

Name: D.Jan	Date of Submission: May 01, 2025, 07:16 PM
Submission: "How about creating some good sized blocks? Between 800 and 1000m2 would be good."	
Administration Response: The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.	

Name: D.Berridge	Date of Submission: May 02, 2025, 12:26 PM
Submission: Can I ask why the size of the blocks for the new estate next to bulgarra are so small and why are they crammed together. We live in a town where people have boats and caravans also being a cyclone prominent town people need sheds to safely store everything during these times. Has anyone thought about this before plans went in? I understand for some reason there is a need to try turn karratha into a city but this isn't perth we require different needs to that style of city	
Administration Response: The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.	

Name: P.Bateman	Date of Submission: May 05, 2025, 10:17 AM
Submission: Hello, Hoping to confirm how many of the 130 lots are currently allocated to social housing and traditional owners and how many will become open to the free market? Thanks	
Administration Response: The detailed design of the Mulataga subdivision is still in progress, and the final lot yield may exceed 130 lots. Under the State Government's Social Housing Mix Policy (October 2021), all DevelopmentWA residential projects are required to include a proportion of social housing. For this development, the policy mandates a minimum ratio of one in seven (1:7) social housing dwellings. Therefore, if 130 lots are delivered, 18 lots must be allocated for social housing.	

Additionally, the Mulataga subdivision is subject to the Burrup and Maitland Industrial Estates Agreement (BMIEA), administered by the Murujuga Aboriginal Corporation (MAC), which represents the Traditional Owner groups. The BMIEA requires that lots be transferred to MAC with a total value exceeding 5% of the value of the developed lots. Based on a minimum of 130 lots, MAC would be entitled to approximately 7 lots, although they may choose to receive cash in lieu of land.

Name: M.Bean	Date of Submission: May 08, 2025, 06:45 PM
Submission: "I am strongly opposed to this development as a long term Karratha and Bulgarra resident and home owner I feel this doesn't benefit us at all. The area already has considerable public housing as well as three high density future developments planned in the area Bulgarra should be left alone I've not spoke to anyone in my street who has any positive opinions on this. Hundreds of houses will ruin the feel of the area, the new area in Madigan/nw homemakers centre is more suited to new developments where people expect change and there is still lots of space to build. The cost if the project is huge, builders are going bust all across wa, material costs are high and in demand with Karratha rents and house prices levelling out it's not the cities job to take on such a massive risky project that the people don't want or need. Leave the area alone."	
Administration Response: The City's Cumulative Impact Model (CIM) forecasts changes in both temporary and permanent residential populations by accounting for approved and proposed major industrial developments. Current modelling indicates a shortfall of approximately 900 permanent residential dwellings, which could increase to around 2,000 over the next five years. This projected gap reflects the anticipated housing demand driven by operational workforces, supporting industries, their families, and additional service workers associated with major developments such as Woodside's Pluto Train 2, Perdaman's Urea Plant, BCI Minerals' Mardie Salt Project, and the Pilbara Hydrogen Hub. To address the region's critical housing shortage, the City is pursuing a broader strategy that includes advocating for and facilitating the release of additional residential land—such as in the Madigan and Mulataga estates—and advancing the development of the Walgu city centre site. These initiatives complement the housing projects proposed under the City's Housing Development EOI. The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm While the City does not have direct control over rising construction costs, we remain committed to advocating for a broader range of housing solutions in Karratha, including innovative approaches such as modular construction. We also believe that maintaining a consistent and forward-looking pipeline of housing development can support the building industry by enabling greater economies of scale and providing more certainty in the procurement of materials and coordination of skilled trades. This, in turn, may help to moderate costs and improve housing supply outcomes for the community.	

For clarity, this project is not being funded through public funds or local government rates. The City's financial involvement is limited to administering the Commonwealth grant by transferring the allocated funding to the project manager, DevelopmentWA. This ensures transparency and reflects the City's role as a conduit for the federal support provided.

Name: J.Tatham	Date of Submission: May 12, 2025, 07:12 PM
Submission: "Is this council for real!!!! You want to make all of our homes worthless again when the construction boom ends again. This council has a history of wasting ratepayer money when the private sector won't invest. Why do you think the private sector won't invest?? I implore the council to step away from from activities that are the expertise of the private sector or at the very least, government. Look at how well the investment has been for an international airport! Yet to see one international plane yet council has invested millions of our money. The hotel near the quarter, council has thrown hundreds of thousands and yet still no private enterprise wants to do it. If there was money to made, trust me, the private sector would be involved. No other council charges as much rates as this council and will fully, use it to send existing ratepayers bankrupt! Yes I was around the last bust and watched many a family suffer suicide and bankruptcy, hell my family was close! My house has just got back to purchase price, yes purchase price, and that was bought 2006! Do not do this again to your people"	
Administration Response: For clarity, this project is not being funded through public funds or local government rates. The City's financial involvement is limited to administering the Commonwealth grant by transferring the allocated funding to the project manager, DevelopmentWA. This ensures transparency and reflects the City's role as a conduit for the federal support provided. It is also important to note that, while some Council decisions may have indirect effects on housing prices, these outcomes are not a primary consideration in the decision-making process. Council's core focus remains on enhancing liveability for residents by investing in improved services, amenities, facilities, and community experiences. As part of this commitment, the City actively advocates for and supports increased housing supply to meet growing demand, driven by a steadily increasing population.	

Name: J.Throssell	Date of Submission: May 14, 2025, 05:19 AM
Submission: "For years we have all wanted larger blocks in town, something to raise a family on and have space to breathe. We thought Mulataga might just be the place. It seems the shire and its planners are happy to continually shrink the block sizes down to the point where they are happy for children to grow up without a back yard or somewhere to build a dirt jump. You have really missed the mark again CoK. Maybe these block sizes will best be implemented in the gap ridge camp site"	
Administration Response: The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available.	

For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.

Name: N.Payne	Date of Submission: May 14, 2025, 09:20 AM
Submission: "If this development was to go ahead, I would like to see the minimum lot sizes being 750+m2 with wider frontages as these are more suited to the Pilbara lifestyle. With a year round outdoor lifestyle bring dominant in Karratha, families need room to live and entertain and also store large items like boats and caravans, and often both. Small lots do not allow for the 'Pilbara lifestyle'. If we want to attract families here for the long term and keep the ones already here, property needs to reflect the growing needs and wants of buyers. Small lots do not tick the boxes."	
Administration Response: The proposed lot yield for the development site was a key factor in securing \$22.1 million in federal funding, which has made the delivery of this subdivision possible. Without this financial support, the project would not be viable. While the City is partnering with DevelopmentWA to deliver the project using Commonwealth funding, it is important to note that land development is not typically a core function of local government. The City is not undertaking this initiative to create a premium product for a select few. Rather, the focus is on addressing the critical housing shortage currently affecting the community. That said, the development will offer a diverse range of lot sizes to meet varying market needs. While the majority of lots will range between 550 sqm and 700 sqm, a number of larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting its established residential character. In contrast, many newer subdivisions across Western Australia typically feature smaller lots, often ranging from 300 sqm to 500 sqm. Should private developers express interest in acquiring Crown land to deliver rural or lifestyle lots, the City will actively support them through the appropriate planning and approvals processes.	

Name: T.Breslin	Date of Submission: May 14, 2025, 04:58 PM
Submission: "I'm a 30 year old local to Karratha who has been offered this type of housing in warambie estate etc before. I have been declined everytime purely as I have a cat. A very lazy ragdoll. We had one of our Dentists living in there, he was making more money than I could ever hope to have. So when he left, the house was offered to the nurses. I was the only one who needed housing, i was so excited to finally live in a house!- I don't have family to live with or a partner...the house was let go, as I wasn't allowed to have my little boy cat. I was even declined for ridley street where the walls were filthy, things were broken and the toilet horrendous- again as I had a cat.	

They were ready to have me sign until I told them I have a pet. There's a landlord advertising one of the units there for \$620! Outrageous! You have a communal laundry room and a trashed unit for almost someone's entire weeks wages!

I have 2 jobs and have to live in a broken van, yet can't get a site at the caravan park as its now turning into fifo accommodation.

Everything is for fifo or people who work in mining- what about service workers? I work in dental and make quite good money, but it's barely enough for accommodation here.

I love my job and would stay here forever (it's incredibly hard to get a dental nurse in Karratha) but I'm constantly looking or trying to upskill for a higher paying job so i can afford to live in a house or unit. Most jobs end up being the same pay rate anyway.

I'm now looking for a third job to try and make some kind of deposit, but I'm killing myself.

I had to leave the quarter apartments as they only allow you to stay there a certain amount of years (I guess they expect you to have a job in mining by then)

I tried to reapply as I'd had my cat accepted there before, and we are excellent tenants. They are now saying 'no pets allowed' because of strata.

I'm tidy, private, very very clean, pay my rent on time and in advance, don't smoke, drink or have people over to the home.

If I could get a spot in warambie estate or any service worker accommodation I would stay in town forever, but I've been denied everything.

Not everyone works in the mines or has dual income. There needs to be affordable housing where pets are allowed, and more that one bedroom.

There were couples living in those tiny quarter apartments with children!

Especially without carpet! I had to invest in an expensive carpet cleaner when I lived in the quarter- I felt I could never feel fully feel clean and a lot of people don't have those extra funds to purchase one that works effectively.

Maintaining hard floors are so much easier, and cleaner.

I can't let go of my cat. I don't have any interest in relationships, my cats are my purpose in life. They are why I continue to get up in the morning.

I have asd and get severe depression due to it, that's just how my brain works unfortunately.

Cats have helped me tremendously, I would do anything for them.

I do so much through SAFE as it's one of the few things I enjoy.

Please consider people with pets, especially locals, and long term residents with low maintenance animals!

Or if some allowances could be given to current housing schemes, I'd love to know about them!!

Please don't build them then charge crazy amounts like the 'low income housing' was at \$800.

I was so excited hearing something like this was being built, but I already have a feeling I'm going to be denied because of my pet.

Thank you"

Administration Response:

This submission does not appear to be directly related to the proposed Mulataga subdivision development

Name: R.Sweeney	Date of Submission: May 15, 2025, 07:47 AM
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Submission:

"Can we please use this new subdivision to provide some options for large lifestyle blocks instead of dense overpopulated blocks. Lets instead change the view point for Karratha and peoples perception of the fifo/in and out for 3 years type town and create actual lifestyle blocks starting at 1 acre up to 5 acre's similar to what is available in Bosna in South Hedland.

Every local in this town that I have spoken to would love more space. Opportunity's to plant large trees or even tropical vegetable gardens or similar.

As far as the housing shortage maybe put pressure on vacant land owners to sell or build asap. I have noticed this happening lately which is great.

Also there is an excess of abandoned homes. Same deal, is it possible to pressure owners to detonate or renovate or sell and make way for people that actually want to contribute to this amazing town.

I don't believe there is any point extending this long stretched out town even further while there are empty blocks and dwellings everywhere. Thanks!"

Administration Response:

The proposed lot yield for the development site was a critical factor in securing \$22.1 million in federal funding, which has enabled the delivery of this new subdivision. Without this financial support, the project would not be feasible.

In response to the current critical housing shortage in the region, the subdivision is being prioritised for delivery. As such, maximising lot yield within the available funding is a higher priority than tailoring the development to the lifestyle preferences of a small segment of the market.

That said, the proposed development will still offer a diverse range of lot sizes to meet varying market needs. While the majority of lots will range between 550 sqm and 700 sqm, a number of larger lots exceeding 800 sqm will also be available.

For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting its more established character. In contrast, many newer subdivisions across Western Australia typically feature smaller lots, often ranging from 300 sqm to 500 sqm.

While this project alone will not resolve the housing shortage, it forms part of a broader suite of investment initiatives currently being considered by Council. These initiatives include infill development on undeveloped, development-ready land, particularly land already owned by the City.

In relation to currently vacant houses, the City continues to actively advocate with the State Government and major industry stakeholders to ensure optimal utilisation of their residential property portfolios. However, it is important to note that the City has no authority to enforce the demolition, sale, renovation, or occupation of privately owned dwellings.

Name: S.Deliu	Date of Submission: May 16, 2025, 08:01 AM
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Submission:

Would like a variety of bigger sized blocks open spaces.

Administration Response:

The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available.

For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.

Name: R.McEwan	Date of Submission: May 21, 2025, 02:36 PM
Submission: "Need to introduce large affordable lots to get away from the city styles pigeon holed living. Minimum 700 square metres like Bulgara used to have."	
Administration Response: The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.	

Name: O.Snellin	Date of Submission: May 21, 2025, 03:21 PM
Submission: We definitely need more housing but it needs to be at the affordable price and if rents then hopefully rents will come down. This might encourage families to live here.	
Administration Response: While the City does not have direct control over rising construction costs, we remain committed to advocating for a broader range of housing solutions in Karratha, including innovative approaches such as modular construction. We also believe that maintaining a consistent and forward-looking pipeline of housing development can support the building industry by enabling greater economies of scale and providing more certainty in the procurement of materials and coordination of skilled trades. This, in turn, may help to moderate costs and improve housing supply outcomes for the community.	

Name: E.Grantham	Date of Submission: May 21, 2025, 03:50 PM
Submission: "The attached proposed subdivision does not clearly indicate the size of the individual properties. Currently, the council is reviewing several submissions for 1, 2, and 3-bedroom apartments and units across various projects. These types of dwellings do not align with the community's ongoing request for larger blocks that can accommodate caravans, boats, tinnies, and multiple vehicles - all of which reflect the lifestyle and needs of our community. This proposal for Malatga lacks sufficient detail to reassure me that community feedback has been genuinely considered in the planning process. The council often places pressure on the resource sector to maintain a strong residential model. However, it is equally important that the council upholds its own responsibility to listen	

to the community and provide living spaces that encourage long-term residency. People choose to build a life here, and larger properties that meet personal expectations and practical needs are a key part of that lifestyle.

There is a significant opportunity to offer 1,000sqm+ blocks that would allow those who see Karratha as their long-term home to truly invest in and build that future.

It would be helpful if a clearer image was uploaded to show the size of each parcel of land and color differentiation of the blocks more effectively.

It would be appreciated if the next CEO update could address the community's concern regarding the size of residential blocks in current and future subdivision proposals, instead of building more large-scale housing that just doesn't suit how people here actually live.

Thanks"

Administration Response:

The proposed lot yield for the development site was a key factor in securing \$22.1 million in federal funding, which has made the delivery of this subdivision possible. Without this financial support, the project would not be viable.

While the City is partnering with DevelopmentWA to deliver the project using Commonwealth funding, it is important to note that land development is not typically a core function of local government. The City is not undertaking this initiative to create a premium product for a select few. Rather, the focus is on addressing the critical housing shortage currently affecting the community.

That said, the development will offer a diverse range of lot sizes to meet varying market needs. While the majority of lots will range between 550 sqm and 700 sqm, a number of larger lots exceeding 800 sqm will also be available.

For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting its established residential character. In contrast, many newer subdivisions across Western Australia typically feature smaller lots, often ranging from 300 sqm to 500 sqm.

Should private developers express interest in acquiring Crown land to deliver rural or lifestyle lots, the City will actively support them through the appropriate planning and approvals processes.

Name: A.Whitbread	Date of Submission: May 21, 2025, 04:36 PM
Submission: "Hi, I believe this development is not in the best interest of home owners in our town. As a home owner for the past 11 years I have seen my house value fluctuate dramatically. We bought the house in 2013 and shortly after, house prices dropped to half of what we paid. This was due to everyone leaving town after the construction projects finishing. An oversupply of houses and therefore rents went down and in turn house prices. Opening up more land so Woodside, Rio Tinto, Yara and Perdaman can build more houses is a mistake. It will be good for them because they have somewhere to house their staff. But for average Joe that owns a house here it will just mean more company houses in town increasing the oversupply once these jobs are complete. And in turn house prices will plummet again once they leave.	

Allowing the mining companies to fill a development with more company houses will keep the residents house prices down because there is not an undersupply. An undersupply is a good thing for residents. Our house prices will increase. And when they all leave our houses still might be worth something.

The mining companies does not care about the residents. They will just leave the houses vacant and devalue our properties.

Alternatively make the land only available to residents. Subsidize or create infrastructure to lower the cost of building. Enable people who want to live here be able to afford to build here. At the moment mining companies are the only ones that can afford to build here because they are not worried about resale value. You cannot build a house here at the moment for less than the cost of its worth once complete. Reduce the cost for owners to build and the town will be more sustainable once the construction is complete.

A news article last week said Karratha has the highest rent in Australia. And yet. The price to buy a house in Karratha is less than a small hovel in the suburbs of western Sydney. Do you know why. Because everyone is too scared to buy. Because they know the mining companies will build all the houses and don't care about resale or them being vacant.

If the mining companies need accommodation Let them build a camp . At their cost. Away from our town and when their construction is complete make them take it away. If they want people to live residential make the the mining companies pay people to live here. If we need more accommodation for Service workers build another Pelago and give them affordable rents.

The City should be more concerned about maintaining the value of our properties rather than worrying about where everyone is going to stay when they come to town. The residents are the ones paying rates which keep everyone at the city employed and yet the City is more concerned about where the visitors will stay. Visitors don't pay rates.

Happy to discuss further so please don't hesitate to contact me.

Regards"

Administration Response:

The City's Cumulative Impact Model (CIM) forecasts changes in both temporary and permanent residential populations by accounting for approved and proposed major industrial developments.

Current modelling indicates a shortfall of approximately 900 permanent residential dwellings, which could increase to around 2,000 over the next five years.

This projected gap reflects the anticipated housing demand driven by operational workforces, supporting industries, their families, and additional service workers associated with major developments such as Woodside's Pluto Train 2, Perdaman's Urea Plant, BCI Minerals' Mardie Salt Project, and the Pilbara Hydrogen Hub.

Through our community engagement, local residents and businesses have consistently identified housing as one of the two most significant issues affecting liveability and the ability to operate effectively—alongside the cost of living. Feedback has clearly indicated a strong desire for the City to take action to address the current critical housing shortfall.

In pursuit of our vision to become Australia's most liveable regional city, the City has adopted a proactive and strategic approach. This includes advocating for and facilitating the release of additional residential land—such as in the Madigan and Mulataga estates—and progressing the development of the Walgu city centre site. These initiatives are complemented by the housing projects proposed under the City's Housing Development Expression of Interest (EOI), forming a coordinated response to the region's housing needs.

Name: K.Handley	Date of Submission: May 21, 2025, 04:59 PM
Submission: <p>"While I'd prefer not to make Bulgarra a thoroughfare suburb, I prefer the option for Development WA to handle the land over CoK being involved in real estate. I do worry about Warriar Street being very close to other govt houses in the suburb. Another survey should be done as it is very prone to flooding, erosion, holds water and hard to get insurance for some houses in that area of Bulgarra. Mozzies and sandflies are terrible closer to the beach and if there is natural flooding it'll be horrible to live there.</p> <p>There are a lot of bush tracks and areas the community use that will be impacted. I don't like the idea of long term building along the beach or moving the road. Back beach isn't a swimming beach. It's a quad bike, bush walking, mud crabbing area. And it is 20-30 min walk from town centre so not a pleasant walk or ride in Summer.</p> <p>Should have bigger lots like the rest of Bulgarra.</p> <p>I don't mind that you keep building up the other end of town. I like that Bulgarra is quieter. It's busy enough at Fenacng 😊 Plenty of space to continue expanding up the other end."</p>	
Administration Response: <p>The Mulataga Structure Plan was initially published in 2014 and subsequently updated in 2020. In 2025, the subdivision plans for Stages 1 and 2 received approval. Each of these planning documents underwent thorough assessment processes, including detailed consideration of flood risk and environmental factors, to meet the requirements for state planning approvals. These evaluations were essential to ensure the development aligns with regulatory standards and sustainable planning principles.</p> <p>The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available.</p> <p>For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.</p>	

Name: K.Hall	Date of Submission: May 21, 2025, 05:08 PM
Submission: <p>Please please please make these blocks bigger!! Most people would love at least 800m2 blocks for them to really utilise. Most people leave Karratha as that is what they would like. Acreage blocks even better!! We would definitely buy a block, build and stay in Karratha if we could have a large block</p>	
Administration Response: <p>The proposed lot yield for the development site was a key factor in securing \$22.1 million in federal funding, which has made the delivery of this subdivision possible. Without this financial support, the project would not be viable.</p> <p>While the City is partnering with DevelopmentWA to deliver the project using Commonwealth funding, it is important to note that land development is not typically a core function of local government. The City is not undertaking this initiative to create a premium product for a select few. Rather, the focus is on addressing the critical housing shortage currently affecting the community.</p>	

That said, the development will offer a diverse range of lot sizes to meet varying market needs. While the majority of lots will range between 550 sqm and 700 sqm, a number of larger lots exceeding 800 sqm will also be available.

For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting its established residential character. In contrast, many newer subdivisions across Western Australia typically feature smaller lots, often ranging from 300 sqm to 500 sqm.

Should private developers express interest in acquiring Crown land to deliver rural or lifestyle lots, the City will actively support them through the appropriate planning and approvals processes.

Name: D.Lombardo	Date of Submission: May 21, 2025, 08:18 PM
Submission: Would like to see a clearer plan of the blocks and sizes and how many get allocated to social , traditional owners and local families	
Administration Response: A copy of the subdivision plan was included in the Business Plan published by the City and is available upon request. The proposed subdivision includes a range of lot sizes, from 360 sqm to 864 sqm, with the majority falling between 550 sqm and 700 sqm, offering a variety of options for future residents and developers. In line with State Government policy, one in every seven lots must be allocated for social housing. Additionally, under native title agreements, land equating to at least 5% of the total developed area must be allocated to the Murujuga Aboriginal Corporation (MAC). For a proposed development of 130 lots, this would result in 18 lots designated for social housing and 7 lots allocated to MAC. Under the terms of the agreement, MAC may choose to receive a cash payment in lieu of the land allocation.	

Name: B.Corps	Date of Submission: May 22, 2025, 10:46 AM
Submission: As a business owner one of the largest costs of maintaining our local workforce is supplied rented housing or housing assistance for all of our Karratha based staff. Longer term accommodation cost rises are a major concern, especially if there is a projected 2000 dwelling shortfall. Using the federal grant money in combination with Dev WA contributions to help unlock Mulataga's initial 130 lot stage is a great initiative and once started, I believe there will be large demand for the rest of the subdivision to be completed. Having no cost outlay directly by the city and funds from sales funneling back to Dev WA to cover costs makes a lot of sense. I do not believe it will have an adverse effect on the current housing market based on growth projections. As a business we completed the original tranche of earthworks for Mulataga back in 2013 and are definitely in favour of the new subdivision coming to life as a way to keep our community and economy growing, as well as shoring up the longer term future to enable us to keep employing a locally based workforce that can afford to buy and live in Karratha.	
Administration Response: Noted.	

Name: C.Pike	Date of Submission: May 22, 2025, 01:15 PM
Submission: "I live directly accross from the Mulataga Lot Development. If or when construction of ground infrastructure starts, - What controls will be put in place to mitigate dust pollution ? - What will be the operation time frames to mitigate noise pollution for shift workers ? - At what stage will the closest residence be advised of the disturbance ?"	
Administration Response: While the City is not directly managing the construction of the Mulataga Lot Development, we are committed to ensuring that all works are undertaken in accordance with Western Australian regulations and best practices. Contractors will be required to implement dust control measures—such as water suppression, stabilisation of exposed areas, and covered transport—in line with the <i>Environmental Protection Act 1986</i> . Construction activities must comply with the <i>Environmental Protection (Noise) Regulations 1997</i> , which limit work to 7:00 AM–7:00 PM, Monday to Saturday. Additional noise mitigation strategies may be required to minimise disruption to nearby residents, including shift workers. DevelopmentWA, as the project lead, will ensure nearby residents are notified ahead of major works, with clear information on timing, potential impacts, and contact details for the project team. The City anticipates that DevelopmentWA will also maintain open communication with the community and uphold all regulatory requirements throughout the construction process.	

Name: C.Went	Date of Submission: May 24, 2025, 01:29 PM
Submission: Make the lots larger, there are lots of people that want acreage, 1,2 to 5 acre lots would appeal to the broad community. We move to regional areas to have space and freedom. We don't want to live in each other's pockets like major cities	
Administration Response: The proposed lot yield for the development site was a key factor in securing \$22.1 million in federal funding, which has made the delivery of this subdivision possible. Without this financial support, the project would not be viable. While the City is partnering with DevelopmentWA to deliver the project using Commonwealth funding, it is important to note that land development is not typically a core function of local government. The City is not undertaking this initiative to create a premium product for a select few. Rather, the focus is on addressing the critical housing shortage currently affecting the community. That said, the development will offer a diverse range of lot sizes to meet varying market needs. While the majority of lots will range between 550 sqm and 700 sqm, a number of larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting its established residential character. In contrast, many newer subdivisions across Western Australia typically feature smaller lots, often ranging from 300 sqm to 500 sqm.	

Should private developers express interest in acquiring Crown land to deliver rural or lifestyle lots, the City will actively support them through the appropriate planning and approvals processes.

Name: M.Mcinerney	Date of Submission: May 25, 2025, 08:39 AM
Submission: "The new development in mulataga is off the mark for pilbara living. The block sizes are far too small to justify the high building costs up here. I will could not imagine spending that kind of money and then still leaving my boat parked on the street in the sun! I am disappointed as I have been waiting a long time for this project to go ahead and had been hoping to have blocks of 1000sqm or more. We have a lot of land in the pilbara but in karratha we get squeezed onto tiny inner city blocks. I understand there is a supply shortage but there is already enough small blocks in town. New larger blocks would mean people will build their pilbara dream in this town and in turn this would make their current smaller property available to others. Every other town in the pilbara and gascoyne has the option of larger blocks and they manage to do so with far less industry and investment available."	
Administration Response: The proposed lot yield for the development site was a key factor in securing \$22.1 million in federal funding, which has made the delivery of this subdivision possible. Without this financial support, the project would not be viable. While the City is partnering with DevelopmentWA to deliver the project using Commonwealth funding, it is important to note that land development is not typically a core function of local government. The City is not undertaking this initiative to create a premium product for a select few. Rather, the focus is on addressing the critical housing shortage currently affecting the community. That said, the development will offer a diverse range of lot sizes to meet varying market needs. While the majority of lots will range between 550 sqm and 700 sqm, a number of larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting its established residential character. In contrast, many newer subdivisions across Western Australia typically feature smaller lots, often ranging from 300 sqm to 500 sqm. Should private developers express interest in acquiring Crown land to deliver rural or lifestyle lots, the City will actively support them through the appropriate planning and approvals processes.	

Name: R.Matanguihan	Date of Submission: May 25, 2025, 12:53 PM
Submission: We have lived in Karratha for 4 years now, we lived in Warambie estate for more than a year. I work in a coffee shop as Cafe Manager. When my wife was hired as Admin assistant from a company that serve mining, we were kick out from Warambie. I respect the decision, I'm just saying we are not working in mining. Please consider those peoples salary bracket to be fair enough, not the current company that we are working.	

Administration Response:

This submission does not appear to be directly related to the proposed Mulataga subdivision development

Name:

D.Scott

Date of Submission:

May 25, 2025, 03:58 PM

Submission:

" - The northeast end of Bulgarra has always been in a flood zone location, and the insurers increase premiums in this area as a result. I note the location of the 1/100 flood zone has been allowed for, but what guarantee is there that the City has considered these historic flood zones and the effect on insurance for homeowners in the new development. Will Council hold insurers to account if Mulataga has increased insurance premiums as a result? Probably not, as they have little control over this. This will then put homeowners at risk when there are adverse weather events, as people will not be able to afford insurance.

- The land sizes are barely sufficient. People in Karratha want lifestyle lots. The average appears to be around 600m² which is not going to give people room for a big house, pool, shed and somewhere to store their boats, caravans and motorbikes and still have a backyard for the kids to play in. This may result in many lots being left empty, similar to the Madigan Estate lots.

- Some of the larger lots are battle axe blocks. The people who want the larger lots will also want to be able to reverse their boats and caravans in easily - a battle axe block is not ideal for this and will deter many people.

- Part of the housing crisis in Karratha is due to the cost of building. With very few builders in town and demand on trades people across the country, how will the City advocate for landowners to bring the costs of housing construction down once we have these lots? It now costs over \$1m to build a house in Karratha (building only - no land, based on recent quotes received and for nothing fancy) - this is unachievable for many. If this issue is not addressed concurrently, then Mulataga runs this risk of being another Madigan Estate that sits empty for years.

- As a homeowner and rate payer, I would still prefer that my local council advocates for the rate payers. I do not believe that the City should be getting involved in housing and should instead be focusing on increasing services and maintaining the community assets it has. Homeowners that bought in the last boom have still not recovered the cost of their houses and it is wrong that this type of development could push those house prices down further. The rest of the country has more than doubled in value over the last 10 years, and Karratha house prices have barely changed - people are now 'stuck' here as they cannot afford to leave Karratha to the major cities as the major cities are more expensive than here which used to be unheard of. Let the Karratha house prices balance out the way the rest of the country has."

Administration Response:

- The Mulataga Structure Plan was initially published in 2014 and subsequently updated in 2020. In 2025, the subdivision plans for Stages 1 and 2 received approval. Each of these planning documents underwent thorough assessment processes, including detailed consideration of flood risk and environmental factors, to meet the requirements for state planning approvals. These evaluations were essential to ensure the development aligns with regulatory standards and sustainable planning principles.

- The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available.

For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer

subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.

- While the City does not have direct control over rising construction costs, we remain committed to advocating for a broader range of housing solutions in Karratha, including innovative approaches such as modular construction. We also believe that maintaining a consistent and forward-looking pipeline of housing development can support the building industry by enabling greater economies of scale and providing more certainty in the procurement of materials and coordination of skilled trades. This, in turn, may help to moderate costs and improve housing supply outcomes for the community.
- The City's Cumulative Impact Model (CIM) forecasts changes in both temporary and permanent residential populations by accounting for approved and proposed major industrial developments.

Current modelling indicates a shortfall of approximately 900 permanent residential dwellings, which could increase to around 2,000 over the next five years.

This projected gap reflects the anticipated housing demand driven by operational workforces, supporting industries, their families, and additional service workers associated with major developments such as Woodside's Pluto Train 2, Perdaman's Urea Plant, BCI Minerals' Mardie Salt Project, and the Pilbara Hydrogen Hub.

It is also important to note that, while some Council decisions may have indirect effects on housing prices, these outcomes are not a primary consideration in the decision-making process. Council's core focus remains on enhancing liveability for residents by investing in improved services, amenities, facilities, and community experiences. As part of this commitment, the City actively advocates for and supports increased housing supply to meet growing demand, driven by a steadily increasing population.

For clarity, this project is not being funded through public funds or local government rates. The City's financial involvement is limited to administering the Commonwealth grant by transferring the allocated funding to the project manager, DevelopmentWA. This ensures transparency and reflects the City's role as a conduit for the federal support provided.

Name: T.Warden	Date of Submission: May 26, 2025, 07:49 PM
Submission: I think this sounds like a fantastic idea and is very much needed to support our growing town. Are there future considerations to develop back beach and the boat ramp to make it a further enjoyable hub similar to that of Dampier? Also, social housing- is that as in homes west? If so, I'm not sure money for housing should be going here when there are already so many empty homes west houses with boarded up windows etc waiting to be filled. It would be great to have some bigger lots available for purchase as opposed to the majority being small lots. I feel like that will appeal to locals who see a long future in town. Overall I think it's a great idea and am looking forward to seeing what comes of it.	
Administration Response: The Mulataga Structure Plan was first published in 2014 and later updated in 2020. A key feature of the plan is the proposed 'Coastal Node'—a vibrant, community-focused precinct designed to enhance public access to the coastline. The Coastal Node includes plans for a boardwalk providing beach access, surrounded by public open space, play areas, and fitness facilities. It also incorporates opportunities for commercial development such as restaurants and cafés, a surf club, public art installations, and an access road with dedicated parking.	

Allocations for social housing are in accordance with State Government policy for new housing subdivisions. Responsibility for the development of social housing rests with the Department of Communities. The City continues to work in close partnership with the Department to advocate for and encourage the timely activation of their vacant land holdings across Karratha, including those designated for social housing. Advancing these sites into completed homes remains a shared priority, aimed at supporting vulnerable members of our community and addressing the broader housing challenges we face.

The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.

Name: M.Hingston	Date of Submission: May 30, 2025, 09:17 PM
Submission: I support the development of the Mulataga estate and would like to know more about land releases	
Administration Response: DevelopmentWA, the State Government's land development authority, will be responsible for managing the construction of the subdivision as well as the sales and marketing of completed lots. The first lots are expected to be available for purchase in the second half of 2026. For updates on land releases once construction is well underway, please visit the DevelopmentWA website or contact them directly for further information.	

Name: R.D	Date of Submission: Jun 06, 2025, 09:39 PM
Submission: "These lots will only help the locals if they are 1) affordable for MAINLY normal working class citizens - meaning people who are on retail income, people who have started families and are currently on one income, young people who want to get into the housing market or leave home and be able to still have some money left after rent is paid to actually enjoy themselves.. 2) blocks that accomodate for people who want to build forever homes which a large number would need to include enough room for a shed, large carport to fit big ticket items like boats/trailers/campers, 4/5 bedrooms and a decent size yard all on the one lot. If this project is to help achieve what the locals are asking for, consider the lower class first, please ! So many young families are being forced to leave or single income people or single parents pushed out by the cost of living."	
Administration Response: While the City does not have direct control over rising construction costs, we remain committed to advocating for a broader range of housing solutions in Karratha, including innovative approaches such as modular construction. We also believe that maintaining a consistent and forward-looking pipeline of housing development can support the building industry by enabling greater economies of scale and providing more certainty in the procurement of materials and coordination of skilled trades. This, in turn, may help to moderate costs and improve housing supply outcomes for the community.	

Name: C.Wall	Date of Submission: Jun 07, 2025, 06:46 AM
Submission: I love the idea but think the blocks should be BIGGER!! Please consider some lifestyle blocks that are more in line with what the Bulgarra blocks are currently. Long term residents like myself would love to see places where a large family with pets can be accommodated. I want Karratha to offer choices that allow a family to grow together. Please consider this option. Thank you.	
Administration Response: The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available. For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.	

Name: V.Dawson	Date of Submission: Jun 07, 2025, 06:31 PM
Submission: I don't approve of the new subdivision being down in the "older" more established part of town. Bulgarra is a beautiful family friend suburb with mostly owner occupiers. Don't think small blocks of big houses piled on top of each along with social housing will do any benefit to the area. There are half done subdivisions out at Roebourne/Wickham that have sat unused for years.	
Administration Response: The Mulataga Structure Plan was initially published in 2014 and subsequently updated in 2020. In 2025, the subdivision plans for Stages 1 and 2 received approval. Each of these planning documents underwent thorough assessment processes to meet the requirements for state planning approvals. These evaluations were essential to ensure the development aligns with regulatory standards and sustainable planning principles. Development-ready land is currently available in the City's eastern corridor, near Wickham and Roebourne, to support private development in response to market demand. To maintain a steady pipeline of development-ready land closer to Karratha—the City's primary urban centre—the City is pursuing a broader strategy. This includes advocating for and facilitating the release of additional residential land in areas such as the Madigan and Mulataga estates, as well as progressing the development of the Walgu city centre site. These efforts are complemented by housing initiatives proposed under the City's Housing Development Expression of Interest (EOI), forming a coordinated approach to meet future residential needs.	

Name: J.Mackie	Date of Submission: Jun 10, 2025, 12:23 PM
Submission: Karratha doesn't want units, we want blocks of land. 700msq or bigger please.	
Administration Response: The proposed development will feature a diverse range of lot sizes to accommodate varying market preferences. While the majority of lots will range between 550 sqm and 700 sqm, several larger lots exceeding 800 sqm will also be available.	

For context, the average lot size in the neighbouring suburb of Bulgarra is approximately 700–800 sqm, reflecting the area's established character. In contrast, many newer subdivisions across Western Australia typically offer smaller lots, often ranging from 300 sqm to 500 sqm.

Name: D.W	Date of Submission: Jun 12, 2025, 03:20 PM
Submission: I oppose you using my council rates to build allotments then as a first priority you - (pay Proceeds from lot sales will first repay DevWA's contribution. Any surplus will be placed in a trust account managed by the City and DevWA, to be reinvested in future stages of the Mulataga estate). Council rates here are extremely expensive and you don't pay YOUR RATEPAYERS BACK AS A PRIORITY first ? rather you pay another government party and keep the remainder yourselves on reserve. NO this is unacceptable. You will use the remaining funds to lower our already ludicrous expensive rates as a priority. Always remember you work for the public (public servants) - not the other way around.	
Administration Response: For clarity, this project is not being funded through public funds or local government rates. The City's financial involvement is limited to administering the Commonwealth grant by transferring the allocated funding to the project manager, DevelopmentWA. This ensures transparency and reflects the City's role as a conduit for the federal support provided.	



NGARLUMA & YINDJIBARNDI FOUNDATION LTD.

ABN 32 630 472 703

44 Roe Street Roebourne WA 6718

Ph.: 0499 019 086

rebecca@nyfl.org.au

Thursday, 8 May 2025

Sean-Paul Stephens
Chief Executive Officer
Ngarluma Yindjibarndi Foundation Limited
42 Roe Street
Roebourne WA 6718

Virginia Miltrup
Chief Executive Officer
City of Karratha
PO Box 219
Karratha WA 6714

Dear Virginia,

Re: Support for the Mulataga Development - Elevating First Nations Priorities and Access to Housing

The Ngarluma Yindjibarndi Foundation Limited (NYFL) would like to provide this letter of support for the Mulataga Development proposal. As a locally based Aboriginal organisation committed to advancing the social, cultural and economic wellbeing of our communities, we are encouraged by the potential of the Mulataga Development to contribute positively to the region's future. We see this initiative as an opportunity to foster a more inclusive and liveable community for all residents.

We particularly encourage the City of Karratha to give considered attention to how the Mulataga Development can help address long-standing challenges around housing access and service provision for Aboriginal families. For many local Indigenous people, the lack of adequate housing supply continues to impact stability, wellbeing and self-determination. Overcrowding remains a widespread issue, underscoring the urgent need to ensure there is enough housing available to meet community demand.

NYFL regularly sees the journey of economic self determination derailed by lack of adequate housing for First Nations people seeking to enter, or remain, in the service worker, communities and social services sectors.



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While we support the intent of the Mulataga Development, we note that the *Mulataga Structure Plan*, endorsed in 2020, references the *Creating Communities, Community, Social and Economic Planning Recommendations Report* from July 2012 as a key supporting document. That report appears to be based on 2006 Census data. Given the substantial demographic and economic shifts in the Pilbara region over the past decade, we are concerned that the planning and social assumptions informing this development may no longer reflect current realities. We have been unable to locate any more recent social or community needs assessments publicly available online, and it is unclear whether this information has been updated or validated as part of the current planning process. We encourage the City and its partners to ensure that development outcomes are informed by current, evidence-based data, particularly regarding housing demand among First Nations people.

The proposed allocation of 18 lots for social housing, as noted in item 3.4 of the Statutory and Contractual Land Allocations, is a welcome step. However, it is equally critical that ongoing advocacy is directed toward Development WA and the Department of Communities to ensure that these lots are not only allocated but developed into completed homes that are available to those in need.

In summary, we support the development given the potential to address the barriers for economic self determination for our community.

Thank you for your continued commitment to building a community that values inclusivity and equity. We look forward to continued engagement on this important initiative.

Sincerely,

Sean-Paul Stephens
Chief Executive Officer

Ngarluma Yinjibarndi Foundation Limited



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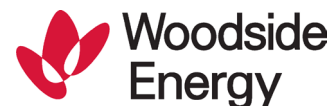
[Mulataga Business Plan.pdf](#)

[Structure Plan 2265 Mulataga](#)

[Mulataga Development Community and Economic Recommendations Report
FINAL compressed.pdf](#)

Please direct all responses/queries to:
Amanda Fuery
t: 0418 943 243
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Our reference: O5K033B4218N-1818127645-59188



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23 May 2025

Attn: Virginia Miltrup
Chief Executive Officer
City of Karratha
Lot 1083 Welcome Road
PO Box 219, Karratha WA 6714

Dear Virginia

LETTER OF SUPPORT FOR THE PROPOSED MULATAGA LOT DEVELOPMENT

I am writing to express Woodside's support for the City of Karratha's proposed Mulataga Lot Development.

Since 2018, Woodside has committed to fostering a predominantly residential frontline workforce, encouraging our employees to live and work in Karratha, thereby contributing positively to the local community and economy.

Providing access to quality accommodation is key to attracting and retaining our residential workforce in Karratha. In 2023, Woodside (as operator of the Pluto LNG project) entered into a long term agreement with a third party for the build and lease back of 20 new homes to support our ongoing workforce requirements. We are pleased to advise that contracts were also recently awarded for the construction of another 30 new homes that will be owned by Woodside and support our long term housing strategy.

The majority of these 50 homes will be located on a small number of the larger lots available in the Madigan Estate. The development of Mulataga Lots will deliver additional choice of locations for new home development in the future and encourage a more diverse spread of development across Karratha. The development of this additional land for residential use will also assist in addressing projected housing shortfalls outlined in City of Karratha Cumulative Impact Model 2025.

Woodside, alongside its joint venture partners, remains committed to supporting local initiatives aimed at increasing housing availability and affordability in the City of Karratha. This includes our contribution to the City of Karratha's Service Worker Accommodation initiative, the donation of homes to three not-for-profit service providers in the city and the sale of older housing stock which provide entry level housing opportunities for the community.

We look forward to the successful development of the Mulataga housing estate and the continued growth of Karratha as a vibrant and sustainable regional city.

Should you have any questions on the above, please don't hesitate to reach out to our Corporate Affairs Manager North West, Amanda Fuery.

Yours sincerely

Mike Price
Vice President Pluto Scarborough