

**Shire of Dalwallinu**

**Town Planning Scheme No. 2**

**Scheme Amendment No. 2**



**February 2016**

**Prepared for: Hanwha Mining Services Australia Pty Ltd**

**Prepared by: Landvision Pty Ltd**



**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME**

**SHIRE OF DALWALLINU**

**LOCAL PLANNING SCHEME NO. 2**

**SCHEME AMENDMENT NO. 2**

Resolved that the local government pursuant to Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Adding an Additional Use for “Storage of Dangerous Goods and Associated Manufacturing” to Lots 115 and 117 cnr of the Mullewa-Wubin Road and Thomas Road; and
2. Amending Schedule 2 – Additional Uses by adding A1 as follows:

**Schedule 2 – Additional Uses**

| <b>No.</b> | <b>Description of Land</b>   | <b>Additional Use</b>                                | <b>Conditions</b>  |
|------------|--|--|--|
| 1          | Lot 117 on Deposited Plan 150270 and Lot 115 on Deposited Plan 148784 on the corner of Mullewa-Wubin Road and Thomas Road, Wubin | Storage and Manufacture of Ammonium Nitrate Emulsion | <b>General</b> <ol style="list-style-type: none"><li>1. Development shall generally be in accordance with the Plan endorsed by the CEO and subject to any modifications approved by the Council.</li><li>2. Minor variations may be permitted to the Plan by the local government after following the procedures in Part 9 of the Scheme.</li><li>3. All buildings and activities to comply with relevant Commonwealth, State and Local Government by-laws and regulations.</li><li>4. Access and egress to the Mullewa-Wubin Road are to be to the satisfaction of the local government in consultation with the relevant State government authority.</li></ol> |

| No. | Description of Land | Additional Use | Conditions   |
|-----|---------------------|----------------|--|
|     |                     |                | <p>5. All stormwater drainage shall be accommodated on site and no direct discharge onto surrounding properties or road reserves.</p> <p>6. The implementation of appropriate fire control measures as determined by the local government.</p> <p><b>Effluent Disposal</b></p> <p>7. Effluent disposal shall be undertaken to the satisfaction of the local government and the relevant State Government authority with approved effluent disposal systems.</p> <p><b>Environmental Management</b></p> <p>8. Subject to the local government approval, the development, operation and management of the ammonium nitrate emulsion facility at Lots 115 and 117 on the corner of the Mullewa-Wubin Road and Thomas Road, Wubin, shall be undertaken in accordance with an approved Environmental Management Plan.</p> <p><b>Department of Mines and Petroleum – Licensing and Inspections</b></p> <p>9. The plant must comply with the requirements of the <i>Dangerous Goods Safety Act 2004</i>, the national code prepared by AEISG (Australian Explosives Industry Safety Group) for the storage and handling of UN3375 (ammonium nitrate emulsion) and the Department of Mines and Petroleum (DMP) code of practice on the safe storage of ammonium nitrate.</p> |

| No. | Description of Land | Additional Use | Conditions   |
|-----|---------------------|----------------|--|
|     |                     |                | <p>10.As part of its manufacturing licence application to the DMP the proponent must demonstrate that the plant can be operated in a safe and secure manner.</p> <p>11.The DMP will monitor the plant under construction and its representatives will conduct a final inspection of the plant at the commissioning of the plant.</p> |

3. Amending the Scheme Maps accordingly – to show the subject land as having an “Additional Use” No. 1.

4. Add the symbol for Additional Use to the Legend.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- (a) the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (b) the amendment would not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- (c) the amendment is not recognised as being a complex or basic amendment.

Dated this.....day of.....20.....

.....  
CHIEF EXECUTIVE OFFICER



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**AMENDMENT REPORT  
MINISTER FOR PLANNING  
PROPOSAL TO AMEND A TOWN PLANNING SCHEME**

- 1.0 Local Authority** : Shire of Dalwallinu
- 2.0 Description of Local Planning Scheme** : Local Planning Scheme No. 7
- 3.0 Type of Scheme** : District Planning Scheme
- 4.0 Serial Number of Amendment** : Amendment No. 2
- 5.0 Proposal** :
1. To add to Schedule 2 Additional Use – that Lots 115 and 117 on the corner of Mullewa-Wubin Road and Thomas Road, Wubin, be given an “Additional Use – 1” to allow the development and operation of facilities for the “Storage and Associated Manufacturing of Ammonium Nitrate Emulsion.”
  2. Amend Schedule 2 and the Scheme Maps accordingly.
  3. Add Additional Use “A1” to the Legend for the Scheme Maps.

## **1.0 INTRODUCTION**

Landvision Pty Ltd has been engaged by the applicant, Hanwha Mining Services Australia Pty Ltd (Hanwha), to prepare and lodge a proposal to establish a facility to store and manufacture ammonium nitrate emulsion on a rural property immediately north of Wubin townsite.

Figures 1 and 2 show the location of the proposed facility on Lots 115 and 117 (the subject land) on the corner of the Mullewa-Wubin Road and Thomas Road, approximately 1.4 km north of Wubin townsite within the Shire of Dalwallinu.

The subject land is currently used for agricultural purposes, predominantly grazing, a use which would continue within the surrounding property which will also serve as a buffer surrounding the facility.

An initial proposal seeking Council's support to rezone the subject land, subject to further comprehensive assessment and supporting information, was submitted to Council on 9 September, 2015.

Appendix 1 is a copy of a letter from the Shire of Dalwallinu advising that at the Council meeting dated 22 September, 2015, Council considered our proposal and resolved:

"That the Chief Executive Officer correspond with Hanwha inviting them to submit their planning scheme proposal, in view of the anticipated development, for Council's consideration."

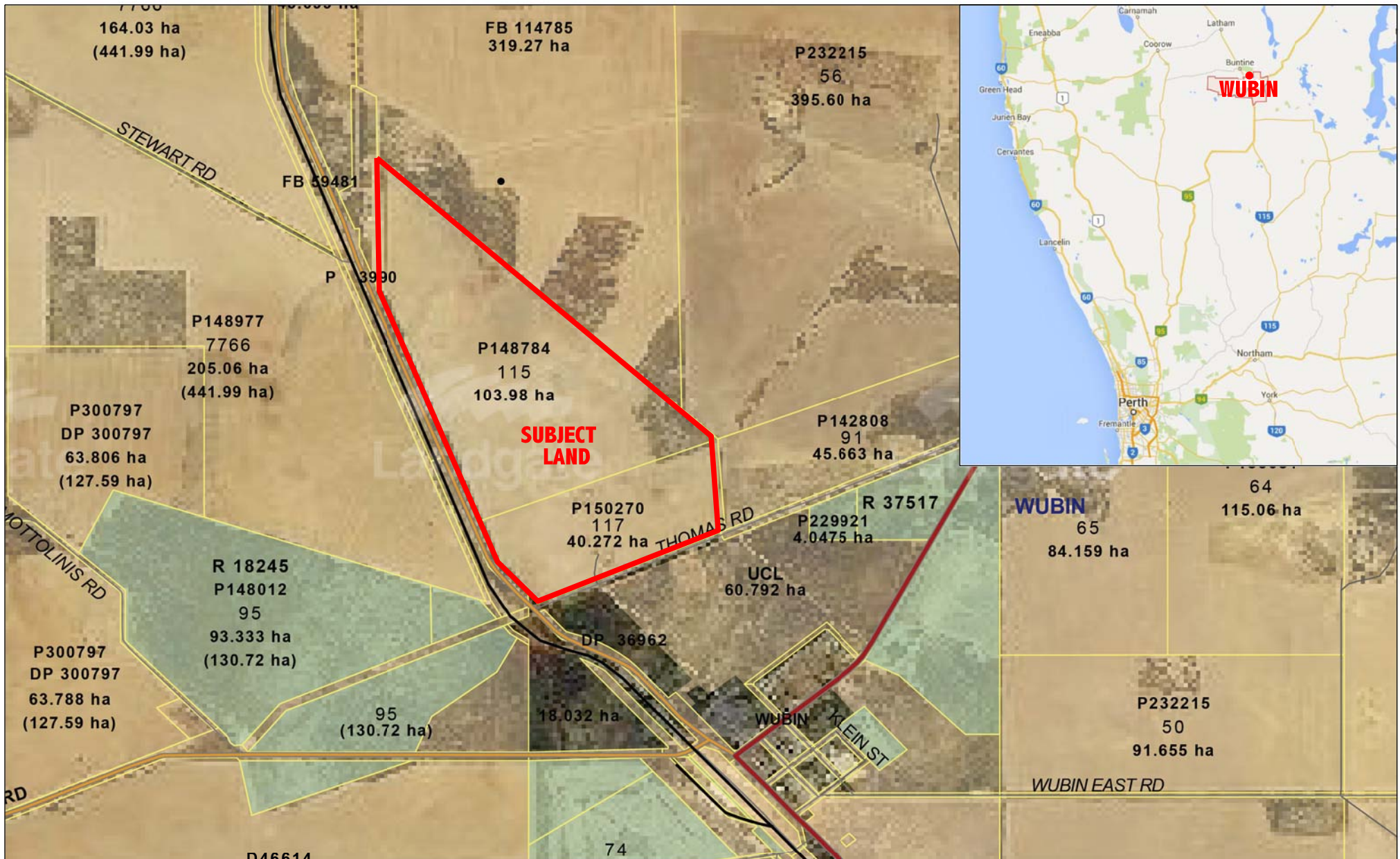
This report provides a comprehensive assessment of this proposal having regard to the relevant planning instruments, the aim of retaining the agricultural use of the subject land and the site context. As the report will demonstrate, the proposal is appropriate having regard to the size of the site, adjoining land uses and proximity to the Wubin townsite and key transport routes.

This report and supporting documents as well as an assessment against all relevant statutory planning instruments confirms that the proposed development is functional, reasonable and will have a positive impact on local employment and the economy and it should be supported.

## **2.0 SITE AND LOCALITY**

The proposed development will be located on Lots 115 and 117, which have a combined area of 144.282 ha, comprised of Lot 115 with 103.98 ha in area and Lot 117 which has an area of 40.272 ha (See Figure 1).

The subject land is irregular in shape but the two locations when combined provide sufficient distance of any potentially high risk areas and protected works from the proposed facility.



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 DATE: SEPTEMBER 2015

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**LOCATION PLAN**  
**PROPOSED HANWHA WUBIN DEPOT**  
 LOCATION 115 AND 117, WUBIN-MULLEWA ROAD  
 SHIRE OF DALWALLINU



FIGURE 1

The only existing buildings are the farmhouse and sheds which will remain and be utilised by Hanwha to accommodate a site manager/caretaker. Cropping and grazing continue as the primary agricultural activity on the property as it is on the adjacent "Rural" zoned lots to the west, north and east of the subject lot.

Immediately south of the subject land is vacant, uncleared, unallocated Crown land zoned for "Townsite" purposes in Local Planning Scheme No. 2. A small portion of the subject land in the south-west corner is opposite an uncleared lot reserved for "Public Purposes – Water Supply".

The "Townsite" zone amongst other things aims to provide for a mix of residential development and a range of commercial, light industrial and other uses considered appropriate in rural towns.

Although this zone is relatively large and extends well to the south of the existing town development, its potential use will be considered when addressing the necessary separation distance (buffers) from the proposed plant. Initial observations are that the "Townsite" zone provides sufficient land for the growth of Wubin as well as being part of the buffer to the proposed plant.

Thomas Road for a length of 0.8 km separates the southern boundary of the subject land from the Townsite. Most of the western boundary has frontage to the Mullewa-Wubin Road from where it is planned to enter and leave the property to access the plant.

This results in 1.6 km of direct access to the Mullewa-Wubin Road and access would need to be to the satisfaction of Main Roads WA and the local government as a condition of approval.

As stated the subject land is located immediately north of the Wubin townsite. Wubin is a small Wheatbelt service centre located 21 km north of Dalwallinu which is 273 km north of Perth. The town is located on the Great Northern Highway at the junction of the Mullewa-Wubin Road where the roads then head to Paynes Find, Meekatharra and northwards, and Thomas Road. The town has grown as a result of the establishment of wheat bins at the rail siding and it has become an important service centre and the gateway to the Mid-West mining region.

Wubin's location and role as a service centre was a significant attribute when seeking a site suitable for the Emulsion Plant to service the mining industry. The town has approximately 30 dwellings and also has an oval, club house, golf course and several businesses usually associated with rural produce activities. As with most rural-based small towns in the agricultural area, the town can support the additional workers and families who may be employed from outside the region, although Hanwha will seek to employ locals where possible. The town will also significantly benefit from the injection of capital and people resulting from the proposed development.

### 3.0 SURROUNDING LAND USES AND DEVELOPMENTS

The subject land comprises two titles with a total area of 144.252 ha and it is located on the northern boundary of the Wubin townsite adjoining the unconstructed Thomas Road reserve. The property is cleared and level and it has an area of approximately 6.0 ha of remnant vegetation in the south-east corner of Lot 115.

Figures 1 and 2 show that the subject land is surrounded by small fragments of remnant vegetation within actively used agricultural land used for cropping and grazing. The nearest farm house from the site of the emulsion plant is 1.9 km to the north-east. The closest buildings within the townsite are 1.5 km or further from the proposed site of the Emulsion Plant.

The land immediately south of the subject land is vacant remnant vegetation which may be used in the long term for residential uses, although there is sufficient other zoned land (south and east of the existing housing) for the future, albeit unlikely, growth of Wubin where proximity to the Emulsion Plant could be an issue.

### 4.0 THE PROPOSED DEVELOPMENT

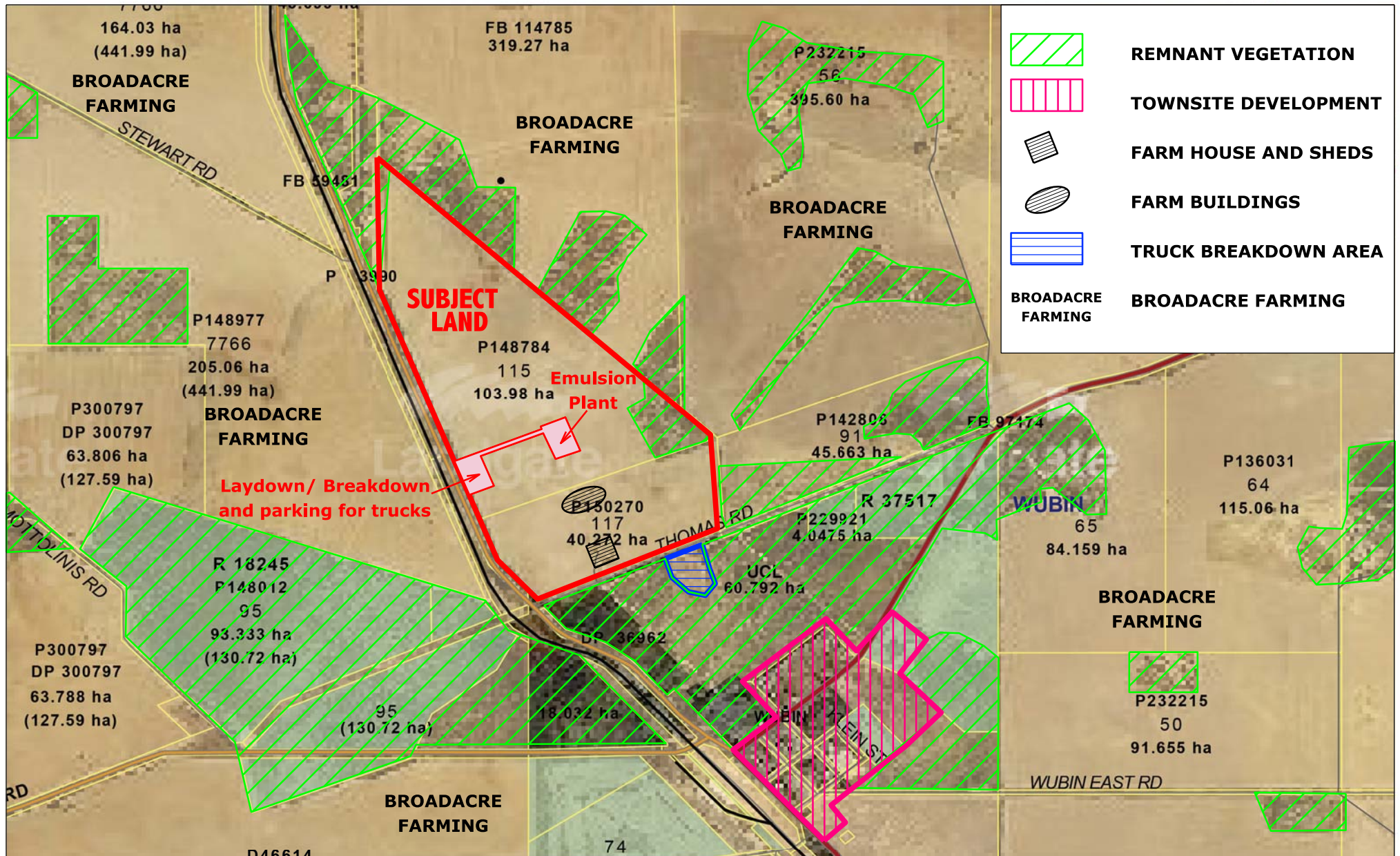
The proposal is for an ammonium nitrate emulsion plant, the location and scale of which is shown in Figures 2–6. The plant produces an ammonium nitrate emulsion product which is used as a precursor ingredient in explosives used in the mining industry. Critically, the product does not become an explosive until mixed with other ingredients at the mine site. The product is created by mixing dry Calcium Nitrate with Ammonium Nitrate Solution, Mineral Oil and an emulsifier to create the end product.

Activities that take place on site include the unloading and storage of raw materials. Transfer of materials around the site, combining of materials to make the end product and storage of the end product. Ancillary activities which occur on site include administrative functions and training as well as maintenance of equipment.

Up to six people who would live locally would be employed in the operation.

Engtech Engineering Consultants were commissioned to provide advice on the separation distances associated with the ammonium nitrate emulsion (ANE) and ammonium nitrate (AN) depots, proposed to be located on the property. Engtech compared the proposed separation distances with those required to comply with the Australian Explosives Industry And Safety Group *Code of Practice for Storage and Handling of UN3375* (ammonium nitrate emulsion), and the Western Australian Department of Mines and Petroleum *Code of Practice for Safe Storage of Ammonium Nitrate*. Engtech found that the site was able to meet the separation distances, subject to conditions outlined in their report. A hard copy of this report (revision C, issued 11/12/2015), which contains a detailed assessment methodology, findings, and recommendations for future work, is available for viewing at the Hanwha Perth office.





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## SURROUNDING LAND USE PROPOSED HANWHA WUBIN DEPOT

LOCATION 115 AND 117, WUBIN-MULLEWA ROAD  
 SHIRE OF DALWALLINU



FIGURE 2

#### 4.1 Level 2 Dangerous Goods Assessment

Following its Level 1 Assessment the consultants Engtech recommended that a Level 2 Assessment be conducted in accordance with the Department of Minerals and Petroleum (DMP) published guidelines.

The initial results of the Level 1 Assessment indicates that as a “first pass review” of the site for identification of high risk areas and protected works that they are adequately separated from the proposed facility.

As part of the preparation of a Scheme Amendment, Hanwha commissioned the Level 2 Dangerous Goods assessment to be undertaken when assessing Dangerous Goods storage and handling facilities in accordance with DMP published assessment guidelines. The level 2 assessment also addresses any separation requirements raised in the level 1 assessment and will be lodged with the DMP for licencing of the facility.

The findings and recommended actions resulting from the Stage II Report prepared by Engtech which are generated from the checklists and separation drawings are listed below and shown in Figure 3.

##### ANE Findings & Actions

1. Finding: ANE (ammonium nitrate emulsion) Associated Works were found to exist inside the boundary of the proposed facility i.e. offices, workshops and ablutions directly involved in the operation of the ANE facility.

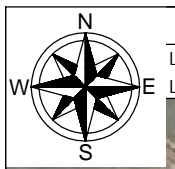
Action: Hanwha shall ensure these associated works are controlled in a manner that will permit evacuation of all personnel from inside the facility boundary, within 45 minutes of an ANE emergency being declared.

2. Finding: A Protected Works Class A (PWA) area was found to exist within the PWA distances given in the AEISG Code, Appendix B, namely a portion of the Wubin-Mullewa Rd, directly west of the ANE facility.

Action: For this area to be considered “adequately separated” from the proposed ANE facility, the following is required:

- a. A robust and credible means of evacuating any person from this area within 45 minutes of an ANE emergency being declared shall be established.
- b. Hanwha shall obtain permission from the owner of the Mullewa-Wubin Road, to use “evacuation” as a means of deeming this area to be adequately separated from the ANE facility.





**PLANT LOCATION**  
 LATITUDE 30° 5'325.50"S  
 LONGITUDE 116°37'23.77"E



**OWNER:** Hanwha Mining Services Australia Pty Ltd

**OCCUPIER:** Hanwha Mining Services Australia Pty Ltd

**Address of Premises:** Via WUBIN MULLEWA ROAD

**Date of Preparation:** 10-Dec-15

**Site Plan Number:** 1178-01

**Emergency Contacts:**  
 Emergency response :  
 Occupier: Hanwha Mining Services Australia Pty Ltd

**BULK STORAGE**

| Tank No. | Dangerous Goods           |       |            |        |    | Tank |          |
|----------|---------------------------|-------|------------|--------|----|------|----------|
|          | Name                      | Class | Sub Risk/s | UN No. | PG | Type | Capacity |
| T1       | AMMONIUM NITRATE EMULSION | 5.1   |            | 3375   | II |      | 60t      |
| T2       | AMMONIUM NITRATE EMULSION | 5.1   |            | 3375   | II |      | 60t      |
| T3       | AMMONIUM NITRATE EMULSION | 5.1   |            | 3375   | II |      | 60t      |

**PACKAGED STORAGE**

| Storage Area | Dangerous Goods  |       |          |        |    | Quantity |         |
|--------------|------------------|-------|----------|--------|----|----------|---------|
|              | Name             | Class | Sub Risk | UN No. | PG | Average  | Maximum |
| PS1          | AMMONIUM NITRATE | 5.1   |          | 1942   |    |          | 500t    |
| PS2          | AMMONIUM NITRATE | 5.1   |          | 1942   |    |          | 500t    |
| PS3          | AMMONIUM NITRATE | 5.1   |          | 1942   |    |          | 500t    |

[Note: MANIFEST EXCLUDES AN SOLUTION AND MINERAL OIL, DETAILS TBA.]

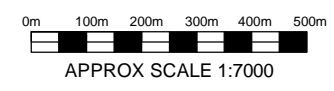
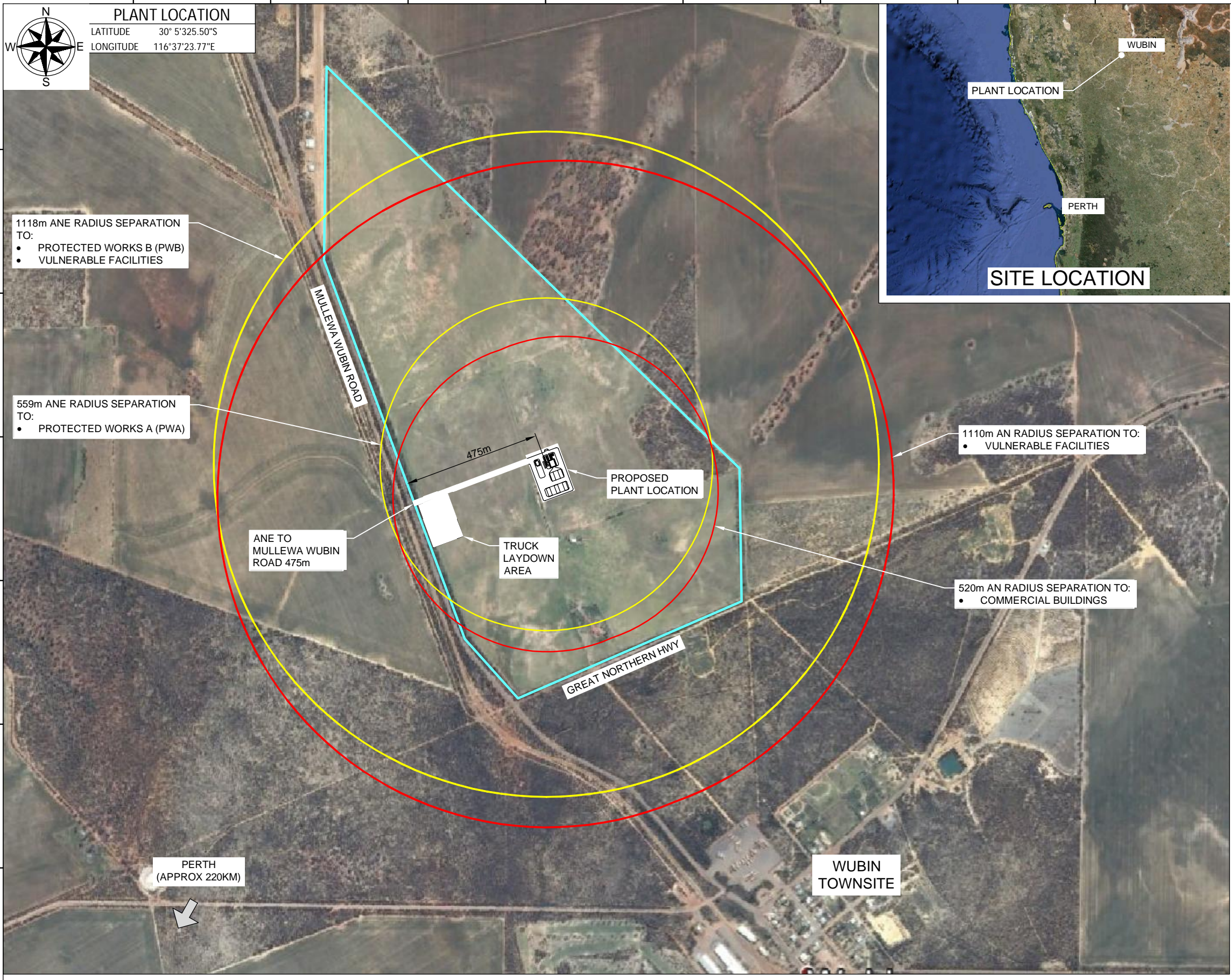
- GENERAL NOTES**
- THIS DRAWING REPRESENTS THE REQUIRED SEPARATION DISTANCES TO PROTECTED WORKS, FOR THE AMMONIUM NITRATE EMULSION AND AMMONIUM NITRATE STORAGE AND HANDLING AREAS.
  - SEPARATION DISTANCES SHOWN IN THIS DRAWING ARE BASED ON THE REQUIREMENTS OF:
    - AEISG CODE OF PRACTICE FOR STORAGE AND HANDLING OF UN3375 (AMMONIUM NITRATE EMULSION)
    - DMP CODE OF PRACTICE FOR SAFE STORAGE OF AMMONIUM NITRATE
  - THIS DRAWING MUST BE READ IN CONJUNCTION WITH :
    - ENGTECH EXPLOSIVES PRECURSOR SEPARATION DISTANCE REPORT.
    - LDE CORPORATION DRAWING "WESTERN AUSTRALIA PROPOSED EMULSION SITE LAYOUT" DATED 3/11/15.
  - DEFINITIONS:
    - AEISG - AUSTRALIAN EXPLOSIVES INDUSTRY AND SAFETY GROUP
    - ANE - AMMONIUM NITRATE EMULSION
    - AN - AMMONIUM NITRATE
    - CN - CALCIUM NITRATE
    - DMP - DEPARTMENT OF MINES AND PETROLEUM
    - PWA - PROTECTED WORKS CLASS A (PUBLIC SPACES, PUBLIC ROADS, OTHER FREQUENTLY OCCUPIED OPEN AREAS)
    - PWB - PROTECTED WORKS CLASS B (RESIDENTIAL OR PUBLIC BUILDINGS, BUILDINGS WHERE PERSONS ARE EMPLOYED)
    - VULNERABLE FACILITIES - HEALTH CARE FACILITIES, SCHOOLS, AGED CARE, MAJOR PUBLIC UTILITIES

1118m ANE RADIUS SEPARATION TO:  
 • PROTECTED WORKS B (PWB)  
 • VULNERABLE FACILITIES

559m ANE RADIUS SEPARATION TO:  
 • PROTECTED WORKS A (PWA)

1110m AN RADIUS SEPARATION TO:  
 • VULNERABLE FACILITIES

520m AN RADIUS SEPARATION TO:  
 • COMMERCIAL BUILDINGS



**LOCATION AND SEPARATION DISTANCES PLAN**  
 SCALE 1:7000

| REF.DWG# | REFERENCE DRAWINGS DESCRIPTION | ISSUE | DATE | AMENDMENTS | DRN | CKD | ISSUE | DATE     | AMENDMENTS  | DRN | CKD |
|----------|--------------------------------|-------|------|------------|-----|-----|-------|----------|-------------|-----|-----|
|          |                                |       |      |            |     |     | A     | 11/12/15 | FIRST ISSUE | RS  | TN  |



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**HANWHA WUBIN**  
 PROPOSED ANE FACILITY  
 SEPARATION DISTANCES  
 DANGEROUS GOODS DRAWING

CHECKED: [ ] APPROVED: [ ] **A1**

DRAWN: RS DATE: 10-DEC-15 DRW # **1178-01-T2**

SCALE: AS SHOWN 1178-01 FILE NAME



## AN Findings & Actions

Finding: As shown in Figure 3, the proposed separation distances between the AN (ammonium nitrate) stores and nearby protected places, are greater than the minimum required by the AN Code of Practice.

Action: None.

## Actions Items for Design Phase and Site Licencing

Before the proposed facility can be used to store and handle ANE and AN, Hanwha must obtain appropriate Dangerous Goods (DG) and Security Risk Substance Licences (SRS).

Engtech has listed the following actions, which will be required as part of the DG and SRS Licence application process.

1. Undertake a Hazop study of the ANE process facility, and implement any identified risk control measures.
2. Complete a dangerous goods assessment of the facility, using the following codes of practice:
  - a. For ammonium nitrate, the Department of Mines & Petroleum's Code of Practice for Safe Storage of AN.
  - b. For ammonium nitrate emulsion, the Australian Explosives Industry and Safety Group's Code of Practice for Storage and Handling of UN3375.
3. Complete necessary security risk assessments, required by the Department of Mines and Petroleum.
4. Apply for a Dangerous Goods Storage licence, and a Security Risk Substance Storage licence.

These tasks will be addressed by Hanwha prior to site commissioning.

In conclusion, Figure 3 shows that following an examination of high risk areas and protected works, that they are adequately separated from the proposed facility.

## **4.2 Department of Mines and Petroleum**

As it is not feasible to undertake all of the necessary studies and prepare all plans (eg. Environmental Management Plan) prior to successfully rezoning the subject land, the proponents have sought and gained an initial in principle support from the Department of Mines and Petroleum (DMP).

The positive support contained in the reply from the DMP is shown in full at Appendix 3.

Condition Numbers 9, 10 and 11 have been proposed to be included in the list of planning/development conditions listed in proposed Schedule 2 – Additional Uses.

The support from the DMP should serve to reassure Council and the ratepayers of the safety and acceptability of this proposal and that there are further licensing and inspection procedures to be achieved before the plant is cleared for operation.

## **5.0 BUILT FORM**

### Emulsion facility and Parking and Laydown Support Facility

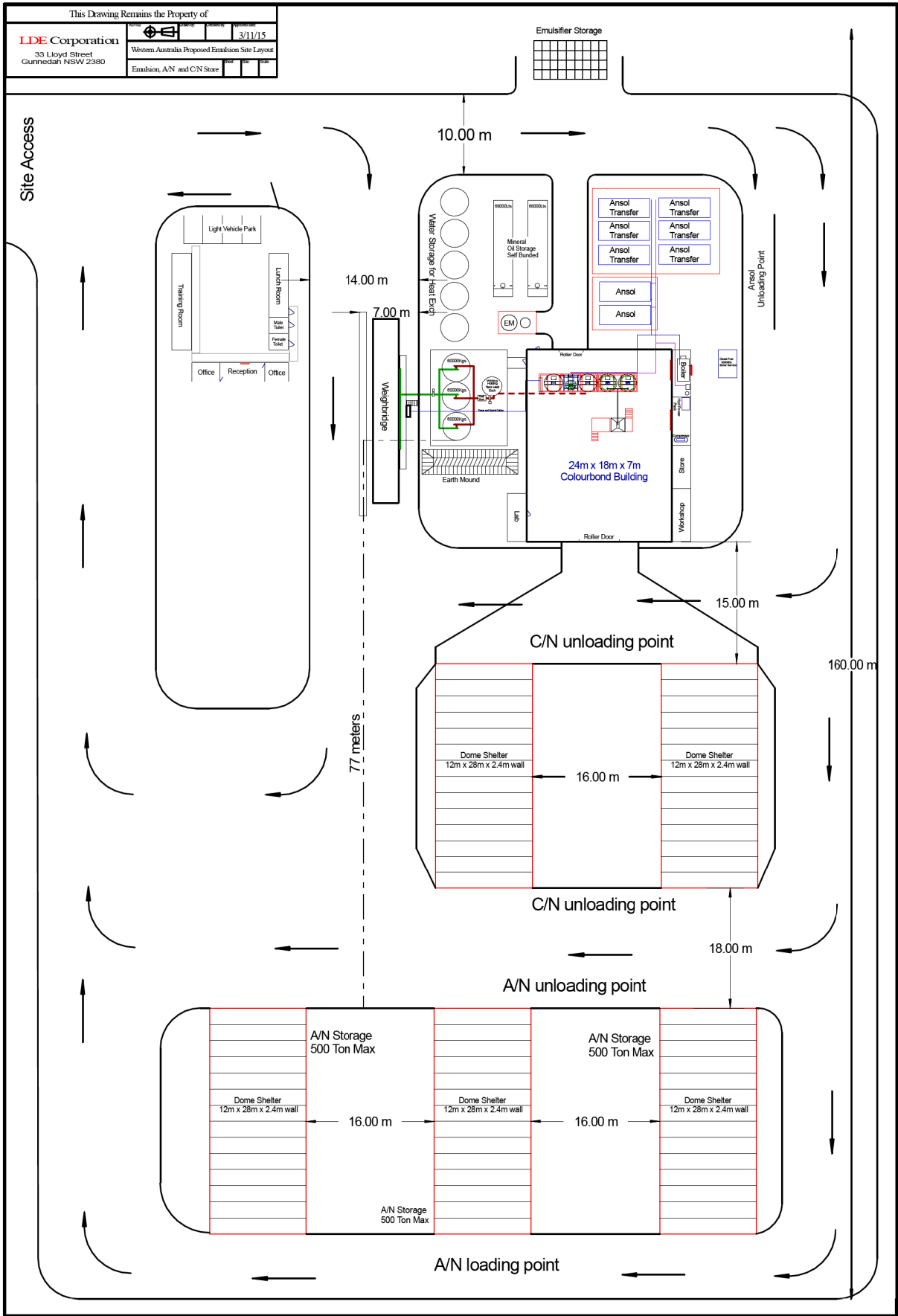
The proposed development (shown in Figure 4) will include the following components and aspects:

- Concrete pads will support the precursor manufacturing that blends raw materials to form the non-explosive material (called precursors) required for mineworks.
- The physical area of the proposed built structures is approximately 200 m wide and 130 m in length.
- The facility will store and blend a range of non-explosive calcium nitrate and class 5.1 ammonium-nitrate products that ultimately, when a series of ingredients are added at the mine locations resulting in an explosive for blasting.
- Between 50,000 tonnes and ultimately 90,000 tonnes of precursor will be produced per annum.
- Blended products will be transported directly to mine sites with the precursor raw materials being handled in “big-bag” packages and bulk to improve handling abilities.
- Truck transport will be restricted to movements to the facility and between the facility and the mining areas. There should be no adverse impacts on the public road system. The gross vehicle mass (trucks) planned for use will include 43t. trucks and trailers, 68t. b-doubles and 78t. road train vehicles.

## **6.0 ENVIRONMENTAL MANAGEMENT**

Hanwha have a standard strategy to report and manage environmental impacts which apply to all their operating sites.

The complete procedure for Environmental Impact Management is shown in Appendix 2. The environmental impact management procedures as recommended applies to land management, water management, air management, waste management and energy. It lists the Roles and Responsibilities of the State Managers, the owners, Hanwha and employees and contractors.



**PROPOSED LAYOUT OF  
EMULSION PLANT**

**PROPOSED HANWHA WUBIN DEPOT**

**LOCATION 115 AND 117, WUBIN-MULLEWA ROAD**

**SHIRE OF DALWALLINU**

FILE: 1726 WUBIN.DGN  
DATE: DECEMBER 2015

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FIGURE 4

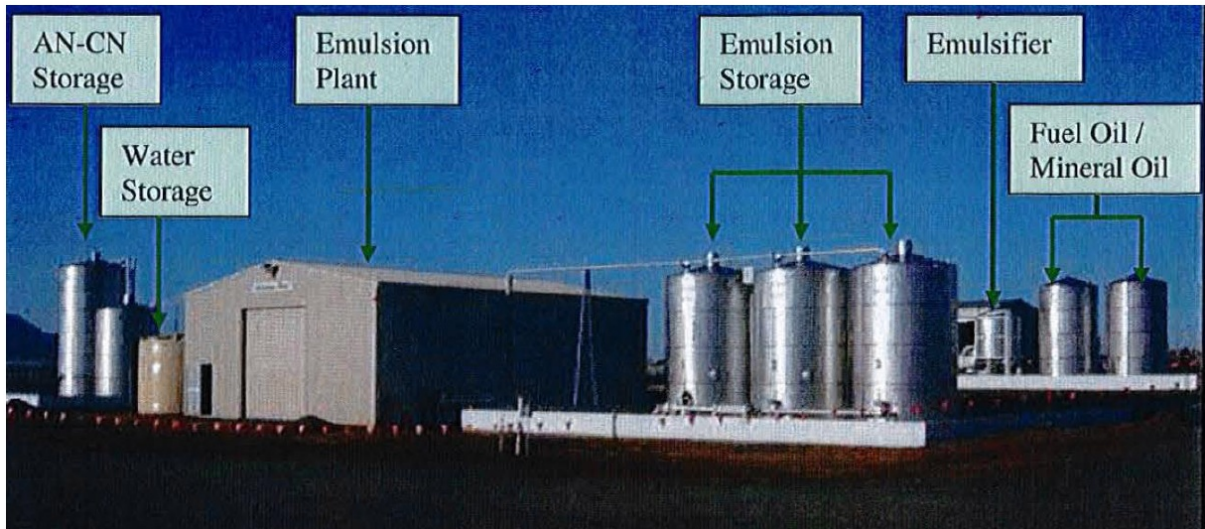


Figure 5: Indicative Illustration of Emulsion Plant Raw Material Tanks



Figure 6: Tanks for Storage of Finished Product – illustration of similar facility

It is recommended that a suitable condition for development be listed in Schedule 2 – Additional Uses, as follows:

*“Subject to Council’s discretion the development operation and management of the ammonium nitrate emulsion facility at Lots 115 and 117 on the corner of the Mullewa-Wubin Road and Thomas Road, Wubin, shall be undertaken in accordance with an agreed Environmental Management Plan.”* The local government will refer the Environmental Management Plan (EMP) to the EPA for comment and will require the EMP to be consistent with the guidelines and procedures shown in Appendix 2.

Most significantly Figure 3 shows the location of the proposed facility and the required separation distances to protected works (ie. sensitive uses) such as:

- Wubin townsite;
- commercial buildings; and
- protected works.

The Location and Separation Distances Plan (Figure 3) shows that all sensitive, vulnerable and protected works are well outside the minimum separation distances and that the operation of the emulsion plant will present no dangers to the community.

## **7.0 TRANSPORT**

With respect to transporting goods to and from the facility, Hanwha is currently in discussions with a multi-national transport contractor to establish an assembly station at the proposed entry on the western side of the property. The requirements for this part of the facility would be as follows:

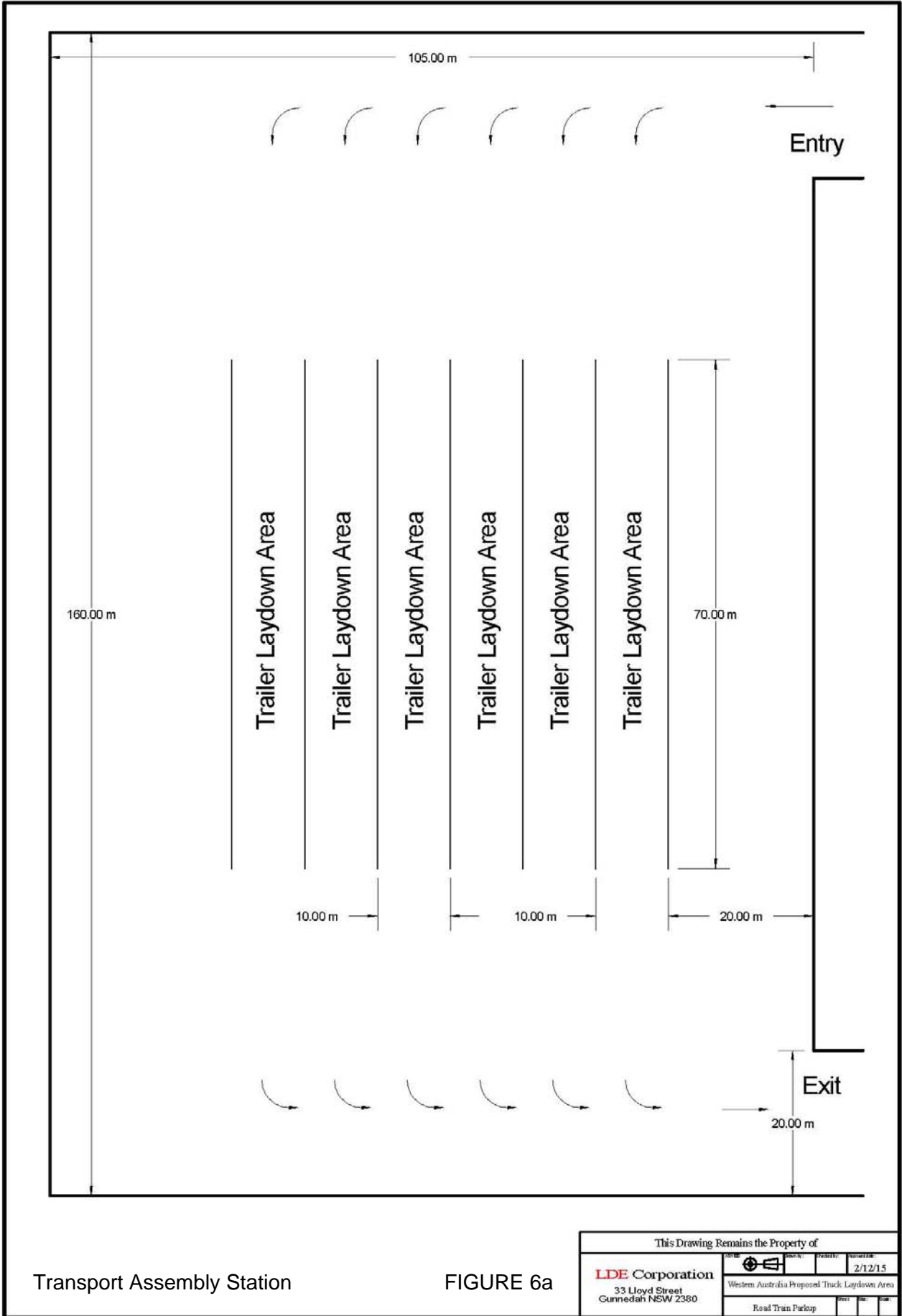
- the need for an entry and exit as the proposed to and from the yard;
- the requirement for a hard stand of the order of 105 m x 180 m, this would allow for parking and hook-up of trailers and leave turning and manoeuvring room for made up road trains;
- facilities onsite could be at least a minimum of a shower and toilet block, but ideally a crib facility and at the luxury end some sleeping donga's, but these would be subject to future Development Applications; and
- the need for secure fencing to allow the parking of unsupervised trailers.

A transport assembly station is shown at the driveway entry to the Emulsion Plant which will be a hard stand area on which to breakdown and assemble trucks transporting to and from the Emulsion Plant. Access and development will be at Council's discretion. An indicative plan is shown in Figure 6a which follows.

## **8.0 LOCAL PLANNING STRATEGY**

The Local Planning Strategy, dated December 2013, sets out the long-term planning direction for the Shire and provides a rationale for the zones and other provisions of the Scheme.

The Shire "endeavours to meet the needs of current and future generations through the integration of environmental protection, social advancement and economic prosperity." (Local Planning Strategy).



Transport Assembly Station

FIGURE 6a

While protecting its valuable rural based agricultural resources, the Shire continues to promote the creation of new industries, businesses and jobs based on economically sustainable principles.

To this end, the proposed emulsion facility will have a number of net community benefits which can be summarised as follows:

- only take up a small portion of rural land;
- allow the broadacre agricultural use of the land to continue;
- create employment opportunities and potentially create a minor increase in population supporting all services and infrastructure;
- inject additional investment into the local economy;
- potentially increase interest in similar investments;
- serves the daily needs of the mining industry and the production of mining products;
- provides the necessary buffer separations between the proposed facility and built-up areas;
- environmental constraints are not significant and they would be readily manageable on site; and
- provides opportunities for employment and a broader economic base in the region by providing uses that are not currently represented in the area.

Under Part 9 Other Townsites and Settlements, the Strategy states the following:

“The Council will support development in Wubin recognising its role as a transport service centre to the eastern part of the Shire.”

This proposal is consistent with the aims and objectives of the Strategy and will be likely to expand the town’s role as a transport service centre to the mining and pastoral areas to the north.

## **9.0 TOWN PLANNING SCHEME NO. 2**

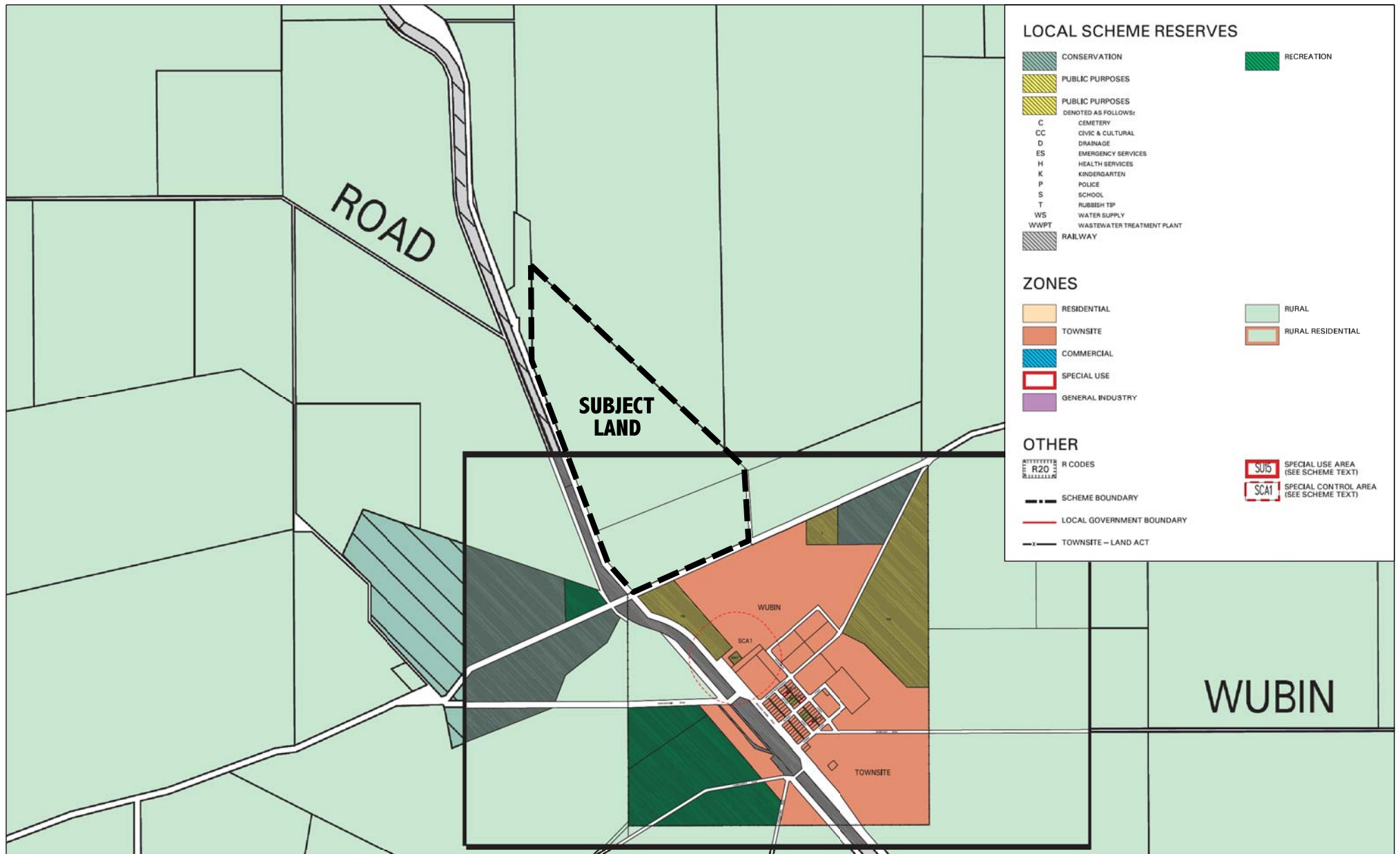
The above Scheme (TPS 2) covers the whole of the Shire and was published in the Government Gazette on the 6th February, 2014.

As shown in Figure 7 the subject land is zoned “Rural” and the adjoining properties, apart from the Townsite lots to the south, are also zoned “Rural”.

The objectives for the “Rural” zone are:

- To provide for a range of rural pursuits that are compatible with the capability of the land and retain the rural character and amenity of the locality.
- To protect land from urban uses that may jeopardise the future use of that land for other planned purposes that are compatible with the zoning.





FILE: 1726 WUBIN.DGN  
DATE: DECEMBER 2015

**EXTRACT FROM SHIRE OF DALWALLINU  
LOCAL PLANNING SCHEME NO.2  
PROPOSED HANWHA WUBIN DEPOT  
LOCATION 115 AND 117, WUBIN-MULLEWA ROAD  
SHIRE OF DALWALLINU**



FIGURE 7



- To support sustainable farming practices and the retention of remnant vegetation.
- To prevent any development that may affect the viability of a holding.
- To encourage small scale, low impact tourist accommodation in rural locations.
- To encourage a diversification of rural activities that will reduce the dependency of the rural sector on traditional crops.
- To support the creation of homestead lots in accordance with adopted Local Planning Policy.
- To support mining activities where an environmental management plan has been prepared and is acceptable to the Council and EPA.
- To preclude the disposal of used tyres or any other material that may be detrimental to the quality of the land.

Uses permitted within the “Rural” zone are:

- Single house
- Service utility
- Industry – rural
- Agriculture – extensive

Uses permitted within the “Rural” zone, subject to Council exercising its discretion, are as follows:

- home business
- home occupation
- home office
- home store
- rural home business
- group dwelling
- bed and breakfast
- caravan park
- short stay accommodation
- office
- private recreation
- restaurant
- transport depot
- winery
- telecommunications infrastructure
- veterinary centre
- industry – cottage
- industry – extractive
- industry – light

- industry – service
- family day care
- agroforestry
- animal establishment
- animal husbandry – intensive
- agriculture – intensive
- plantation
- rural pursuit

The intended outcome of the planning proposal is to permit the construction of a mining service related industrial facility on the subject property. The proposed development comprises a precursor plant that is intended to supply non-explosive precursor requirements of the mining industry. The site requirements for such a facility are specific and include that of separation from other land uses or populated areas.

The proposed facility and use does not compromise in any way the objectives for the “Rural” zone or the range of permitted uses.

## **10.0 PROPOSED ZONING**

As TPS No. 2 includes a range of objectives to protect and maintain the agriculture in the Shire while seeking to diversify the economic base, and as the proposed use takes up only a small portion of the property, the agricultural use should be retained.

Accordingly rather than rezoning the property, it is our intention to retain the predominant agricultural use and zone by adding the Emulsion Plant as an Additional Use.

Section 4.5 Additional Uses (in TPS 2) states the following:

“Despite anything contained in the Zoning Table, the land specified in Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land.”

“Note: An additional use is a land use that is permitted on a specific portion of land in addition to the uses already permissible in that zone that applies to the land.”

Introducing the proposed use as an “additional use” will allow development conditions governing the activity and its management to be listed in Schedule 2 providing certainty to the community regarding the responsible operation and management of the Emulsion Plant.

The proposal is for one of those types of land uses for which it can be very difficult to find a suitable site as it requires separation distances from other sensitive uses such as residential uses due to safety issues. Despite the separation distances, the use is one which benefits from services and an employment base in a nearby town such as Wubin. The product manufactured on site will be widely distributed, so it is a significant advantage to be closer to transport corridors such as Great Northern Highway and the Midlands rail line.

The use has the characteristics of an industrial use, but it is not one that can be located in an industrial zone or precinct due to the required separation distances. For this reason the subject site is most suitable being compliant with the required separation distances, close to a work force, services and transport and where the existing Rural uses can continue.

## **11.0 THE SCHEME AMENDMENT**

It is proposed that the subject land remain zoned Rural but be listed in Schedule 2 in TPS 2 as having an Additional permitted use described as “Storage, Manufacturing and Distribution of Ammonium Nitrate Emulsion”.

The proposal, once the land has been rezoned appropriately, would be subject to a Development Application which would have to be consistent with this Scheme Amendment and any Conditions included in Schedule 2.

It is anticipated that conditions for development will be added as a result of the advertising for comment and referral of the Amendment to Government agencies. This approach will allow the land to be zoned for the purpose without first having to resolve all issues associated with development.

The amendment to introduce this additional use would be as follows, subject to the addition of further conditions required by Council as a result of receiving submissions and advice from other stakeholders and Government agencies.

The Additional use as proposed would be introduced to Schedule 2 as follows:

## Schedule 2 – Additional Uses

| No. | Description of Land  | Additional Use                                       | Conditions  |
|-----|--|--|---|
| 1   | Lot 117 on Deposited Plan 150270 and Lot 115 on Deposited Plan 148784 on the corner of Mullewa-Wubin Road and Thomas Road, Wubin | Storage and Manufacture of Ammonium Nitrate Emulsion | <p><b>General</b></p> <ol style="list-style-type: none"> <li>1. Development shall generally be in accordance with the Plan endorsed by the CEO and subject to any modifications approved by the Council.</li> <li>2. Minor variations may be permitted to the Plan by the local government after following the procedures in Part 9 of the Scheme.</li> <li>3. All buildings and activities to comply with relevant Commonwealth, State and Local Government by-laws and regulations.</li> <li>4. Access and egress to the Mullewa-Wubin Road are to be to the satisfaction of the local government in consultation with the relevant State government authority.</li> <li>5. All stormwater drainage shall be accommodated on site and no direct discharge onto surrounding properties or road reserves.</li> <li>6. The implementation of appropriate fire control measures as determined by the local government.</li> </ol> <p><b>Effluent Disposal</b></p> <ol style="list-style-type: none"> <li>7. Effluent disposal shall be undertaken to the satisfaction of the local government and the relevant State Government authority with approved effluent disposal systems.</li> </ol> |

| No. | Description of Land | Additional Use | Conditions  |
|-----|---------------------|----------------|---|
|     |                     |                | <p><b>Environmental Management</b></p> <p>8. Subject to the local government, operation and management of the ammonium nitrate emulsion facility at Lots 115 and 117 on the corner of the Mullewa-Wubin Road and Thomas Road, Wubin, shall be undertaken in accordance with an approved Environmental Management Plan.</p> <p><b>Department of Mines and Petroleum – Licensing and Inspections</b></p> <p>9. The plant must comply with the requirements of the <i>Dangerous Goods Safety Act 2004</i>, the national code prepared by AEISG (Australian Explosives Industry Safety Group) for the storage and handling of UN3375 (ammonium nitrate emulsion) and the Department of Mines and Petroleum (DMP) code of practice on the safe storage of ammonium nitrate.</p> <p>10. As part of its manufacturing licence application to the DMP the proponent must demonstrate that the plant can be operated in a safe and secure manner.</p> <p>11. The DMP will monitor the plant under construction and its representatives will conduct a final inspection of the plant at the commissioning of the plant.</p> |

Although TPS 2 makes provision in the Scheme Text for “Additional Uses” it is not shown in the Legend and therefore it is necessary to add the symbol for Additional Use to the Legend. The proposed Additional Use for the subject land will be the first Additional Use proposed and will be included as A1.

## 12.0 PROPOSED DEVELOPMENT

Concurrent with, or subsequent to the adoption of this Scheme Amendment, a development application will be lodged with the Shire of Dalwallinu seeking consent for the installation of a precursor plant facility.<sup>1</sup>

We are advised that the proposed development will include the following components and aspects.

- Concrete pads will support the precursor manufacturing facility that blends raw materials to form the non-explosive material (called precursors) required for mine blasting.
- The physical area of the proposal is approximately 200m wide and approximately 130m in length. The temporary shelter is approximately 9m in height, within which the precursor facility will be situated.
- The facility stores and blends a range of non-explosive calcium-nitrate and class 5.1 ammonium-nitrate products that ultimately, when a series of ingredients are added at the minesite locations finally an explosive for blasting is formed and loaded into blastholes.

Some 50,000 tonnes of precursor will be produced per year based on existing contracts. This figure may rise to approximately 90,000 tonnes per year with an additional contract.

- Raw Materials to be blended will be transported directly to the site mainly from sources in Western Australia on an ‘as needed’ basis with some from the Eastern States. The precursor raw material products are handled in 'big-bag' packages and bulk to improve handling abilities. The Calcium Nitrate (CN) and Mineral Oil will be imported through Perth and the ANSOL from CSBP Perth. Emulsifier will come from Lubrizol in New South Wales.
- Truck transport will be restricted to on-site movements between the facility and the mining areas. No impacts would arise on the public road system. The gross

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<sup>1</sup> Precursor – a material resulting from a chemical or physical change when two or more substances consisting of fuels and oxidisers are mixed and where the material is intended to be used exclusively in the production of an explosive. In order for such substances not to be categorised as a precursor, evidence shall be produced demonstrating that the substance cannot cook-off leading to a mass violent reaction. Such evidence may include physical and/or chemical testing/modelling, end use profiles, detailed risk analysis or by analogy.

Precursor facility – A facility where precursors are manufactured, handled or stored.

vehicle mass (trucks) planned for use will include 43t truck and trailers, 68t b-doubles trucks and 78t road-trains vehicles.

### 13.0 EXAMINATION OF PLANNING CONSIDERATIONS AND BENEFITS

This is outlined below.

| <b>Planning Considerations</b>   | <b>Proposed Development/Comment</b>   |
|--|---|
| Will the proposal be compatible with agreed State and regional strategic direction for development in the area?  | The proposal does not compromise the agreed State and regional strategic directions. The planning proposal will facilitate a development that will support the extensive mining operations that are underway in the region.   |
| Is the proposal likely to create a precedent or create or change the expectations of the landowner or other landholders?   | No, this planning proposal is for a specific use related to existing mining operations in the region. The facility is required to be situated within reasonable proximity to the mining region.<br><br>Adding an additional permitted use on this site in the Rural zone is unlikely to undermine the objectives of the zone and is considered the most appropriate mechanism to deliver the outcome. |
| Have the cumulative effects of other spot rezoning proposals in the locality been considered? What was the outcome of these considerations?  | There are currently no spot rezoning in this area of the LGA for additional permitted land uses, so there are no cumulative impacts expected.   |
| Will the proposal facilitate a permanent employment generating activity or result in a loss of employment lands?   | This proposal generates permanent employment associated with the mining operations in the region. It will not reduce employment opportunities elsewhere.  |
| Will the proposal impact on the supply of residential land and therefore housing supply and affordability within the town of Wubin?  | N/A   |
| Is the existing public infrastructure (roads, rail, utilities) capable of servicing the proposed site?   | There is good road infrastructure currently and into the future.  |
| Will the proposal result in changes to the car distances travelled by customers, employees and suppliers?<br>If so, what are the likely impacts in terms of greenhouse gas emissions, operating costs and road safety? | The proposal will result in reduced vehicle movements than are currently present. These impacts will be positive in relation to greenhouse gas emissions, operating costs and road safety.  |

| <b>Planning Considerations</b>   | <b>Proposed Development/Comment</b>  |
|--|--|
| Are there significant Government investments in infrastructure or services in the area whose patronage will be affected by the proposal? if so, what is the expected impact?   | No.  |
| Will the proposal impact on land that the Government has identified a need to protect (eg. land with high biodiversity values) or have other environmental impacts? Is the land constrained by environmental factors such as flooding? | No. the land is currently used for agricultural purposes and can be located with appropriate buffer areas.<br><br>No remnant vegetation or wetlands, creeks and other such environmental features will be affected.                                      |
| Will the proposal be compatible/ complementary with surrounding land uses? What is the impact on amenity in the location and wider community? Will public domain improve?  | The proposal will be compatible with the existing agricultural operations.<br><br>No public domain impacts are expected and residential areas will be unaffected.  |
| <u>Existing Zones in Wubin</u><br>Seeking to retain a range of development opportunities and areas for future uses in the townsite.  | The planning proposal is for a specific use to service the mining region and does not constrain the future growth of the town.   |
| <u>Rural Zone</u><br>Aims to protect the agricultural production value of rural land.  | The proposed use is inconsistent with this aim but the inconsistency is of minor significance.<br><br>The proposal will not result in a significant “footprint” on the subject site and the majority of the land will remain in agricultural production. |
| <u>Mining and Basic Raw Materials</u><br>The objective is to ensure that mining and extraction activities are not compromised by inappropriate development.  | The proposal is not planned to occur on any prospective areas and therefore will not compromise future potential mining and extraction activities or potential.  |
| <u>Hazards and Risks</u><br>Potential for flooding or other damaging natural events.   | The property has not been identified as being flood prone on fire prone land and these potential hazards are not a significant constraint to future development.   |
| Is there likely to be an impact on critical habitat or threatened species populations or ecological communities or their habitats?   | This is highly unlikely as the subject land is almost totally cleared, has no wetland areas and is currently used for agriculture.   |
| Are there any other likely environmental effects as a result of the planning proposal and how they would be managed?   | There are no likely effects, however the Amendment will be referred to the EPA for assessment and a detailed assessment could be undertaken as part of the DA resulting in   |



| Planning Considerations  | Proposed Development/Comment   |
|--|--|
|  | conditions being attached to the approval. This could be a condition of the Amendment, ie. That a future DA be referred to the EPA for assessment if requested.  |
| Has the proposal adequately addressed any social and economic effects? | <p>The potential economic impacts are positive in that additional employment opportunities and trade activities will arise in Wubin and possibly Dalwallinu.</p> <p>There are no negative social impacts considered relevant and increased population is likely to have positive benefits (eg. supports, schools, health and town centre).</p> <p>No additional public infrastructure would be required.</p> |

#### 14.0 REASONS TO SUPPORT AMENDMENT AS “STANDARD”

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reasons:

- a) The amendment will have minimal impact on land in the Scheme area that is not the subject of the amendment. Prior to the preparation of the Amendment, preliminary information was provided to show the separation distances for the dangerous goods to be stored and manufactured on site. Figure 5 in the Amendment Report shows that the only residence within the protected area is on the subject land itself, to be owned by the proponent and used for a caretaker. None of the surrounding properties which are Rural zone and Reserve have any buildings and only have cropping and grazing within the areas on those surrounding properties within Protected Works areas.

The Department of Mines and Petroleum have provided in principle support and does not see the plant as a danger to the surrounding area.

- b) The amendment does not result in any significant environmental, social, economic, or governance impacts on land in the Scheme area.

The development footprint is very small, taking up approximately 2.6 ha for the plant and hardstand and 1.6 ha for the parking and laydown area. No clearing is required and there is no impact on groundwater.

There may be social and economic benefits off site in Wubin townsite as it will generate some employment and additional residents in Wubin and Dalwallinu, but there won't be any of these impacts on site.

As the local government and State government agencies are required to approve all aspects of development, there will be no governance issues. There are no anticipated costs to these agencies and the proponent would be responsible for all costs such as upgrading the road and entry to the property.

- c) This is not an amendment which would satisfy the requirements to regard the amendment as either basic or complex.

## **15.0 CONCLUSION**

At a time when many small country towns and service centres are struggling to survive and are looking to diversify, this proposal is likely to have positive economic and social benefits for Wubin. It may encourage further investment.

As the proposal satisfies the State and Local government planning policies, and the Local Planning Strategy and Scheme, it is recommended that subject to the inclusion of any relevant development conditions being listed, that the proposed Amendment be supported.

## PLANNING AND DEVELOPMENT ACT 2005

### RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

#### SHIRE OF DALWALLINU

#### LOCAL PLANNING SCHEME NO. 2

#### SCHEME AMENDMENT NO. 2

Resolved that the local government pursuant to Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Adding an Additional Use for “Storage of Dangerous Goods and Associated Manufacturing” to Lots 115 and 117 cnr of the Mullewa-Wubin Road and Thomas Road; and
2. Amending Schedule 2 – Additional Uses by adding A1 as follows:

#### Schedule 2 – Additional Uses

| No. | Description of Land  | Additional Use                                       | Conditions   |
|-----|--|--|--|
| 1   | Lot 117 on Deposited Plan 150270 and Lot 115 on Deposited Plan 148784 on the corner of Mullewa-Wubin Road and Thomas Road, Wubin | Storage and Manufacture of Ammonium Nitrate Emulsion | <b>General</b> <ol style="list-style-type: none"><li>1. Development shall generally be in accordance with the Plan endorsed by the CEO and subject to any modifications approved by the Council.</li><li>2. Minor variations may be permitted to the Plan by the local government after following the procedures in Part 9 of the Scheme.</li><li>3. All buildings and activities to comply with relevant Commonwealth, State and Local Government by-laws and regulations.</li><li>4. Access and egress to the Mullewa-Wubin Road are to be to the satisfaction of the local government in consultation with the relevant State government authority.</li></ol> |

| No. | Description of Land | Additional Use | Conditions   |
|-----|---------------------|----------------|--|
|     |                     |                | <p>5. All stormwater drainage shall be accommodated on site and no direct discharge onto surrounding properties or road reserves.</p> <p>6. The implementation of appropriate fire control measures as determined by the local government.</p> <p><b>Effluent Disposal</b></p> <p>7. Effluent disposal shall be undertaken to the satisfaction of the local government and the relevant State Government authority with approved effluent disposal systems.</p> <p><b>Environmental Management</b></p> <p>8. Subject to the local government approval, the development, operation and management of the ammonium nitrate emulsion facility at Lots 115 and 117 on the corner of the Mullewa-Wubin Road and Thomas Road, Wubin, shall be undertaken in accordance with an approved Environmental Management Plan.</p> <p><b>Department of Mines and Petroleum – Licensing and Inspections</b></p> <p>9. The plant must comply with the requirements of the <i>Dangerous Goods Safety Act 2004</i>, the national code prepared by AEISG (Australian Explosives Industry Safety Group) for the storage and handling of UN3375 (ammonium nitrate emulsion) and the Department of Mines and Petroleum (DMP) code of practice on the safe storage of ammonium nitrate.</p> |

| No. | Description of Land | Additional Use | Conditions   |
|-----|---------------------|----------------|--|
|     |                     |                | <p>10.As part of its manufacturing licence application to the DMP the proponent must demonstrate that the plant can be operated in a safe and secure manner.</p> <p>11.The DMP will monitor the plant under construction and its representatives will conduct a final inspection of the plant at the commissioning of the plant.</p> |

3. Amending the Scheme Maps accordingly – to show the subject land as having an “Additional Use” No. 1.

4. Add the symbol for Additional Use to the Legend.

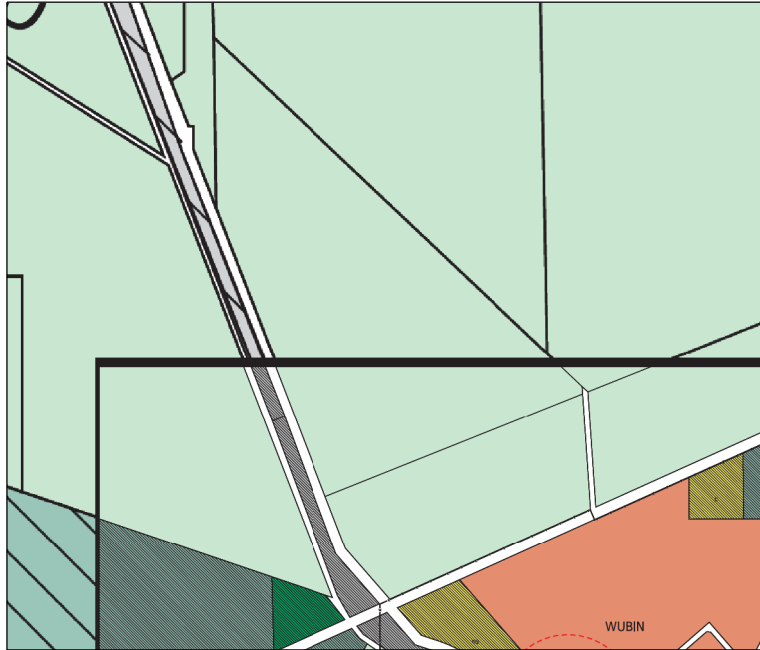
The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- (a) the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
- (b) the amendment would not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
- (c) the amendment is not recognised as being a complex or basic amendment.

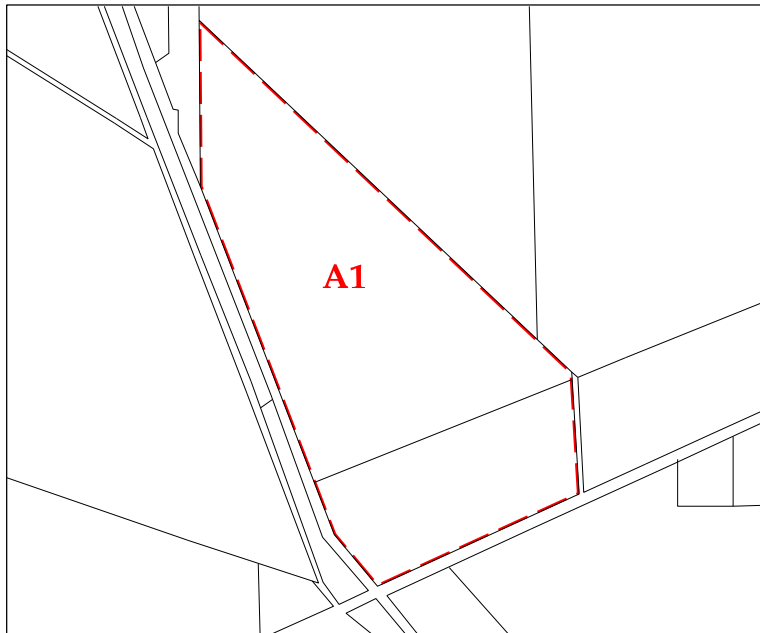
Dated this.....day of.....20.....

.....  
CHIEF EXECUTIVE OFFICER





**EXISTING**



**PROPOSED**

**LOCAL SCHEME RESERVES**

- |      |                            |  |            |
|------|----------------------------|--|------------|
|      | CONSERVATION               |  | RECREATION |
|      | PUBLIC PURPOSES            |  |            |
|      | PUBLIC PURPOSES            |  |            |
|      | DENOTED AS FOLLOWS:        |  |            |
| C    | CEMETERY                   |  |            |
| CC   | CIVIC & CULTURAL           |  |            |
| D    | DRAINAGE                   |  |            |
| ES   | EMERGENCY SERVICES         |  |            |
| H    | HEALTH SERVICES            |  |            |
| K    | KINDERGARTEN               |  |            |
| P    | POLICE                     |  |            |
| S    | SCHOOL                     |  |            |
| T    | RUBBISH TIP                |  |            |
| WS   | WATER SUPPLY               |  |            |
| WWPT | WASTEWATER TREATMENT PLANT |  |            |
|      | RAILWAY                    |  |            |

**ZONES**

- |  |                  |  |                   |
|--|------------------|--|-------------------|
|  | RESIDENTIAL      |  | RURAL             |
|  | TOWNSITE         |  | RURAL RESIDENTIAL |
|  | COMMERCIAL       |  |                   |
|  | SPECIAL USE      |  |                   |
|  | GENERAL INDUSTRY |  |                   |

**OTHER**

- |  |                           |  |  |
|--|---------------------------|--|--|
|  | R CODES                   |  | SPECIAL USE AREA (SEE SCHEME TEXT)     |
|  | SCHEME BOUNDARY           |  | SPECIAL CONTROL AREA (SEE SCHEME TEXT) |
|  | LOCAL GOVERNMENT BOUNDARY |  | ADDITIONAL USES                        |
|  | TOWNSITE -- LAND ACT      |  |  |

FILE: 1726 WUBIN.DGN  
DATE: NOVEMBER 2015



**REZONING AMENDMENT MAP**  
**SHIRE OF DALWALLINU**  
**LOCAL PLANNING SCHEME NO.2**  
**PROPOSED HANWHA WUBIN DEPOT**  
 LOCATION 115 AND 117, WUBIN-MULLEWA ROAD  
 SHIRE OF DALWALLINU







**COUNCIL ADOPTION FOR ADVERTISING**

Adopted for advertising by resolution of the Council of the Shire of Dalwallinu at the Ordinary/Special Meeting of the Council held on the .....

.....  
MAYOR / SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL**

Supported for submission to the Minister for Planning for approval by resolution of the Shire of Dalwallinu at the Ordinary/Special Meeting of the Council held on the ..... and the Common Seal of the Shire of Dalwallinu was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
MAYOR / SHIRE PRESIDENT

.....  
CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDED/SUBMITTED FOR APPROVAL**

.....  
DELEGATED UNDER S.16 OF  
THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....

**APPROVAL GRANTED**

.....  
MINISTER FOR PLANNING  
S.87 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE.....



**APPENDIX 1**  
**LETTER FROM THE SHIRE OF DALWALLINU**



30 September 2015

In reply please quote our reference

Our Ref: CEO: DB/3: O-COR- 7593

Your Ref:

David Kelly  
Operations & Safety Director  
Hanwha Mining Services  
Hanwha Corporation  
Level 2  
179 St Georges Terrace  
PERTH WA 6000

Dear David,

#### **Proposed Wubin Development**

At the meeting held 22 September 2015, Council considered your project briefing and resolved:

*"That the Chief Executive Officer correspond with Hanwha inviting them to submit their planning scheme proposal, in view of the anticipated development, for Council's consideration".*

Council are very supportive of this development and look forward to being able to process the local planning scheme amendment and development application when received. Any queries should be directed to Mr Doug Burke, Manager Regulation & Development Services, at this office.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Peter Crispin".

Peter Crispin  
**Chief Executive Officer**

All communication to be addressed to the Chief Executive Officer

Shire of Dalwallinu, 58 Johnston St (PO Box 141) Dalwallinu, WA, 6609.

P: +61 (08) 9661 0500 F: +61 (08) 9661 1097 E: [shire@dalwallinu.wa.gov.au](mailto:shire@dalwallinu.wa.gov.au) W: [www.dalwallinu.wa.gov.au](http://www.dalwallinu.wa.gov.au)

**APPENDIX 2**  
**ENVIRONMENTAL IMPACT PLAN**  
**HANWHA MINING SERVICES AUSTRALIA PTY LTD**



## 1. Intent

This procedure describes requirements for environmental impact management and reporting at Hanwha operating sites.

## 2. Application

This procedure applies to all sites and activities under the operational control of Hanwha, where the site and equipment are owned or managed by Hanwha.

## 3. Definition

**Land** refers to soils, flora and fauna.

**Air emissions** include greenhouse gases, and all gaseous (odorous or non-odorous), liquid or solid (particulate) matter that may be emitted from a point source (e.g. stack, process vent, etc.) or as a diffuse/fugitive emission.

**Waste** refers to all discarded materials (solid, liquid and gaseous) requiring treatment and/or disposal and may include materials such as:

- spent chemicals/oils;
- contaminated products (liquid or solids) that cannot be reprocessed;
- packaging that may or may not be contaminated, e.g. wood/pallets, empty drums, strapping, bags, plastic wrap;
- process solids sent for off-site disposal;
- general site waste/trash;
- general site recyclables, e.g. office paper, cardboard, ink cartridges;
- material sent for recycling including paper, scrap metal, lubricants; liquid effluent/trade waste that is disposed of in individual batches.

**Water** includes water extracted or treated for usage, effluent (disposed of via pipeline on a continuous basis), stormwater and groundwater.

## 4. Key Requirements

### General

4.1 All Sites must complete an Environmental Management Plan in accordance with the Environmental Management Plan Procedure.

4.2 Generally applicable and site specific legal requirements for Land, Water, Air and Waste Management must be identified and documented in the Site SHEC Legal Compliance Register in accordance with the SHEC Legal Compliance Procedure.

4.3 Sites must have a process to ensure that all licences/permits/agreements as required by relevant regulatory authorities are current, monitored for changes and that they appropriately reflect site activities in accordance with the SHEC Legal Compliance Management Procedure.

4.4 A process must be established to monitor compliance with general and site-specific legal requirements and maintain awareness of legal/regulatory changes, in accordance with the Legal Compliance Management Procedure

4.5 Projects for new equipment/plants, or modifications to existing equipment/plants, must assess potential impacts in accordance with the SHEC Reviews in Projects Procedure. The assessment must consider potential impact during normal/abnormal operation and from construction and ongoing plant activities.

4.6 Site management must review aspects that could have an impact on the environment and identify areas for improvement in an Annual Improvement Plan in accordance with the SHEC Plans, Objectives and Targets Procedure.

4.7 Environmental awareness training must be provided for employees and contractors prior to and during activities on-site that could have a potential impact.

4.8 Sites must have a process to identify and comply with all relevant regulatory reporting requirements; records used for reporting must be kept for a minimum of 5 years.

4.9 If any form of contamination exceeds legal requirements, an investigation and report must be delivered.

#### **Land Management**

4.10 Hazardous chemicals must be stored in accordance with the Storage and Handling of Hazardous Chemicals Procedure and decontamination activities must be completed in accordance with the Decontamination of Process Equipment Procedure.

4.11 New or modified equipment that could increase risk of contamination of land through underground vessels or piping must be eliminated or, if not practicable, comply with the SHEC Engineering Guides.

4.12 Any activities identified as causing land contamination must cease and not recommence until controls are implemented as soon as practicable to minimise further impact.

4.13 Site management must establish and maintain a register to ensure that the environmental contamination status resulting from Hanwha activities is investigated and documented. See Appendix for details.

4.14 A Legacy Management Plan must be established if site activities have an impact on land that presents an unacceptable risk to human health or the environment, and/or contravenes local environmental regulations. The Legacy Management Plan must clearly outline the relevant monitoring program for the contaminated area.

4.15 Land (Impact) Registers and Legacy Management Plans (including monitoring plans) must be referred to or documented in the site's Environmental Management Plan. An assessment of the land conditions must be completed before HMS operations commence and must be re-checked every 5 years.

#### **Water Management**

4.16 Sites must have a process to characterise water that may contain contaminants of concern (these may be hazardous or non-hazardous). Water streams that contain hazardous materials or contaminants that require management must be documented in a site Water Management Plan. The Water Management Plan must be part of the site EMP.

4.17 Sites must have a process to minimise the use and disposal of waters where practicable.

4.18 Waters collected in bunds must be visually inspected and where relevant tested prior to release to stormwater or directed to waste water systems.

4.19 Chemicals must be stored and managed in accordance with the Storage and Handling of Chemicals Procedure, in order to minimise potential impact on stormwater.

4.20 Stormwater systems must be designed and managed to minimise the volume of clean stormwater flowing into potentially contaminated areas.

4.21 Stormwater catchment systems must be monitored on a nominated frequency to ensure potential contaminants of concern are not introduced into or dissolved in the stormwater flowing from the site.

4.22 Contaminated stormwater must be managed in order to minimise any impact on the environment and must be treated or disposed of in accordance with relevant regulations.

4.23 Controls must be implemented in order to monitor groundwater where there is potential for it to be contaminated, and as required by law.

4.24 Potentially contaminated groundwater must be assessed and a management strategy must be established to appropriately manage any potential off-site or on-site impact.

4.25 Sites must have a process to accurately monitor contaminants and continuous flow of effluent from the site in accordance with relevant standards and regulatory requirements.

### **Air Management**

4.26 All point and potential fugitive emission sources must be identified and documented in a register.

4.27 Air emissions from plant and equipment must be minimised and released in accordance with relevant regulations.

4.28 Sampling locations, sample methods and analysis methods must be completed in accordance with approved and applicable standards.

4.29 If the site has a point-source emission that is identified as a significant impact, but does not have a site-specific licence, site management must:

- identify applicable state and federal emission guidelines/trigger levels based on equipment or contaminant type;
- implement and monitor internal set points for relevant contaminants of concern;
- investigate if emission levels exceed trigger levels.

### **Waste Management**

4.30 Sites must have a process to ensure all waste is

- identified
- managed according to local regulation
- managed using the hierarchy of waste management (prevention, minimisation, reuse, recycle, energy recover and disposal)
- documented in a Waste Register.

4.31 If a site generates waste that is classified as 'Hazardous Waste', a Waste Management Plan is required. A Waste Management Plan must be part of the site Environmental Management Plan.

4.32 Waste must be labelled in accordance with relevant regulations. Waste labels must be clearly visible and easily read at all times while stored on site or in a dedicated storage area/compound/facility.

4.33 All waste classified as 'Hazardous Waste' must have a Safety Data Sheet (SDS).

4.35 Waste must be stored in a location that prevents contamination and is in accordance with relevant regulations.

4.36 Sites must have a process to ensure all Waste Management service providers (including waste treatment, transport and/or disposal) hold current and relevant licences or permits as required by relevant regulatory authorities.



## Energy

4.37 Sites using over 5000 Gigajoules of energy per year must:

- Keep a register of opportunities for increasing energy efficiency
- Establish Key Performance Indicators in relation to energy
- Annually review the Energy Profile and the Opportunities Register including cost benefits. Practical opportunities for improvement should be included in the annual improvement plan.

## 5. Roles and Responsibilities

**Site Managers** must:

- ensure effective implementation of this procedure and relevant guidelines in their area of responsibility;
- ensure that responsibility for overseeing site Environmental Management and completing all relevant internal or external waste reporting is allocated to a specific person;
- ensure the site is managing environmental aspects and impacts in accordance with relevant regulations and legal requirements.

The **SHEC Manager** must:

- ensure this procedure, including supporting material, reflects industry practice and Hanwha needs and priorities;
- ensure that changes to this procedure are made in timely manner with due consultation with potentially affected parties.

**Employees and contractors** must ensure the requirements of the site environmental plans and procedures are met.

## 6. Maintainable Documentation

- Environmental Management Plan
- Waste Register
- Land Impact Register(or Land Register? Need to check and make terms consistent throughout document)
- Environmental Management Plan Procedure
- SHEC Legal Compliance Register
- SHEC Legal Compliance Management Procedure
- SHEC Reviews in Projects Procedure
- 
- SHEC Plans, Objectives and Targets Procedure
- Storage and Handling of Hazardous Chemicals Procedure
- Decontamination of Process Equipment Procedure
- SHEC Engineering Guides
- Legacy Management Plan

## Appendix One - Register Content

The '**Land Impact Register**' must include:

- a site map;
- the location of any known areas of impact (map, GPS coordinates, description);
- a list of known events that are likely to have resulted in land contamination, including a description of the area of the site impacted, contaminants of concern and actions taken to remediate the impacted area (if applicable); a description of contaminants of concern and their locations;
- a description of monitoring locations;
- results of or references to results of monitoring undertaken;
- a summary of any regulatory notifications or agreements made relating to land contamination;
- a summary of any remediation actions completed;
- current remediation status.

The “**Waste Register**” must include the following minimum requirements:

- name of waste;
- type of waste (solid, liquid, gas);
- waste classification (Hazardous, Non-Hazardous);
- source (plant and equipment where relevant);
- cause (why was the waste generated);
- quantity (annual quantity including units of measure);
- storage location and type (tank number, drum, intermediate bulk box, etc.);
- management technique (reusing, recycling, disposal to landfill);
- contractor (name of the contractor who transports, disposes or treats waste), their licence number (if applicable) and contact details.

**APPENDIX 3**  
**IN PRINCIPLE SUPPORT**  
**DEPARTMENT OF MINES AND PETROLEUM**  
**RESOURCES SAFETY**



Your ref: Email dated 22 December 2015 @ 1152am  
Our ref: X0582/201401  
Enquiries: Iain Dainty - Ph 9358 8026 Fax 9358 8188  
Email: iain.dainty@dmp.wa.gov.au

Mr Tim Walker  
Operations Manager - West  
Hanwha Mining Services  
Level 2, 179 St Georges Terrace  
PERTH WA 6000

Dear Tim

## **PROPOSED HANWHA MINING SERVICES EMULSION PLANT**

Thank you for your enquiry regarding the proposal to build an emulsion manufacturing plant in the Shire of Dalwallinu.

In principal, the Department of Mines and Petroleum (DMP) is supportive of the initiative and does not see the plant as a danger to the surrounding area. The plant will need to comply with the requirements of the *Dangerous Goods Safety Act 2004*, the national code prepared by AEISG (Australian Explosives Industry Safety Group) for the storage and handling of UN 3375 (ammonium nitrate emulsion) and the DMP code of practice on the safe storage of ammonium nitrate.

In addition, as part of its manufacturing licence application to the DMP, Hanwha will be required to prepare a number of submissions to demonstrate that the plant can be operated in a safe and secure manner. The department will monitor the plant under construction and representatives will conduct a final inspection of the plant at the commissioning phase.

Yours sincerely

Iain Dainty  
**Manager Dangerous Goods**  
**DANGEROUS GOODS AND PETROLEUM SAFETY**

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December

2015