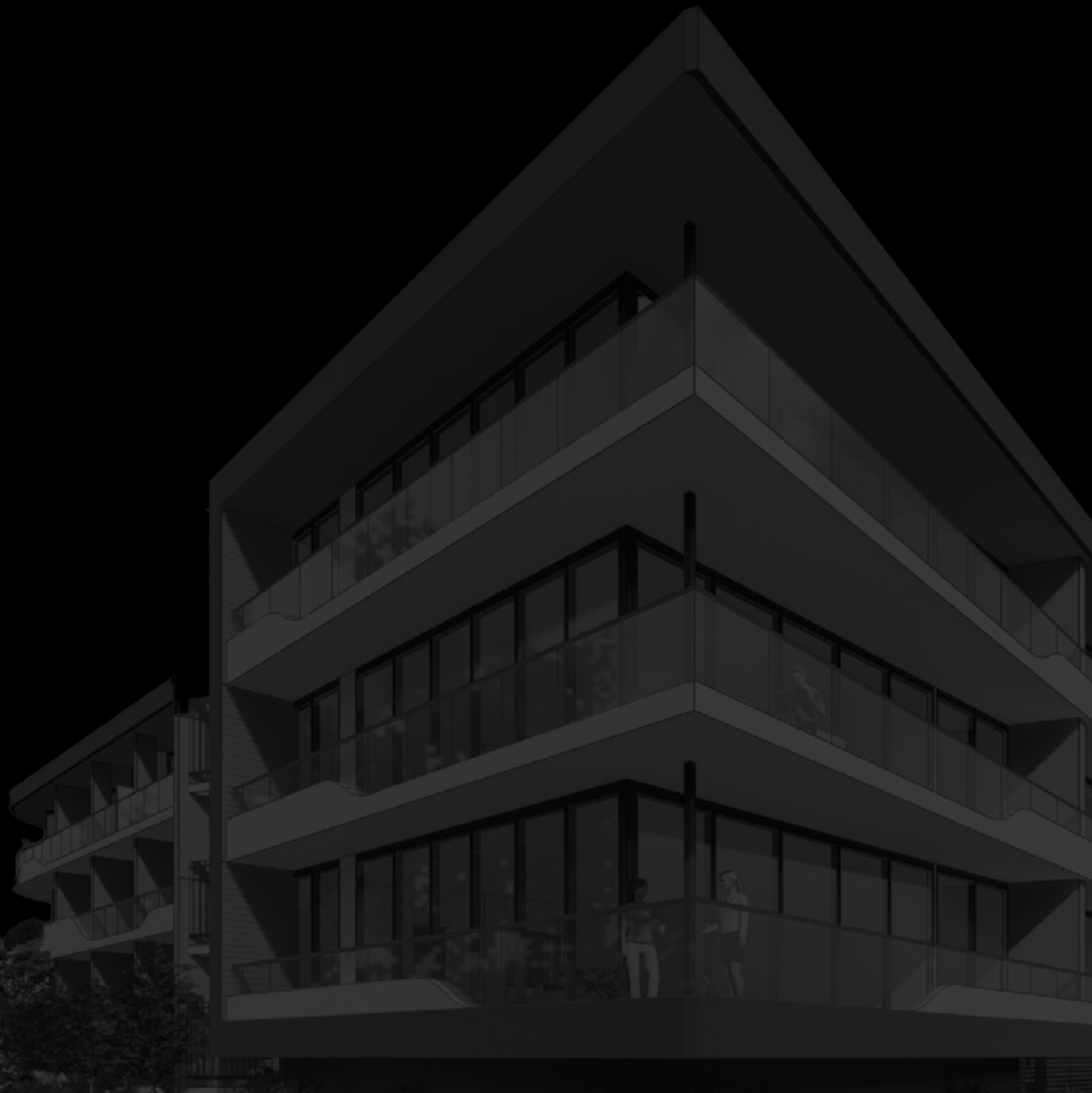


Development Application

Proposed Mixed Use Development

Lot 9046 (500K) Maritime Drive, Jindalee



PINNACLE
PLANNING

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1.0 INTRODUCTION

Pinnacle Planning acts on behalf of the owner of Lot 9046 (No. 500K) Maritime Drive, Jindalee (subject site), who is seeking approval for a mixed-use development.

The subject site is located in the locality of Jindalee, and is legally described as:

Lot Number	Street Number	Plan/Diagram	Volume	Folio
9046	500K	421472	4007	837

Please refer to **Appendix 1 - Certificate of Title**.

The site has an area of 3.080m² and is located within the Jindalee Coastal Village precinct. The site is located 100 metres to the east of the Indian Ocean foreshore and 950 metres west of Marmion Avenue.

The proposal is for the development of the site for multiple dwellings, short stay accommodation and a commercial tenancy.

The proposal has been architecturally designed, to take into account key considerations of both local and state planning instruments, the location with excellent access to public open space and local amenities, and a buyer demographic seeking a low maintenance lifestyle, smaller dwelling stock than the large single houses in the locality, and the ultimate prime waterfront location of the site.

The design takes advantage of multiple street frontages and presents actively and positively to local open space, the abutting road reserves and the foreshore reserve.

The proposal has benefitted from a thorough and engaging pre-lodgement process, that has included planning, and design review engagement with the City of Wanneroo, resulting in iterative improvements and enhancements to the design and overall development package.

The resulting proposal, as lodged is highly resolved, and is supported by a full suite of technical consultants, responds appropriately to the prevailing planning framework at a local and state level, and one that responds positively to the site and surrounding locality.



2.0 DESCRIPTION OF PROPOSAL

The application seeks to develop the subject lot into a mixed-use development within the Jindalee Coastal Village Agreed Structure Plan area, having regard for both state and local planning framework instruments applicable to the subject site.

The proposal consists of 47 apartments, of which 14 are proposed to be dedicated to short stay accommodation, one (1) commercial tenancy and common property. The height of the proposal is based on a three (3) storey design. The scheme incorporates 79 car bays, and 14 motorcycle bays.

The design incorporates eight (8) different residential multiple dwelling unit typologies, with a range of variations of one (1) and two (2) bedroom typologies provided.

The ground floor is treated with an active corner frontage which contains a commercial tenancy to the north eastern corner. The selection of a single, smaller tenancy ensures accordance with a mixed use development requirement for the site, whilst focussing on the successful delivery of an active and engaging use for the building.

To the upper levels of the building, the façade balances privacy and engagement, through the use of balustrade design, inserting a wave pattern to the balconies constructed of solid materials, with glass for enjoyment of vistas to the ocean and surrounds.

Vehicle access to the site is provided via a crossover to the basement level, to the southern boundary, removing any vehicle access from the primary and secondary street frontages, and confining access to the preferred location under the prevailing local planning framework.

Pedestrian access is via ground floor entrances at the main eastern entrance, with additional pedestrian access points for the residents to the northern and southern facades. In addition, the short stay residential units to the northern façade ground floor are provided with walk up stair cases to promote active engagement with the street.

The expression of design and materiality (discussed further below) is a result of a built form study and audit undertaken in the locality, taking design cues from the colour palette of the ocean and foreshore, to assist with the design blending in with the natural surroundings, given the proximity to the foreshore.

As the building does not have any abutting lots, the site is highly visible to all frontages, to which the design faces and addresses each frontage with open and engaging built form elements, that provide high levels of surveillance to the street. The design intent to provide a building that interacts well with the public realm, and contributes to a sense of activity in the Jindalee Coastal Village precinct.

The project incorporates an abundance of landscape generally, including compliant deep soil areas. The design has also been conceived through the desire to provide levels of congruence with the 10 Design Principles, and Design WA, through iterative engagement with the City's design review panel and wider planning team.

The built form outcome is both consistent with the desired form of coastal development in this agreed structure plan area, but also the height requirements under the applicable planning framework.

*Please refer to **Appendix 2** - Plan Set, for further detail.*

3.0 STATEMENT OF TOWN PLANNING COMPLIANCE

3.1 Town Planning Framework

3.1.1 Metropolitan Region Scheme

Under the provisions of the Metropolitan Region Scheme (MRS), the subject site is zoned 'Urban'.

The proposal is consistent with the Urban zoning established through the MRS.

3.1.2 City of Wanneroo District Planning Scheme No. 2

Under the City of Wanneroo (City) Planning Scheme No. 2 (DPS 2) the subject site is zoned 'Urban Development'.

The objectives of the "Urban Development" Zone as set out in DPS2 are as follows:

3.14.1 *The purpose of the Urban Development Zone is to provide for the orderly planning and development of larger areas of land in an integrated manner within a regional context whilst retaining flexibility to review planning with changing circumstances. In considering applications for development and changes to residential density codings in areas near existing and proposed future railway stations the local government will have due regard to the desirability of higher residential densities, transit related development and good pedestrian and vehicular access to stations in order to promote public transport usage.*

3.14.2 *The objectives of the Urban Development Zone are to:*

- (a) designate land for future urban development;*
- (b) provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process;*
- (c) enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area.*

3.14.3 *Subject to Clause 27 of the deemed provisions, no subdivision (including strata or survey strata subdivision) or other development should be commenced or carried out in an Urban Development Zone until a Structure Plan has been prepared and adopted under the provisions of Part 4 of the deemed provisions. No subdivision (including strata or survey strata subdivision) should be commenced or carried out and no other development shall be commenced or carried out otherwise than in conformity with a Structure Plan which is in existence at the time the application for approval of the subdivision or other development is received by the responsible authority.*

3.14.4 *The permissibility of uses in the Urban Development Zone subject to Clause 27 of the deemed provisions shall be determined with regard to the provisions of the relevant Structure Plan."*

As per Clause 3.14 of DPS 2, a Structure Plan has been prepared for the locality that the subject site is located within. The City of Wanneroo Agreed Structure Plan 78 has been prepared to guide development of the Jindalee Coastal Village.

We confirm relevant development standards are contained within this planning framework instrument.

Accordingly, development of the site is enabled, through the structure planning processes that have preceded the subject Development Application, statutorily enabling the application to be considered.

3.0 STATEMENT OF TOWN PLANNING COMPLIANCE Cont...

3.1.3 City of Wanneroo Agreed Structure Plan 78 – Jindalee Coastal Village

The City's Agreed Structure Plan 78 - Jindalee Coastal Village (ASP) provides specific zoning, density and built form guidance with respect to the development of the subject site and surrounding locality.

With respect to development of the subject site and wider locality, the ASP provides the following objectives:

- “Provide for a range of local commercial, café and other activities and employment opportunities, and a diversity of residential dwelling types, centred around a ‘village green’;
- Provide opportunities for tourism (local and more distant) opportunities;
- Capitalise on the location of Jindalee on the coast, and celebrate and reinforce the area's coastal character;
- Provide a context for alternative housing types to the conventional single suburban house and garden, and provide more opportunities for people to live within walking distance of the beach and sight of the ocean;
- Provide a ‘destination’, ‘meeting point’ or ‘heart’ for the local community, and a focus for community activities and identity;
- Provide for a positive ‘interface’ between the public and private realms, knitting together the centre with the foreshore itself;
- Create a place that feels safe, alive, legible and a pleasure to walk to and around;
- Complement rather than compete with Brighton Village Centre and other commercial centres; and
- Provide a point of difference but avoid an inappropriate contrast in scale with the surrounding area.”

The proposed development has been designed to provide an active edge, that includes a cafe, short stay accommodation, along with engaging apartments that address the street. The provision of short stay accommodation, and apartments, assist with developing the node as a meeting place, a hub of activity that delivers housing choice, and tourism uses on the site.

The design, as shown on the drawing set, skilfully takes materiality cues from the Jindalee Beach foreshore, and is further established as a development that is set within a landscaped aesthetic, in keeping with the site's location abutting the foreshore local open space reserve.

As the building addresses all frontages, the design ensures engagement, facilitating passive surveillance, contributing both to a sense of safety, and place, at the Jindalee coastal village.

Based on the above, we confirm the proposal is in complete accordance with the objectives of the ASP, as they relate to the development of the site.

We confirm that the subject site is zoned “Commercial/Centre” under the ASP, and further assigned a density coding of R80.

The ASP also provides further built form guidance and development standards with respect to the development of sites. The ASP predates Volume 2 of the R-Codes, and contains some standards which conflict with provisions contained within Volume 2 and current market conditions, such as affording the site an R80 density coding, and a height limit of 5 storeys, or seeking a fully active ground floor with commercial uses. Accordingly, the design process has been an exercise in having due regard for the Structure Plan document with respect to the key standards the document seeks to deliver on with respect to built form, along with a provision of commercial development that is market practical.

3.0 STATEMENT OF TOWN PLANNING COMPLIANCE Cont...

The following table contains a summary of the key development standards within the ASP, and the response of the proposed development to these requirements:

ASP Development Standard	Provision	Proposal Response	Compliant
Land use and zoning	Centre, Commercial, R80	Proposal accords with zoning, proposing multiple dwellings, short stay accommodation units, and a café. Design based on R80 Volume 2 R-Code requirements. The proposal is devoid of land uses specified as not permitted at 6.1.1 of the ASP.	Yes
Retail Floorspace	No individual tenancy exceeding 200m ² NLA.	Proposal provides a 97m ² tenancy.	Yes
Parking location	Parking to be shown as undercroft in accordance with Clause 8.3 of the ASP.	The proposal includes parking in an undercroft fashion, screened from view from the public realm.	Yes
Vehicle access points	Vehicle Access to be as per the designated location shown on Plan 1 of the ASP.	The proposal provides an access/egress crossover into an undercroft basement, in the location specified under Plan 1 of the ASP.	Yes
Setbacks	ASP provides for nil frontages to the northern and north eastern corner truncation.	The proposal, engages with the street, but also proposes a small setback from the lot boundary, which for the nil setback frontage, does not exceed 3 metres.	Variation sought. The nil setback requirement, which introducing short stay accommodation, places units too close to the public parking area, and reduces internal amenity considerations as set out in Volume 2, as these units are still designed to meet Volume 2 requirements. Notwithstanding, staircases are used to provide an active frontage to the short stay units. The café tenancy is setback to provide for a larger alfresco. The design of the walk ups to the short stay units, and the café design, all provide an engaging frontage, and on this basis the setback variation is considered appropriate.
Active Edges	Plan 1 within the ASP provides for active edges to the northern and eastern facades.	The proposal provides an active edge to the northern façade with the introduction of short stay accommodation units, a café, and the main entrance to the building, which all for an active edge, and a highly engaging building.	Yes
Plot Ratio	Clause 10.4 of the ASP affords a plot ratio of 2:1.	The proposal is contained to a plot ratio of 1.26:1.	Yes
Building Height	5 storey height limit	3 storeys	Yes
Landmark Elements	Landmark Elements shown on plan 1	The site has 3 architectural landmark features on the site, which are expressed through the café tenancy, and materiality to the building.	Yes
Landscape	ASP Clause 10.7 specifies 8% landscaping.	The proposal meets and exceeds this requirement, providing 13.8% landscaping, in keeping with the landscaped nature of the setting, along with supporting deep soil areas for the establishment of tree canopy cover on the site.	Yes
Surveillance	ASP Clause 12.0 requires sites abutting public open space to have an engaging frontage that has surveillance to the street.	The proposal is fully active on all frontages, with windows and balconies to the streetscape, and foreshore reserve.	Yes.

3.0 STATEMENT OF TOWN PLANNING COMPLIANCE Cont...

The above demonstrates that the proposal has a high level of regard for the specific built form and development standards, and objectives as set out in the ASP, with the minor departure to nil setbacks shown not to have a detrimental impact, but rather, provides a more optimal design, and retains the active edge and engaging streetscape that the ASP desires.

3.1.4 Residential Design Codes – Volume 2

The proposal is subject to the requirements of the R-Codes, Volume 2. A full element objective assessment is contained further below, which sets out the various aspects of the design, and resolution of the scheme against various design considerations.

*Please refer to the Element Objective Assessment contained within **Appendix 3**.*

3.1.5 State Planning Policy 7.0 – Design of the Built Environment

State Planning Policy 7.0 Design of the Built Environment (SPP7.0) contains a range of guiding principles for various planning processes and applications, including development applications for infill development. Schedule 1 - Design Principles of the SPP 7.0 are required to be addressed through infill development. Further details are provided below with respect to the compliance with SPP 7.0.



3.0 STATEMENT OF TOWN PLANNING COMPLIANCE Cont...

3.2 Development Standards Summary

3.2.1 – SPP 7.0 Design Principles Statement

Please see below statement with respect to the proposal, and its high level of congruence with SPP 7.0. As the proposal has been through two (2) rounds of pre lodgement design review engagement, the proposal has now been amended to respond substantively to all design principles.

Design Principle	Requirements	Applicable to the Proposal	Proposal Response	Principle Addressed
Context and Character	Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place	The proposal is located abutting the beach foreshore, and along a master planned coastal community.	The design, as amended for lodgement, takes into account key feedback to re-instate direct pedestrian access to the ground floor short stay accommodation units. Further, the proposal has reduced a number of parking bays to the main building entrance, to enable the introduction of landscape, and a canopy over to assist with a more walkable and engaging design, in keeping with the walkable character of the locality.	All key DRP comments on context and character and now addressed.
Landscape Quality	Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.	Engagement of landscape architect for project to assist with development of landscape concept design to support the overall strength of the proposal.	The comments of the DRP have been critically reviewed by KDLA, and the use of real turf has been considered over artificial turf. The advice received from KDLA is that real turf will struggle to establish and be maintained due to high traffic, and the tall deep shadows cast by the building. The subject site is also surrounded by a number of turfed local open space parklands, hence there is no need to double up on this provision. Finally, the provision of real turf, we are advised will add to the slab thickness below the turfed area, adding further cost to the development, to deliver natural turf that is considered likely to fail. The internal court yard has been developed to reduce the amount of artificial turf, adding further planter beds, and enlarging the existing ones, adding in further timber decking.	The internal renders of the communal open space show a more balanced space, that supports passive recreation and entertainment, with reduced focus on artificial turf and more seating, striking a balance between DRP feedback, functionality and cost.
Built Form and Scale	Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.	Responsive to surrounding heights and building bulk, take into account street level amenity, contribute to streetscape.	The design proposes 3 storeys, within a locality that enables 5 storeys, meaning the proposal sits comfortably within the bulk afforded to the site.	Built form and scale was noted as fully addressed and accordingly supported by the DRP.
Functionality and Build Quality	Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.	Thought and consideration to be given to the anticipated use of the building, both through regular resident use, receiving of guests, accessing and leaving the building, entertaining guests, the use of the commercial space, and the interface between residential and commercial uses on site.	The only DRP feedback revolved around bin movement from the undercroft to the street. The waste management plan proposes twice weekly collection, and the use of smaller, moveable 360L bins for both recycling and general waste. 360L bins are easily wheeled via strata management to the verge for collection, and returned to the bin store room thereafter.	All functionality and build quality matters are now satisfactorily resolved.

3.0 STATEMENT OF TOWN PLANNING COMPLIANCE Cont...

Design Principle	Requirements	Applicable to the Proposal	Proposal Response	Principle Addressed
Sustainability	Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes	Provide a range of sensible design measures to reduce reliance on technology for climate comfort, increased ventilation, shading.	The proposal incorporates a solar array to the main roof of the building, and provides co-location of store rooms to 18 tandem car bays, enabling the provision of power connected through the adjacent stores to each unit. An ESD consultant has been engaged, and has reviewed the drawing set, confirming no design changes will be required, and a green star equivalency report provided shortly after DA lodgement.	All sustainability aspects are addressed.
Amenity	Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.	Mitigation of negative offsite design impacts such as overlooking and overshadowing, quality internal spaces, natural ventilation and outlook. Proposal should also be making a positive contribution to the streetscape. The proposal also needs to respond to the needs and living arrangements of modern professional families seeking a high amenity coastal lifestyle.	Following DRP2, the design has been updated to remove bedrooms from units raised as having reduced natural light access, replacing them with study rooms. The use of blinds to balconies will be required for later afternoon sun mitigation to the western façade of the building. This is on the basis that the design of the façade maximises views to the ocean. Further, the use of metal screening to the western façade will cause maintenance and cost issues due to corrosion and rust as a result of sea spray.	All amenity aspects resolved from DRP2.
Legibility	Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.	Building legible for its use, prioritise pedestrian movement, logical use of the building.	The main entrance to the building has been improved through the removal of car bays, increased landscaping, and provision of a canopy cover to the pedestrian entrance. These combined changes deliver a stronger legibility and presence to the entrance of the building.	All legibility related design aspects have now been satisfactorily addressed.
Safety	Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.	Safe vehicle access points, passive surveillance of the street, well lit access points.	The design as presented for lodgement full satisfies all safety considerations.	Yes
Community	Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.	Provides housing choice, provides for social interaction, variety of demographics, fosters local community gathering.	The proposal is noted as providing housing choice, accommodation choice, and an active, engaging building.	Yes
Aesthetics	Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.	Takes into account technical and compliance matters, and balances with design quality, arrangement of built form.	The suggestion from DRP2 to add further materiality and interest into the atrium courtyard area to develop a cloisters style atrium, that delineates the central communal open space from the pedestrian walkways to the residential and short stay units. This enhancement of the central space has been reflected on internal renders, demonstrating the level of privacy and amenity added to the design through this change.	All remaining aspects related to aesthetics have now been resolved.

4.0 LANDSCAPE DESIGN CONSIDERATIONS

KDLA were appointed to assist with the development of an appropriate landscape concept in accordance with the requirements of Volume 2 of the R-Codes.

The package also contains planting selections, and identification of deep soil zones (in accordance with Volume 2).

The services and advice of KDLA have focussed on the development of perimeter setback planting and treatments, detailing of the internal communal open space in response to key design review feedback, and generally, developing a landscape approach and planting palette that softens the built form on site, and develops a pleasant pedestrian engagement on arrival to the development.

*Please refer **Appendix 4** - Landscape Plans for further details.*

5.0 BUSHFIRE CONSIDERATIONS

Bushfire Prone Planning have been engaged to assist with conducting BAL Contour map assessments with respect to the proposal.

Several BAL contour maps have been conducted, noting the site has been in a state of transition, from remnant dune vegetation to a completed stage in a master planned estate.

The BAL contour maps obtained in October 2022 have confirmed that the subject site is now located in an area, post subdivision clearing, of BAL 12.5.

Discussions with the City prior to lodgement have confirmed that the proposal does not require to be supported by a Bushfire Management Plan, given the subject site is surrounded on all sides by either roads or footpaths, and abuts a local open space reserve that is regularly maintained and managed with respect to fuel loads, to ensure conventional development can occur on the development site, and other single residential lots in the estate.

We further confirm advice from the City that the Application will therefore also not be the subject of a DFES referral.

*Please refer to **Appendix 5** - BAL Contour Map for further details on BAL Ratings relevant to the development site.*



6.0 ACOUSTIC CONSIDERATIONS

Herring Storer Acoustics have been engaged to provide an acoustic impact report for the proposal.

The report focusses on the main acoustic emissions from the building, and notes A/C condenser units, and car parking area fans as the main acoustic emission sources, yet raised no issue with respect to the impact on the surrounding locality in this regard.

Generally, speaking the proposal is capable of progressing without major acoustic impacts, as confirmed in the attached reporting.

*Please refer to **Appendix 6** - Acoustic Impact Statement.*

7.0 TRAFFIC SAFETY CONSIDERATIONS

A traffic impact statement has been prepared by Transcore in support of the subject proposal.

Transcore have undertaken trip generation modelling with respect to the trips generated by the proposal, and concluded that the proposal will not have a significant impact on the surrounding road network.

The findings of the statement conclude that there are no site specific, or safety issues associated with the design of the proposal, and that it has good accessibility, and ought to be supported from a traffic safety and transport perspective.

*Please refer **Appendix 7** - Traffic Impact Statement.*

8.0 WASTE MANAGEMENT CONSIDERATIONS

Pinnacle Planning were engaged to assist with waste servicing considerations for the proposed development.

Pinnacle Planning have assisted with the calculation of waste volume generation for the development, across the various waste categories, which has led to the development of waste capacity rates in support of an appropriate bin room, with the suitable number of general waste and recycling bins.

The location of the bin store adjacent to the northern portion of the site, whilst also being appropriately sleeved behind built form elements, means that the bins are easily manoeuvred to the street to enable waste collection.

Further, the bin store room is able to be accessed fully by residents, and commercial tenant alike, and caters to appropriate waste volumes without the use of compaction units.

Bins are proposed to be presented to the kerbside abutting the vehicle access point, with bins to be presented for private collection under strata management.

*Please refer **Appendix 8** - Waste Management Plan for further waste management details.*

9.0 CONCLUSION

Given the above, the following conclusions are evident:

- The built form is of a high standard, and architecturally-designed mixed use development;
- The building provides for housing diversity and product diversity within the building, to compliant the high levels of single dwelling housing stock in the locality;
- The proposal has undergone an extensive pre-lodgement design review process, with modifications made to enhance the scheme;
- The proposal, as submitted, responds to key design principles, and provides a high-quality built form outcome;
- The proposal is consistent with the desired future character of the locality, as established in the prevailing planning framework, and will serve as a catalyst for the development of the Jindalee Coastal Village;
- The proposal is fully supported by a full suite of supporting consultants, that demonstrate the design is thorough, considered and functional; and
- The proposal will ultimately make a positive contribution to the locality given the consideration of the character and context, and the need to integrate a higher density outcome into an emerging centre locality.

Ultimately, we seek that the City of Wanneroo provide a positive Responsible Authority Report to the Metro Outer North North Joint Development Assessment Panel, for the reasons contained within the above and attached aspects of this report.



Appendix 1

Certificate of Title

Appendix 1 - Certificate of Title

WESTERN



AUSTRALIA


REGISTER NUMBER 9046/DP421472	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **4007** FOLIO **837**

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 9046 ON DEPOSITED PLAN 421472

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

CARINE NOMINEES PTY LTD
IN 2/4 SHARE
BELGRAVIA NOMINEES PTY LTD
IN 1/4 SHARE
PENHURST NOMINEES PTY LTD
IN 1/4 SHARE
ALL OF SUITE 6, 132-136 RAILWAY STREET, COTTESLOE
AS TENANTS IN COMMON

(AF O833453) REGISTERED 16/8/2021

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

- *EXCEPT AND RESERVING METALS, MINERALS, GEMS AND MINERAL OIL SPECIFIED IN TRANSFER 7033/1940.
- *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION SEE DEPOSITED PLAN 421472 AS CREATED ON DEPOSITED PLAN 56907
- *L674780 RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLANS 421472 REGISTERED 6/7/2011.
*N796224 RESTRICTIVE COVENANT L674780 MODIFIED REGISTERED 22/12/2017.
- *L674785 CAVEAT BY WESTMINSTER ESTATES PTY LTD AS TO PORTION ONLY - SEE SKETCH ON DEPOSITED PLAN 48285. LODGED 6/7/2011.
- *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION - SEE DEPOSITED PLAN 421472 AS CREATED ON DEPOSITED PLAN 408135

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.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

END OF PAGE 1 - CONTINUED OVER

Subject to dealing

Appendix 1 – Certificate of Title

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 9046/DP421472

VOLUME/FOLIO: 4007-837

PAGE 2

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: DP421472
PREVIOUS TITLE: 2978-390
PROPERTY STREET ADDRESS: 500K MARITIME DR, JINDALEE.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
L674782
NOTE 2: P254913 DEPOSITED PLAN 423342 LODGED

Subject to dealing

Appendix 2

Architectural Plan Set

Appendix 3

SPP-7-3-R-Codes-Vol-2-Assessment

Appendix 4

Landscape Concept Design

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BAL Contour Map

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Waste Management Plan

