



**Shire of Coolgardie
Local Planning Scheme No. 5
Scheme Amendment No. 9**

**Lots 149 & 150 on Deposited Plan 222287
No. 76 & 78 Woodward Street
Coolgardie**

Prepared by Edge Planning & Property for TE & MV Kent Holdings Pty Ltd
www.edgeplanning.com.au
April 2026

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME
SHIRE OF COOLGARDIE LOCAL PLANNING SCHEME NO. 5
AMENDMENT No. 9

RESOLVED that the local government pursuant to Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezoning Lots 149 and 150 on Deposited Plan 222287 Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone.
2. Amending the Scheme Map accordingly.

Determines Amendment No. 9 is a complex amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

- An amendment that is not consistent with a Local Planning Strategy for the Scheme that has been endorsed by the Commission.

Dated this day of20.....

.....
CHIEF EXECUTIVE OFFICER

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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. LOCAL GOVERNMENT:	Shire of Coolgardie
2. DESCRIPTION OF LOCAL PLANING SCHEME:	Local Planning Scheme No. 5
3. TYPE OF SCHEME:	District Scheme
4. SERIAL NUMBER OF AMENDMENT:	9
5. PROPOSAL:	- Rezoning Lots 149 and 150 on Deposited Plan 222287 (No. 76 & 78) Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone. - Amending the Scheme Map accordingly.

1. INTRODUCTION

The Shire of Coolgardie seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Minister for Planning to the proposed Scheme Amendment to rezone Lots 149 and 150 Woodward Street, Coolgardie from 'Residential R10/30' to 'Commercial'.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. More detailed planning and investigations will occur at the Development Application and Building Permit stages. Should the Amendment be approved by the Minister for Planning, it is expected that Lots 149 and 150 will be amalgamated.

The site's location is shown in [Attachment 1](#). The site adjoins the town centre and land zoned 'Commercial'. Based on its location, characteristics and context, the site is suitable for 'Commercial' zoning. [Attachment 2](#) shows the site is located adjacent to the Coolgardie town centre and adjacent to land used for outdoor storage on 80 and 82 Woodward Street.

The Amendment will create additional commercial zoned land and generally reflect adjoining and nearby commercial or storage (light industrial) uses.

2. BACKGROUND

2.1 Cadastral Details

The site consists of two lots. The Certificate of Title is provided in [Attachment 3](#).

2.2 Regional Context

The site is situated in the Coolgardie townsite which is located 38 kilometres south-west of Kalgoorlie-Boulder and 550 kilometres east of Perth. Coolgardie is a major local centre in the Goldfields and provides a range of services and facilities to residents and visitors.

2.3 Local Context

The site adjoins the town centre (see [Attachment 1](#)). [Attachment 2](#) shows the Context, Opportunities and Constraints Plan which outlines the site's context. In particular:

- The site adjoins commercial development (town centre) to the north;
- Residential R10/30 is located to the east. The Lefroy Street reserve is wide at 40 metres which separates the amendment site and Residential zoned land. The closest residence to the amendment site is 74 Woodward Street

to the east. It is expected that a future building on the amendment site will be at least 47 metres from the closest residence. This takes account of the Lefroy Street reserve width, the existing setbacks on 74 Woodward Street and the anticipated setbacks on the amendment site;

- Residential R10/30 is located to the west. The adjoining lot and adjacent lot to the west (80 and 82 Woodward Street) are used for outdoor storage as outlined below:



- To the south of Woodward Street is a Public Purposes Reserve used as a 'depot'; and
- Other uses south of Woodward Street include the historic railway station, land reserved as 'Public Open Space' and an RV camp.

The site is a corner block and additionally adjoins a laneway.

Further details relating to the site's context are outlined in this documentation.

From a spatial perspective, the Amendment provides a logical way to provide additional commercial land adjoining the town centre.

2.4 Physical Characteristics

The site is outlined in [Attachment 4](#) and has the following characteristics and features:

- It is a corner lot with a combined area of 2024m²;
- It is flat, cleared and vacant; and
- It is not on the Department of Water and Environmental Regulation's Contaminated Site Database.

The site's physical features present no constraints to the Amendment.

2.5 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, reticulated sewerage, power, telecommunications and drainage.

The site has two road frontages (Woodward Street and Lefroy Street) and also adjoins a laneway.

2.6 Heritage

The Coolgardie townsite and the amendment site are located within two Aboriginal Cultural Heritage registered places:

- 1475 'Kurrkurti'; and
- 1568 'Coolgardie Stones'.



It is understood the listing presents no constraints to the Amendment.

It is noted land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

The site does not contain any structure or place of non-indigenous heritage significance on the *Shire of Coolgardie Municipal Inventory* or on the Shire's Heritage List.

3. PLANNING FRAMEWORK

3.1 Overview

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and the *Shire of Coolgardie Local Planning Scheme*

No. 5. In summary, the Amendment is consistent with the State and regional planning framework and generally consistent with the local planning framework.

3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy supports strong and resilient regions and promotes job creation and economic development;
- *State Planning Policy 1 State Planning Framework Policy* - identifies that the primary aim of planning is to provide for the sustainable use and development of land;
- *State Planning Policy No. 2.9 Water* - development is required to adopt water sensitive urban design principles;
- *State Planning Policy 3.7 Bushfire* - the site is located outside of the Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>;
- *State Planning Policy 4.2 Activity Centres* – while not directed towards non-metropolitan centres, it contains a number of relevant principles including seeking to consolidate activity centres (including town centres). The site adjoins the town centre;
- *State Planning Policy 5.4 Road and Rail Noise* – the site is within the 'trigger distance' as outlined below:



There are no implications given no habitable buildings are proposed; and

- *State Planning Policy 7.0 Design of the Built Environment*.

3.3 Regional Planning Framework

3.3.1 Goldfields-Esperance Regional Planning and Infrastructure Framework

The Framework identifies Coolgardie as a major local centre and a focus for growth, services and facilities. The Framework supports a diverse economic base and supports commercial development in appropriate locations.

3.3.2 Goldfields-Esperance Regional Investment Blueprint

The Blueprint establishes priorities for economic development and growth of the Goldfields-Esperance region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing the region's population, promoting development in regional centres and other key centres and supports a vibrant economy.

3.4 Local Planning Framework

3.4.1 Shire of Coolgardie Local Planning Strategy

The Local Planning Strategy includes a strategy (page 13) to 'Ensure that there is adequate area for commercial and mixed use development to meet the future needs of the projected population of the key settlements' while an action is 'Allocate adequate land in the key settlements for commercial uses' (page 13).

Figure 3: Coolgardie Townsite Strategy Plan identifies the site as 'Existing Urban' (see Attachment 5). The Strategy Plan shows the site is strategically located between the town centre and the recreation, civic and cultural complex and also between the Great Eastern Highway (Bayley Street) and the railway line.

The Strategy promotes economic development and job creation.

3.4.2 Shire of Coolgardie Local Planning Scheme No. 5

The Shire of Coolgardie Local Planning Scheme No. 5 (LPS5) zones the site as 'Residential R10/30'. Rezoning the site to

'Commercial' zone is consistent with the zoning of land to the north of the site.

Relevant aims of LPS5 (clause 9) include:

- To ensure there is a sufficient supply of serviced and suitable land for housing, employment, commercial activities, community facilities, recreation and open space.
- To assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial, entertainment and tourist developments, as well as providing opportunities for home-based employment.

Table 3 – Zoning Table outlines the Commercial zone enables the potential for a wide range of uses.

Schedule 2 of LPS5 sets out minimum setbacks from boundaries.

The auto electrical business use best fits in with the Scheme definition of 'motor vehicle repair' which is a 'D' (discretionary) use in the Commercial zone.

The Amendment is consistent with LPS5 aims and the Commercial zone objectives.

3.4.3 Local Planning Policies

The Council has endorsed several Local Planning Policies, however the current adopted policies are not relevant to the Amendment

3.4.4 Shire of Coolgardie Community Strategic Plan

The Strategic Community Plan sets the community's vision for the future and it is the principal strategic guide for the Council's future planning and activities.

The vision for the town is

'A connected, progressive and welcoming community'.

The Council seeks to promote Coolgardie as a prosperous community, to support existing businesses and to attract new businesses.

One of the pillars is:

'A thriving economy'.

Objectives include:

- Build economic opportunity and capacity;
- Facilitate local business development and retention; and
- Pathways for young people into training and employment.

3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- Promoting vibrant activity centres and in particular promoting commercial development in the Coolgardie town centre;
- Supporting local communities and economies;
- Coolgardie is a major local centre;
- Supporting appropriately located commercial development;
- Addressing land use compatibility and amenity;
- Addressing key environmental assets and bushfire risk; and
- Appropriate servicing.

Based on the above, the Amendment is consistent with the State and regional planning framework, is generally consistent with the local planning framework and is consistent with the principles of orderly and proper planning.

4. AMENDMENT PROPOSAL

The proposal seeks to amend LPS5 by rezoning Lots 149 and 150 Woodward Street from 'Residential R10/30' to 'Commercial'.

Approval and implementation of the Amendment will facilitate additional commercially zoned land adjoining the town centre.

The landowner currently operates a mobile auto electrical service (Tek Auto Electrical) but is seeking to invest in a physical address to provide an enhanced and much-required service in Coolgardie.

The broad concept is to amalgamate Lots 149 and 150 and to gain development approval and a building permit for a workshop, office and amenity facilities. The auto electrical service will entail staff working on vehicles and other equipment.

The proposed activities to be conducted on the site consists of auto electrical repairs to motor vehicles, trailers and caravans, manufacturing of electrical wiring harnesses, and repairs to automotive air conditioning systems. All activities will have a very low noise impact.

Guiding principles of future commercial development on the site include:

- Promoting a design that addresses local amenity;
- Ensuring vehicles enter and leave the site in a forward gear;
- Addressing stormwater management; and
- Appropriately located and maintained landscaping.

Future development and uses will be subject to gaining necessary approvals from the local government including development approval.

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes, the site's context and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Appropriate Location for Commercial Zoning

Rezoning the site to 'Commercial' is a natural extension of the Coolgardie town centre. In particular, the site is appropriate for Commercial zoning for reasons including:

- It adjoins the town centre and adjoins outdoor storage on 80 and 82 Woodward Street;
- The locality contains a mix of land uses;

- The use is complementary to adjoining and nearby uses;
- It is an ideal location to establish a business given it is centrally located and near the State road network;
- It is a corner lot and also adjoins a laneway;
- Traffic impacts will be low and can readily be accommodated on local roads;
- The site can provide on-site car parking;
- It is appropriately serviced;
- It is not located in a bushfire prone area;
- The site has no environmental assets; and
- Future development will not create any adverse environmental impacts.

Further details relating to the site's suitability are outlined in this section and summarised in [Table 1](#).

5.3 Compatibility with Adjoining and Nearby Land Uses

Section 2.3 provides background relating to adjoining and nearby land uses.

The proposed Commercial zoning is compatible with adjoining and nearby land uses/development (see [Attachment 2](#)) which are predominantly commercial and light industrial (storage) in nature. The Amendment will facilitate low-key development which will complement and not conflict with adjoining and nearby land uses. There is an appropriate interface with the existing Residential zone in part noting the outdoor storage on 80 and 82 Woodward Street.

The closest residence to the amendment site is 74 Woodward Street to the east. It is expected that a future building on the amendment site will be at least 47 metres from the existing residence. It is noted the Lefroy Street reserve is wide at 40 metres, the existing residence is setback from the Woodward Street boundary and there will be a need for appropriate setbacks on the amendment site.

The landowner proposes to establish an auto electric business which will be low-key. The proposed development is expected to

have no off-site impacts given they intend to operate in normal business hours.

Future commercial development will appropriately address noise through siting, orientation, building materials, hours of operation, landscaping and conditions of Shire development approval.

The proposed auto-electrical business will be subject to a separate Development Application, which will be assessed and determined by the local government.

The Amendment and proposed development will not create noise impacts and traffic generation will be modest.

The Amendment represents a logical and sound planning outcome for the site.

5.4 Vehicular Access and Parking

The site is located on the corner of Woodward Street and Lefroy Street and also adjoins a laneway.

Traffic impacts from proposed commercial development on the site will be low and can readily be accommodated on local roads. The existing road network and intersections have sufficient capacity to address traffic generation from proposed commercial development.

Crossovers can be designed to ensure that vehicular access is appropriate and complies with sight distance standards which will facilitate safety for road users.

Future development will require vehicles to enter and leave the site in a forward gear.

It is envisaged that all parking will be provided on site.

Should the Amendment be approved by the Minister for Planning, there is a need to obtain development approval from the Shire. This will address matters including vehicle access, car parking numbers and car parking design.

The site is centrally located and is highly accessible. There are accordingly various opportunities to promote walking and

cycling to/from the site given it forms part of the town centre. There are footpaths on Woodward Street and Lefroy Street near the site.

5.5 Servicing

The site is already appropriately serviced. It is not envisaged that upgrading of services is required to facilitate the Amendment.

There is a requirement that stormwater from future development on the site is effectively managed. Development is required to ensure that stormwater is designed to ensure that post development run-off rates are no greater than pre-development run-off rates. It is expected that this will be achieved through measures including rainwater tanks and soakwells. For major rainfall events, drainage will connect to the Shire's drainage system.

5.6 Environmental Impact

The Amendment will create no environmental impacts. For instance, the site is vacant and cleared of native vegetation, there will be no noise or light-spill impacts, the site will be connected to the reticulated sewerage system and will be connected to the Shire's stormwater system.

While noting that the site is within the 'trigger' area associated with *State Planning Policy 5.4 Road and Rail Noise*, the proposed commercial use is not defined as a noise-sensitive land-use and therefore the provisions of the Policy do not apply.

5.7 Bushfire

The site is not located within the bushfire prone area.

5.8 Limited Commercial Land

There is essentially no fit-for-purpose Commercial or Light Industrial land in Coolgardie which is currently available. In particular, which is vacant, of a suitable size and which is suitably serviced.

The Council is aware of the shortage of commercial and light industrial land in

Coolgardie and the critical need to address this is reflected in LPS5 aims (clause 9). There are a range of complex matters that need to be addressed to provide additional commercial and light industrial land in Coolgardie which could be a number of years away.

5.9 Supporting the Local Community and Economy

Approval and implementation of the Amendment will assist to provide additional commercial land in Coolgardie. Additionally, it will have various economic benefits. This includes supporting local employment, assisting in a more sustainable local economy, promoting new investment and adding to Coolgardie's overall viability, vitality and prosperity as a major local centre.

Tek Auto Electrical currently has 2 working directors and one tradesman employed. If the Amendment is approved and development approval is obtained for the workshop, Tek Auto Electrical intend to put on 1-2 more tradespeople and one apprentice.

5.10 Planning Justification

Table 1 – Summarised Planning Justification				
Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
The Amendment is consistent with the State and regional planning framework and generally consistent with the local planning framework. The site is strategically located between the town centre and the recreation, civic and cultural complex and also between the Great Eastern Highway (Bayley Street) and the railway line.	The site is well located for a Commercial zoning including it is compatible with adjoining and nearby uses. Development will be effectively controlled through LPS5 provisions. The site is located outside of the bushfire prone area.	The site contains no environmental assets and the Amendment will not create adverse environmental impacts. There are no landscape impacts.	Traffic impacts can be readily accommodated on Woodward Street and Lefroy Street. The site is appropriately serviced.	The proposal will assist to enhance Coolgardie through adding to its Commercial zoned land. This, in-turn, adds to the overall viability, vitality and prosperity and adding to the range of services that can be provided.

In view of the above, the Amendment is consistent with the State and regional planning framework, is generally consistent with the local planning framework and is consistent with the principles of orderly and proper planning.

This report confirms that the Amendment is consistent with the State and regional planning framework, is generally consistent with the local planning framework, it respects the local context and the site is suitable to accommodate Commercial development. The Amendment assists to increase Commercial zoned land adjoining the town centre.

The support of the WAPC and the Hon. Minister for Planning are requested to approve the Amendment to rezone Lots 149 and 150 (No. 76 and 78) Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone.

PLANNING AND DEVELOPMENT ACT 2005

SHIRE OF COOLGARDIE LOCAL PLANNING SCHEME NO. 5

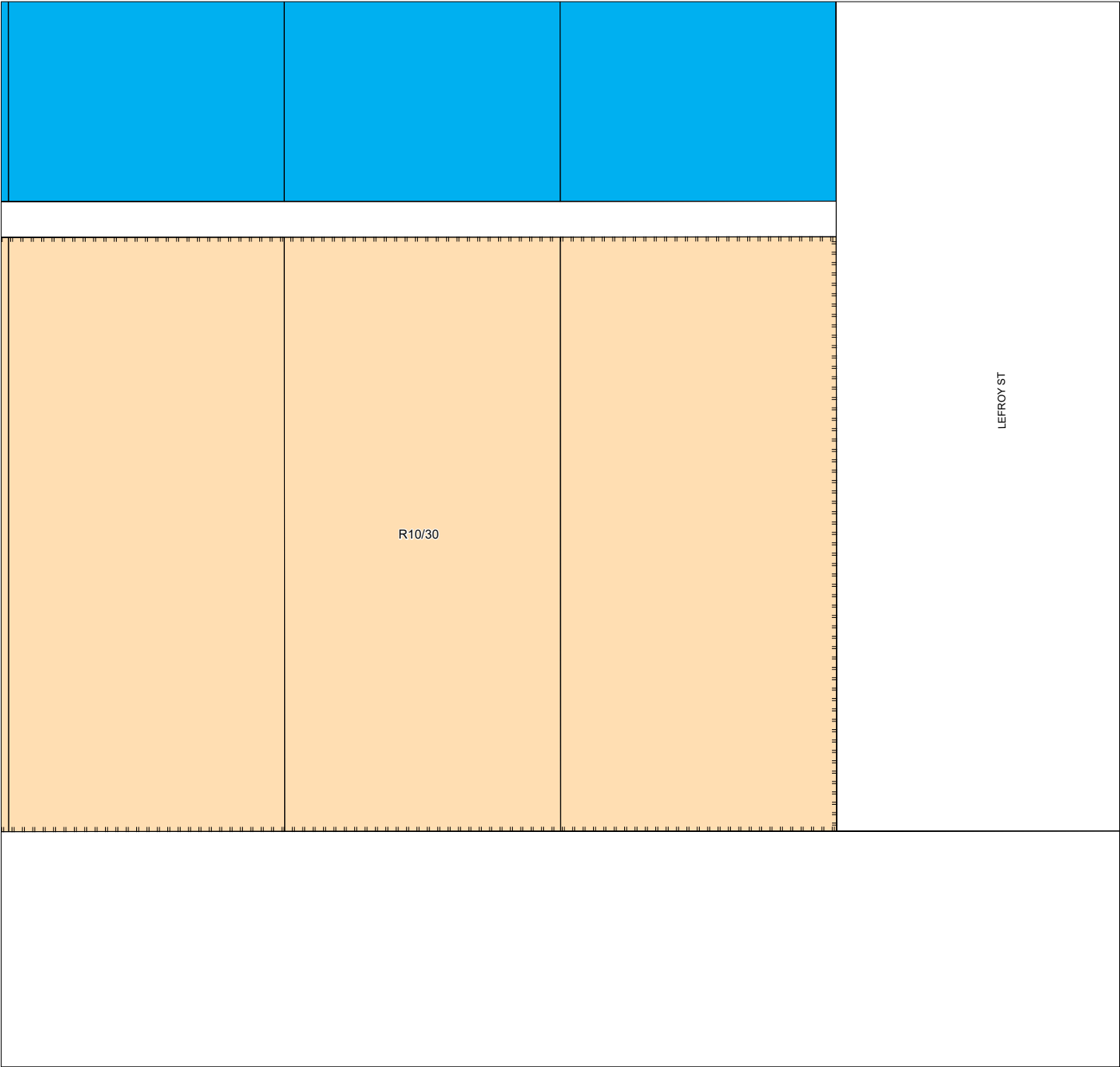
AMENDMENT NO. 9

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005* amends the above local planning scheme by:

1. Rezoning Lots 149 and 150 on Deposited Plan 222287 Woodward Street, Coolgardie from 'Residential R10/30' zone to 'Commercial' zone.
2. Amending the Scheme Map accordingly.

Determines Amendment No. 9 is a complex amendment under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

- An amendment that is not consistent with a Local Planning Strategy for the Scheme that has been endorsed by the Commission.



Legend

-  Cadastre
-  LPS R Codes

LPS Zones

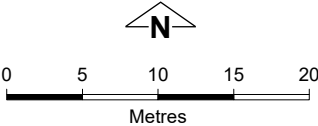
-  Commercial
-  No zone
-  Residential

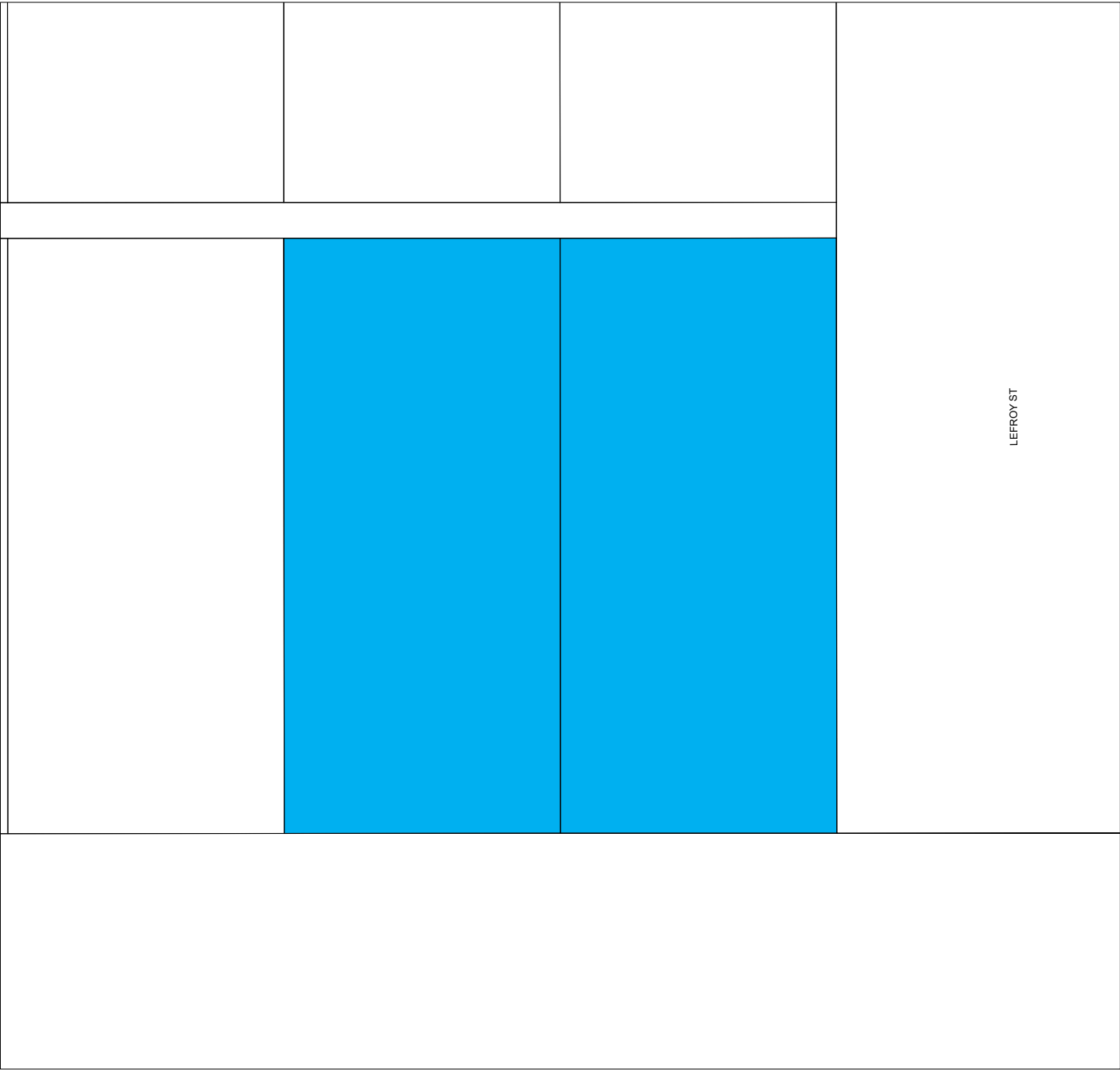
EXISTING SCHEME MAP



Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information © 2026 Western Australian Land Information Authority
Location information data licensed from Western Australian
Land Information Authority (WALIA) trading as Landgate.

Shire of Coolgardie
Local Planning Scheme No. 5
Amendment No. 9





Legend **PROPOSED SCHEME AMENDMENT MAP**

 Cadastre

LPS Zones and Reserves Amendments

 Commercial

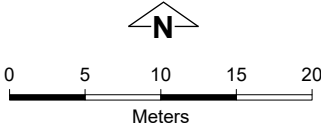


Department of Planning,
Lands and Heritage



Shire of Coolgardie
Local Planning Scheme No. 5
Amendment No. 9

Produced by Data Analytics,
Department of Planning, Lands and Heritage, Perth WA
Base Information © 2026 Western Australian Land Information Authority
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Land Information Authority (WALIA) trading as Landgate.



COUNCIL ADOPTION

This Complex Amendment was adopted and advertised by resolution of the Council of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Coolgardie at the Ordinary Meeting of the Council held on the and the Common Seal of the Shire of Coolgardie was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
DELEGATED UNDER S.16 OF
THE PLANNING AND DEVELOPMENT ACT 2005

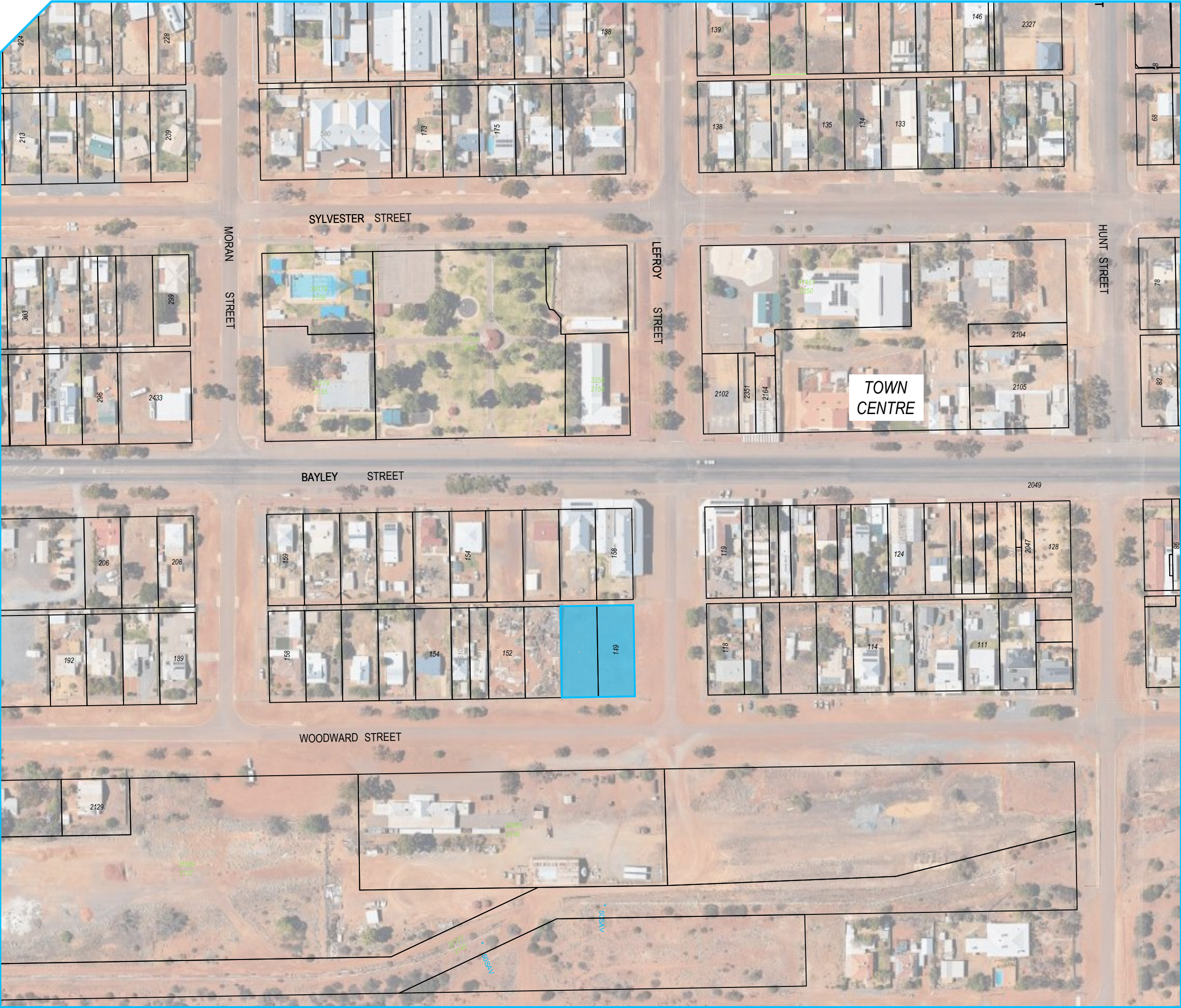
DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

ATTACHMENT 1



LOCATION PLAN
Lots 149 & 150 (No. 76 & 78)
Woodward Street,
Coolgardie
Shire of Coolgardie

- LEGEND**
- SUBJECT LAND
 - 440 CONTOURS (10m)

- NOTES**
- AREAS, DIMENSIONS AND FINAL BOUNDARY ALIGNMENTS SUBJECT TO DETAILED SURVEY.
 - SERVICE INFORMATION DIGITISED FOR VISUAL PURPOSES ONLY FROM DIAL BEFORE YOU DIG.

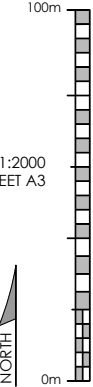
B	NOTATION MODIFICATION	260316
A	LOCATION PLAN	260211
REV	DESCRIPTION	YYMMDD SCALE 1:2000 SHEET A3



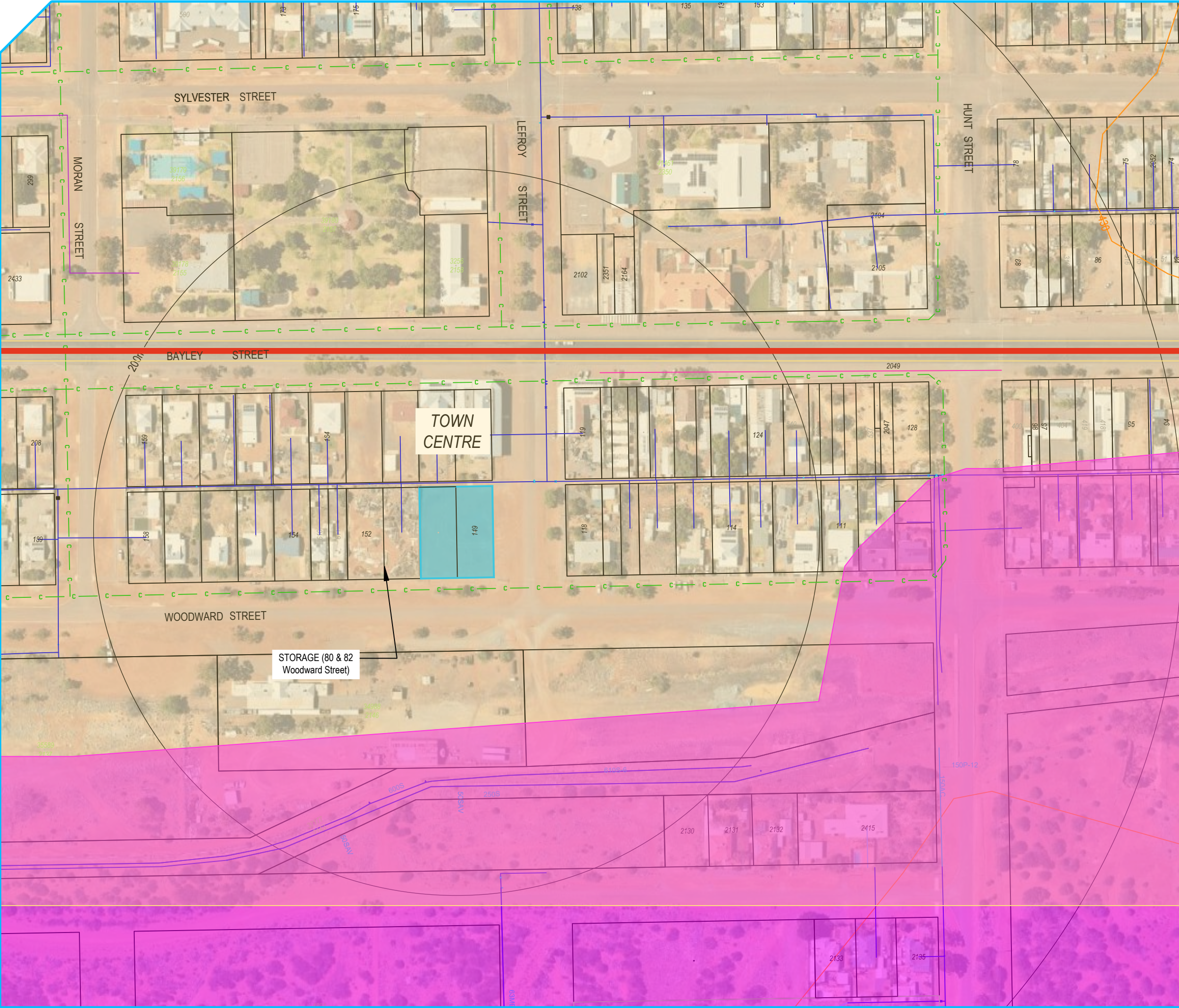
Edge Planning & Property
134 Hare Street, Mount Clarence
ALBANY WA 6330
W www.edgeplanning.com.au
E steve@edgeplanning.com.au
M 0409 107 336

DRAWING NUMBER
EP 260211 01
REV
B

Issued for design intent only.
All areas and dimensions are
subject to detail design & survey.



ATTACHMENT 2



CONTEXT, OPPORTUNITIES & CONSTRAINTS PLAN

Lots 149 & 150 (No. 76 & 78)
Woodward Street,
Coolgardie
Shire of Coolgardie

- ### LEGEND
- SUBJECT LAND
 - EXISTING LOT DETAILS
 - PROPOSED LOT DETAILS
 - CONTOURS (1m)
 - U/GROUND WATER SERVICE
 - U/GROUND COMMS WIRE
 - LOW VOLTAGE WIRE (< 1kV)
 - HIGH VOLTAGE WIRE (1kV - 33kV)
 - KEY ROAD
 - BUSHFIRE PRONE AREA
 - ROAD AND RAIL FREIGHT NOISE (300m EACH SIDE OF ROAD)

- ### NOTES
- ADJOINS COMMERCIAL ZONED LAND.
 - PROPOSED COMMERCIAL ZONING COMPATIBLE WITH ADJOINING AND NEARBY LAND USES.
 - CORNER LOT AND ADJOINS LANEWAY.
 - WORKFORCE ACCOMMODATION PREVIOUSLY APPROVED FOR SITE.
 - GENTLY SLOPING.
 - OUTSIDE OF DESIGNATED BUSHFIRE PRONE AREA.
 - LACK/SHORTAGE OF COMMERCIAL AND INDUSTRIAL LAND IN AND AROUND COOLGARDIE.

B

NOTATION MODIFICATIONS

260316

A

CONTEXT, OPPORTUNITIES & CONSTRAINTS PLAN

260211

REV

DESCRIPTION

YYMMDD

260316

260211

YYMMDD

SCALE 1:2000

SHEET A3

edge

PLANNING & PROPERTY

Edge Planning & Property

134 Hare Street, Mount Clarence

ALBANY WA 6330

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M: 0409 107 336

DRAWING NUMBER

EP 260211 03

REV

B

Issued for design intent only.

All areas and dimensions are

subject to detail design + survey.

NORTH

0m

100m

TOWN CENTRE

STORAGE (80 & 82 Woodward Street)

ATTACHMENT 3

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1798 238

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BC Roberts
REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 149 & 150 ON DEPOSITED PLAN 222287

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TE & MV KENT HOLDINGS PTY LTD OF 108 LINDSAY STREET COOLGARDIE WA 6429

(T Q566870) REGISTERED 1/9/2025

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

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 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: DP222287
PREVIOUS TITLE: 1040-396
PROPERTY STREET ADDRESS: 76 WOODWARD ST, COOLGARDIE (149/DP222287).
78 WOODWARD ST, COOLGARDIE (150/DP222287).
LOCAL GOVERNMENT AUTHORITY: SHIRE OF COOLGARDIE

ATTACHMENT 4

AMENDMENT SITE PLAN

Lots 149 & 150 (No. 76 & 78)
Woodward Street,
Coolgardie
Shire of Coolgardie

LEGEND

- SUBJECT LAND
- EXISTING LOT DETAILS
- PROPOSED LOT DETAILS
- CONTOURS (1m)
- U/GROUND WATER SERVICE
- U/GROUND COMMS WIRE
- LOW VOLTAGE WIRE (< 1kV)
- HIGH VOLTAGE WIRE (1kV - 33kV)

NOTES

- 1. AREAS, DIMENSIONS AND FINAL BOUNDARY ALIGNMENTS SUBJECT TO DETAILED SURVEY.
- 2. SERVICE INFORMATION DIGITISED FOR VISUAL PURPOSES ONLY FROM DIAL BEFORE YOU DIG.

B	TEXT MOVEMENT	260316
A	AMENDMENT SITE PLAN	260211
REV	DESCRIPTION	YYMMDD

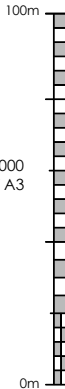
SCALE 1:2000
SHEET A3



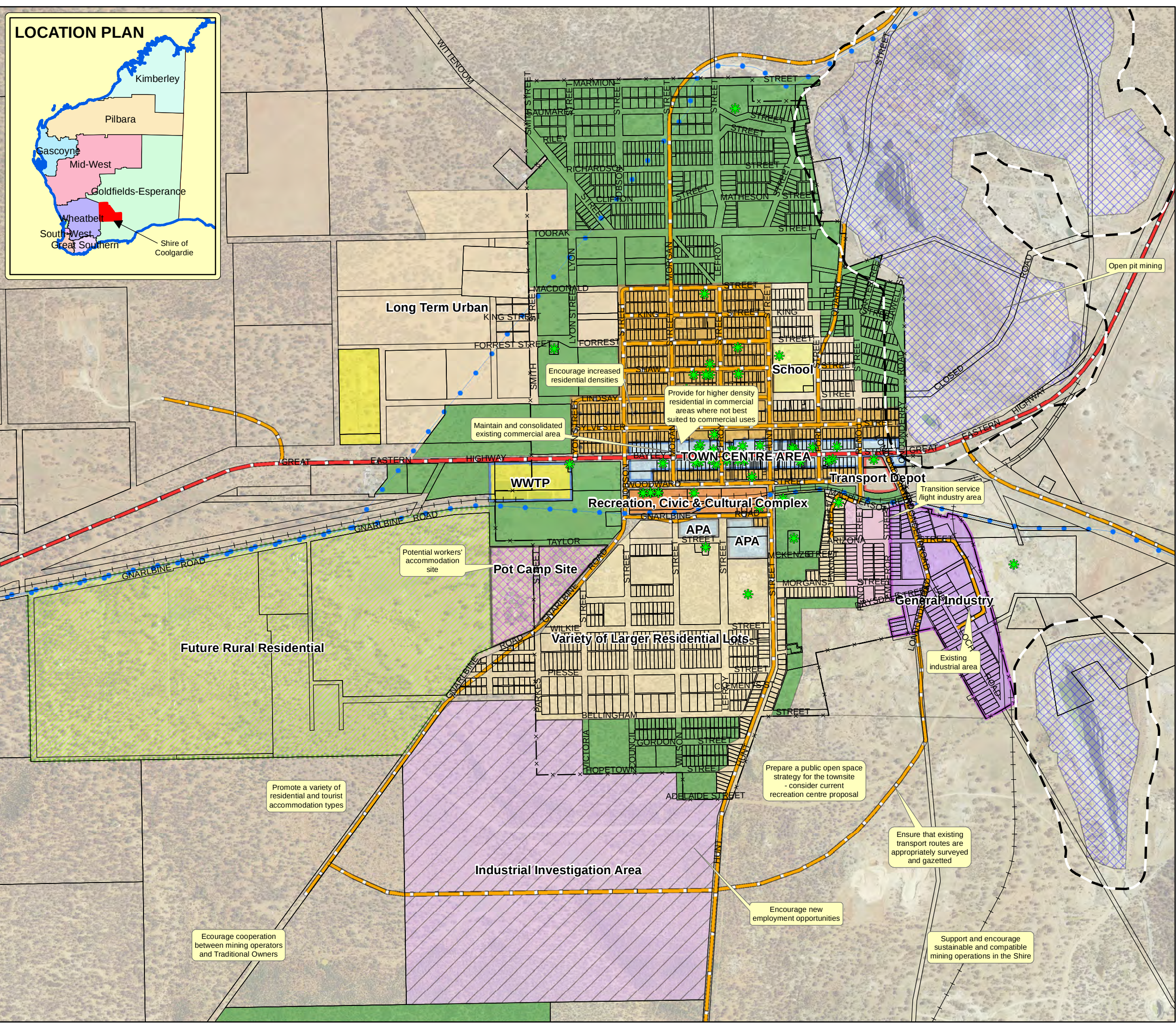
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W www.edgeplanning.com.au
E steve@edgeplanning.com.au
M 0409 107 336

DRAWING NUMBER
EP 260211 02
REV
B

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ATTACHMENT 5



COOLGARDIE TOWNSITE LOCAL PLANNING STRATEGY

- Legend**
- Existing Townsite Boundary
 - Future Residential
 - Increase densities
 - Aged Persons Accommodation
 - Potential Mining Camp Site
 - Existing Urban
 - Future Rural-Residential
 - Mine workings
 - 100m mine working buffer
 - Commercial Centre
 - Recreation, Civic & Cultural Complex
 - Existing General Industry
 - Future Light/Service Industry
 - Public Purpose
 - Industrial Investigation Area
 - Recreation
 - Essential Services
 - Great Eastern Highway
 - Other roads
 - Pipeline
 - Municipal Inventory sites



Scale 1:17,500
(at A3)

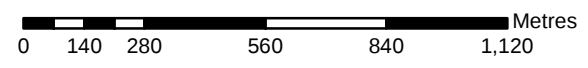


FIGURE 3