



ATTACHMENT 2

Development Application Plans

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9787_CON01F_20231031 (EVLV Concept) - DRAWN: W. CLEMENTS - DATE CREATED: 2023.11.06 - PROJECTION: MGA51 GDA94 - 9787_PLANNING/9300/999/9787/02_DRAFTING/CA-CAD - FORBES CHESTMAN - 2023.11.06



LEGEND

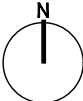
SUBJECT SITE

MASTERPLAN BOUNDARY

LAND USE LOT YIELD SUMMARY	
SUBJECT SITE	17.80ha
MASTERPLAN BOUNDARY	16.07ha
DWELLING YIELD - DUAL KEY	
PROPOSED DWELLINGS	36
LOTS	18
AVERAGE LOT AREA	326m ²
TOTAL LAND AREA	5863m ²
DWELLING YIELD - 2 BED	
PROPOSED DWELLINGS	253
AVERAGE LOT AREA	208m ²
TOTAL LAND AREA	5.28ha
DWELLING YIELD - 3 BED	
PROPOSED DWELLINGS	108
AVERAGE LOT AREA	253m ²
TOTAL LAND AREA	2.73ha
COMMUNAL/OFFICE	
OFFICE/GYM/LOUNGE	0.21ha
OPEN SPACE	
VILLAGE GREEN / COMMON	1.63ha
DRAINAGE BASINS	
INTERNAL BASINS	0.4047ha



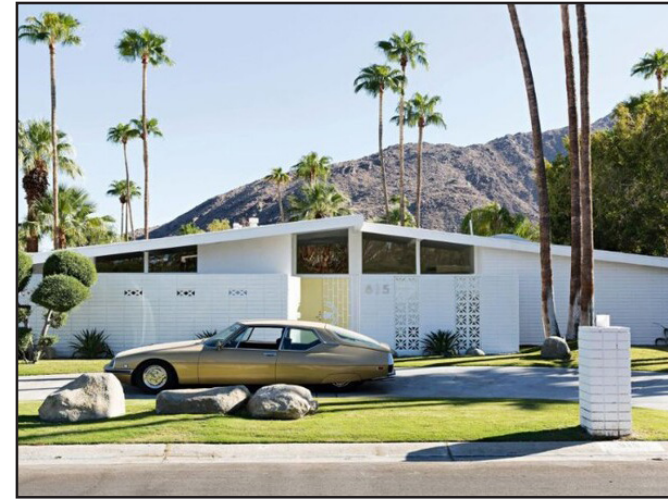
KALGOORLIE ESSENTIAL WORKERS LIFESTYLE VILLAGE - SITE PLAN
HART KERSPIEN DRIVE
BROADWOOD



0 50m
SCALE @ A3: 1:2000
9787-CON-01-G

DRAWN: JS
DATE CREATED: 2023.11.06
PROJECTION: MGA50 GDA94
CADASTRE: LANDGATE
AERIAL: NEARMAP
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- *The design inspiration is grounded in the mid-century architectural language. The inspiration captures the essence*

BENCHMARK PRECEDENTS

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE

LOCATION: KALGOORLIE, PERTH



DATE CREATED

6th NOV 2023

FACADE COLOUR

Improved Worker's Psychology +
Reference to Landscape



- Selected colours will reference the landscape of Kalgoorlie, defining a local colour scheme for the worker's village. Brighter colours are further sympathetic to the psychology of the workers, improving mental health through their stay in the village.
- A variety of coloured finishes applied to Fibre cement panels is the most cost-effective solution to achieving this principle.

BUILD QUALITY

Cost-effective
Cladding + Structure



- The build quality of the modules is to be simple, combining custom-orb metal sheeting and a few fibre cement panels to add variety to the roof and wall design.
- Alfresco/outdoor areas and Carport canopies are to be pre-built off-site and assembled on-site.

ENVIRONMENTAL ELEMENTS

Solar + Landscape
Sustainability



- The environmental design elements will be addressed in solar shading devices, alfresco/outdoor area canopies and permeable paving to carports and alfresco/outdoor areas.
- Solar performance is achieved through sun hoods attached to the finished modules. There is a variety of solar orientations in the masterplan, so it will be necessary to determine the quantity of window hoods in due course.
- Alfresco/outdoor area canopies are optional additions to the dedicated alfresco/outdoor area spaces and provide shading for seating arrangements.
- Semi-permeable paving allows for surface water to enter the ground more easily and reduce the cost of construction in comparison to concrete slabs for carports.

INTERIOR DESIGN

Soft/Cost-effective
Finishes



- Worker's psychology is greatly influenced by the interior quality of the modules, so timber and stone-look finishes are applied to the design.
- Timber laminate and porcelain tiles are selected to be cost-effective, and achieve a high quality look.

BENCHMARK DESIGN QUALITIES

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE

LOCATION: KALGOORLIE, PERTH

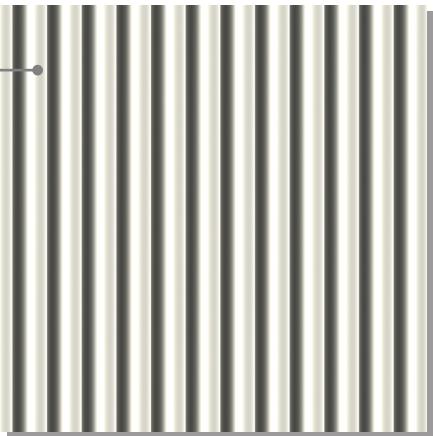
DATE CREATED

6th NOV 2023

EXTERIOR FINISHES SCHEDULE

ROOF FINISH

METAL SHEETING
Product Name: Zinalume Roof and Wall Sheeting
Colour Code: Light Grey, Mid-grey, Dark Grey, Terracotta
Brand: Zincalume, Custom Orb
Supplier: Lysaght

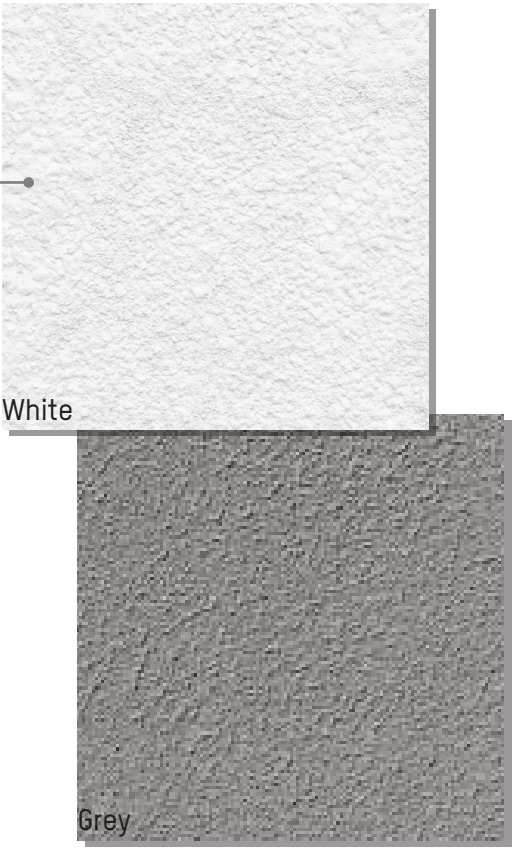


PRIMARY EXTERNAL WALL FINISH

FC PANEL WITH TEXTURED PAINT

Option 1:

Product Name: Raw Grey
Finish: Natural
Colour Code: Natural Grey, Raw Grey
Brand: Equitone
Supplier: Bluechip



EXTERIOR FINISHES SCHEDULE

ACCENT WALL FINISH

OPTION 1 - TIMBER-LOOK CLADDING

Product Name: Territory
Finish: Natural
Colour Code: Teak, Birch, Cedar
Brand: Cemintel
Supplier: Cemintel



ENTRY DOOR AND FC FINISH

Prefinished fc panel or equivalent
Textured coloured paint on fc panel

Product Name: Sandstorm
Finish: Tectiva
Colour Code: TE30
Brand: Equitone
Supplier: Bluechip



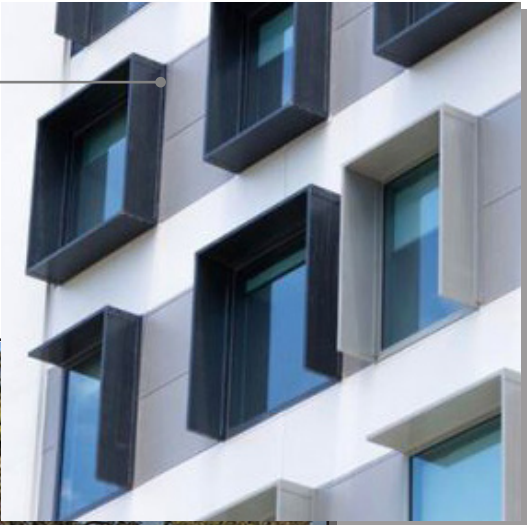
PRELIMINARY SCHEDULE

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH

KIT OF PARTS SCHEDULE

SUN HOOD

Product Name: Sun Hood
Colour Code: To match metal sheeting
Brand: Alspec Solaire, Pryzm
Supplier: Capral



STEEL-FRAME CANOPY, CARPORT + ALFRESCO/OUTDOOR AREA

Structure: Painted Steel Frame
Colour Code: To match metal Sheeting
Dimensions: See Concept Layouts



INTERIOR FINISHES SCHEDULE

INTERNAL WALLS + FINISH

INTERNAL LINING
Product Name: Fibre Cement Panel
Brand: Gyprock
Supplier: Gyprock

PAINT FINISH
Product Name: Natural White
Colour Code: 50YY 83/029
Supplier: Dulux

FLOOR FINISH

Product Name: HDF Laminate Floor Tile
Dimensions: 1215mm x 195mm x 8mm TH
Colour Code: Blackbutt HD
Supplier: Perth Flooring and Skirting

WET AREA FLOOR FINISH

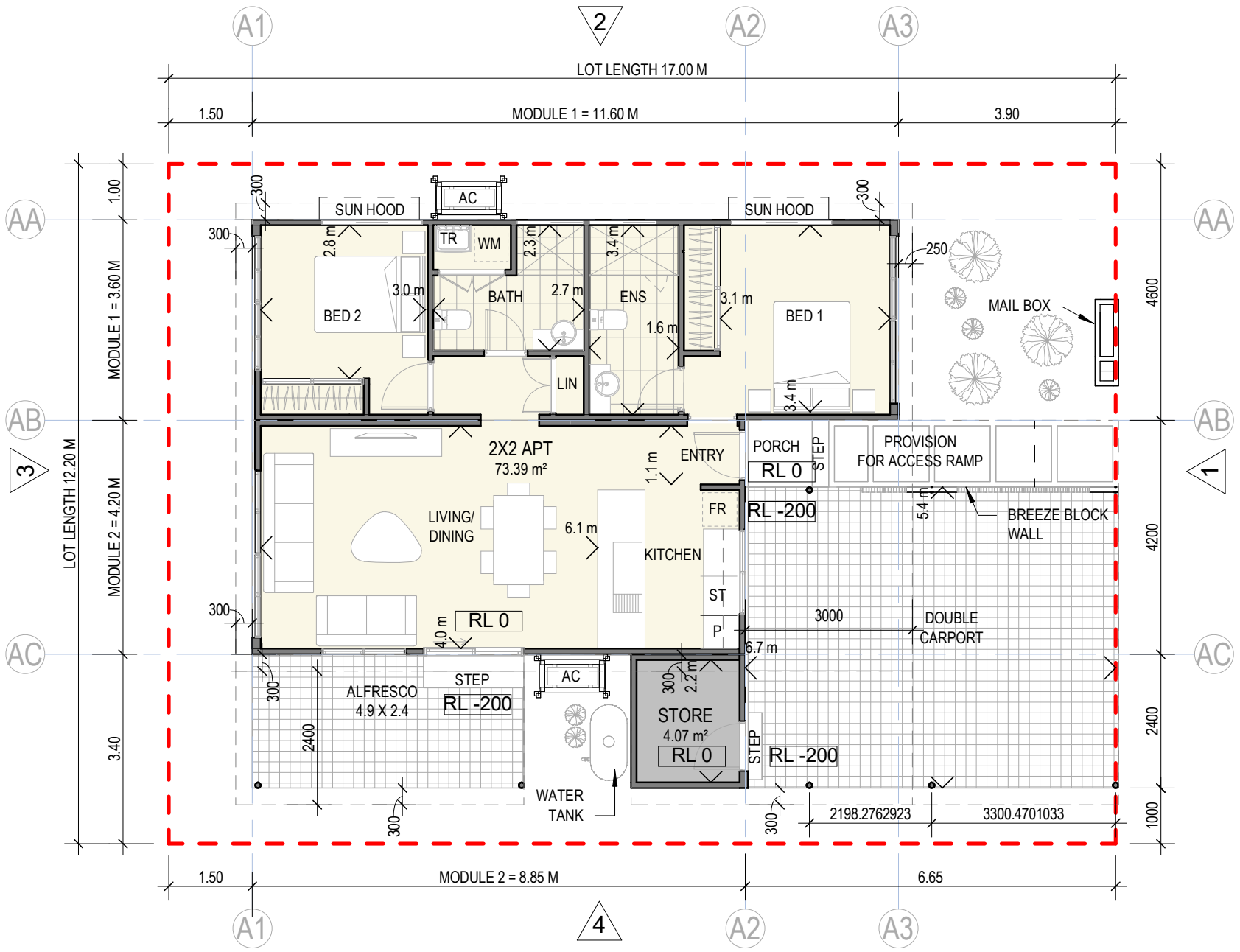
Product Name: VitrifiedPorcelain Floor Tile
Dimensions: 300mm x 600mm x 8mm TH
Colour Code: Scuro
Brand: Terra
Supplier: Kantili



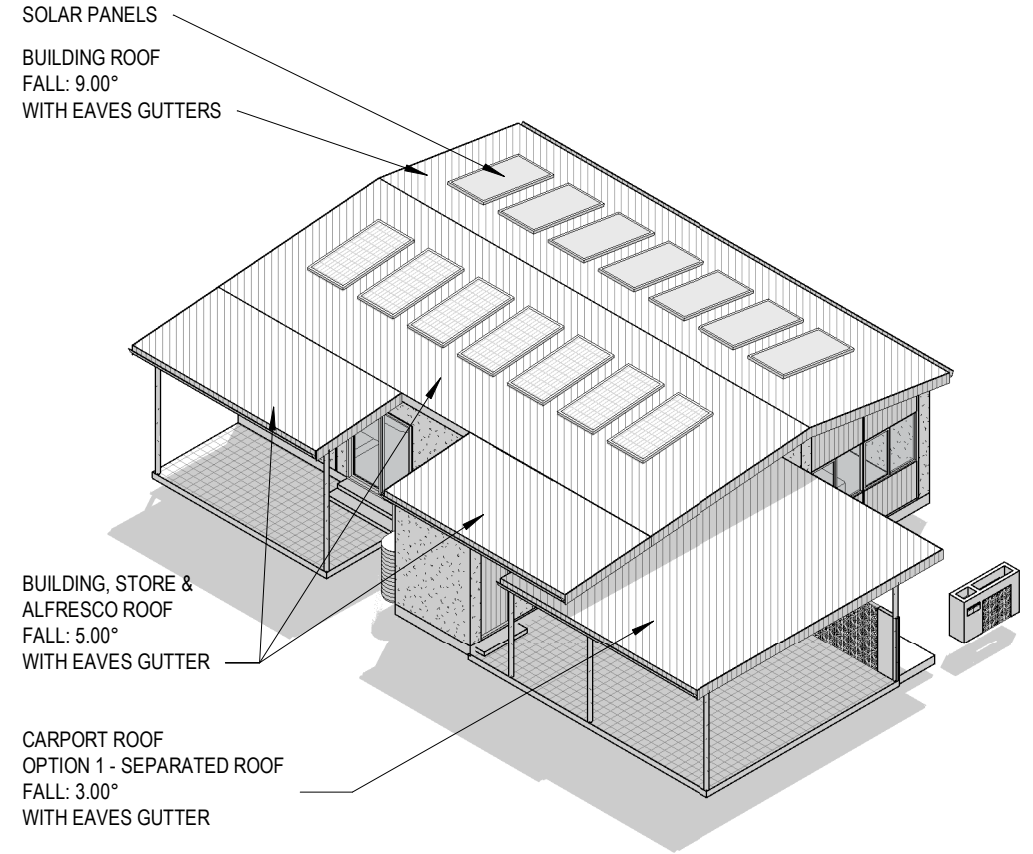
PRELIMINARY SCHEDULE

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH

NOTE:
Sun Hoods will be required on facades of the Building depending on the orientation. See Kit of Parts schedule for details.



FLOOR PLAN
1.100



ISOMETRIC VIEW

AREAS SUMMARY

BUILDING	73M ²
CARPORT	40M ²
ALFRESCO (OPTION)	13M ²

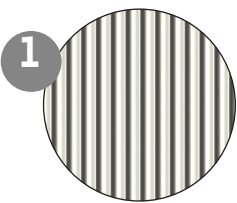
CONCEPT LAYOUTS - 2 BED X 2 BATH

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH

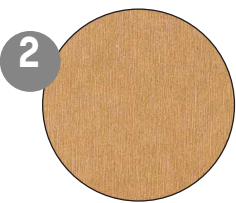


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6th NOV 2023

MATERIALS LEGEND



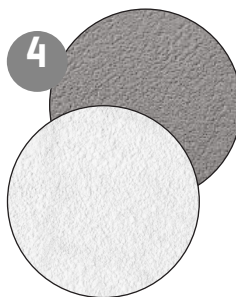
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ROOF FINISH
Product Name: Zinalume Roof and Wall Sheeting
Colour Code: Southerly
Brand: Zinalume, Custom Orb
Supplier: Lysaght



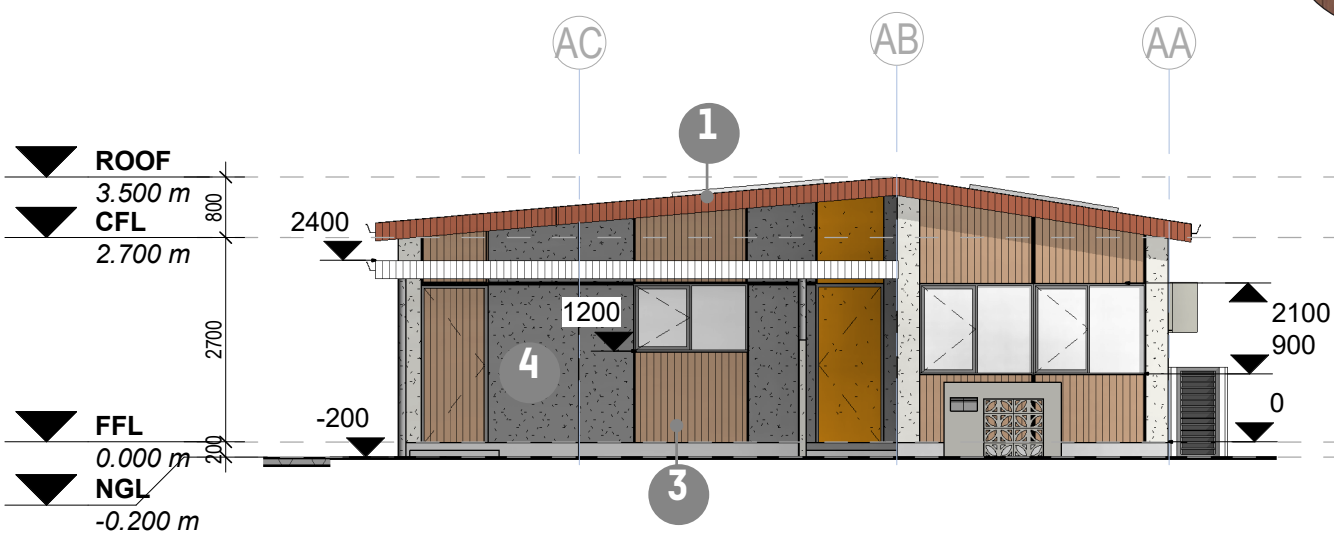
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WINDOW ACCENT WALL FINISH
RED FC FINISH - OPTION 1
Painted FC Panel in Gold Colour



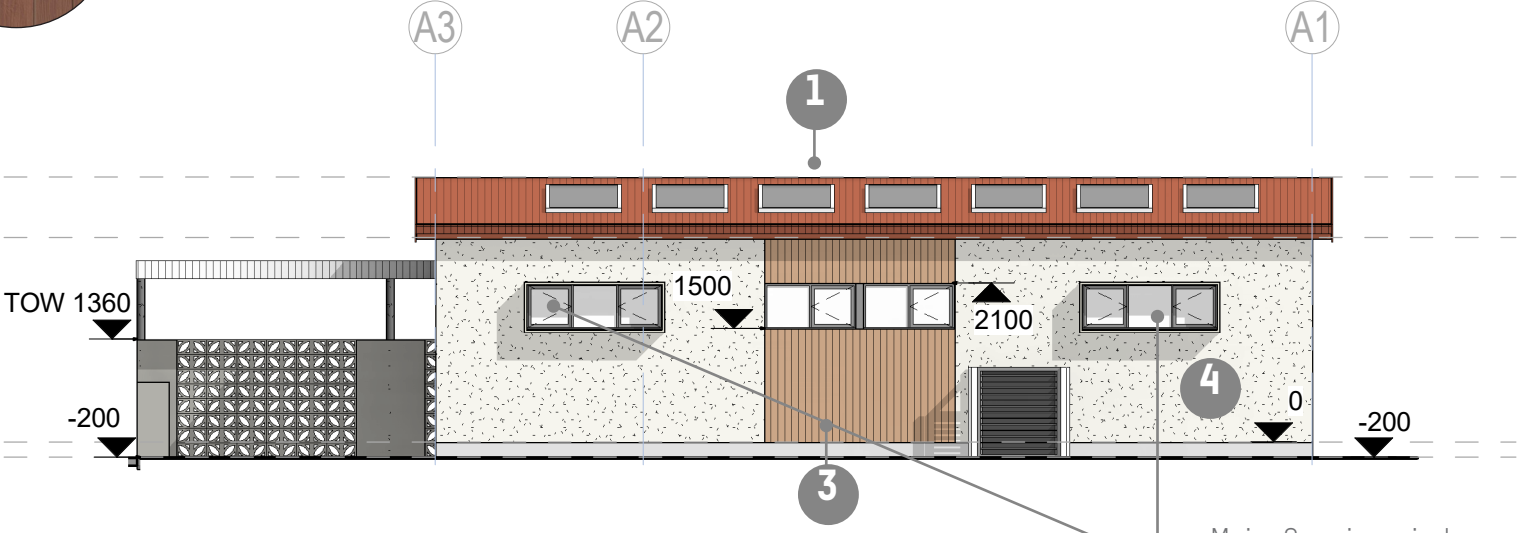
3
STREET-FACING ACCENT WALL FINISH
Painted Timber Panel in Cedar OR Birch OR Teak colour



4
PRIMARY EXTERNAL WALL FINISH
FC Panels with textured paint finish White OR Grey

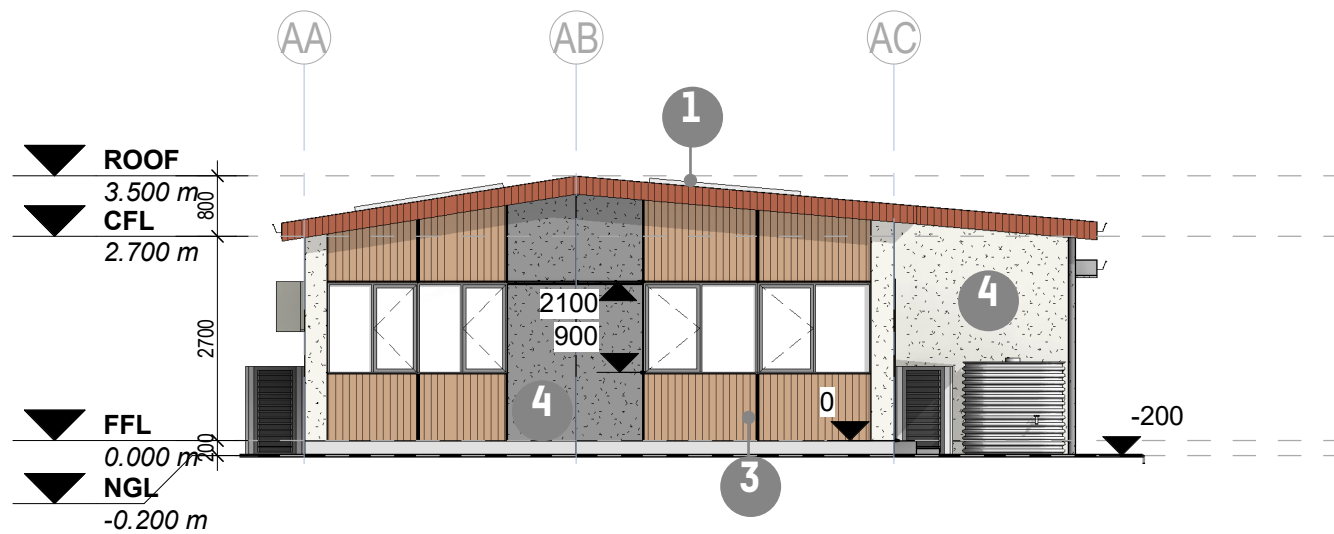


ELEVATION 1 - STREET VIEW
1:100

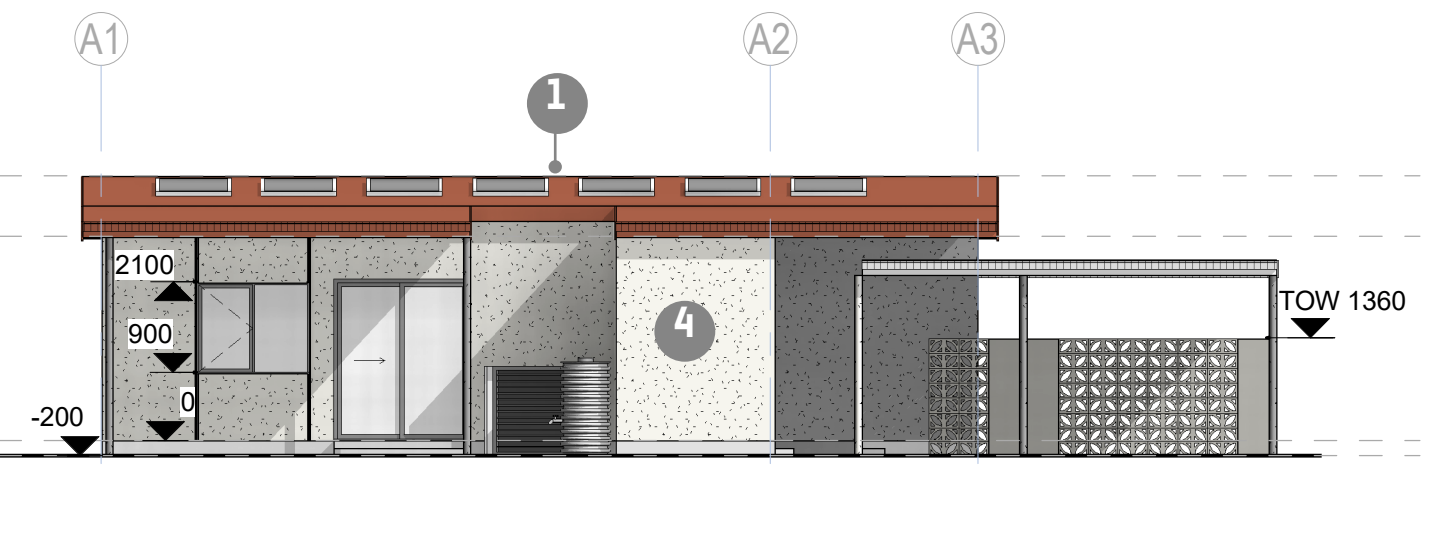


ELEVATION 2 - SIDE VIEW
1:100

Major Opening windows required where abutting areas of communal open space.



ELEVATION 3 - REAR VIEW
1:100



ELEVATION 4 - SIDE VIEW
1:100

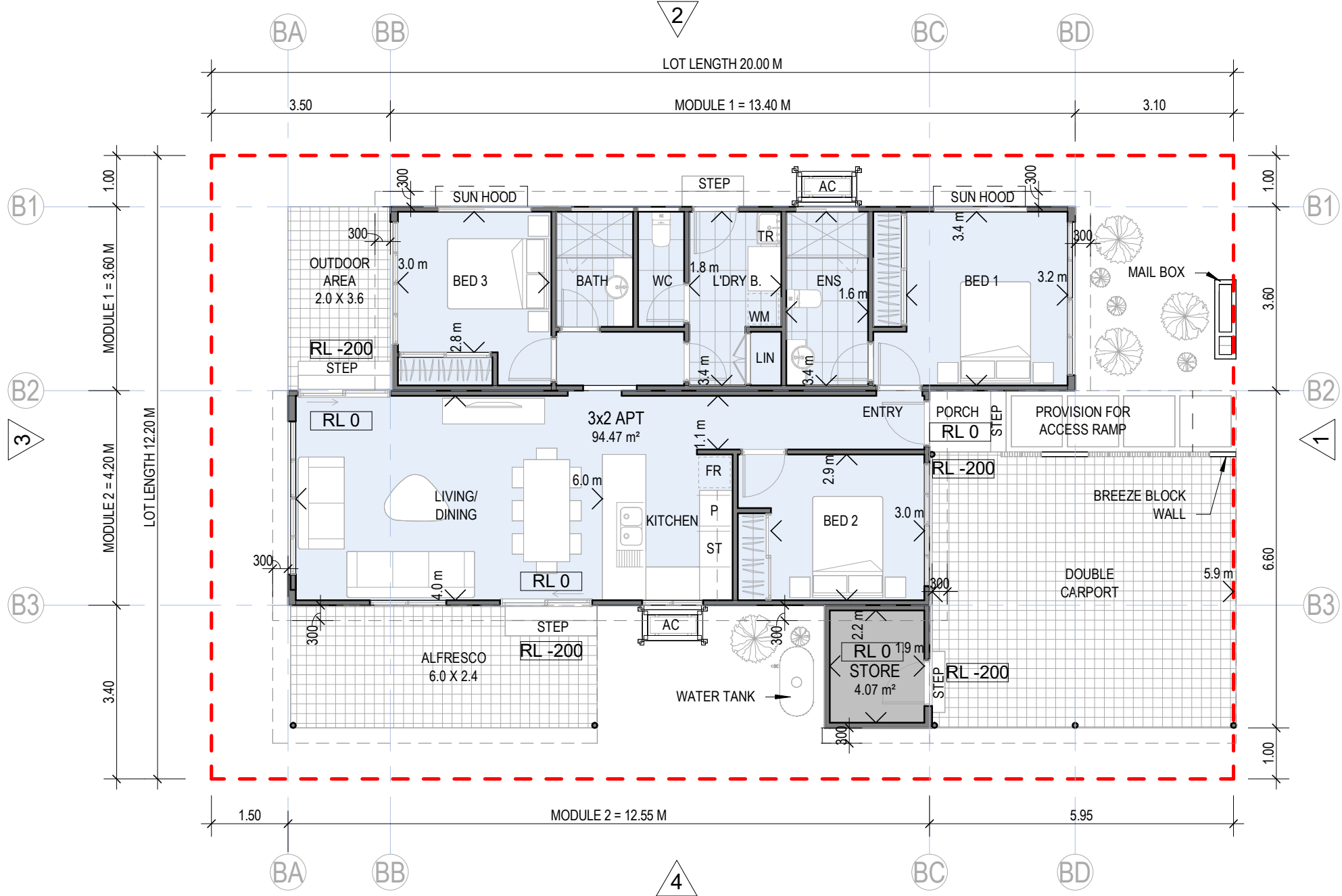
CONCEPT ELEVATIONS - 2 BED X 2 BATH

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH

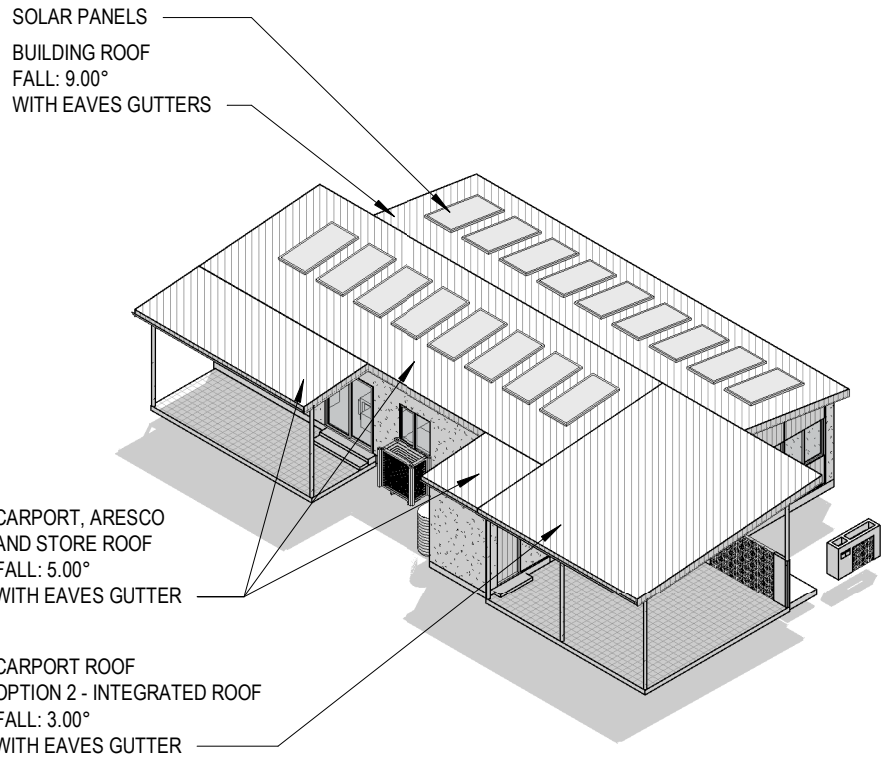


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6th NOV 2023

NOTE:
Sun Hoods will be required on facades of the Building depending on the orientation. See Kit of Parts schedule for details.



FLOOR PLAN
1.100



ISOMETRIC VIEW

AREAS SUMMARY

BUILDING	95M ²
CARPORT	40M ²
ALFRESCO (OPTION)	14M ²
OUTDOOR (OPTION)	7M ²

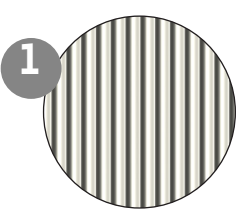
CONCEPT LAYOUTS - 3 BED X 2 BATH

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH

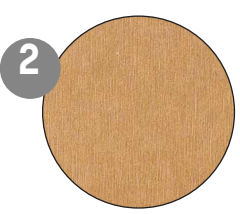


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6th NOV 2023

MATERIALS LEGEND



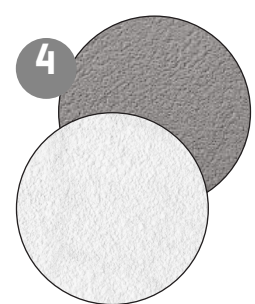
1
ROOF FINISH
Product Name: Zinalume Roof and Wall Sheeting
Colour Code: Southerly
Brand: Zinalume, Custom Orb
Supplier: Lysaght



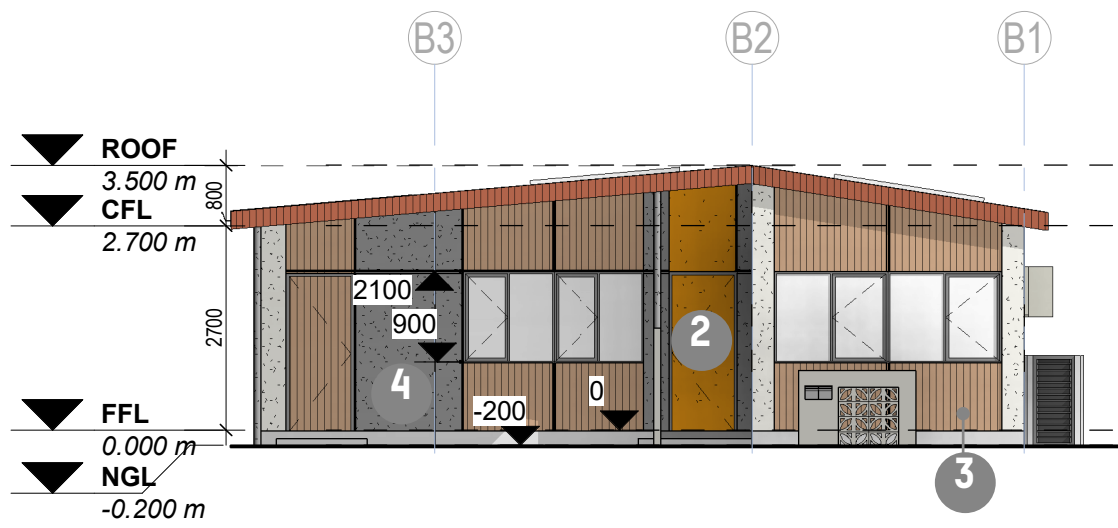
2
WINDOW ACCENT WALL FINISH
RED FC FINISH - OPTION 1
Painted FC Panel in Gold Colour



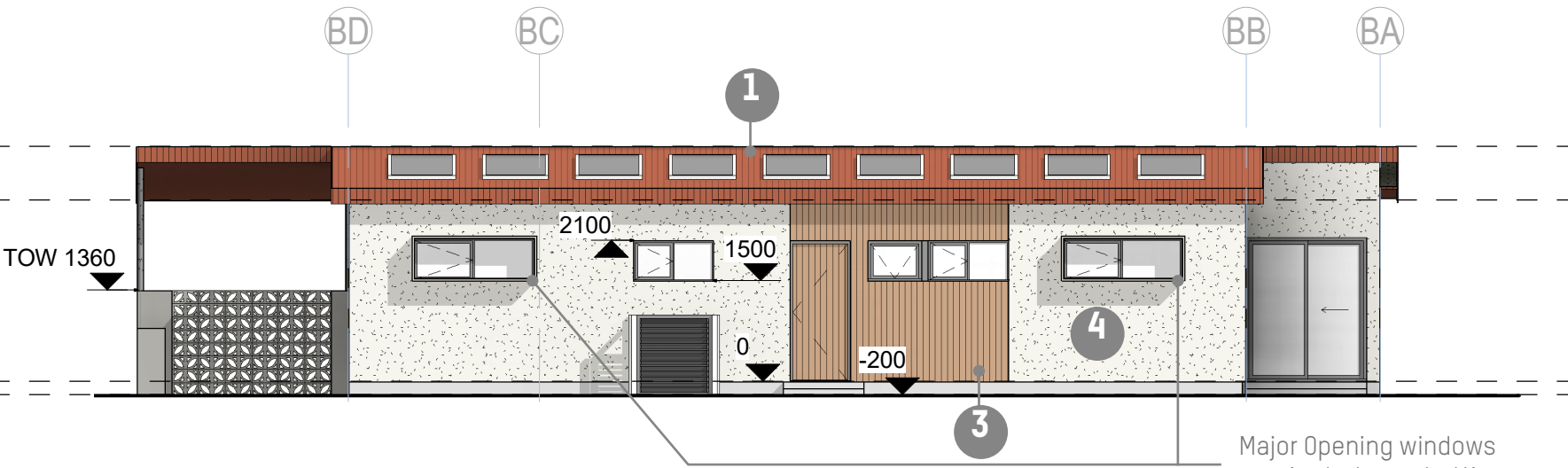
3
STREET-FACING ACCENT WALL FINISH
Painted Timber Panel in Cedar OR Birch OR Teak colour



4
PRIMARY EXTERNAL WALL FINISH
FC Panels with textured paint finish White OR Grey

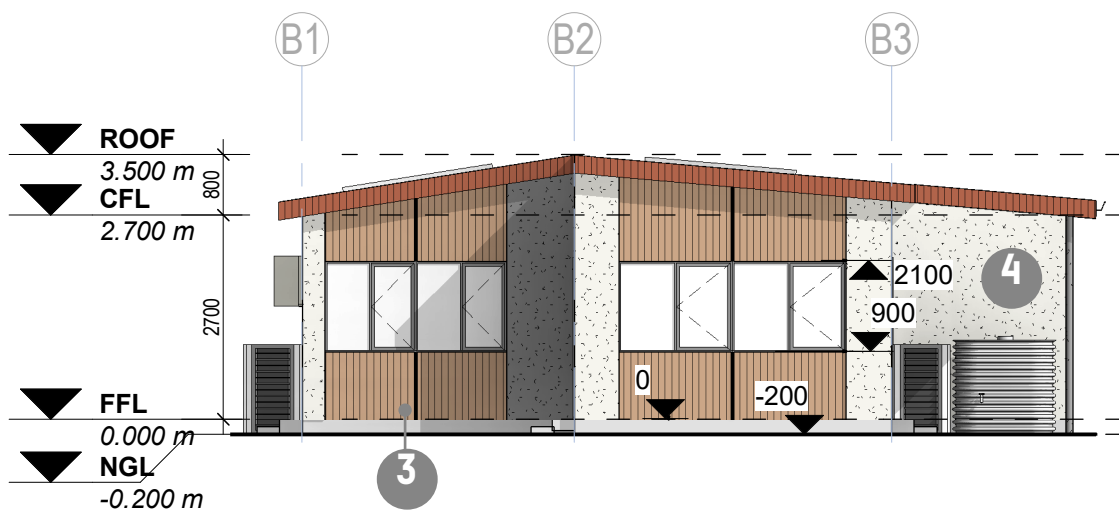


ELEVATION 1 - STREET VIEW
1:100

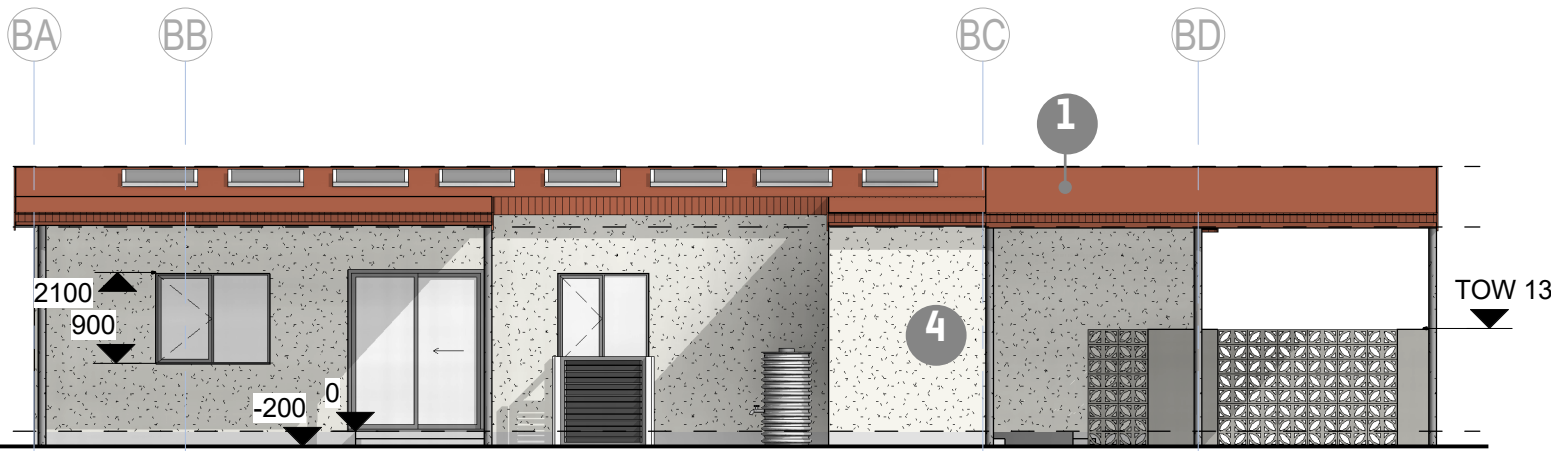


ELEVATION 2 - SIDE VIEW
1:100

Major Opening windows required where abutting areas of communal open space.



ELEVATION 3 - REAR VIEW
1:100



ELEVATION 4 - SIDE VIEW
1:100

CONCEPT ELEVATIONS - 3 BED X 2 BATH

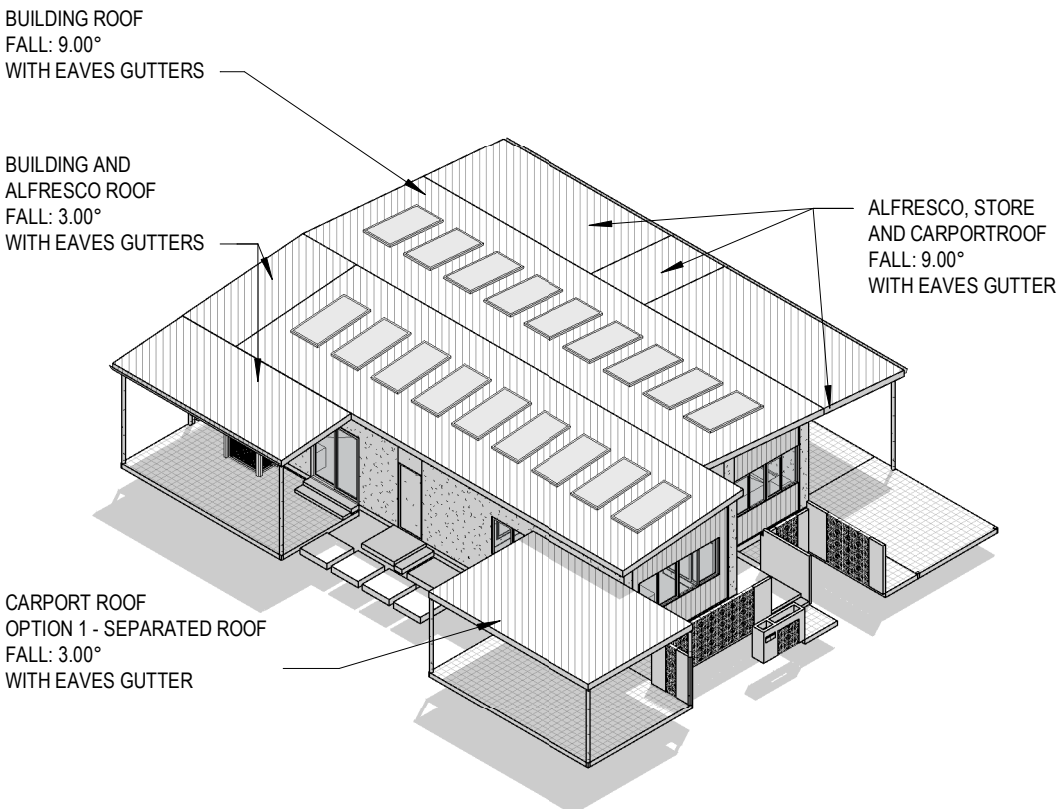
PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH



DATE CREATED
6th NOV 2023



NOTE:
Sun Hoods will be required on facades of the Building depending on the orientation. See Kit of Parts schedule for details.



ISOMETRIC VIEW

AREAS SUMMARY

BUILDING	120M²
CARPORTS	51M²
ALFRESCO	33M²

CONCEPT LAYOUTS - DUAL KEY ARRANGEMENT (2 BED X 1 BATH) + (1 BED X 1 BATH)

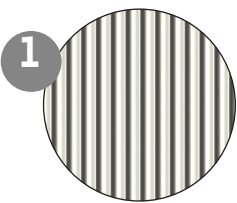
PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH



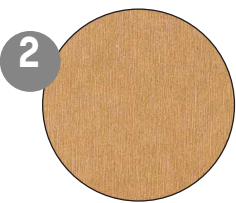
DATE CREATED
6th NOV 2023

12

MATERIALS LEGEND



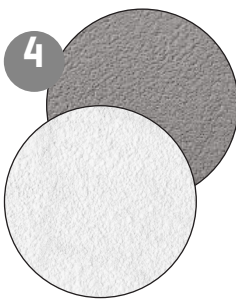
1 ROOF FINISH
Product Name: Zinalume Roof and Wall Sheeting
Colour Code: Southerly
Brand: Zinalume, Custom Orb
Supplier: Lysaght



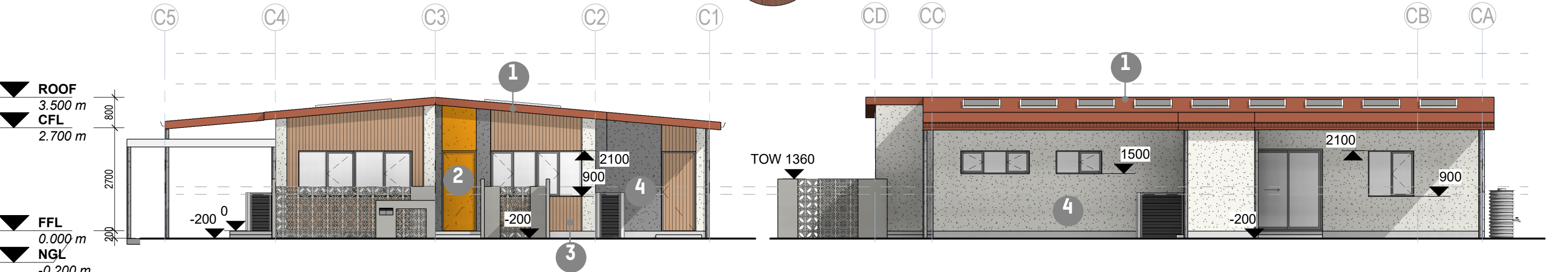
2 WINDOW ACCENT WALL FINISH
RED FC FINISH - OPTION 1
Painted FC Panel in Gold Colour



3 STREET-FACING ACCENT WALL FINISH
Painted Timber Panel in Cedar OR Birch OR Teak colour

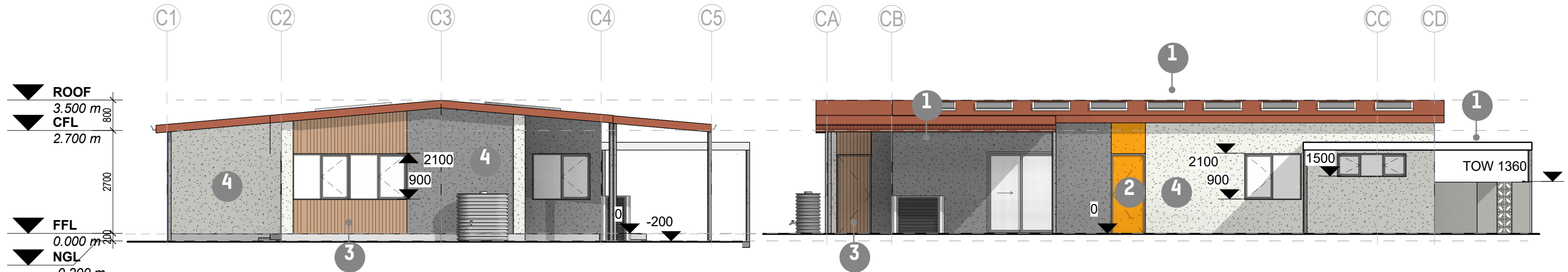


4 PRIMARY EXTERNAL WALL FINISH
FC Panels with textured paint finish White OR Grey



ELEVATION 1 - STREET VIEW
1:100

ELEVATION 2 - SIDE VIEW
1:100



ELEVATION 3 - REAR VIEW
1:100

ELEVATION 4 - SIDE VIEW
1:100

CONCEPT ELEVATIONS - DUAL KEY ARRANGEMENT

PROJECT TITLE: KALGOORLIE WORKERS LIFESTYLE VILLAGE
LOCATION: KALGOORLIE, PERTH



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6th NOV 2023