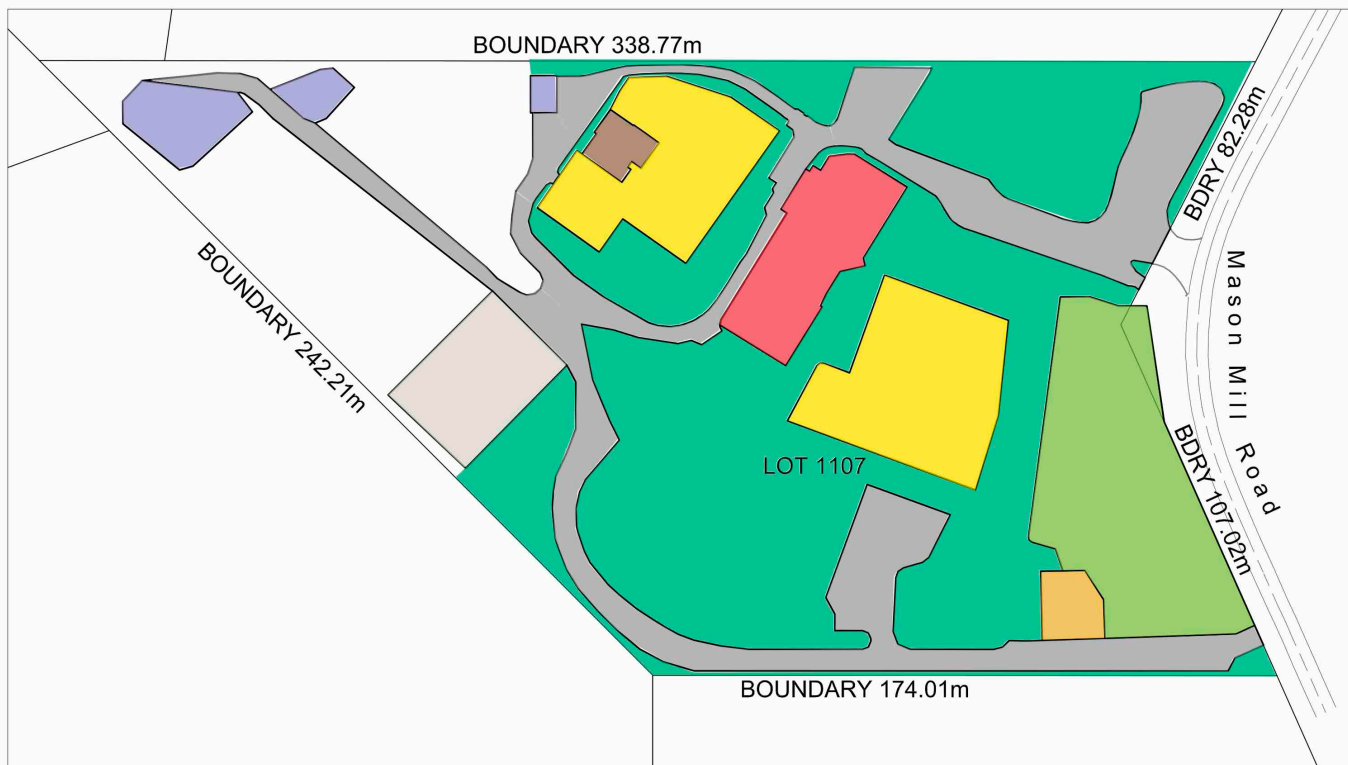




APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan Lot 1107 Mason Mill Road, Carmel

Landuse and Development

1. Development and land uses are to be consistent with the requirements of the Local Development Plan (LDP), the standards and provisions of the City of Kalamunda Local Planning Scheme No.3, including any relevant policies, and the terms and conditions of any approvals issued by the City.

2. Any Proposed development, or temporary structures or infrastructure, is to be consistent with the designated land uses as defined by the LDP.

3. The following exemptions to the requirement of a Development Application are applied as follows:

a) Minor modifications to buildings and land uses where:

i) there is no anticipated net increase in the numbers of patrons / staff associated with such modifications, and/or
ii) the proposed modifications to buildings or land use do not require an increase in the number of on-site car parking bays in accordance with the requirements of Local Planning Scheme No.3 or existing approvals, and
iii) the proposed modifications to buildings or land use do not provide greater risk to vulnerable land uses as defined by State Planning Policy 3.7 Planning for Bushfire Prone Areas.

b) Temporary Structures which will not be on the site for a period of more than 120 days and where such temporary, or ancillary structures and infrastructure to support the overall development do not constitute an intensification of the land use or expansion of staff or patron numbers or provide greater risk to vulnerable land uses as defined by State Planning Policy 3.7 Planning for Bushfire Prone Areas.

4. The subject site and the associated land uses are subject to compliance with an approved Bushfire Plan and Emergency Evacuation Plan. Any proposed buildings or expansion of land uses areas is subject to compliance with State Planning Policy (SPP3.7) and the requirements of the City of Kalamunda Local Planning Scheme No.3. Where there are inconsistencies between this LDP and the requirements of SPP3.7, the State Planning Policy Provisions shall apply.

5. A Bushfire Evacuation Plan and Bushfire Management Plan is to be prepared prior to development and occupancy of the site and provisions being maintained, including the incorporation of any minor modifications referred to in 3. above, in order to reduce the risk of loss of life in the event of an emergency. This is to be to the satisfaction of the City of Kalamunda.

6. A Bushfire Evacuation Plan and Bushfire Management Plan is to be prepared prior to development and occupancy of the site and provisions being maintained, including the incorporation of any minor modifications referred to in 3. above, in order to reduce the risk of loss of life in the event of an emergency. This is to be to the satisfaction of the City of Kalamunda.

Approval

This LDP has been approved by the City in accordance with deemed provisions in Schedule 2, Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015.

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Signature

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Date