



APPLICATION OF LOCAL DEVELOPMENT PLAN  
Local Development Plan Lot 1107 Mason Mill Road, Carmel

**Landuse and Development**

1. Proposed development and land use consistent with the LDP is permitted, subject to compliance with car parking requirements as stipulated in the Local Planning Scheme. (Note: any development is still subject to requirements of the BCA).
2. Additional development outside that shown on the LDP may be considered by Council subject to demonstration that the proposed land use and or development is in keeping with the intent of the LDP and can comply with the Local Planning Scheme. A Development Approval under the Local Planning Scheme will be required for any additional development subject to this clause.
3. Temporary, ancillary structures and infrastructure to support the overall development are only permitted where they do not:
  - a. constitute an intensification of the land use
  - b. result in a requirement for additional car parking for either staff or patrons
  - c. provide greater risk to vulnerable land uses as defined by State Planning Policy 3.7 Planning for Bushfire Prone Areas.
4. Car parking shall be contained on site, with no parking for staff or visitors within the road or road reserve adjacent to the subject site. All car parking requirements are to comply with the provisions of Table 3 of Local Planning Scheme No. 3
5. 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.

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