

Developed Pty Ltd
Level 3, 50 Yeo Street
NEUTRAL BAY NSW 2089

Dear Scott Anderson,

**APPLICATION FOR DEVELOPMENT APPROVAL - DA25-061
MULTIPLE DWELLINGS (THREE STOREY - 48 APARTMENTS)
NO. 30 (LOT 636) NAIRN STREET, BULGARRA WA 6714**

The City of Karratha's decision on your application for development approval is attached.

Please note, this is not a Building Permit, Health Approval or Crossover Approval. The attached Decision Notice generally advises of other approvals if required.

City officers can assist you with any specific building, environmental health or technical/engineering aspect of your proposal. The following teams can be contacted for advice:

Building: (08) 9186 8555 / building.user@karratha.wa.gov.au

Environmental Health: (08) 9186 8555 / environmentalhealthteam@karratha.wa.gov.au

Technical Services: (08) 9186 8082 / tech.request@karratha.wa.gov.au

Should you have any questions in relation to this decision or wish to discuss any related matters please contact Zane Zaidiah on 9186 8509 or at zane.zaidiah@karratha.wa.gov.au.

Yours sincerely,



Jerom Hurley
MANAGER PLANNING SERVICES

8 September 2025

Enc.: Decision Notice and Endorsed Plans



LOCAL PLANNING SCHEME NO. 8 DECISION ON APPLICATION FOR DEVELOPMENT APPROVAL

APPLICATION: DA25-061

DATE OF DECISION: 08 SEPTEMBER 2025

LOCATION: 30 NAIRN STREET, BULGARRA WA 6714

LAND PARCEL: LOT 636 ON PLAN 071342

OWNER: CITY OF KARRATHA
PO BOX 219
KARRATHA WA 6714

APPLICANT: DEVELOPED PTY LTD
LEVEL 3, 50 YEO STREET
NEUTRAL BAY NSW 2089

PROPOSED DEVELOPMENT: MULTIPLE DWELLINGS THREE STOREY - 48
APARTMENTS

PROPOSED USES: RESIDENTIAL (MULTIPLE DWELLINGS)

Approval to commence or carry out development in accordance with the provisions of the City of Karratha Local Planning Scheme No.8 [LPS8], the application lodged 22/05/2025 and the attached stamped plans is: -

GRANTED subject to the following conditions: -

PRIOR TO COMMENCEMENT OF WORKS CONDITIONS

1. Prior to the commencement of works, the existing public footpath shall be removed, and a new footpath is to be constructed along the northern boundary of the subject site as shown in the approved plans, to the specifications and satisfaction of the City of Karratha.
2. Prior to the commencement of works, a detailed Stormwater Management Plan shall be submitted to and approved by the City of Karratha and thereafter shall be implemented and maintained to the satisfaction of the City of Karratha.
3. Prior to the commencement of works, a Construction Environmental Management Plan shall be submitted to and approved by the City of Karratha and is to include the following information:
 - i. Contact details of essential site personnel, construction period and operating hours;
 - ii. Community information, consultation and complaints management;
 - iii. Traffic and parking management, including construction and waste vehicle access points;

- iv. Details of cranes, large trucks or similar equipment which may block public thoroughfares during construction;
- v. Management of dust, erosion and sedimentation;
- vi. Storage locations of construction waste on site;
- vii. Containment of earthworks, excavation, land retention/piling methods and associated matters within the approved development site;
- viii. Protection of infrastructure on site during cyclone conditions;
- ix. Details of temporary fencing or hoarding;
- x. Identification of underground services in the proximity of the site and implementation of measures to protect those services prior to excavation;
- xi. Operation of construction activities in accordance with the *Environmental Protection (Noise) Regulations 1997*;
- xii. Details of complaint management procedures, including a contact person/s, contact phone number, timeframes for providing a response to any received complaints, and any other relevant matters; and
- xiii. Any other matter that may impact community safety, security and amenity or the surrounding environment.

The approved Construction Environmental Management Plan is to be implemented throughout the construction phase of the development.

4. Prior to the commencement of works, a Parking Management Plan shall be submitted to and approved by the City of Karratha, demonstrating that the parking area will operate functionally and effectively for all users, and is to include the following information:
 - i. Swept paths for waste vehicles and standard design vehicles can negotiate the access and parking areas;
 - ii. Allocation of car bays to specific dwellings;
 - iii. Location and specifications of bicycle parking areas; and
 - iv. Location and specifications of motorcycle/ scooter parking area.

The approved Parking Management Plan is to be implemented and maintained at all times during the operation of the development.

5. Prior to the commencement of works, an External Lighting Plan shall be submitted to and approved by the City of Karratha, and is to include elevations showing the location of all external lights on the development, and is to include lighting in the following areas:
 - i. Adjacent to all pedestrian and vehicular building entrances;
 - ii. Under all awnings;
 - iii. In all parking areas;
 - iv. In all service areas; and
 - v. In strategic locations to complement key elements and features of the building and landscaping, enhancing its appearance at night.

The approved External Lighting Plan is to be installed prior to occupation of the development and maintained thereafter.

6. Prior to the commencement of works, a plan shall be submitted to and approved by the City of Karratha, demonstrating that 20% of dwellings (10 dwellings) meet the silver level universal design requirements under Part 2.7 of the Residential Design Codes.
7. Prior to the commencement of works, detailed plans of all proposed fencing and retaining walls shall be submitted to and approved by the City of Karratha.

8. Prior to the commencement of works, detailed design and plans of the proposed gym and pumphouse shall be submitted to and approved by the City of Karratha.

PRIOR TO COMMENCEMENT OF USE CONDITIONS

9. Prior to occupation of the development, landscaping, plants, vegetation, and reticulation are to be installed in accordance with the approved Landscaping Plans (prepared by Denney Building Design and Landscape Architecture – No. A100) and thereafter maintained to the satisfaction of the City of Karratha. Dead or diseased plants shall be replaced as soon as practical.
10. Prior to occupation of the development, screening to balconies and major openings to habitable rooms shall be provided in accordance with the visual privacy requirements under Part 3.10 of the Residential Design Codes. Screening to balconies above ground floor shall be at least 75 percent obscure, permanently fixed, made of durable material and shall restrict the view in the direction of overlooking into adjoining properties and between dwellings to the satisfaction of the City of Karratha.
11. Prior to occupation of the development, vehicle crossovers must be constructed in accordance with the City of Karratha's Vehicle Crossover Specifications, and thereafter maintained to the satisfaction of the City of Karratha.
12. Prior to occupation of the development, the driveway/accessway for the proposed development must be adequately paved, drained and thereafter maintained to the satisfaction of the City of Karratha.
13. Prior to occupation of the development, car parking, vehicle access, and vehicle circulation area are to be constructed (sealed) and thereafter maintained to the satisfaction of the City of Karratha. The parking bays are to be a minimum width of 2700mm and a minimum length of 5500mm.
14. Prior to occupation of the development, the visitor parking area shall be designed and constructed in accordance with the Australian Standard for Carparking (AS 2890) and shall be drained, sealed, marked and maintained to the satisfaction of the City of Karratha.

GENERAL CONDITIONS

15. The approved building, works, layout shall not be altered to the extent that greater or additional variations are required to the Deemed to Comply provisions of the R-Codes without the prior written consent of the City of Karratha.
16. If the development the subject of this approval is not substantially commenced within a period of 2 years after the date of the determination, the approval will lapse and be of no further effect.
17. The new footpath along the northern boundary of the subject site, as shown in the approved plans, shall remain accessible for public use at all times, to the satisfaction of the City of Karratha.
18. Any fences/walls in the front setback of the property are to comply with the provisions of the Residential Design Codes, which require front walls and fences to be visually permeable:
 - i. 1.2 metres above natural ground level within the primary street setback area; and
 - ii. 0.75 metres above natural ground level within 1.5 metres of the intersection of a driveway and a public street or where two streets intersect.
19. Ongoing compliance with the Waste Management Plan prepared by (Denney Building Design and Landscape Architecture – Plan No. A101) to the satisfaction of the City of Karratha.

Should any changes to the Waste Management Plan be proposed, these are to be referred to the City of Karratha for review and approval prior to implementation.

20. Stormwater shall be discharged in a manner so that there is no discharge onto adjoining properties or internal boundaries between the dwellings, to the satisfaction of the City of Karratha.
21. The external finishes and materials of the approved development shall be clad in a prefinished material or painted in a colour of natural or earth tones, as shown on the approved plans, and shall be maintained to a good standard, to the satisfaction of the City of Karratha.
22. External lighting shall be installed and maintained so as to prevent any impact to passing motorists on the local road network and to any residential dwellings internal and external to the site, to the satisfaction of the City of Karratha.
23. Car parking areas, access driveways and building entry points shall be lit in accordance with Australian Standard AS1158 Lighting for Roads and Public Spaces and maintained thereafter to the satisfaction of the City.
24. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City of Karratha.
25. Parking areas and the number of parking bays shall be provided in accordance with endorsed plans.
26. All parking, vehicle access and manoeuvring areas shall be sealed, line-marked and maintained to the satisfaction of the City of Karratha.
27. All vehicle access crossovers shall be constructed and maintained in accordance with the City's crossover specifications.
28. Wheel stops shall be provided in accordance with AS 2890 where the parking bays abuts a concrete path.
29. The carport development subject of this approval shall comply with the definition of 'Carport' contained within the Residential Design Codes Volume I (R-Codes).
30. Damage to road pavements, kerbing, footpaths or City assets (as applicable) caused by construction activity including but not limited to vehicle movements, shall be repaired at the proponents cost in accordance with specifications and works supervision and scheduling arrangements to be approved by the City of Karratha.
31. The ongoing use of the site and approved development works shall not cause erosion or degradation to the subject or surrounding land. Should the City of Karratha deem it necessary to undertake mitigation works; plans, specifications and work schedules may be required to be submitted and the works undertaken by the proponent at no cost to and to the satisfaction of the City of Karratha.

Advice Notes

- a) A Building Permit is required for the approved development in accordance with the *Building Act 2011*.
- b) In relation to Condition No. 4, motorcycle/ scooter and bicycle parking is to be provided and designed as per the requirements of Part 2.3 – Parking of the Residential Design Codes.
- c) In relation to Condition No. 5, the External Lighting Plan shall ensure that:

- i. Security, building, signage and carpark lighting must be located, designed and installed to prevent excess light spillage from the development. Reference should be made to AS4282 Control of the obtrusive effects of outdoor lighting and other relevant lighting standards.
 - ii. The Animals, Environment and Nuisance Local Law 2012 (Local Law) regulates the use of exterior lights, including lighting towers in communal areas. The Local Law requires that floodlights or other exterior lights must not shine directly onto any other premises which is a factor that needs consideration in the lighting design for the development.
- d) In relation to Condition No. 9, the City's Parks & Gardens can provide information on appropriate species selection for local conditions, variations for which can be accommodated within approved landscaping plans.
- e) In relation to Condition No. 16, where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- f) In relation to Condition No. 29, the Residential Design Codes define a 'Carport' as:

"An unenclosed structure designed to accommodate one or more motor vehicles and being without a door"

- g) The City's Environmental Health Services advised that:

i. Construction Phase – Noise

- Construction work must be carried out in accordance with practices set out in Section 6 'Control of noise' in Australian Standard 2436-1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites. The applicant must submit a noise management plan if construction work will occur outside the hours of 7am to 7pm on Monday to Saturday or is likely to disrupt nearby residents.

ii. Waste Management

- The approved waste management plan must be implemented at all times to the satisfaction of the City's Environmental Health team.
- Refuse bins shall be provided adequate to service the development and the bins are to be screened from view to the satisfaction of the City before the development is occupied or used. All refuse containers must be presented for collection on the designated collection day.
- All waste and recycling materials must be contained within bins. These must be stored within the buildings or within an external enclosure located and constructed to the satisfaction of the City. The external enclosure must be able to contain all waste bins, at least 1.5 m high, fitted with a gate and graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer/onsite effluent disposal system. The minimum provisions for internal bin storage are a concrete wash-down pad of at least 1m² graded to a 100mm diameter industrial floor waste with a hose cock, all connected to sewer. This can be centrally located within the development.

iii. Sewer

- The development site must be connected to the Water Corporation's reticulated mains sewerage system before commencement of any use.

iv. Aquatic Facility – New application

- Under the Health (Aquatic Facilities) Regulations 2007, an approval of construction must be obtained from the Department of Health prior to construction of the swimming pool. An application for approval should be submitted to the Department of Health directly. The Department of Health then request the City's environmental health service to inspect prior to issuing a certificate of compliance which is required before the swimming pool opens.

v. Emissions – Dust

- If dust is deemed to be a nuisance by an Environmental Health Officer, then any process, equipment and/or activities that are causing the dust nuisance shall be stopped until the process, equipment and or activity has been altered to prevent the dust to the satisfaction of the Environmental Health team.
 - All proposed clearance strategies, filling and dust suppression measures undertaken by the developer must be effective in controlling dust and sand drift from the site to ensure that adjacent properties are not adversely impacted upon. The burning of vegetation is not permitted on site.
- h) Prior to commencing works on the crossover, approval must be sought from the City's Infrastructure Services.
- i) It is the responsibility of the applicant/owner to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The City of Karratha will take no responsibility for incorrectly located buildings.
- j) It is the responsibility of the applicant/owner to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
- k) It is the responsibility of the applicant/owner to seek advice from the utility providers to ensure the location of the proposed development will not impact on existing infrastructure.
- l) Under the Local Government (Uniform Local Provisions) Regulations 1996, the City of Karratha may give a person who is the owner or occupier of private land a notice in writing requiring the person to construct or repair a crossing from a public thoroughfare to the land.
- m) If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.



Jerom Hurley
MANAGER PLANNING SERVICES
for and on behalf of the City of Karratha

8 September 2025



CITY OF KARRATHA

DEVELOPMENT APPROVAL

No. DA25-061

8/09/2025

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Karratha Apartments (LOT 30)

30 Nairn Street, BULGARRA 6714

Cover

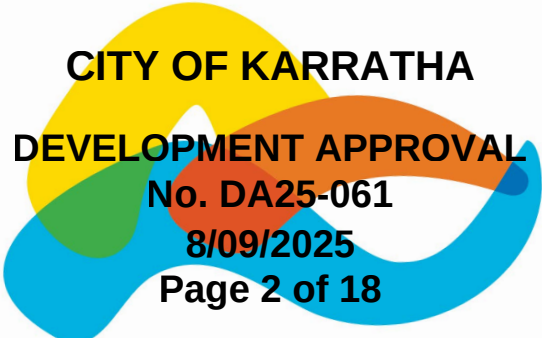
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15/05/2025

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Site Plan

NOTE:
THIS LAYOUT IS PRELIMINARY AND INDICATIVE ONLY.
APARTMENT ARRANGEMENT, CAR PARKING, SERVICES, AND COMMON SPACES ARE SUBJECT TO FURTHER DEVELOPMENT WITH THE CLIENT AND CONSULTANTS.



Location Map

The Site (30 Nairn Street)

LOT 30

30 Nairn Street, BULGARRA 6714

Lot Details:

Apartment	1,678m ²
Utility	90m ²
Carpark	921m ²

Site Coverage :	2,689 m ²
Site Coverage %	49%

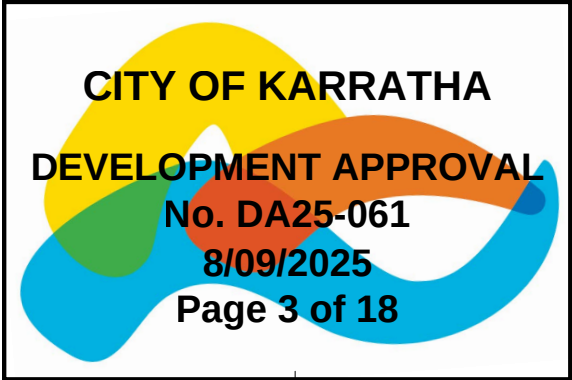
Site Area:	5,519 m2
Zoning:	R50
Yeild:	
1 Bed x 1 Bath	15
2 Bed x 2 Bath	27
3 Bed x 2 Bath	6

Car Parking	
Total:	52
Tenants :	48
Occasional :	4
Stores :	48 at 4m ²

UNIT SUMMARY:

Level	1Bed/1Bath	2Bed/2Bath	3Bed/2Bath	Total
Ground	5	9	2	16
Level 1	5	9	2	16
Level 2	5	9	2	16
TOTAL	15	27	6	48

- 1 Bed x 1 Bath
- 2 Bed x 2 Bath
- 3 Bed x 2 Bath
- Store 4m²



Karratha Apartments (LOT 30)

Site Plan

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30 Nairn Street, BULGARRA 6714

DEVELOPMENT APPROVAL

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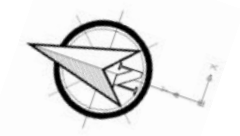
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1 1ST FLOOR
 1 : 250



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Karratha Apartments (LOT 30)
 30 Nairn Street, BULGARRA 6714

Layout Plan- 1st FL
 DEVELOPMENT APPROVAL

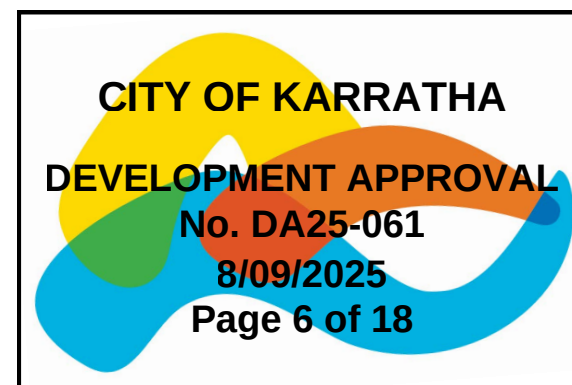
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1 2ND FLOOR
1 : 250



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Karratha Apartments (LOT 30)

30 Nairn Street, BULGARRA 6714

Layout Plan- 2nd FL

DEVELOPMENT APPROVAL

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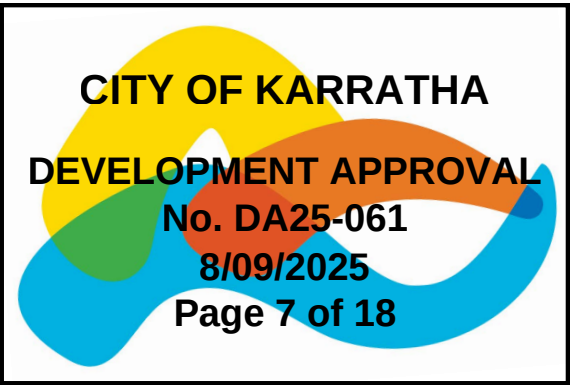
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1 NAIRN STREET ELEVATION
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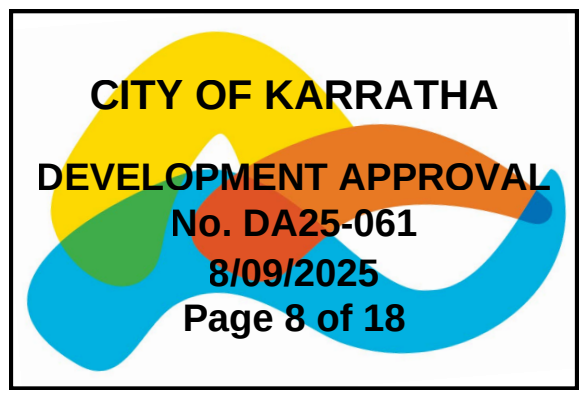
2 RIGHT SIDE ELEVATION
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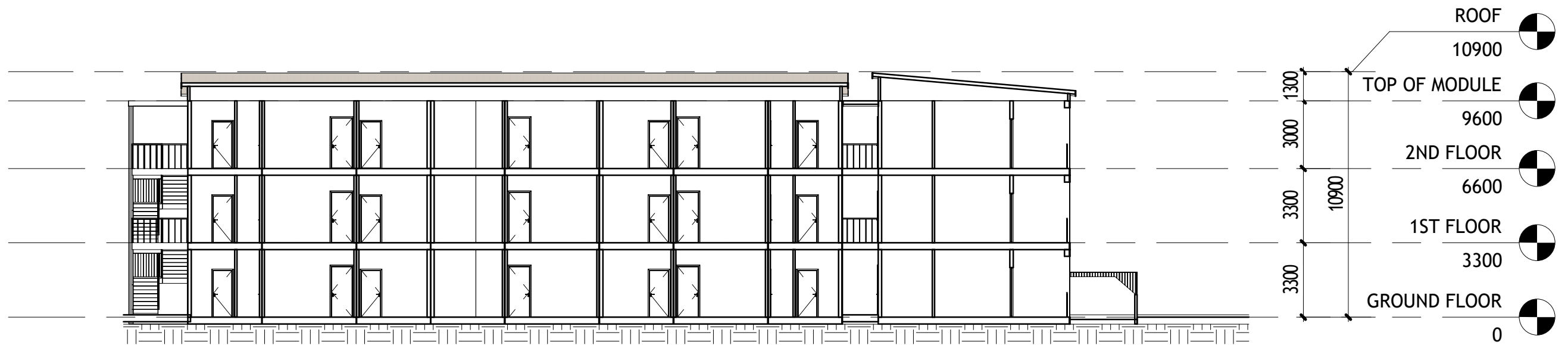


1 REAR SIDE ELEVATION
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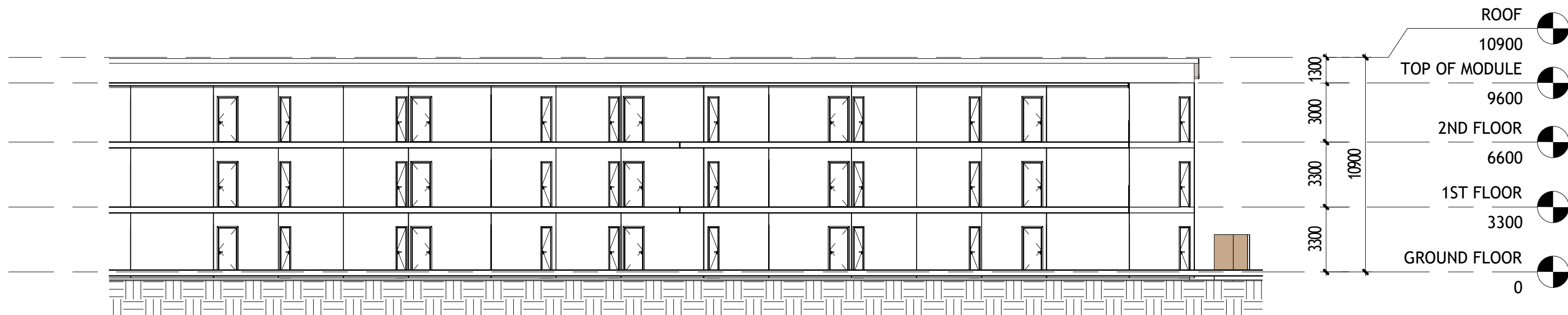


2 NORTH ELEVATION
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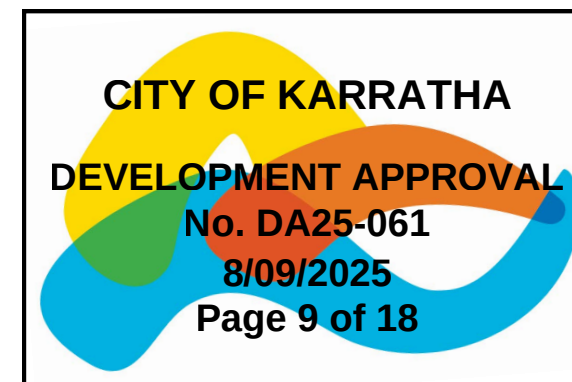




1 SECTION 1
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2 SECTION 2
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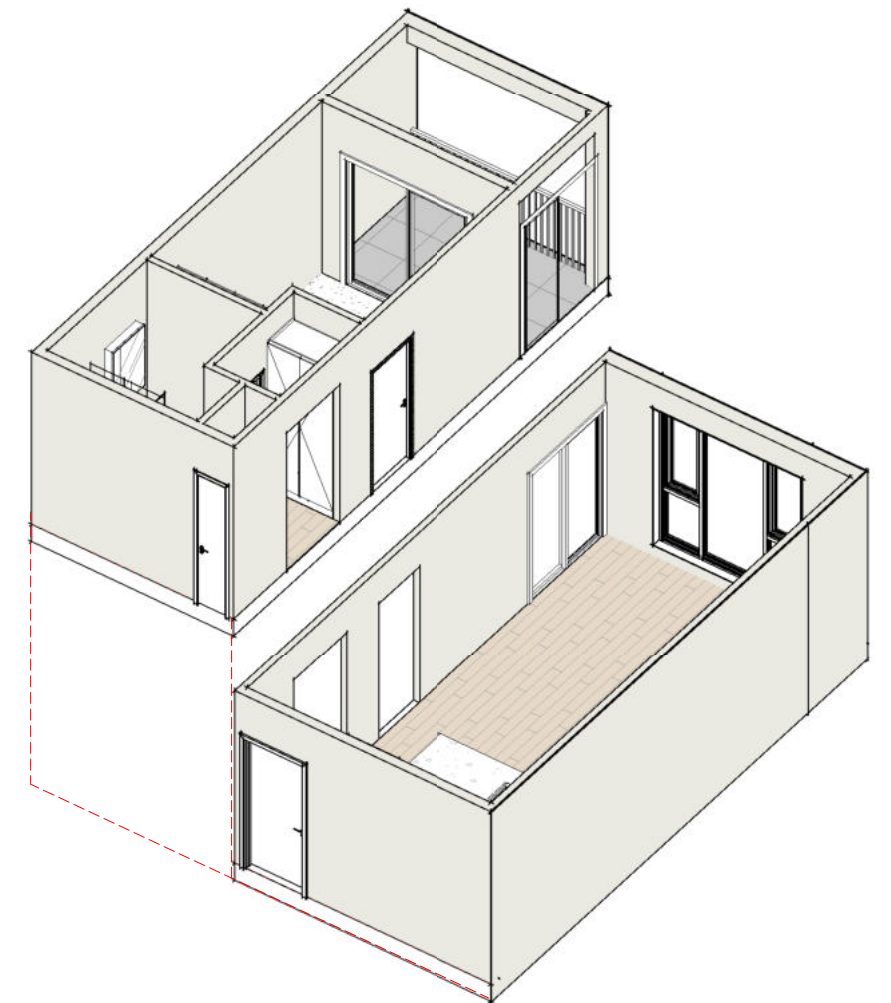
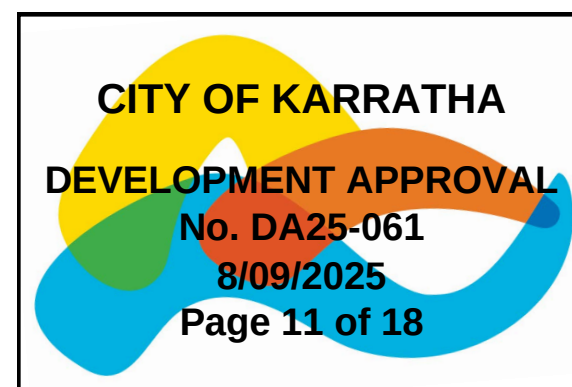
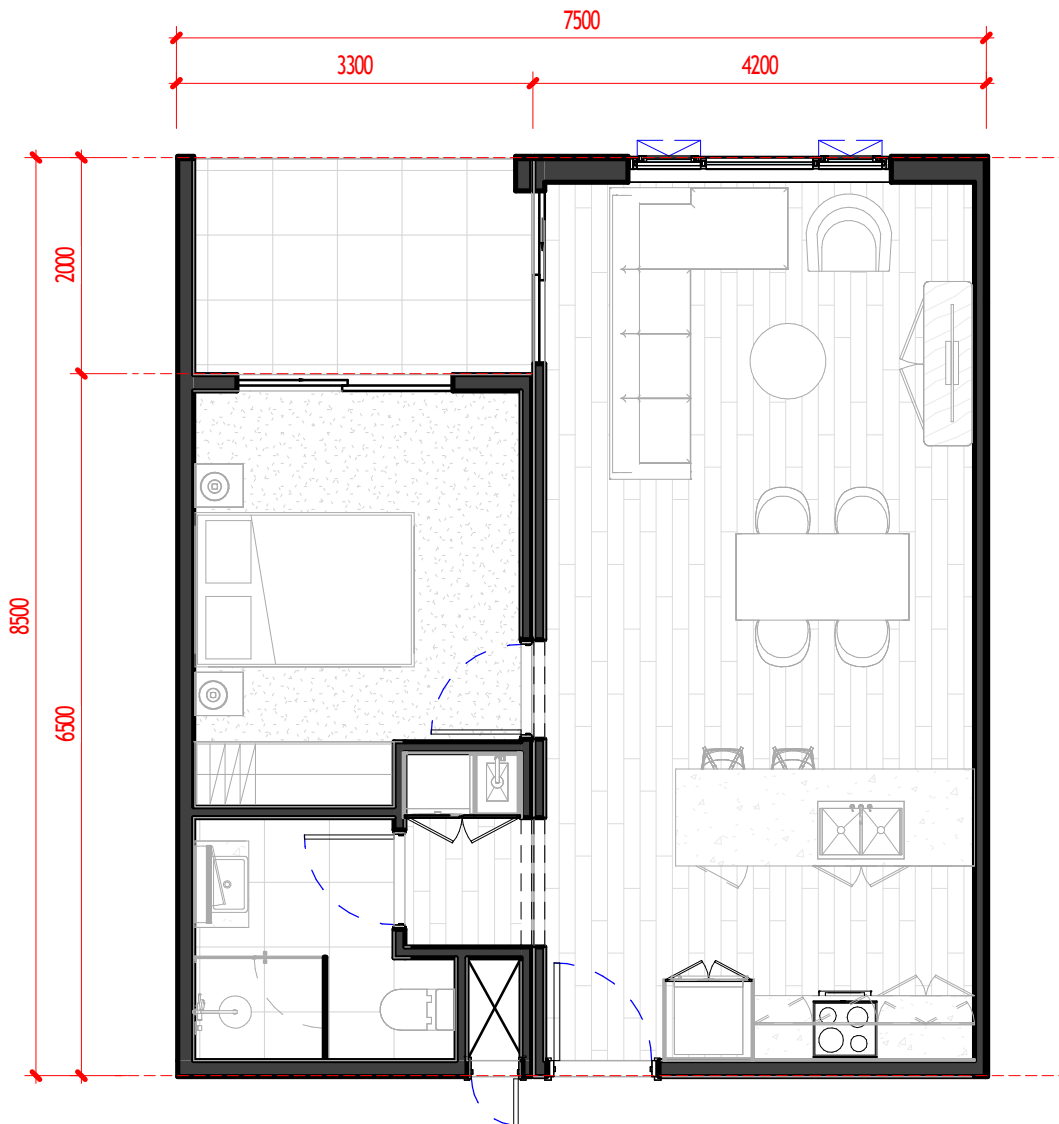




Apartment Module Types

These module types can be recombined to produce 1bed, 2bed and 3 bed apartment types as per project development yield.

Method of Measurement:
GFA is measured by he total floor area contained within the outside of the external wall and/or center line of the party walls.



1 Bedroom Type Apartment

8.5m x 7.5m
1 Bed / 1 Bath

Floor Area: 57.15 sqm
Balcony: 6.60 sqm
Total GFA: 63.75 sqm

Method of Measurement:

GFA is measured by the total floor area contained within the outside of the external wall and/or center line of the party walls.



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Karratha Apartments (LOT 30)

30 Nairn Street, BULGARRA 6714

1 Bedroom Apartment

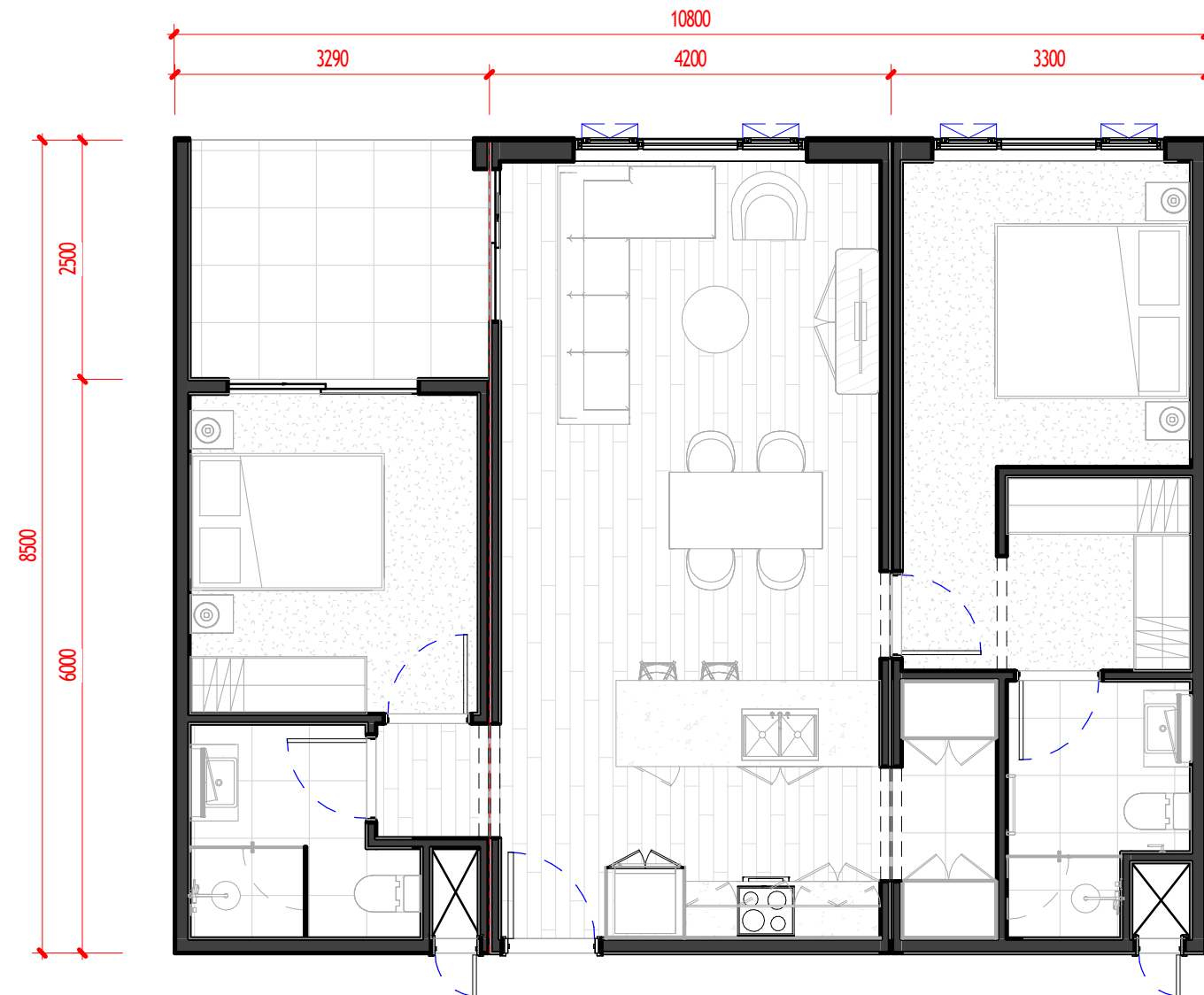
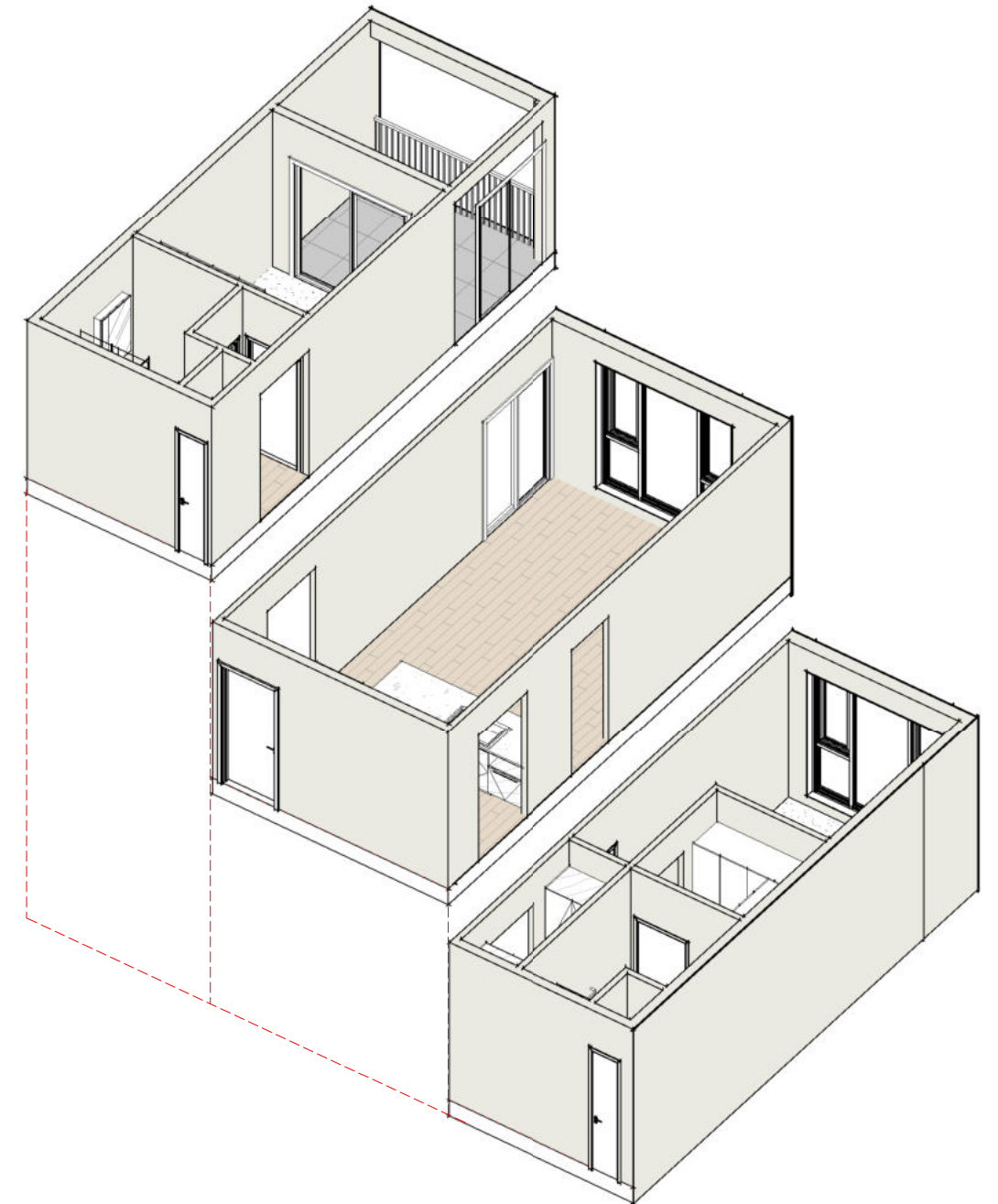
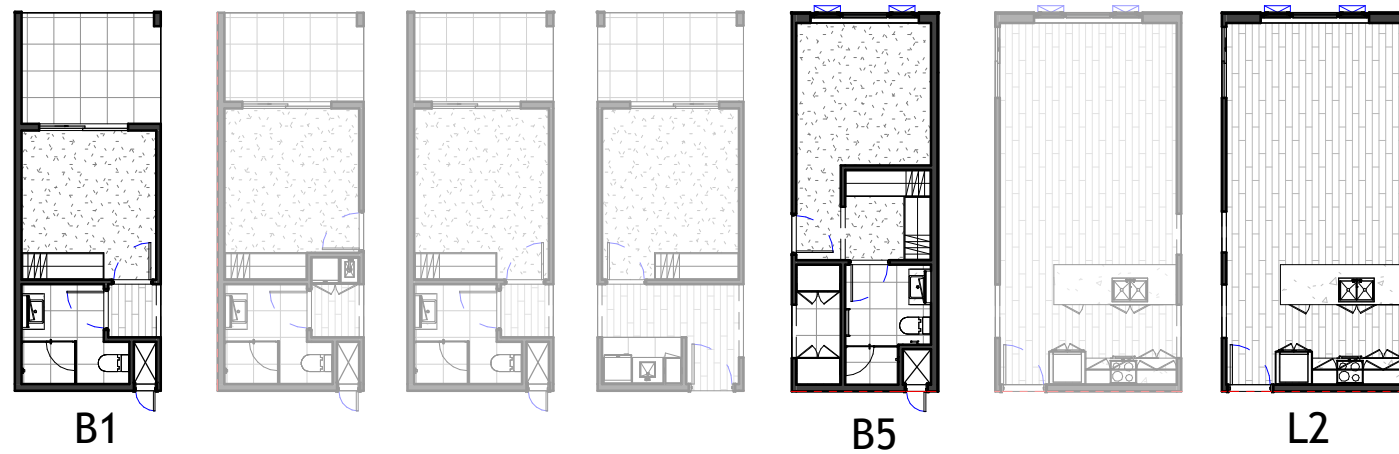
DEVELOPMENT APPROVAL

As indicated

15/05/2025

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2 Bedroom Type Apartment

8.5m x 10.8m
2 Bed / 2 Bath

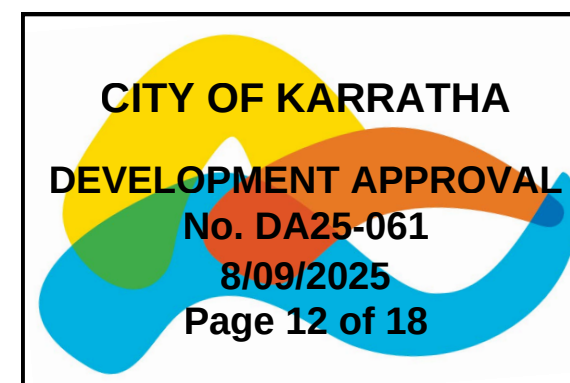
Floor Area: 83.55 sqm
Balcony: 8.25 sqm
Total GFA: 91.80 sqm

Method of Measurement:

GFA is measured by the total floor area contained within the outside of the external wall and/or center line of the party walls.



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Karratha Apartments (LOT 30)

30 Nairn Street, BULGARRA 6714

2 Bedroom Apartment

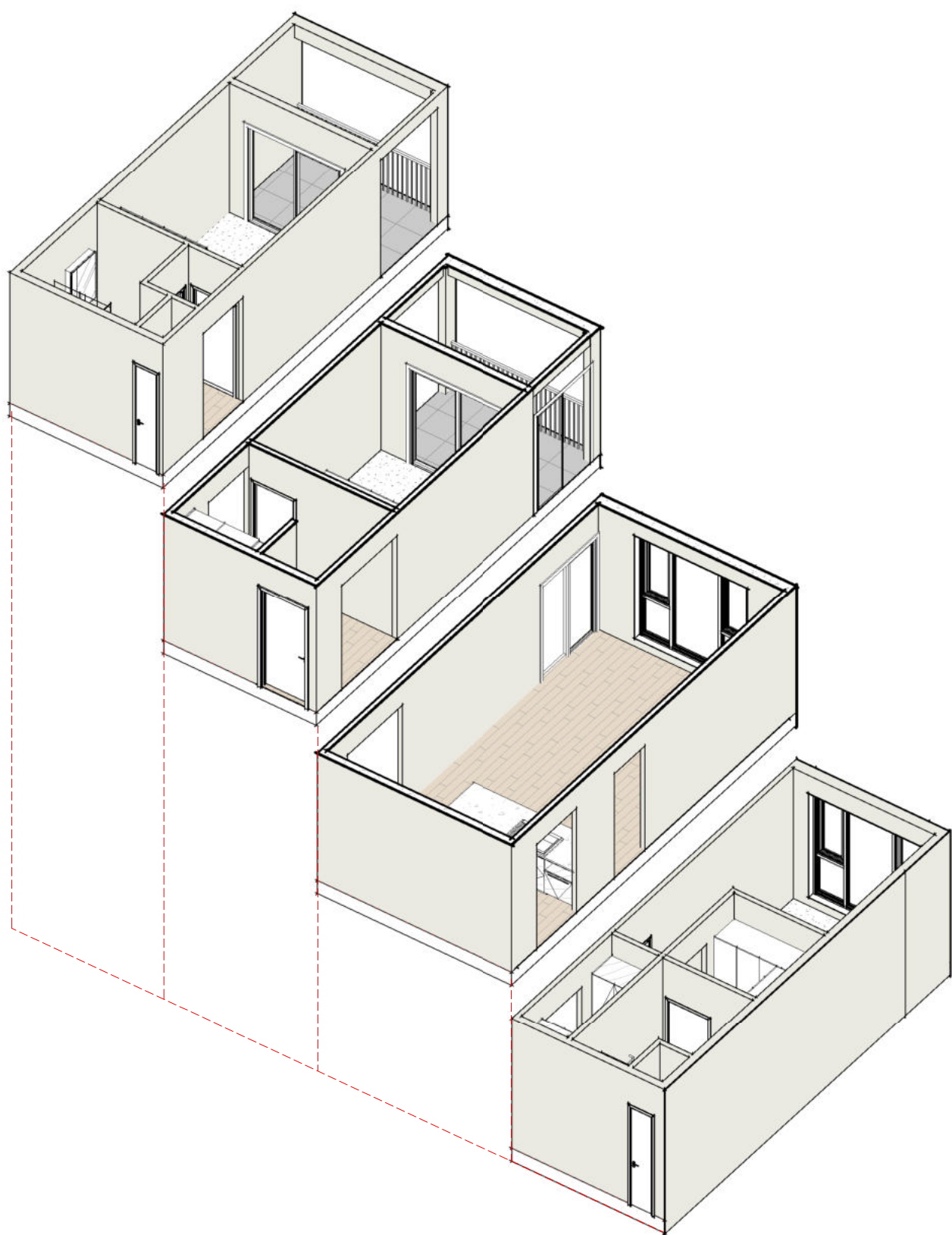
DEVELOPMENT APPROVAL

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15/05/2025

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3 Bedroom Type Apartment

8.5m x 14.1m
3 Bed / 2 Bath

Floor Area: 106.65 sqm
Balcony: 13.20 sqm
Total GFA: 119.85 sqm

Method of Measurement:
GFA is measured by the total floor area contained within the outside of the external wall and/or center line of the party walls.

CITY OF KARRATHA

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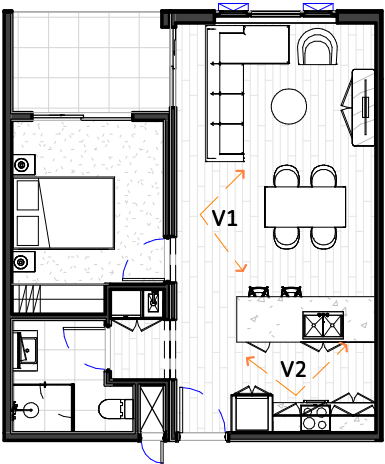


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Karratha Apartments (LOT 30)	3 Bedroom Apartment	As indicated	A303
30 Nairn Street, BULGARRA 6714	DEVELOPMENT APPROVAL	23/05/2025	REV.



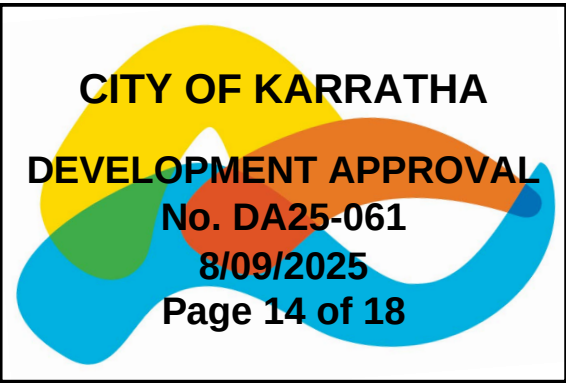
V1: View from the Kitchen



V2: Living/Dining/Kitchen

Interior Rendering

NOTE:
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APARTMENT ARRANGEMENT,CAR PARKING, SERVICES, AND COMMON SPACES ARE SUBJECT TO FURTHER DEVELOPMENT WITH THE CLIENT
AND CONSULTANTS.

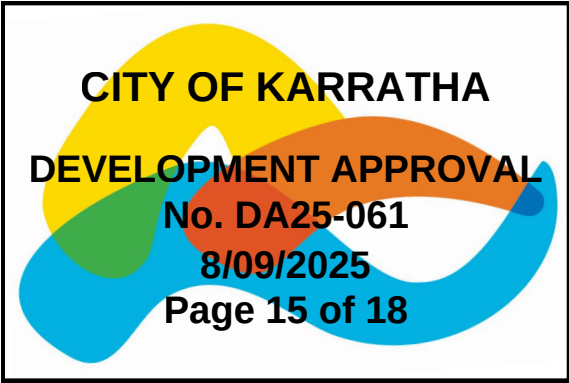




V1: Master Bedroom

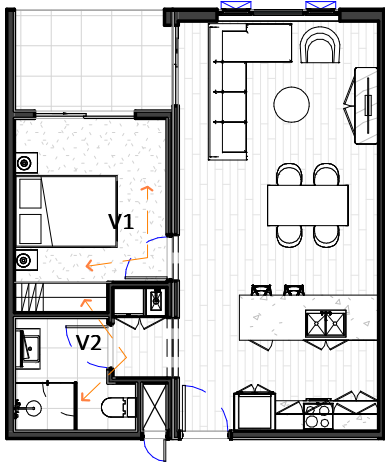


V2: Bathroom



Interior Rendering

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Karratha Apartments (LOT 30)

30 Nairn Street, BULGARRA 6714

Interior Renderings

DEVELOPMENT APPROVAL

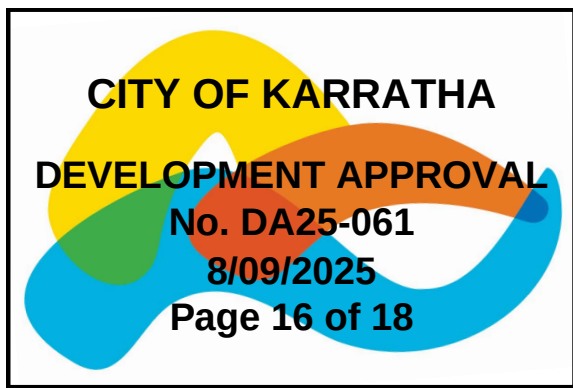
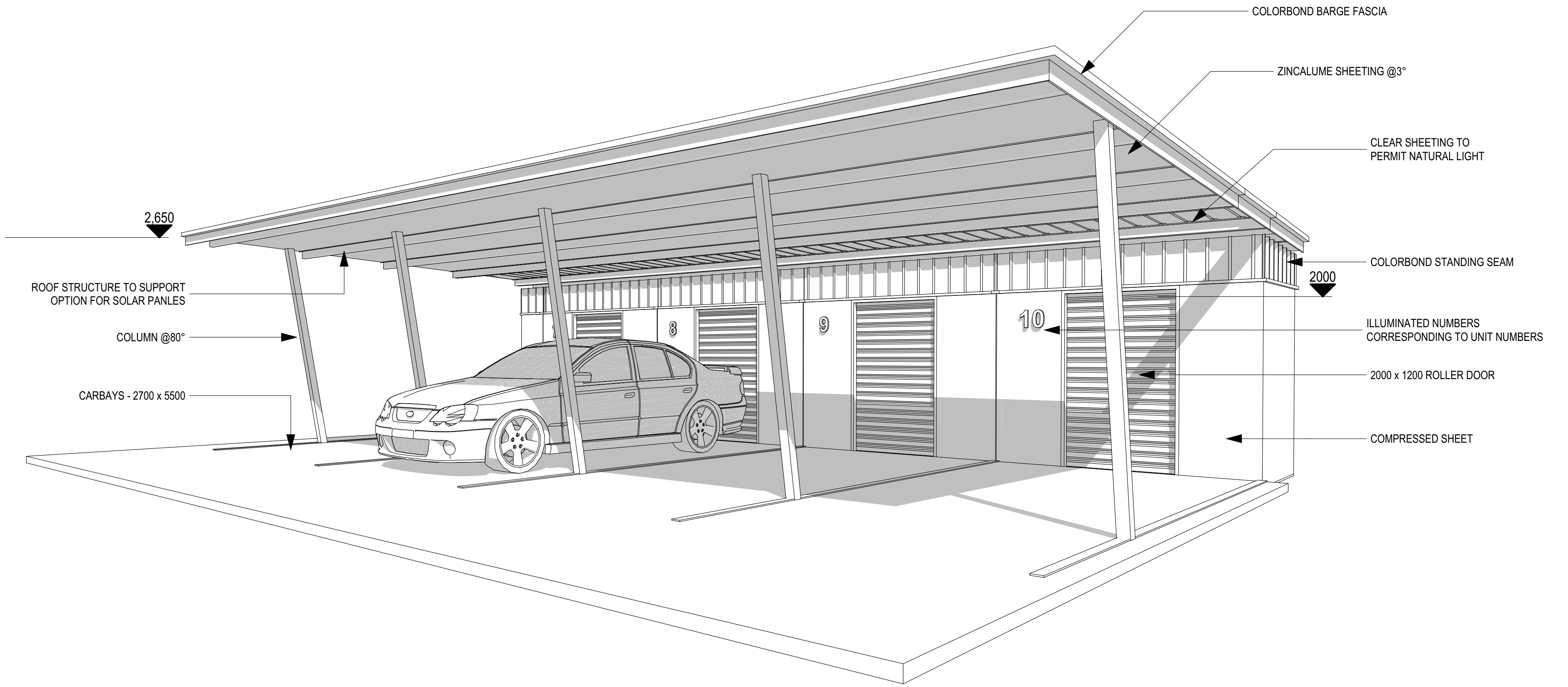
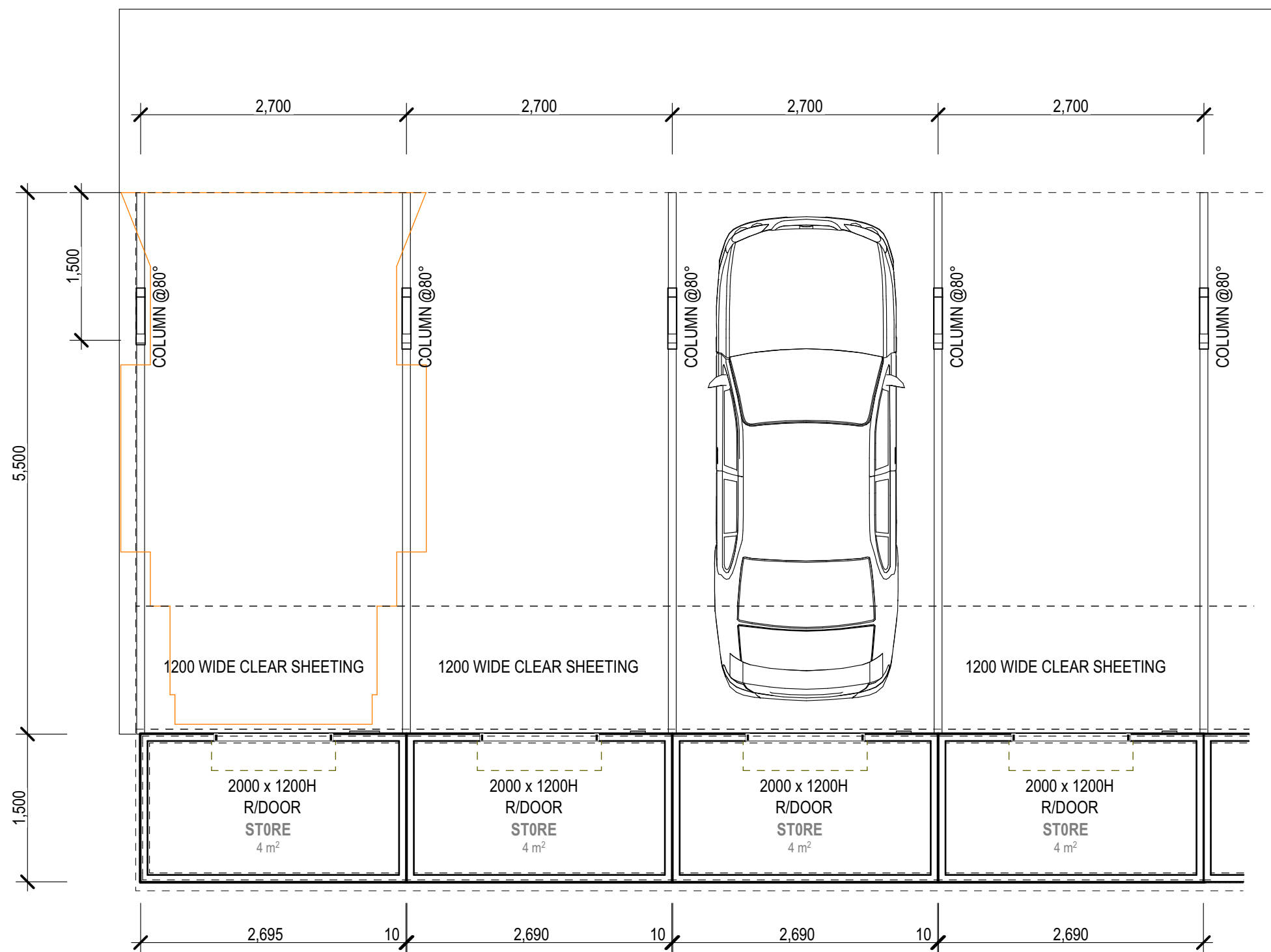
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-1. TYPICAL CARPORT
#LayID Scale 1:50





-1. LANDSCAPING PLAN
Scale 1:200



1 GARRISON FENCING & GATE 1.8m

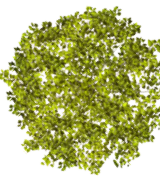
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SHADE

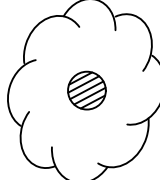


EUCALYPTUS LEUCOPHLOIA - SNAPPY GUM

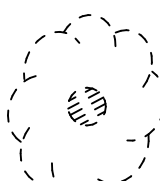
8 000mm HIGH



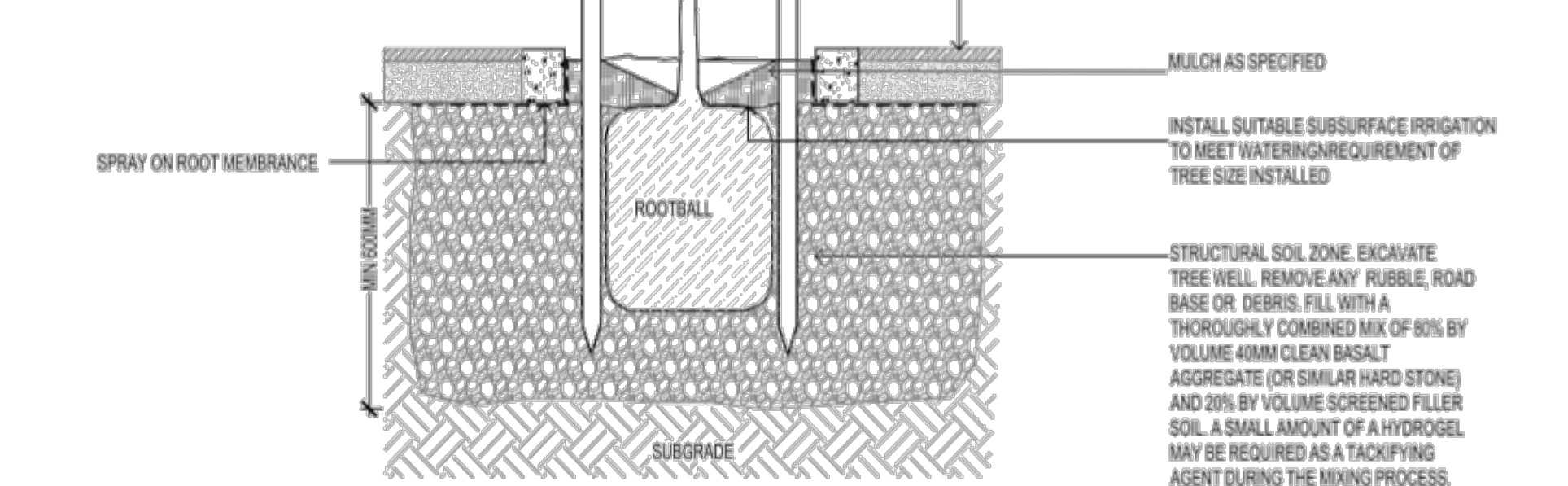
NEW TREE TO BE PLANTED



EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED



01 INDICATIVE TREE PLANTING IN PAVED AREA
Scale 1:20 AT A3

ORNIMENTAL SCREENING



DIANELLA REVOLUTA

1000mm HIGH x 1500 WIDE / 2per m²



EREMPHILA GLABRA - EMU BUSH

1000mm HIGH x 1000mm WIDE / 3per m²

GROUND COVERS



CYAMOPOGON AMBIGUOUS - NATIVE LEMON GRASS

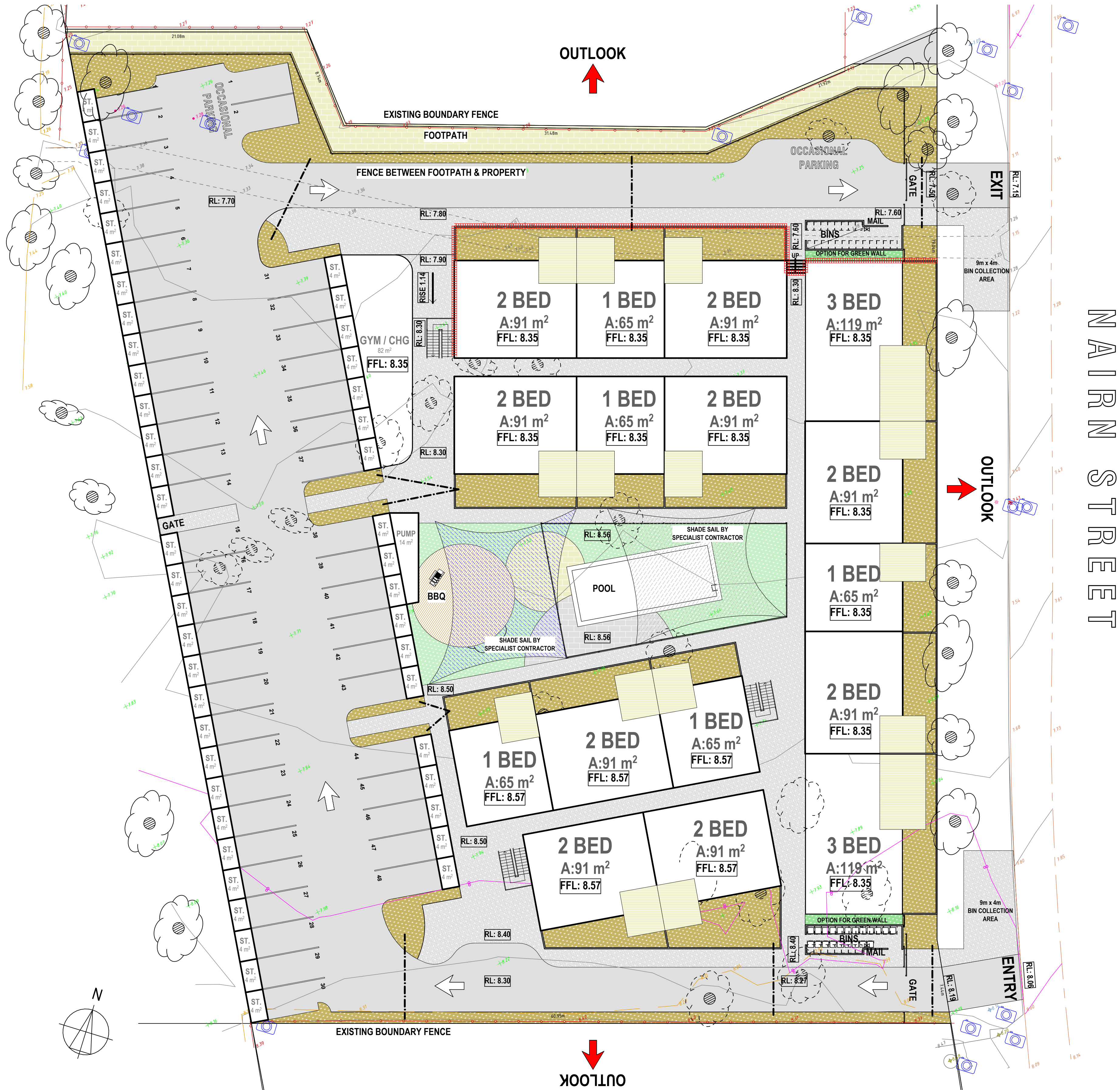
500mm HIGH x 500mm WIDE / 4per m²

SURFACES

- COMPOSITE REEDED DECK
- WASHED AGGREGATE CONCRETE
- UNIT PAVER
- ARTIFICIAL TURF
- MULCH COVER

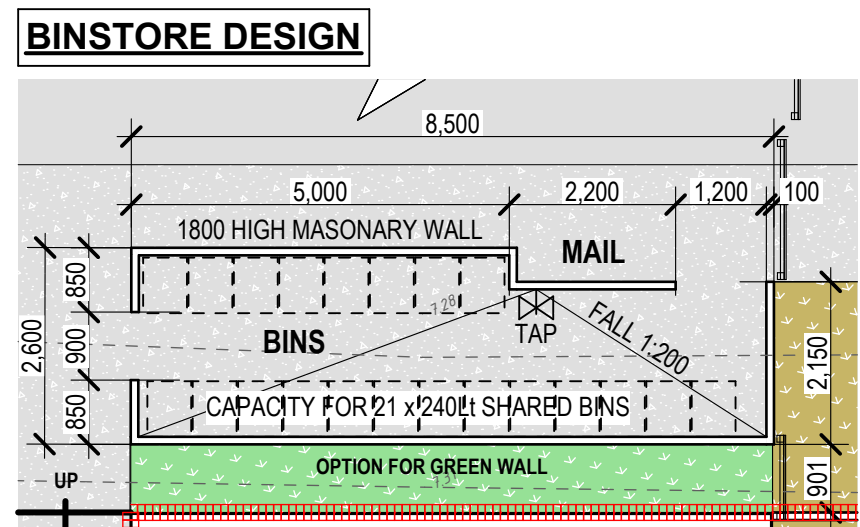
DA

REV	ITEM	DATE	REV	ITEM	DATE
A	REVIEW	06/12/24			
GENERAL NOTES					
REVISIONS					
CONCEPT	06/12/2024	1:200			
571	PROJECT No.	A 100	DWG No.	B	REV No.



-1. SITE PLAN - WASTE MANAGEMENT
#LayID Scale 1:200

WASTE CALCULATIONS	
GENERAL WASTE / WEEK	
1 BED UNIT -	40m³ x 15 = 600m³
2 BED UNIT -	60m³ x 27 = 1 620m³
3 BED UNIT -	80m³ x 6 = 480m³
TOTAL WASTE:	2 700m³
BIN SIZE 240Lt = 12 x BINS / WEEK REQUIRED	
RECYCLING / WEEK	
1 BED UNIT -	20m³ x 15 = 300m³
2 BED UNIT -	40m³ x 27 = 1 080m³
3 BED UNIT -	90m³ x 6 = 540m³
TOTAL RECYCLING:	1 920m³
BIN SIZE 240Lt = 8 x BINS / WEEK REQUIRED	



-1. BIN STORE
#LayID Scale 1:100

DESIGN NOTES

2 x BINSTORES ARE PROVIDED, ONE ON THE NORTH AND THE OTHER ON THE SOUTH.

EACH BINSTORE IS OPEN TO THE AIR CONTAINED BY AN 1800mm HIGH MASONARY SCREEN WALL.

ACCESS TO THE BINS IN VIA A 900mm OPENING ON THE WEST WITH A 1200mm EXIT ON THE EASTERN SIDE FOR EASE OF BRINGING BINS IN AND OUT. THESE ACCESS POINTS ARE NOT GATED AS THE ENCLOSURE IS BEHIND THE PROPERTY GATES.

THE BINSTORE WILL BE CONNECTED TO THE SEWER WITH AN FWG AND HOSE COCK.

CAPACITY IS FOR 21 x 240Lt BINS IN EACH TOTTALLING 42 SHARED BINS. UPTO TO 21 BINS WILL BE DEDICATED TO RECYLING AND 21 FOR GENERAL WASTE. THIS WILL PERMIT A WEEKLY GENERAL WASTE COLLECTION AND FORTNIGHT RECYCLING COLLECTION. THIS WILL ALSO ALLOW FOR CHANGES & GROWTH IN WASTE COLLECTION AS THE CAPACITY IS 14 x 240LT BINS GREATER THAN REQUIRED.

COLLECTION VEHICLE

Collection Vehicle	Rear Lift	Side Lift	Front Lift
Length	Up to 10.24m	Up to 9.64m	Up to 11.5m
Width	2.5m	2.5m	2.5m
Height (Operational)	Up to 3.5m	Up to 3.9m	Up to 6.2m
Height (Traveling)	Up to 3.5m	Up to 3.6m	3.82m
Bin servicing size	120L – 1,100L	120L – 360L	> 1,100L



COLLECTION PROCESS

THE COMPLEX WILL HAVE A PROPERTY MANAGER. THE PROPERTY MANAGER WILL BE RESPONSIBLE FOR PLACING THE BINS ON THE STREET IN ACCORDANCE WITH THE LOCAL AUTHORITY COLLECTION SCHEDULE. FOR WASTE COLLECTION BY THE LOCAL AUTHORITY. FOLLOWING COLLECTION THE BINS WILL BE RETURNED TO THE BINSTORE ON THE SAME DAY.

