APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan Approved Lots 222-226 of parent Lots 5 and 6 Hale Road, Wattle Grove

1. The provisions of the Shire of Kalamunda Local Planning Scheme No. 2 and State Planning Policy 3.1 (Residential Design Codes) are varied as detailed within this LDP.

2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other respects.

Residential Density Code

The R Code applicable to these lots is as per the Amended Wattle Grove Urban Cell 1980 Table 1: Development Plan (R40).

Structures

Front setbacks to be a minimum of 2m from the Primary Street and 1m from the secondary street.

Roof Fences within the primary street setback area are permitted to a maximum total height of 2m above natural ground level, measured from the primary street side of the front fence.

Vehicle Access

No vehicle access is permitted across property boundaries in locations depicted on this LDP.

Design Elements

Boundary walls are permitted to both side lot boundaries with no maximum length on one boundary and 2/3 maximum length on the other boundary for a wall height 3.5m or less.

Surface

A minimum side boundary setback of 1.2m for a wall height 3.5m or less with major openings and 1m for a wall height 3.5m or less without major openings is permitted.

Approach

This LDP has been approved by the Shire of Kalamunda in accordance with clauses 52 (5) (a) of the Planning and Development (Local Planning Schemes) Regulations 2010.

Signature

Date

LOCAL DEVELOPMENT PLAN - STAGE 1

Lots 5 & 6 Hale Road

WATTLE GROVE

LEGEND

- Lots Subject to this LDP
- Vehicular Access Restriction
- Primary Dwelling Orientation

LOCATION MAP
UNLODGED VERSION

LOT FORMER PI/TENURE ON PLAN / DIAGRAM TITLE

<table>
<thead>
<tr>
<th>LOT</th>
<th>FORMER PI/TENURE</th>
<th>ON PLAN / DIAGRAM</th>
<th>TITLE</th>
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<tbody>
<tr>
<td>222</td>
<td>P1 LOT 5</td>
<td>D 51657</td>
<td>1457 - 84</td>
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<td>224-226</td>
<td>P1 LOT 6</td>
<td>D 51657</td>
<td>1457 - 85</td>
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<td>223 &amp; 9500</td>
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<td>D 51657</td>
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INTERESTS AND NOTIFICATIONS

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<th>PURPOSE</th>
<th>STATUTORY REFERENCE</th>
<th>ORIGIN</th>
<th>LAND BURDENED</th>
<th>BENEFIT TO</th>
<th>COMMENTS</th>
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<tr>
<td>A</td>
<td>EASEMENT</td>
<td>DOC B28174/3</td>
<td>LOT 9500</td>
<td>SEE DOCUMENT</td>
<td>The dimensions and position of this type of interest are based on accurate surveyed alignments</td>
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SURVEY CARRIED OUT UNDER REGULATION 26A SPECIAL SURVEY AREA GUIDELINES SEE SURVEY SHEETS FOR SURVEY INFORMATION
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<tr>
<td>1) C1</td>
<td>COVENANT</td>
<td>SEC 153 OF THE P &amp; D ACT</td>
<td>THIS PLAN</td>
<td>PROJECT</td>
<td>LOTS 218-221</td>
<td>MAIN ROADS (SWA)</td>
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<td>2)</td>
<td>EASEMENT</td>
<td>SEC 195 &amp; 196 OF TH LAAN</td>
<td>DCC</td>
<td>LOTS 218-221</td>
<td>SHIRE OF KALAMUNDA AND THE PUBLIC AT LARGE</td>
<td>(PUBLIC ACCESS)</td>
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SURVEY-STRATA PLAN
75188

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NAME OF SCHEME
?? SLATE STREET
WATTLE GROVE

PLAN OF
LOT 216 ON DEPOSITED PLAN 409922

CERTIFICATE OF TITLE
VOLUME ??? FOLIO ???

LOCAL GOVERNMENT
SHIRE OF KALAMUNDA

FIELD RECORD
FB ???????

ADDRESS OF PARCEL
?? SLATE STREET
WATTLE GROVE WA 6107

MANAGEMENT STATEMENT
NO

SURVEYOR’S CERTIFICATE - REG 54

I, J D LUTFY hereby certify that this plan is accurate and is a correct representation of the

(a) "survey; and/or

(b) "calculations from measurements recorded in the field records,

under the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged

LICENSED SURVEYOR
DATE

LODGED
DATE

FER PAID
ASSESS No.

EXAMINED
DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
W.A.P.C. REF: 809-14
Certificate of Approval of W.A.P.C. under Section 25B(2) of Strata Titles Act 1985

Delegated under S.16 P&D Act 2005

PLAN APPROVED
DATE

INSPECTOR OF PLANS AND SURVEYS
DATE

IN ORDER FOR DEALINGS

SUBJECT TO

FOR REGISTRAR OF TITLES
DATE

APPLICATION

REGISTERED
DATE

REGISTRAR OF TITLES
SEAL

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

P G S HOPE & PARTNERS
11/24 THOROGOOD STREET
BURSWOOD WA 6100
Ph: 9470 1229
Email: pgs@iinet.net.au

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES