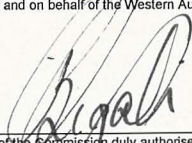


ENDORSEMENT OF MODIFICATION TO THE HIGH WYCOMBE URBAN AREA U2 OUTLINE DEVELOPMENT PLAN (LOT 408 KENNETH ROAD)

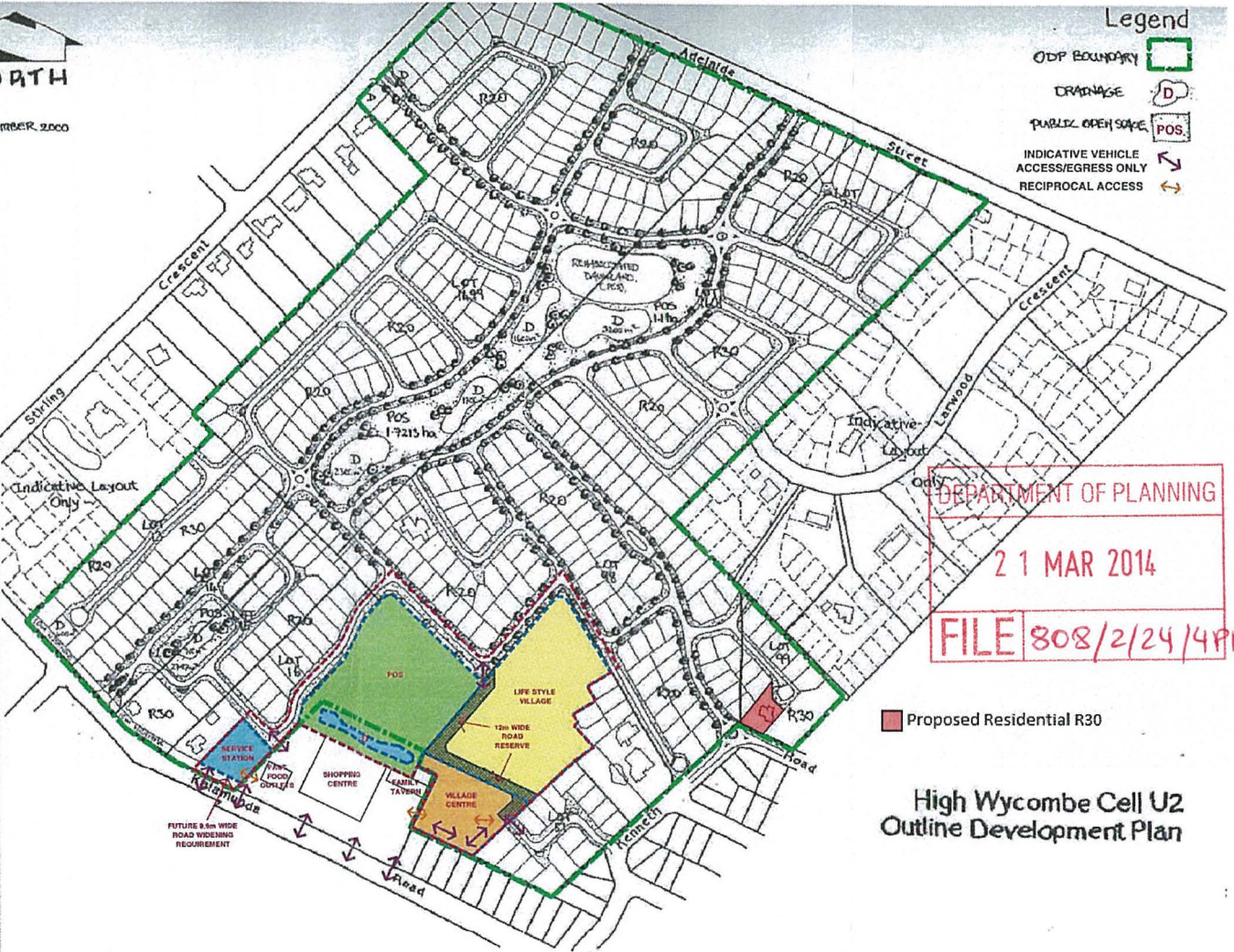
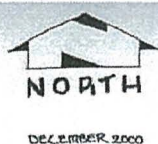
The Western Australian Planning Commission resolved on 1 April 2014 to endorse the Modification as a guide for future development and subdivision within the locality.

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose in the presence of:

M. Wiseman Witness 2.4.2014 Date



DEPARTMENT OF PLANNING
21 MAR 2014
FILE 808/2/24/4P1V3

Land Particulars	Permitted Uses / Desired Development	Notes/Conditions
Lot 16 on Diagram 29157. Swan Location 1360.	Service Station, Convenience Store, Fast Food Outlet*.	*A Fast Food Outlet shall be incidental to the predominant use of a Service Station. Lot 16 is subject to a 9.9 metre road widening requirement for Kalamunda Road, across the frontage of Lot 16. Such road widening requirements will need to be taken into account as part of any future development/subdivision applications.
Lot 49 on Diagram 40814. Swan Location 1327.	Public Open Space.	
Reserve 47766 (Lot 15401) on Deposited Plan 39533.	Public Open Space.	
Lot 9001 on Deposited Plan 43865 (and amendments thereto)	Lifestyle Village*	*Development of the Lifestyle Retirement Village (over 55s) may be developed at a density of 'R30'.
All land parcels mentioned above.	Village Centre comprising of specialist uses such as a medical centre, health and fitness centre, restaurants, cafes, community facility and amenities, and carparking. All uses not mentioned shall not be permitted unless the discretion of Council has been exercised and such uses proposed are consistent with the "Town Centre" concept supported by Council at the Ordinary meeting held on 20 September 2004.	The payment of cash-in-lieu of public open space, equivalent to 5,305m ² as per the Deed of agreement entered into between the proponent and the Western Australian Planning Commission under cover of subdivision application 121144, shall be satisfied as per the requirements of the Deed.

**PROPOSED MODIFIED U2 OUTLINE DEVELOPMENT PLAN
LOTS 16, 49, 9001 AND RESERVE 47766 (LOT 15401) KALAMUNDA ROAD
HIGH WYCOMBE**

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