

15 February 2023
Ref: 21026

Shire of Mundaring
7000 Great Eastern Hwy
Mundaring, WA, 6073

Dear Sir/Madam,

Re: Proposed Local Structure Plan – Coppin Rd, Mundaring

We have been engaged by the owner of Lot 22 (No 1300) Coppin Rd and Lot 4 (No 6115) Great Eastern Hwy, Mundaring (Maximum Sky Pty Ltd) to prepare a Local Structure Plan (LSP) covering a number of properties to guide subdivision of the subject area. The extent of the LSP was determined through discussions with Shire and DPLH staff. The lots involved are:

- Lot 22 (No 1300) Coppin Rd;
- Lot 72 (No 1230) Coppin Rd;
- Lot 25 (No 1170) Coppin Rd;
- Lot 26 (No 1160) Coppin Rd;
- Lot 100 (No 15) Grancey Ave;
- Lot 101 (No 16) Grancey Ave;
- Lot 4 (No 6115) Great Eastern Hwy;
- Lot 91 (No 6245) Great Eastern Hwy; and
- Lot 59, Reserve 45866 (No 5) Gamgee Grove

Whilst the LSP has been prepared on behalf of one landowner, all landowners have been consulted and their input sought. This consultation has also seen the purchase of Lot 4 by our clients and two boundary re-alignments having been approved by the WAPC - references 162434 (Lots 22 & 72) and 162677 (Lots 22 & 4). These approvals have not yet been completed, ie, new Titles had not been issued at the time of writing. This consolidation of developable land will significantly assist in enabling subdivision to occur.

In the preparation of the LSP we believe we have achieved a balance of a range of matters including:

- The clearing of vegetation necessary to achieve subdivision consistent with the zoning
- Retention of as many identified potential black cockatoo habitat trees as possible by trying to design roads such that the trees will, wherever possible, be in the verge and in building setback areas in lots

- Connecting a number of no through roads that were a legacy of a previous LSIP (for a different R Coding) or simply historical roads, such that all roads will be through roads when the LSP has been completed
- Providing much improved accessibility to the legacy POS reserve (from the previous LSIP)

We consider this to be a 'medium' LSP but we will await your confirmation of this and thereafter arrange payment of the applicable fee.

We look forward to continuing to work with you to achieve the adoption of the LSP. If you have any questions about this application, please contact the undersigned.

Yours faithfully,



SIMON O'HARA
Director and Principal Planner

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