



STRUCTURE PLAN

Reserve 35170 (Lot 4963) Killarney Street, Hannans

Portion of Reserve 35227 (Lot 500) Killarney Street, Hannans

prepared for

GOLDFIELDS MASONIC HOMES INC

Feb 2016



land insights

PLANNING DESIGN ENVIRONMENT

Structure Plan

Reserve 35170 (Lot 4963) Killarney Street, Hannans
Portion of Reserve 35227 (Lot 500) Killarney Street, Hannans

Prepared for Goldfields Masonic Homes

Prepared by:

Land Insights

PO Box 289

Mount Lawley WA 6936

Phone: (08) 9271 8506

Email: admin@landinsights.com.au

Web: landinsights.com.au



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Executive summary

APPLICANT:	Land Insights PO Box 289 Mount Lawley WA 6929 Ph: 9271 8506 Fx: 9370 5786 Email: admin@landinsights.com.au
CLIENT:	Goldfields Masonic Homes Inc
LOCATION:	Killarney Street, Hannans
TOTAL ESTIMATED LOT YIELD:	45
ESTIMATED RESIDENTIAL DENSITY:	R30
ESTIMATED POPULATION:	67
ESTIMATED AREA OF POS/PERCENTAGE OF NATURAL AREA:	40%
CERTIFICATE OF TITLE:	Lot 4963 on DP194793 Volume: LR3117, Folio: 522 Lot 500 on DP53632 Volume: LR3143, Folio: 514
LOCAL GOVERNMENT:	City of Kalgoorlie-Boulder
SITE AREA:	2.1743 hectares
DATE:	June 2015

Land Insights act on behalf of Goldfields Masonic Homes Inc (GMH) and lodge this Structure Plan on their behalf. The Structure Plan is seeking the establishment of up to 45 aged care units across Lot 4963 Killarney Street and a portion of Lot 500 Killarney Street, Hannans.

It is requested that the City of Kalgoorlie-Boulder approve this Structure Plan.

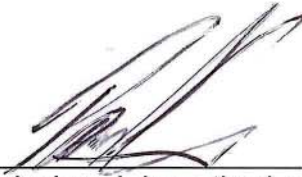
TABLE OF AMENDMENTS

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC

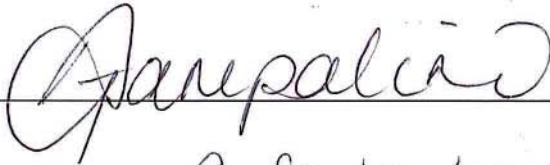
This structure plan is prepared under the provisions of the City of Kalgoorlie-Boulder Local Planning Scheme No.1

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 5 September 2016

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 16 of *the Planning and Development Act 2005* for that purpose, in the presence of:



Witness

9 September 2016.

Date

Date of Expiry: 5 September 2026

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APPENDIX B – FEATURE SURVEY PLAN

APPENDIX C – ABORIGINAL HERITAGE DATABASE SEARCH

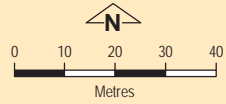
APPENDIX D – INDICATIVE INTERNAL LAYOUT

PART 1- IMPLEMENTATION

1.1 STRUCTURE PLAN

Notes:

- Proposed aged care development at a density of R30 with applicable one third minimum site area reduction as per cl. 5.1.1. C1.4 of the R-Codes.
- Leslie Place and Killarney Street road closure and amalgamation subject to approval by Minister for Lands. (1)
- A Traffic Impact Statement is to be prepared as part of any Development Approval.
- A Local Water Management Strategy is to be prepared as part of any Development Approval.
- Structure Plan area is to be developed as an integrated and centrally managed age care facility and is not to be subdivided or strata titled.
- Lot 4964 to be excluded from Structure Plan. (2)
- Main access will be via Mckenzie Street. Secondary access via Leslie Place. (3)
- Existing sewer line to be relocated within proposed services corridor. (4)
- Truncations to be provided to accommodate future extension of Premier Street and Leslie Place. (5)

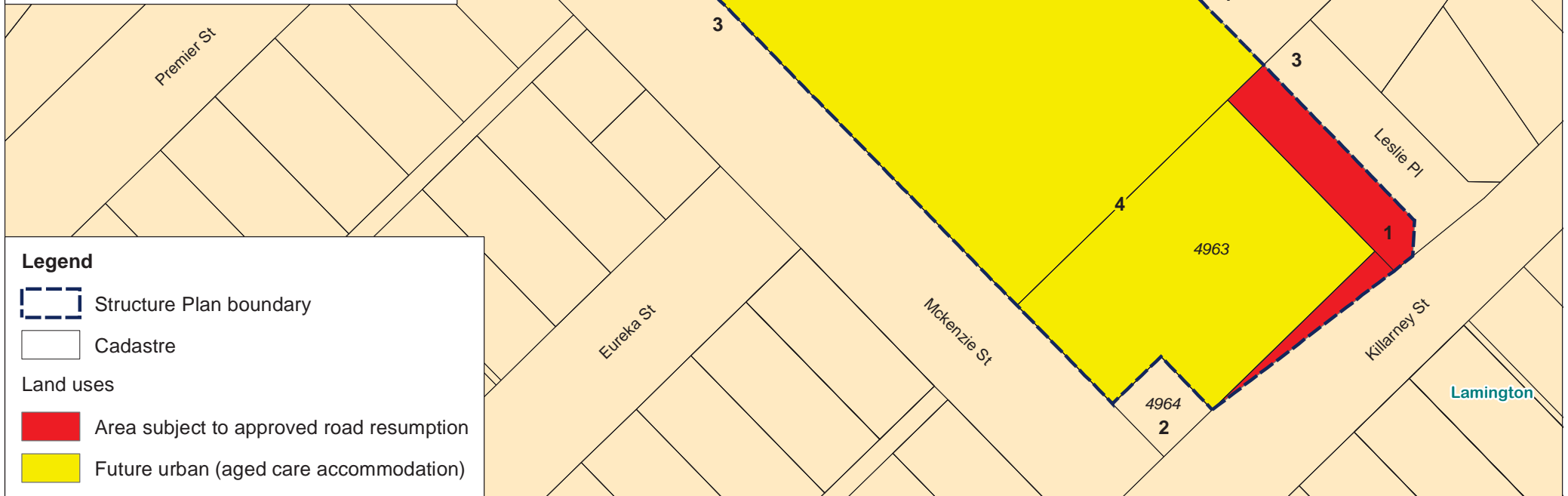


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Base information supplied by
Western Australian Land Information Authority
LI 782-2015-3

Hannans



Legend

Structure Plan boundary

Cadastre

Land uses

Area subject to approved road resumption

Future urban (aged care accommodation)

Lot 4963 & Portion of Lot 500, Killarney Street, Hannans - Structure Plan

1.2 DESCRIPTION OF THE STRUCTURE PLAN AREA

The site is located on Lot 4963 (Reserve 35170) Killamey Street, Hannans. It is a few kilometres to the north of the Kalgoorlie town centre. The site both comprises a portion of, and directly adjoins, the former Kalgoorlie golf course to the north. The established residential areas of Lamington and Hannans adjoin the south and west of the site.

It is proposed to construct 43, 2-bedroom units and 2, 3-bedroom units for the purpose of self-care for elderly residents of Kalgoorlie-Boulder.

1.3 OPERATION DATE:

The date this structure plan comes into effect/approved by the WAPC:

1.4 STAGING PLAN

The layout has been purposely designed for lifestyle, safety and comfort of the residents at the village. Creating smaller clusters of housing within the larger village will create a sense of community within each cluster. The proposed construction of the village is to occur in two distinct stages:

- Development of the land and installation of services
- Construction of the units.

Whilst each of the clusters is distinct, it is proposed for the construction to be completed concurrently.

PART 2- EXPLANATORY REPORT

2 Introduction

2.1 Background

Land Insights acts for Goldfields Masonic Homes (Inc) and lodge this Structure Plan (SP) on their behalf. The SP facilitates a staged approach to the development of an integrated aged care independent-living facility across the SP area. Full build-out the village will contain up to 45 units (all comprising attached car ports) and a communal recreation facility.

Goldfields Masonic Homes Inc is a not-for-profit organisation that currently owns and manages several similar villages in the City of Kalgoorlie-Boulder (“the City”). All existing units across the City are currently occupied and there is a significant waiting list for additional units to become available. There is an urgent need for the development of new independent-living units and the development of this site will assist in meeting some of the existing demand.

The purpose of the SP is to satisfy the requirements of the City of Kalgoorlie-Boulder Town Planning Scheme as it relates to the *Future Urban* zone that affects the site. The proposed Aged Care Facility will commence the planning and development of the Future Urban area that encompasses the former Kalgoorlie Golf Course site. It may be the catalyst for future development of the site over time.

2.2 Site location

The site is located on Lot 4963 (Reserve 35170) Killarney Street, Hannans. It is a few kilometres to the north of the Kalgoorlie town centre. The site both comprises a portion of, and directly adjoins, the former Kalgoorlie golf course to the north. The established residential areas of Lamington and Hannans adjoin the south and west of the site.

The extent of the site subject to the SP is as follows:

- Entirety of Lot 4963 Killarney Street, Hannans (Reserve 35170)
- Portion of Lot 500 Killarney Street, Hannans (Reserve 35227) (2.1315 hectares in total)
- Portion of Leslie Place Road Reserve
- Portion of Killarney Street Road Reserve.

The full extent of the site is shown on Figure 1.1. Note that Water Corporation Lot 4964, while being excluded from the development, will be landscaped to the satisfaction of Water Corporation and to a standard suitable and compatible with the new aged care facility.

The site location identifying the structure plan area regarding the broader Kalgoorlie Area is attachment D.

2.3 Ownership

Ownership details are provided in the table below.

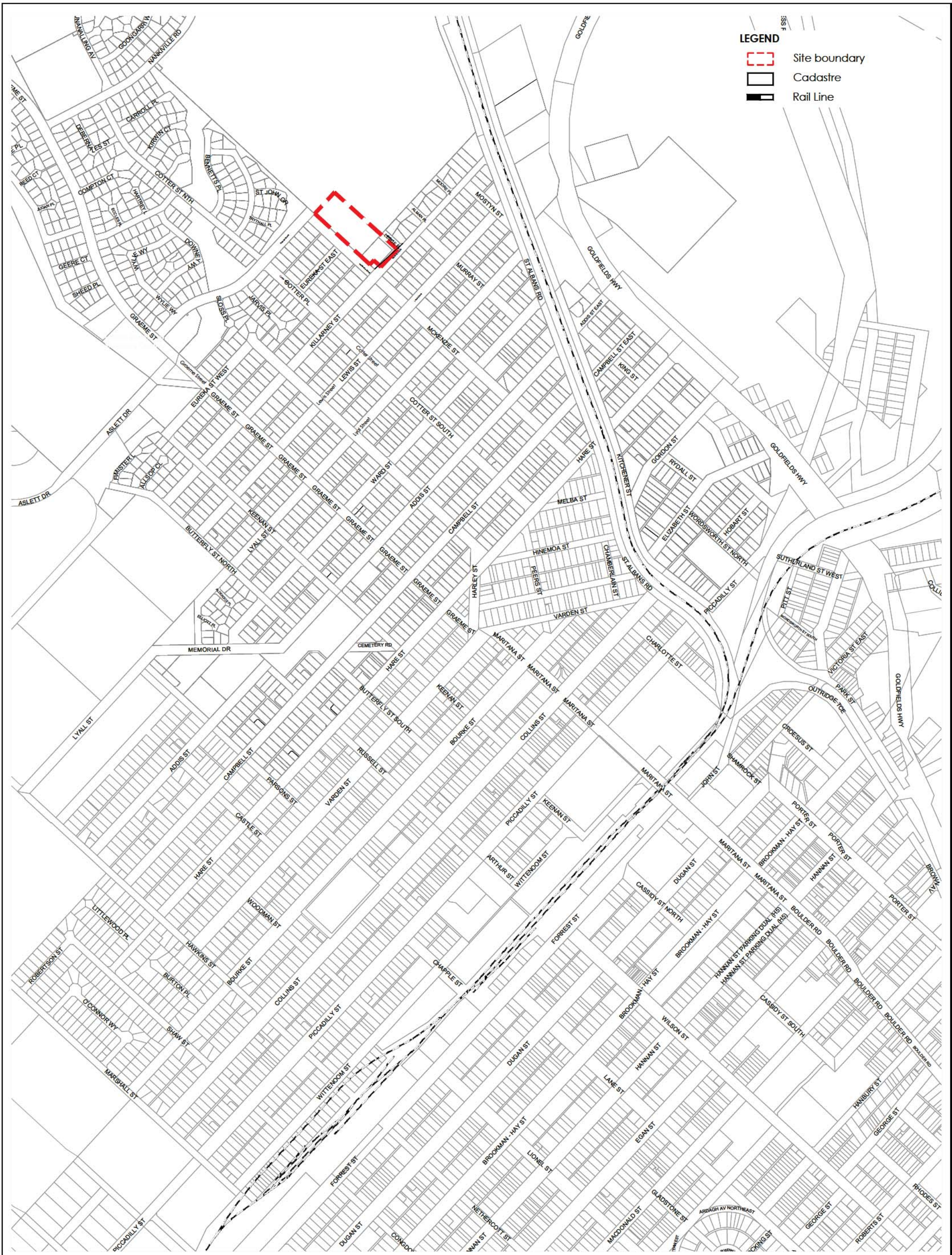
LOT	DP	RESERVE NO.	CLASS	RESPONSIBLE AGENCY	MANAGEMENT ORDER	LAND USE
4963	194793	35170	C	Department of Lands	City of Kalgoorlie-Boulder	Parking
500	53632	35227	C	Department of Lands	Kalgoorlie Golf Club Inc	Clubs Golf Recreation

The two road reserves affected by the proposal are under the control and care of the City of Kalgoorlie-Boulder.

2.4 Zoning

Lot 4963 and Lot 500 are zoned *Future Urban* under the City's Town Planning Scheme. The roads are not affected by the Scheme.

Consideration of the scheme requirements is provided in Section 5 of the Structure Plan.



LEGEND

- Site boundary
- Cadastre
- Rail Line

FIGURE 1.1 - SITE LOCATION

LOT 4963 & PORTION OF LOT 500
 KILLARNEY STREET, HANNANS
 KALGOORLIE MASONIC HOMES



Note: All boundaries subject to survey.



3 Site Context

3.1 Current land use , as shown in figure 2.1

Lot 4963

Lot 4963 is currently vacant. It was used as car parking space for the adjoining Golf Club. With the opening of the new course and imminent relocation of the club there will be no future requirements for car parking on the site (apart from that required within the proposed aged-care development).

An access way is situated across Lot 4963 connecting Killarney Street to the adjoining golf club reserve. It is proposed that this access way be amalgamated with the reserve as part of the SP and subsequent land reconfiguration processes.

Lot 500

Lot 500 comprises an area of 64.855 hectares. This lot comprised part of the former Kalgoorlie Golf Course, which is now no longer used. The club-house and other remnants of the golf course still remain on the site. This Structure Plan only affects a portion of this lot– comprising the existing club rooms and facilities, as well as a portion of the No. 1 Fairway. It is proposed all existing structures on site will be removed.

Lot 4964

This lot will be retained by Water Corporation for possible future use and is not technically included within this Structure Plan. The lot will, however, be landscaped to the satisfaction of Water Corporation and to a standard suitable and compatible with the new aged care facility.

Road Reserve

The road reserves around the site are currently 30 metres in width, including Killarney Street and Leslie Place. Further east along Killarney Street the reserve width reduces to 20 metres. It is proposed as part of this SP to re-adjust the road reserve widths of both Killarney Street and Leslie Street where they front the site and to include the resumed land (approximately 990m²) into the SP site. This will enable the verges to be actively managed by Goldfields Masonic Homes.

3.2 Surrounding land use

With the exception of the former golf course, the surrounding land uses are typically low-density residential. The older area of Lamington, south of Killarney Street, is generally R12.5 Residential, while west of the site in Hannans the residential densities vary between R12.5 and R20.

A site context map is presented at Figure 2.1.

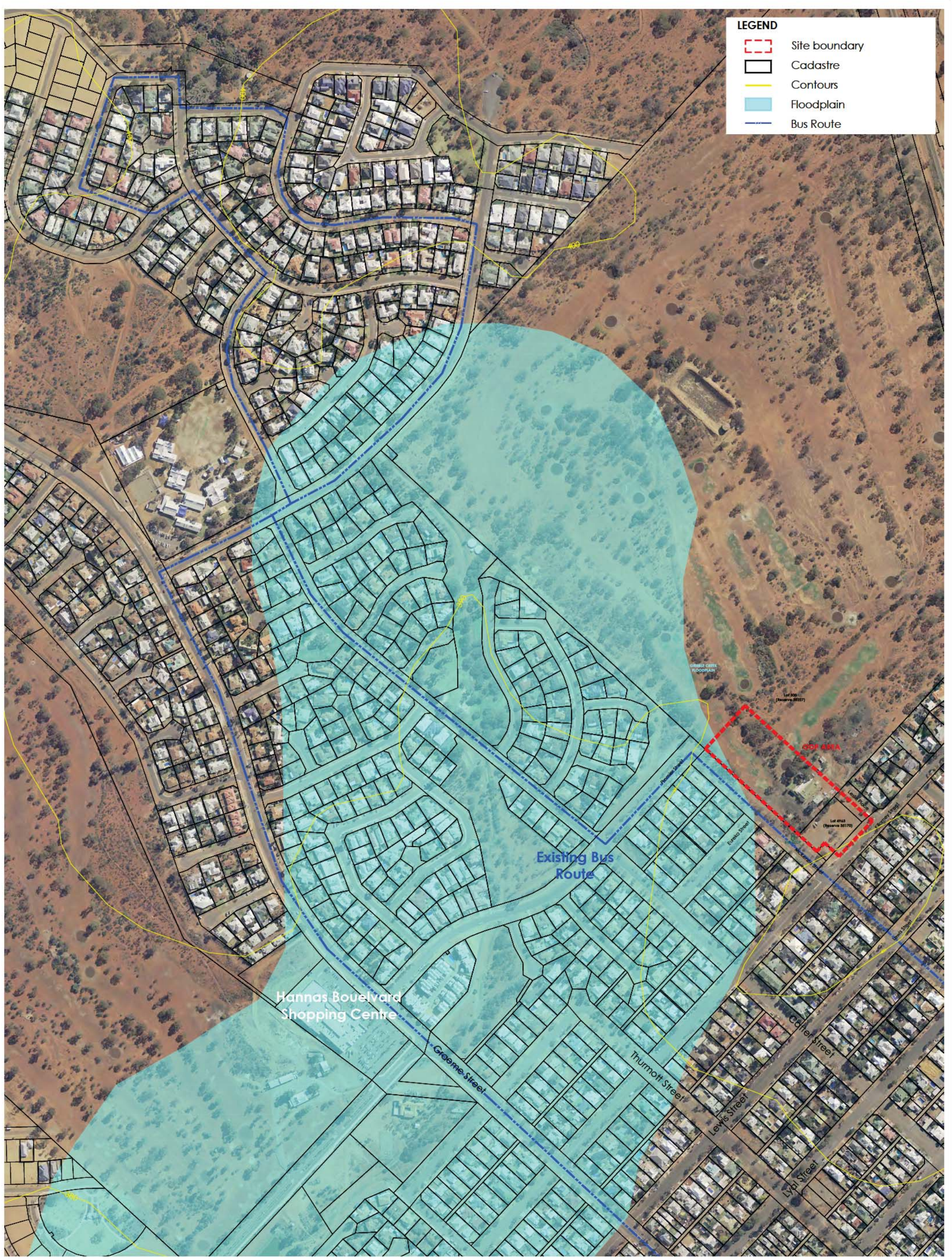


FIGURE 2.1 - SITE CONTEXT

4 Site analysis

4.1 Topography and Landform , as shown in figure 3.1

The site is relatively flat and is located at approximately 400m AHD, falling slightly in level to the north. There is little variation in the topography of the site and the surrounding area with the exception of a small rise at the intersection of Killarney and McKenzie streets.

4.2 Vegetation

Vegetation across the site has been largely cleared. There are some scattered trees located around the perimeter of Lot 4963, along the driveway, around the clubrooms and along the golf course fairways. The vegetation on site would be classified as 'Completely Degraded'.

Kalgoorlie is located in the South-West Botanical Province. Native vegetation in this province is dominated by Eucalyptus woodland which consists of species such as blackbutt, grey gum, salmon gum, gimlet and mallee and understorey species such as saltbush, bluebush, broombush and tan wattle. Planting and landscaping on the site should consider the use of these native species wherever possible.

4.3 Site Contamination

The Applicant is not aware of any contamination issues on the site.

4.4 Soil Types

No soil mapping data is available for this area from the Department of Agriculture and Food (DAFWA). The soils of the Kalgoorlie-Boulder area consist of red-brown clayey loams, silty gravels and sands (Goldfields-Esperance Regional Planning Strategy, 2000). The soils across the site reflect this.

4.5 Native Title

There is a single Native Title Claim over much of the Goldfields. The details of the claim are provided below.

- Application Name: Strickland/Nudding
- Status: Active
- Area Description: Central Goldfields, Western Australia
- Approximate Area Size: 27 824 square kilometres
- Representative: Goldfields Land and Sea Council Aboriginal Corp
Central Desert Native Title Services
- Local Government regions: Shire of Coolgardie
City of Kalgoorlie-Boulder
Shire of Leonora
Shire of Menzies

It is important to note that the claim is not specific to this site and that it covers a very large area. In general terms a reserve vested in a Minister or other authority for a particular use extinguishes Native Title. If the reserve reverts to the Crown in future (as Unallocated Crown Land) then it may again be subject to claim. This should not occur in this instance.

4.6 Hydrology, As shown in figure 3.1

There are no significant watercourses, drainage channels or wet areas on the subject site. The closest watercourse is Gribble Creek which runs to the north of the site. The Floodplain of Gribble Creek does affect Lot 500 and is mapped showing a minor encroachment across the north-west corner of the SP area.

4.7 Frontage and access

The site has frontage to three public roads:

- Killarney Street: 59.5m
- Leslie Place: 55.3m
- McKenzie Street: 222.5m

Constructed access to the site is currently from Killarney Street into the car park on Lot 4963. This access will be closed as part of the redevelopment of the site, with the main access to be from McKenzie Street, with a secondary access from Leslie Place. The extension to Leslie Place will be designed at the Development Application stage and subsequent developed by the landowner as required.

4.8 Heritage

A search was conducted on the Department of Indigenous Affairs Aboriginal Heritage Enquiry System database for identified Aboriginal sites. The results found that there are no sites currently identified on or directly surrounding the site (Appendix C).

A search was also conducted on the Heritage Council WA Heritage Places Database. No places of heritage value are identified on the database on the subject site.

There are no sites of heritage value on the subject site to protect. Therefore, no heritage protection provisions are considered necessary.

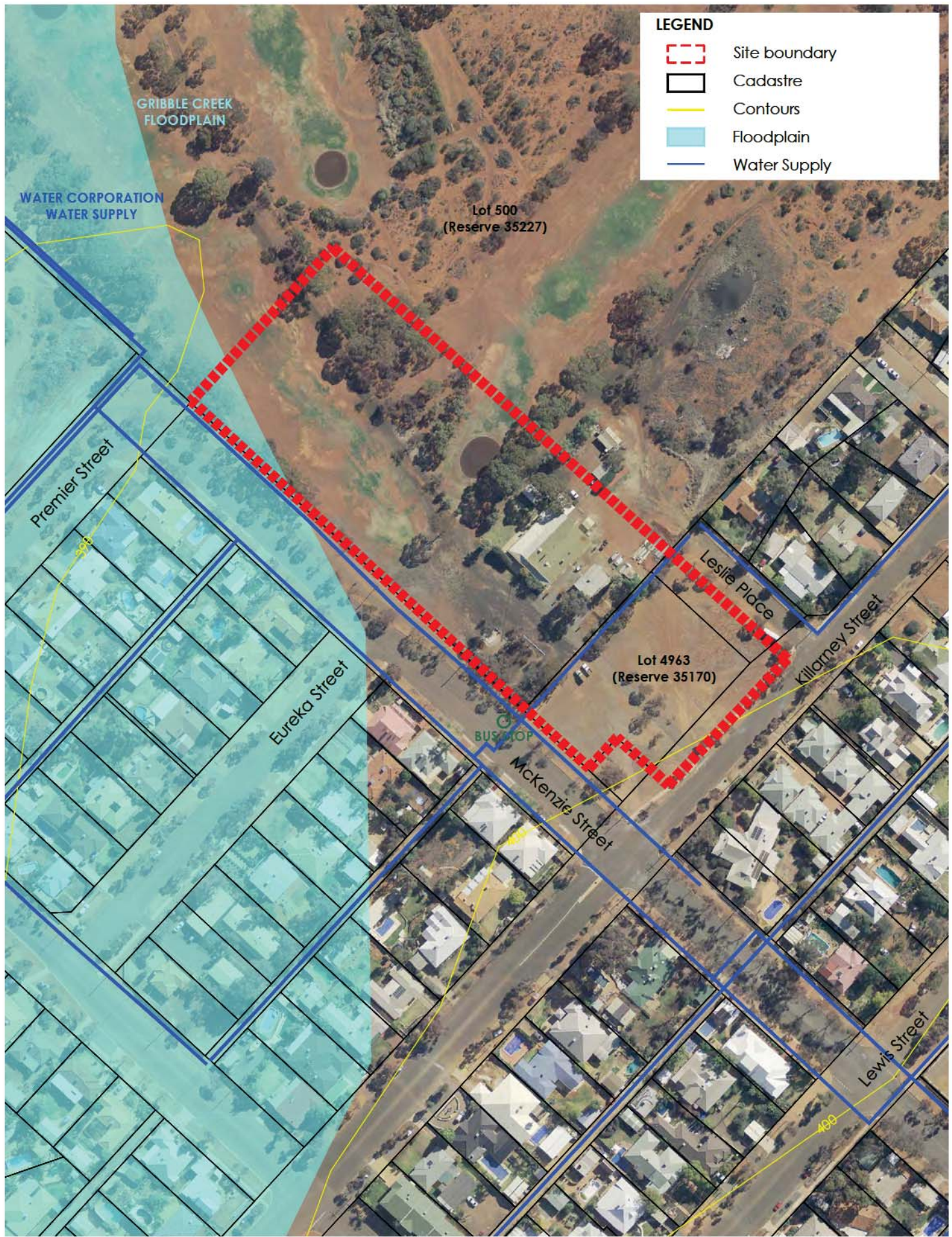
4.9 Services

Water Corporation manage and operate the potable water supply in the City. A reticulated network is available in the vicinity of the SP area, with existing infrastructure located along Killarney Street, Leslie Place and McKenzie Street. A spur runs off the main line in McKenzie Street, along the alignment between Lot 500 and Lot 4963, 0.8m within the latter.

The City of Kalgoorlie-Boulder own and operate the wastewater network and treatment facility. The existing network extends to, around and through the site.

High voltage distribution lines run on Killarney Street and McKenzie Street. The line also enters the broader *Future Urban* area in the north but does not extend to the area subject to this SP. A low voltage distribution line runs along Leslie Place servicing those properties on Leslie Place and the former golf clubhouse.

Confirmation has been received that it will be acceptable to retain water and gas within a shared services easement and to incorporate a reticulated sewer service within the same easement.



LEGEND	
	Site boundary
	Cadastre
	Contours
	Floodplain
	Water Supply

FIGURE 3.1 - SITE ANALYSIS

LOT 4963 & PORTION OF LOT 500
 KILLARNEY STREET, HANNANS
 GOLDFIELDS MASONIC HOMES INC



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 Note: All boundaries subject to survey.



5 Structure Plan

5.1 Guiding Principles

The SP proposes the establishment of a higher density of development than currently exists in the locality. A base of R30 is proposed for the aged care village with all units to be developed as Grouped Dwellings. This will provide a clear transition from the existing and historical low-density settlement pattern of adjoining Lamington, the more recent subdivision of Hannans at slightly higher density and the likely higher and more flexible housing options to be provided in the broader SP.

The broad principles adopted in the Structure Plan include:

- Recognition of the residential nature of the locality
- Provision of a clear transition between existing, very low density development in Lamington, and the higher density and variety of housing choices likely to be investigated in the broader *Future Urban* area
- Ensuring that amenity of the area is not affected by the development.

5.2 Proposed land use

The SP area is to be developed as an integrated and centrally managed aged care village. The village will be managed by Goldfields Masonic Homes Inc and all dwellings constructed will remain the property of the organisation. It is not intended to strata title the units. The plan does provide indicative boundaries between 'unit lots' as per clause 5.1.1C1.4

The details of the units and 'unit lots' across the site will be determined in a future Development Application to the City. In general terms, however, the 'unit lots' will be designed to meet the requirements of the Residential Design Codes and will comprise the following features:

- Average 'unit lot' area of 200m² (for 2-bed units with car ports under main roof) including minimum site area variation under R-Codes
- Integrated car port
- Fully landscaped gardens and outdoor areas maintained by Goldfields Masonic Homes
- Appropriate visitor car parking bays
- Designed for solar efficiency.

Communal facility

The existing Golf Club rooms will not form part of the site. These will be relocated or demolished as part of the development. They will essentially make way for the proposed communal facility to be located in this area of the development site.

Density

The Structure Plan proposes development of the aged care facility at a residential density of R30. This provides for an average site area per dwelling of 300m² with a minimum of 260m². Part 5 of State Planning Policy 3.1 – Residential Design Codes also provides for the minimum site area to be reduced by up to one third in certain circumstances in regards to aged or dependent persons' dwellings.

The expected maximum yield for each of the five cluster areas is presented in the table below. The actual yield will be dependent on design and access issues as required by the R-Codes. The areas referenced in the table are exclusive of the communal open space area allocated within each cluster.

CLUSTER	AREA	THEORETICAL UNITS PERMISSIBLE (R30 – 300M ²)	MINIMUM AVERAGE SITE AREA (R30 WITH ONE THIRD REDUCTION – 200M ²)
1	2067m ²	6	9
2	1940m ²	6	9
3	1882m ²	6	9
4	1889m ²	6	9
5	1902m ²	6	9
ALL	2.1317ha	30	45

Note: cluster numbers runs north to south.

5.3 Relationship to surrounding locality

The surrounding area is generally zoned *Residential R12.5* or *R20*. Some urban renewal is occurring in the vicinity to the site with the development of some grouped dwellings on Killarney and McKenzie streets.

The site forms part of a *Future Urban* area. Dependent on demand, servicing and design considerations, it is likely that residential densities higher than those in the immediate and older areas of Lamington and Hannans would be explored in any SP proposing residential development in the broader SP area.

In this regard, the development of the aged care facility at a density of R30 (as opposed to the R12.5 or R20 currently in the area) is considered more appropriate to contemporary planning practice and would likely reflect what elements of the *Future Urban* area will ultimately exhibit. Development at the slightly higher density is suited to aged-care development by minimising what would be wasted open space areas requiring ongoing maintenance and unnecessary water application. In addition, past experience of Goldfields Masonic Homes Inc in providing aged care development also shows that a higher density also encourages a sense of community and promotes involvement by residents of the units, reducing the sense of isolation that can sometimes be apparent in similar developments.

The nature of the aged care units means that they will be developed as Grouped Dwellings over a single level. With appropriate design and landscaping it is unlikely that there will be any detrimental loss of amenity in the broader locality.

5.4 Access and Parking

Bus Routes

Public transport is available with the TransGoldfields bus service. Bus route 1 travels along McKenzie Street which runs along the western side of the property. This bus service links with bus routes 2 and 3 and terminates at the eastern end of Hannan Street. The nearest bus stop is located approximately 50m of the site at the intersection of McKenzie Street and Eureka Street, however a stop can easily be located further down McKenzie Street if required. The existing bus routes also provide access to Hannans Boulevard Shopping Centre.

Shopping Centres

The nearest local shopping centre is Hannans Boulevard Shopping Centre which is located on the corner of Graeme Street and Aslett Drive. The walking distance from the site to the local shops is approximately 800m via Premier Street.

5.5 Traffic management

The current trend for aged care units of this type is that all residents are expected to have a car. Traffic will be addressed in future DA, however the local network is thought likely to be able to cater for increased traffic to be generated from the site. Following discussion with the City of Kalgoorlie Boulder it has been agreed that a traffic management plan is not warranted provided that access and egress points are implemented as described below.

An important element of the traffic management on the site will be to close and remove the existing access to Killarney Street and instead provide access/egress at a safer point along McKenzie Street and/or Leslie Place. This will remove the need for residents to enter Killarney Street at a difficult location near the Killarney/McKenzie intersection.

A Traffic Impact Statement be required and conditioned as part of any future Development Application for the site.

5.6 Water management

In accordance with City of Kalgoorlie-Boulder Engineering Requirements and Design Guidelines all stormwater from roofed and paved areas shall be collected and disposed of off-site. This is achieved by connection of the site to the City's drainage system located to the north west of the site on Premier Street. A preliminary engineering assessment of the catchment and runoff for particular storm events indicates that stormwater discharge can effectively be designed at subdivision/DA stage via use of a combination of surface flow via roadways and vegetated swales, gross pollutant traps and dry detention basins.

A detailed drainage design will be required and conditioned as part of any future Development Application for the site. All design work shall be in accordance with the City of Kalgoorlie Boulder drainage requirements in force at the time.

5.7 Infrastructure and services

Water supply

The proposed aged care units should be able to be serviced off the current system without the need for upgrading capacity. It is expected, however, that in the longer term an upgrade to the supply will be required to service the entire *Future Urban* area.

Developer contributions will be payable to the Water Corporation as a condition of Development Approval.

Wastewater

Connections to the site will be required to facilitate the development of the aged care units. This will need to be undertaken to the City's satisfaction as a condition of Development Approval. The City will likely require a Developer Contribution to allow for the connection to be made in accordance with City Policy SEW01.

Power

The proposed development will be able to connect to the existing infrastructure along Killarney or McKenzie streets or Leslie Place. Western Power will determine the requirements for any capacity upgrades at the time of Development Approval, with such upgrades needing to be implemented as the site is developed.

5.8 Lot rationalisation

The SP foreshadows development across two separate lots as well as a portion of the Leslie Place and Killarney Street road reserve. It would be prudent for this overall site area to be rationalised and incorporated into one lot or reserve, with a specific owner or management order.

It is not believed that this process is necessary prior to development, however in the longer term will assist in ensuring that land parcels and associated responsibilities are clearly identified.

5.9 Development Provisions

Future development will be designed in accordance with the Residential Design Codes, the Building Codes of Australia and relevant City policy.

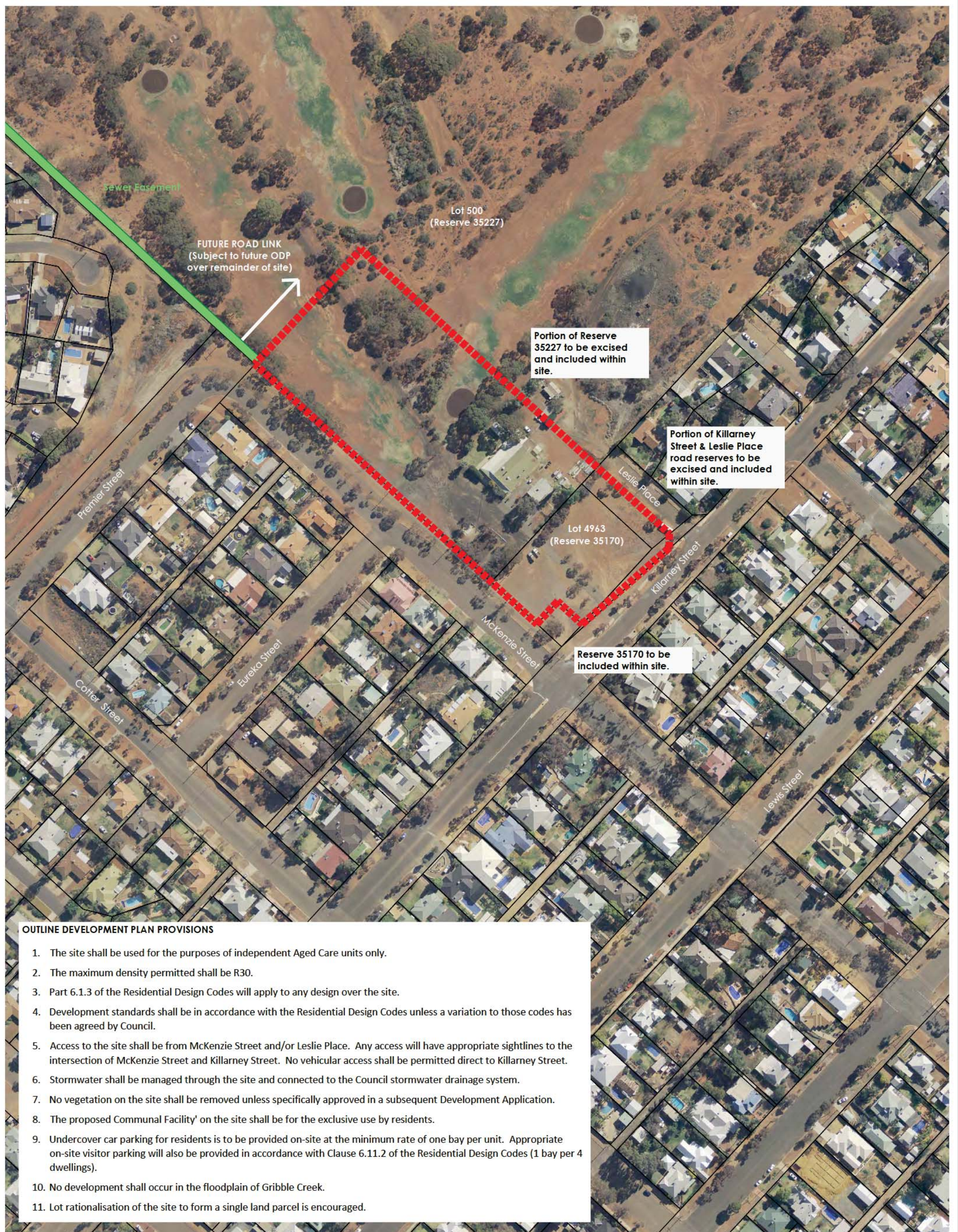
5.10 Implementation

This SP will be considered and endorsed by both the City of Kalgoorlie-Boulder and the Western Australian Planning Commission.

Following endorsement, separate Development Applications will be lodged for development.

The process for implementation will require the following:

- This Structure Plan to be approved by the City of Kalgoorlie-Boulder and the Western Australian Planning Commission.
- A change to the Management Orders of both reserves.
- The approval of Development Applications by the City of Kalgoorlie-Boulder
- The issuing of Building Licence by the City of Kalgoorlie-Boulder.
- Lot rationalisation (could occur at an earlier stage).



OUTLINE DEVELOPMENT PLAN PROVISIONS

1. The site shall be used for the purposes of independent Aged Care units only.
2. The maximum density permitted shall be R30.
3. Part 6.1.3 of the Residential Design Codes will apply to any design over the site.
4. Development standards shall be in accordance with the Residential Design Codes unless a variation to those codes has been agreed by Council.
5. Access to the site shall be from McKenzie Street and/or Leslie Place. Any access will have appropriate sightlines to the intersection of McKenzie Street and Killarney Street. No vehicular access shall be permitted direct to Killarney Street.
6. Stormwater shall be managed through the site and connected to the Council stormwater drainage system.
7. No vegetation on the site shall be removed unless specifically approved in a subsequent Development Application.
8. The proposed Communal Facility' on the site shall be for the exclusive use by residents.
9. Undercover car parking for residents is to be provided on-site at the minimum rate of one bay per unit. Appropriate on-site visitor parking will also be provided in accordance with Clause 6.11.2 of the Residential Design Codes (1 bay per 4 dwellings).
10. No development shall occur in the floodplain of Gribble Creek.
11. Lot rationalisation of the site to form a single land parcel is encouraged.

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Note: All boundaries subject to survey.

FIGURE 4.1 - OUTLINE DEVELOPMENT PLAN



LOT 4963 & PORTION OF LOT 500
KILLARNEY STREET, HANNANS
GOLDFIELDS MASONIC HOMES INC

6 Policy and Statutory Framework

6.1 City of Kalgoorlie-Boulder Town Planning Scheme No. 1

The City of Kalgoorlie-Boulder Town Planning Scheme No. 1 indicates that the site is zoned *Future Urban*. The Future Urban zone extends over both Lot 4963 and Lot 500 Killarney Street, Hannans.

The purpose of the *Future Urban* zone is:

To identify land suitable for future urban development in accordance with an Structure Plan prepared in accordance with Clause 5.16, approved by both Council and the WAPC.

This SP has been prepared in accordance with Clause 5.16 of the TPS which provides a list of the details to be addressed in the plan.

Under Clause 3.15 (3), the TPS states that an SP shall show the following:

- Topography
- Vegetation
- Existing major road system
- Location and width of proposed roads
- The proposed land use pattern
- The proposed subdivision
- The proposed allocation of public purpose land
- The coordination of the subdivision and development with adjoining properties
- The layout of stormwater drainage and other services
- Constraints to development.

Care has been taken to ensure that the SP shows all of the above features.

6.2 City of Kalgoorlie-Boulder Local Planning Strategy

The City of Kalgoorlie-Boulder draft Local Planning Strategy (LPS) shows that the site is located within the *Hannans Precinct*. The relevant Objective pertaining to this Structure Plan is:

Develop the Hannans Golf Course (former) for primarily residential purposes; however, reserve a portion of for the proposed State High School and retirement village. Also reserve land for road access from Premier Street through to the Great Eastern Highway.

The Structure Plan is consistent with this objective.

7 Conclusion

This proposal report accompanies a proposed Structure Plan over Lot 4963 and a portion of Lot 500, Killarney Street, Hannans. As demonstrated by the detailed assessment contained within this report, the proposed development achieves compliance or proposes an acceptable alternative solution to each of the applicable policy or requirement.

We therefore recommend that the City favourably consider and endorse the proposed Structure Plan as the basis for the future use and development of the site.

Appendix A

Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 4963/DP194793	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

**RECORD OF CERTIFICATE
OF
CROWN LAND TITLE**

VOLUME **LR3117** FOLIO **522**

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

B. Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 4963 ON DEPOSITED PLAN 194793

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: CITY OF KALGOORLIE-BOULDER OF 577 HANNAN STREET, KALGOORLIE
(XE H778905) REGISTERED 15 JUNE 2001

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

- H778901 RESERVE 35170 FOR THE PURPOSE OF PARKING REGISTERED 15.6.2001.
H778905 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.
REGISTERED 15.6.2001.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: LR3117-522 (4963/DP194793).
PREVIOUS TITLE: This Title.
PROPERTY STREET ADDRESS: LOT 4963 KILLARNEY ST, HANNANS.
LOCAL GOVERNMENT AREA: CITY OF KALGOORLIE-BOULDER.
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

NOTE 1: A000001A CORRESPONDENCE FILE 03527-1977-01RO.
NOTE 2: LAND PARCEL IDENTIFIER OF KALGOORLIE TOWN LOT/LOT 4963 ON SUPERSEDED PAPER CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 4963 ON

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE

REGISTER NUMBER: 4963/DP194793

VOLUME/FOLIO: LR3117-522

PAGE 2

DEPOSITED PLAN 194793 ON 07-SEP-02 TO ENABLE ISSUE OF A DIGITAL
CERTIFICATE OF TITLE.

NOTE 3:

THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE
OF TITLE.

WESTERN



AUSTRALIA

REGISTER NUMBER 500/DP53632	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

**RECORD OF QUALIFIED CERTIFICATE
OF**

VOLUME **LR3143** FOLIO **514**

CROWN LAND TITLE

UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

NO DUPLICATE CREATED

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 500 ON DEPOSITED PLAN 53632

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: KALGOORLIE GOLF CLUB INC
(XE E421900) REGISTERED 1 JANUARY 1990

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. H072293 NOTICE OF INTENTION TO TAKE FOR THE DESIGNATED PURPOSE OF SEE DOCUMENT.
REGISTERED 30.3.1999.
L591100 PERIOD OF CURRENCY IS NOW INCREASED TO 17 YEARS FROM 4.4.1996
REGISTERED 31.3.2011.
2. K114271 RESERVE 35227 FOR THE PURPOSE OF RECREATION GOLF LINKS CLUB & CLUB
PREMISES REGISTERED 8.3.2007.
E421900 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.
REGISTERED 1.1.1990.
3. K114273 EASEMENT TO WATER CORPORATION FOR WATER SUPPLY PURPOSES. SEE
INSTRUMENT K114273 AND DEPOSITED PLAN 53632. REGISTERED 8.3.2007.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE
QUALIFIED

REGISTER NUMBER: 500/DP53632

VOLUME/FOLIO: LR3143-514

PAGE 2

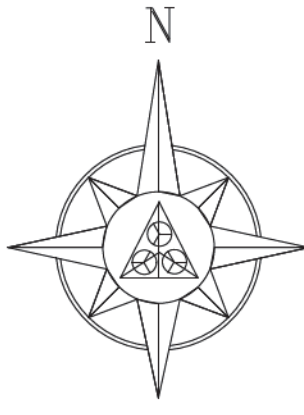
SKETCH OF LAND: DP53632 [SHEET 1].
PREVIOUS TITLE: LR3081-241.
PROPERTY STREET ADDRESS: 38 KILLARNEY ST, HANNANS.
LOCAL GOVERNMENT AREA: CITY OF KALGOORLIE-BOULDER.
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

NOTE 1: A000001A SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES
NOTE 2: K477250 CORRESPONDENCE FILE 01461-1994-01RO

Appendix B

Feature Survey Plan

GOLDFIELDS
MASONIC
HOMES



LANDGATE DETAILS

DEPOSITED PLAN # 194793

CERT. OF TITLE #

SERVICE INFORMATION

SEWERED YES POWER YES

WATER YES TELSTRA YES

SURVEY INFORMATION

REPEG REQUIRED YES

DATUM MGA94, AHD

SITE INFORMATION

ROAD BITUMEN KERB BARRIER

VIEWS NONE LOCAL COUNCIL CITY OF KALGOORLIE BOULDER

SOIL INFORMATION

GENERAL RED CLAY

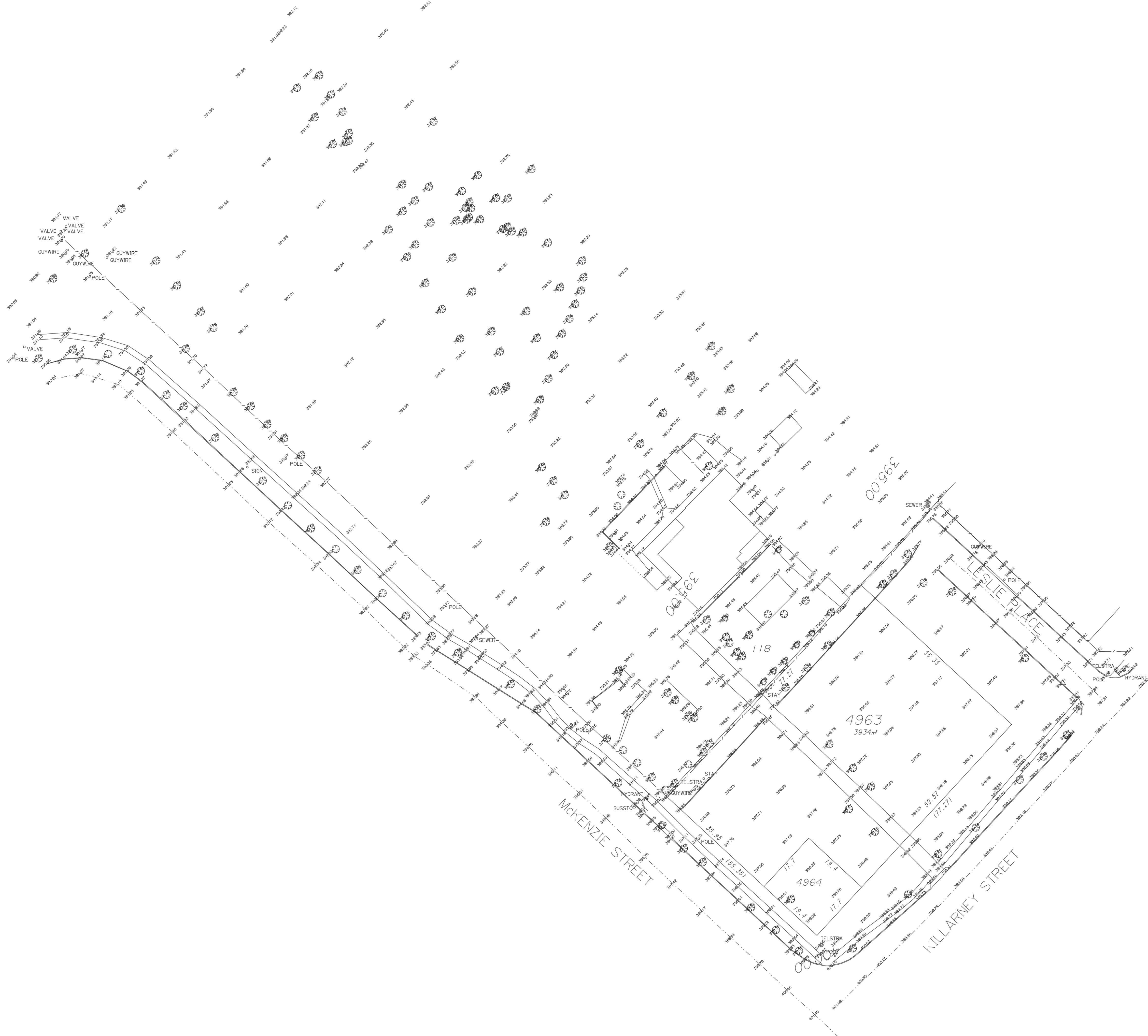
TREE LEGEND

H = APPROX. HEIGHT
S = SPREAD G = GIRTH

SYMBOL LEGEND

- LIGHT POLE
- POWER DOME
- SEWER MANHOLE
- STORMWATER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- TELSTRA PIT
- TREE
- SURVEY CONTROL

KALGOORLIE
GOLF
COURSE



Aboriginal Heritage Database Search



Search Criteria

0 sites in a search box. The box is formed by these diagonally opposed corner points:

MGA Zone 51	
Northing	Easting
6598885	352184
6599978	353330



Disclaimer

Aboriginal sites exist that are not recorded on the Register of Aboriginal Sites, and some registered sites may no longer exist. Consultation with Aboriginal communities is on-going to identify additional sites. The AHA protects all Aboriginal sites in Western Australia whether or not they are registered.

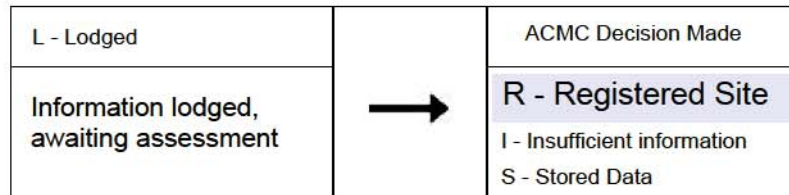
Copyright

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Legend

Restriction	Access	Coordinate Accuracy
N No restriction	C Closed	Accuracy is shown as a code in brackets following the site coordinates.
M Male access only	O Open	[Reliable] The spatial information recorded in the site file is deemed to be reliable, due to methods of capture.
F Female access	V Vulnerable	[Unreliable] The spatial information recorded in the site file is deemed to be unreliable due to errors of spatial data capture and/or quality of spatial information reported.

Status



Spatial Accuracy

Index coordinates are indicative locations and may not necessarily represent the centre of sites, especially for sites with an access code "closed" or "vulnerable". Map coordinates (Lat/Long) and (Easting/Northing) are based on the GDA 94 datum. The Easting / Northing map grid can be across one or more zones. The zone is indicated for each Easting on the map, i.e. '5000000:Z50' means Easting=5000000, Zone=50.

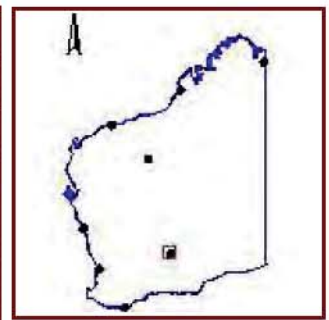
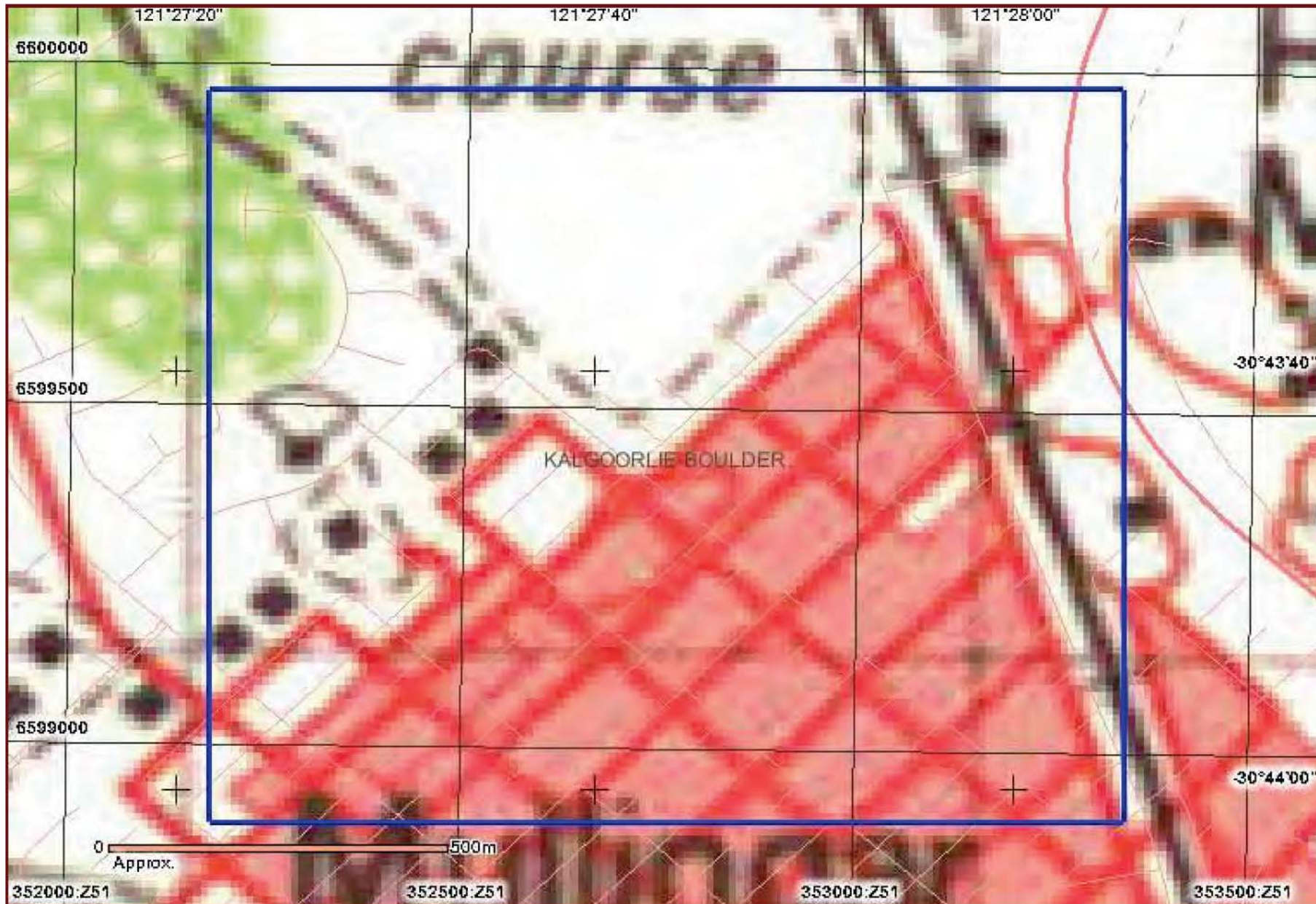
Sites Shown on Maps

Site boundaries may not appear on maps at low zoom levels



List of Registered Aboriginal Sites with Map

No results



Legend

- Selected Heritage Sites
- Registered Sites
- Town
- Map Area
- Search Area

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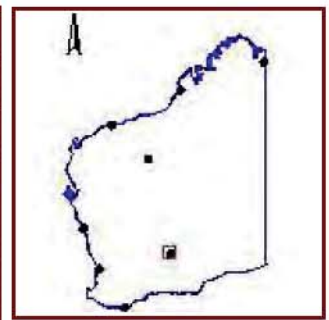
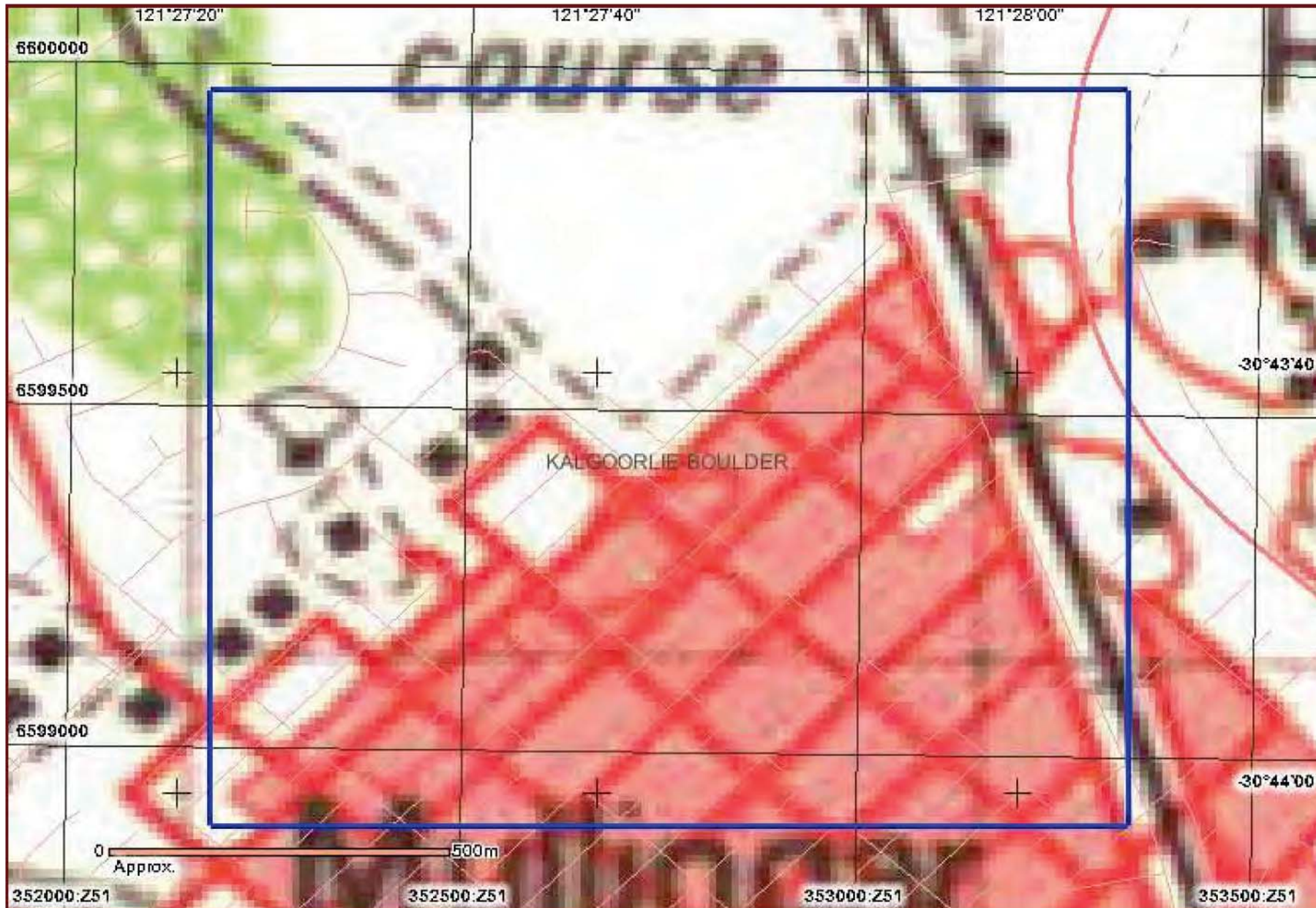
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List of Other Heritage Places with Map

No results



Legend

- Selected Heritage Sites
- Other Heritage Places
- Town
- Map Area
- Search Area

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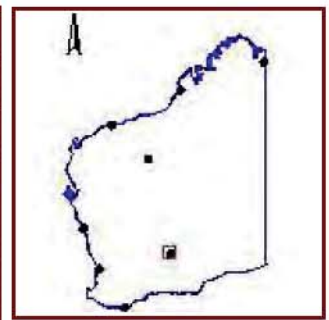
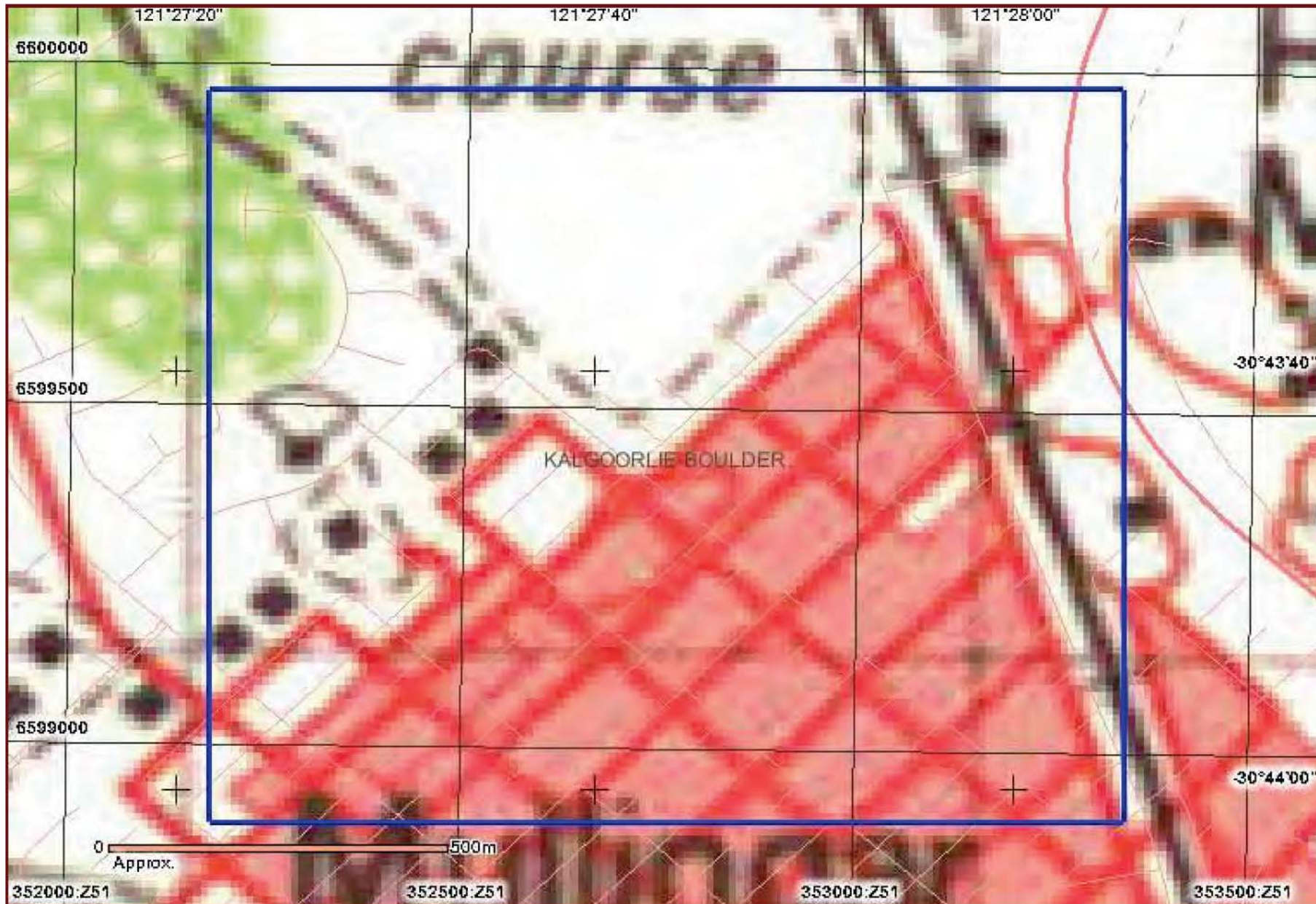
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Map Showing Registered Aboriginal Sites and Other Heritage Places



Legend

- Selected Heritage Sites
 - Registered Sites
 - Other Heritage Places
- Town
- Map Area
- Search Area

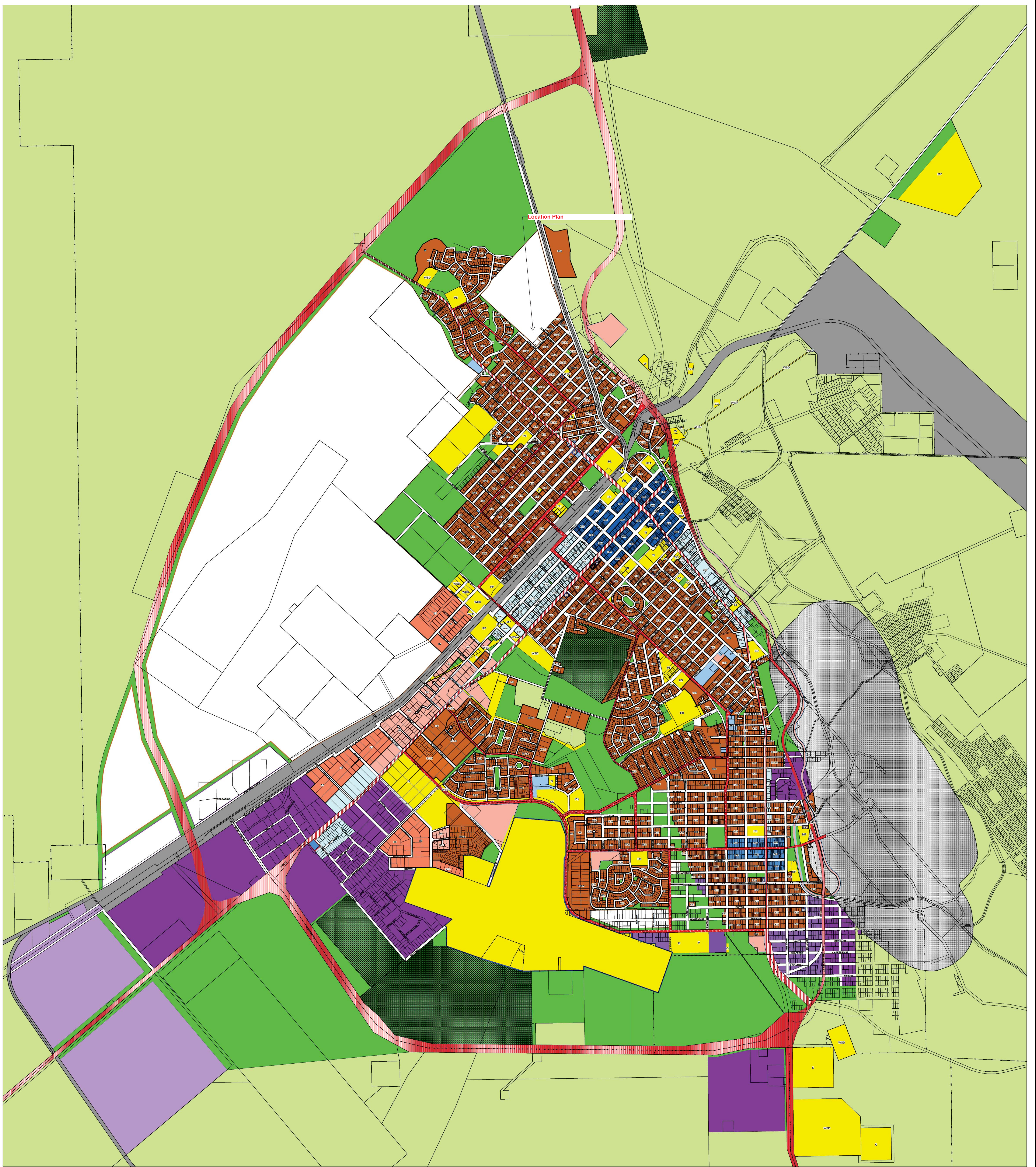
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Location



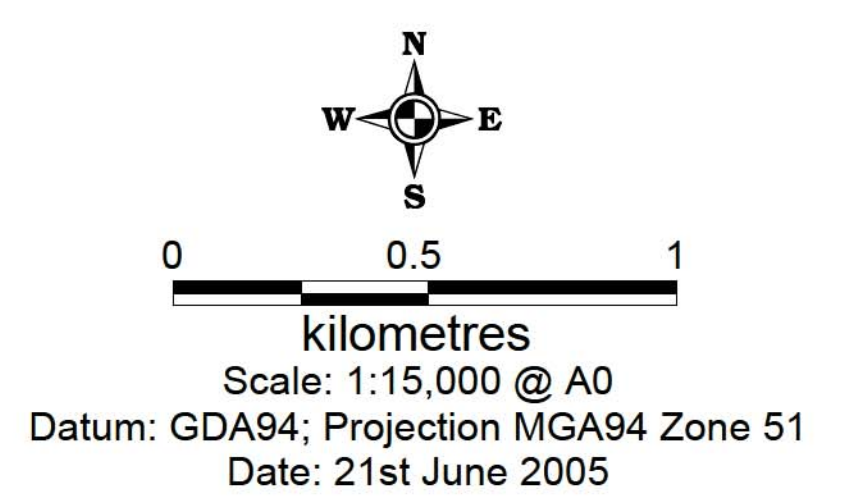
LEGEND

- | | | |
|-----------------------|--------------------------|------------------------|
| AIRPORT | LOCAL DISTRIBUTOR | SERVICE LIGHT INDUSTRY |
| CENTRAL BUSINESS | MAJOR HIGHWAY | SERVICE STATION |
| DISTRICT BUSINESS | MIXED BUSINESS | SPECIAL RESIDENTIAL |
| EXTENSIVE RESIDENTIAL | MOTEL | TOURIST |
| FREIGHT / TRANSPORT | PARKS AND RECREATION | URBAN ARTERIAL |
| FUTURE INDUSTRY | PRINCIPAL URBAN ARTERIAL | RCODE BOUNDARIES |
| FUTURE URBAN | PRIVATE RECREATION | ADDITIONAL USES |
| GENERAL INDUSTRY | PUBLIC PURPOSES | TOWN BOUNDARIES |
| GENERAL RESIDENTIAL | RAILWAY | CADASTRE |
| HOTEL | RURAL | |
| LOCAL BUSINESS | SAFETY EXCLUSION | |

ABBREVIATIONS

- | | |
|------------------------|--------------------------------|
| H | HOTEL |
| M | MOTEL |
| PUBLIC PURPOSES | |
| BD | BUS DEPOT |
| C | CEMETRY |
| CC | COMMUNITY CENTRE |
| CG | COMMONWEALTH GOVERNMENT |
| CP | COMMUNITY PURPOSES |
| ED | EDUCATION DEPARTMENT |
| ES | EMERGENCY SERVICE |
| HFA | HOME FOR FRAIL AGED |
| HL | HOSPITAL |
| HS | HIGH SCHOOL |
| K | KINDERGARTEN |
| MP | MUNICIPAL PURPOSES |
| MRWA | MAIN ROADS WESTERN AUSTRALIA |
| O | OTHER |
| P | PRISON |
| PS | PRIMARY SCHOOL |
| PU | POWER UTILITIES |
| QU | EXTRACTIVE INDUSTRY |
| RC | REHABILITATION CENTRE |
| RP | RAILWAY PURPOSES |
| S | SEWERAGE |
| SC | SCHOOL |
| TI | TERTIARY INSTITUTION |
| W | WATER CORPORATION |
| WSD | WATER SUPPLY SEWERAGE DRAINAGE |

**CITY OF KALGOORLIE-BOULDER
TOWN PLANNING SCHEME NO. 1**



MAP DATA SOURCE		
THEME	SOURCE	CURRENCY
CADASTRE	DEPARTMENT OF LAND INFORMATION	AUGUST 2004
TOWN BOUNDARIES	DEPARTMENT OF LAND INFORMATION	DECEMBER 2004
ZONING	CITY OF KALGOORLIE-BOULDER	OCTOBER 2004
ROAD NAMES	DEPARTMENT OF LAND INFORMATION	FEBRUARY 2004

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