



LG Ref: DA19120
DAP Ref: DAP/19/01624
Enquiries: (08) 6551 9919

Mr David Read
element
PO Box 7375
Cloisters Square
Perth WA 6850

Dear Mr Read

KIMBERLEY/PILBARA/GASCOYNE JDAP - CITY OF KARRATHA - DAP APPLICATION - DA19120 - DETERMINATION

Property Location:	Lot 77 (166) De Witt Road, Stove Hill
Application Details:	Workers Accommodation

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Karratha on 14 June 2019 for the above-mentioned development.

This application was considered by the Kimberley/Pilbara/Gascoyne JDAP at its meeting held on 10 September 2019, where in accordance with the provisions of the City of Karratha Local Planning Scheme No. 8, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A 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 Chris Sayer on behalf of the City of Karratha on 9186 8674.

Yours sincerely,

DAP Secretariat

23 September 2019

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Chris Sayer
City of Karratha



Planning and Development Act 2005

City of Karratha Local Planning Scheme No. 8

Kimberley/Pilbara/Gascoyne Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 77 (166) De Witt Road, Stove Hill

Application Details: Workers Accommodation

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 10 September 2019, subject to the following:

Approve DAP Application reference DAP/19/01624 and accompanying plans:

- DA.1 Cover Sheet
- DA.2 Site Plan
- DA.3 Structure Plan North
- DA.4 Structure Plan South
- DA.5 Open Space Network Plan
- DA.6 Landscape Intent Plan
- DA.8 Streetscape
- DA.9 Streetscape
- DA.10 Streetscape
- DA.11 Streetscape
- DA.12 Typical Elevation Facade A
- DA.13 Typical Elevation Facade B
- DA.14 Typical Elevation Facade C
- DA.15 Typical Elevation Facade D
- DA.16 Typical Elevation Facade E
- DA.17 Unit Floor Plans/ Section
- DA.18 Converted Unit Floor Plans/ Section
- DA.19 Converted Unit Floor Plans/ Section Option B
- DA.20 Carport
- DA.21 Gazebos 3.5 X 7.0
- DA.22 Gazebos 3.5 X 9.5
- DA.23 Staff Accommodation Floor Plan
- DA.24 Staff Accommodation
- DA.25 Staff Accommodation
- DA.26 Staff Accommodation
- DA.27 Clubhouse Ground Floor/ Roof Plan
- DA.28 Clubhouse Elevations
- DA.29 Clubhouse Elevation/ Sections
- DA.30 Fencing Plan



DA.31 Indicative Schedule Of Colours

in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Karratha Local Planning Scheme No. 8, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.
2. The approval for temporary accommodation workforce use and is time limited to a period of 10 years from the date of approval, at which time the applicant shall prepare a transition plan in accordance with the requirements of DP10, to the satisfaction of the City of Karratha.
3. Prior to works beginning on site, the proponent shall provide evidence of a construction project(s) for which the proposed development is required, to the satisfaction of the City of Karratha.
4. The development only being occupied by employees of and direct contractors involved with construction project(s).
5. Prior to occupation of the accommodation units a revised Social Impact Management Plan, being submitted to and approved by the City of Karratha and thereafter being implemented for the duration of the operation of the facility, to the satisfaction of the City of Karratha.
6. Prior to occupation of any accommodation units, a revised Traffic Impact Assessment is to be submitted to the City of Karratha. Should this revised Traffic Impact Assessment identify the need for any alterations or additions to traffic management in the road reserve of DeWitt Road as a result of different traffic movement scenarios to those currently modelled, a Traffic Management Plan is to be submitted to and approved by the City of Karratha and implemented prior to occupation of the accommodation units.
7. If at any time during the operational phase of development, it is observed by the City of Karratha that parking on site is not adequate to provide for the actual number of end of trip parking bays required by the use of the development, then the applicant is to provide additional sealed parking to the specifications and satisfaction of the City of Karratha.
8. The Water Management Strategy being implemented to the satisfaction of the City of Karratha.
9. The Bushfire Management Plan and Bushfire Emergency Evacuation Plan being implemented to the satisfaction of the City of Karratha.
10. Prior to installation of external lighting on site, an External Lighting Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.



11. A cyclone emergency shelter of adequate size being provided to accommodate all residents on site at any time.
12. Prior to commencement of works on site a Construction Environmental Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
13. Prior to occupation of accommodation units, an Operational Environmental Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
14. Prior to occupation of accommodation units, a Waste Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
15. Prior to occupation of accommodation units, a Mosquito Management Plan is to be submitted to and approved by the City of Karratha and thereafter implemented to the satisfaction of the City of Karratha.
16. Prior to occupation of the accommodation units a Dual Use Path connection being installed at the applicants cost between the proposed development and the existing local Dual Use Path network to the satisfaction of the City of Karratha.
17. Prior to occupation of accommodation units, Detailed Landscaping and Irrigation Plans to be submitted to and approved by the City of Karratha and thereafter implemented and maintained to the satisfaction of the City of Karratha.
18. The maximum number of single bed rooms limited to 1288.
19. Transition plan is to be prepared 18 months prior to expiry of the approval to satisfaction of the City of Karratha.

Advice Notes

- a) A Building Permit is required for the approved development in accordance with the *National Construction Code*. Accessible units may be required to be provided in accordance with relevant building legislation.
- b) With respect to the Social Impact Management Plan, the following advice is provided:
 - i. At the time of the due date for the Responsible Authority Report there had not been sufficient time for the City to respond to all recommendations and mitigation measures made within the Social Impact Management Plan and it is considered that with further consultation with the proponent commitments can be refined to better serve the development and the greater community within the City of Karratha.
 - ii. The Social Impact Management Plan is to encourage the use of existing local services and local businesses within Karratha.
 - iii. A commitment is to be included in the SIMP to monitor and report on the achievement of commitments and to review and revise any commitment that is reported to have been falling short of targets set in the SIMP.



- c) With respect to the Traffic Impact Assessment prepared, the document relies on the assumption that all 1288 occupants will travel to and from the site by bus. The City expects that other scenarios are considered within the Traffic Impact Assessment document whereby the use of work and private vehicles is also factored into transport arrangements. This is typical of the operation of other significant sized workforce accommodation facilities in the City of Karratha.
- d) With respect to additional parking requirements the City's experience is that for workforce accommodation that is operating for more than one or two years, the mix of vehicles parking at the site can alter dramatically depending on requirements of the companies employing the occupants of the development. The parking numbers proposed may not be sufficient during the time period of this approval. Measures are required to ensure adequate parking is provided at all times.
- e) With respect to external lighting, the lighting is to be designed to mitigate potential impacts on the adjacent existing accommodation development and traffic on DeWitt Road.
- f) With respect to cyclone shelters, Council's adopted Local Planning Policy DP10: Workforce Accommodation requires each workforce accommodation facility to provide a building(s) designed for emergency (cyclone) sheltering purposes and such building(s) to be designed to Building Code of Australia importance level four (4).
- g) With respect to the Waste Management Plan, the plan is to address storage of putrescible waste (especially during the summer period), bin storage and bin washing facility – concrete wash down pad graded to a floor drain, with a tap and hose.
- h) Angle car parking spaces shall have a minimum dimension not less than 2700 mm by 5500 mm, unless otherwise agreed by the local government in accordance with clause 5.11.15 of the City of Karratha Local Planning Scheme No.8.
- i) Council's Public Art Policy encourages private developers to spend 1% of the construction cost on public art. Through consultation with City, should the proponent agree to provide some form of public art, this should be included as a commitment within the Social Impact Management Plan.
- j) In accordance with the Environmental Protection (Noise) Regulations 1997, approved construction hours in the City of Karratha are Monday to Saturday between 7am and 7pm. Any works done outside these approved hours (including Sundays and Public holidays) are subject to a separate approval by the City and an application fee.
- k) Under the *Food Act 2008*, food businesses must comply with the Food Standards Code and food business registration is required before commencement of trade. An application for registration should be submitted to the City including detailed plans of the proposed layout and fit out of the kitchen and associated facilities.
- l) Under the Health Local Law 2012, the facility must comply with requirements under Part 8 and registration as a Lodging House is required. An application for



registration should be submitted to the City. Specifically, clause 8.10(1)(a)(ii) requires that laundry facilities be provided at a ratio of at least 1 laundry unit per 15 residents.

- m) Under the *Health (Public Buildings) Regulations 1992*, the maximum accommodation of areas falling within the definition of a Public Building (e.g. central dining area, gym) needs to be calculated and a certificate of approval outlining these figures issued. A 'Form 1' application for approval should be submitted to the City.
- n) Under the *Health (Aquatic Facilities) Regulations 2007*, an approval of construction must be obtained from the Department of Health prior to construction of the swimming pool. An application for approval should be submitted to the Department of Health directly. The Department of Health then request the City's Environmental Health Service to inspect the swimming pool prior to issuing a certificate of compliance, which is required before the swimming pool opens.
- o) Development beyond the expiry will require planning approval under the *Planning Development Act 2005*.)

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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DA.6	LANDSCAPE INTENT PLAN
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DA.30	FENCING PLAN
DA.31	INDICATIVE SCHEDULE OF COLOURS



**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED
10-Sep-2019

COVER SHEET

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YIELD

STAGE 1	UNITS	KEYS
1 BED UNIT	108	108

STAGE 2 (7.14ha)		
2 STOREY UNIT	322	1288
CARPORT		
CLUBHOUSE		
STAFF ACCOMMODATION		
GAZEBO 3.5m x 7.0m	13	
GAZEBO 3.5m x 9.5m	4	
SULO BINS		
BICYCLE RACKS (5 BICYCLES)	20	(100 BICYCLES)

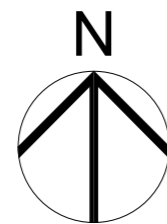
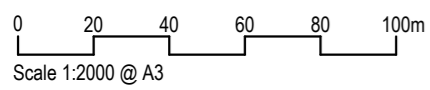
CAR PARKING - STAGE 2	
CAR PARKING PROVIDED	292
CLUBHOUSE CAR PARKING PROVIDED	16
STAFF CAR PARKING PROVIDED	11
TOTAL	319
TRAILER CAR PARKING PROVIDED	23

**DEVELOPMENT
ASSESSMENT PANEL**

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10-Sep-2019

SITE PLAN



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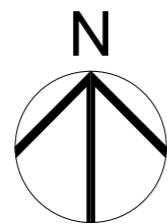


LEGEND

- FACADE A
- FACADE B
- FACADE C
- FACADE D
- FACADE E

STRUCTURE PLAN NORTH

0 10 20 30 40 50m
Scale 1:1000 @ A3



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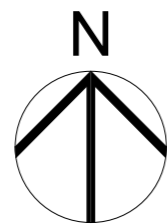
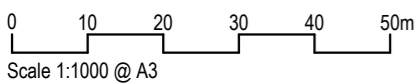
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LEGEND

- FACADE A
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STRUCTURE PLAN SOUTH



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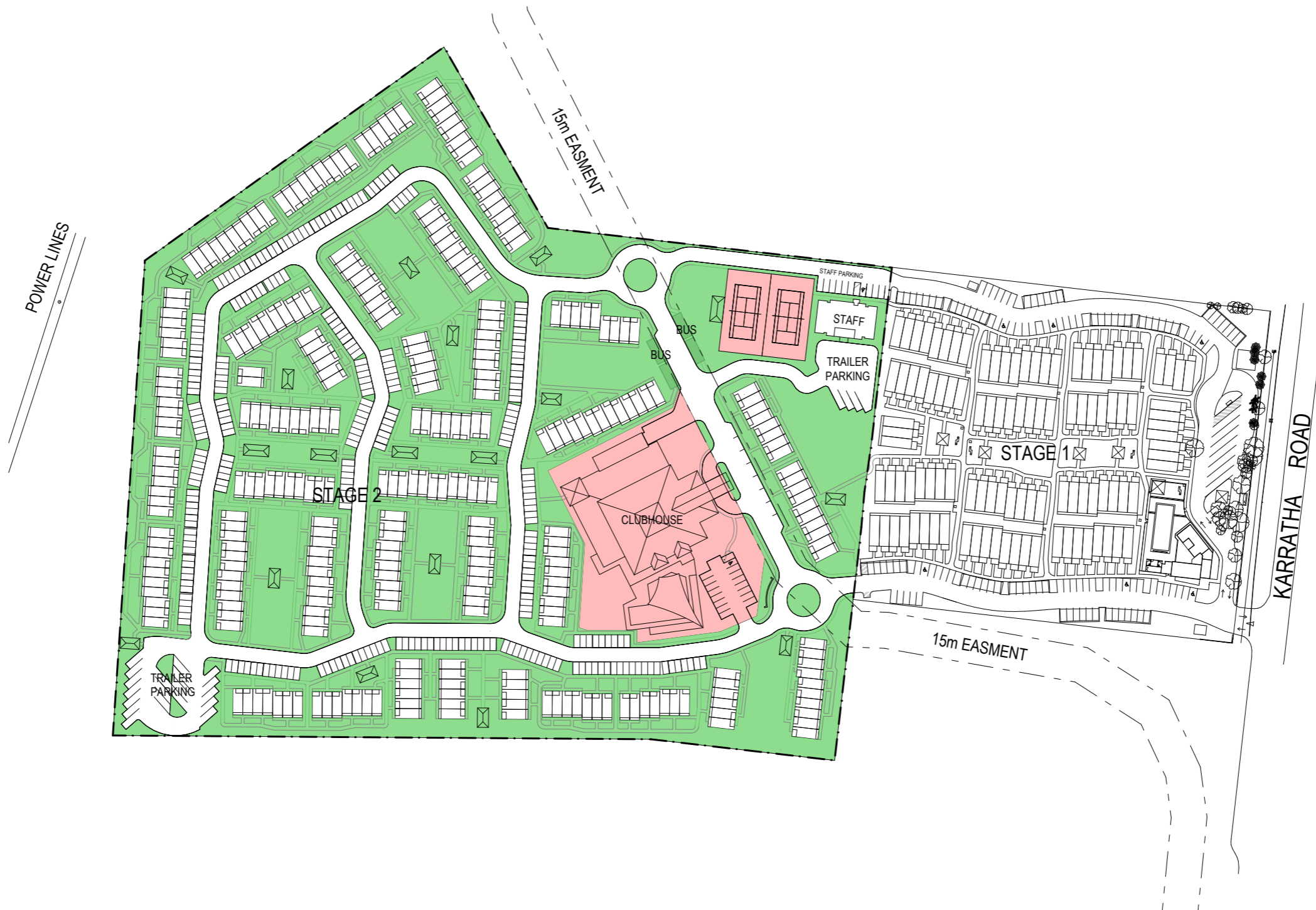
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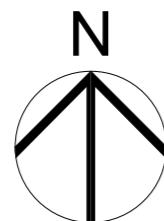
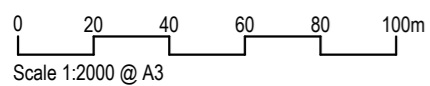
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LEGEND

STAGE 2 TOTAL AREA	7.15 ha
COMMUNAL OPEN SPACE	3.40 ha - 47.55%
CLUBHOUSE/ TENNIS COURTS	



OPEN SPACE NETWORK PLAN



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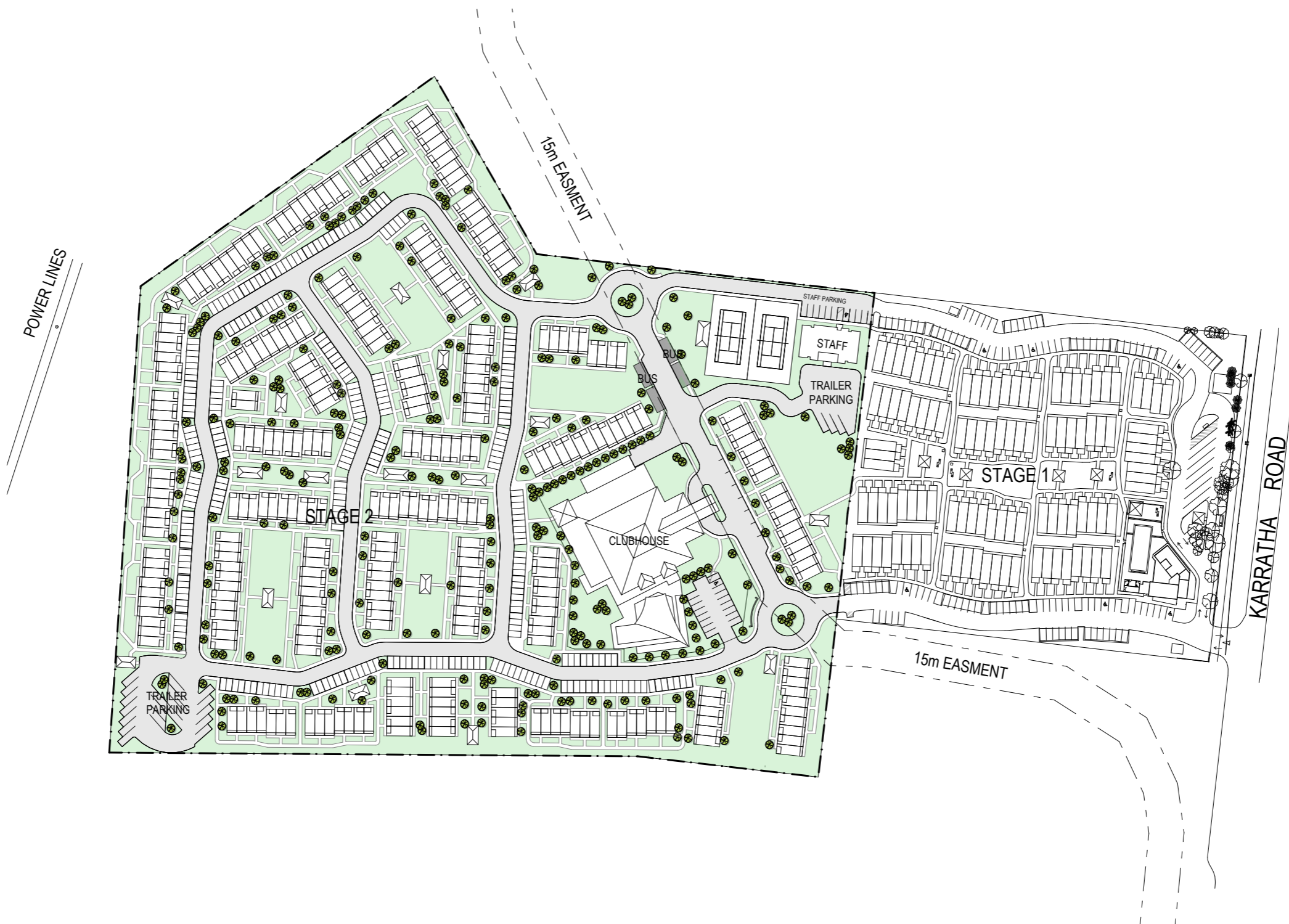
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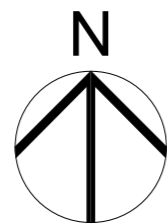
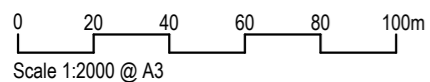
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LANDSCAPE INTENT PLAN



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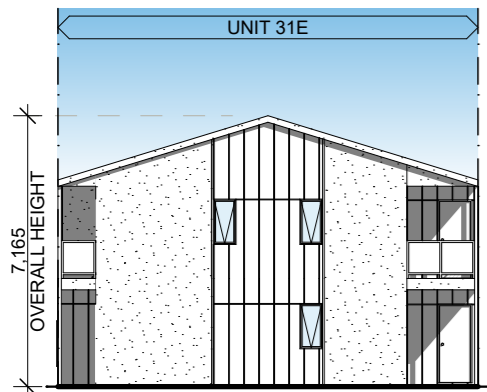
**DEVELOPMENT
ASSESSMENT PANEL**

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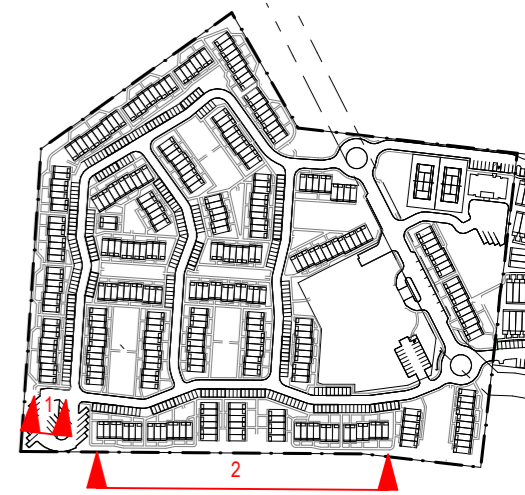


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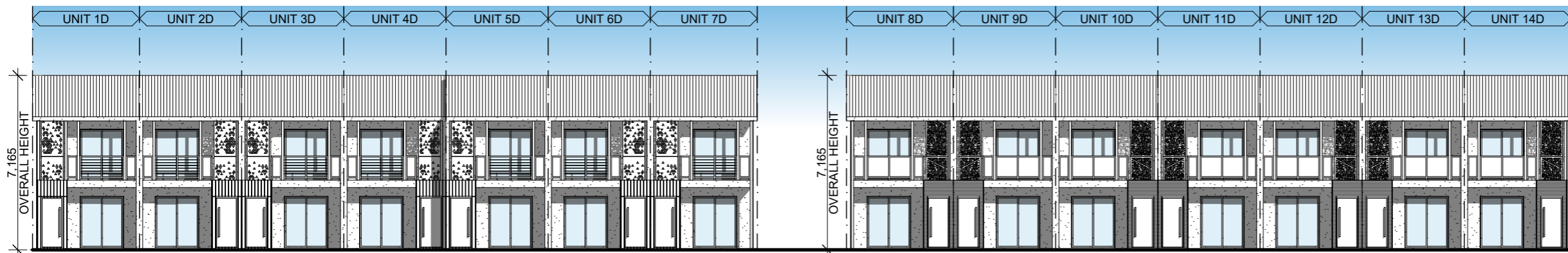


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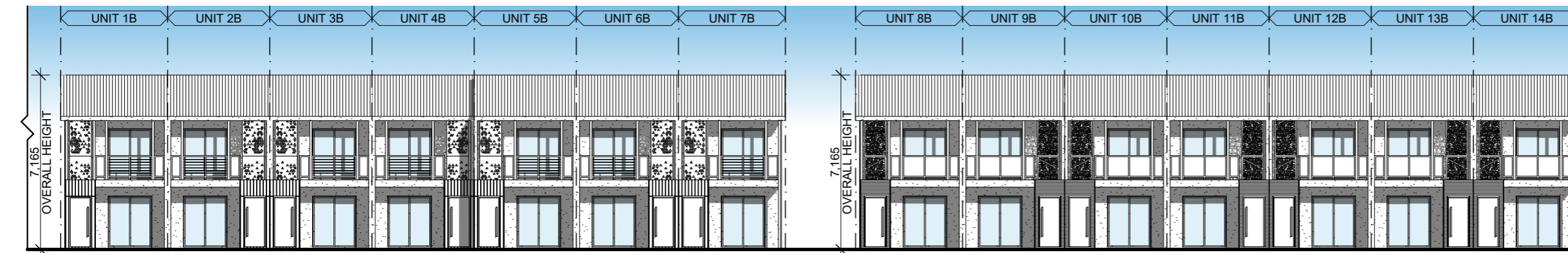
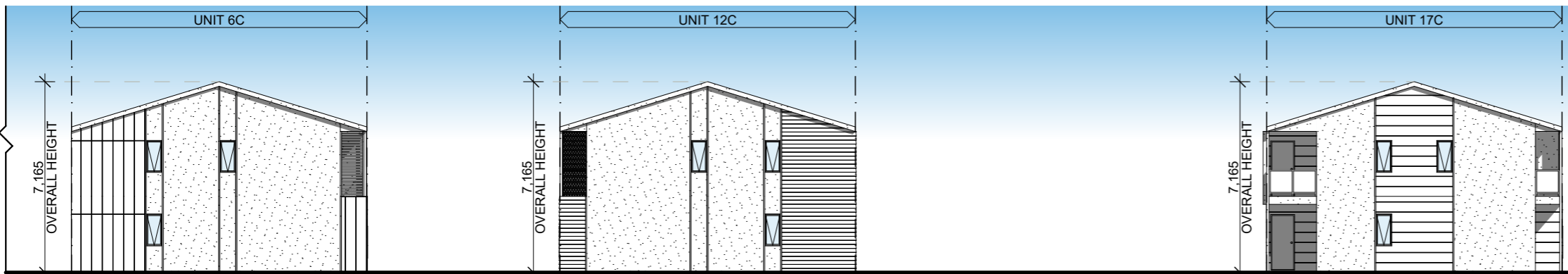
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- RENDER FINISH
 - SCYON AXON 133
 - SCYON AXON 400
 - SCYON LINEA
 - SCYON STRIA 405
 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING



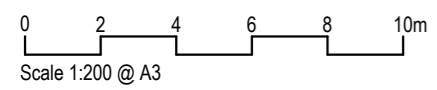
KEY PLAN



ELEVATION 02
Scale 1:200



STREETSCAPE



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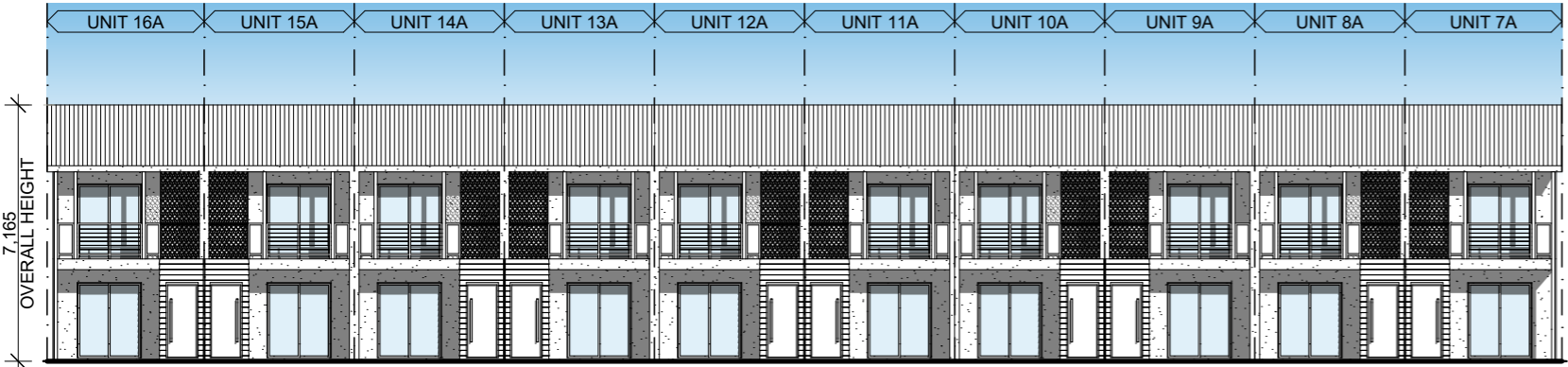


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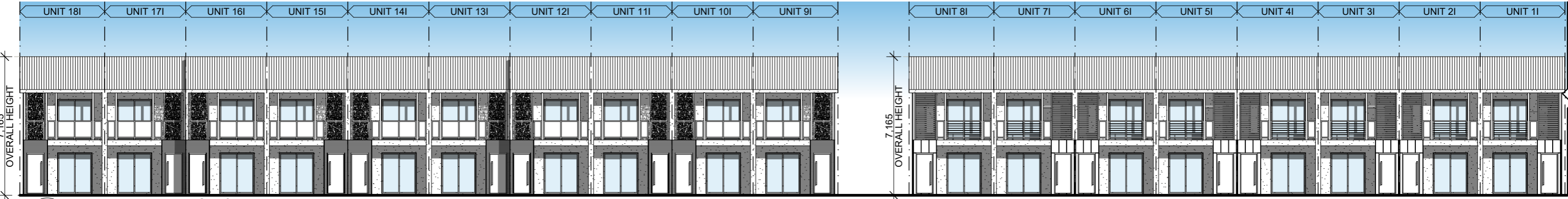
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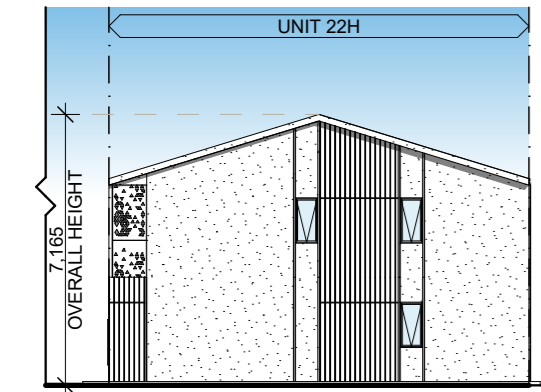
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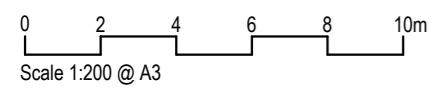
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ELEVATION 05
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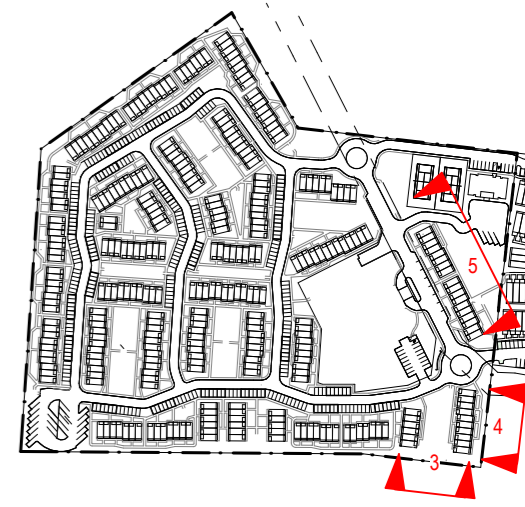


STREETSCAPE



Scale 1:200 @ A3

- LEGEND**
- RENDER FINISH
 - SCYON AXON 133
 - SCYON AXON 400
 - SCYON LINEA
 - SCYON STRIA 405
 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING



KEY PLAN

**DEVELOPMENT
ASSESSMENT PANEL**

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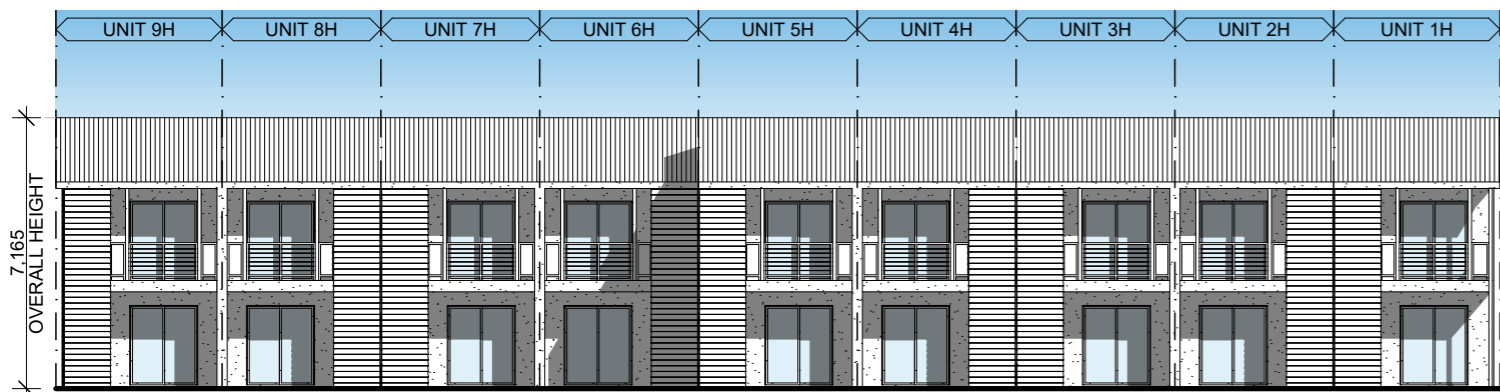
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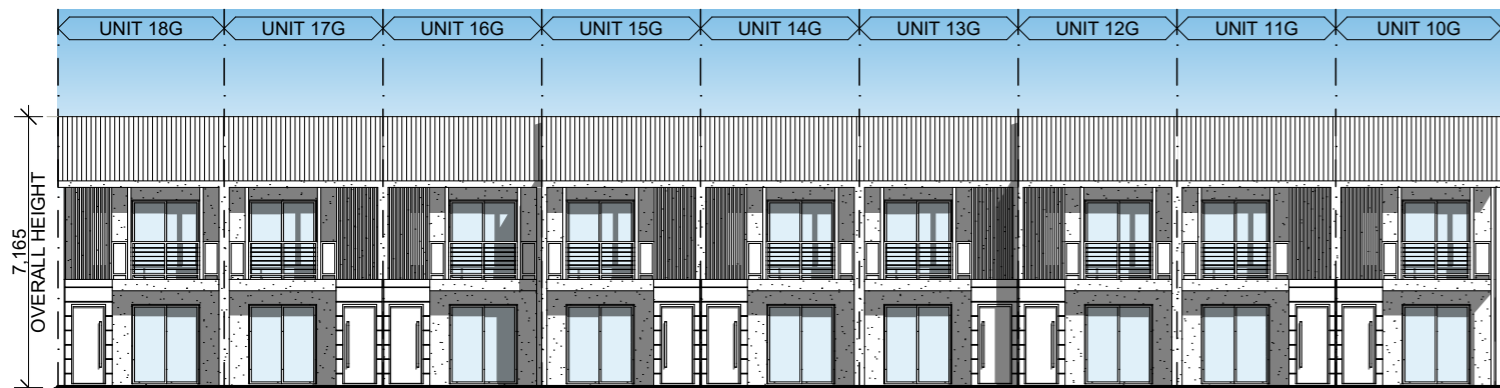
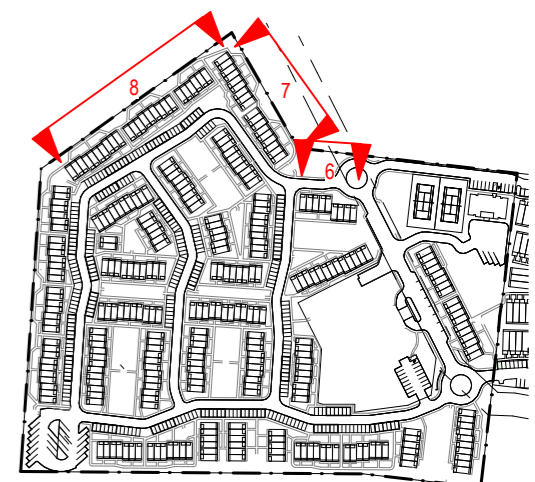


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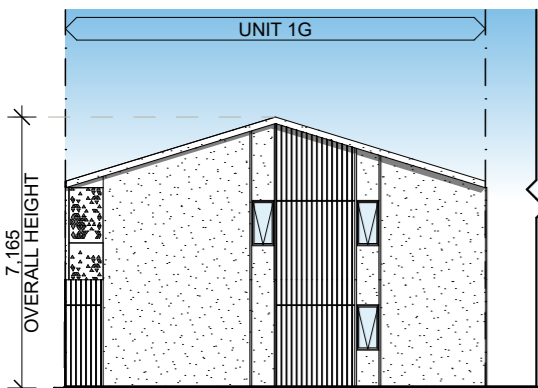
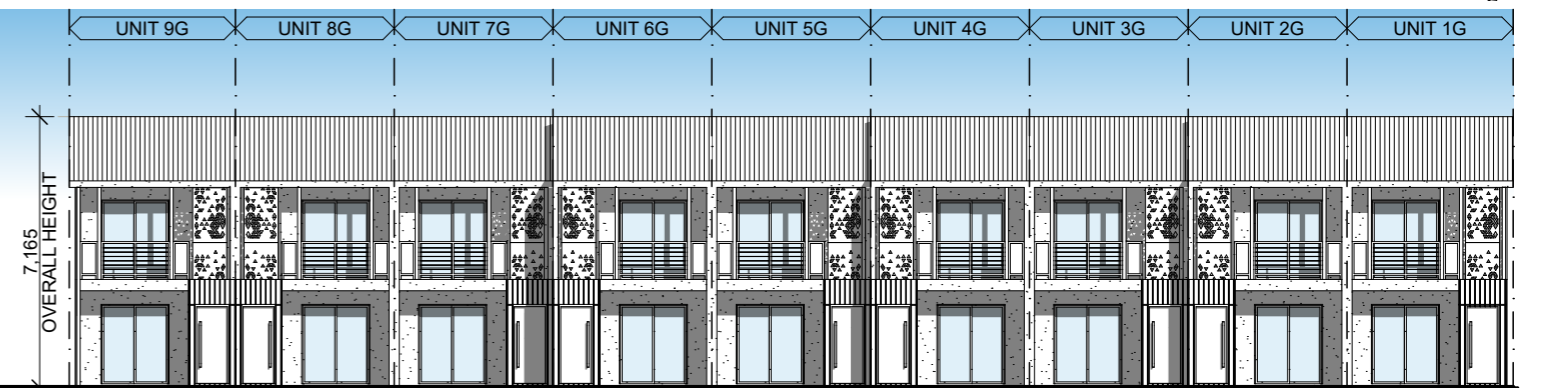


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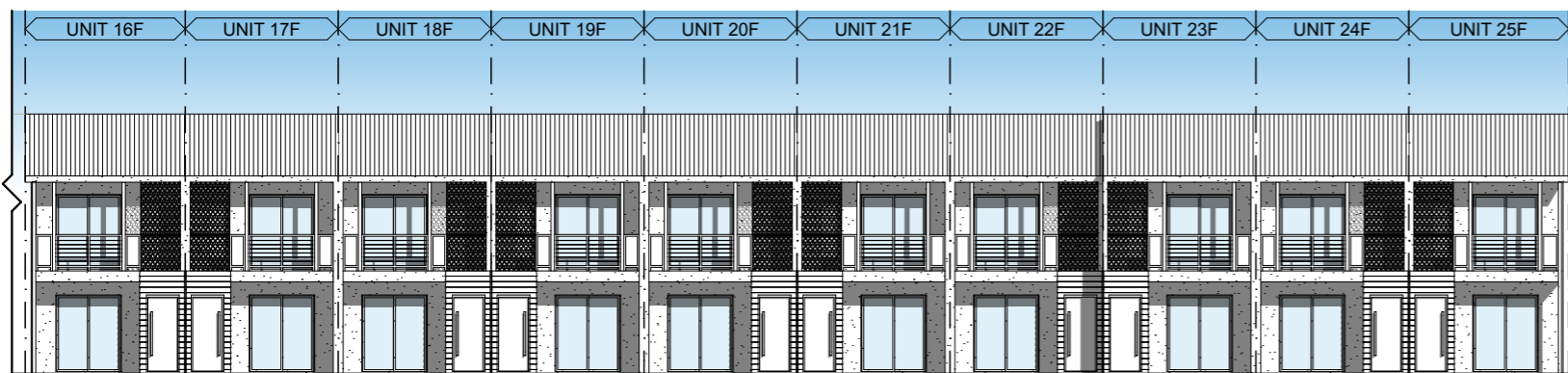
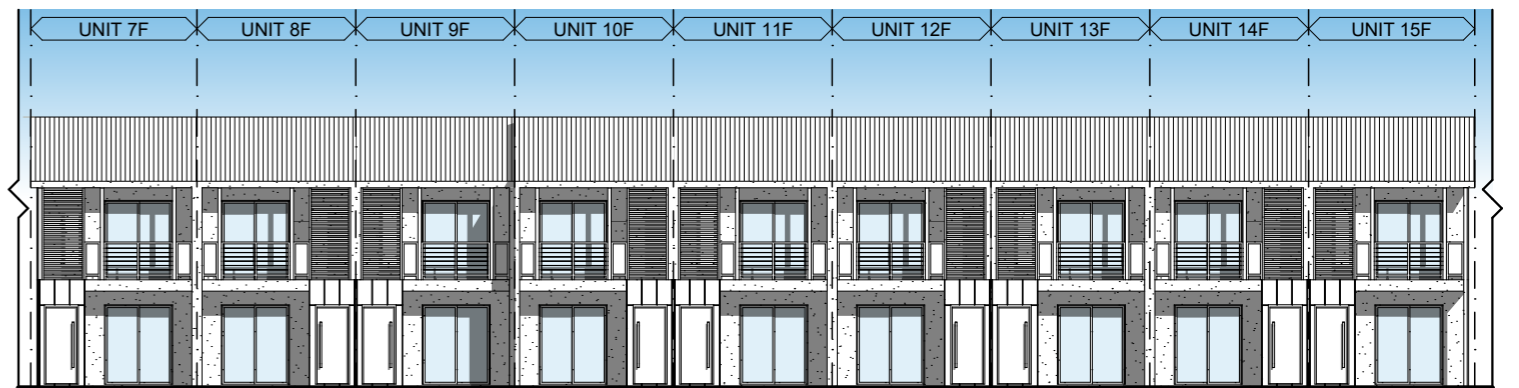
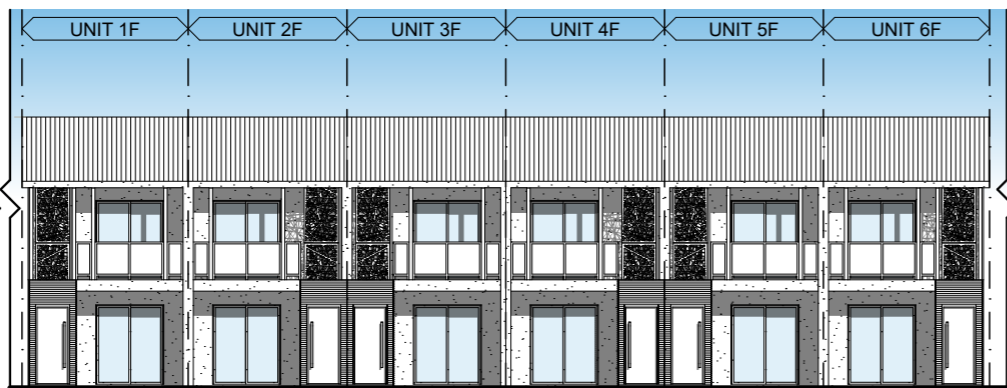
- LEGEND**
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 - SCYON AXON 400
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 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING



ELEVATION 07
Scale 1:200



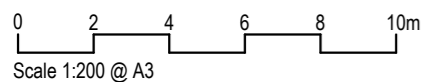
ELEVATION 08
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**DEVELOPMENT
ASSESSMENT PANEL**

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10-Sep-2019

STREETSCAPE

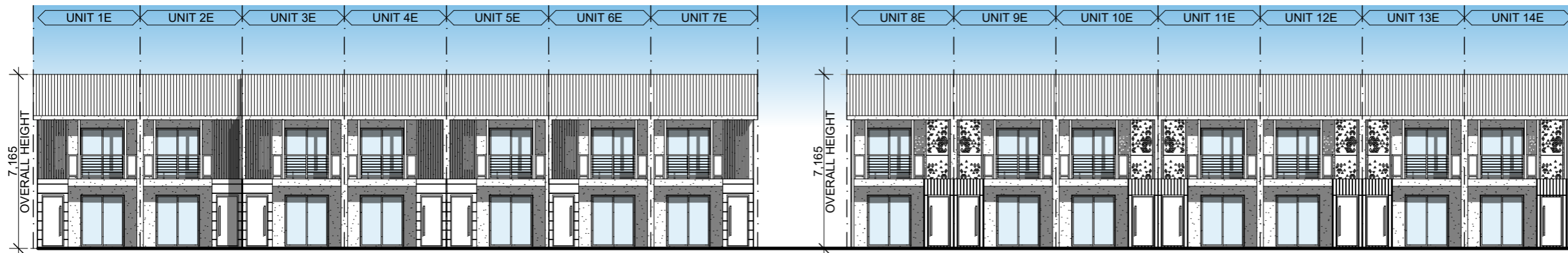


THE RANGES
GREENVALLEY ASSET P/T

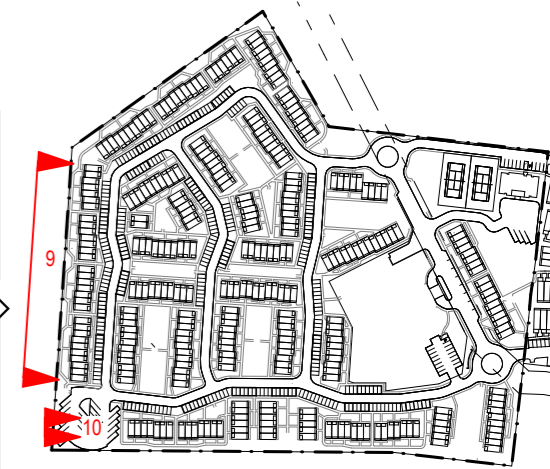
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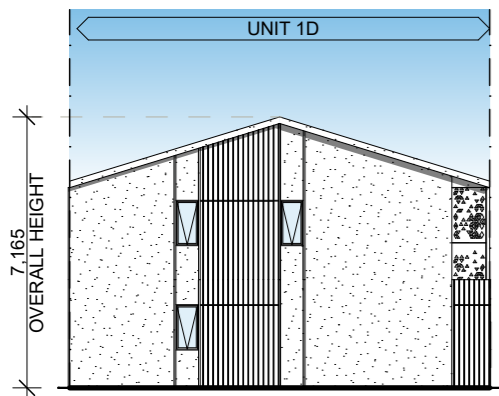
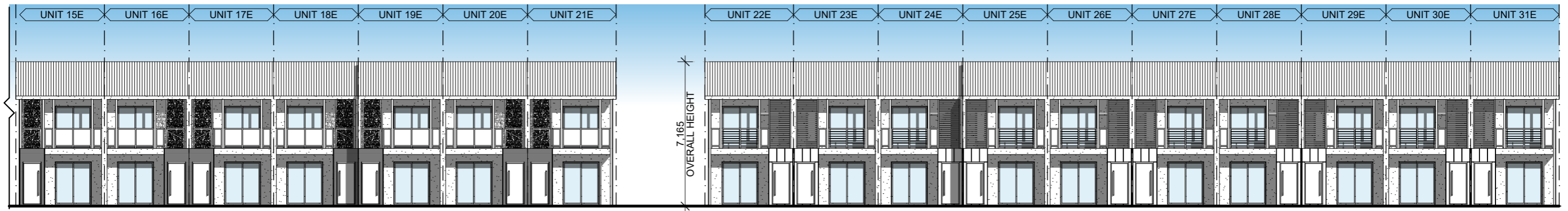
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ELEVATION 09
Scale 1:200



KEY PLAN

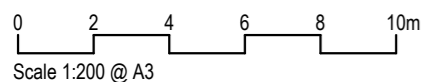


ELEVATION 10
Scale 1:200

LEGEND

- RENDER FINISH
- SCYON AXON 133
- SCYON AXON 400
- SCYON LINEA
- SCYON STRIA 405
- CUSTOM ORB
- SCYON HARDIEFLEX
- STONE CLADDING

STREETSCAPE



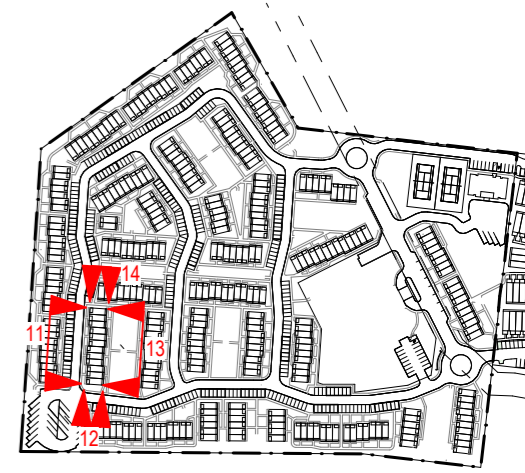
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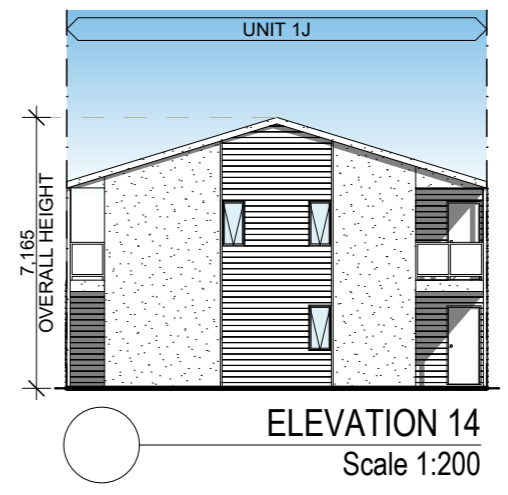
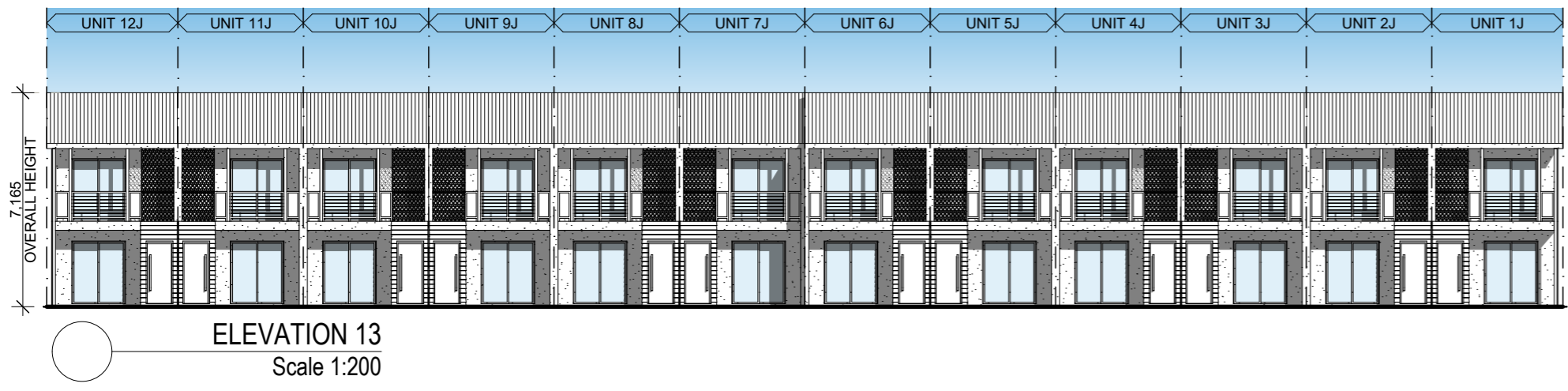
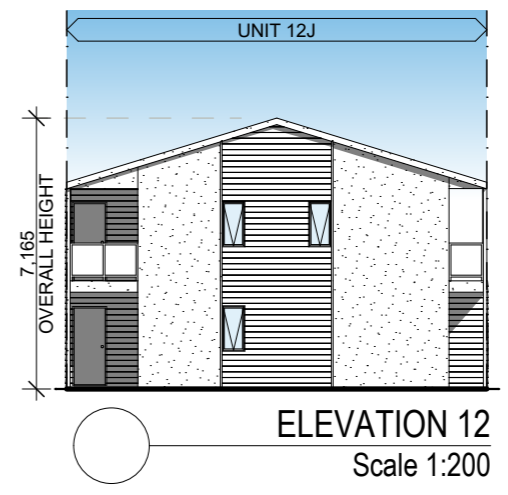
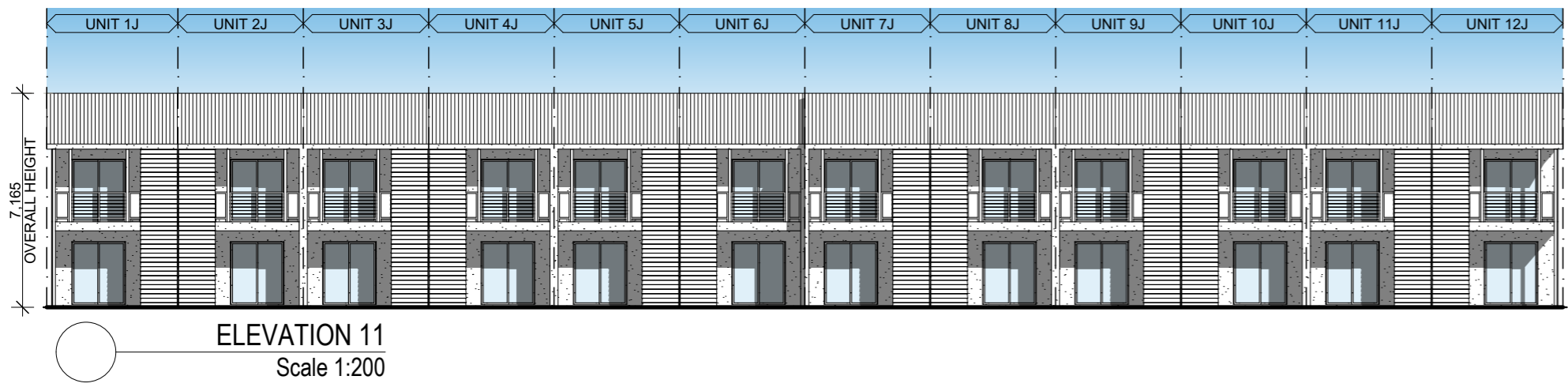


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- LEGEND**
- RENDER FINISH
 - SCYON AXON 133
 - SCYON AXON 400
 - SCYON LINEA
 - SCYON STRIA 405
 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING



KEY PLAN

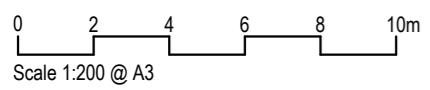


TYPICAL ELEVATION FACADE A

THE RANGES
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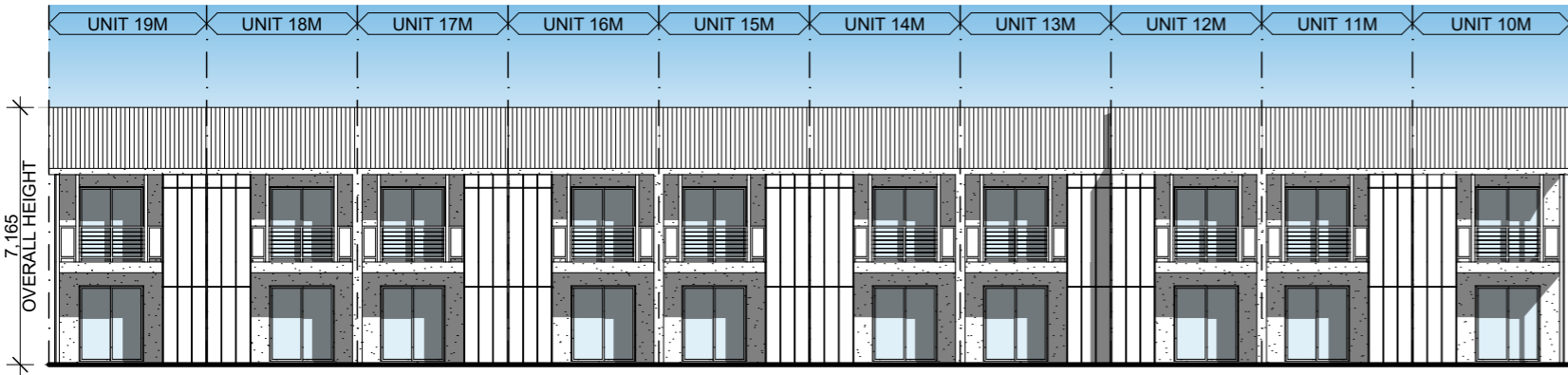


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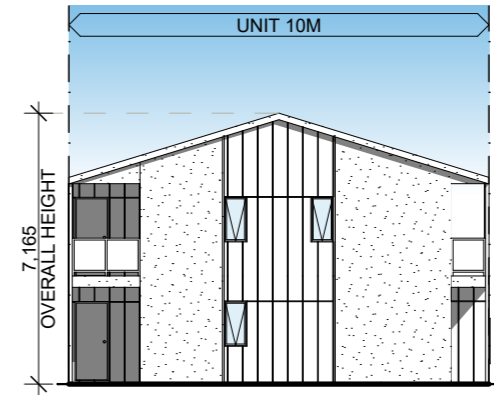
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- RENDER FINISH
 - SCYON AXON 133
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 - SCYON LINEA
 - SCYON STRIA 405
 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING



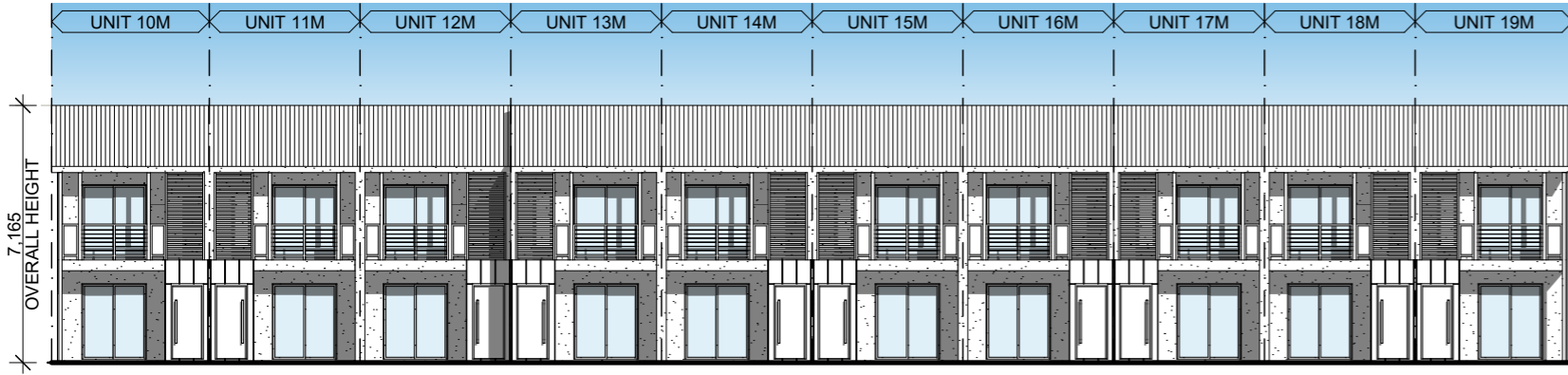
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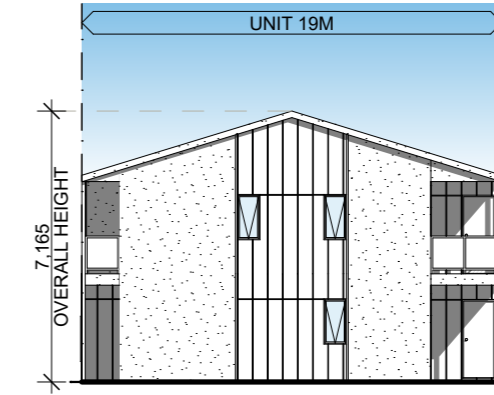
ELEVATION 15
Scale 1:200



ELEVATION 16
Scale 1:200

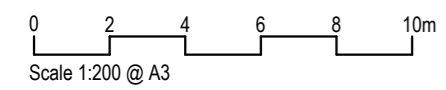


ELEVATION 17
Scale 1:200



ELEVATION 18
Scale 1:200

TYPICAL ELEVATION FACADE B











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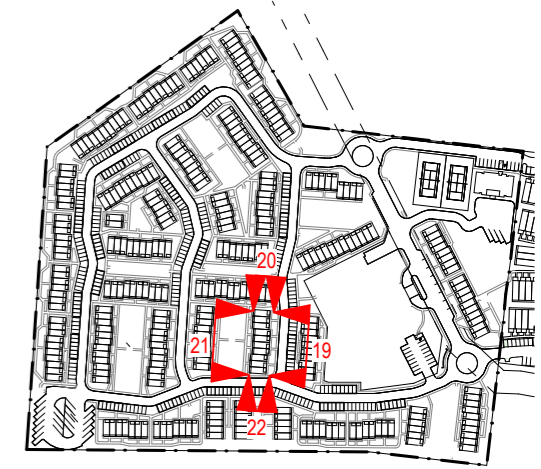
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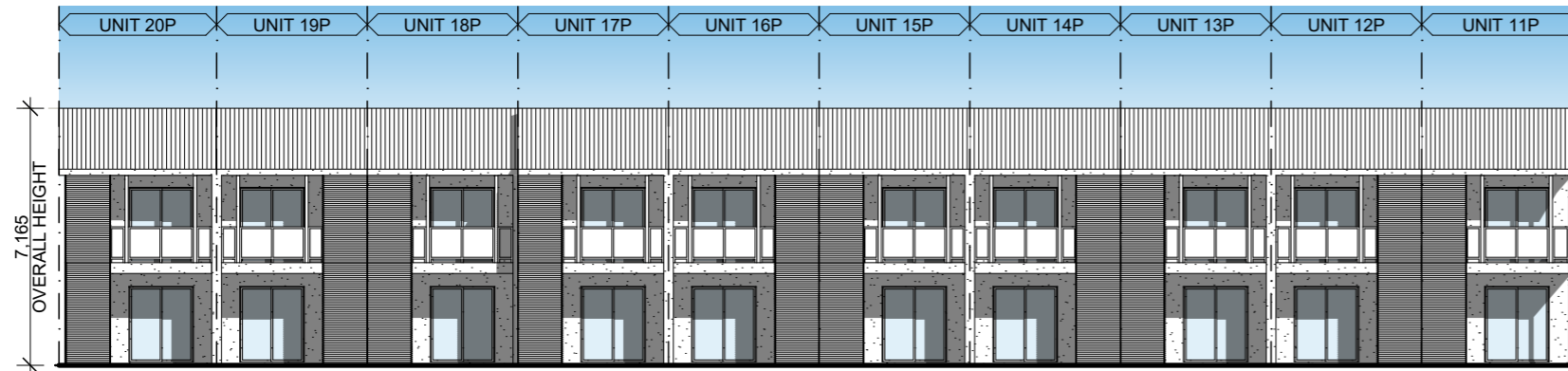
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LEGEND

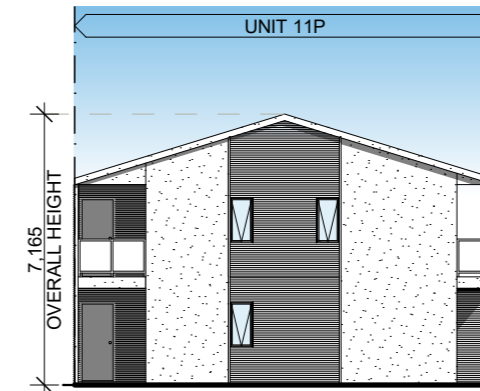
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-  SCYON AXON 133
-  SCYON AXON 400
-  SCYON LINEA
-  SCYON STRIA 405
-  CUSTOM ORB
-  SCYON HARDIEFLEX
-  STONE CLADDING



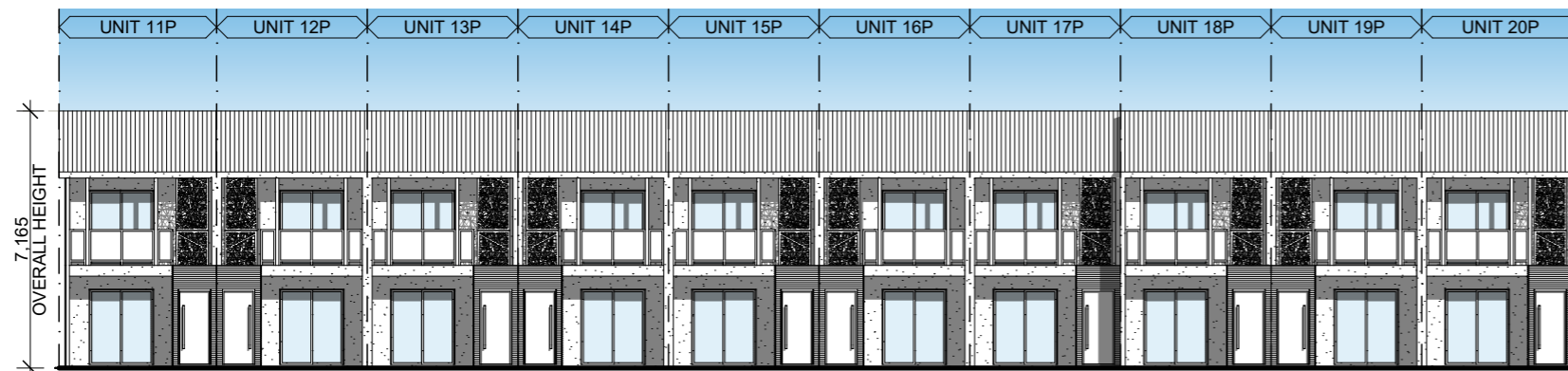
KEY PLAN



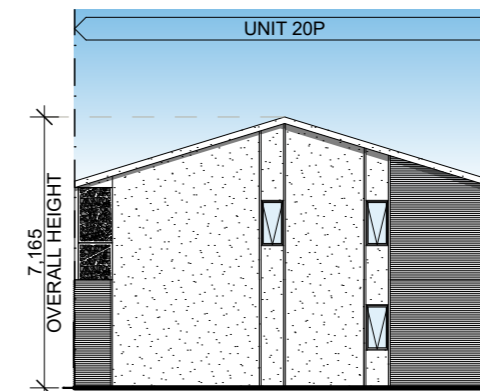
ELEVATION 19
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ELEVATION 20
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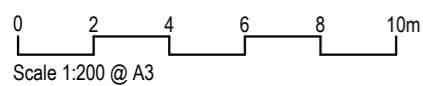


ELEVATION 21
Scale 1:200



ELEVATION 22
Scale 1:200

TYPICAL ELEVATION FACADE C



THE RANGES
GREENVALLEY ASSET P/T

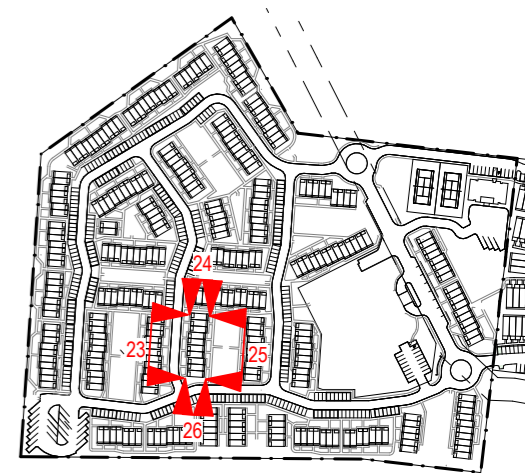
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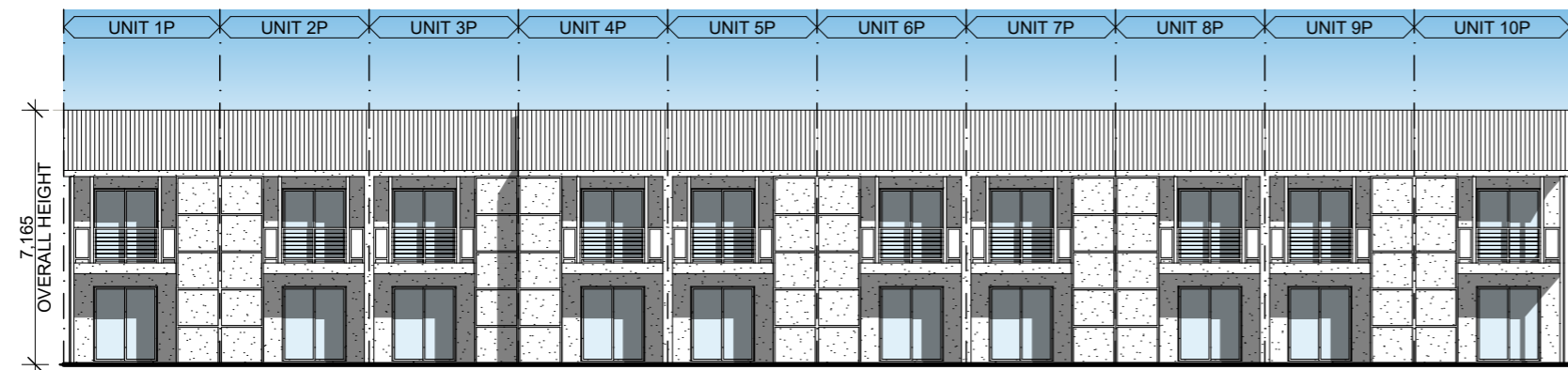
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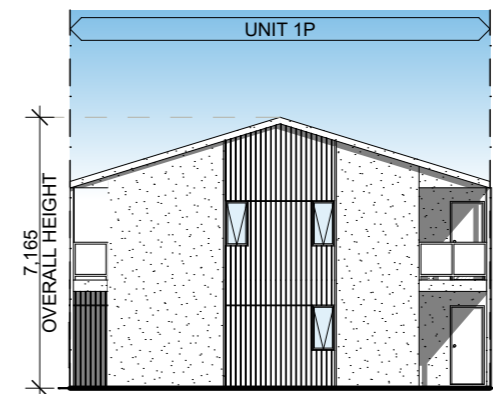
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- RENDER FINISH
 - SCYON AXON 133
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 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING



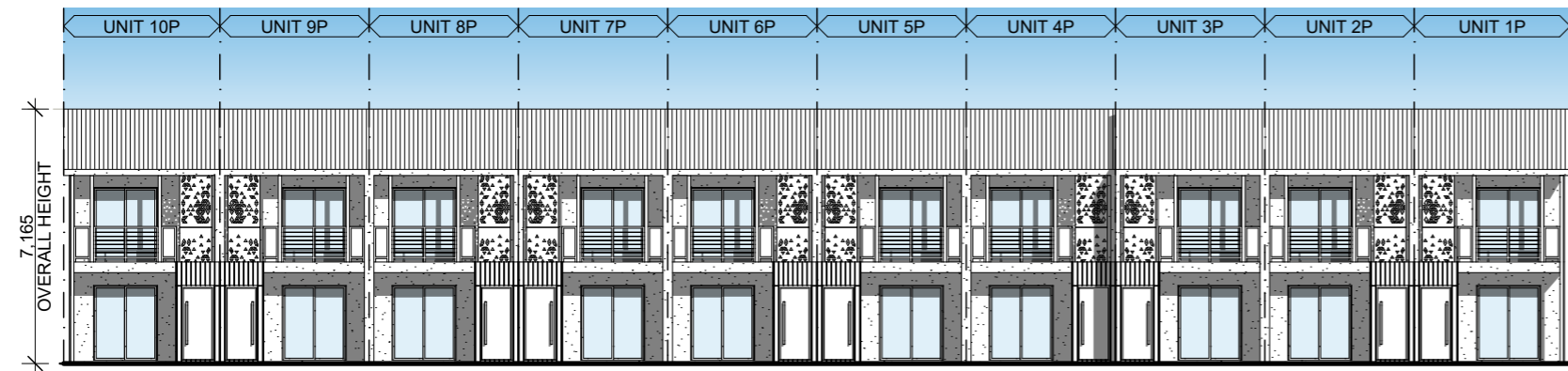
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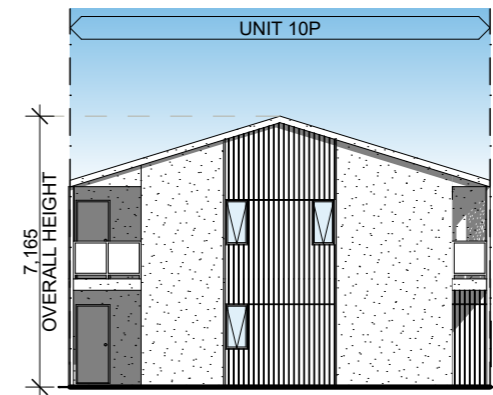
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ELEVATION 24
Scale 1:200



ELEVATION 25
Scale 1:200

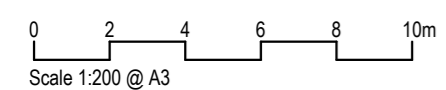


ELEVATION 26
Scale 1:200

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED
10-Sep-2019

TYPICAL ELEVATION FACADE D



THE RANGES
GREENVALLEY ASSET P/T

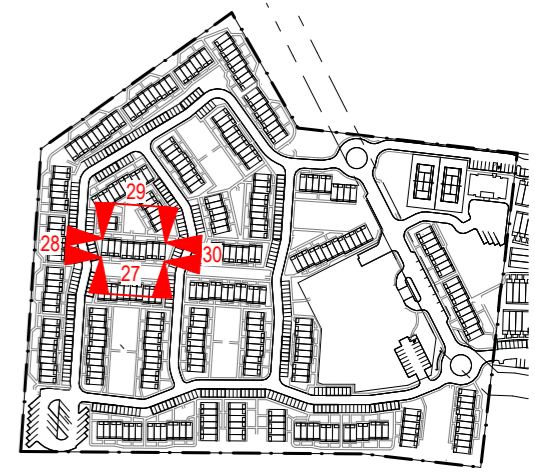
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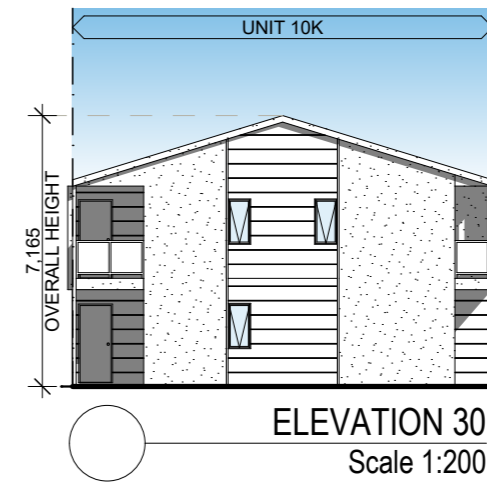
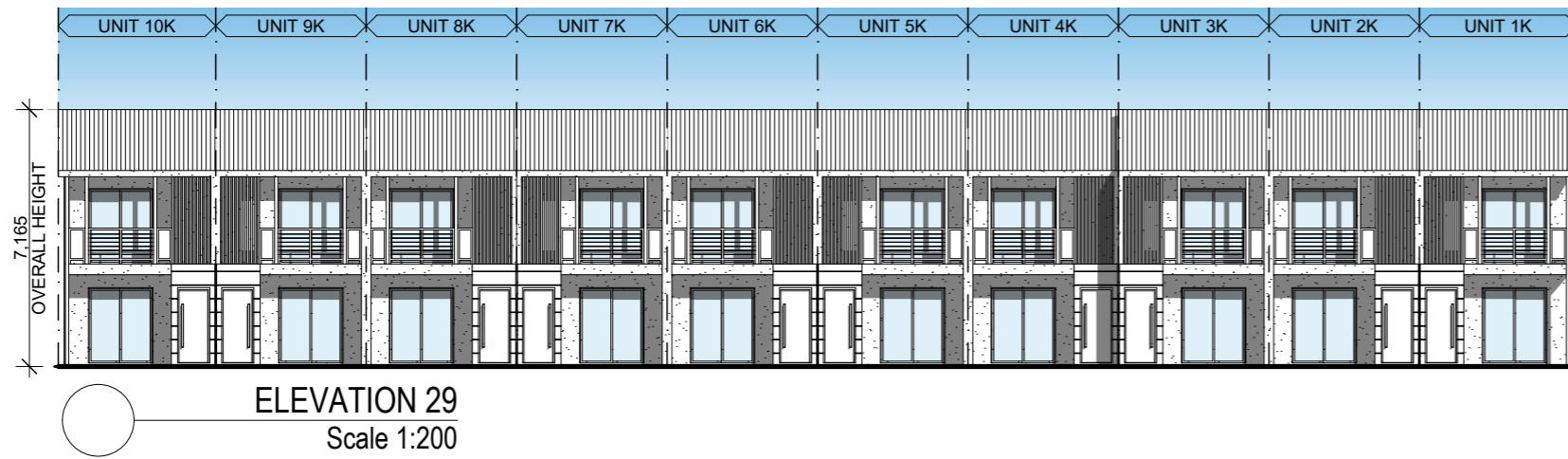
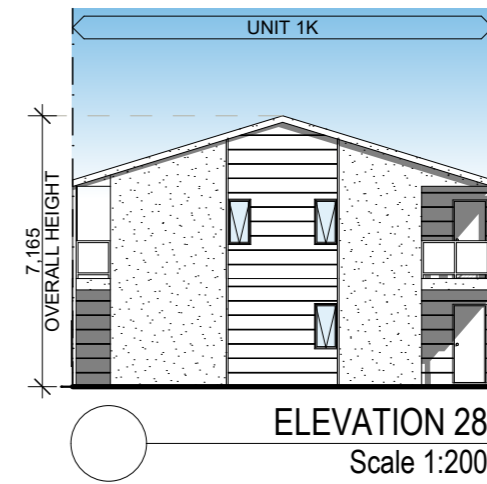
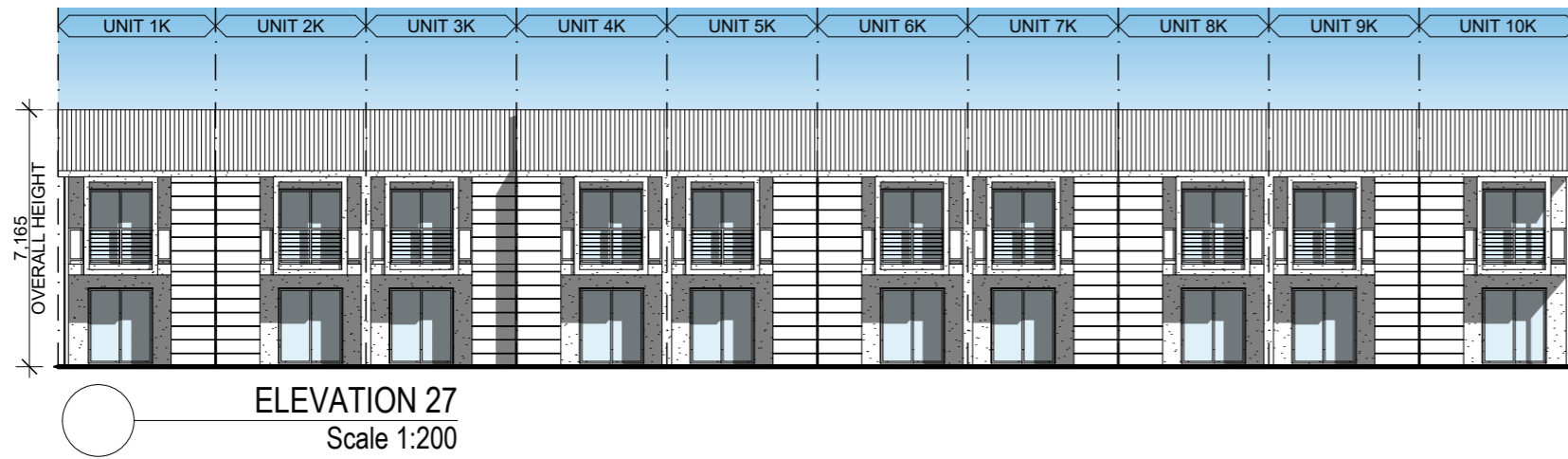
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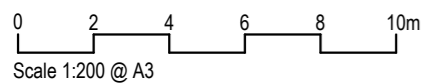
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 - SCYON AXON 133
 - SCYON AXON 400
 - SCYON LINEA
 - SCYON STRIA 405
 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING



KEY PLAN



TYPICAL ELEVATION FACADE E

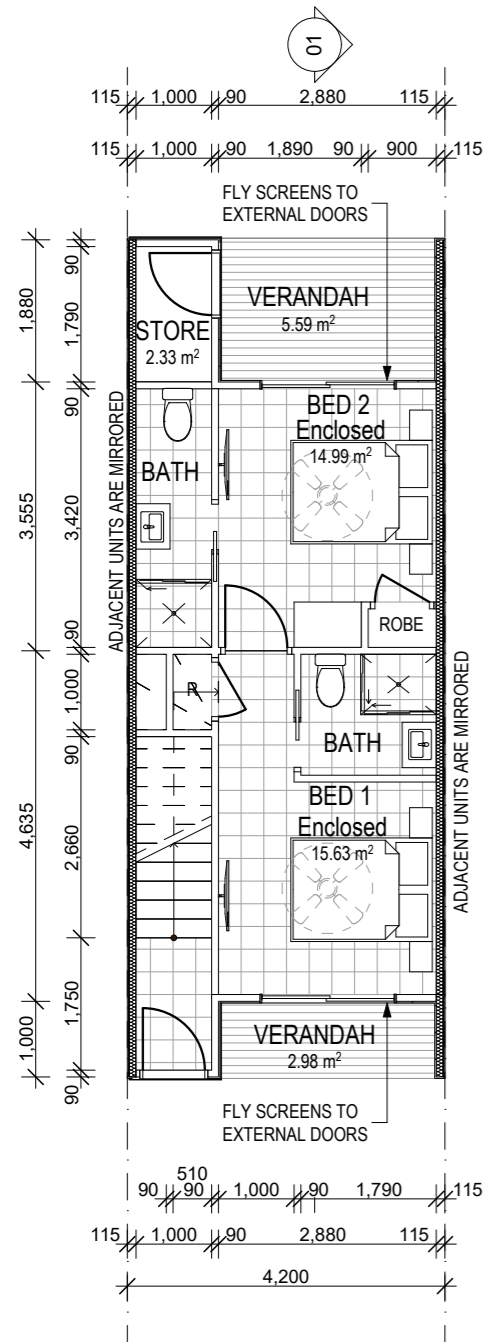


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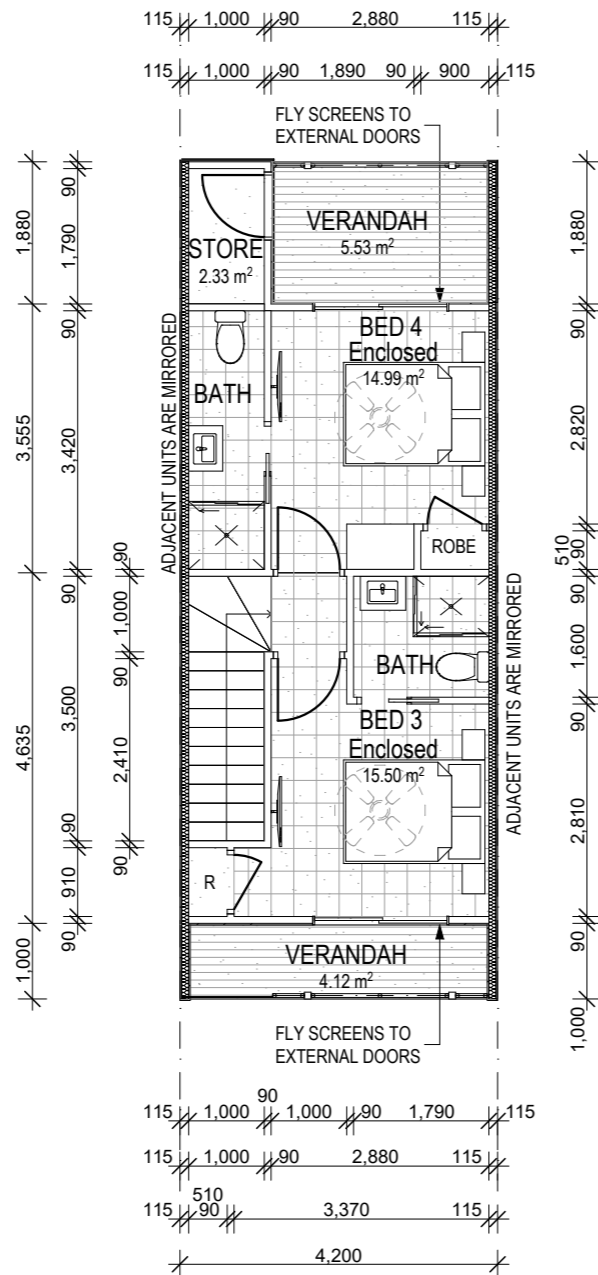
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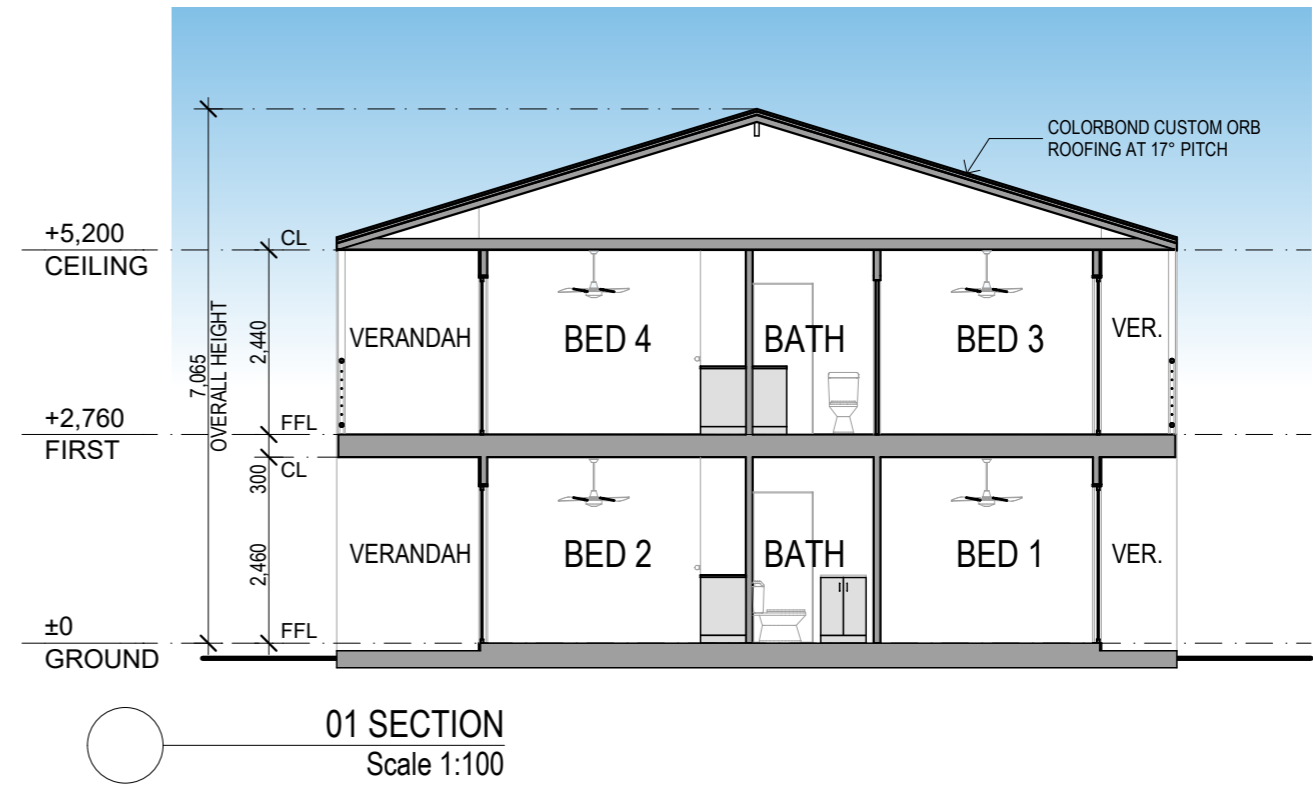
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GROUND FLOOR PLAN
Scale 1:100



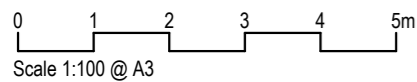
FIRST FLOOR PLAN
Scale 1:100



01 SECTION
Scale 1:100



UNIT FLOOR PLANS/ SECTION



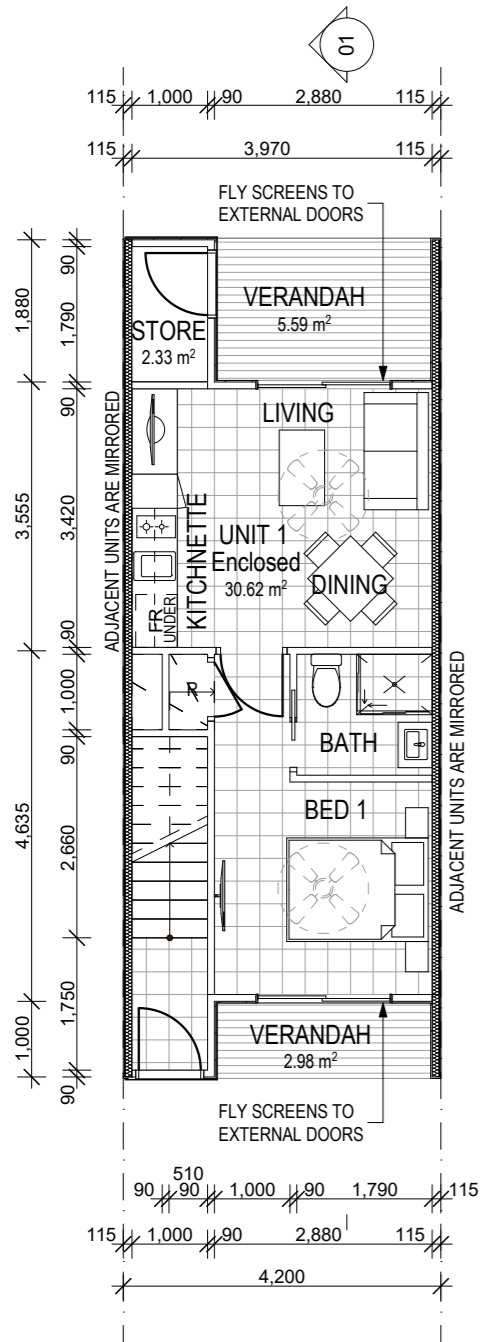
THE RANGES

GREENVALLEY ASSET P/T

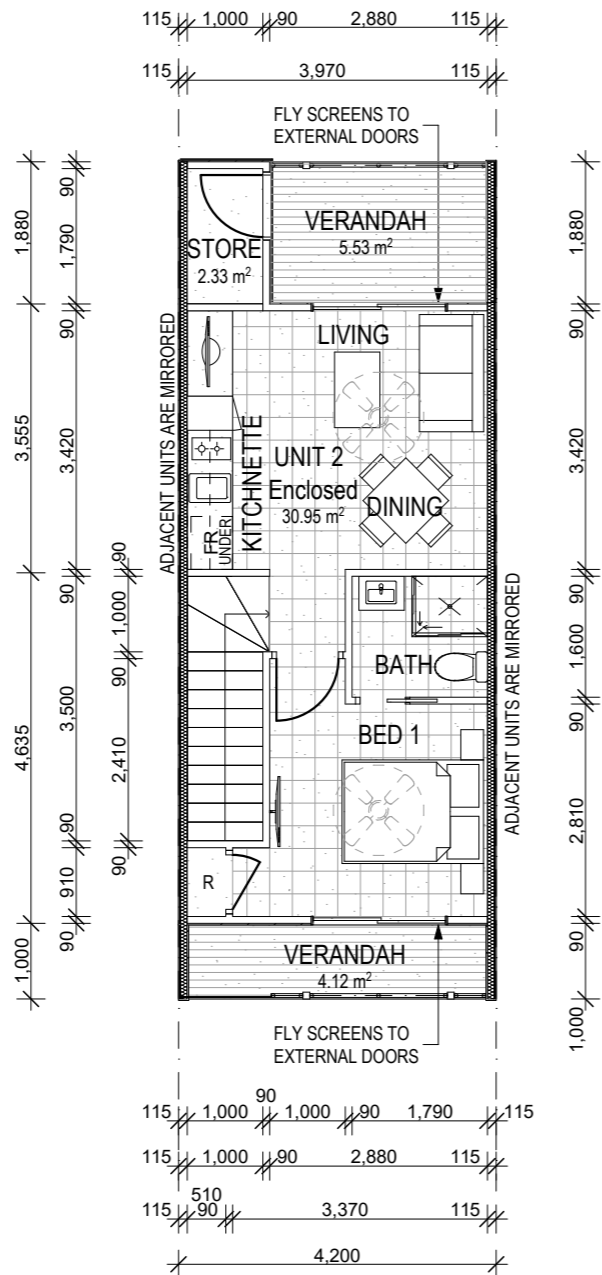
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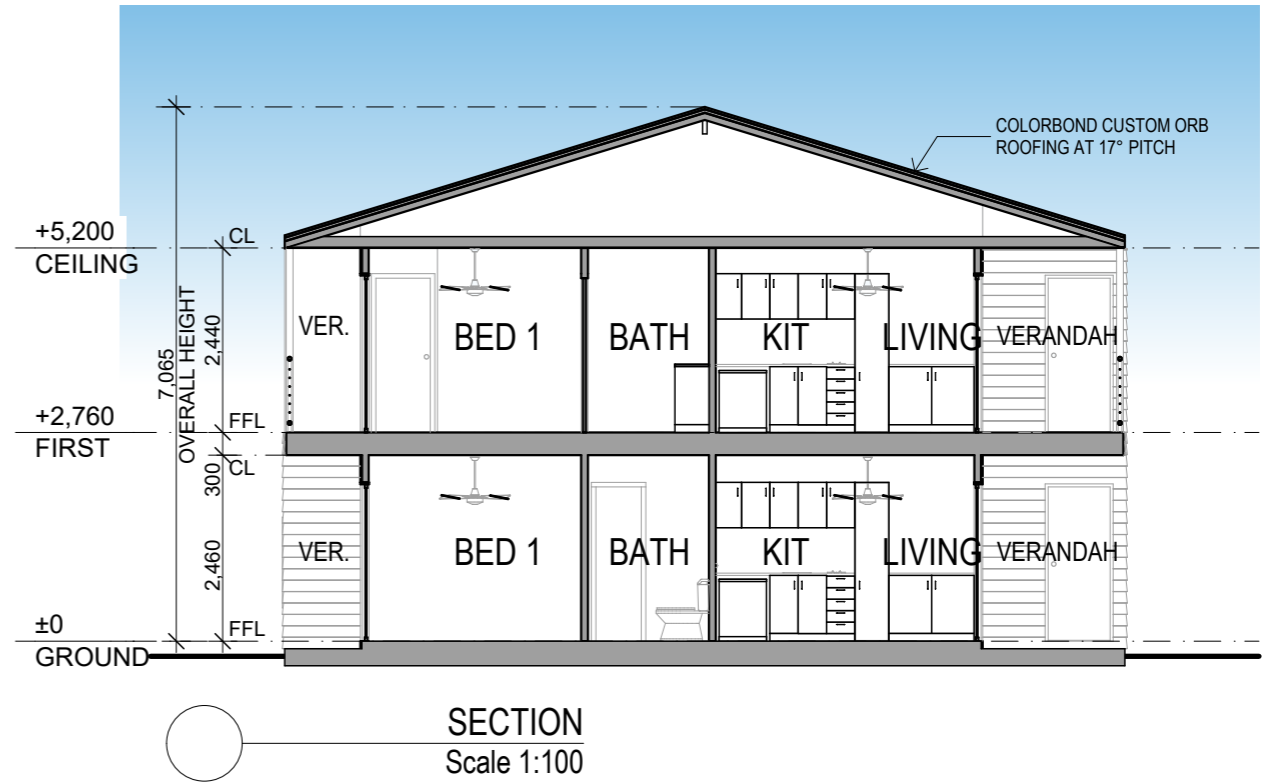
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GROUND FLOOR PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

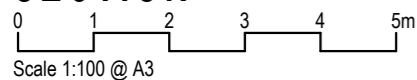


SECTION
Scale 1:100

**DEVELOPMENT
ASSESSMENT PANEL**

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10-Sep-2019

CONVERTED UNIT FLOOR PLANS/ SECTION



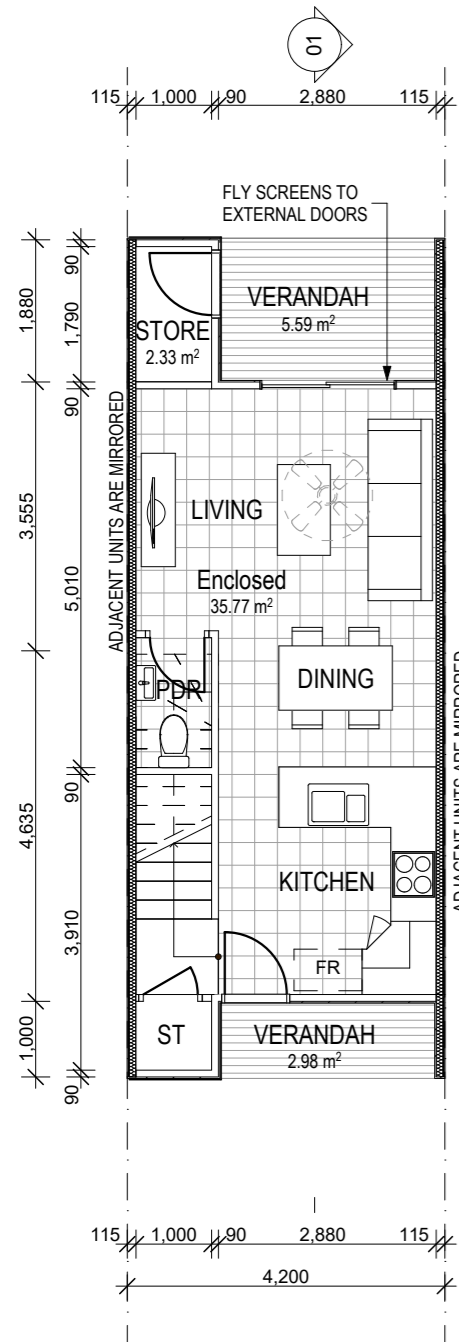
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GREENVALLEY ASSET P/T

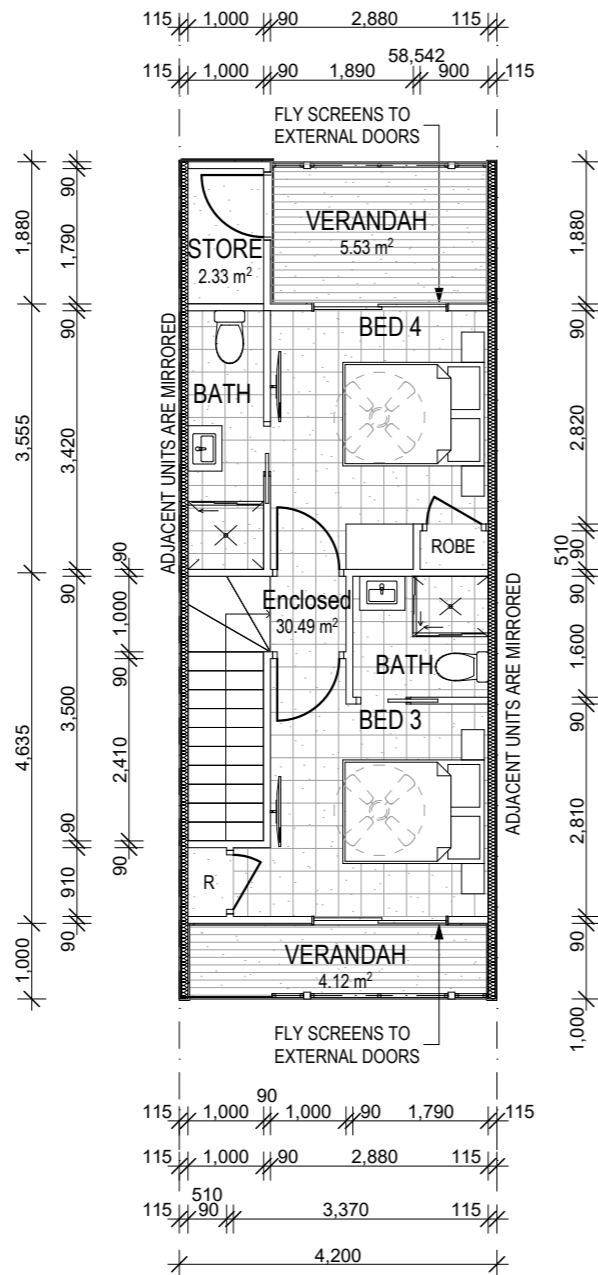
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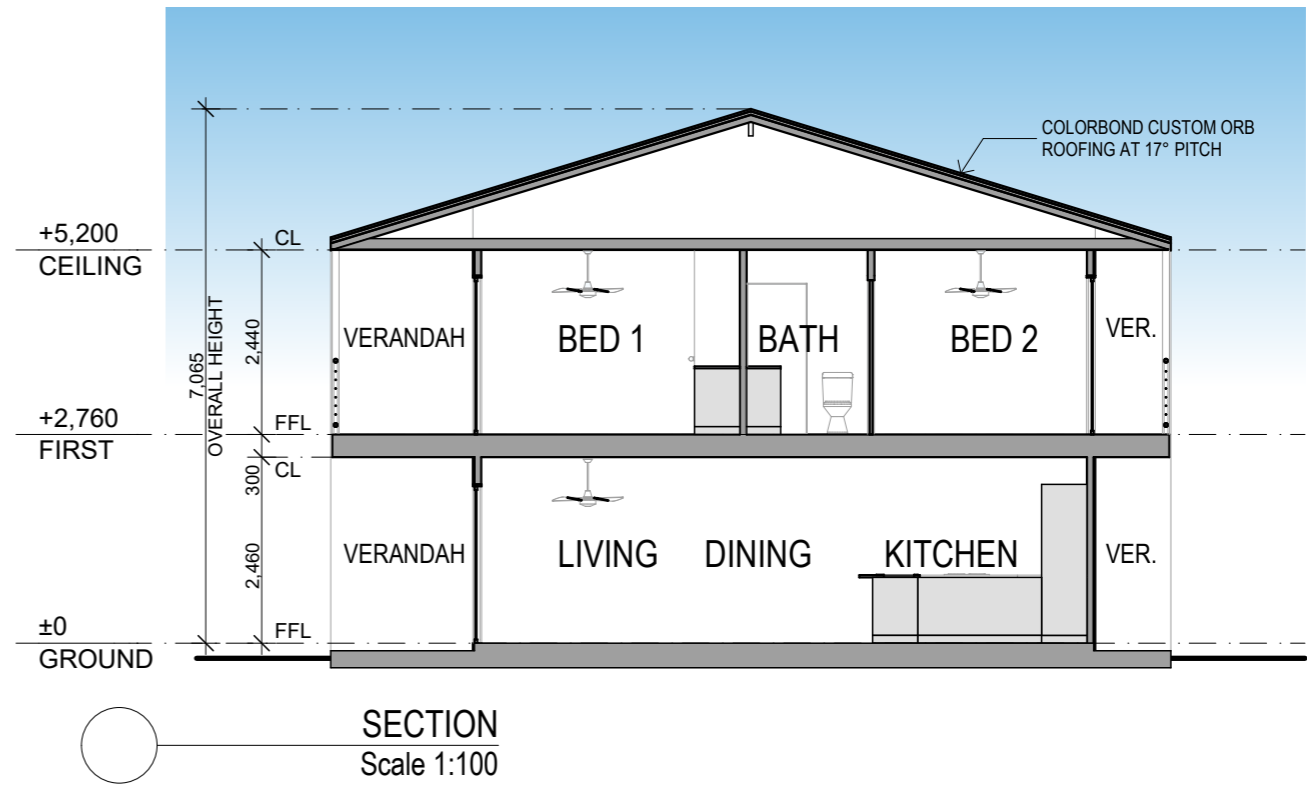
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GROUND FLOOR PLAN
Scale 1:100



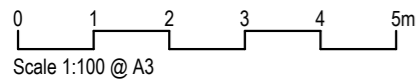
FIRST FLOOR PLAN
Scale 1:100



SECTION
Scale 1:100



CONVERTED UNIT FLOOR PLANS/ SECTION OPTION B

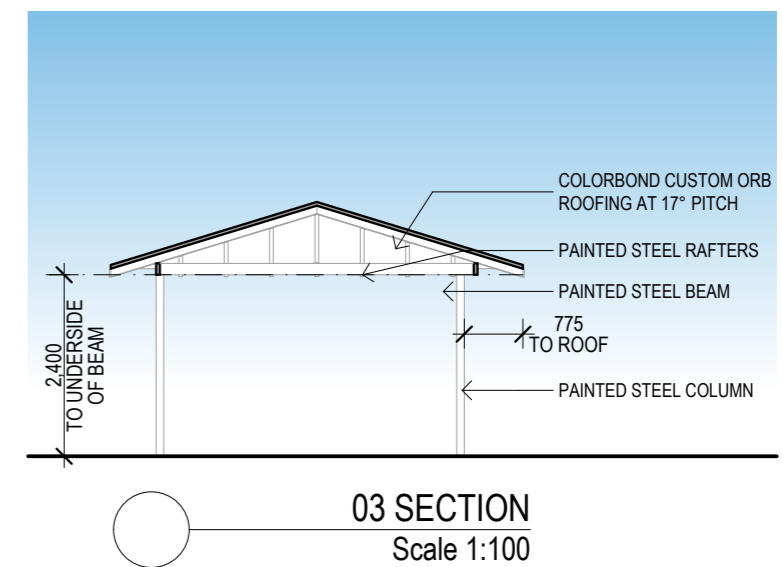
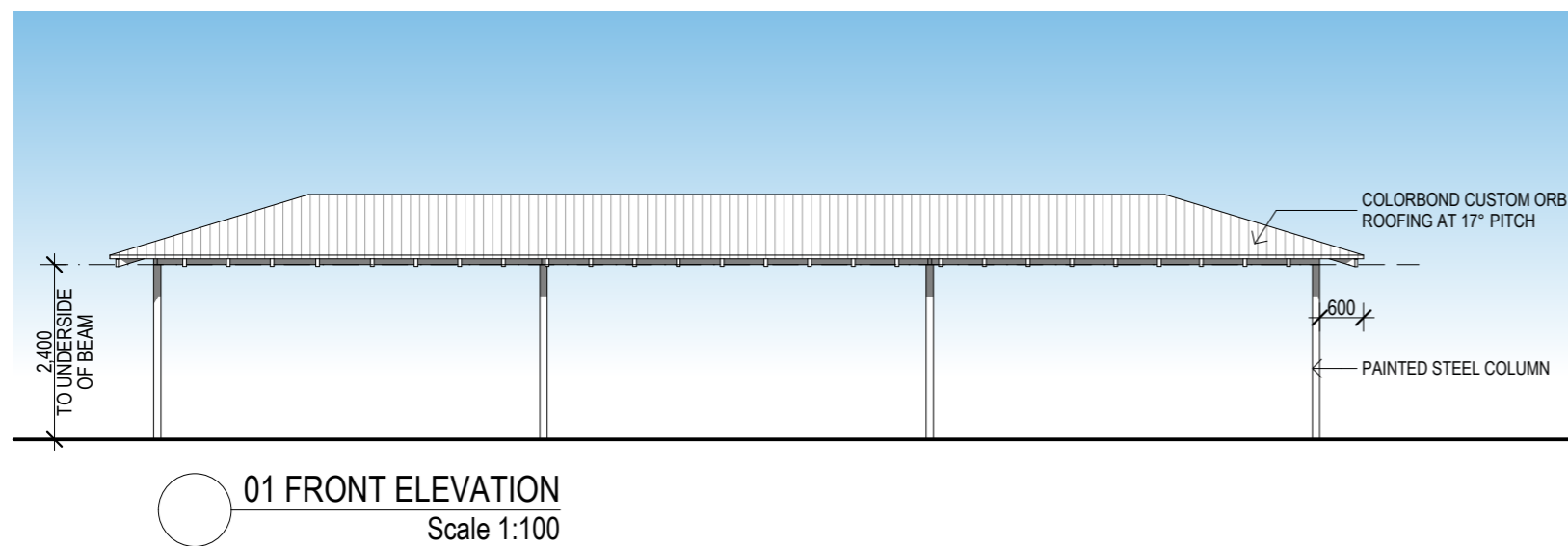
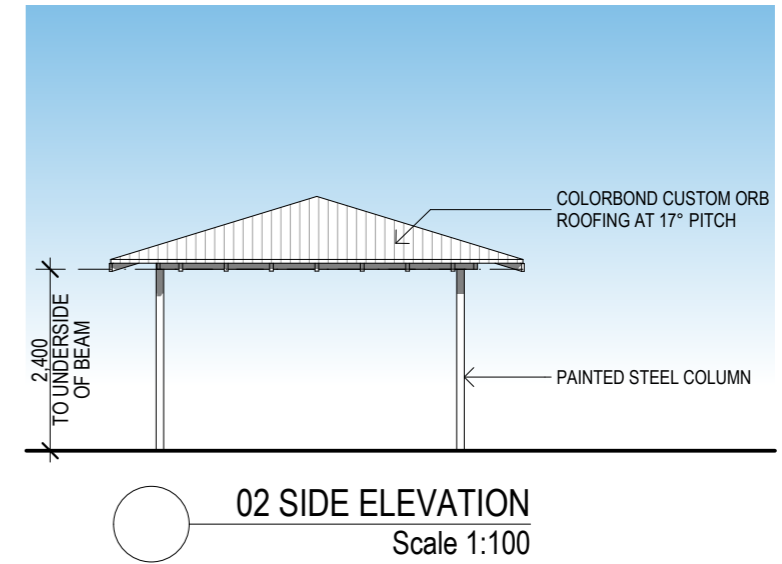
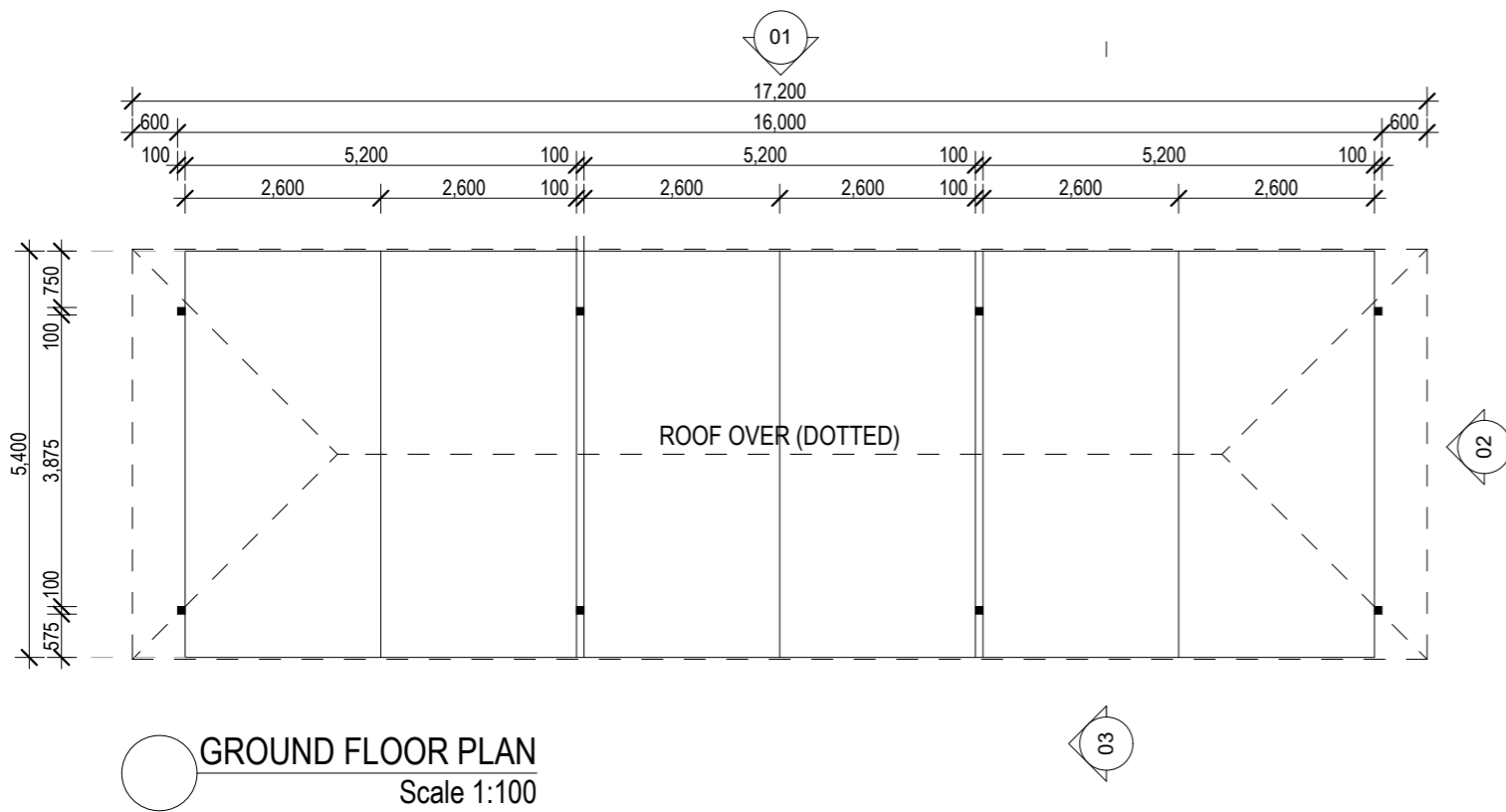


THE RANGES GREENVALLEY ASSET P/T

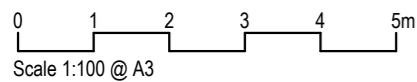
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CARPORT



THE RANGES

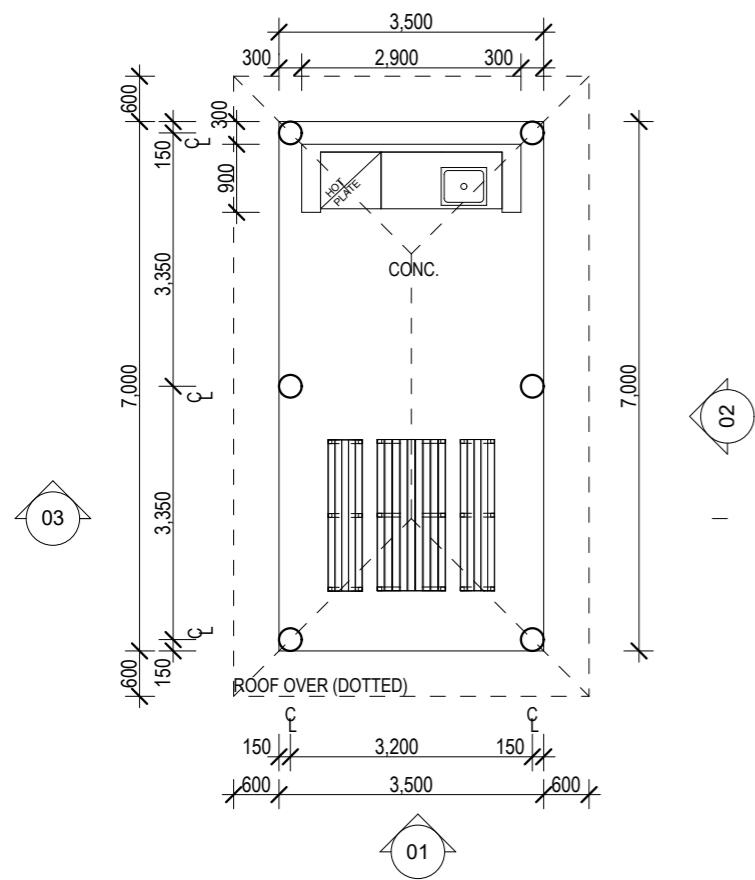
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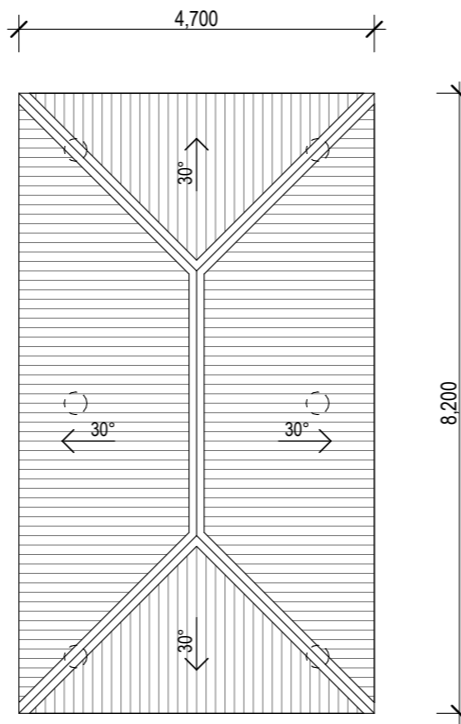


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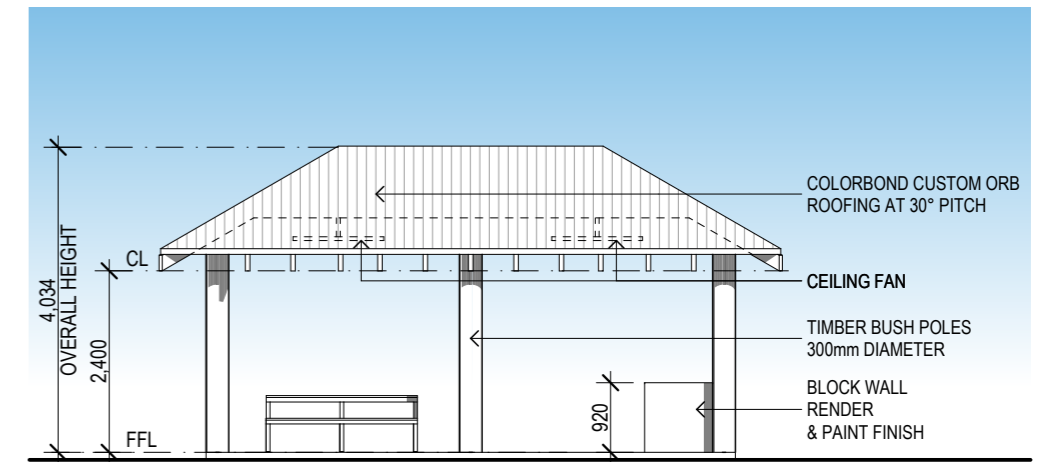
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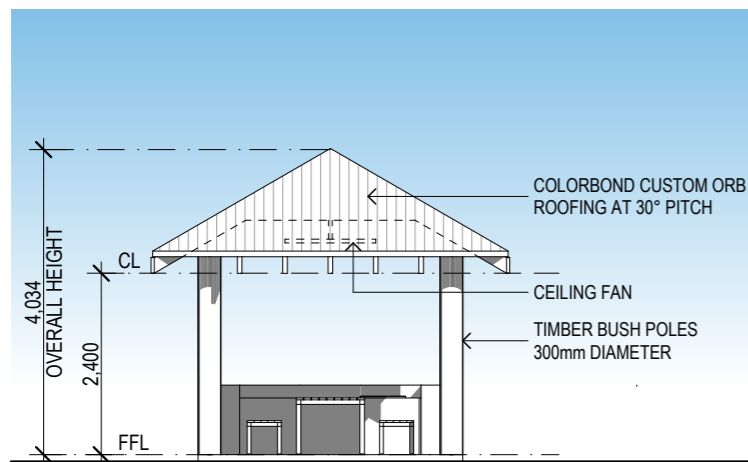
01 GROUND FLOOR PLAN
Scale 1:100



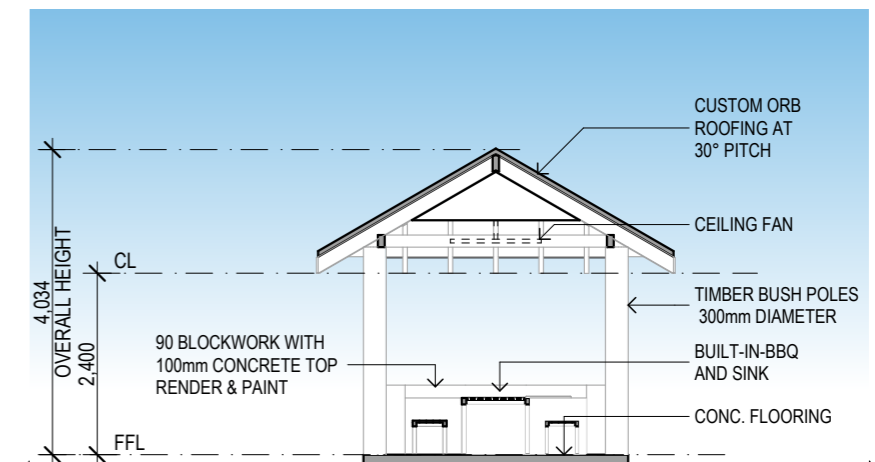
02 ROOF PLAN
Scale 1:100



02 SIDE ELEVATION
Scale 1:100

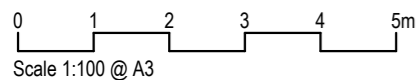


01 FRONT ELEVATION
Scale 1:100



03 SECTION
Scale 1:100

GAZEBOS 3.5 X 7.0

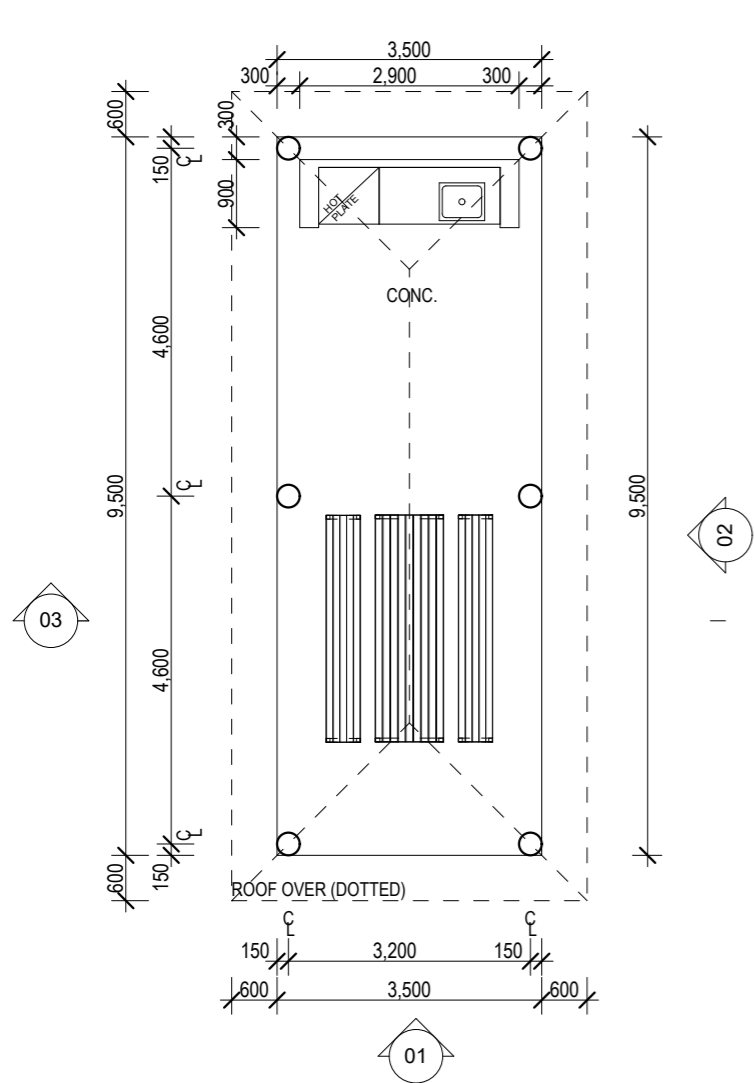


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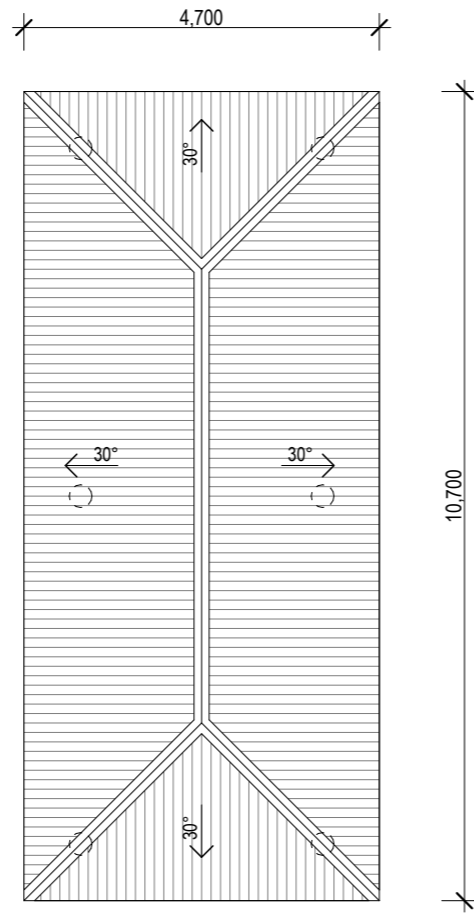
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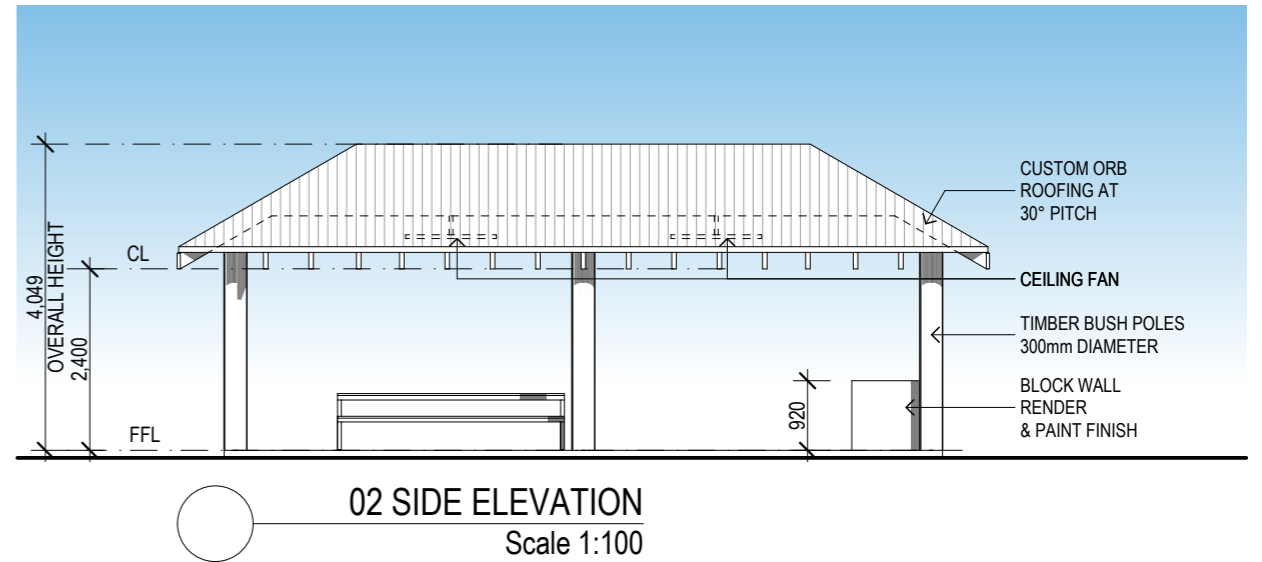
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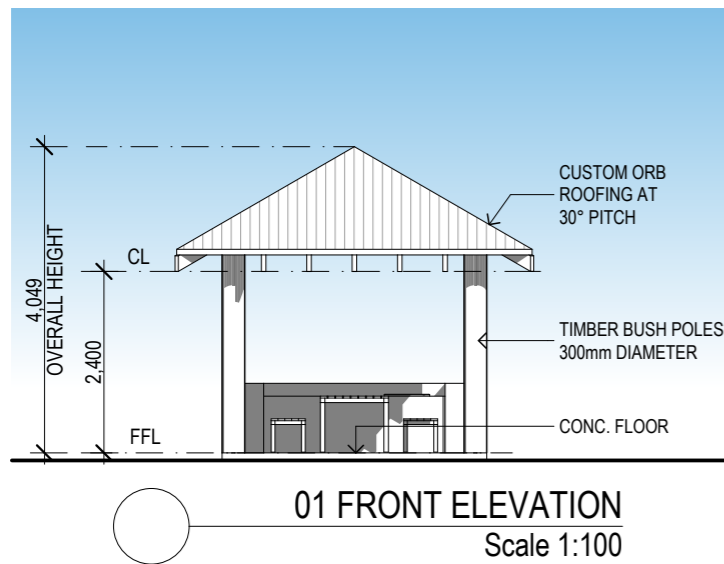
01 GROUND FLOOR PLAN
Scale 1:100



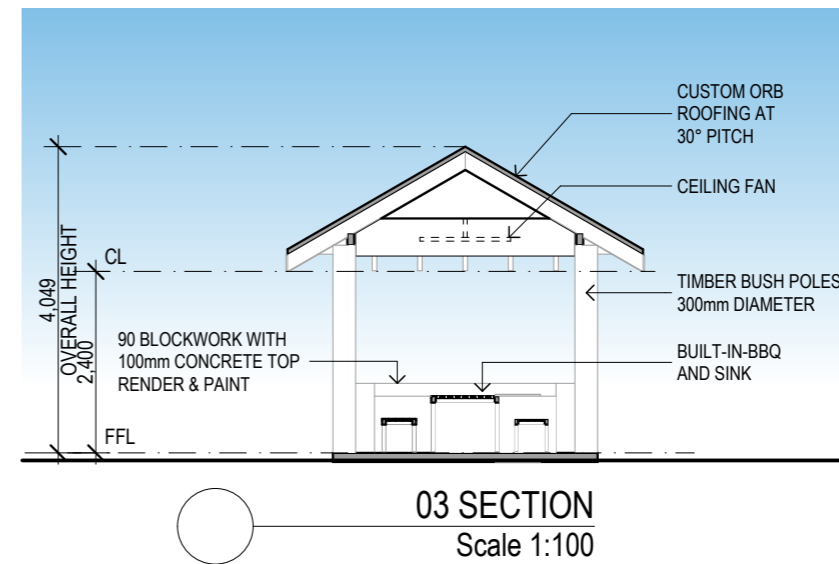
02 ROOF PLAN
Scale 1:100



02 SIDE ELEVATION
Scale 1:100

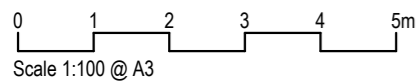


01 FRONT ELEVATION
Scale 1:100



03 SECTION
Scale 1:100

GAZEBOS 3.5 X 9.5



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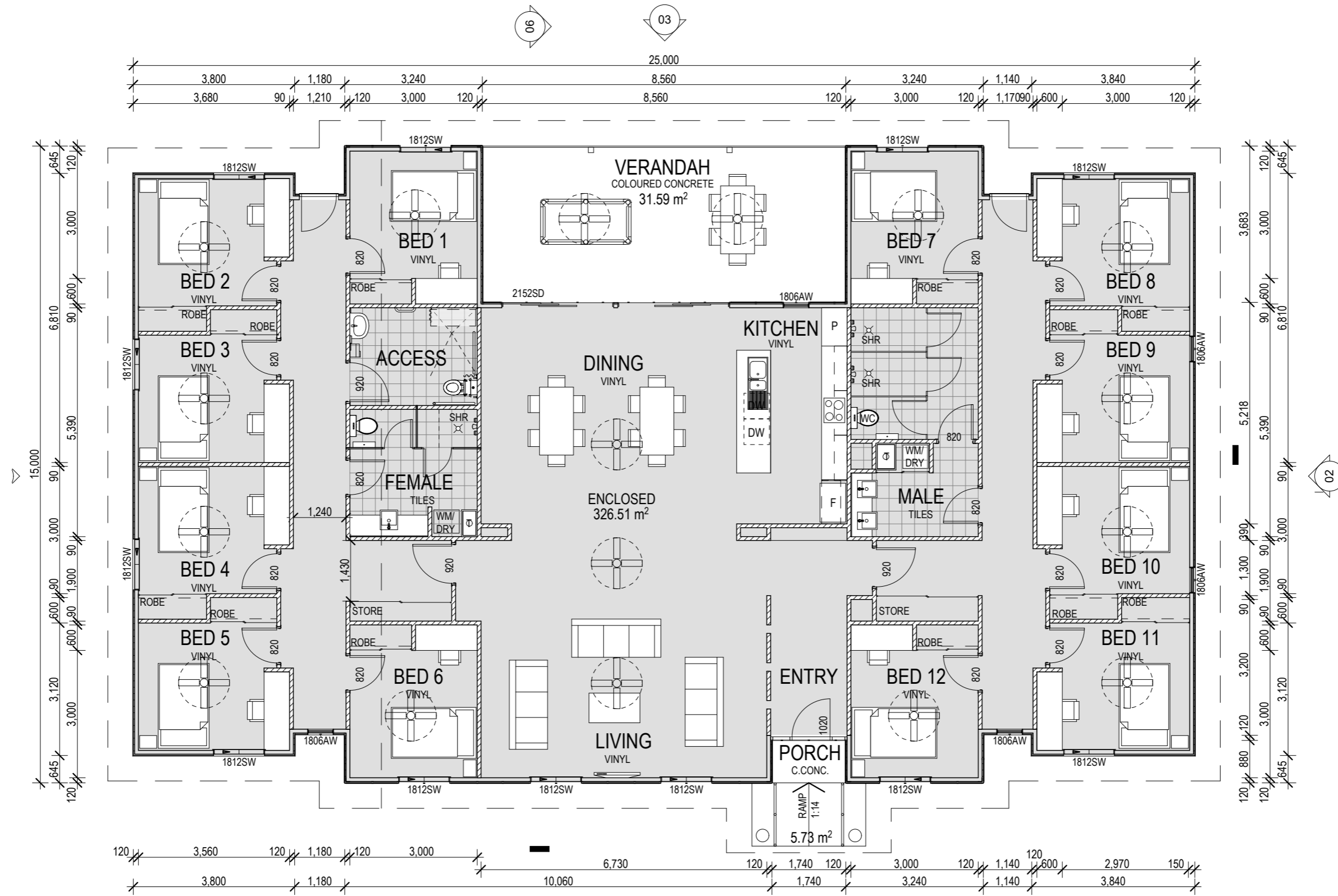
DEVELOPMENT
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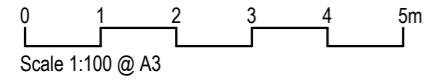
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GROUND FLOOR PLAN
Scale 1:100

STAFF ACCOMMODATION FLOOR PLAN



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




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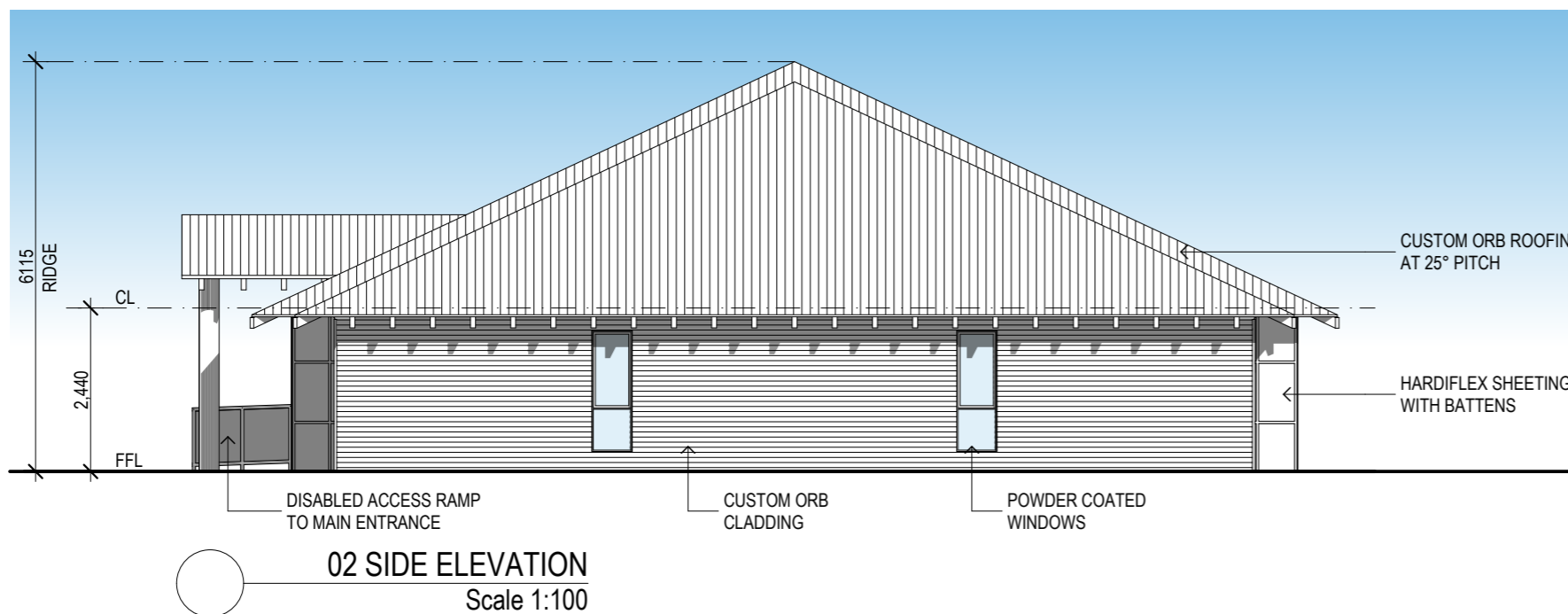
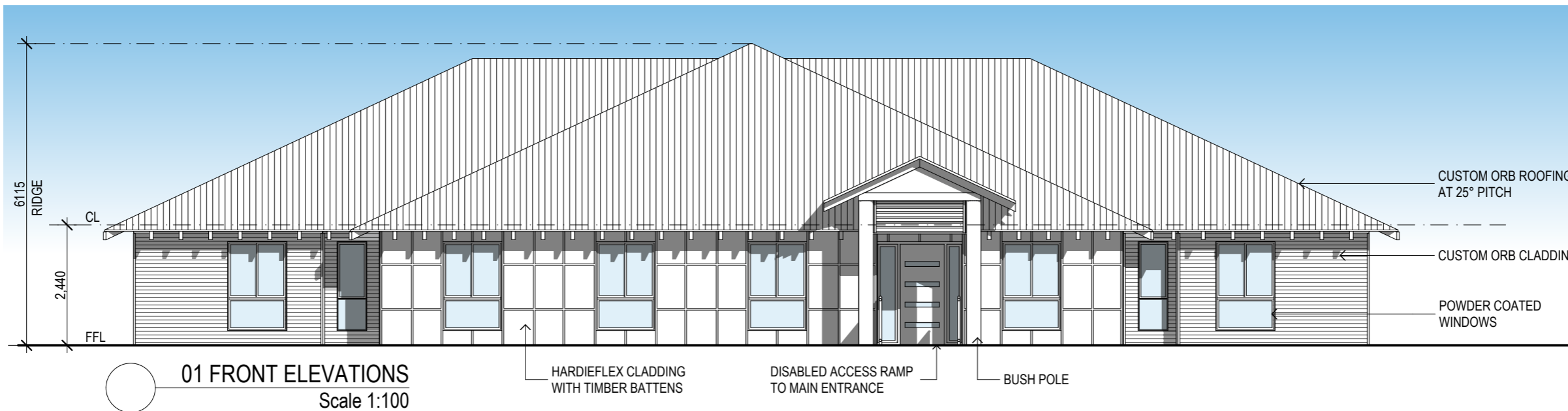


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LEGEND

-  RENDER FINISH
-  SCYON AXON 133
-  SCYON AXON 400
-  SCYON LINEA
-  SCYON STRIA 405
-  CUSTOM ORB
-  SCYON HARDIFLEX
-  STONE CLADDING

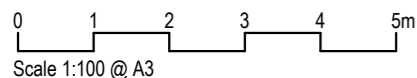


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STAFF ACCOMMODATION










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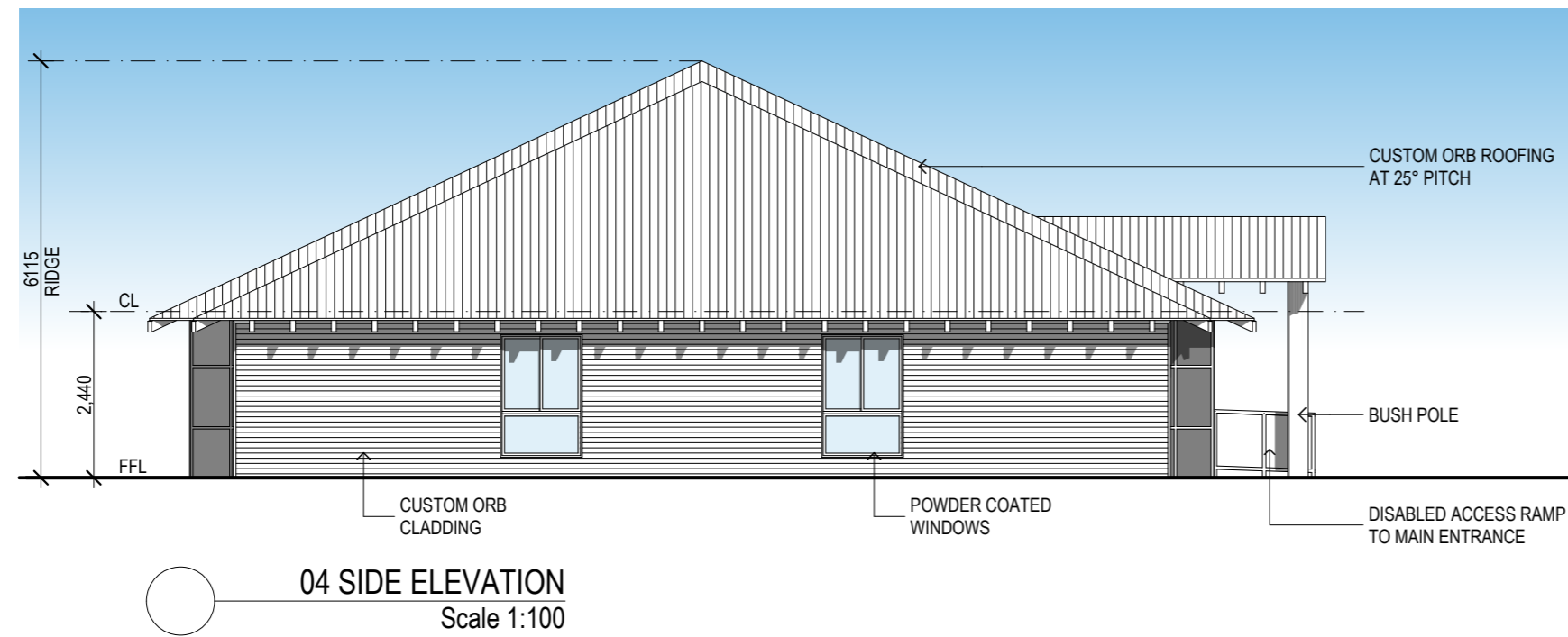
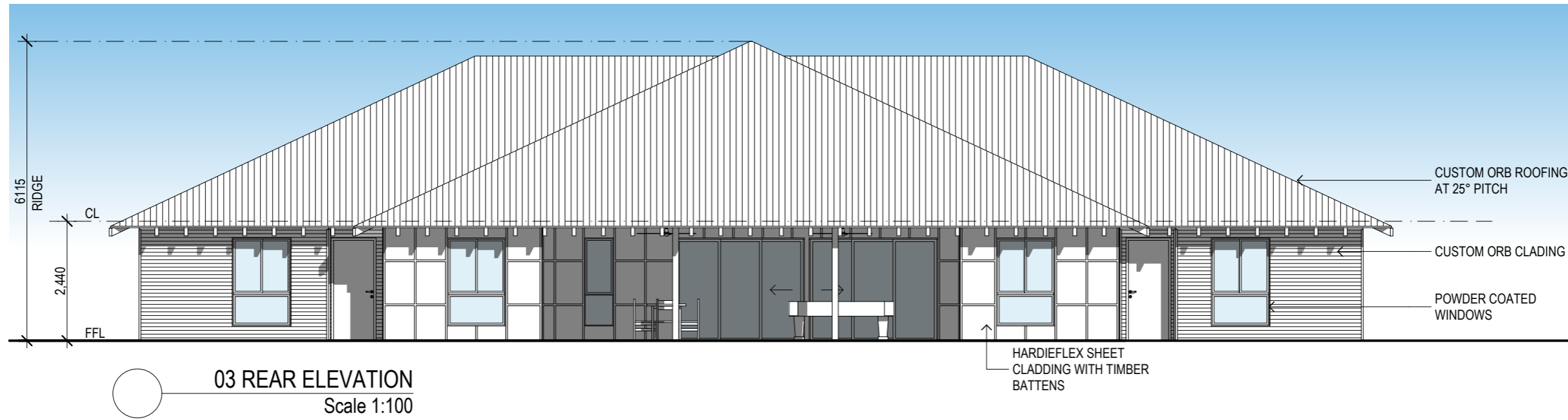
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-  SCYON AXON 400
-  SCYON LINEA
-  SCYON STRIA 405
-  CUSTOM ORB
-  SCYON HARDIEFLEX
-  STONE CLADDING

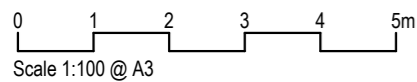


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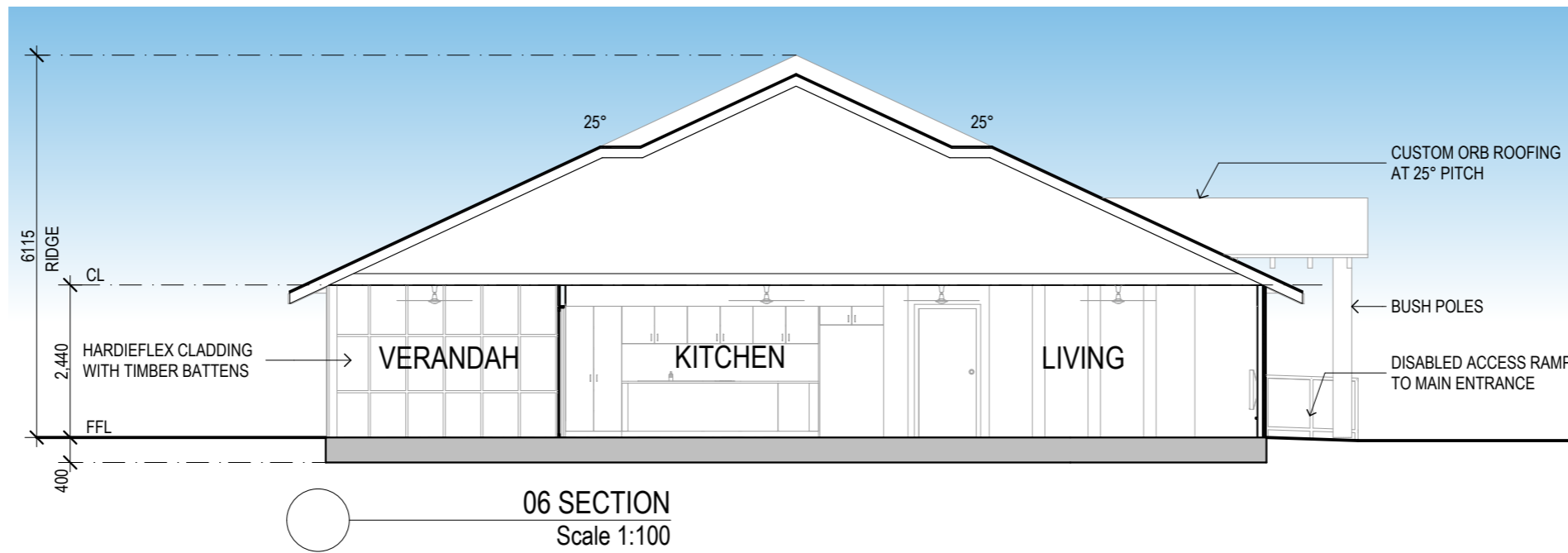
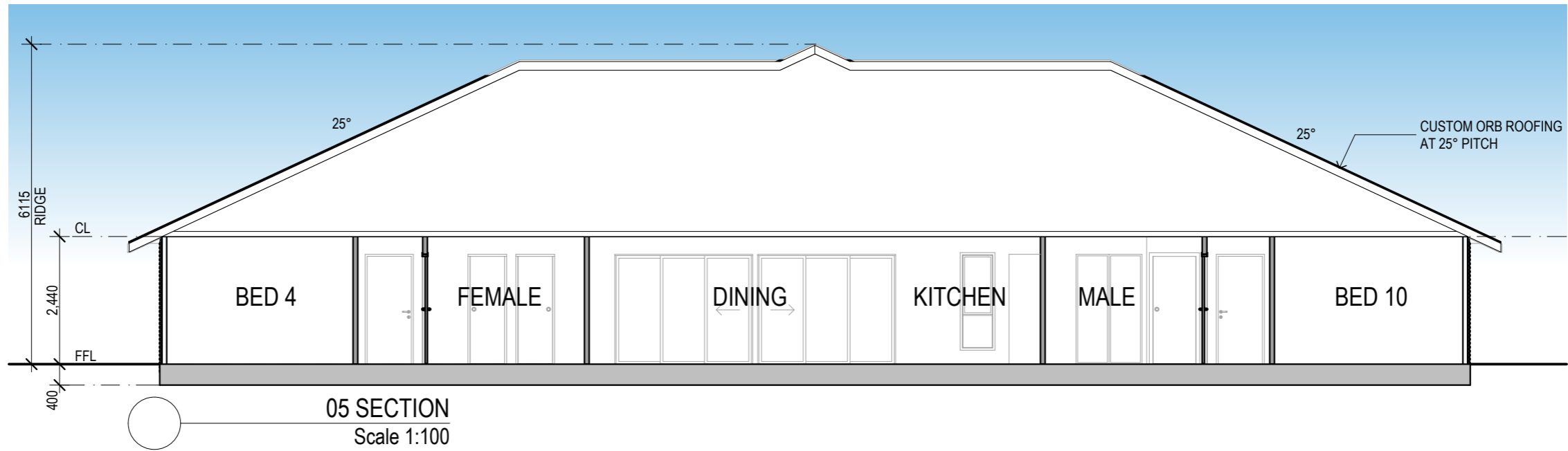


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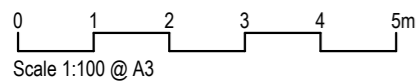
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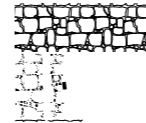
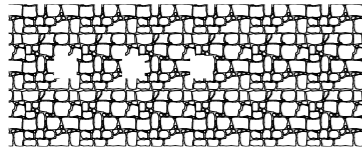
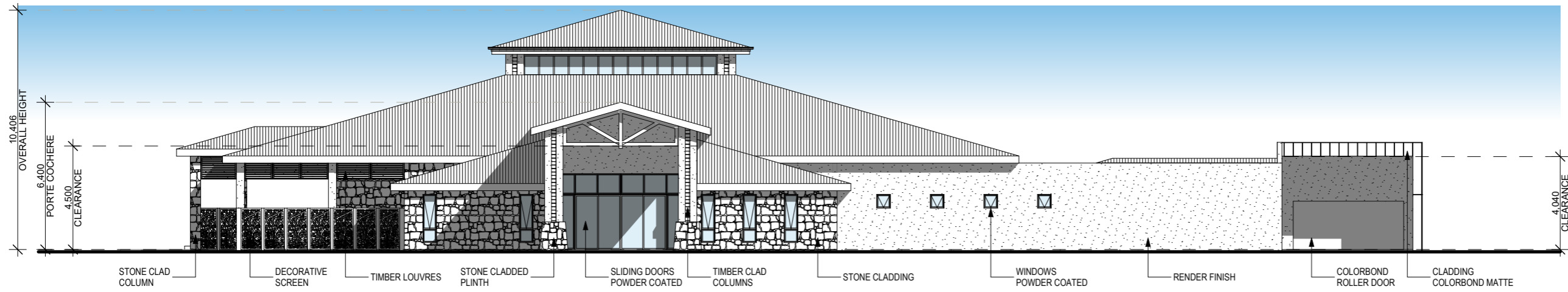
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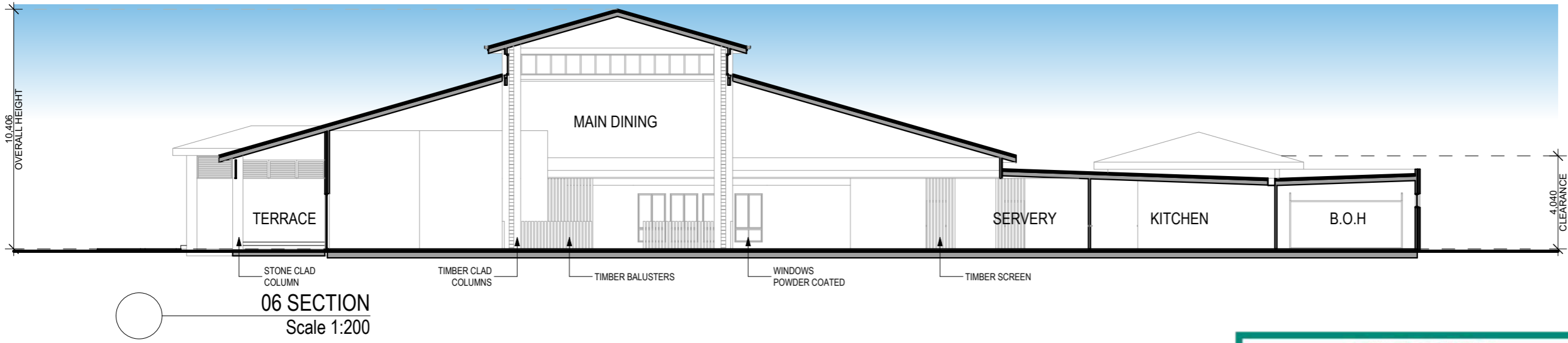
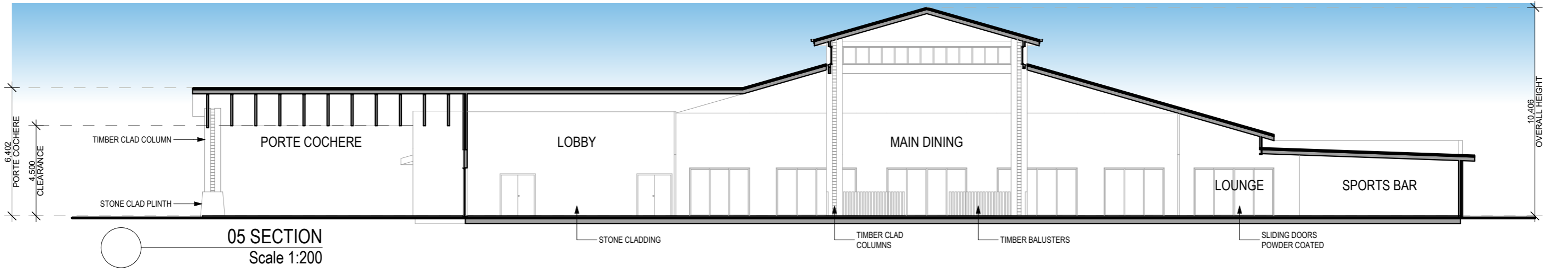
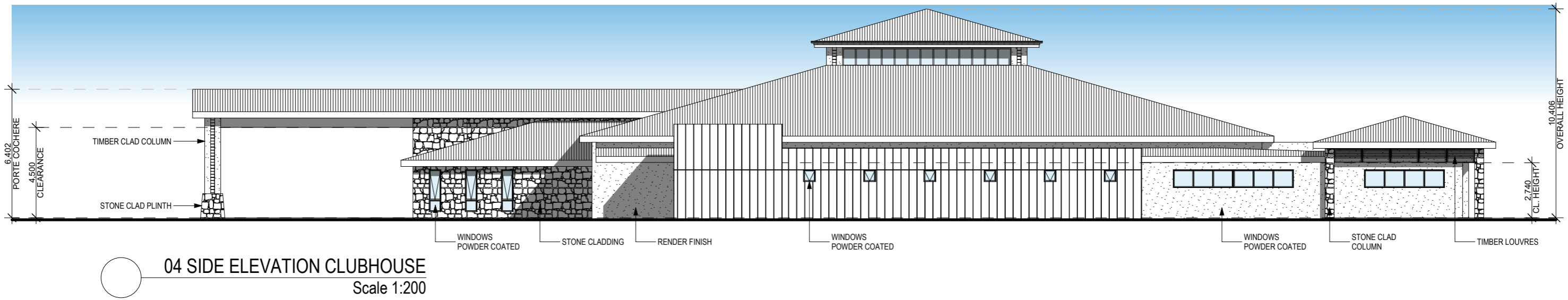


CLUBHOUSE ELEVATIONS

THE RANGES GREENVALLEY ASSET P/T

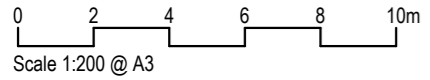


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- LEGEND**
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 - SCYON AXON 400
 - SCYON LINEA
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 - CUSTOM ORB
 - SCYON HARDIEFLEX
 - STONE CLADDING

CLUBHOUSE ELEVATION/ SECTIONS



THE RANGES
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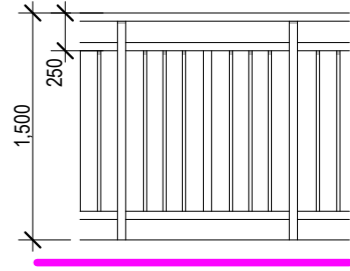
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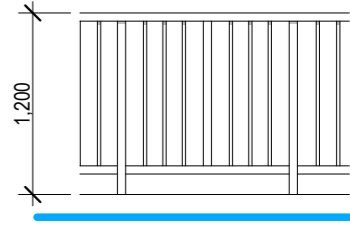


LEGEND

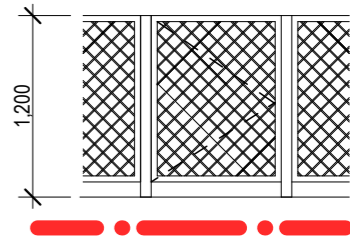
ALUMINIUM TYPE POOL FENCING
 1.5m high powdercoated (woodland grey)
 (above finished ground level)



ALUMINIUM POOL FENCING
 1.2m high powdercoated (woodland grey)
 (above finished ground level)



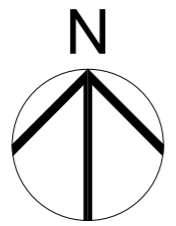
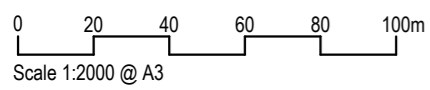
CYCLONE FENCING
 1.2m high galvanised
 (black to match stage 1 fencing)
 (above finished ground level)



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FENCING PLAN



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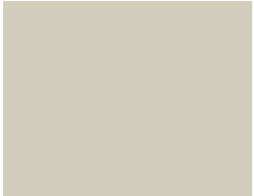


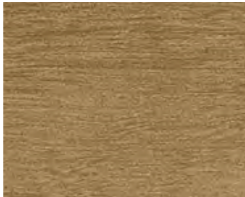



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EXTERIOR COLOUR SCHEDULE

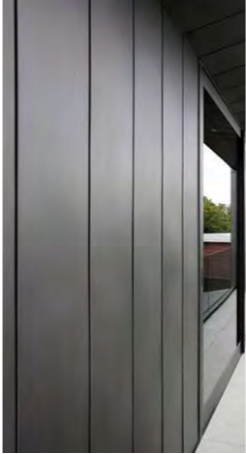




COLOURS AND MATERIAL FINISHES ARE INDICATIVE ONLY

<p>Colorbond Roof</p>  <p>Colorbond: Dune</p>	<p>Feature Metal Cladding</p>  <p>Colorbond: Dune</p>
<p>Primary Colour</p>  <p>Taubmans: Classified</p>	<p>Feature Stone Cladding</p>  <p>Meteor Stone: LedgeStone Dune</p>
<p>Window & Door Frames</p>  <p>To Match: Colorbond Night Sky</p>	<p>Timber Poles</p>  <p>Natural / Clear coat</p>
<p>Powdercoat Feature Battens and Screens</p>  <p>To match: Colorbond - Basalt</p>	

FEATURE COLOURS

<p>C1</p>  <p>Taubmans: Rock Quarry</p>	<p>C2</p>  <p>Taubmans: Rock Quarry</p>	<p>C3</p>  <p>Taubmans: Light Pewter</p>
<p>C4</p>  <p>Taubmans: Rotunda Stone</p>		

FEATURE CLADDING

				
James Hardie: Scyon Axon 400	James Hardie: Scyon Axon 133	James Hardie: Scyon Stria	James Hardie: Scyon Linea	Lysaght: Custom Orb

INDICATIVE SCHEDULE OF COLOURS

THE RANGES

GREENVALLEY ASSET P/T



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