

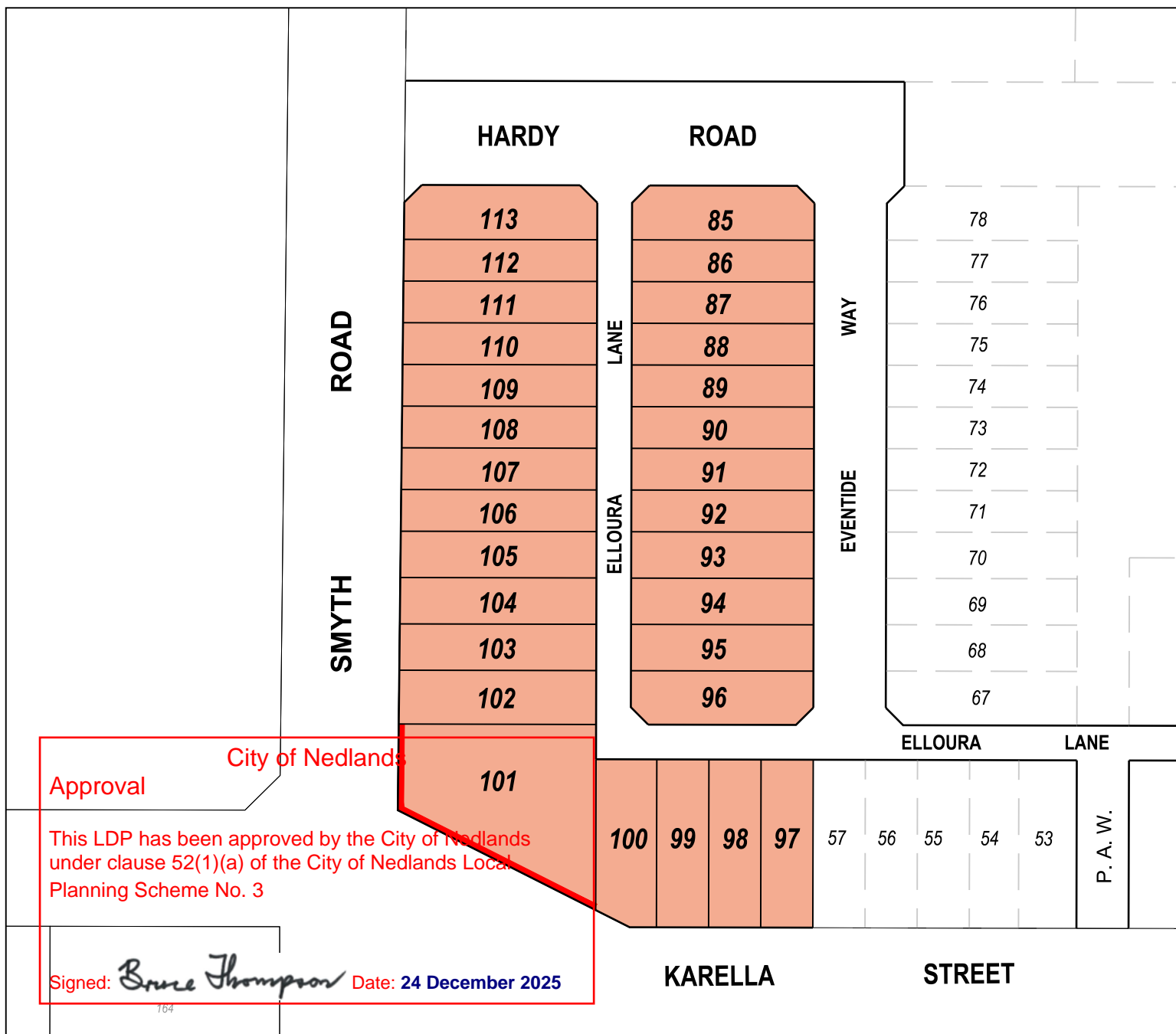
LOCAL DEVELOPMENT PLAN PROVISIONS

1. This Local Development Plan has been prepared in accordance with Condition 8 of the subdivision approval issued under WAPC Ref. 201600 on 22 July 2025.
2. The provisions of City of Nedlands Local Planning Scheme No. 3 ('LPS 3'), the Residential Design Codes ('R-Codes') and the Nedlands Reserve Precinct Structure Plan ('PSP'), as relevant, are varied as detailed in this LDP.
3. All other requirements of LPS 3, the R-Codes and the PSP shall be satisfied as applicable.
4. Variations to the R-Codes and additional requirements applied by the estate developer through the Design Guidelines are specified on pages 2 - 4 overleaf.
5. The following minimum setbacks apply to Lot 101:

Setbacks (minimum)	Smyth Road (Western) Frontage	Karella Street (South-Western) Frontage
Ground floor	3.5m	3m
First floor	2m	2m
Second floor	3.5m	3m

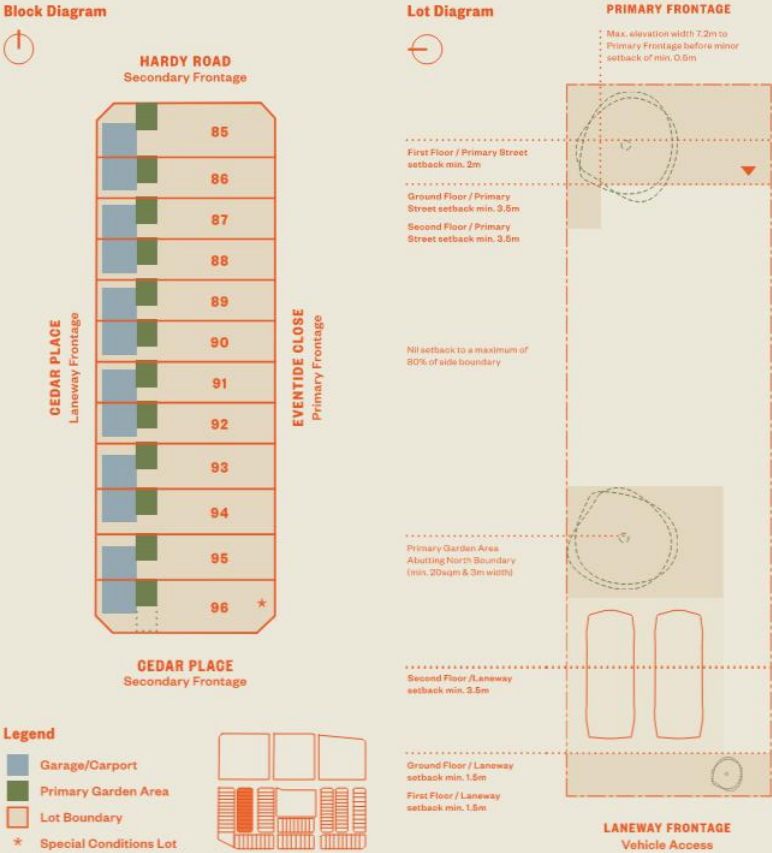
6. Uniform front fencing, visually permeable over 1m, will be provided by the developer.

 Lots subject to LDP
 No Vehicular Access



6 Block Specific Building Requirements - H

Key Controls				
Land Use	Residential			
R Code	R160			
Min. Storey	Min. Two Storey at Primary Frontage.			
Front Door	From Primary Frontage			
Letterbox	To Primary Frontage (By Developer)			
Vehicle Access	Refer Block/Lot Diagrams			
Setbacks (Minimum)	Primary	Secondary	Laneway	Side
Ground	3.5m	1.5m	1.5m	1.2m, or Nil to max 80% of boundary
First	2m	1m	1.5m	1.2m, or Nil to max 80% of boundary
Second	3.5m	1m	3.5m	1.2m, or Nil to max 80% of boundary
	Corner lots must address secondary frontage with suitable building articulation and materials and provide minimum 1 habitable room window facing the street.			
Primary Garden Area	Abutting North Boundary - 20sqm minimum, dimension 3m (min)			
Deep Soil Area	As per R-Codes minimum tree requirements			
Solar Access for Adjoining Sites	C3.9.1 - C3.9.3 inclusive of Part C of the R-Codes do not apply.			
Visual Privacy	C3.10.1 and C3.10.5 of Part C of the R-Codes do not apply.			
Ancillary Dwellings	Permitted above garage			
Special Conditions	Alternative Primary Garden Area location abutting Cedar Place			



City of Nedlands

Approval

This LDP has been approved by the City of Nedlands under clause 52(1)(a) of the City of Nedlands Local Planning Scheme No. 3

Source: Human Urban

Signed: *Bruce Thompson* Date: 24 December 2025

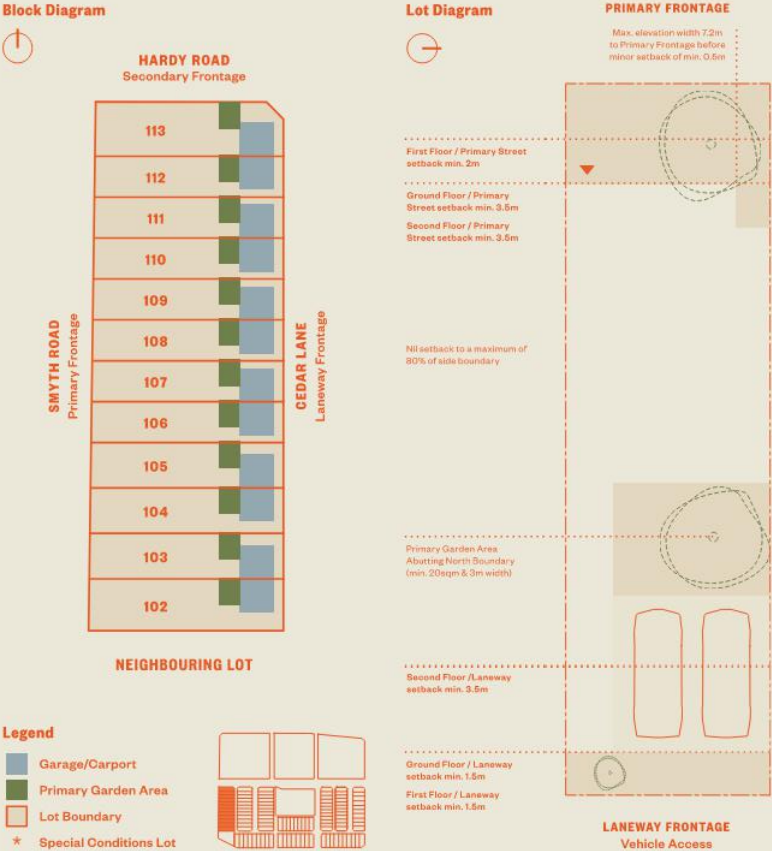
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LOCAL DEVELOPMENT PLAN No.1 (WAPC Subdivision Approval Ref. 201600) - BLOCK H

Nedlands Reserve Precinct Structure Plan Area | Sheet 2 of 4

6 Block Specific Building Requirements - I

Key Controls				
Land Use	Residential			
R Code	R160			
Min. Storey	Min. Two Storey at Primary Frontage.			
Front Door	From Primary Frontage			
Letterbox	To Primary Frontage (By Developer)			
Vehicle Access	Refer Block/Lot Diagrams			
Setbacks (Minimum)	Primary	Secondary	Laneway	Side
Ground	3.5m	1.5m	1.5m	1.2m, or Nil to max 80% of boundary
First	2m	1m	1.5m	1.2m, or Nil to max 80% of boundary
Second	3.5m	1m	3.5m	1.2m, or Nil to max 80% of boundary
	Corner lots must address secondary frontage with suitable building articulation and materials and provide minimum 1 habitable room window facing the street.			
Primary Garden Area	Abutting North Boundary - 20sqm minimum, dimension 3m (min)			
Deep Soil Area	As per R-Codes minimum tree requirements			
Solar Access for Adjoining Sites	C3.9.1 - C3.9.3 inclusive of Part C of the R-Codes do not apply.			
Visual Privacy	C3.10.1 and C3.10.5 of Part C of the R-Codes do not apply.			
Auxiliary Dwelling	Permitted above garage			
Special Conditions	N/A			



City of Nedlands

Approval

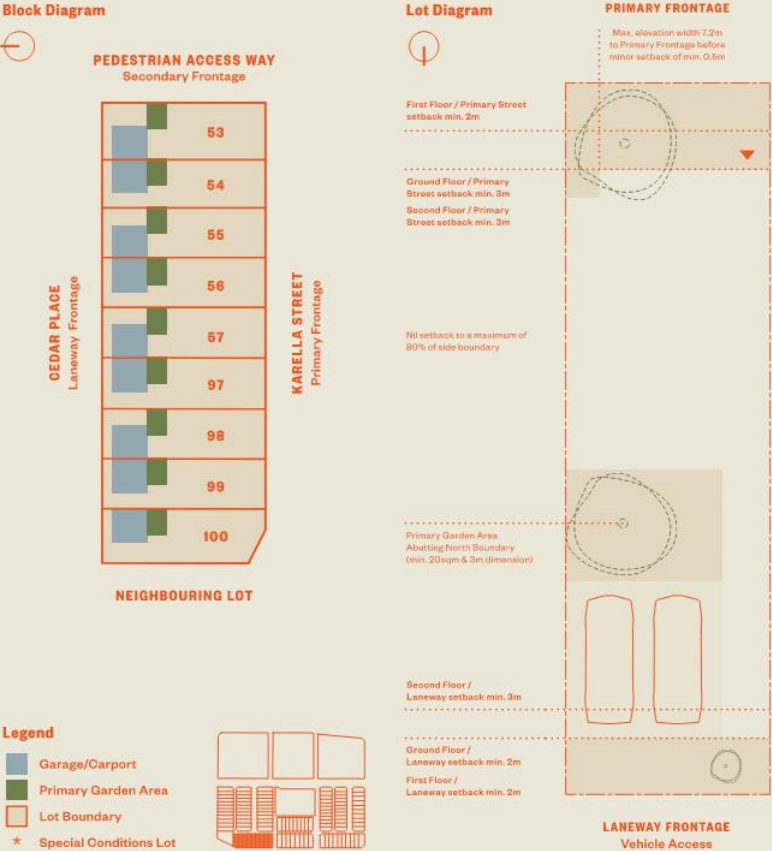
This LDP has been approved by the City of Nedlands under clause 52(1)(a) of the City of Nedlands Local Planning Scheme No. 3

Signed: *Bruce Thompson* Date: 24 December 2025

LOCAL DEVELOPMENT PLAN No.1 (WAPC Subdivision Approval Ref. 201600) - BLOCK I

6 Block Specific Building Requirements - E2

Key Controls				
Land Use	Residential			
R Code	R80/R160			
Min. Storey	Min. Two Storey at Primary Frontage			
Front Door	From Primary Frontage			
Letterbox	To Primary Frontage (By Developer)			
Vehicle Access	Refer Block/Lot Diagrams			
Setbacks (Minimum)	Primary	Secondary	Laneway	Side
Ground	3m	1.5m	2m	1.2m, or Nil to max 80% of boundary
First	2m	1m	2m	1.2m, or Nil to max 80% of boundary
Second	3m	1m	3m	1.2m, or Nil to max 80% of boundary
	Corner lots must address secondary frontage with suitable building articulation and materials and provide minimum 1 habitable room window facing the street.			
Primary Garden Area	Abutting East Boundary - 20sqm minimum, dimension 3m (min)			
Deep Soil Area	As per R-Codes minimum tree requirements			
Solar Access for Adjoining Sites	C3.9.1 - C3.9.3 inclusive of Part C of the R-Codes do not apply.			
Visual Privacy	C3.10.1 and C3.10.5 of Part C of the R-Codes do not apply.			
Ancillary Dwellings	Permitted above garage			
Special Conditions	N/A			



Approval

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Signed: *Bruce Thompson* Date: 24 December 2025