle water in industrial processes	As part of the original approval, the proponent indicated that stormwater would be harvested and used as process water. Excess stormwater (up to 1 in 20 year 24-hour rain event) would be contained in purpose built infiltration (soakage) basins sized to receive stormwater harvested from roofs and sealed surfaces in accordance with the City of Kwinana's specifications. No

		changes are being proposed under the amended application.
6.8.12 Fencing	– A security fence proposed on a front lot boundary shall be setback 1.5 metres from the front lot boundary and landscaping shall be established and maintained between these lines to the satisfaction of Council.	The boundary fence is proposed to be constructed on the front lot boundary of the original application with a significant portion of high quality masonry fencing being provided. This requirement was previously conditioned and no changes are required under this amended application as the inclusion of the substation does not affect this requirement.
6.8.13 – Private Utility	Not Applicable	Not applicable.

Officer Comments:

The amendment seeks to identify a more appropriate substation for the supply of power to the site and proposes upgrades to ensure sufficient capacity of supply. Additional landscaping is required as the lease area has increased from 19.9 hectares to 20.54 hectares. The original condition relating to the minimum area to be landscaped has been amended to reflect this change. The rest of the conditions remain unchanged.

Conclusion:

Upon assessment of the development against the objectives and requirements of TPS No.2, it is considered that the amended application can be approved subject to the conditions of the DAP approval granted on the 31 August 2016 and additional conditions and advice notes recommended. The amendment seeks to identify a more appropriate substation for the supply of power to the site and proposes upgrades to ensure sufficient capacity of supply. The development largely complies with the requirements of TPS 2 and represents effective use of currently underutilised industrial land within the KIA.



LG Ref: DA8664
DoP Ref: DAP/16/01068
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Paul Lynch
Tianqi Lithium Australia Pty Ltd
578 Murray Street
West Perth WA 6005

Dear Mr Lynch

Metro South-West JDAP – City of Kwinana – DAP Application DA8664
Lot 12 Mason Road, Kwinana Beach
Proposed General Industry - Lithium Hydroxide Processing Plant and related infrastructure (Workshop, Warehouse, Office / Administration, Laboratory and Security buildings, product lay down and car parking areas)

Thank you for your application and plans submitted to the City of Kwinana on 29 June 2016 for the above development at the abovementioned site.

This application was considered by the Metro South-West Joint Development Assessment Panel at its meeting held on 31 August 2016, where in accordance with the provisions of the City of Kwinana Town Planning Scheme No.2 and Metropolitan Region Scheme, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Brenton Scambler at the City of Kwinana on (08) 9439 0257.

Yours sincerely,

Dallas Downes

DAP Secretariat

6/09/2016

Encl. DAP Determination Notice
Approved plans

Cc: Mr Brenton Scambler
City of Kwinana

Ms Frances Page-Croft
Department of Planning

ATTACHMENT 1





Planning and Development Act 2005

City of Kwinana Town Planning Scheme No.2 and Metropolitan Region Scheme

Metro South-West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lot 12 Mason Road, Kwinana Beach

Description of proposed Development: Proposed General Industry - Lithium Hydroxide Processing Plant and related infrastructure (Workshop, Warehouse, Office / Administration, Laboratory and Security buildings, product lay down and car parking areas)

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 31 August 2016, subject to the following:

Part A – City of Kwinana Town Planning Scheme No.2

Approve DAP Application reference DAP/16/01068 and accompanying plans 000, A01, A02, A03, A04, A05, A06, A07, A08, A09, A10, A11, A12, A13 and A14 dated 24/05/2016, A17, A18, A19, A20, A21, A22, A23, A24 and A25 dated 30/05/2016, 11304-G-006 REV G dated 10/02/2016, 11304-E-0000-703-REV C, 11304-E-000-704-REV C, 11304-E-0000-705-REV C, 11304-E-0000-706-REV C dated 27/05/2016 in accordance with Clause 6.1 of the City of Kwinana Town Planning Scheme No.2, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. An area of at least 10,000 square metres (5%) of the lease area to be landscaped and maintained to a high standard thereafter to the satisfaction of the City of Kwinana within 60 days of practical completion of construction.
3. Landscaping areas, vehicle parking spaces and accessways, and all other items and details as shown on the approved development plans shall be installed prior to occupying the proposed development and maintained thereafter to the satisfaction of the City of Kwinana.
4. A detailed Landscaping Plan which outlines the proposed species and densities of plants to be used at the time of planting together with the anticipated height of each plant at maturity, spacing of each species and location of existing vegetation, the use of mature/advanced species between the existing security fence and the road boundary/verge, and the proposed reticulation layout is



required to be submitted to the City of Kwinana for approval prior to lodgement of a building permit. The landscaping plan shall be implemented to the satisfaction of the City within 60 days of the practical completion of construction.

5. Stormwater drainage from roofed and paved areas being disposed of on-site or as may otherwise be approved under Environmental Protection Authority (EPA) Licence conditions or approved Stormwater Management Plan to the satisfaction of the City of Kwinana.
6. The applicant shall implement dust control measures for the duration of the Site and Construction Works, and for the ongoing operation of the site to the satisfaction of the City of Kwinana.
7. Vehicle crossovers shall be constructed to the specifications and satisfaction of the City of Kwinana.
8. The provision of vehicle parking bays as defined on the approved development plans in accordance with AS2890, to be clearly marked on the ground and constructed of bitumen, brick or concrete and drained prior to the occupation to the satisfaction of the City of Kwinana.
9. All vehicle parking to be accommodated within the boundaries of the subject lot to the satisfaction of the City of Kwinana.
10. All trafficable areas are to be sealed and drained as per the City of Kwinana 'Trafficable Areas' Specifications to the satisfaction of the City of Kwinana.
11. All non-trafficable and lay-down areas within the subject lot being sealed and drained to comply with the City of Kwinana non-trafficable and lay-down area specifications.
12. All vegetation cleared as part of the development shall be mulched and re-used throughout the landscaped areas of the development to the satisfaction of the City of Kwinana.
13. On-site effluent disposal systems shall be nutrient retentive to comply with the Health Act 1911 and Cockburn Sound Management Council requirements. Use of conventional septic systems is not permitted.
14. All plant and vehicle wash down facilities shall be connected to an appropriate wastewater treatment system to the satisfaction of the City of Kwinana.
15. The development shall be connected to an adequate potable water supply in accordance with the standards required by the *National Health and Medical Research Council Australian Drinking Water Guidelines* (2004).
16. Within 60 days of commissioning of the plant operations, the proponent shall provide to the City of Kwinana, certification from a suitably qualified acoustic consultant that the noise emissions resulting from the operations on the site comply with Environment Protection Act and Regulations. The certification shall demonstrate that the plant complies with Environmental Protection (Noise)



Regulations 1997 from time of commencement of operations through to maximum throughput capacity.

17. All earthworks and development proposed to be carried out on site shall be undertaken in accordance with the requirements of the document "*Site Contamination Management Plan Capping Area*" (Golder and Associates, November 2003, Reference Number 02640088).

2. Advice to Applicant

- 2.1 The applicant is advised that all future development must be submitted to the City of Kwinana prior to the commencement of works or alteration of land use.
- 2.2 Construction should not be commenced for the components of the development which require building approval until the applicant has paid the appropriate fees, submitted the appropriate supporting documentation and has been issued with a building permit in accordance with the *Building Act 2011* and *Building Regulations 2012*.
- 2.4 The applicant should ensure that the proposed development complies with all other relevant legislation, including but not limited to, the *Environmental Protection Act 1986*, Health Act and Regulations, *Environmental Protection (Noise) Regulations 1997*, *Dangerous Goods Safety Act 2004* and Regulations, *Contaminated Sites Act 2003* and the *National Construction Code*.
- 2.5 The proponent is advised to liaise with the Kwinana Industries Council (KIC) to include the noise emissions from the development into the KIC cumulative noise model.
- 2.6 Training rooms and public galleries used for educational purposes are required to comply with the *Health (Public Building) Regulations 1992*.
- 2.7 The proponent should make an application to the City of Kwinana for the installation of effluent treatment and disposal systems.
- 2.8 Ablutions and sanitary facilities are required to comply with the requirements of the *Health (Sewerage Lighting and Ventilation) Regulations 1971*.
- 2.9 In regards to the parking provision condition, the City of Kwinana Town Planning Scheme No.2 requires a minimum of 246 vehicle parking bays, as such, a reduction in the overall car parking required for the site has been granted on the basis of the total staff numbers present on the site at any time. Should the use of the site change then a reassessment of the parking required on site will be required.
- 2.10 The Department of Environment and Regulation have advised that Groundwater investigations at Lot 12 Mason Road have identified the widespread presence of nitrate contamination at concentrations exceeding Marine Water Ecosystems criteria. In accordance with Department of Health advice if groundwater is being, or is proposed to be abstracted, analytical testing should be carried out to determine whether the groundwater is suitable for its intended use.



Part B – Metropolitan Region Scheme

Approve DAP Application reference DAP/16/01068 and accompanying plans date stamped 1 July 2016 in accordance with the Metropolitan Region Scheme, subject to the following conditions and advice notes:

Conditions

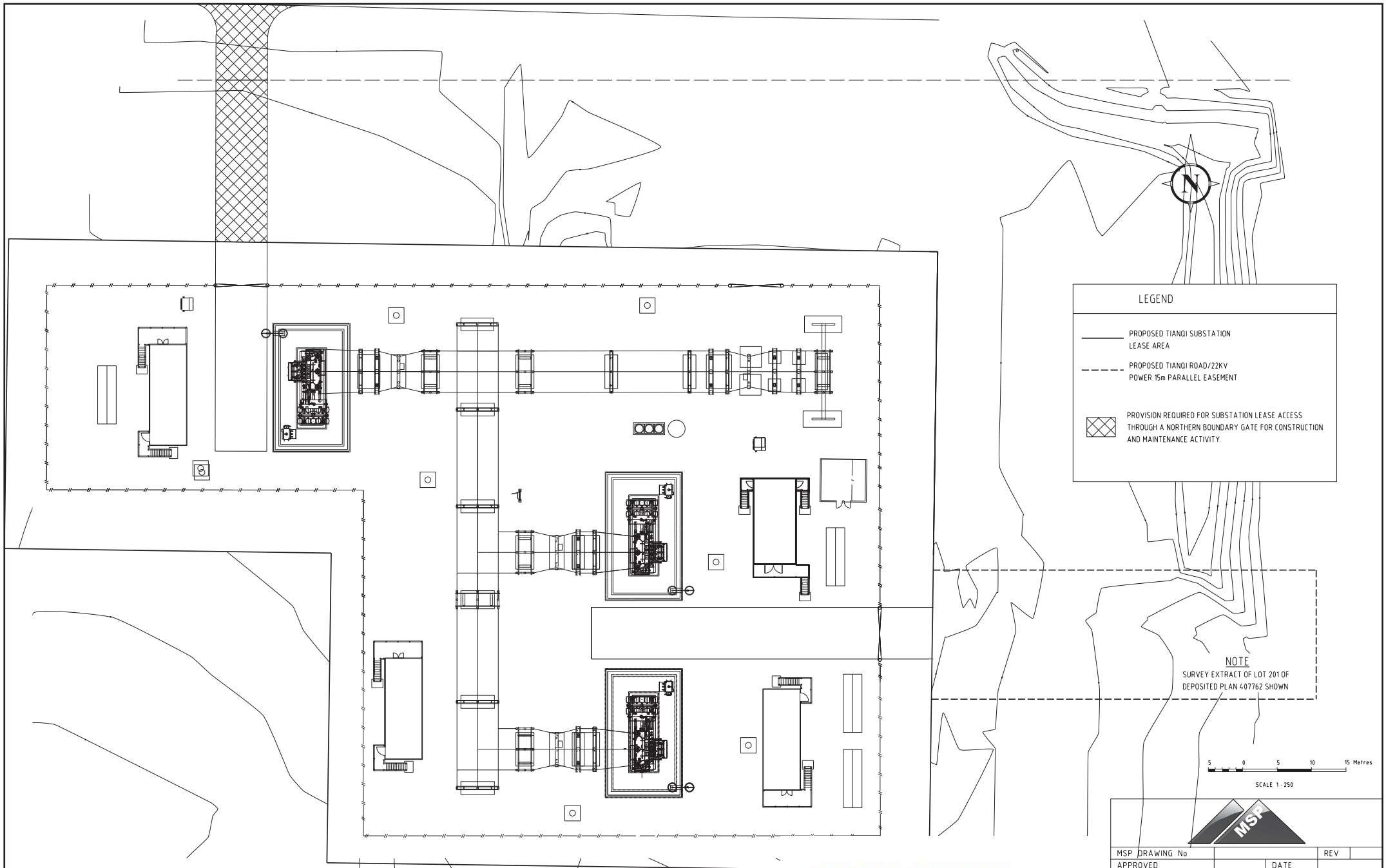
1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. The landowner/applicant is to prepare, have approved by the Department of Fire and Emergency Services (DFES) a bushfire management plan. The bushfire management plan is to be implemented to the satisfaction of the Western Australian Planning Commission on the advice of DFES.

Advice:

1. ATCO Gas Australia has high pressure gas mains in the vicinity of the property. ATCO Gas should be notified of any works within 15 metres of high pressure gas infrastructure before those works begin. Construction, excavation and other activities may be restricted in this zone. No pavements (including crossovers) should be constructed over the pipeline without consent from ATCO Gas Australia. Various pipeline safety tests may apply. The landowner/applicant is advised to contact ATCO on 6163 5000 in this regard. Anyone proposing to carry out construction or excavation works should contact 'Dial Before You Dig' (Ph 1100) to determine the location of buried gas infrastructure.
2. The landowner/applicant is advised to liaise with APA Group regarding any works that may impact the nearby Hismelt Lateral gas pipeline and its easement.
3. The landowner/applicant is advised that the Department of Environment Regulation recommends that any works proposed to be carried out in the limestone capped area should comply with the requirements of the document '*Site Contamination Management Plan Capping Area*' Golder Associates November 2003 Ref 02640088.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

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LEGEND

— PROPOSED TIANQI SUBSTATION LEASE AREA

- - - PROPOSED TIANQI ROAD/22KV POWER 15m PARALLEL EASEMENT

PROVISION REQUIRED FOR SUBSTATION LEASE ACCESS THROUGH A NORTHERN BOUNDARY GATE FOR CONSTRUCTION AND MAINTENANCE ACTIVITY.

NOTE
SURVEY EXTRACT OF LOT 201 OF
DEPOSITED PLAN 407762 SHOWN



SCALE 1:250



MSP DRAWING No		REV	
APPROVED	DATE		

TIANQI SUBSTATION 132/22kV
SUBSTATION
LAYOUT
OVERALL SITE PLAN

ATTACHMENT 2

TQC 天齐锂业
TIANQI LITHIUM

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PROJECT No		MC00134	
DESIGNED	MJK	DESIGN CHECK	RR
DRAWN	GK	CHECKED	RR
ENGINEER	MJK	APPROVED	GDG

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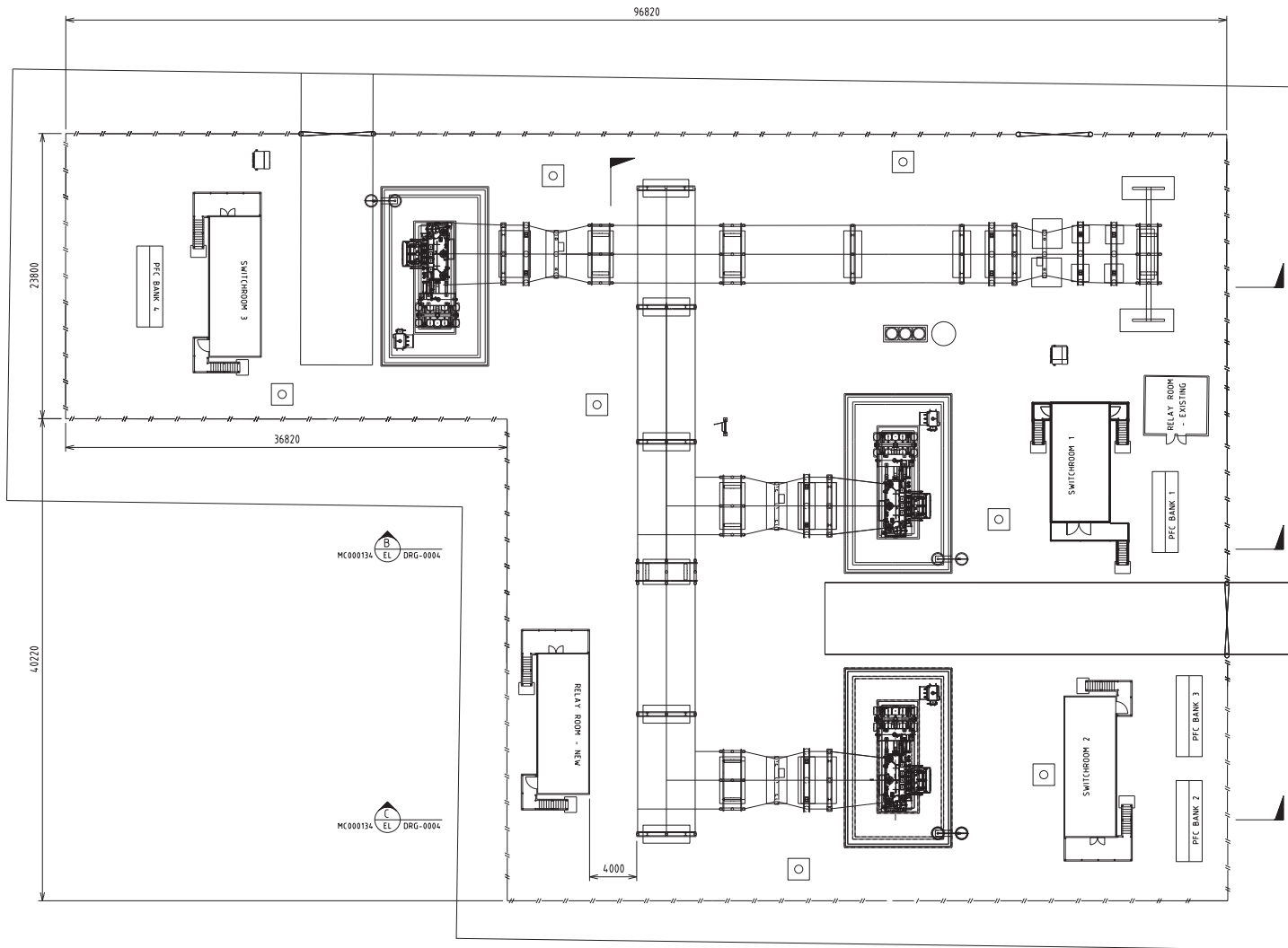
DRAWING No	DRAWING TITLE
	REFERENCE DRAWINGS

REV	DATE	DESCRIPTION	DRN	APP
		REVISIONS		

SCALE	A1 - 1200	DWG No	MC00134-EL-DRG-0001	REV	A
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MC000134
A
EL
DRG-0003



MC000134
B
EL
DRG-0004

MC000134
C
EL
DRG-0004

MC000134
D
EL
DRG-0004

4 2 0 4 8 12 Metres
SCALE 1:200

ATTACHMENT 3

MSP DRAWING No	REV
APPROVED	DATE
TIANQI SUBSTATION 132/22kV SUBSTATION LAYOUT ULTIMATE SUBSTATION	
SCALE A1 - 1200	DRG No MC00134-EL-DRG-0002 REV B

PROJECT No	MC00134	DESIGNED	MJK	DESIGN CHECK	RR
DRAWN	GR	CHECKED	RR	ENGINEER	MJK
ENGINEER	MJK	APPROVED	GDG		
MC00094-EL-DRG-0001	OVERALL SITE LAYOUT				
DRAWING No	DRAWING TITLE				

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MC00094-EL-DRG-0001

DRAWING No

DRAWING TITLE

REFERENCE DRAWINGS

A

31/07/2017

ISSUED FOR CLIENT REVIEW

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DATE

DESCRIPTION

REVISIONS

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GDG

DRN

APP

SCALE

A1 - 1200

DRG No

MC00134-EL-DRG-0002

REV

B



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MC00094-EL-DRG-0001

DRAWING No

DRAWING TITLE

REFERENCE DRAWINGS

A

31/07/2017

ISSUED FOR CLIENT REVIEW

REV

DATE

DESCRIPTION

REVISIONS

GDG

GDG

DRN

APP

SCALE

A1 - 1200

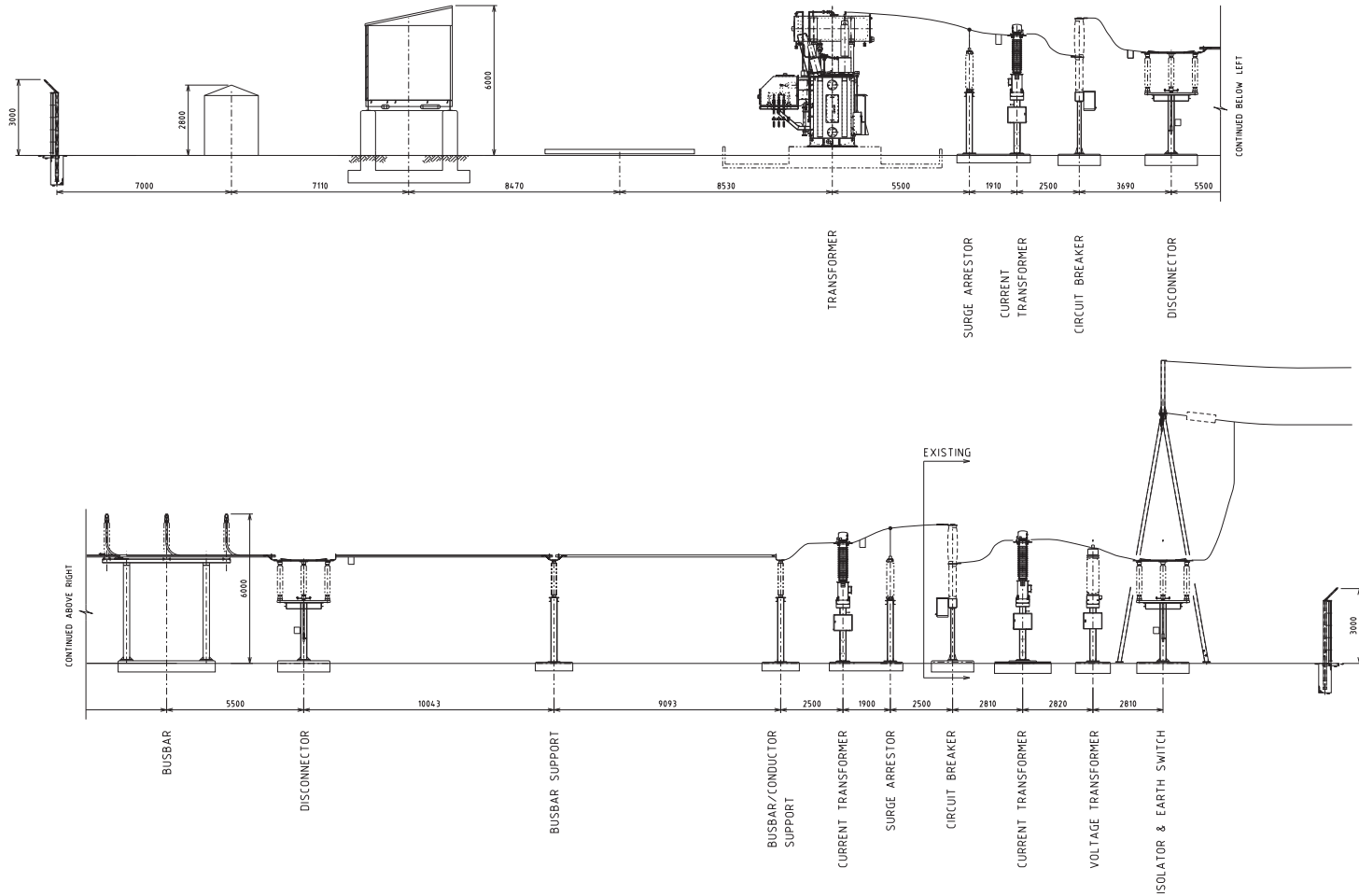
DRG No

MC00134-EL-DRG-0002

REV

B

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SECTION A
MC00134-EL-DRG-0002

ATTACHMENT 4

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PROJECT No		MC00134	
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DRAWN	GR	CHECKED	RR
ENGINEER	MJK	APPROVED	GDG

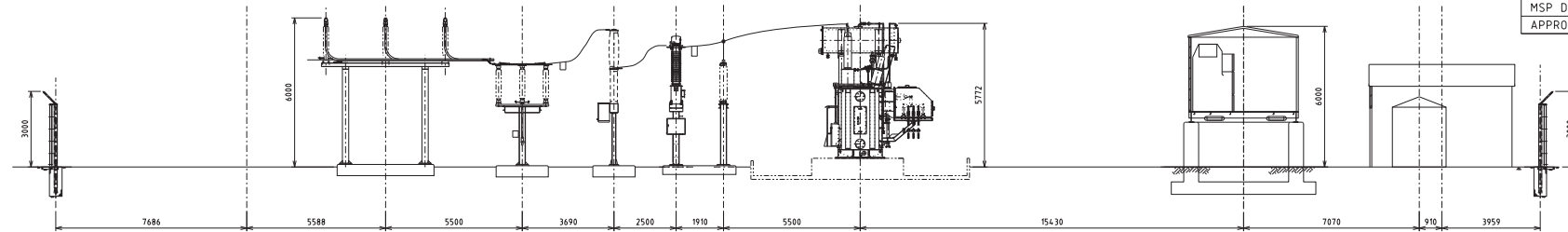
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MC00134-EL-DRG-0002	ULTIMATE SUBSTATION LAYOUT
DRAWING No	DRAWING TITLE

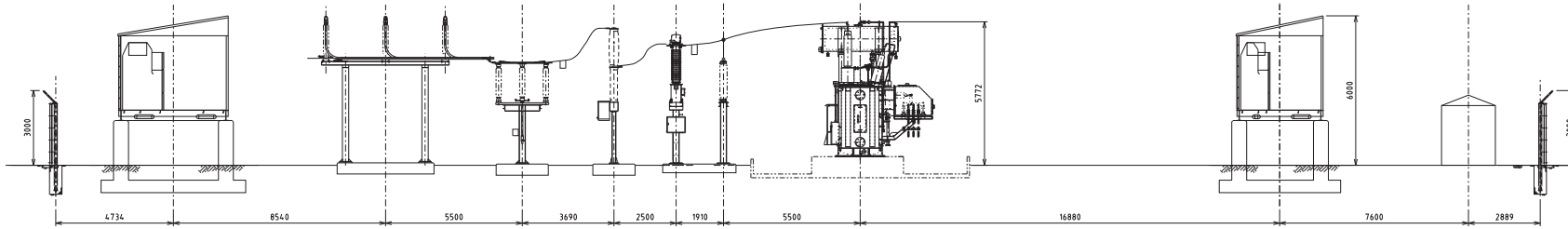
REV	DATE	DESCRIPTION

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APPROVED		DATE	
TIANQI SUBSTATION 132/22kV SUBSTATION SECTIONS ELEVATION - SHEET 1			
SCALE	A1 - 1:100	DWG No	MC00134-EL-DRG-0003
		REV	A

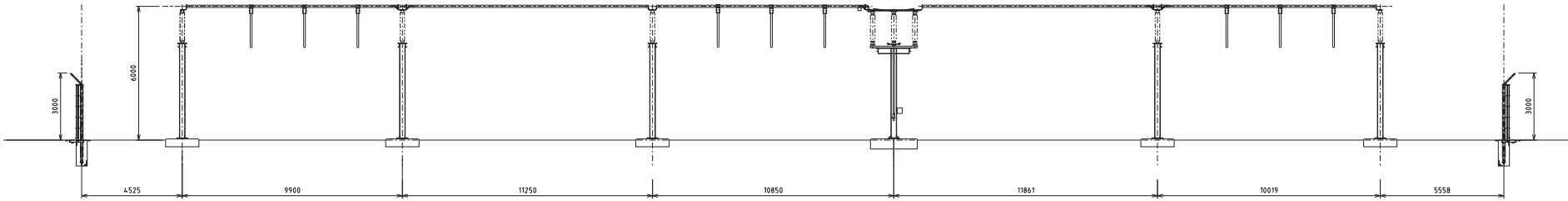
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SECTION B
MC00134-EL-DRG-0002



SECTION C
MC00134-EL-DRG-0002



SECTION D
MC00134-EL-DRG-0002



PROJECT No		MC00134	
DESIGNED	MJK	DESIGN CHECK	RR
DRAWN	GK	CHECKED	RR
ENGINEER	MJK	APPROVED	GDG

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ATTACHMENT 5

TIANQI SUBSTATION 132/22kV
SUBSTATION
SECTIONS
ELEVATION - SHEET 2

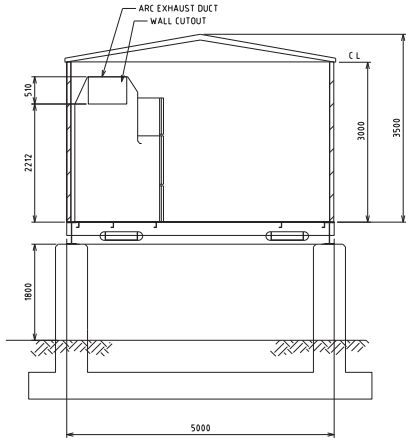
MC00134-EL-DRG-0003	SECTIONS - ELEVATION
MC00134-EL-DRG-0002	ULTIMATE SUBSTATION LAYOUT
DRAWING No	DRAWING TITLE
REFERENCE DRAWINGS	

REVISIONS

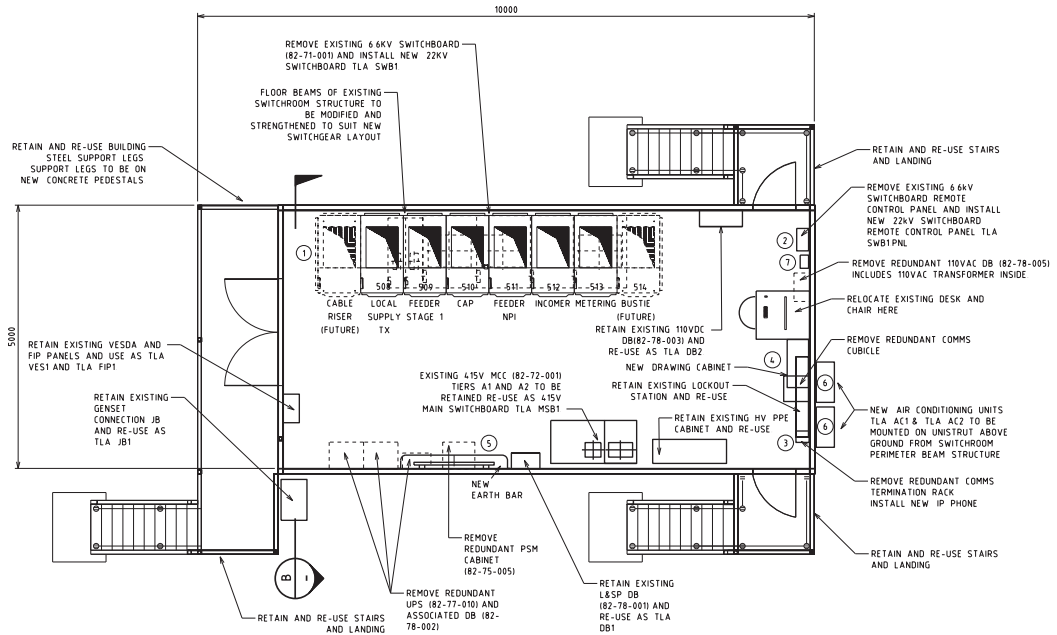
A1 - NTS

DRG No	MC00134-EL-DRG-0004	REV	A
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ITEM	DESCRIPTION	QTY
1	22KV SWITCHBOARD TLA SWB1	1
2	22KV SWITCHBOARD REMOTE CONTROL PANEL TLA SWB1PML	1
3	IP PHONE	1
4	DRAWING CABINET	1
5	SWITCHROOM EARTH BAR	1
6	AIR CONDITIONING UNITS TLA AC1 & TLA AC2	2
7	SUPERVISORY TERMINATION RACK STR2	1
8		
9		
10		



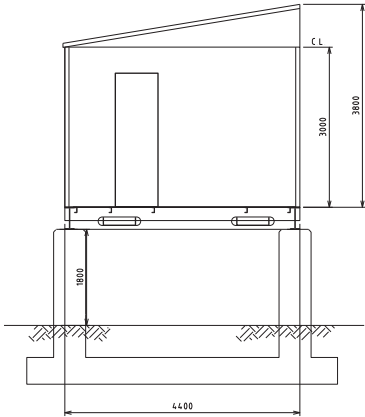
VIEW B
SCALE 1:50



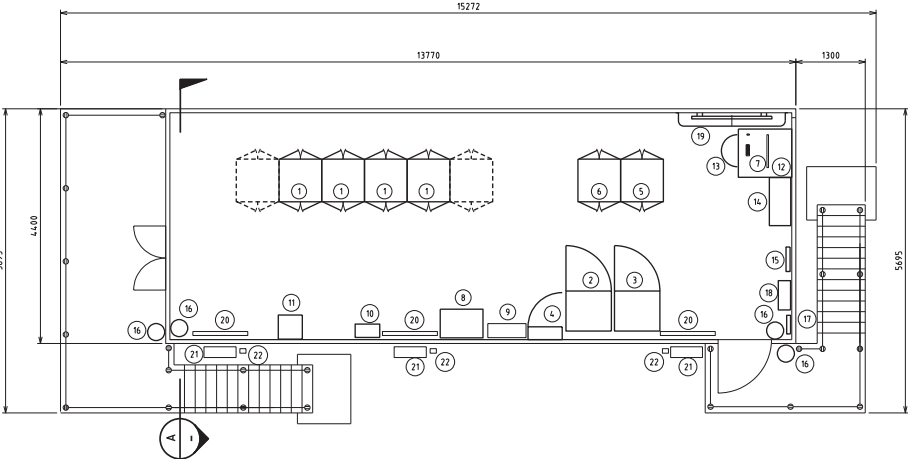
ITEM	DESCRIPTION	QTY
1	132kV PROTECTION CUBICLES (BUSZONE, 802, 805 & 807)	4
2	110VDC BATTERY CHARGER AND BANK 1	1
3	110VDC BATTERY CHARGER AND BANK 2	1
4	110VDC PARALLELING BOARD	1
5	SCADA REMOTE IO CUBICLE	1
6	COMMUNICATIONS CUBICLE	1
7	SCADA WORKSTATION	1
8	415V CHANGEOVER BOARD	1
9	415VAC DISTRIBUTION BOARD	1
10	SUPERVISORY TERMINATION RACK	1
11	SWITCHING PPE AND EQUIPMENT CABINET	1
12	DESK	1
13	CHAIR	1
14	DRAWING CABINET	1
15	KEY CABINET	1
16	FIRE EXTINGUISHER	4
17	VESDA	1
18	FIRE INDICATION PANEL	1
19	SWITCHROOM EARTH BAR	1
20	WALL MOUNTED A/C	3
21	A/C CONDENSER	3
22	A/C ISOLATOR	3

NOTES

1. NEW PRE-FABRICATED 132kV RELAY ROOM BUILDING




VIEW
SCALE 1:50




PLAN
SCALE 1:50

ATTACHMENT 7



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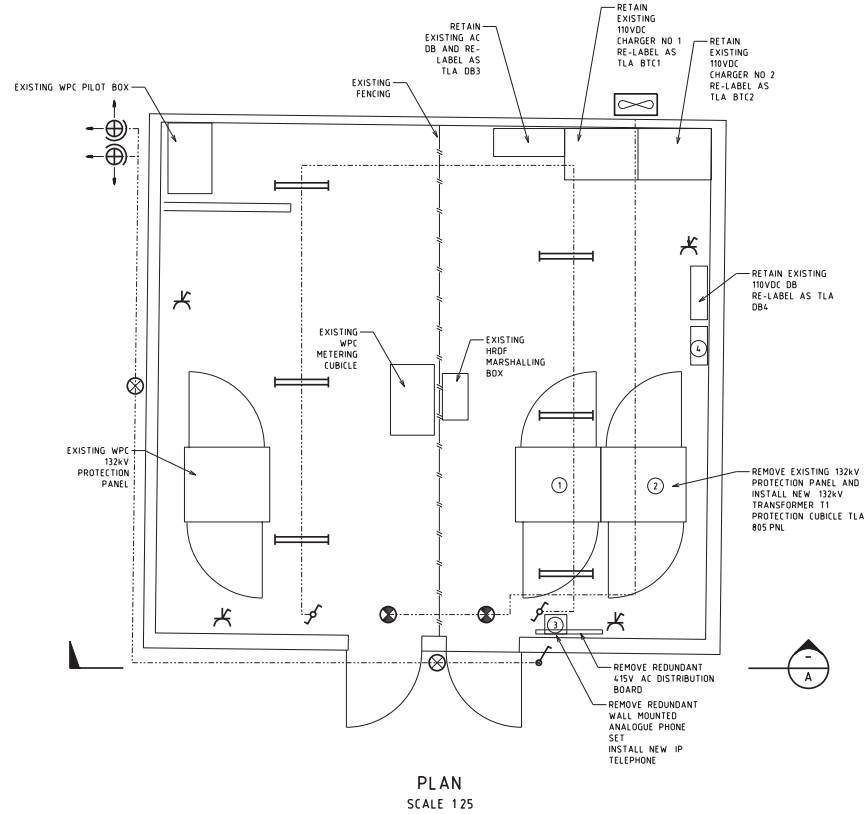


PROJECT No		MC00134	
DESIGNED	MJK	DESIGN CHECK	RR
DRAWN	GR	CHECKED	RR
ENGINEER	MJK	APPROVED	GDG

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MC00134-EL-DRG-0002	ULTIMATE SUBSTATION LAYOUT	A	31/07/2017	ISSUED FOR CLIENT REVIEW	GK	GDG
DRAWING No	DRAWING TITLE	REV	DATE	DESCRIPTION	DRN	APP
REFERENCE DRAWINGS		REVISIONS				

TIANQI SUBSTATION 132/22kV SUBSTATION LAYOUT 132kV RELAY ROOM - NEW					
SCALE	A1 - 150	DWG No	MC00134-EL-DRG-0006	REV	A



VIEW
SCALE 1:25

0.5 0 0.5 10 15 Metres
SCALE 1:25

ITEM	DESCRIPTION	QTY
1	SCADA RTU CUBICLE TLA PD1 / RACK-HI-C1 (TOP ENTRY)	1
2	132kV TRANSFORMER T1 PROTECTION CUBICLE TLA B05 PNL	1
3	IP PHONE	1
4	SUPERVISORY TERMINATION RACK STR 1	1
5		
6		
7		
8		
9		
10		

NOTES -

1. NEW EQUIPMENT ITEMS DESIGNATED BY ITEM NUMBERING. ALL OTHER EQUIPMENT, FIXTURES AND DEVICES ARE EXISTING.

LEGEND

	1 x 58W CEILING MOUNTED FLOURESCENT LUMINAIRE GEC HB158H
	FENCE
	10A 240V SINGLE POLE 1 WAY WEATHERPROOF SWITCH
	EXHAUST FAN XPELair MODEL GX9
	EXIT LIGHT WITH DC BACKUP FOR WALL MOUNTED 10W STANLITE QUICKFIT D1112
	HIGH LEVEL BULKHEAD 240V 100W GEC TL4486
	10A 240V SINGLE POLE 2 WAY SWITCH
	10A 240V SINGLE GPO CLIPSAL SINGLE STANDARD SOCKET
	30A 415V 3 PHASE GPO CLIPSAL COMBINATION SWITCHED SOCKET
	FLOODLIGHT TYPE 250W 'SONSTAR' HIGH PRESSURE SODIUM

ATTACHMENT 8

MSP DRAWING No		REV	
APPROVED		DATE	
TIANQI SUBSTATION 132/22kV SUBSTATION LAYOUT 132kV RELAY ROOM - EXISTING			
SCALE	A1 - 1:25	DWG No	MC00134-EL-DRG-0007
		REV	A

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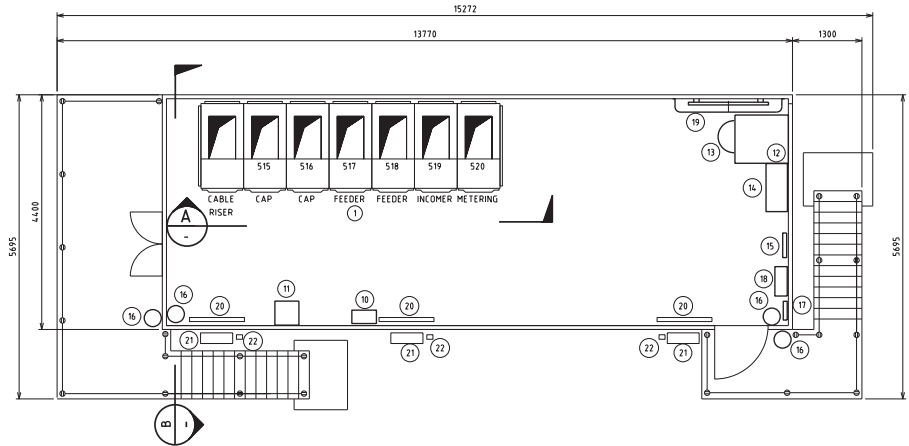
PROJECT No MC00134			
DESIGNED	MJK	DESIGN CHECK	RR
DRAWN	GK	CHECKED	RR
ENGINEER	MJK	APPROVED	GDK
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DRAWING No		DRAWING TITLE	
MC0094-EL-DRG-0002		ULTIMATE SUBSTATION LAYOUT	
REFERENCE DRAWINGS			

A	31/07/2017	ISSUED FOR CLIENT REVIEW	GK	GDK
REV	DATE	DESCRIPTION	DRN	APP
REVISIONS				

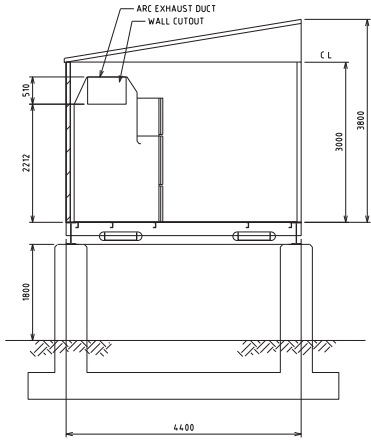
ITEM	DESCRIPTION	QTY
1	22KV SWITCHBOARD	1
2		
3		
4		
5		
6		
7		
8		
9		
10	SUPERVISORY TERMINATION RACK	1
11	SWITCHING PPE AND EQUIPMENT CABINET	1
12	DESK	1
13	CHAIR	1
14	DRAWING CABINET	1
15	KEY CABINET	1
16	FIRE EXTINGUISHER	4
17	VESDA	1
18	FIRE INDICATION PANEL	1
19	SWITCHROOM EARTH BAR	1
20	WALL MOUNTED A/C	3
21	A/C CONDENSER	3
22	A/C ISOLATOR	3

NOTES

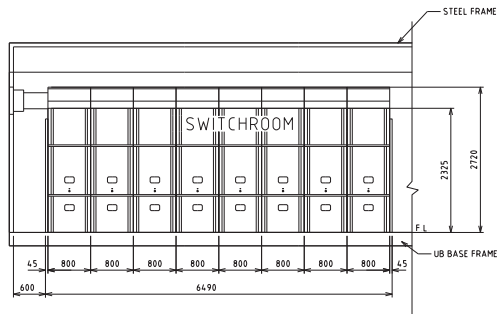
1. NEW 22kV SWITCHROOM BUILDING



PLAN
SCALE 1:50



VIEW
SCALE 150



SECTION
SCALE 150

ATTACHMENT 9



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PROJECT No	MC00134		
DESIGNED	MJK	DESIGN CHECK	RR
DRAWN	GR	CHECKED	RR
ENGINEER	MJK	APPROVED	GDG

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MC00134-EL-DRG-0002	ULTIMATE SUBSTATION LAYOUT
DRAWING No	DRAWING TITLE
REFERENCE DRAWINGS	

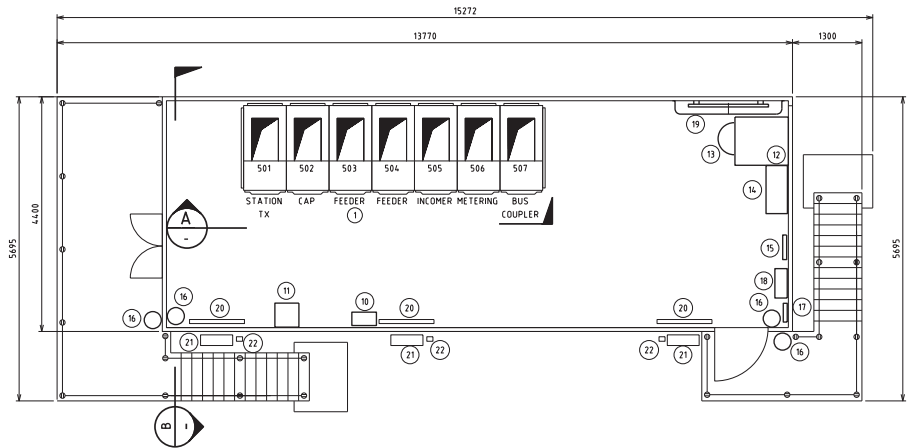
A	31/07/2017	ISSUED FOR CLIENT REVIEW	GK	GDG
REV	DATE	DESCRIPTION	DRN	APP
		REVISIONS		

TIANQI SUBSTATION 132/22kV SUBSTATION LAYOUT 22kV SWITCHROOM 2				
SCALE	A1 - 150	DWG No	MC00134-EL-DRG-0008	REV A

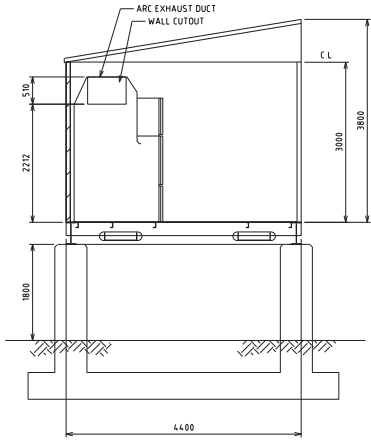
ITEM	DESCRIPTION	QTY
1	22KV SWITCHBOARD	1
2		
3		
4		
5		
6		
7		
8		
9		
10	SUPERVISORY TERMINATION RACK	1
11	SWITCHING PPE AND EQUIPMENT CABINET	1
12	DESK	1
13	CHAIR	1
14	DRAWING CABINET	1
15	KEY CABINET	1
16	FIRE EXTINGUISHER	4
17	VESDA	1
18	FIRE INDICATION PANEL	1
19	SWITCHROOM EARTH BAR	1
20	WALL MOUNTED A/C	3
21	A/C CONDENSER	3
22	A/C ISOLATOR	3

NOTES

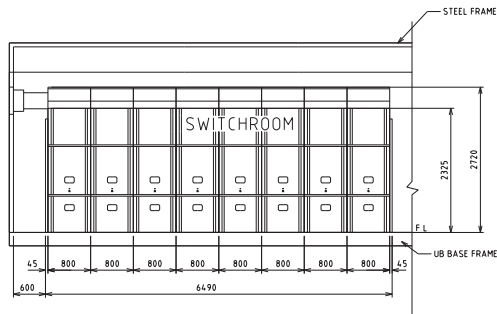
1. NEW 22kV SWITCHROOM BUILDING



PLAN
SCALE 1:50



VIEW
SCALE 150



SECTION
SCALE 150

ATTACHMENT 10



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DRAWN	GK	CHECKED	RR
ENGINEER	MJK	APPROVED	GDG

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MC00134-EL-DRG-0002	ULTIMATE SUBSTATION LAYOUT
DRAWING No	DRAWING TITLE
REFERENCE DRAWINGS	

A	31/07/2017	ISSUED FOR CLIENT REVIEW	GK	GDG
REV	DATE	DESCRIPTION	DRN	APP
		REVISIONS		

TIANQI SUBSTATION 132/22kV SUBSTATION LAYOUT 22kV SWITCHROOM 3				
SCALE	A1 - 150	DWG No	MC00134-EL-DRG-0009	REV A

8 Councillor Reports

8.1 Councillor Sandra Lee

Councillor Sandra Lee reported that she had attended the 2017 Rockingham Kwinana Chamber of Commerce Mineral Resources Regional Business Awards, where the City of Kwinana sponsored the Small Business Award. Councillor Lee added that it was great to see all of the businesses there achieving great success.

8.2 Councillor Dennis Wood

Councillor Dennis Wood reported that he had attended the Annual Bushfire Volunteers Awards Dinner which was very pleasant.

9 Mayoral Announcements (without discussion)

Nil

10 Matters Behind Closed Doors

COUNCIL DECISION

581

MOVED CR W COOPER

SECONDED CR R ALEXANDER

That in accordance with Section 5.23(2)(c) of the Local Government Act 1995, Council move behind closed doors to allow discussion of the Matters Behind Closed Doors item.

CARRIED
6/0

The Council Chamber doors were closed at 6:04pm

10.1 Request for Extension of Financial Close Date for Waste Supply Agreement with Kwinana WTE Project Co Pty Ltd

COUNCIL DECISION

582

MOVED CR R ALEXANDER

SECONDED CR D WOOD

That Council:

1. Approve the extensions for the Financial Close and the Planned Services Effective Date through a Deed of Variation to the City of Kwinana Waste Supply Agreement with Kwinana WTE Project Co Pty Ltd.
2. Authorise the Mayor and Chief Executive Officer to execute the Deed of Variation to the Waste Supply Agreement with Kwinana WTE Project Co Pty Ltd on behalf of the City of Kwinana.

CARRIED
6/0

COUNCIL DECISION

583

MOVED CR W COOPER

SECONDED CR S LEE

That Council return from Behind Closed Doors.

CARRIED
6/0

The Council Chamber doors were reopened at 6:06pm

11 Meeting Closure

The Deputy Mayor declared the meeting closed at 6:07pm.