

30th April 2025

Development Services
City of Karratha
PO Box 219 KARRATHA WA 6714
cc. randal@welldev.com.au

**RE: Application for Development Approval, 42 workforce accommodation rooms,
portion of Lot 555 on Deposited Plan 400600, Madigan Road, Gap Ridge**

Dear Sir/Madam,

Background and introduction

On 19 January 2011 the State of Western Australia (Lessor) and The MAC Services Group Limited (Lessee) executed a lease (Lease) over Lot 520 on Deposited Plan 69961 for the development by the Lessee, in stages, of a Workers Accommodation Village.

At the termination of the Lease, the original Lot 520 had been subdivided, as provided for in the Lease, into Lot 556 (owned freehold by Civeo Property Pty Ltd) and Lot 555 (owned by the State of Western Australia). The surviving provisions of the Lease provide for adjustments to the common boundary between Lot 556 and Lot 555.

This Application for Development Approval, on portion of Lot 555, follows a referral process managed by DPLH, on behalf of the State of Western Australia. As part of this referral process the City of Karratha suggested that Civeo acquire the Additional Land, as shown in Figure 1, in addition to the 7 m Wide Strip Civeo had intended to acquire. To justify this additional expense, Civeo requires Development Approval for 42 rooms on portion of Lot 555 for a term of 15 years from date of approval. The 15-year term applied for in this Application for Development Approval is consistent with the 15-year term approved by JDAP on 21 March 2024 for Lot No.590 (Strata Lot 77, Street No.166) De Witt Road, Stove Hill - Worker's Accommodation – DAP/19/01624.

Concurrent with this application, Civeo Property Pty Limited is making an Application for Amendment to Development Approval P2480 (on Lot 556) for a term of 15 year from date of approval of the Application for Amendment.

Subject to and following the approval of this Application for Development Approval for 42 rooms on portion of Lot 555, and the approval of Civeo's Application for Amendment to Development Approval P2480 (on Lot 556), portion of Lot 555 (Proposed Subdivision Area) will be consolidated into Civeo's freehold Lot 556, as shown on the Proposed Subdivision plan (Figure 2).

As part of the DPLH referral process City of Karratha indicated that it would be happy for legal and practical access to the remainder of Lot 555 to be provided by a road dedication (physical construction not required) across the

drainage swale to Corringer Avenue via the Proposed Reserve for Future Access Road, shown in red in Figure 2. At the 18 November 2024 Ordinary Council Meeting Council RESOLVED to commence the process to request the Minister for Lands to approve formally dedicating a portion of Drainage Reserve 52716 (Lot 17 on DP 408287) as a public road reserve. We understand this process is well advanced, if not finalised.

If supported, it is our view that it would be logical and acceptable for the term and conditions of this Development Application (on portion of Lot 555) to mirror the proposed term and conditions of the Amendment to Development Approval P2480 (on Lot 556). Thus, once the consolidation of portion of Lot 555 into Lot 556 has occurred, the term and conditions of the Development Approvals over the consolidated lot (owned freehold by Civeo) will be consistent.

We would respectfully request Council to support this approach and provide the recommended conditions of approval as outlined below:

Application for Development Approval

This application is for Council to APPROVE 42 workforce accommodation rooms on portion of Lot 555, Madigan Road, Gap Ridge subject to the following conditions:

Standard Conditions

1. The development and use shall be undertaken in accordance with the approved plans listed below, the information submitted with the application and all further information provided and endorsed in the course of satisfying the conditions of this approval:
 - a) 316D-1-D Floor Plan
 - b) 316D-2-F Elevations 1
 - c) 316D-3-F Elevations 2
 - d) SK-01-01 Karratha - Land purchase areas
 - e) SK-04-05 Expansion - 42 Rooms
 - f) SK-03-01 Detailed Site Plan
 - g) 636299-001-003-02 Proposed Subdivision

Management Plans and Supporting Documentation

2. Prior to lodging a Building Permit for any of the 42 rooms the following plans and information shall be submitted to the City of Karratha for endorsement:
 - a) An **Earthworks Plan** demonstrating the extent and volume of earthworks to be undertaken on the site, the location of fill and the extent and destination of any excavated materials to be removed from the site.
 - b) The endorsed **Traffic Management Plan** required under Condition 6c) of Development Approval P2480 shall be revised.
 - c) A **Construction Management Plan** (CEMP) addressing, traffic management for all works that affect public roads.
 - d) The endorsed **Paving, Fencing, Lighting, Landscaping and Reticulation Plan** required under Condition 6e) of Development Approval P2480 shall be revised.
 - e) The endorsed **Drainage Management Plan** required under Condition 7d) of Development Approval P2480 shall be revised.
 - f) The Bushfire Attack Level (BAL) Assessment and **Bushfire Management Plan** prepared for Development Approval P2480 for Lots 555 and 556 (42) Madigan Road, Gap Ridge, by Bushfire Prone Planning on 17 November 2017 shall be revised.

Specific Conditions

3. To the extent the approval applies to the use of the site for Transient Workforce Accommodation Facility, it is limited to a period of 15 years from the date of approval.

Information Note

- i) Portion of Lot 555 is to be consolidated into adjoining Lot 556. The total number of approved rooms on the consolidated lot will be 630 being 588 (on Lot 556) plus 42 rooms (on portion of Lot 555).
- ii) The endorsed **Transitional Use Strategy** required under Condition 7c) of Development Approval P2480 will apply to the 42 rooms on portion of Lot 555.

Yours sincerely,



Geoff Campbell
Development Manager
Civeo Pty Ltd
Mob: 0488 474 081

ATTACHMENTS

Form:

- Application for Development Approval form & Owners Consent

Drawings:

- 316D-1-D Floor Plan
- 316D-2-F Elevations 1
- 316D-3-F Elevations 2
- SK-01-01 Karratha - Land purchase areas
- SK-04-05 Expansion - 42 Rooms
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