

Future Stages



Legend

- Extent of Local Development Plan
- R20 Subject Lots
- R40 Subject Lots
- Designated Garage Location
- Preferred Garage Location
- Bin Pads
- Retaining Walls
- No Vehicle Access Permitted
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Uniform Estate Fencing

Location Plan



Local Development Plan R-Code Variations

- 1. GENERAL**
 - a. This Local Development Plan applies to Lots 268, 314-318, and 321 only.
 - b. The requirements of the City of Kalgoorlie-Boulder Local Planning Scheme No. 1, the SPP 7.3 Volume 1 Residential Design Codes (R-Codes), and any relevant local planning policy apply, unless otherwise provided on this Local Development Plan.
 - c. The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.
- 2. VEHICLE ACCESS & GARAGES**
 - a. Designated garage locations apply to Lots 314, 316-318 and a preferred garage location applies to Lot 268, where shown on the Local Development Plan. Designated/preferred garage locations do not prescribe the requirement for boundary walls but reference the side of the lot to which the garage must be located.
 - b. Where applicable, no Vehicle Access Restrictions are shown on the Local Development Plan. Pedestrian access is permissible.
- 3. DWELLING ORIENTATION**
 - a. For Lot 268, the dwelling shall have at least one habitable room major opening to Aslett Drive (secondary street boundary), and must not be obscured by visually impermeable fencing.
 - b. For Lot 321, the design of dwellings (whether as a single house or as grouped dwellings) shall have at least one habitable room major opening to Yuwari Avenue / Tjanpi Avenue, and must not be obscured by visually impermeable fencing.
- 4. FENCING**
 - a. Front fences within the primary street setback shall be low or visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
 - b. For secondary street boundaries, fencing shall be low or visually permeable above 1.2m behind the primary street setback, for a minimum length of 6m behind the truncation with a habitable room addressing the street.
 - c. Where visually permeable fencing is supplied by the Developer and deemed necessary, the fence shall not be altered or be obscured.
- 5. LOCATION OF BIN PADS**
 - a. A designated bin pad location is shown on the Local Development Plan for Lots 315-317 and a preferred bin pad location is indicated for Lot 321.
- 6. OUTBUILDINGS**
 - a. Where outbuildings are proposed, they must be designed and constructed from materials to and colours that match or compliment the dwelling when visible from the public realm.

Endorsement Table:

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

Principal Planner:

Date: 5/10/23

Local Development Plan
STAGE 4, GREENVIEW AT KARLKURLA

A DevelopmentWA Project

scale:
1:1250 @ A3 | 1:625 @ A1

plan:
18/02/2023

date:
22/06/2023

0 12.5 25m

plan:
18/02/2023

date:
22/06/2023

0 12.5 25m

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