

Our Ref: 11/047b

11<sup>th</sup> May 2026

Attention: Lee Reddell

City of Karratha  
Lot 1083 Welcome Road  
Karratha WA 6714

Dear Lee,

## **Application for Amendment to Conditions 2 and 3 of Development Approval DA18039 – Lot 23 and Lot 38 on Deposited Plan 241372 (No.164) The Esplanade, Dampier (Tin City)**

Please find enclosed an application for Development Approval to amend Conditions 2 and 3 of the abovementioned approval, seeking to extend the approved use of the oceanside component of the 'Workforce Accommodation' facility for a further three years, to March 2030, on behalf of our client, Rio Tinto Iron Ore (Rio Tinto).

Rio Tinto is the proponent of the existing approved workforce accommodation facility at Lot 23 on Deposited Plan 241372 and Lot 38 (No. 164) The Esplanade, Dampier, commonly referred to as Tin City (oceanside) and Peninsula Palms (landside).

- **Attachment A** – Completed and Signed City of Karratha Application for Development Approval.
- **Attachment B** – Copy of the current Certificate of Titles.
- **Attachment C** – Copy of previous development approval (DA18039).

The application fee is expected to be \$295.00, as per the City of Karratha Planning fees for an amendment to a Development Approval. The fee will be paid upon lodgement. We understand that the application will be determined by the Council.

## Pre-Lodgement Consultation

Pre-lodgement consultation has been undertaken with the City of Karratha and other relevant stakeholders with respect to the proposal. **Table 1** below provides an overview of the discussions in relation to the development application.

Table 1 Pre-lodgement Consultation Summary

Date	Attendees	Location	Summary
17/04/2026	Lee Reddell (City of Karratha) Chris Sayer (City of Karratha) Louise Thomas (RTIO) Elyse Saraceni (TBB) Joe Bennett (TBB)	Teams	<ul style="list-style-type: none"> <li>The City indicated that the proposed short-term extension would need to be supported by evidence of ongoing demand for workforce accommodation during the extension period.</li> <li>The City agreed that a 'health check' to the existing 2018 Social Impact Management Plan (SIMP) would be sufficient to demonstrate RTIO's ongoing commitments to the community.</li> <li>The City indicated that the application will likely be determined by Council as opposed to a delegated officer decision and would require public advertising given it is an 'A' use within the subject zone.</li> </ul>

## Background

At its 13 September 2018 Ordinary Council Meeting, Council approved, subject to conditions, a development application for the redevelopment and reopening of the workforce accommodation facility in Dampier over portions of Lot 23 and Lot 38 The Esplanade, Dampier, following closure since 2015.

Peninsula Palms is split into two distinct components, the first is the "landside" component which was constructed in the early 1970's and encompasses 364 rooms in total, along with the central facilities including kitchen, dining and recreational facilities.

The second section of Peninsula Palms is the "oceanside" component (Tin City), which was constructed in the late 1990's and originally consisted of 204 prefabricated rooms in total, however, 48 rooms were removed as part of the application.

The application was approved subject to conditions that limit the duration of the development, including a 10-year timeframe for the landside component from the date of occupancy of any accommodation room on site (Condition 1), and a 5-year timeframe for the oceanside (Tin City) component from the date of occupancy of any accommodation room (Condition 2).

Condition 3 required a decommissioning and rehabilitation plan for the oceanside component to be submitted to and endorsed by the City of Karratha at least 6 months prior to expiry of the 5-year occupancy period and implemented to the City's satisfaction within 12 months of that period ending.

The initial occupancy of accommodation on site for the purposes of these conditions commenced on 14 March 2022.

## Subject site

The subject site is located at Lot 23 and Lot 38 (No.164) on Deposited Plan 241372 The Esplanade, Dampier. The site has been used for the purposes of 'Workforce Accommodation' since the 1970's. The site comprises two components, being the newer 'land side' accommodation buildings, and the 'ocean side' (Tin City) accommodation buildings. This application relates only to an extension of time for the 'ocean side' Tin City component of the development.

Table 1: Lot details

Lot No	Deposited Plan	Volume	Folio	Ownership
23	241372	LR3138	605	Department of Planning, Lands and Heritage Hammersley Iron Pty Ltd (Primary Interest Holder)
38	241372	LR3139	649	Department of Planning, Lands and Heritage Hammersley Iron Pty Ltd (Primary Interest Holder)

## Proposed Application

In recognition of the ongoing and significant role that Tin City plays in accommodating the workforce in Dampier in the current high period of forecast demand, approval is sought to extend the existing ‘Workforce Accommodation’ approval for a further period of up to three years from its current expiry date (i.e. to 14 March 2030).

Prior to the end of the additional 3-year period, Rio Tinto understands it will be required to submit for approval a Transition Plan in accordance with the requirements of LPP10 to the satisfaction of the City or rehabilitate the land. No physical works component is proposed as part of this application and importantly the existing use is not being intensified.

In support of the application, Rio Tinto have engaged Creating Communities Australia to complete a “health-check” of the 2018 Social Impact Management Plan, evaluating the proposed community initiatives and surveying stakeholders to monitor the progress of the plan and seek stakeholder feedback on the proposal to seek a short term extension to the operating licence of the Oceanside (Tin City) 160 rooms. This report is currently being prepared and will be provided to the City shortly following lodgement of the application, to enable its findings to be considered and incorporated into the assessment process.

The request is to modify conditions 2 and 3 to read as follows:

*“2) The approval for the Oceanside component of the development (north west of The Esplanade) is time limited to five no later than 14 March 2030, 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 by 14 September 2029 6 months prior to 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 by 14 March 2031.”*

## Planning Justification

### Demonstrated Need and Demand

Section 5.1 of the DP10 outlines that all workforce accommodation is considered temporary and subject to a time restricted approval of ten years for new workforce accommodation. Applications for extension of the approval for workforce accommodation must demonstrate the need for the facility.

The proposed extension of the existing workforce accommodation approval for Tin City is sought to ensure the continued availability of existing purpose-built accommodation to meet sustained and forecast RTIO workforce demand within the City of Karratha.

The Pilbara region is experiencing a prolonged period of strong economic activity, supported by a substantial pipeline of industrial and infrastructure projects and associated population growth. This is driving ongoing demand for workforce accommodation at a time when the local housing market remains constrained, with low vacancy rates and a forecast shortfall in dwelling supply. In this context, the retention of dedicated workforce accommodation is critical to meeting demand without placing additional pressure on permanent housing stock.

Tin City plays a key role in meeting this demand by providing accommodation for RTIO operational personnel in close proximity to their major employment areas in Dampier, including port, rail and associated infrastructure operations. The facility supports a workforce directly tied to ongoing operations, ensuring that demand is met in a locationally contained manner that does not place pressure on already constrained permanent accommodation in Dampier.

Demand for the facility is expected to remain elevated over the requested extension period due to a sustained program of major projects activity in the Dampier and Cape Lambert area. These major projects have multiple concurrent large-scale capital and operational programs, with three major projects active with overlapping room demand within this timeframe. These projects are complex and multi-year in duration and are additional to business as usual RTIO maintenance projects and shuts surges. The combination of these factors is generating a very high demand for third party workforce accommodation exceeding Peninsula Palms capacity. In addition, the scale, overlap and duration of these projects makes them more susceptible than usual to delays from severe weather events, tight labour and resources availability and constrained supply chain factors, adding pressure to the Karratha third party accommodation market. A separate confidential letter will be provided shortly by RTIO to give further information on accommodation demand and RTIO's commitment to residential employment.

In this context, it is not sufficient to plan for average demand alone, so the modest and flexible accommodation buffer provided by Tin City is appropriate to assist managing peak workforce demand and short-term fluctuations for the benefit of other non RTIO projects. Maintaining the existing Tin City facility for up to an additional 3 years provides this buffer, ensuring that both baseline and peak workforce demand can be accommodated in an efficient and controlled manner.

The proposed extension represents a pragmatic, time-limited response to a clearly defined period of elevated and variable demand. It maintains an established and appropriately located accommodation asset without altering its approved form or function, while ensuring that workforce needs can be met without adverse impacts on the local accommodation market in Karratha

It is anticipated that accommodation requirements beyond the requested extension period may be progressively met through alternative, longer-term initiatives as market conditions stabilise.

Accordingly, the proposed extension is considered a reasonable and necessary planning outcome to respond to demonstrated and forecast demand, while supporting both regional economic activity and housing objectives.

## Conclusion

We trust the information provided constitutes a valid and compliant planning application. We believe that the proposed extension is a necessary and proportionate response to sustained and forecast workforce accommodation demand in the Dampier area. Tin City provides established, purpose-built accommodation in close proximity to key employment areas, ensuring that both baseline and peak workforce demand can be accommodated without placing additional pressure on the constrained local accommodation market within the City of Karratha.

The extension does not alter the approved use or built form but provides a time-limited continuation to bridge a defined period of elevated and variable RTIO demand. Accordingly, the proposal represents a pragmatic planning outcome and is respectfully requested for favourable consideration.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned on 08 9226 4276.

Yours sincerely,



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# Appendix A

City of Karratha DA Form





# Appendix B

Certificates of Title





# Appendix C

PREVIOUS DEVELOPMENT APPROVAL

