

28 May 2025

**Lee Reddell**

Director Development Services  
Welcome Road, Karratha WA 6714  
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Dear Lee,

**RE: DEVELOPMENT APPLICATION PRE-LODGEMENT – RESIDENTIAL DESIGN ASSESSMENT**

Developed Projects Pty Ltd on behalf of Karratha Development Pty Ltd has the pleasure of this Development Application for Lot 751 Gregory Way, Bulgarra, WA, 6714.

The Development metrics can be summarised in the table noted below.

Description	Lot No.	Plan/Diagram/DP	Volume	Folio	Area (sqm)
Lot 751 Gregory Way	751	420145	4,011	722	9,545

Site	Zoning	1 Bed x 1 Bath	2 Bed x 2 Bath	3 Bed x 2 Bath	Total
Lot 751 Gregory Way	R30	12	18	6	36

The design submitted as the Development Application has been derived from the R-Code requirements and in consultation with the City of Karratha Planning team. Throughout the design process of this Development Application, we have had 1 separate design review with both an independent reviewer appointed by the City of Karratha and the City of Karratha Planning representatives on 9 May 2025. Subsequently, further clarifications were provided by the City of Karratha Planning team in relation to Landscaping Plan tree species, Waste management guidelines and Stormwater, each of which have been addressed in the below reference documents.

This Development Application includes the following Deliverables as attached:

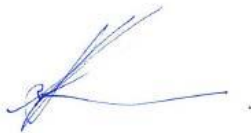
- **Application for Development Approval – Local Planning Scheme No. 8**
- **Architects Drawings and Plans:**
  - *Architect Cover A000*
  - *Architect Perspectives A001*
  - *Site Plan A002*
  - *Layout – Ground Floor A100*
  - *Layout 1<sup>st</sup> Floor A101*
  - *Layout 2<sup>nd</sup> Floor A102*
  - *Building Elevations A201*
  - *Building Elevations A202*
  - *Building Sections A203*
  - *Apartment Module Types A300*
  - *1 Bedroom Apartment A301*
  - *2 Bedroom Apartment A302*

- *3 Bedroom Apartment A303*
- *Interior Renderings A304*
- *Interior Renderings A305*
- **Architects Perspectives** – *Lot 751 Gregory Way – View 1-4*
- **Landscape Plan** – *572 – A100 LS Plan Gregory Rev B*
- **Waste Management Plan** – *572 A100 WM Plan Gregory Rev B*
- **Stormwater Management Plan** – *1804 Gregory Way SWM Report – Dated 23 May 2025*
- **Bushfire Assessment** - *AS 3959-2018 Bushfire Attack Level (BAL) – Report – Dated 6 May 2025 (Client Reference Number: B20224-25)*

We thank you for the opportunity to submit this Development Application, please advise if you require any further information of clarifications as part of your assessment.

We look forward to work closely with the City of Karratha development team.

Please do not hesitate to contact the undersigned if you have any further queries.



**Karratha Development Pty Ltd c/o Developed Project Pty Ltd**

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