10.1.2 Proposed Amendment No.100 - Lot 500 (27) Wandoo Road, Forrestfield - 'No Zone' (Road Reserve) to Residential R20

Declaration of financial / conflict of interests to be recorded prior to dealing with each item.

Previous Items	Nil
Directorate	Development Services
Business Unit	Approval Services
File Reference	PG-LPS-003/100
Applicant	The Land Division c/- Susan Daphne Wong and Norman Douglas Wong
Owner	Susan Daphne Wong and Norman Douglas Wong
Attachments	1. Scheme Amendment **[10.1.2.1]** 2. Applicant Scheme Amendment Request **[10.1.2.2]** 3. Existing Deposited Plan **[10.1.2.3]** 4. Proposed Deposited Plan - Subsequent Subdivision **[10.1.2.4]**

EXECUTIVE SUMMARY

1. The purpose of this report is for Council to consider the adoption of Local Planning Scheme Amendment No.100 (Amendment No. 100) to Local Planning Scheme No. 3 (the Scheme) for the purposes of public advertising.

2. Amendment No. 100 proposes to rezone a 570m^2 portion of Lot 500 (27) Wandoo Road, Forrestfield (subject site) under the Scheme from 'No Zone' (road reserve) to 'Residential' with an applicable density code of R20 as shown on the Scheme Amendment Map. The balance of the site is proposed to remain Residential R20.

3. It is recommended that Council adopt Amendment No. 100 for the purposes of public advertising.

BACKGROUND

4. **Land Details:**

Land Area:	3,555.00m²
Local Planning Scheme Zone:	Residential R20 (2,985m^2) Road Reserve (570m^2)
Metropolitan Regional Scheme Zone:	Urban

5. **Locality Plan:**



6.



7. The subject site is currently improved by a single house and ancillary residential structures and is generally bound by four residential zoned properties to the north, Wandoo Road to the east, two residential zoned properties to the south and Coolabah Way to the west.

8. Further afield, the subject site is surrounded by a mix of zones and land uses, being predominately low residential development directly surrounding the site and Special Rural zoned land to the east and south.

9. The surrounding residential land was rezoned in 1975 and 1977. At the time of urban expansion, the eastern portion of the site was identified as a road reserve with the intent of providing a circular through movement for Coolabah Way.

10. In April 2017, the landowner submitted a subdivision application (WAPC Application No. 155121) to the Western Australian Planning Commission (WAPC) seeking to subdivide the 3,555m^2 lot into five freehold lots and a 570m^2 road reserve as shown in Attachment 3.

11. The application was subsequently referred to the City of Kalamunda (City) for comments at which time it was acknowledged that the road reserve on the site was no longer required.

12. In June 2017, the City recommended approval of the proposed subdivision subject to recommended conditions and advice notes. Acknowledging the road reserve was no longer required, the Applicant was advised through an advice note that an application to amend the Scheme to rezone the portion of subject land to urban can be submitted to the City for consideration.

13. Following receipt of the City's recommendations, the WAPC approved the subdivision on 2 August 2017 subject to a range of conditions and advice notes. The following conditions and advice notes are pertinent to this rezoning:

    a) **Condition No. 1** which states:

    "The plan of subdivision be modified to amalgamate proposed Lot 1 and the proposed 570m^2 road to form a balance lot."

    b) **Advice No. 1** which states:

    "*In regard to Condition 1, the landowner/applicant is advised that the proposed road reserve as identified on the approved plan of subdivision is no longer required by the Shire of Kalamunda. The applicant should discuss the possibility of a Local Planning Scheme Amendment with the City of Kalamunda.*"

    This Scheme Amendment seeks to fulfil Condition No. 1 of WAPC Approval 155121.

DETAILS

14. The Applicant is seeking Council approval to advertise Amendment No. 100 which proposes to rezone a 570m^2 portion of the subject site under the Scheme from 'No Zone' (road reserve) to 'Residential' with an applicable density code of R20 as shown on the Scheme Amendment Map (refer Attachments 1 and 2). The balance of the site is proposed to remain Residential R20.

STATUTORY AND LEGAL CONSIDERATIONS

15. **Metropolitan Region Scheme**

The subject site is classified 'Urban' under the Metropolitan Region Scheme (MRS). The proposal is therefore consistent with the zoning classification under the MRS.

16. **City of Kalamunda Local Planning Scheme No. 3**

Under the provisions of the Scheme, the subject site is currently zoned Residential (R20) with the eastern portion (16% of the site) identified for dedication as a road reserve.

17. The objectives of the current zoning of 'Residential' are outlined in Part 4.2.1 (Objectives of the Zones: Residential Zones) of the Scheme as follows:

1. *To provide primarily for single residential development whilst allowing for a range of residential densities in order to encourage a wide choice of housing types within the City.*
2. *To give consideration to grouped dwelling developments if the site is near amenities and can be integrated into the single residential environment.*
3. *To facilitate a range of accommodation styles and densities to cater for all community groups inclusive of the elderly, young people in transition and the handicapped. Such accommodation is supported where it is appropriately situated in proximity to other services and facilities.*
4. *To encourage the retention of remnant vegetation.*

18. **Planning and Development (Local Planning Schemes) Regulations 2015 (WA)**

Regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (WA) (Regulations), requires a resolution of the local government to adopt or refuse to adopt the proposed Local Planning Scheme Amendment. The resolution must specify and provide justification for the type of amendment (basic, standard or complex).

19. Pursuant to Regulation 34, the proposed Amendment is considered to be a standard amendment as it:

a) is consistent with the objectives identified in the Scheme for the Light Industry zone;

b) is consistent with the City of Kalamunda Local Planning Strategy;

c) is consistent with the MRS zoning that applies to the site, and the applicable strategic planning framework;

d) is considered to have a minimal impact upon the land within the City of Kalamunda, particularly through the provision of a proposed Local Planning Policy and Local Development Plan to guide subsequent assessment of development applications; and

e) will not result in any significant environmental, social, economic or governance impacts within the surrounding local area.

POLICY CONSIDERATIONS

20. **Directions 2031 and Beyond**

Directions 2031 and Beyond is the State Government's key strategic planning document which outlines the spatial framework for the future growth of Perth and Peel for the next twenty years. The Amendment will increase the development yield of the subject site, therefore assisting the City reach its housing targets.

21. **North-East Sub-regional Planning Framework**

In March 2018, the WAPC finalised the draft Perth and Peel @ 3.5 million suite of documents, including the North-East Sub-regional Planning Framework relevant to the subject site. The frameworks aim to identify how the vision set out in Directions 2031 for a City of 3.5 million people by 2050 can be realised.

22. The document provides guidance on where development should occur to ensure sustainable urban growth, protecting the environment and heritage, and making the most effective use of existing infrastructure. The framework identifies the subject area as 'Industrial Expansion'.

23. The proposed Amendment will assist in achieving the objectives of the sub regional framework.

24. **City of Kalamunda Local Planning Strategy**

The City's Local Planning Strategy (Strategy) was adopted by Council in October 2011 and endorsed by the WAPC in February 2013. The purpose of the Strategy is to enable Council to determine the vision and strategic planning direction for the City of Kalamunda for the next 20 years, to coincide with Directions 2031.

25. A key action of the Strategy is to encourage the expansion of new urban and industrial areas in a sustainable manner, providing increased housing and lifestyle opportunities; local employment opportunities and protection of biodiversity and the natural environment. The proposed Amendment is consistent with the intent of the Strategy.

ENGAGEMENT REQUIREMENTS

Internal Referrals

26. A preliminary assessment was undertaken from the perspective of the following key oriented disciplines:

a) Assets; and

b) Parks and Environment.

No issues were raised regarding the proposed Amendment.

External Referrals

27. The advertising processes will include but not be limited to:

a) issuing letters to landowners affected by the Amendment and those within a 100 metre radius of the subject site;

b) a notice on the City's media platform;

c) a notice in the local newspaper;

d) display of the Amendment at the City's Administrative Centre;

e) letters to relevant public and service authorities; and

f) signage on site.

FINANCIAL CONSIDERATIONS

28. All costs associated with advertising and assessment of the Scheme Amendment are to be borne by the Applicant.

STRATEGIC COMMUNITY PLAN

Strategic Planning Alignment

29. *Kalamunda Advancing Strategic Community Plan to 2027*

Priority 3: Kalamunda Develops
Objective 3.1 - To plan for sustainable population growth.
Strategy 3.1.1 - Plan for diverse and sustainable housing, community facilities and industrial development to meet changing social and economic needs.

SUSTAINABILITY

Social Implications

30. Future development of the site for residential use will provide more housing opportunities in a location with good access to a range of commercial activities and public transport.

Economic Implications

31. The proposed Amendment will increase the development potential for the landowners of the subject site; increasing the development yield from six lots to eight lots.

Environmental Implications

32. Nil.

RISK MANAGEMENT CONSIDERATIONS

33.

Risk: The Amendment is not adopted for the purposes of public advertising and does not proceed.		
Likelihood	**Consequence**	**Rating**
Unlikely	Moderate	Low
Action/Strategy		
Convey to the Elected Members that the City has previously acknowledged that the road reserve on the site is no longer required. Accordingly, with the City having no intent to extend Coolabah Way, the Amendment should be allowed to proceed to advertising.		

OFFICER COMMENT

34. The proposed Scheme Amendment is consistent with the current subdivision approval over the site (WAPC 155121) which states that the eastern portion of the subject site currently identified as road reserve is no longer required.

35. The existing residential lots in Coolabah Way were created in 1975 and 1977, with the surrounding road network functioning in its current state for over forty years with no issues, with no requirement for the road reserve to be constructed.

36. Developing the eastern portion of the site as a road reserve is not considered to provide a benefit to the surrounding road network from a connectivity or permeability perspective.

37. Should the City resolve to approve Scheme Amendment No. 100, it will remove the anomaly under the Scheme where a proposed lot will have a dual Residential / Road zoning which will subsequently simplify the consideration and assessment of any future development on the site.

38. Advertising the Amendment will provide the community an opportunity to outline their concerns and for these concerns to be addressed through the planning process when the Amendment is brought back to Council for final approval.

39. From a planning perspective, the proposed amendment is consistent with the applicable strategic and statutory planning framework and is considered to be consistent with orderly and proper planning.

40. Having regard to the above, it is recommended that Council adopts Scheme Amendment No. 100 for the purpose of public advertising.

Voting Requirements: Simple Majority

EN BLOC RESOLUTION OCM 142/2018

That Council:

1. ADOPTS, for the purpose of public advertising, Local Planning Scheme Amendment No. 100 to Local Planning Scheme No. 3 in accordance with Attachment 2, pursuant to Section 75 of the *Planning and Development Act 2005* (WA).

2. CONSIDERS Local Planning Scheme Amendment No. 100 to Local Planning Scheme No. 3 as a standard amendment under Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (WA) for the following reasons:
   a) the Amendment is consistent with the objectives identified in the Scheme for the Residential zone;
   b) the Amendment is consistent with the City of Kalamunda Local Planning Strategy;
   c) the Amendment is consistent with the Metropolitan Region Scheme zoning that applies to the site, and the applicable strategic planning framework;
   d) the Amendment is considered to have a minimal impact upon the land within the City of Kalamunda;
   e) the Amendment will not result in any significant environmental, social, economic or governance impacts within the surrounding local area; and
   f) the Amendment is neither complex nor basic, as defined under Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

3. REFERS the proposed Local Planning Scheme Amendment No. 100 to Local Planning Scheme No.3 to the Environmental Protection Authority pursuant to Section 81 of the *Planning and Development Act 2005* (WA).

4. ADVERTISES Local Planning Scheme Amendment No. 100 to Local Planning Scheme No.3 in accordance with Regulation 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and Local Planning Policy P-DEV 45 – Public Notification of Planning Proposals, subject to Sections 81 and 82 of the *Planning and Development Act 2005* (WA).

Moved: **Cr Sara Lohmeyer**

Seconded: **Cr Michael Fernie**

Vote:	For	Against
	Cr Michael Fernie	Cr Tracy Destree
	Cr John Giardina	
	Cr Lesley Boyd	**CARRIED (8/1)**
	Cr Allan Morton	
	Cr Brooke O'Donnell	
	Cr Sara Lohmeyer	
	Cr Cameron Blair	
	Cr Dylan O'Connor	

city of kalamunda

City of Kalamunda

Local Planning Scheme No.3

AMENDMENT NO.TBA

To rezone portion of Lot 500 Wandoo Road, Forrestfield from 'No Zone' to 'Residential' with an R20 density code

FORM 2A

Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT TO LOCAL PLANNING SCHEME

Local Planning Scheme No. 3
Amendment Number TBA

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005, amend the above Local Planning Scheme by:

To rezone portion of Lot 500 Wandoo Road, Forrestfield from No Zone to Residential R20.

The amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations* 2015 for the following reason(s):

- **The propsed amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;**
- **The proposed amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;**
- **The proposed amendment is neither complex nor basic, as defined under Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015.***

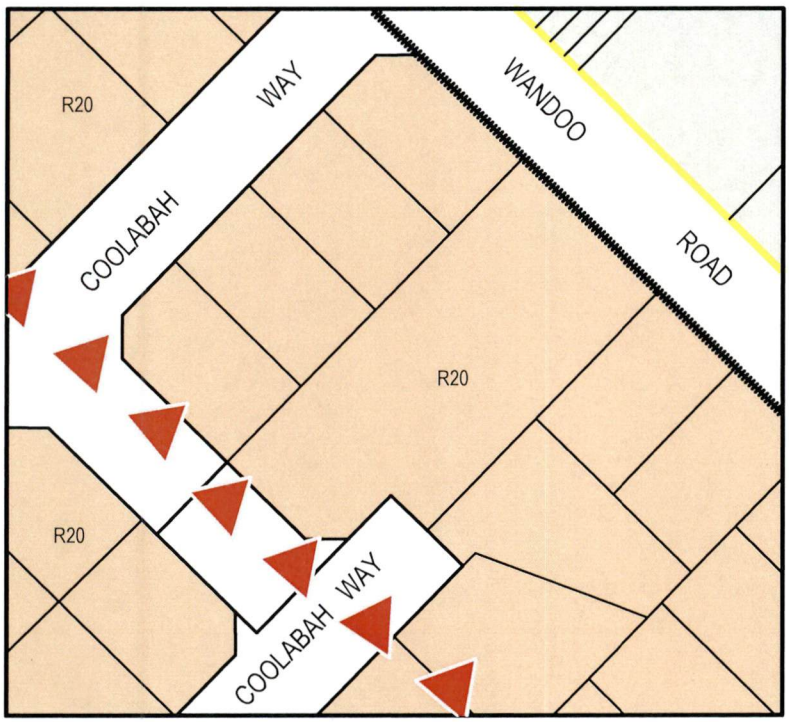
Dated this _____ day of _____ 20___

_____

(Chief Executive Officer)

SCHEME AMENDMENT MAP

CITY OF KALAMUNDA
LOCAL PLANNING SCHEME No.3
AMENDMENT No.X



EXISTING ZONING

LEGEND

LOCAL SCHEME ZONES

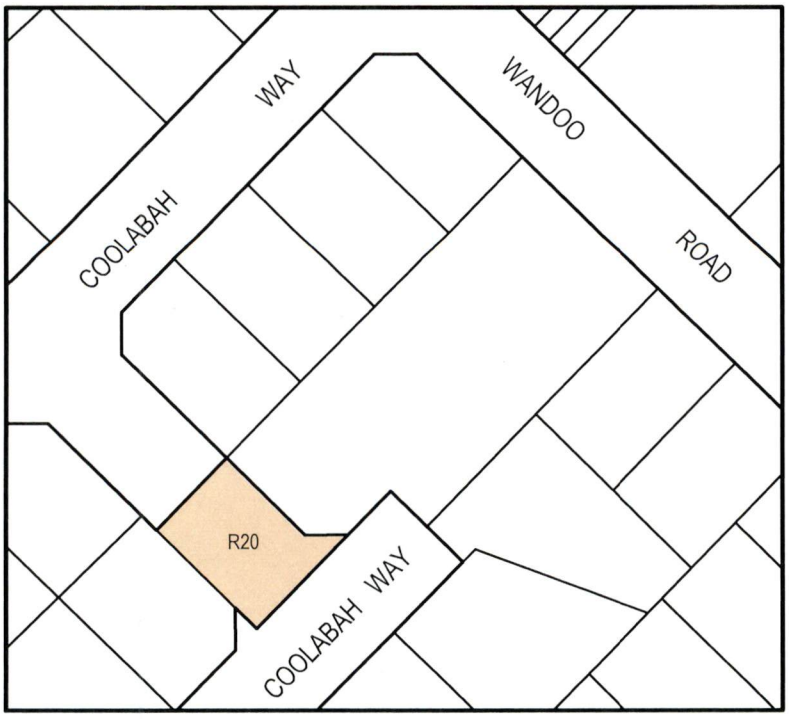
RESIDENTIAL

SPECIAL RURAL

OTHER CATERGORIES

R20 RCODES

BUSHFIRE PRONE AREA



PROPOSED ZONING



0 50 100

Planning and Development Act 2005
RESOLUTION TO SUPPORT LOCAL PLANNING SCHEME AMENDMENT

City of Kalamunda Local Planning Scheme No. 3
Amendment Number TBA

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005 support the above Local Planning Scheme by:

Rezoning a portion of Lot 500 (No. 27) Wandoo Road, Forrestfield from 'No Zone' to 'Residential' with an applicable density code of R20.

Planning and Development Act 2005
RESOLUTION TO SUPPORT LOCAL PLANNING SCHEME AMENDMENT

City of Kalamunda Local Planning Scheme No. 3
Amendment Number TBA

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act* 2005 support the above Local Planning Scheme by:

Rezoning a portion of Lot 500 (No. 27) Wandoo Road, Forrestfield from 'No Zone' to 'Residential' with an applicable density code of R20.

FORM 6A

COUNCIL ADOPTION

This standard Amendment was adopted by resolution of the Council of the City of Kalamunda at the _____ Meeting of the Council held on the __ day of_____, 20__.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Kalamunda at the _____ Meeting of the Council held on the __ day of_____, 20__ proceed to advertise this Amendment.

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the City of Kalamunda at the _____Meeting of the Council held on the_____ day of _____, 20___ and the Common Seal of the City of Kalamunda was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF THE P&D ACT 2005

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....

THE LAND DIVISION
PLANNING | SUBDIVISION | SETTLEMENTS

Chief Executive Officer
City of Kalamunda
PO Box 42
Kalamunda WA 6926

1st June 2018

ATTENTION: PLANNING DEPARTMENT

Dear Sir / Madam,

RE: PROPOSED SCHEME AMENDMENT – LOT 500 (No. 27) WANDOO ROAD, FORRESTFIELD

On behalf of the owners of the above property, we seek the City's initiation of an Amendment to Local Planning Scheme No. 3 to rezone a 570m^2 portion from 'No Zone' (road reserve) to Residential R20.

The proposed rezoning is consistent with advice contained in WAPC's subdivision approval reference number 155121 for the subject property which states that the land identified as road reserve is no longer required. The rezoning will remove an anomaly of a proposed subdivided lot having a portion zoned Residential and another portion identified as road reserve, in favour of a single Residential zoning.

The 570m^2 portion of land identified as road reserve is owned by our clients. This portion is surplus to the current and future requirements of Coolabah Way and the lots within it which were created over 40 years ago. As a result there will be no impact on adjoining and nearby owners.

In support of the Amendment we enclose a report detailing the proposed in further detail in accordance with the City's requirements.

Can you please provide us with an invoice for the City's fee made out to Norman & Susan Wong c/- The Land Division.

Regards,

Joel Carter

THE LAND DIVISION
PLANNING | SURVEYING | DESIGN

APPLICANT'S SCHEME AMENDMENT REPORT

1. INTRODUCTION

The landowners of Lot 500 (No. 27) Wandoo Road, Forrestfield seek to initiate an amendment to the City of Kalamunda's Local Planning Scheme No. 3 ('LPS 3') by:

- Rezoning a portion of Lot 500 (No. 27) Wandoo Road, Forrestfield from 'No Zone' (identified as road reserve in LPS 3) to 'Residential' with an applicable density code of R20 as shown in the Scheme Amendment Map (**Appendix 1**).

The amendment will enable a proposed new subdivided lot to be entirely zoned Residential R20, rather than a complicated Residential R20 zoning / No Zone classification.

The proposed new subdivided lot is described as Lot 501 in draft Deposited Plan 412868 (**Appendix 2**).

Note: the land identified as road reserve in LPS 3 has never previously been created and forms part of Lot 500. This amendment is therefore not a road closure.

2. BACKGROUND

2.1 Location

Lot 500 is located in the eastern portion of Forrestfield in close proximity to Lesmurdie Falls Natinal Park. Land to the north and east of the subject site is zoned 'Special Rural' and land to the south and west is categorised by Residential zoned land. The surrounding land is established and has been developed according to applicable zoning / density classifications.

2.2 Land Description & Ownership

The subject land is legally described as Lot 500 on Deposited Plan 46029 on Certificate of Title Volume 1465, Folio 458 and is owned in fee simple by Norman & Susan Wong (see **Appendix 3** – Record of Certificate of Title).

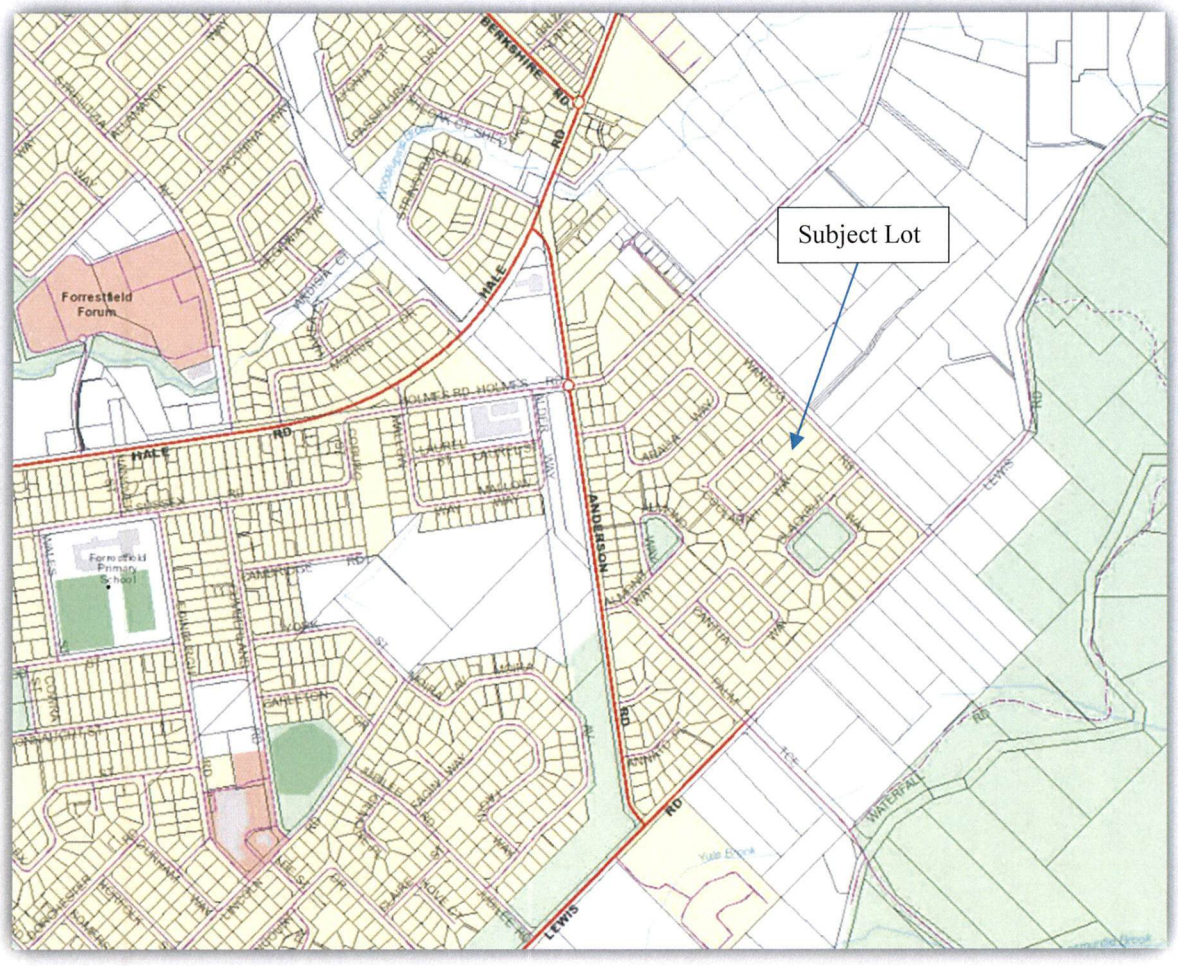


Figure 1 – Location Plan

2.3 Subdivision Approval

On the 2nd August 2017 the Western Australian Planning Commission ('WAPC') conditionally approved a subdivision of the subject land into 5 lots.

The submitted subdivision plan proposed the creation of 570m^2 of road reserve (extension of Coolabah Way) and a 500m^2 residential lot.

During the subdivision assessment process the Applicants for the subdivision (The Land Division) were advised by the WAPC that the City no longer required the 570m^2 road reserve. Consistent with this advice the following Conditions and Advice Notes were imposed in the WAPC's subdivision approval reference 155121:

Condition 1. *The plan of subdivision be modified to amalgamate proposed Lot 1 and the proposed 570m^2 road to form a balance lot.*

Advice Note 1. *In regard to Condition 1, the landowner/applicant is advised that the proposed road reserve as identified on the approved plan of subdivision **is no longer required** by the Shire of Kalamunda. The applicant should discuss the possibility of a Local Planning Scheme Amendment with the City of Kalamunda.* (emphasis added in bold).

2.4 Physical Characteristics & Current Land Use

Lot 500 is generally rectangular in shape and comprises a total area of 3,555m^2. The land enjoys frontage to both Wandoo Road and Coolabah Way (see **Appendix 4** – Deposited Plan 46029).

The land has been developed with a residential house and various incidental outbuildings and improvements.

The 570m^2 portion of land to be rezoned is relatively flat and devoid of native vegetation. Dial Before You Dig investigations have concluded that there are no services located within this portion.



Figure 2 – Aerial Image

3 STRATEGIC AND STATUTORY FRAMEWORK

3.1 State Planning Context

3.1.1 Metropolitan Region Scheme

Lot 500 is classified 'Urban' zone under the Metropolitan Region Scheme (MRS).The proposal is therefore consistent with the zoning classification under the MRS.

3.1.2 State Planning Policies

3.1.2.1 SPP 3.7 – Planning in Bushfire Prone Areas

A portion of Lot 500 is identified as being within a 'Bushfire Prone Area' however this is not considered relevant to the proposal given that this was previously addressed as part of the subdivision assessment process prior to subdivision approval being issued.

More relevantly the 570m^2 portion of land to be rezoned is not identified as being within a 'Bushfire Prone Area'.

3.2 Local Planning Context

3.2.1 Local Planning Scheme

Under the terms of the City of Kalamunda's current operative Local Planning Scheme No.3 (LPS 3) the majority of Lot 500 is classified 'Residential' zone with a density coding of R20. The south eastern portion of the site (approx. 20m in width and 570m^2 in area) is identified for Road Reserve purposes.

4 AMENDMENT PROPOSAL

4.1 Proposed Rezoning

This amendment to LPS 3 proposes to rezone a portion of Lot 500 (No. 27) Wandoo Road, Forrestfield from 'No Zone' (road reserve) to 'Residential R20'.

4.2 Planning Justification

Based on the City's of Kalamunda's directive that the 570m^2 portion of land identified as Road Reserve is no longer required, the amendment will essentially remove an anomaly under LPS 3 where a proposed subdivided lot would have a dual Residential zoning / Road classification in favour of a standard Residential zoning across the entire lot. This will in turn simplify consideration and assessment for any future Building applications for the land.

Existing lots in Coolabah Way were created in 1975 & 1977 and therefore the existing road network has functioned in its current state for over 40 years without a 'short cut' through Lot 500. Given the relatively short length of Coolabah Way, it is agreed that the minor road extension (which would introduce intersections) is not necessary. The 570m^2 portion of land to be rezoned is therefore considered to be surplus to the current and future requirements of the established road network.

The 570m^2 portion of land to be rezoned is cleared and physically capable of being developed for residential purposes at the proposed density. Parent Lot 500 enjoys good access to the local and regional road network and is served by essential service infrastructure.

5 CONCLUSION

Pursuant to Section 75 of the Planning and Development Act we request Council adopt a standard amendment to LPS 3 by:

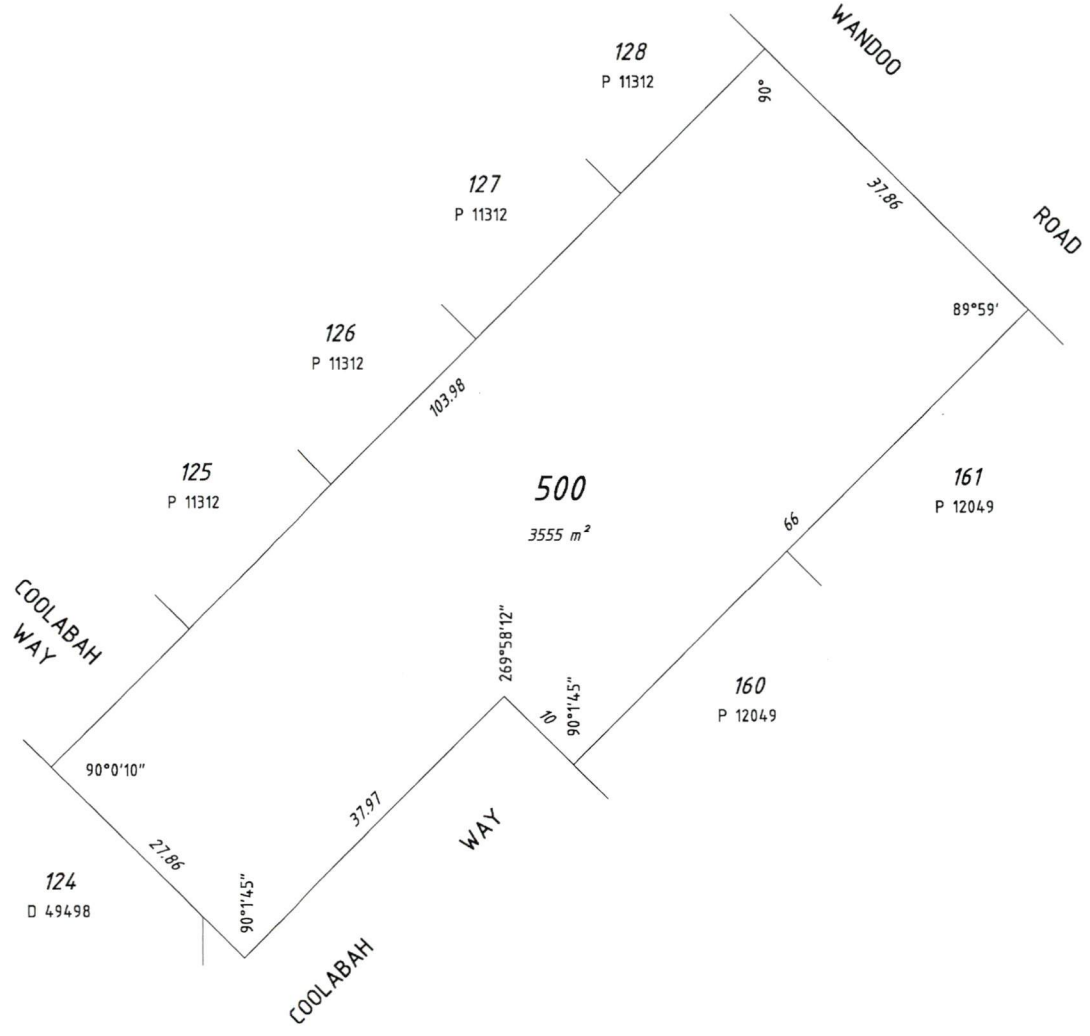
- Rezoning a 570m^2 portion of Lot 500 (No. 27) Wandoo Road, Forrestfield from 'No Zone' (road reserve) to 'Residential R20'.

The amendment will enable the proposed new subdivided lot to have a standard Residential zoning across the entire lot.

The amendment will have no impact on the amenity or character of the locality and is considerered to be consistent with orderly and proper planning.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Fri Jan 13 16:11:26 2017 JOB 52902330

LIMITED IN DEPTH TO 60.96 METRES



THE DIMENSIONS SHOWN ON THIS PLAN MAY NOT REPRESENT THE MOST RECENT DIMENSIONS AVAILABLE FROM PRECEDING SURVEY RECORDS AND DOCUMENTS FOR THE LOT(S) SHOWN HEREON

TYPE	FREEHOLD
PURPOSE	CONVERSION
PLAN OF	LOT 500
COMPILED FROM	D 15339 D 51423 P 11312

HELD BY DLI IN DIGITAL FORM ONLY

DISTRICT TOWNSITE	SWAN	FILE
LOCAL AUTHORITY LOCALITY	SHIRE OF KALAMUNDA FORRESTFIELD	
FORMER TENURE	RECORDED	
PART LOT 1449 ON D 15339 C/T 1465-458	ON INDEX BG34 (2) 23.21	R.B. 21.6.2006 PREPARED BY DATE
CSD REFERENCE CSDSTATS\DP46029.CSD	PUBLIC	P.W.K. 21.6.2006 CHECKED BY DATE

SCALE @A3: ALL DISTANCES ARE IN METRES 1:500 0 5 10 15 20 25

THIS PLAN CREATED FOR CERTIFICATE OF TITLE LAND DESCRIPTION PURPOSES

THIS PLAN PROVIDES A GRAPHIC REPRESENTATION OF THE EXISTING LOT(S) AND ALLOCATES A WHOLE LOT(S) AND DESCRIPTION FOR THE CONVERSION OF PAPER CERTIFICATES OF TITLE TO THE DIGITAL REGISTER.

GOVERNMENT OF WESTERN AUSTRALIA
Department of Land Information

DEPOSITED PLAN

46029

SHEET 1 OF 1
EDITION 1 VERSION 1

Landgate
your landgate wa map

VER	AMENDMENT	AUTHORISED BY	DATE

LIMITED IN DEPTH TO 60.96 METRES

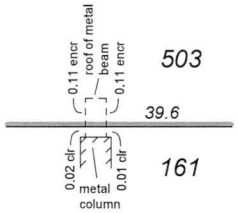
SCALE 1:400 @ A3

0 10 20 40

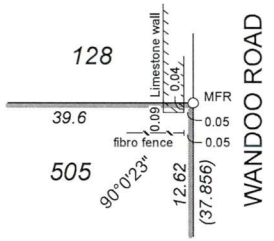
ALL DISTANCES ARE IN METRES

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

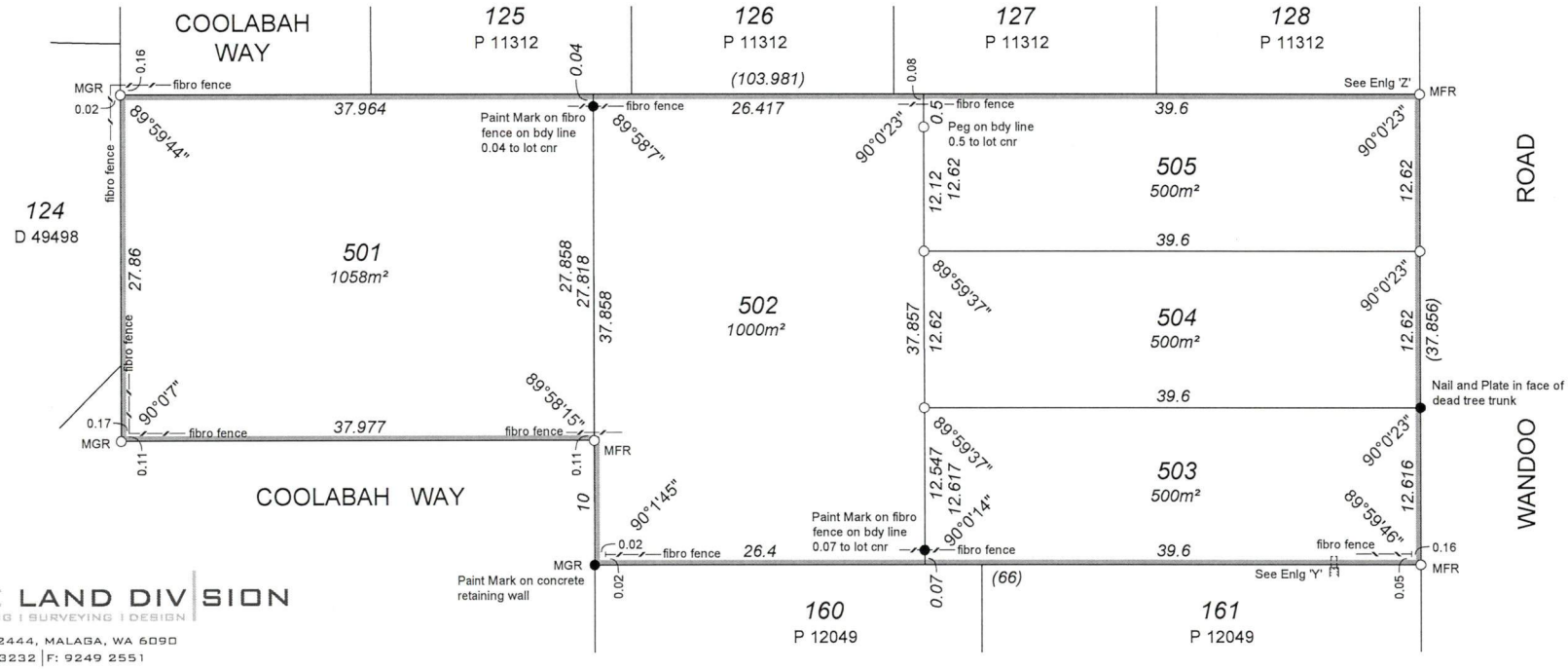
ENLARGEMENT 'Y'
Not to Scale



ENLARGEMENT 'Z'
Not to Scale



PRELIMINARY PLAN
SUBJECT TO WATER CORPORATION EASEMENT



THE LAND DIVISION
PLANNING | SURVEYING | DESIGN

PO BOX 2444, MALAGA, WA 6090
T: 9209 3232 | F: 9249 2551
E: INFO@LANDDIVISION.COM.AU

17-7309 AK 8-1-2018

INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
	NOTIFICATION	SEC 165 of the P & D ACT	DOC	ALL LOTS		Subject to a Bushfire Management Plan

TYPE FREEHOLD S.S.A. NO

PURPOSE SUBDIVISION

PLAN OF

LOTS 501 - 505

FORMER TENURE LOT 500
DEPOSITED PLAN 46029
C/T 1465/458

LOCAL AUTHORITY

CITY OF KALAMUNDA

LOCALITY

FORRESTFIELD

D.O.L. FILE

FIELD RECORD 143302

SURVEYOR'S CERTIFICATE - Reg 54

I, ARMIN TUKA
hereby certify that this plan is accurate and is a correct representation of the -
(a) *survey; and
(b) *calculations from measurements recorded in the field records,
(*delete if inapplicable)
undertaken for 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 FEE PAID ASSES No.

I.S.C.

EXAMINED

DATE

WESTERN AUSTRALIAN PLANNING COMMISSION
FILE 155121

Delegated under S.16 P & D Act 2005 DATE

IN ORDER FOR DEALINGS

SUBJECT TO

INSPECTOR OF PLANS AND SURVEYS DATE

APPROVED

INSPECTOR OF PLANS AND SURVEYS DATE
(S.18 Licensed Surveyors Act 1909)

GOVERNMENT OF WESTERN AUSTRALIA

Landgate

DEPOSITED PLAN

412868

SHEET 1 OF 1 SHEET
VERSION 1