

Taylor Burrell Barnett
PO Box 7130
Cloisters Square
PERTH WA 6850

Dear Rachel Chapman

**APPLICATION FOR DEVELOPMENT APPROVAL DA18039
WORKFORCE ACCOMMODATION - EXTERNAL ALTERATIONS, INTERNAL
REFURBISHMENT OF BUILDINGS AND GENERAL SITE UPGRADES TO EXISTING
DEVELOPMENT
LOT 38, (NO.164) THE ESPLANADE, DAMPIER WA 6713**

At the Ordinary Council Meeting (OCM) held on 13 September 2018 Council resolved (Resolution No. 154143) to approve Development Application DA18039 for Workforce Accommodation at Lots 38 and 23 The Esplanade, Dampier in accordance with all stamped plans and subject to conditions in the attached Decision Notice. Should you wish to review the full Council minutes containing the resolution please visit the City of Karratha website at <http://www.karratha.wa.gov.au/council-meeting-minutes-agendas>.

Please note, this is not a Building Permit or Health Approval for which a separate application/approval(s) may be required. For advice on any specific building, environmental health or engineering issue concerning your proposal I recommend that you contact the following senior members of Council's Development, Regulatory and Infrastructure Services Teams:

Building Issues: Charmaine Gorman, Building Coordinator - 08 9186 8555;

Environmental Health Issues: Leon Myburgh, Environmental Health Coordinator - 08 9186 8638;

Engineering Issues: Pascal Heekeng, Technical Services Coordinator - 08 9186 8602.

Should you have any questions in relation to this decision or wish to discuss any planning issues concerning your proposal please contact Chris Sayer on 08 9186 8674.

Yours sincerely,



Jerom Hurley
MANAGER PLANNING SERVICE

20 September 2018

Enc.: Decision Notice and Endorsed Plans

Welcome Road, Karratha WA 6714
PO Box 219, Karratha WA 6714

Tel: 08 9186 8555
Fax: 08 9185 1626

Email: info@karratha.wa.gov.au
Web: www.karratha.wa.gov.au



Karratha Dampier
Wickham Roebourne
Point Samson Cossack



**LOCAL PLANNING SCHEME No. 8
DECISION ON APPLICATION FOR DEVELOPMENT APPROVAL**

APPLICATION: DA18039

LOCATION: 164 THE ESPLANADE DAMPIER WA 6713

LAND PARCEL: LOT 38 ON PLAN 241372 AND LOT 23 ON PLAN 241372

OWNER: HAMERSLEY IRON PTY LTD (DAMPIER)
RTIO OPERATIONS CENTER
11 GEORGE WIENCKE DRIVE
PERTH DOMESTIC AIRPORT WA 6105

APPLICANT: TAYLOR BURRELL BARNETT
PO BOX 7130
CLOISTERS SQUARE
PERTH WA 6850

**PROPOSED DEVELOPMENT: WORKFORCE ACCOMMODATION (568 PERSON) -
EXTERNAL ALTERATIONS, INTERNAL
REFURBISHMENT OF BUILDINGS AND GENERAL
SITE UPGRADES TO EXISTING DEVELOPMENT**

PROPOSED USES: WORKFORCE ACCOMMODATION

Approval to commence or carry out development in accordance with the provisions of the City of Karratha Local Planning Scheme No.8 [LPS8], the application lodged 18/04/2018 and the attached stamped plans is: -

GRANTED subject to the following conditions: -

- 1) The approval for the Landside component of the development (south east of The Esplanade) is time limited to ten years from the initial date of occupancy of any accommodation room on site.
- 2) The approval for the Oceanside component of the development (north west of The Esplanade) is time limited to five years from the initial date of occupancy of any accommodation room on site.

- 3) A decommissioning and rehabilitation plan for the Oceanside component being submitted to and endorsed by the City of Karratha 6 months prior to expiry of the five (5) year occupancy period and the plan being implemented to the satisfaction of the City of Karratha within 12 months of the five (5) year occupancy period ceasing.
- 4) Stage 2 completed within 12 months of Stage 1 being completed or as otherwise approved by the City of Karratha.
- 5) Forty-four (44) rooms being removed from the Oceanside component of the development (north west of The Esplanade), within twelve months of the commencement of Stage 2 of the development.
- 6) The Social Impact Management Plan for the development, being finalised prior to occupation of the buildings and implemented in its entirety thereafter during operation of the facility to the satisfaction of the City of Karratha.
- 7) The section of The Esplanade connecting the development to the local road network being upgraded to a standard agreed between Rio Tinto and the City of Karratha.
- 8) A Bushfire Management Plan being prepared for the development and approved by the City of Karratha prior to occupancy of any accommodation rooms.
- 9) The stamped landscaping plans being implemented and landscaping maintained to the satisfaction of the City of Karratha during the approval period.
- 10) A Construction Environmental Management Plan being prepared and approved by the City of Karratha prior to works beginning on site and the plan is to be implemented to the satisfaction of the City of Karratha.
- 11) An Operational Environmental Management Plan being prepared and approved by the City of Karratha prior to occupancy of any accommodation room and the plan is to be and implemented to the satisfaction of the City of Karratha.
- 12) A Lighting Plan being prepared and approved by the City of Karratha prior to occupancy of any accommodation rooms and is to be implemented to the satisfaction of the City of Karratha; and
- 13) The footpath along the section of The Esplanade that runs through the development area being designed and constructed so that access is not interrupted by existing light poles to the satisfaction of the City of Karratha.
- 14) The proponent is to demonstrate the capacity of Rio Tinto's Dampier Waste Water Treatment Plant to store, treat and dispose of the expected volumes of wastewater/sewage accepted from the development prior to occupation.

Advice Notes

- a) A Building Permit is required for the approved development, prior to works commencing, in accordance with the Building Act 2011.
- b) In regard to Conditions 7 and 13, it is requested the proponent consult the City of Karratha's Technical Services team concerning specifications for roads and footpaths, prior to any works beginning on site.
- c) In regard to Condition 14, it is requested that further to demonstrating capacity, information on the remaining spare capacity for additional future development in Dampier be provided to the City.

- d) It is the responsibility of the applicant to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The City of Karratha will take no responsibility for incorrectly located buildings.
- e) It is the responsibility of the applicant/owner to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
- f) The proponent must submit an application to the City to re-register this facility as a lodging house prior to using the facility. It is advised the proponent seek clarity on this matter from the City of Karratha's, Environmental Health Services.
- g) All lodging house accommodations must comply with the relevant requirements of the Building Act and the Health Local Law 2012 – Part 8 Lodging Houses. This includes that a ratio of 1 laundry unit for each 15 lodgers be provided. It is advised the proponent seek clarity on this matter from the City of Karratha's, Environmental Health Services.
- h) Works generating noise may only occur during approved construction hours, between 7am and 7pm Mondays to Saturdays. Any works outside these hours are subject to a separate approval from the City of Karratha.
- i) The proponent is to submit an application to re-register the Central Facilities Building as a food business prior to the use of the facility. It is advised the proponent seek clarity on this matter from the City of Karratha's, Environmental Health Services.
- j) Both the building containing the new gym (old wet mess) and the central facilities building are to comply with the requirements of the Health (Public Buildings) Regulations 1992. It is advised the proponent seek clarity on this matter from the City of Karratha's, Environmental Health Services.
- k) The determination of this application for development approval has been made under delegated authority. If you object to this decision or any of the conditions imposed, you may request that the City of Karratha reconsider the decision. The right to request reconsideration is separate from and does not impinge upon any right of appeal under the Planning and Development Act 2005.
- l) Should the owner and/or applicant be aggrieved by this decision, or any of the conditions imposed, there is a right of review under the Planning and Development Act 2005. An application for review must be submitted in accordance with Part XIV of the Planning and Development Act 2005 within 28 days of the date of this decision to the State Administrative Tribunal, GPO Box U1991, Perth, WA 6845. Further information regarding this right of review is available on the SAT website www.sat.justice.wa.gov.au or by phoning 1300 306 017.

SIGNED:



Jerom Hurley

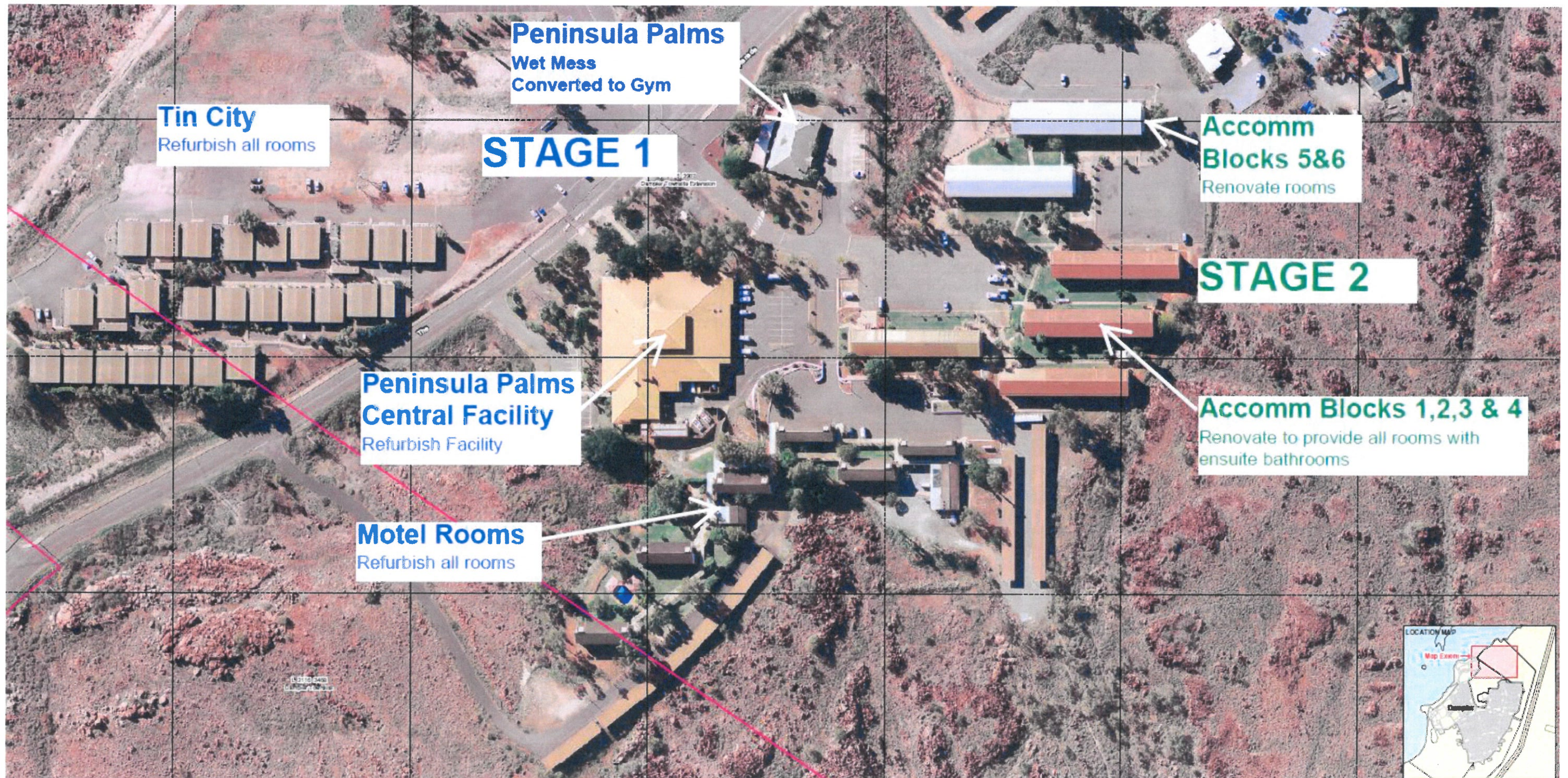
MANAGER PLANNING SERVICES

DATE OF DECISION:

13 September 2018

Peninsula Palms Development Plan

Attachment 1



RioTinto

CITY OF KARRARA © Rio Tinto 2017
DEVELOPMENT APPROVAL

Approval No. DA18039

Signed [Signature]

Date 13/9/2018

CADDSGROUP
ARCHITECTURAL DRAFTING
www.caddsgroup.com.au
JOB NUMBER 117204

GYM

EXTERNAL CORRUGATED SHEETING (SILVER LIGHT)

WINDOW & DOOR FRAMES: (SILVER)

STEEL ROOF SHEETING (GREY)

COLUMNS: DUNE - COLORBOND

BLOCKS 5 & 6
EARTHY TONES

EXTERNAL WALL PAINT (ON FACE BRICK): DULUX: DESKAU GR2

SCREENING: CORTEN STEEL

DOOR PANEL: DULUX: ATTITUDE A71

ROOF SHEETING: COLORBOND: DUNE C8

VERTICAL BATTENS: DULUX: TANGIER A80

BALUSTRADE, COLUMNS AND FRAME: COLORBOND: MONUMENT MATTE C29

LEGEND

- EXISTING BUILDINGS
- CONCRETE PATHS
- PROPOSED MULCHED AREAS
- PROPOSED NATIVE GRASS/TURFED AREAS
- EXISTING VEGETATION
- PROPOSED TREE 3-10M HIGH 'SNAPPY GUM' 'EUCALYPTUS BREVIFOLIA'
- PROPOSED SHRUB 350MM DIANELLA 'TASMANICA' VARIGATA
- PROPOSED SMALL TREE 6M TALL 'GREVILLEA HONEY GEM'

A

- A - RENDER A THE ESPLANADE STREET VIEW FROM TIN CITY & ACCOMMODATION BLOCKS REMOVED
- B - RENDER B THE ESPLANADE STREET VIEW TOWARDS PENINSULA PALMS CENTRAL FACILITIES
- C - RENDER C THE ESPLANADE STREET VIEW TOWARDS GYM & MAIN ENTRY
- D - RENDER D PENINSULA PALMS CENTRAL FACILITIES ENTRY UPGRADE

CAUTION
PROJECT DRAWING ONLY

TIN CITY

EXTERNAL CORRUGATED SHEETING (CREAM)

WINDOW & DOOR FRAMES: (CREAM)

STEEL ROOF SHEETING (GREEN DARK)

COLUMNS: (CREAM)

CENTRAL FACILITIES

RIBBED CONCRETE BLOCKWORK (BIEGE-BROWN)

WINDOW & DOOR FRAMES: SILVER

STEEL ROOF SHEETING & FASCIA (CREAM)

EXTERNAL WALL PAINT (COLUMNS): BIRCH GREY - UC0741

MOTELS
NATIVE FLORA TONES

EXTERNAL WALL PAINT (ON FACE BRICK): DULUX: TRANQUIL RETREAT GR24

SCREENING: CORTEN STEEL

DOOR PANEL: DULUX: STILL A227

ROOF SHEETING: COLORBOND: WINDSPRAY C18

VERTICAL BATTENS: DULUX: JUNGLE CLOAK A227

BALUSTRADE, COLUMNS AND FRAME: COLORBOND: MONUMENT MATTE C29

BLOCKS 1-4
COASTAL TONES

EXTERNAL WALL PAINT (ON FACE BRICK): DULUX: PALE GREY GR21

SCREENING: CORTEN STEEL

DOOR PANEL: DULUX: PRE SCHOOL A372

ROOF SHEETING: COLORBOND: WINDSPRAY C18

VERTICAL BATTENS: DULUX: RAINMAKER A371

BALUSTRADE, COLUMNS AND FRAME: COLORBOND: MONUMENT MATTE C29

CITY OF KARRATHA
DEVELOPMENT APPROVAL

Approval No. DA18039

Signed [Signature]

Date 13/9/2018

SITE PLAN
1:750

NOT FOR CONSTRUCTION
PRELIMINARY

REV				REV				REV				REV			
BY	DATE	DESCRIPTION	CKD	APP	BY	DATE	DESCRIPTION	CKD	APP	BY	DATE	DESCRIPTION	CKD	APP	BY
A	NM	29/05/18	ISSUED FOR INFORMATION												
B	NM	25/06/18	ISSUED FOR INFORMATION												
C	NM	11/07/18	ISSUED FOR INFORMATION												
D	NM	31/08/18	ISSUED FOR DA - COLOUR SCHEMES AMENDED												

REV				REV				REV				REV			
BY	DATE	DESCRIPTION	CKD	APP	BY	DATE	DESCRIPTION	CKD	APP	BY	DATE	DESCRIPTION	CKD	APP	BY

DRAWN	N.MCDONALD	CHECKED	SUPT DRAFT	PROJ. ENG.	APPROVED	APP. FOR CONST.

Rio Tinto	HAMERSLEY IRON PTY LTD HAMERSLEY HNS PTY LTD ROBE RIVER MINING COMPANY PTY LTD	INFORMATION AND REPRESENTATION ON THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF THE RIO TINTO GROUP UNLESS SPECIFICALLY IDENTIFIED OTHERWISE. ALL RIGHTS INCLUDING USE RESERVED.	THIRD ANGLE PROJECTION
DAMPIER PENINSULA PALMS REFURBISHMENT PENINSULA PALMS LANDSCAPING PLAN	SCALE As indicated DRAWING NUMBER SK1.01 PROJECT NUMBER -		REV D

CL FIRST
5420
TOP OF WALL
5385
FFL FIRST
2845
CL GROUND
2600
FFL GROUND
0

PROPOSED TYPICAL ACCOMM. BLOCK 5&6 - ELEVATION 1

1 : 100

CL FIRST
5420
TOP OF WALL
5385
FFL FIRST
2845
CL GROUND
2600
FFL GROUND
0

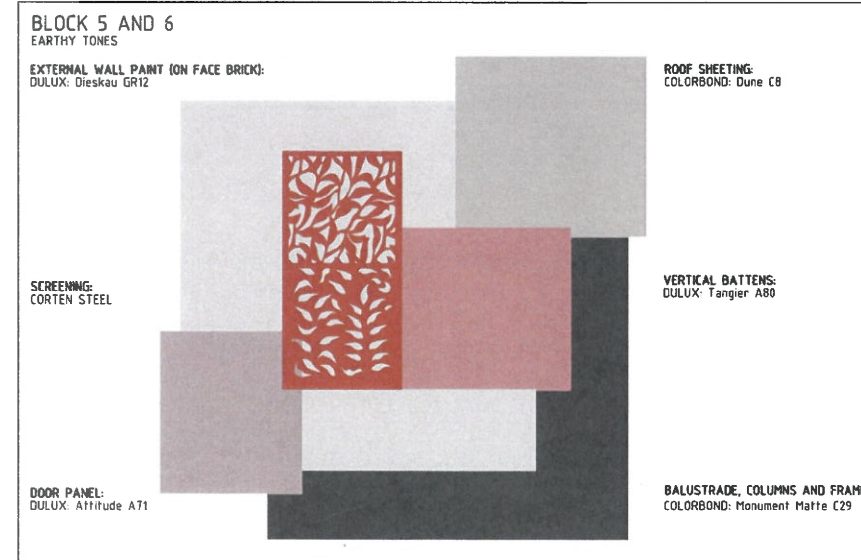
PROPOSED TYPICAL ACCOMM. BLOCK 5&6 - ELEVATION 3

1 : 100

CL FIRST
5420
TOP OF WALL
5385
FFL FIRST
2845
CL GROUND
2600
FFL GROUND
0

PROPOSED TYPICAL ACCOMM. BLOCK 5&6 - ELEVATION 2

1 : 100



NOT FOR CONSTRUCTION
PRELIMINARY

DRAWN	JP	09.07.18
TRACED		
CHECKED	PS	09.07.18
SUPT DRAFT		
PROJ. ENG.		
APPROVED		
APP. FOR CONST.		

RioTinto

DAMPIER
PENINSULA PALMS REFURBISHMENT
PENINSULA PALMS
COLOUR SCHEME ELEVATIONS

HAMERSLEY IRON PTY LTD
HAMERSLEY HMS PTY LTD
ROBE RIVER MINING COMPANY PTY LTD

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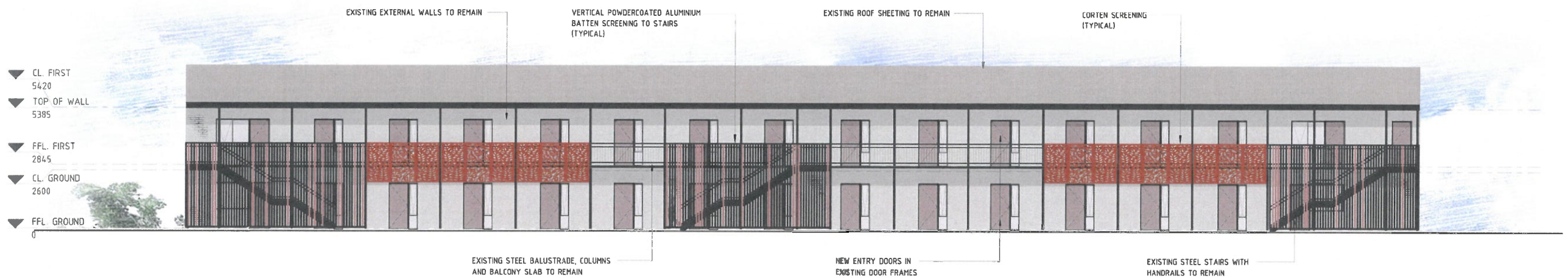
THIRD ANGLE
PROJECTION

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DRAWING NUMBER
SK1.06
PROJECT NUMBER -

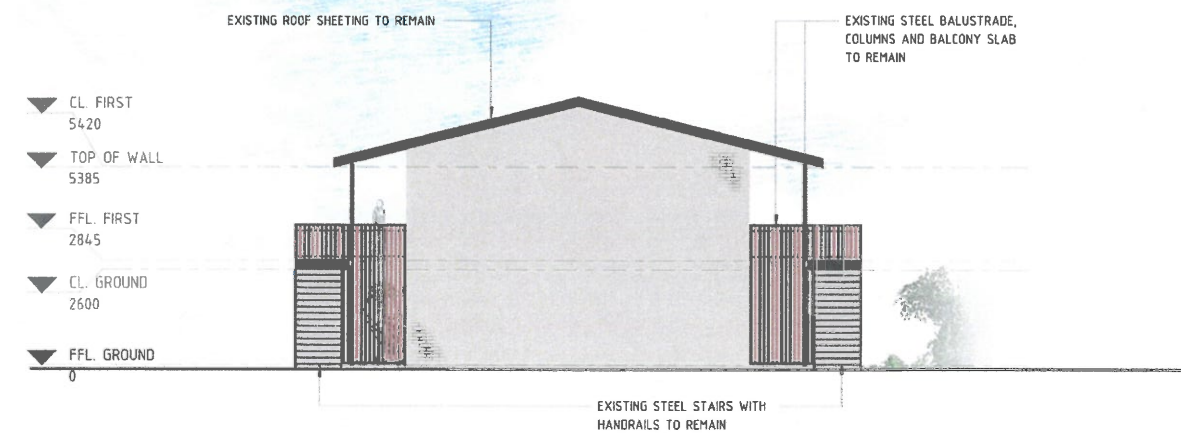
CAUTION
PROJECT DRAWING ONLY



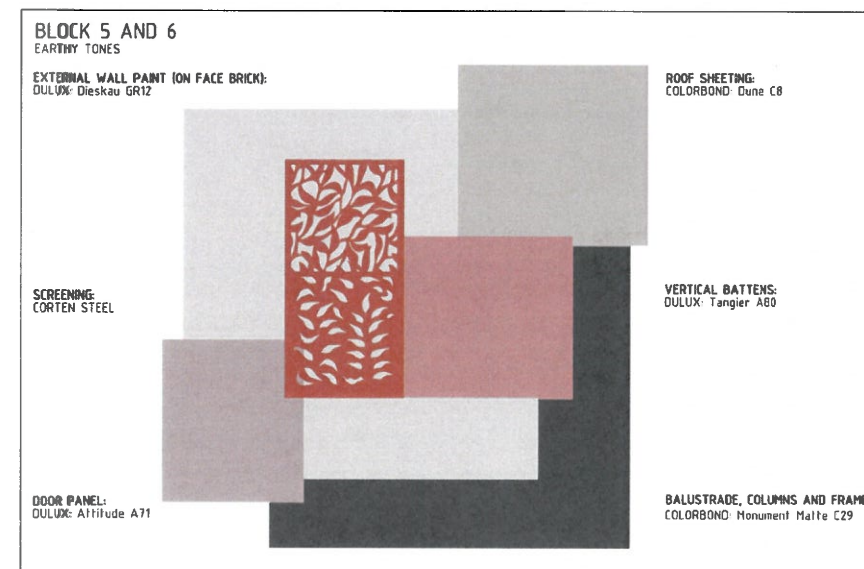
PROPOSED TYPICAL ACCOMM. BLOCK 5&6 - ELEVATION 1
1 : 100



PROPOSED TYPICAL ACCOMM. BLOCK 5&6 - ELEVATION 3
1 : 100



PROPOSED TYPICAL ACCOMM. BLOCK 5&6 - ELEVATION 2
1 : 100



**NOT FOR CONSTRUCTION
PRELIMINARY**

SHEET SIZE A1 REFERENCES	REVISIONS						REVISIONS						DRAWN JP 09.07.18			RioTinto HAMERSLEY IRON PTY LTD HAMERSLEY HMS PTY LTD ROBE RIVER MINING COMPANY PTY LTD			INFORMATION AND REPRESENTATION ON THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF THE RIO TINTO GROUP UNLESS SPECIALLY IDENTIFIED OTHERWISE. ALL RIGHTS INCLUDING USE RESERVED.			THIRD ANGLE PROJECTION	
	REVISIONS						REVISIONS						CHECKED PS 09.07.18										
	SUPT DRAFT															DAMPIER PENINSULA PALMS REFURBISHMENT PENINSULA PALMS COLOUR SCHEME ELEVATIONS			SCALE 1 : 1 DRAWING NUMBER SK1.07 PROJECT NUMBER -			REV B	
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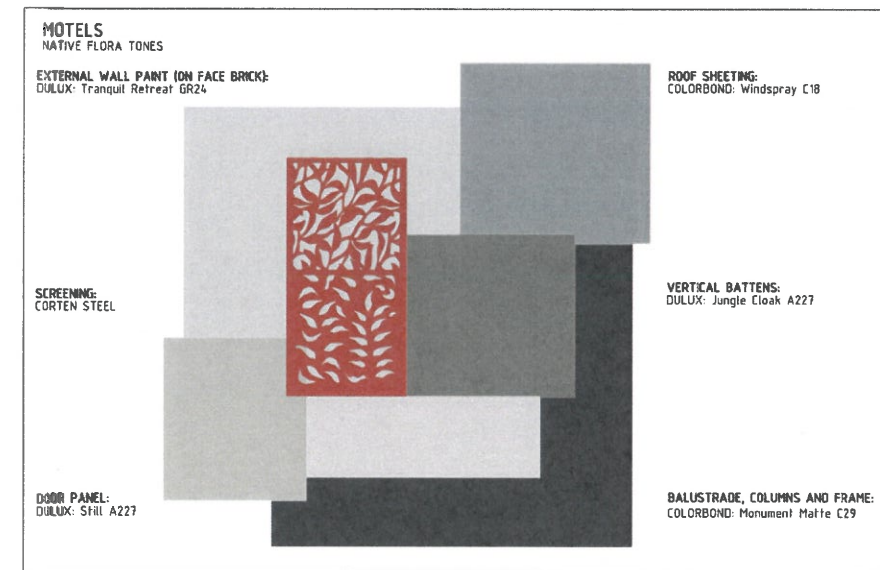
CAUTION
PROJECT DRAWING ONLY



PROPOSED TYPICAL MOTEL ACCOMM. BLOCK - ELEVATION 1
1 : 50



PROPOSED TYPICAL MOTEL ACCOMM. BLOCK - ELEVATION 2
1 : 50



NOT FOR CONSTRUCTION
PRELIMINARY

SHEET SIZE A1 REFERENCES	REVISIONS										REVISIONS										REVISIONS										REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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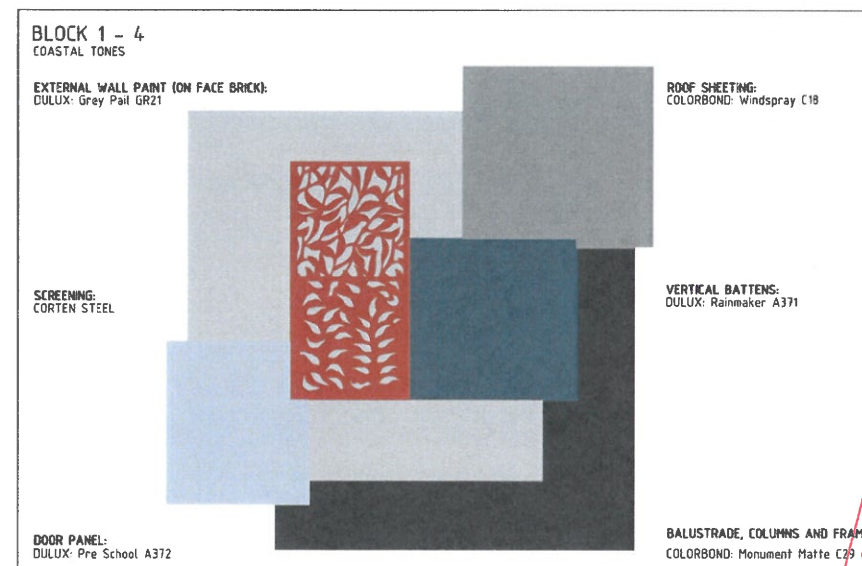
PROPOSED TYPICAL ACCOMM. BLOCK 1, 2, 3 & 4 - ELEVATION 1
1 : 100



PROPOSED TYPICAL ACCOMM. BLOCK 1, 2, 3 & 4 - ELEVATION 3
1 : 100



PROPOSED TYPICAL ACCOMM. BLOCK 1, 2, 3 & 4 - ELEVATION 2
1 : 100



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PRELIMINARY

RioTinto

DAMPIER
PENINSULA PALMS REFURBISHMENT
PENINSULA PALMS
COLOUR SCHEME ELEVATIONS

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HAMERSLEY HMS PTY LTD
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THIRD ANGLE
PROJECTION

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DRAWING NUMBER
SK1.08
PROJECT NUMBER -

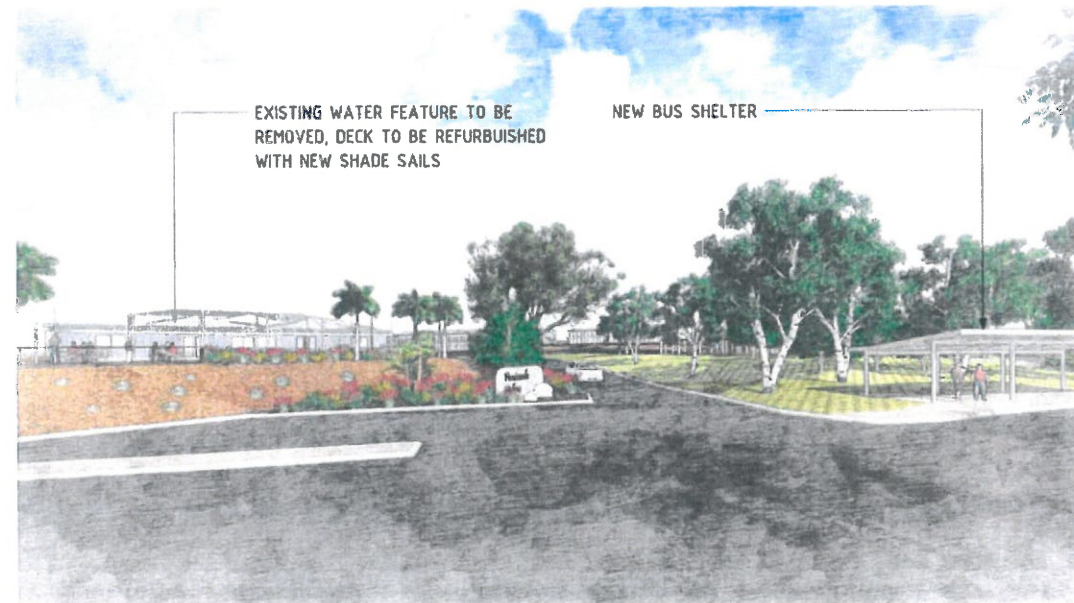


RENDER A
THE ESPLANADE STREET VIEW FROM TIN CITY 6 ACCOMMODATION BLOCKS REMOVED

NEW BUS SHELTER
NEW VERGE
PLANTING TYP



RENDER B
THE ESPLANADE STREET VIEW TOWARDS PENINSULA PALMS CENTRAL FACILITIES



RENDER C
THE ESPLANADE STREET VIEW TOWARDS GYM & MAIN ENTRY



RENDER D
PENINSULA PALMS CENTRAL FACILITIES ENTRY UPGRADE

CAUTION
PROJECT DRAWING ONLY

**CITY OF KARRATHA
DEVELOPMENT APPROVAL**
Approval No. **DA 18039**
Signed *[Signature]*
Date **13/9/2018**

NOT FOR CONSTRUCTION
PRELIMINARY

SHEET SIZE A1 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Drawn	N. McDONALD	RioTinto DAMPIER PENINSULA PALMS REFURBISHMENT PENINSULA PALMS RENDERERS	HAMERSLEY IRON PTY LTD HAMERSLEY HMS PTY LTD ROBE RIVER MINING COMPANY PTY LTD	INFORMATION AND REPRESENTATION ON THIS DRAWING ARE THE INTELLECTUAL PROPERTY OF THE RIO TINTO GROUP UNLESS SPECIALLY IDENTIFIED OTHERWISE. ALL RIGHTS INCLUDING USE RESERVED.	THIRD ANGLE PROJECTION
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