

<b>Name:</b> L.Nielsen	<b>Date of Submission:</b> Apr 03, 2025, 10:53 AM
<b>Submission:</b> <p>Have traffic impacts been considered and any up grades been taken into account and added to the cost.</p> <p>I think it goes against the role of a local council to leverage business to invest in the town if it's a solid business case private sector should want to invest without a loan from the tax payers.</p> <p>More information on the demographics the units are aimed at and the type of housing would benefit in the decision making.</p>	
<b>Administration Response:</b> <p>Any concerns regarding traffic impacts will be addressed during the Development Application process in accordance with planning legislation, as is standard for any development.</p> <p>Due to high construction costs which exceed market valuations for completed properties, Karratha is not a desirable market for private property developers. While the proposed development provides a positive financial return, private developers are able to achieve higher returns elsewhere and are allocating their capital accordingly.</p> <p>As part of the City's Housing Development EOI a number of incentives were offered to boost the feasibility of housing projects including discounted lands, rates incentives, facilitation of long-term leases, low cost finance and any actions where the proponent envisioned the City can play a key role in ensuring project viability.</p> <p>While this project is not feasible without incentives provided by the City, the proposed development still provides a positive financial return to the City while achieving the aim of a significant increase in available housing supply.</p> <p>The completed development will be managed by the proponent and dwellings will be available for lease on the private market. Our expectation is that the tenant mix will be a combination of corporate and individual lessees. There is no intention for this particular development to accommodate social or affordable housing.</p>	

<b>Name:</b> B.Borlase	<b>Date of Submission:</b> Apr 03, 2025, 11:25 AM
<b>Submission:</b> <p>I have a new proposition for the city. Instead of driving prices of houses down for the very people that foot these astronomical development bills, why not offer an incentive to residents of no rates for 5 to 10 years to build a house in the areas not yet built like mulataga. The cost would be lower and encourage more owner occupiers / residential families / relocation in the area as well as combat housing issues. Would also drive business around town by increasing the population and increasing job opportunities in the construction industry away from mining. If the owner moves out of the premises within that time, rates begin getting charged again.</p> <p>Problem solved.</p>	
<b>Administration Response:</b> <p>While this initiative is not intended to solve all housing challenges in Karratha, it aims to contribute meaningfully to alleviating the broader shortage.</p>	

The City may consider offering rates incentives to encourage construction within the Mulataga subdivision once the lots are development-ready. However, any decision regarding such incentives would be made independently of the City's investment decision in the proposed Bulgarra Apartments development.

A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.

Currently, the Mulataga site does not meet this criterion, as it remains unserviced and is not yet development-ready. Additionally the City does not hold ownership of any land parcels in that area.

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.

<b>Name:</b> B.Robertson	<b>Date of Submission:</b> Apr 03, 2025, 11:25 AM
<b>Submission:</b> I would only care if these buildings where built for people on the doll or home sweat houses as it will more then likely drive up the crime in the area	
<b>Administration Response:</b> The completed development will be managed by the proponent and dwellings will be available for lease on the private market. Our expectation is that the tenant mix will be a combination of corporate and individual lessees. There is no intention for this particular development to accommodate social or affordable housing.	

<b>Name:</b> C.Sutherland	<b>Date of Submission:</b> Apr 03, 2025, 01:02 PM
<b>Submission:</b> As a long term ratepayer, I do not support council borrowing money to finance housing in Karratha. Property owners should not be asked by council to subsidize developers at the same time as their rental values are negatively affected. Let the developers borrow the money.	
<b>Administration Response:</b> Due to high construction costs which exceed market valuations for completed properties, Karratha is not a desireable market for private property developers. While the proposed development provides a positive financial return, private developers are able to achieve higher returns elsewhere and are allocating their capital accordingly.  As part of the City's Housing Development EOI a number of incentives were offered to boost the feasibility of housing projects including discounted lands, rates incentives, facilitation of long-term leases, low cost finance and any actions where the proponent envisioned the City can play a key role in ensuring project viability.  While this project is not feasible without incentives provided by the City, the proposed development still provides a positive financial return to the City while achieving the aim of a significant increase in available housing supply.	

<b>Name:</b> K.Shield	<b>Date of Submission:</b> Apr 03, 2025, 01:49 PM
<b>Submission:</b> No thank you, this will increase crime in the area. Again. There are plenty of houses in the town that are empty, destroyed and could be restored. Our tad money could have been purpose like - another high school/middle school.	
<b>Administration Response:</b> The completed development will be managed by the proponent and dwellings will be available for lease on the private market. Our expectation is that the tenant mix will be a combination of corporate and individual lessees. There is no intention for this particular development to accommodate social or affordable housing.  The City does not own any derelict housing available for restoration, all City housing is currently utilised or available for either staff housing or service worker accommodation. While there may be privately owned dwellings that are currently derelict and available for restoration, this is required to be undertaken by the property owner. Local Government does not have the authority to assume control of private dwellings.  Education and public schooling remain the responsibility of the State Government. Local Government does not construct or operate an educational facilities. The WA Department of Education should be addressing any capacity issues related to local schools.	

<b>Name:</b> E.Healy	<b>Date of Submission:</b> Apr 03, 2025, 02:36 PM
<b>Submission:</b> I think this is a fantastic idea. We arrived from Perth 6 weeks ago and absolutely love Karrath. If our 12 month lease expires there's very limited accommodation opportunities. I can't understand why additional housing isn't already being built, demand is there.	
<b>Administration Response:</b> Due to high construction costs which exceed market valuations for completed properties, Karratha is not a desireable market for private property developers. While the proposed development provides a positive financial return, private developers are able to achieve higher returns elsewhere and are allocating their capital accordingly.  As part of the City's Housing Development EOI a number of incentives were offered to boost the feasibility of housing projects including discounted lands, rates incentives, facilitation of long-term leases, low cost finance and any actions where the proponent envisioned the City can play a key role in ensuring project viability.	

<b>Name:</b> J.Parker	<b>Date of Submission:</b> Apr 03, 2025, 04:23 PM
<b>Submission:</b> Waste of Rate Payers money. Focus on the environmental factors around the join and fixing the nightmare of road layouts. Madigan has 4 entry points into the suburb...and how many out? One to Dampier and the other a bush track , other than that you have to go past the Baynton park...bit of a shit setup wouldn't you think?  Why don't we have any larger trees in the township? Yeah they get knocked over but planting trees that aren't Local to the area isn't going to help either not sure who's dumb idea the roundabout eye sores were.  I've lived in this area for the past 28 years and every year you people seem to be deep	

diving the place into a shit hole. Eye sores around Nickol still present after how many years?! Filthy FIFO camps on our outskirts & still no proper foreshore areas for families to relax...unless we travel to Dampier but how about those that can't afford the fuel, time and money that goes into such a simple pleasure that's supposedly a key part of the lifestyle here in Karratha. We have Quarries on BOTH sides of town but still no plan to really open up The Bularra coastline to what it could be.

The golf course is an eyesore, it only accomdates old men and the boys that follow any trend.

This town is a shit hole with absolutely no vision or innovation at the table.

**Administration Response:**

This submission does not appear to address the proposed Bularra Apartments development.

<b>Name:</b> C.Wall	<b>Date of Submission:</b> Apr 03, 2025, 04:52 PM
<b>Submission:</b> I don't agree because I don't think it would look good in those locations. The aesthetic doesn't appeal to me.	
<b>Administration Response:</b> The proposed development will consist of high-quality, architecturally designed apartments built to a high specification. Low-density, single-storey housing on these sites would not generate sufficient yield to ensure financial viability, nor would it deliver the scale of additional housing supply needed to meaningfully address the region's critical housing shortage. In contrast, the proposed apartment development is designed to contribute positively to the visual character of the area, enhancing the overall streetscape and urban aesthetic.	

<b>Name:</b> K.Handley	<b>Date of Submission:</b> Apr 03, 2025, 05:33 PM
<b>Submission:</b> No apartments. Should build houses with yards, not high rises. Bularra is a nice area with larger lots. Keep the aesthetic. Plenty of strata single dwellings in the suburb that could be an option to build to align with suburb and for private sales to have community. Lack of privacy from apartments being higher than all yards in the area. Ridley Street not close to city centre so big carpark needed. Not family friendly.  Prefer rate payers money not put into housing. Won't benefit current rate payers and too long of a pay off to get return on money, especially in a boom/bust town. Apartments unlikely to have locals living there so no additional contribution to community.  Plenty of housing lots around town like Malaga that haven't been purchased and built on. Lots of land near old and new hospital and would fit better for highrise aesthetic.	
<b>Administration Response:</b> Due to high construction costs that exceed market valuations for completed properties, Karratha is currently not an attractive market for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling. This approach also aligns with one of the key objectives of the City's Housing Development Expression of Interest (EOI) process—maximising housing yield on available development-ready land.	

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 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.

A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.

Currently, neither the Mulataga site nor the Walgu city centre site meet this criterion, as both remain unserviced and are not yet development-ready. Additionally, there are no grouped dwelling lots presently available within the Madigan subdivision, and the City does not hold ownership of any land parcels in that area.

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.

<b>Name:</b> M.Garcia	<b>Date of Submission:</b> Apr 03, 2025, 07:09 PM
<b>Submission:</b> Please start the construction of the apartments as the rental prices are skyrocketing at present. I'm an overseas-trained GP and despite my income, I still find it hard to find/sustain my rental payment in Karratha. We need to have more infrastructures like these if we want to attract and keep our healthcare workers in the city to serve the community long-term.  Please prioritize healthcare workers who commit to live/work long-term in Karratha	
<b>Administration Response:</b> Noted.	

<b>Name:</b> J.Singh	<b>Date of Submission:</b> Apr 03, 2025, 07:33 PM Apr 11, 2025, 11:37 AM
<b>Submission:</b> I cannot believe the City could consider Gregory Way for this complex. First, the Step up step down facility, which is a much needed service, but no-one wants it on their street. And now, a multi-story complex? I am absolutely devastated that I have poured my heart and soul into purchasing a property in Gregory Way, only to find out this could be the location of a multi-story complex in ADDITION to the step up step down facility. Please, this is really unfair to the residents of Gregory Way. Surely there is another option.  Good afternoon, firstly I would like to express that Gregory Way is not a suitable location for a 3 storey, high density housing block. I understand housing is a priority and that the vacant	

land has already been purchased by the City. I can accept that this land will be developed into much need housing, however I highly object to the high-rise, high density design of this complex in this quiet, residential location for the following reasons:

The current quiet, low density residential street will be turned into a high density, high traffic, busy street. Increase in road traffic, increase in foot traffic, increase in number of people living in the street. Increase in crime (increase in crime is already highly likely with the new step up step down facility).

The current design shows 3 storey apartments looking DIRECTLY into existing homes, currently these homes have a beautiful view of the hills. Three storeys is too high. This should be limited to one storey high. However, if the 3 storey design goes ahead, the design should be altered so that the apartments face south and to the hills, not into people's homes. The home owners in this street with south facing homes have paid for the uninterrupted view of the hills and the quiet, safe street. The value of their homes reflects this. The complex would greatly decrease not only the value of these homes, but the desirability of these homes. If this complex goes ahead with the current design, all home owners with south facing homes should be financially compensated.

It has not been mentioned (and the City was not willing to disclose) if there are plans for Homeswest/state housing accommodation units in this complex. I highly object to this, if this is the case. This would only magnify all of the points I have previously mentioned. This should be disclosed openly and early in planning to the existing residents.

Other points I would like to raise are: will the aesthetics for residents in Gregory Way be considered? Type of fencing (current design in the business plan shows no fencing, not even around the pool), landscaping? Will existing native trees be kept wherever possible?

Will there be further community consultation? Will there be a face-to-face where residents can have their questions answered? I really hope the City listens to residents and rate-payers' concerns and acts on them with regards to this complex, as recently, I have found this not to be the case in community engagement efforts, which as a resident of almost 20 years, is thoroughly disappointing.

In short. Please change to the design to a one storey design, do not allow Homeswest housing. Please listen to the residents and rate payers.

**Administration Response:**

Traffic and congestion matters are assessed as part of the Development Application process. While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.

Due to high construction costs that exceed market valuations for completed properties, Karratha is currently not an attractive market for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling. This approach also aligns with one of the key objectives of the City's Housing Development Expression of Interest (EOI) process—maximising housing yield on available development-ready land.

While multi-storey developments are not yet common in this particular suburb, they are present in other areas with comparable residential densities, where privacy concerns have not materialized. This suggests that, when designed in accordance with planning standards, such developments can integrate successfully into the local context without significant

amenity impacts.

The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.

The proposed development will feature high-quality, architecturally designed apartments built to a high specification. While scenic views are often valued by residents, any consideration of potential view impacts will be assessed as part of the standard development application process, in accordance with relevant planning policies and procedures.

Low-density, single-storey housing on these sites would not generate sufficient yield to ensure financial viability, nor would it deliver the scale of additional housing supply needed to meaningfully address the region's critical housing shortage. In contrast, the proposed apartment development is designed to contribute positively to the visual character of the area, enhancing the overall streetscape and urban aesthetic.

<b>Name:</b> N.Hudson	<b>Date of Submission:</b> Apr 03, 2025, 08:20 PM
<b>Submission:</b> We absolutely DO NOT support this! We have fought to live in our town, the town our only child was born in - through choice - and have lived bloody HARD to save the relentless amount of money we needed to buy our property to avoid the exorbitant rents that are driven by greed from real estates and mining giants! Buggar off and make the mining giants and all their royalties - not to mention other "minorities" royalties to house their own!	
<b>Administration Response:</b> Mining royalties are collected by the State Government while any monies payable under a Native Title agreement are collected by the Prescribed Body Corporate. The City, as a Local Government entity, does not have any control over these funds and cannot dictate how they are spent.  While housing is not typically a Local Government responsibility, the critical housing shortage across the City is having a significant impact on the community. To achieve our vision to become Australia's most liveable regional City, the City has taken a proactive approach to addressing the housing shortfall. We also continue to advocate with both State and Federal Governments and the private sector to be more active in addressing the housing crisis.	

<b>Name:</b> E.Surrall	<b>Date of Submission:</b> Apr 03, 2025, 08:50 PM
<b>Submission:</b> As a homeowner in Karratha it is concerning having the possibility of these developments. We already pay increased prices for insurances and mortgage, the last thing we need is more property flooding the market and affecting prices. Especially if it is our own taxpayer money funding it.	
<b>Administration Response:</b> The City is not able to control the availability or cost of insurance or financing for residential property as this is supplied by private providers. The City does, however, continue to advocate for Federal and State Government intervention to improve the availability and cost of housing insurance in our region, in particular the implementation of the Australian Government's Cyclone Reinsurance Pool.	

The project is proposed to be funded from the City's Infrastructure Reserve. The Infrastructure Reserve funds are derived from returns on the City's businesses such as Karratha Airport, 7-mile Waste Facility, The Quarter HQ and a portion of rates from Transient Workforce Accommodation facilities. The Infrastructure reserve does not contain any rates from residential, commercial or industrial properties.

<b>Name:</b> K.Jeffries	<b>Date of Submission:</b> Apr 03, 2025, 09:00 PM
<b>Submission:</b> I oppose the proposal and would rather see the money directed to improving facilities and security in and around Karratha maybe even a rates concession our rates are currently equal to those in the most affluent suburbs of perth	
<b>Administration Response:</b> The City has recently released it's draft Strategic Community Plan and draft Community Infrastructure Plan for public feedback. In addition to this there are significant community facilities and services included in the City's Long Term Financial Plan. None of the proposed investment in community facilities and services is compromised by undertaking this proposed housing development.	

<b>Name:</b> S.Throssell	<b>Date of Submission:</b> Apr 03, 2025, 09:11 PM
<b>Submission:</b> bring it on	
<b>Administration Response:</b> Noted.	

<b>Name:</b> K.Kelly	<b>Date of Submission:</b> Apr 03, 2025, 09:41 PM
<b>Submission:</b> Support the business proposal, CoK definitely needs more affordable housing options to encourage workers	
<b>Administration Response:</b> Noted.	

<b>Name:</b> K.Appleton	<b>Date of Submission:</b> Apr 03, 2025, 11:10 PM
<b>Submission:</b> 100% Supportive of this project.	
<b>Administration Response:</b> Noted.	

<b>Name:</b> L.Emery	<b>Date of Submission:</b> Apr 04, 2025, 03:42 AM
<b>Submission:</b> Housing is greatly needed. Please don't build multi story across the road from residents of Gregory way. There are so many other spaces. It will ruin the community. Not fair to current residents.	



**Administration Response:**

Due to high construction costs that exceed market valuations for completed properties, Karratha is currently not an attractive market for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling. This approach also aligns with one of the key objectives of the City's Housing Development Expression of Interest (EOI) process—maximising housing yield on available development-ready land.

The proposed development will feature high-quality, architecturally designed apartments built to a high specification. While scenic views are often valued by residents, any consideration of potential view impacts will be assessed as part of the standard development application process, in accordance with relevant planning policies and procedures.

Low-density, single-storey housing on these sites would not generate sufficient yield to ensure financial viability, nor would it deliver the scale of additional housing supply needed to meaningfully address the region's critical housing shortage. In contrast, the proposed apartment development is designed to contribute positively to the visual character of the area, enhancing the overall streetscape and urban aesthetic.

**Name:**

J.Glatz

**Date of Submission:**

Apr 04, 2025, 07:18 AM

**Submission:**

Why build 3 x multi story buildings ALL in Bulgarra? That side of Ridley Street is already full of units and is a thorough fare for many undesirables heading to Warriar Street (more units) and beyond! Gregory Way is already getting a mental health complex built across from them and now you want to add another multi story building for them to look at! Nairn Street too is already full of units. I think the City (if we really can be classed as one) has more money than sense and has left their run 20 years too late.

**Administration Response:**

Due to high construction costs that exceed market valuations for completed properties, Karratha is currently not an attractive market for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling. This approach also aligns with one of the key objectives of the City's Housing Development Expression of Interest (EOI) process—maximising housing yield on available development-ready land.

The proposed development will feature high-quality, architecturally designed apartments built to a high specification. While scenic views are often valued by residents, any consideration of potential view impacts will be assessed as part of the standard development application process, in accordance with relevant planning policies and procedures.

Low-density, single-storey housing on these sites would not generate sufficient yield to ensure financial viability, nor would it deliver the scale of additional housing supply needed to meaningfully address the region's critical housing shortage. In contrast, the proposed apartment development is designed to contribute positively to the visual character of the area, enhancing the overall streetscape and urban aesthetic.

<b>Name:</b> J.Parkin	<b>Date of Submission:</b> Apr 04, 2025, 07:33 AM
<p><b>Submission:</b></p> <p>I don't accept any of the lots of land as being appropriated for these buildings. They are an eye sore to our suburb and should be moved elsewhere like opposite REAP or opposite the Hospital. Those areas looks appalling, empty dirt zones on the outer skirts of the CBD if you will.</p> <p>It's obnoxious to think home owners on large blocks of land are wanting huge buildings blocking their view of there natural surroundings and creating more traffic in already tight places. But we all know CoK just thinking about themselves and not what the ratepayers want. Thanks for wasting my time on the "for show" surveys *insert eye roll here*</p>	
<p><b>Administration Response:</b></p> <p>A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.</p> <p>Currently, neither the Walgu city centre site nor the site opposite Karratha Health Campus meet this criterion, as both remain unserviced and are not yet development-ready. Additionally the City does not hold ownership of any land parcels in those areas.</p> <p>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.</p> <p>Due to high construction costs that exceed market valuations for completed properties, Karratha is currently not an attractive market for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling. This approach also aligns with another of the key objectives of the City's Housing Development Expression of Interest (EOI) process—maximising housing yield on available development-ready land.</p> <p>The proposed development will feature high-quality, architecturally designed apartments built to a high specification. While scenic views are often valued by residents, any consideration of potential view impacts will be assessed as part of the standard development application process, in accordance with relevant planning policies and procedures.</p> <p>Low-density, single-storey housing on these sites would not generate sufficient yield to ensure financial viability, nor would it deliver the scale of additional housing supply needed to meaningfully address the region's critical housing shortage. In contrast, the proposed apartment development is designed to contribute positively to the visual character of the area, enhancing the overall streetscape and urban aesthetic.</p> <p>All public submissions received regarding the proposed development will be considered by Council prior to making a final investment decision.</p>	

<b>Name:</b> G.Hughes	<b>Date of Submission:</b> Apr 04, 2025, 08:03 AM
<b>Submission:</b> <p>With most people/ families owning at least 1 car (more than likely 2, to get to different places of work), a boat and or caravan to explore the surrounds of the Pilbara, where would they keep them secured in an apartment complex?</p> <p>I (and feel many others will do too), that this apartment complex is not what families need. They need more "affordable building" on a "country sized blocks" and not trying to copy Melbourne "inner city living" planning....after all, we have HEAPS of vast open space surrounding Karratha, so why not use it!</p>	
<b>Administration Response:</b> <p>Low-density, single-storey housing on these sites would not generate a sufficient yield to ensure financial viability, nor would it deliver the scale of additional housing supply required to meaningfully address the region's critical housing shortage.</p> <p>To respond to this challenge, the City is implementing a broader housing strategy. 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 designed to complement the housing projects proposed under the City's Housing Development Expression of Interest (EOI) process.</p> <p>While this initiative alone will not resolve all housing challenges in Karratha, it is intended to make a meaningful contribution toward alleviating the broader shortage.</p>	

<b>Name:</b> K.Grabenhofer	<b>Date of Submission:</b> Apr 04, 2025, 10:47 AM
<b>Submission:</b> <p>That area has already been allocated for the SUSD project. Adding this massive building alongside it will cause more resistance from the residents who have already shown their disinterest for SUSD to be completed in the past. We as a community have fought hard to get this mental health facility and adding this along side is just going to start the whole process of debate against anything being there ! There must be other plots of land that can be utilized.</p>	
<b>Administration Response:</b> <p>A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.</p> <p>At present, alternative sites such as Mulataga and the Walgu city centre do not meet these criteria. Both remain unserviced and are not yet development-ready, and importantly, the City does not own either parcel of land.</p> <p>To address the region's critical housing shortage, the City is pursuing a broader strategy. 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 intended to complement the housing projects proposed under the City's Housing Development EOI.</p> <p>It is also important to note that the Step-up Step-down facility, which is already under construction, will not be impacted by Council's decision on whether to proceed with this residential development. The viability of that facility remains secure.</p>	

<b>Name:</b> P.Sanson	<b>Date of Submission:</b> Apr 05, 2025, 11:20 AM
<p><b>Submission:</b></p> <p>To be honest I believe you have probably made your decision and my feedback won't even matter.</p> <p>Gregory Way, how terrible for those home owners to have this huge building opposite their homes. No privacy at all. An absolute i sore, I think this street is busy enough with the new SUSD Facility that is currently being built.</p> <p>There are plenty of other spaces that these apartments could be built, why no utilise Malataga, apologies if thats incorrect spelling. There is also plenty of space a Madigan Est! All 3 could go there.</p> <p>I believe its extremely un necessary to spread huge apartment buildings out into one suburb.</p> <p>I do not believe you are not thinking of the homeowners/rate payers. I know if I lived near one of these apartments I would try sell my property, and then who would even want to buy my property??? NO ONE.</p>	
<p><b>Administration Response:</b></p> <p>The proposed developments comply with the R-Code requirements applicable to the zoning of each lot.</p> <p>While multi-storey developments are not yet common in this particular suburb, they are present in other areas with comparable residential densities, where privacy concerns have not materialized. This suggests that, when designed in accordance with planning standards, such developments can integrate successfully into the local context without significant amenity impacts.</p> <p>A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.</p> <p>Currently the Mulataga site does not meet this criterion, as it remains unserviced and is not yet development-ready. Additionally, there are no grouped dwelling lots presently available within the Madigan subdivision, and the City does not hold ownership of any land parcels in either area.</p> <p>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.</p>	

<b>Name:</b> C.Gorman	<b>Date of Submission:</b> Apr 05, 2025, 05:57 PM
<p><b>Submission:</b></p> <p>Positive move to infill land parcels in the area with multi-residential sites. Providing options for people to rent a property that is suited to their individual circumstances is needed, it also has the potential to free up larger family dwellings currently occupied by people who don't necessarily need the space or additional work.</p>	

Given ownership will revert to the City, the agreement should incorporate specific maintenance and potentially refurbishment requirements, including the provision of annual inspection reports in order to ensure the buildings are maintained to a high standard and handed back in a state that does not result in the City needing to undertake significant repairs or upgrades.

**Administration Response:**

*\*Note this is a City of Karratha employee commenting in their personal capacity\**

Financial modelling for the development includes approximately \$28 million in refurbishment and renewal expenditure over the lease term, ensuring the asset continues to deliver a high-quality housing offering to lessees throughout its lifecycle.

The proposed Development Agreement with the proponent will clearly specify both the refurbishment works to be undertaken and the minimum asset condition required at handback upon the conclusion of the lease term.

<b>Name:</b> P.Bateman	<b>Date of Submission:</b> Apr 07, 2025, 05:44 AM
<b>Submission:</b> Hello,  There is conflicting information with regards to proposed lots. Can you please confirm if it's is lot 751 Gregory Way or, 751 Millstream Road (referenced in the valuation)?  Thanks, Paige	
<b>Administration Response:</b> The lot in question is Lot 751 on Deposited Plan 420145. This parcel of land sits between Gregory Way and Millstream Road. Access to the proposed development will be off Gregory Way.	

<b>Name:</b> G.Slee	<b>Date of Submission:</b> Apr 09, 2025, 11:18 AM
<b>Submission:</b> Regarding -Proposal for the City of Karratha to implement housing developments at 30 Nairn Street, Bulgarra; Lot 751 Gregory Way, Bulgarra; and 17 Ridley Street, Bulgarra in partnership with Karratha Development Pty Ltd.  The Business Plan is very comprehensive, however, somewhat overwhelming, thus my comments only pertain to items that leapt out at me.  1. Accolades to the City for doing something constructive to address the problem the State Govt seem to be ignoring, and providing so much information for comment.  2. The plan for Gregory Way is labelled '51 Gregory Way' vs the background text refers to 'Lot 751 Gregory Way' is this correct? The bbq/pool area is shown as being open and accessible from Gregory Way, vs private and only accessible by residents.  3. Item 8.1 - 'The forecast total construction cost for the project is \$55,759,271 and includes...' [pretty much everything including management and contingency fees] and the City plan to fund \$56ml (the total construction cost). However, Item 4.4 says 'The remaining project construction costs (~\$2,500,000) will be funded by an equity contribution from Developed'. What are these 'remaining' project constructions costs?	

4. Item 8.3.1 Starting average rental of \$967pw per apartment whilst this is said to be less than current rentals, it still sounds 'un-affordable' for a large segment of the market. Is there any provision for low-income tenancies? What, if any, consideration has been made to keep rents affordable, or is the whole development subject to market fluctuations?

5. Item 8.4 it was good to read the options considered, and recommended, and without the skill to question [any] calculations/projections, I would like assurance that they have been checked and re-checked. However, I expect there is an error/typo in this line... 'WATC option with a fixed interest rate will be utilised for years 17 to 20 at an interest rate of 4.31% p.a. (being the current 17-year fixed rate of 5.06% p.a. with the assumed 75 basis point decrease)'. 'WATC option with a fixed interest rate will be utilised for years 4 to 20 at an interest rate of 4.31% p.a.' would make sense.

6. Project Schedule 'I question the reference in the diagram of 'Ship to Auckland' please confirm this is only intended as a 'for example' and that, logically, units will be shipped to Dampier port.

In general, I think the end take-out for at least one of the developments, should be for the City to have the units strata-titled to encourage/facilitate owner-occupier residencies.

**Administration Response:**

1. Noted.

2. The lot in question is Lot 751 on Deposited Plan 420145. This parcel of land sits between Gregory Way and Millstream Road. Access to the proposed development will be off Gregory Way.

While architectural renderings are designed to illustrate the anticipated look and feel of the completed development, they are not intended to serve as a comprehensive or final representation of all design elements.

The completed development will include appropriate fencing and access control measures to ensure secure and managed access throughout the site.

3. Construction costs for the development are estimated at \$55.8 million, comprising a \$2.5 million equity contribution from the developer and \$53.3 million funded through a loan facility provided by the City.

The remaining capacity of the loan facility—approximately \$2.7 million—will be used to capitalise interest during the construction period, prior to the developer generating operational cash flows. This approach ensures that loan repayments can commence once the development begins generating revenue.

4. The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.

5. Correct — this should read 'for years 4 to 20'. Thank you for pointing out the typo.

6. Correct — this was provided by the developer as an example of the logistics process and timeline from a previous project in Auckland. For this development, modules will be shipped directly to Karratha via Dampier Port.

Options for divestment of the asset will be considered closer to the end of the lease term and will be guided by public sentiment, Council priorities, and prevailing market conditions at that time.

<b>Name:</b> M.Socorro	<b>Date of Submission:</b> Apr 09, 2025, 03:59 PM
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**Submission:**

I live close to one of the proposed developments. I think that adding an extra 30+ residents to our street will in courage more of a problem. We currently face bins being left out, rubbish being dumped and dropped to blow in the wind, when cyclone warnings are in place as the majority of the dwellings are multi dwelling they don't seem to care about leaving things laying around including their bins. We also have a lot of foot traffic and in one of the surveys we were the lowest economic street in the city adding more dwellings will not improve our area it will make our area decline in value for those that own their properties. Rather than a multi storey building being proposed make it more family friendly single storey with some backyard space we don't have a park that is close to where you are proposing to build so it will increase boredom. A multi storey building will also be looking into their neighbours houses and backyards so privacy will be lost. Thank you

**Administration Response:**

The completed development will be managed by the proponent, with dwellings offered for lease on the private market. The anticipated tenant mix includes both corporate and individual lessees. This particular development is not intended to include social or affordable housing.

Karratha's high construction costs, which exceed market valuations for completed properties, currently deter private developers. To improve financial viability, it is essential to maximise lot yield, thereby reducing the cost per dwelling. This approach aligns with a core objective of the City's Housing Development Expression of Interest (EOI) process: optimising housing yield on development-ready land.

Low-density, single-storey housing on these sites would not generate sufficient yield to ensure financial viability or deliver the scale of housing needed to address the region's acute shortage. In contrast, the proposed development will feature high-quality, architecturally designed apartments built to a high specification, designed to enhance the area's visual character and contribute positively to the streetscape and urban environment.

To support broader housing needs, the City is also pursuing a wider strategy that 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 efforts complement the projects proposed under the Housing Development EOI.

Although multi-storey developments are not yet common in this suburb, they exist in other areas with similar residential densities, where privacy concerns have not been significant. This suggests that, when designed in accordance with planning standards, such developments can integrate successfully into the local context without adversely affecting residential amenity.

<b>Name:</b> M.Caddy	<b>Date of Submission:</b> Apr 11, 2025, 10:18 PM
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**Submission:**

Sounds like a good idea, will bring more housing options and create further development in bulgarra which is a great up and coming area in Karratha. Preference would be Ridley Street as I feel that could make a real difference to its current environment. If the city could

prioritise affordable apartments for health and other essential workers that would be even better

**Administration Response:**

The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.

However 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 will include some mix of social or affordable housing to complement the housing projects proposed under the City's Housing Development EOI.

<b>Name:</b> D.Hobart	<b>Date of Submission:</b> Apr 13, 2025, 09:00 AM
<p><b>Submission:</b></p> <p>We have been longterm residents and ratepayers of the City of Karratha for 20 years. We feel it's our duty to put our strong objection into the city in regard to this latest scheme/ proposal.</p> <p>We believe the council should focus on the normal areas managed by a council- footpaths, lighting, roads, parks, local amenities.</p> <p>Real estate investment should be left to the private sector.</p> <p>The present state of the town certainly reflects where the councils priorities are currently. Disgusting. Their focus should be redirected to their normal scope of duties. The centre of town and council offices is always maintained to a pristine condition. The rest of the town seems to get abandoned.</p> <p>We are hoping our voice is listened to- unlike previous surveys.</p>	
<p><b>Administration Response:</b></p> <p>While housing is not typically a Local Government responsibility, the critical housing shortage across the City is having a significant impact on the community.</p> <p>Through our community engagement, the local resident and business community have highlighted housing as one of the two most significant issues impacting liveability and the ability to do business, alongside cost of living.</p> <p>To achieve our vision to become Australia's most liveable regional City, the City has taken a proactive approach to addressing the housing shortfall. We also continue to advocate with both State and Federal Governments and the private sector to be more active in addressing the housing crisis.</p> <p>All public submissions received regarding the proposed development will be considered by Council prior to making a final investment decision.</p>	



<b>Name:</b> G.Slee	<b>Date of Submission:</b> Apr 13, 2025, 06:20 PM Apr 13, 2025, 06:53 PM
<b>Submission:</b> Happy to support the recommended development option.  Whilst not entirely risk-free, the risk of doing nothing is probably greater than the risk of doing the recommended option.  Suggest also consider selling the Quarter asset to shore up cash availability to support housing development options + to mitigate against probably global uncertainties that may make funding (of all forms) difficult to obtain.	
<b>Administration Response:</b> As this project does not require a significant up-front capital outlay, financial modelling indicates that the City can fund the ongoing costs of the loan facility using the current balance of the Infrastructure Reserve.  Council continues to monitor the Infrastructure Reserve and assess options to ensure sufficient funds are maintained to support the delivery of planned community infrastructure and facilities outlined in its Long Term Financial Plan.	

<b>Name:</b> M.Bunting	<b>Date of Submission:</b> May 01, 2025, 01:15 PM
<b>Submission:</b> Smaller and compact housing options are a must in the consideration of all things housing, these are a great option for younger first home buyers looking to get into the market as it potentially creates supply that meets the needs of first home buyer schemes. If the City isn't going to drive this sort of development, then who will? The City's function is so much more than roads and rubbish, and this is highlighting the importance of a proactive Council. If these sort of developments aren't supported by Council then you are letting the community down.	
<b>Administration Response:</b> <i>*Note this is a City of Karratha employee commenting in their personal capacity*</i>  Noted.	

<b>Name:</b> K.Janney	<b>Date of Submission:</b> May 09, 2025, 10:47 AM
<b>Submission:</b> Looks a good proposal and needs to be built, however seems to be a commercial deal, where the developer needs to make a return, it does look like there are a few players taking a slice of the action this makes rents higher. I am surprised the interest rate is only 4%, wish I could get the amount for property in Karratha. The developer has to make money for this to work during the twenty years they operate it and this can only be made from rent and rent increases and reducing maintenance and capital upgrades if things go pear shaped. The document is confusing in relation to the funding and interest.  Importing transportables from Vietnam with TLC Modular has some risks especially with quality and ensuring they are built to the National Construction Code. TLC Modular are supplying the transportable to the Rangers expansion in Karratha at the moment suggest you go and look at these. TLC also seem to construct high rise/hotels in NZ maybe worth reaching out to the owners of these properties in NZ or taking a junket to NZ to look at and	

discuss any ongoing issues they may have had once built. The fold out Formas houses that Pindan built in the last boom have lasted OK but some components have been difficult to replace due to being Chinese components. As the City will take over this development in twenty years time, you need to ensure that ongoing maintenance is easy. As the City has some skin in game I assume that the COK with a cracking building surveyor involved in both manufacture and installation of this product. Just remember decisions we make today with either make a positive contribution in the future or leave a lemon will be left to the City to sort out. Most of us will have no involvement in this in 20 years time, we will either be retired, in an age care facility or dead so make sure you make the right decision.

**Administration Response:**

As part of the City's Housing Development Expression of Interest (EOI), a range of incentives was offered to improve project feasibility. These included discounted land, rate concessions, facilitation of long-term leases, access to low-cost finance, and other forms of support where proponents identified a role for the City in ensuring project viability.

While the project is not feasible without these incentives, it still delivers a positive financial return to the City and contributes significantly to increasing the local housing supply.

To provide assurance regarding the quality and compliance of the proposed built form, the City has engaged independent, licensed third-party building inspectors to assess the construction and condition of previous TLC-supplied developments in both Karratha and New Zealand. These inspections will inform the City's evaluation of the proponent's capability and product quality.

Throughout the construction phase, the City will maintain active project management and inspection oversight to ensure that all modular components, their assembly, and overall construction meet relevant Australian Standards.

Furthermore, the Development Agreement with the proponent will include detailed provisions specifying:

- The ongoing maintenance standards required for the buildings
- The capital renewal and refurbishment obligations over the lease term
- The handover condition of the buildings at the conclusion of the lease

These measures are designed to safeguard the long-term quality, safety, and value of the development for the community.

**Name:**

E. Washer

**Date of Submission:**

May 09, 2025, 12:04 PM

**Submission:**

I believe that this project will add to the absurd amount of traffic in ridley street from all of the units already along this street with having a family on this street i am very concerned that it will make things worse since the entry and exit are onto ridley street VS the main road which would solve the issue . What i read is that it will be open to the public for buyers which is not a problem , it will become a problem if its turns into homes west housing as the residents on ridley street already suffer from the ruckus and the major concern of the safety of our families from the out of control warrior street units residents.

One other thing that concerns me is the 3 levels of apartments , everyone within visual distance of from yards will be looked upon the the people in the higher levels which invades our privacy

**Administration Response:**

Traffic congestion and privacy matters are both considered as part of the Development Application process.

While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.

Additionally, although multi-storey developments are not yet common in this particular suburb, they are present in other areas with comparable residential densities, where privacy concerns have not materialized. This suggests that, when designed in accordance with planning standards, such developments can integrate successfully into the local context without significant amenity impacts.

The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.

<b>Name:</b> N.Putland	<b>Date of Submission:</b> May 09, 2025, 04:15 PM
<b>Submission:</b> To many 1 bedroom apartments, town requires more two, three and four bedroom unit/apartments.  Recently we have been trying to relocate families to work in Karratha and found difficulty with finding them 3/4 bedroom options	
<b>Administration Response:</b> The proposed development includes a number of three-bedroom apartments. While this initiative is not intended to solve all housing challenges in Karratha, it aims to contribute meaningfully to alleviating the broader shortage.  Currently, the limited variety of accommodation options available to new residents often results in mismatched housing configurations—for example, couples occupying three- or four-bedroom family homes. By increasing the supply of more appropriately sized dwellings, the development may help redistribute residents into housing that better suits their needs. This, in turn, could free up larger homes for relocating families, improving overall housing availability and suitability across the community.	

<b>Name:</b> L.Prentis	<b>Date of Submission:</b> May 09, 2025, 08:03 PM
<b>Submission:</b> Although I am all for more affordable housing esp for people in the service industry, I DO NOT support the idea of townhouse/apartments on Nairn Street Bulgarra Karratha. The proposition for 48 new residents will overwhelm Nairn Street traffic and congestion at the very narrow bridge opposite the golf course will become a major issue. The loss of trees and open space for existing residents of this area will be of detriment, especially for dog walkers in the neighbourhood. The streets off Nairn street are quiet and children can ride their bikes and walk family dogs. If the introduction of 48 new residents comes, the number of cars up and down will dominate the space. There are no footpaths in these streets so the road is all we have apart from the black footpath behind the scout hall...which is where I assume the houses will be built??	

Please consider an area such as Mulataga instead.

**Administration Response:**

Traffic impacts are assessed as part of the Development Application process.

While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.

A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.

Currently, the Mulataga site does meet this criterion, as it remains unserviced and is not yet development-ready. Additionally, the City does not hold ownership of any land parcels in that area.

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. These initiatives complement the housing projects proposed under the City's Housing Development EOI.

**Name:**

K.Harris

**Date of Submission:**

May 10, 2025, 12:34 PM

**Submission:**

I object to apartments being constructed in bulgarra specifically the nairn street apartments and the additional traffic flow on an already busy street. Mulataga has been partially developed and money should be spent there considering its already started. Leave bulgarra vacant areas vacant.

**Administration Response:**

Traffic impacts are assessed as part of the Development Application process.

While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.

A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.

Currently, the Mulataga site does meet this criterion, as it remains unserviced and is not yet development-ready. Additionally, the City does not hold ownership of any land parcels in that area.

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. These initiatives complement the housing projects proposed under the City's Housing Development EOI.

<b>Name:</b> R.Harris	<b>Date of Submission:</b> May 10, 2025, 12:54 PM
<b>Submission:</b> Why spend more money when Mulataga has already started being developed and has the space. Bulgarra won't cope with the extra traffic and it will take away the family feel with kids being able to play around our streets. Leave Bulgarra how it is. Families enjoy living in our area. It will take that away if adding more traffic and squeezing more people into the area. It will ruin our lovely suburb of Bulgarra by doing this development.	
<b>Administration Response:</b> Traffic impacts are assessed as part of the Development Application process.  While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.  A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.  Currently, the Mulataga site does meet this criterion, as it remains unserviced and is not yet development-ready. Additionally, the City does not hold ownership of any land parcels in that area.  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. These initiatives complement the housing projects proposed under the City's Housing Development EOI.	

<b>Name:</b> J.Mackie	<b>Date of Submission:</b> May 13, 2025, 10:46 AM
<b>Submission:</b> Rates should not be used against rate payers to build housing, and it can't be "private" housing if owned or controlled by the Shire - that makes it government housing and we don't need any more of that in Bulgarra. We have enough issues with the units on Ridley and Warrior street, plus Turner Way, and other surrounding streets.	
<b>Administration Response:</b> The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.  Due to high construction costs that exceed the market value of completed properties, Karratha currently presents a challenging environment for private property developers.  As part of its Housing Development Expression of Interest (EOI), the City explored a range of incentives to enhance project feasibility. These included access to low-cost or no-cost land and discounted financing options.  Under the proposed development model, the City anticipates a net cash outflow of \$9.1 million over a 20-year period, funded through its Infrastructure Reserve. This reserve is supported by revenue generated from City-owned enterprises such as Karratha Airport and a portion of rates from Transient Workforce Accommodation facilities. Notably, it does not include rates from residential, commercial, or industrial properties.	

In return for this investment, the City expects to acquire a strategic asset with a projected book value of \$46.6 million at the end of the 20-year term.

<b>Name:</b> J.Firler	<b>Date of Submission:</b> May 13, 2025, 11:59 AM
<b>Submission:</b> I don't think this solves any problems as it's too expensive to build in Karratha. Larger blocks of 750m2 are desirable for families. However we are in a boom bust town by the time you have this built we will be in a downturn and the land will be vacant until the next boom if you're lucky. The money could be spent on better mental health facilities DOCTORS!!!! And better medical factories eg MRI scanning etc for the actual permanent residents that will stay during the down turn that will occur	
<b>Administration Response:</b> While this initiative is not intended to solve all housing challenges in Karratha, it aims to contribute meaningfully to alleviating the broader 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 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 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.  The provision of public health services—including staffing such as doctors, nurses, specialists, mental health professionals, and medical imaging services—remains the responsibility of the State Government. These services do not fall within the remit of Local Government.	

<b>Name:</b> K.Payne	<b>Date of Submission:</b> May 13, 2025, 01:23 PM
<b>Submission:</b> I am writing to formally express my strong objection to the proposed apartment development on our street.  This type of high-density housing does not align with the character of our suburb or the broader vision for Karratha as a family-focused town. We need to continue fostering a community built on large blocks, backyards, and space for families to grow, not compact living aimed at accommodating more FIFO workers. If apartments are needed, the city centre is a far more appropriate location with better infrastructure to support that scale of development.  There are already significant challenges in our area that remain unaddressed. Our street is	

in poor condition, and water flow and drainage issues continue to be ignored, I have submitted multiple incident reports that have gone unanswered. Adding more dwellings will only strain these systems further.

Space is another major concern. Residents here typically own boats, trailers, caravans, and multiple work vehicles, all of which require large block sizes and generous street parking. Our current street design simply cannot accommodate the overflow that will inevitably come from an apartment complex.

We are also already dealing with increased noise and disruption from the nearby mental health step up/step down facility. Adding a major construction project for apartments will only increase the daily disturbance for existing residents, and ongoing noise from higher-density living will permanently affect the peace of the area.

I'd also like to highlight that the last draft plan for a similar complex in the area went significantly over budget and did not proceed as expected. The same outcome is highly likely here. If the project fails or goes beyond scope, it will once again fall to the City, or a private company, to pick up the cost, for which no one has adequate funding. This pattern is not sustainable.

Instead of pushing through projects that are not suited to this part of town, why not invest in infrastructure that directly supports families and long-term residents, such as safe, modern playgrounds and recreational spaces? These are the kinds of initiatives that strengthen community bonds and reflect the true values of Karratha.

Thank you for taking this feedback seriously.

**Administration Response:**

Due to construction costs in Karratha significantly exceeding market valuations for completed properties, the region currently presents limited appeal for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling.

Low-density, single-storey housing on available sites does not generate sufficient yield to make developments financially sustainable, nor does it provide the scale of housing supply required to address the region's critical shortage. A higher-density approach is therefore necessary to ensure both economic feasibility and meaningful impact.

This strategy aligns with a key objective of the City's Housing Development Expression of Interest (EOI) process: maximising housing yield on development-ready land to accelerate the delivery of much-needed residential dwellings.

While many residents in Karratha require space for recreational vehicles such as boats and caravans, this is not a universal need. It is important to develop a diverse mix of housing options to ensure that all residents have access to accommodation that suits their individual circumstances.

This project does not aim to be a one-size-fits-all solution. Rather, it is designed to rapidly deliver additional housing stock into a market experiencing critical undersupply. By focusing on speed and scale, the initiative seeks to alleviate immediate housing pressures while complementing broader efforts to provide varied and suitable housing across the community.

The City has recently released its draft Strategic Community Plan and draft Community Infrastructure Plan for public feedback. In addition to this there are significant community

facilities and services included in the City's Long Term Financial Plan. None of the proposed investment in community facilities and services is compromised by undertaking this proposed housing development.

<b>Name:</b> N.Smith	<b>Date of Submission:</b> May 13, 2025, 01:32 PM
<b>Submission:</b> Rate payers money should not be used to build housing enough trouble in town how it is no to this project	
<b>Administration Response:</b> <p>Due to high construction costs that exceed the market value of completed properties, Karratha currently presents a challenging environment for private property developers.</p> <p>As part of its Housing Development Expression of Interest (EOI), the City explored a range of incentives to enhance project feasibility. These included access to low-cost or no-cost land and discounted financing options.</p> <p>Under the proposed development model, the City anticipates a net cash outflow of \$9.1 million over a 20-year period, funded through its Infrastructure Reserve. This reserve is supported by revenue generated from City-owned enterprises such as Karratha Airport, the 7-Mile Waste Facility, The Quarter HQ, and a portion of rates from Transient Workforce Accommodation facilities. Notably, it does not include rates from residential, commercial, or industrial properties.</p> <p>In return for this investment, the City expects to acquire a strategic asset with a projected book value of \$46.6 million at the end of the 20-year term.</p>	

<b>Name:</b> I.Glover	<b>Date of Submission:</b> May 14, 2025, 04:09 PM
<b>Submission:</b> Hi, If the proposal put up by the CoK is so good, why isn't a private developer doing it without the support of CoK? CoK should not be spending rate payer's funds on private investments / home building etc. That is the place for private investors. Curb your spending and focus on core local govt responsibilities instead of trying to change the world. Boom and bust - here you are considering the cost of rent and making affordable housing when there is a big project on the go at Woodside. Here we go again. What happened last time the Woodside project finished and iron-ore prices dropped? They are going to drop this year and the next. There was a huge amount of housing built with no one in them and rent was 80% reduced. This project could well be exactly the same again. You invest our money, project finishes and Rio lays off a heap of folk and bingo - you don't need the housing plan. Youve just paid for it and don't need it. Hence the private investors aren't not too keen on getting involved. Stop spending big money on projects that are not in local govt's responsibilities. Your not the Labour govt aiming to fix all the world's problems - with the ratepayers money.  Thank you, Ian	
<b>Administration Response:</b> Due to construction costs that exceed the market value of completed properties, Karratha is currently not an attractive market for private property developers. Although the proposed development offers a positive financial return, private developers are generally able to achieve higher returns in other markets and are allocating their capital accordingly.	



As part of the City's Housing Development Expression of Interest (EOI), a range of incentives was offered to improve project feasibility. These included discounted land, rate concessions, facilitation of long-term leases, access to low-cost finance, and other forms of support where proponents identified a role for the City in ensuring project viability.

While the project is not feasible without these incentives, it still delivers a positive financial return to the City and contributes significantly to increasing the local housing supply.

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 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.

Name:	Date of Submission:
M.Urmoneit	May 15, 2025, 02:47 PM
<b>Submission:</b> <p>I strongly oppose the above proposal for development of not one, but 3 new apartment complexes, all in Bulgarra. Increasing housing density within this suburb I live, pay rates in and love will undoubtedly negatively impact Bulgarra. Both Bayview (bottom) and Millstream (top) roads will certainly see more congestion with another 116 residential dwellings. The spill-over into other 'rat runs' and connecting streets will increase traffic and reduce safety for residents and their kids.</p> <p>Road congestion, safety incidents, noise and parking are all likely to reduce liveability and property value in this beautiful, quiet pocket of town. I think we can all agree that the spirit of Karratha and Northwest living is not medium/high rise development but family homes with low density residential planning creating community. If the Councillors of the City of Karratha want to turn us into a "mini Perth" with medium density medium/high rise in our suburbs, I put it to them that their intentions are at odds with our wider established community.</p> <p>New development and housing ought to be considered carefully and designed in new areas such as Madigan, Baynton West, Nickol West or Mulatuga. We have an abundance of space, for development there is no need to have 3 new medium density developments all plonked into Bulgarra which is a beautiful, quiet and liveable area of town. This feels like a "quick fix" proposal rather than one properly weighing the longevity of Bulgarra as we know it and Karratha generally.</p>	
<b>Administration Response:</b> <p>Due to construction costs in Karratha significantly exceeding market valuations for completed properties, the region currently presents limited appeal for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling.</p> <p>Low-density, single-storey housing on available sites does not generate sufficient yield to make developments financially sustainable, nor does it provide the scale of housing supply required to address the region's critical shortage. A higher-density approach is therefore necessary to ensure both economic feasibility and meaningful impact.</p>	

This strategy aligns with a key objective of the City's Housing Development Expression of Interest (EOI) process: maximising housing yield on development-ready land to accelerate the delivery of much-needed residential dwellings.

Traffic and congestion matters are assessed as part of the Development Application process. While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.

Another key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.

Currently, the Mulataga site does not meet this criterion, as it remains unserviced and is not yet development-ready. Additionally, there are no grouped dwelling lots presently available within the Madigan subdivision. The City does not hold ownership of any land parcels either of these areas.

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.

Name:	Date of Submission:
R.Spence	May 16, 2025, 11:46 AM
<p><b>Submission:</b></p> <p>I am not opposed to the developments proposed for Nairn Street and Gregory Street, as these are low-population areas and may be better suited for such buildings. However, I do have concerns about the potential for disruptive behaviour in these quieter neighbourhoods, which could distress current residents who are not used to such changes.</p> <p>That said, I strongly object to the proposed development on Ridley Street. As a resident of this street, I can say with confidence that this area is already highly populated, with existing housing complexes on Warriar Street, Ridley Street, and Grant Street. Warriar Street, in particular, is the most densely populated low-income housing area in Karratha. Adding another complex right in the middle of this already saturated area would significantly increase the disturbances we currently experience.</p> <p>I urge you to look into the frequency of police presence in this neighbourhood. We already face regular incidents involving intoxicated individuals, loud disturbances, and domestic violence. Increasing the population density here would only make these issues worse. If this development goes ahead, I would seriously consider selling my property and relocating, as the quality of life would decline further.</p> <p>Foot traffic is another major concern. Ridley Street is a thoroughfare for many residents, and it is already noisy throughout the night. My family and I are genuinely concerned that this project is even being considered.</p> <p>Please take the concerns of local residents seriously. I have lived in Bulgarra my entire life and know the area well. These developments, especially the one proposed for Ridley Street, would deeply unsettle the community.</p>	

Instead of building more high-density units in established areas, I recommend focusing on the new suburb you plan to develop on the other side of Bulgarra. Expanding into that area would be a far more considerate and practical solution than disrupting long-term residents who have called Bulgarra home for decades.

**Administration Response:**

Matters such as density are considered as part of the zoning of residential subdivisions while traffic and congestion matters are assessed as part of the Development Application process. The proposed developments comply with the R-Code requirements applicable to the zoning of each lot. While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.

The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.

**Name:**

A.Duncombe

**Date of Submission:**

May 18, 2025, 09:44 AM

**Submission:**

To the City of Karratha,

In regard to the business plan and development of 17 Ridley Street in Bulgarra, I have some serious and major concerns over privacy. As a homeowner at 10 Cowrie Court, it appears in the business plan drawings that there will be two story apartments/units facing the rear of my house. Being two story the occupants will be looking straight into my back yard which I am not happy about. I will have no privacy at all for my wife and two young children, and this could be said for every resident that lives along the same side of Cowrie Court as I do.

I think you need to reconsider the two-story design as it's an invasion of privacy to existing residents.

If the City is truly committed to attracting families to the Karratha, I believe the answer is not in apartment's, its in providing affordable bigger house lots for families. Building apartments / units and 32 in the Ridley Street development is ridiculous. It's like a mini mining camp to be honest and it feels like you're catering for the FIFO community and not people who actually want to live in Karratha. I think there are other locations that could better serve this type of development, unfortunately Ridley Street is not one of them. There is a better location on Warrior Street that would better serve a development like this and have less to no impact on residents in the area. I think 17 Ridley is more suitable to single story dwellings and less of them.

I think the City of Karratha has not liaised with the affected residents enough or included them in the planning stage and you have just done a study on how many people you could jam into the development. And to be honest I am worried about whether it will be full of Homes West residents as the Warrior Street units are a shining example of how to downgrade an area.

There is a better location on Warrior Street that would better serve a development like this. I think 17 Ridley is more suitable to single story dwellings.

Please reconsider this development and the location as there are better and more suitable options elsewhere.

Thank You

**Administration Response:**

Due to construction costs in Karratha significantly exceeding market valuations for completed properties, the region currently presents limited appeal for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling.

Low-density, single-storey housing on available sites does not generate sufficient yield to make developments financially sustainable, nor does it provide the scale of housing supply required to address the region's critical shortage. A higher-density approach is therefore necessary to ensure both economic feasibility and meaningful impact.

This strategy aligns with a key objective of the City's Housing Development Expression of Interest (EOI) process: maximising housing yield on development-ready land to accelerate the delivery of much-needed residential dwellings.

Concerns around privacy are addressed in both the zoning of subdivisions and the Development Application process. While multi-storey developments are not yet common in this particular suburb, they are present in other areas with comparable residential densities, where privacy concerns have not materialized. This suggests that, when designed in accordance with planning standards, such developments can integrate successfully into the local context without significant amenity impacts.

The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.

**Name:**

H.Murray

**Date of Submission:**

May 19, 2025, 07:54 AM

**Submission:**

We/us on Ridley street already have enough road traffic and rubbish bins constantly left out. feral cats from units already in our street more units will create way to much traffic which will cause more risk of someone getting hit by a car with them joining up and down all hours of the day and night. To put MORE units in one street none of us want this. Put it somewhere else we live opposite units now there is already constant road traffic constant rubbish bins left fallen over for weeks banging feral cats constantly fighting that live there we donâ€™t need more units next door to it lets clean Ridley not make it worse we already have worrier at the end of Ridley as well thatâ€™s a complete mess Iâ€™m sure you wouldnâ€™t want more units if you lived here why not devalue our house even more think about it

**Administration Response:**

Due to construction costs in Karratha significantly exceeding market valuations for completed properties, the region currently presents limited appeal for private property developers. To improve the financial viability of residential projects, it is essential to maximise lot yield, thereby reducing the cost per dwelling.

Low-density, single-storey housing on available sites does not generate sufficient yield to make developments financially sustainable, nor does it provide the scale of housing supply required to address the region's critical shortage. A higher-density approach is therefore necessary to ensure both economic feasibility and meaningful impact.

This strategy aligns with a key objective of the City's Housing Development Expression of Interest (EOI) process: maximising housing yield on development-ready land to accelerate the delivery of much-needed residential dwellings.

The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.

<b>Name:</b> S.Norwoord	<b>Date of Submission:</b> May 19, 2025, 03:06 PM
<b>Submission:</b> I would prefer NOT to have the extra apartments built here in Bulgarra. What we enjoy is the quiet suburb, we know our neighbors and feel safe. Adding 48 apartments to our suburbs is a lot of extra people and traffic to our family friendly suburbs. Also is there any plans to build foot paths around the suburbs? Thank you Sam	
<b>Administration Response:</b> Matters related to traffic and congestion are assessed as part of the Development Application process. While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process.  The City of Karratha Footpath Strategy 2018–2028 outlines the City's long-term approach to planning, designing, and delivering footpath infrastructure. As part of this commitment, existing footpaths within the subject sites will be retained or realigned as necessary to ensure continued safe and accessible movement throughout the area.	

<b>Name:</b> J.Woodhead	<b>Date of Submission:</b> May 20, 2025, 09:28 AM
<b>Submission:</b> The majority of state housing in Karratha is occupied by indigenous people and we all know what those houses look and sound like due to crime and antisocial behaviour. I don't see how combining state housing and private in such close proximity is going to work. For example, the state housing units in Warriar St, Bulgarra, would anyone of you on council like to live in amongst them? I doubt it, I sure as hell know that I wouldn't want to. I think the proposed units will be slums. If you don't listen to the general public and go ahead with this, maybe just build one and see how it works. Better to have 1 disastrous white elephant rather than 3.	
<b>Administration Response:</b> The completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. There is no intention for this particular development to include social or affordable housing.	

<b>Name:</b> S.Neale	<b>Date of Submission:</b> May 20, 2025, 07:08 PM
<b>Submission:</b> Firstly I would like to agree that housing within Karratha is a concern and an issue that needs to be addressed. My concerns around the location of the Gregory Way units are from two separate perspectives. That of me as a resident of Bulgarra, especially Gregory Way and then that of the new facility being built on Gregory Way. I also would like to confirm whether local residents were notified of the community consultations as the first I knew of	

this plan was when this letter for feedback was provided.

The step up step down program has taken a long period of time to be set up and subsequently built. For those accessing mental health supports (especially in regional locations) privacy and confidentiality are barriers to reaching out for support and entering into services. By building a three-story complex overlooking the facility you are adding additional barriers and potentially stopping people from utilising a service that is long overdue and needed in the community.

As this project aims to add housing options for staff in these sectors, the proximity to these facilities also mean that staff live and work next to each other which creates boundary issues and concerns for staff safety, ability to disconnect and once again providing people who access the service the feeling they are not being watched over 24 7.

From a personal perspective Karratha in itself is a beautiful place to live with the scenery being a huge part of that. Other multi story buildings in town are located in the centre of town where they do not obstruct the view or impede that advantage of living within Karratha. Anyone who is located in the houses in this part of Bulgarra will now be presented with a block of units greatly reducing the appeal of the area and the property values. This is a detrimental impact for those who have chosen to purchase in this part of town.

As a resident of Gregory Way I believe that the location means the road to access the parking for the units will be directly in front of my property which means I will need to financially invest in a heavy duty fence or be continually living with headlights coming into my property whenever anyone leaves after dark.

The City of Karratha has a number of vacant blocks of land in town being the land next to red art precinct that has been secured for housing development awaiting a builder (which appears to have been found with this development), the space near the quarter building (as with the previous was only stoped due to the costing associated with building), as well as the old department of community building which can not be used commercially anymore and requires replacing. All three of these sites are centrally located, do not impede already established housing areas, do not potentially impact the function of the new step up step down site and are all big enough to provide suitable building space for the provided designs.

The questions I would ask are:

- the impact this will have on the SUSD service and how it may deter members of the community for using the facility?
- has consideration been made for 2 story options (if this site is used) as opposed to 3 story high rise apartments?
- financial support for houses located on Gregory Way to maintain their privacy with a multi story building being constructed?
- impacts both in construction and long lasting on the residents of Gregory Way and the value of properties?

For your consideration. I am happy to be contacted to discuss these comments.

**Administration Response:**

The Business Plan was made publicly available on 1 April 2025 with promotion on the City's Facebook and 'What We Make It' pages. In addition, public notice was published in the *Pilbara News* and the *West Australian* on 9 April 2025.

Due to construction costs in Karratha significantly exceeding market valuations for completed properties, the region currently presents limited appeal for private property developers. To improve the financial viability of residential projects, it is essential to

maximise lot yield, thereby reducing the cost per dwelling.

The proposed development will feature high-quality, architecturally designed apartments built to a high specification. While scenic views are often valued by residents, any consideration of potential view impacts will be assessed as part of the standard development application process, in accordance with relevant planning policies and procedures.

Low-density, single-storey housing on available sites does not generate sufficient yield to make developments financially sustainable, nor does it provide the scale of housing supply required to address the region's critical shortage. A higher-density approach is therefore necessary to ensure both economic feasibility and meaningful impact.

This strategy aligns with a key objective of the City's Housing Development Expression of Interest (EOI) process: maximising housing yield on development-ready land to accelerate the delivery of much-needed residential dwellings.

Another key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.

Currently, neither the Mulataga site nor the Walgu city centre site meet this criterion, as both remain unserviced and are not yet development-ready. Additionally, there are no grouped dwelling lots presently available within the Madigan subdivision, and the City does not hold ownership of any land parcels in that area.

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 completed development will be managed by the proponent, with dwellings made available for lease on the private market. It is anticipated that the tenant mix will include both corporate and individual lessees. None of the proposed developments are intended to house employees of the Step Up Step Down facility.

<b>Name:</b> S.Bartel	<b>Date of Submission:</b> May 20, 2025, 10:03 PM
<b>Submission:</b> I am a homeowner in Bulgarra, where I currently rent out my property. Although I'm not residing there at the moment, I remain deeply invested in the future of this suburb - not just a property owner, but as someone who values the community and the character that makes this area special. I am here to express my strong objection to the proposed apartment development in Bulgarra. This proposal is not acceptable to me, and I believe it is not acceptable to many in the community. It represents a significant and disruptive shift away from the established character of the neighbourhood, which is defined by low-density housing, green space, and a quiet, family-oriented environment. As a homeowner, I am also concerned about how this development could affect property values and the liveability of the area. Residents, both owners and tenants, deserve a suburb that continues to offer a safe, pleasant, and sustainable living environment.	

I strongly urge the council to reject this proposal or require major changes that reflect the scale, character, and need of Bulgarra.

**Administration Response:**

Karratha is currently facing a critical housing shortage, driven by high construction costs that exceed market valuations for completed properties. This has made the region less attractive to private developers. To improve the financial viability of residential projects, it is necessary to maximise lot yield, which helps reduce the cost per dwelling and enables the delivery of more housing stock.

Low-density, single-storey housing does not generate sufficient yield to make developments financially sustainable or meet the scale of demand. Higher-density developments are therefore essential to address the housing shortfall and support the City's long-term growth and sustainability goals.

The proposed development aligns with the objectives of the City's Housing Development Expression of Interest (EOI) process, which prioritises maximising housing yield on development-ready land. It is designed to complement the existing housing stock, not compete with it, and is expected to attract a mix of private and corporate tenants. Importantly, there is no social housing component in the proposal.

The dwellings will be high-specification builds, intended to enhance the overall quality of housing in the area and support a stable, well-managed residential environment. While the development may differ from the current character of Bulgarra, it aims to improve housing diversity and liveability in response to pressing community and economic needs.

Name:	Date of Submission:
L.Cooper	May 21, 2025, 07:42 AM
<p><b>Submission:</b></p> <p>I am writing in response to your letter dated 5 May 2025 regarding the proposed Bulgarra Apartment Development, which includes Lot 751 Gregory Way. As a resident of Gregory Way living in close proximity to the proposed development site, I would like to formally raise my concerns about the potential impacts this project may have on our community and quality of life.</p> <p>Firstly, the proposed development will obstruct the current view of the hills from my property. One of the main reasons I chose to live in this location was the natural outlook, which will be lost with the construction of multi-storey apartments.</p> <p>Secondly, Gregory Way is currently a quiet residential street with minimal traffic. Introducing a development of this size will increase traffic congestion, compromise safety, and reduce the peaceful character of our neighbourhood.</p> <p>Additionally, I am concerned about the serious reduction in privacy that this development would cause. Multi-storey buildings close to existing homes will overlook front yards and living areas, affecting the comfort and amenity of residents like myself.</p> <p>Another important concern is the potential impact on access to the new Step Up Step Down mental health facility being constructed at the end of the street. Increased traffic and on-street parking from apartment residents could limit access to this essential service for those who need it most.</p> <p>Lastly, I believe that there are more suitable locations for new residential developments that would not have the same negative impact on existing homes. There are numerous vacant plots of land around town – including near the Red Earth Arts Precinct – that could</p>	



accommodate this type of development without disrupting established neighbourhoods.

While I understand the need for more housing in Karratha, I urge the Council to consider more appropriate sites and development designs that better respect the existing community and environment.

Thank you for the opportunity to provide feedback.

**Administration Response:**

The proposed development will feature high-quality, architecturally designed apartments built to a high specification. While scenic views are often valued by residents, any consideration of potential view impacts will be assessed as part of the standard development application process, in accordance with relevant planning policies and procedures.

Low-density, single-storey housing on these sites would not generate sufficient yield to ensure financial viability, nor would it deliver the scale of additional housing supply needed to meaningfully address the region's critical housing shortage. In contrast, the proposed apartment development is designed to contribute positively to the visual character of the area, enhancing the overall streetscape and urban aesthetic.

Traffic and congestion matters are assessed as part of the Development Application process. While it is not anticipated that the proposed development will result in unacceptable impacts on traffic or congestion, the City retains the ability to require the developer to modify their plans to mitigate any identified impacts, should they arise during the assessment process. The Step Up Step Down facility and the proposed apartments will each have dedicated access and parking, ensuring they do not compete for space.

Regarding privacy concerns, while multi-storey developments are not yet common in this particular suburb, they are present in other areas with comparable residential densities where privacy concerns have not materialized. This suggests that, when designed in accordance with planning standards, such developments can integrate successfully into the local context without significant amenity impacts.

A key objective of the Council's Housing Development Expression of Interest (EOI) was to enable the rapid delivery of housing stock on undeveloped, development-ready land—particularly land owned by the City.

Currently, neither the Mulataga site nor the Walgu city centre site meet this criterion, as both remain unserviced and are not yet development-ready. Additionally, there are no grouped dwelling lots presently available within the Madigan subdivision, and the City does not hold ownership of any land parcels in that area.

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.

<b>Name:</b> R.Payne	<b>Date of Submission:</b> May 21, 2025, 06:23 PM
<p><b>Submission:</b> To the City of Karratha Councillors and JDAP,</p> <p>As a resident in close proximity to the proposed Bulgarra Apartments site on Gregory Way, I write to formally object to the proposed development as outlined in the business plan attached to Item 11.6 of the recent Council agenda.</p> <p>This submission highlights significant concerns regarding the project's financial risk, planning compatibility, infrastructure impacts, and negative consequences for the local community. The proposal, as it stands, is neither financially sound nor contextually appropriate for this location.</p> <p><b>1. Financial Risk to the Community is Unacceptable</b></p> <p>The City's own business plan for the Bulgarra Apartments reveals that this project is a high-risk financial venture:</p> <p>Under the baseline model, the project is forecast to cost the City \$9.1 million over 20 years, even with relatively optimistic assumptions about occupancy and rent. The sensitivity analysis clearly shows that with only a 10% increase in construction costs and a 10% reduction in rental income, the project becomes completely financially unviable, with losses exceeding \$13 million. These figures are conservative. The document itself concedes that building in Karratha is 60% more expensive than Perth, and that labour and supply chain pressures are ongoing.</p> <p>This level of exposure is highly irresponsible for a local government and places undue burden on ratepayers—particularly in the current economic climate where other service priorities are pressing.</p> <p><b>2. The Development is Incompatible with Local Planning Context</b></p> <p>The proposed apartment complex is inconsistent with the low-density, suburban character of Gregory Way and surrounding residential areas in Bulgarra. It introduces:</p> <p>Five-storey buildings into a street dominated by single-storey homes. A significant loss of visual amenity, privacy, and overshadowing of existing properties. Overlooking and noise concerns from balconies and communal areas that directly face family homes.</p> <p>This contradicts the principles of State Planning Policy 7.3 (Residential Design Codes) and Liveable Neighbourhoods, which require infill developments to be context-sensitive and to protect the amenity of surrounding residents.</p> <p><b>3. Infrastructure and Environmental Impacts Are Ignored</b></p> <p>There are known stormwater drainage issues on Gregory Way, with regular street flooding during seasonal rain events. Despite this, the business plan contains no reference to stormwater management design or local drainage capacity.</p> <p>Increased site coverage, sealed surfaces, and road traffic will exacerbate existing flooding, potentially damaging neighbouring properties. The State Planning Policy 2.9 – Water Resources requires full water management strategies for developments of this scale—none</p>	

have been provided.

#### 4. Traffic, Safety, and Parking Concerns

The development proposes an increase in vehicle movements, service deliveries, and parking demand on a street that is already narrow and residential in nature. The traffic impacts have not been modelled or addressed in the business plan.

Gregory Way is not built to accommodate this level of density, and the proposed access will likely present safety risks to pedestrians, cyclists, and children.

#### 5. Poorly Chosen Location Adjacent to Sensitive Uses

The proposed apartments are located immediately adjacent to a mental health support facility that provides vital services to vulnerable residents. The co-location of a high-density housing development with potentially transient or short-term renters raises:

Privacy and security risks for clients of the mental health service.  
Compatibility concerns that breach the intent of the City's own land use guidelines and community safety principles.

This is not a mixed-use or high-density precinct, and the proposal is poorly aligned with the surrounding land uses.

#### Conclusion

This development, in its current form, represents a high-risk, poorly planned, and inappropriate urban intervention. It fails on economic, environmental, social, and planning grounds. The City of Karratha should not expose ratepayers to a multi-million-dollar liability for a project that:

Does not align with community needs or expectations.  
Poses ongoing risks to residents' safety, amenity, and property values.  
Has a documented likelihood of failure under even moderate cost pressure.

I respectfully urge Council and the Joint Development Assessment Panel to reject the Bulgarra Apartments proposal in its current form, and instead seek more appropriate, cost-effective, and well-integrated housing solutions elsewhere in the city.

Yours sincerely,  
Roy Payne

#### **Administration Response:**

##### 1. Financial Risk and Sensitivity Analysis

The sensitivity analysis included in the Business Plan relates to operational risks borne by the proponent, who will be responsible for managing the completed development. While diminished returns for the proponent may have an indirect link to the City's risk exposure, particularly in the event of default, there is no direct financial liability to the City arising from the proponent's operational performance.

The City's primary financial risk lies in potential fluctuations in borrowing interest rates. To mitigate this, the funding strategy incorporates a mix of fixed and variable interest rate periods, aligned with market trends. With a forecast City contribution of \$9.1 million and an anticipated asset value of \$46.6 million at the end of the lease term, the financial risk is considered acceptable.

## 2. Development Justification and Built Form

Due to construction costs in Karratha significantly exceeding market valuations for completed properties, the region remains unattractive to private developers. To ensure financial viability and address the critical housing shortage, it is essential to maximise lot yield. Low-density, single-storey housing does not provide the necessary scale or economic feasibility.

The proposed development will feature high-quality, architecturally designed apartments built to a high specification. While scenic views are often valued by residents, any consideration of potential view impacts will be assessed as part of the standard development application process, in accordance with relevant planning policies and procedures.

Multi-storey developments, though not yet common in this suburb, have been successfully integrated into other areas with similar densities. When designed in accordance with planning standards, they have not resulted in significant privacy or amenity impacts.

For clarity, no five-storey buildings are proposed. The maximum height across all development sites is three storeys.

## 3 & 4. Traffic, Drainage, and Amenity Impacts

Traffic, drainage, and congestion impacts are assessed as part of the Development Application process. While no unacceptable impacts are currently anticipated, the City retains the authority to require modifications to the development to address any issues identified during assessment.

## 5. Compatibility with Surrounding Uses

The zoning and potential future use of the development site were considered when selecting the location for the Step Up Step Down mental health facility. The proposed development is exclusively residential and not part of a mixed-use precinct. Both the facility and the development will have dedicated access and parking, ensuring no conflict in usage.

## 6. Community Need and Strategic Alignment

Through ongoing community engagement, housing has consistently been identified—alongside cost of living—as one of the most significant issues affecting liveability and business viability in Karratha. The City has responded with a proactive, multi-pronged strategy that includes:

- Facilitating the release of additional residential land (e.g., Madigan and Mulataga estates)
- Advancing the development of the Walgu city centre site
- Delivering housing projects through the Housing Development Expression of Interest (EOI) process

While this initiative alone will not resolve all housing challenges, it represents a meaningful contribution to alleviating the broader shortage and supports the City's vision of becoming Australia's most liveable regional city.