



**Proposed Scheme Amendment to City of
South Perth Local Planning Scheme No. 7 –
Standard Amendment (Rezoning from Local
Centre to Residential R17.5)**

Lot 1 (No. 3) Third Avenue, Kensington

October 2025

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Planning and Development Act 2005
RESOLUTION TO PREPARE AMENDMENT
TO LOCAL PLANNING SCHEME

City of South Perth Local Planning Scheme No.7
Amendment No.2

Resolved that the Local Government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. Rezone Lot 1 (No. 3) Third Avenue, Kensington from 'Local Centre' to 'Residential R17.5'.
2. In clause 19 Additional uses, delete Additional Use No. 2 - Lot 1 (No. 3) Third Avenue, Kensington Third Avenue - 'Recreation – Private' and renumber the table numbers accordingly.
3. Amend the scheme maps accordingly.

The amendment is standard under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. The amendment has been deemed to be consistent with the City's Local Planning Strategy and the Metropolitan Region Scheme;
2. The amendment includes a planning code as part of the Scheme, that being R17.5.
3. The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
4. The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area; and
5. The amendment is not considered a complex or basic amendment.

Dated this _____ day of _____ 20____

(Chief Executive Officer)

1.0 Introduction

This submission has been prepared by Altus Planning on behalf of Adaptable Use Pty Ltd (**Applicant**) to provide justification for a proposed amendment (**proposal**) to the City of South Perth (**City**) Local Planning Scheme No. 7 (**LPS7**) for the rezoning at Lot 1 (No. 3) Third Avenue, Kensington (**subject land** or **site**).

Having regard to the relevant planning framework, the proposal seeks to rezone the land from 'Local Centre' to 'Residential' with an applicable density code of 'R17.5'.

The proposal intends to allow for residential development to occur on site, which is largely consistent in the immediate surrounds. Whilst there are varying land uses that could apply to the land under the current zoning, the intention is to subdivide the land into three (3) lots and to provide a Single House on each lot and the Residential zone would facilitate this.

Various communications occurred between the Applicant and the City's Planning Officers in early to mid-2025 to discuss potential for uses to be introduced on subject site and/or the possibility of rezoning the land. The City's administration indicated, in principle, the proposed rezoning had merit taking on board a number of considerations that will be discussed in this submission.

1.1 Site Details

The subject site is located within the locality of Kensington, approximately 3km southeast from the Perth Central Business District (**CBD**). The subject site measures 1,683m² and is zoned 'Local Centre' with a residential coding applicable of R40. A copy of the Survey Plan for the site can be viewed at **Attachment 1**.

Located at the corner of Third Avenue and Banksia Terrace, access to the subject site is via two (2) crossovers from Third Avenue. Vehicular access is restricted to Third Avenue only to a dedicated bicycle path within the Banksia Terrace road reserve.

The general area consists of residential dwellings, varying in densities between R15 to R30, with R80 areas found less than 200m away to the northwest. Directly behind the subject land are two (2) parcels of land – one (1) being zoned Residential R15, and the other being zoned Local Centre with an existing Child Care Premises in operation. Approximately 60m to the southeast is Kensington Primary School.



Figure 1: Locality Plan (Source: SLIP Locate, 2025)

Over the past decades, the site has operated as squash courts (a 'Recreation – Private' land use) under Additional Use 2 of LPS7.

1.2 Proponent and Land Ownership

The site was acquired by the landowner in August 2025 as per the Certificate of Title provided at **Attachment 2**. The landowner consent letter provided at **Attachment 3**.

2.0 Strategic and Statutory Framework

2.1 State Planning Context

2.1.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' pursuant to the Metropolitan Region Scheme (**MRS**). The proposed rezoning would remain consistent with the MRS.

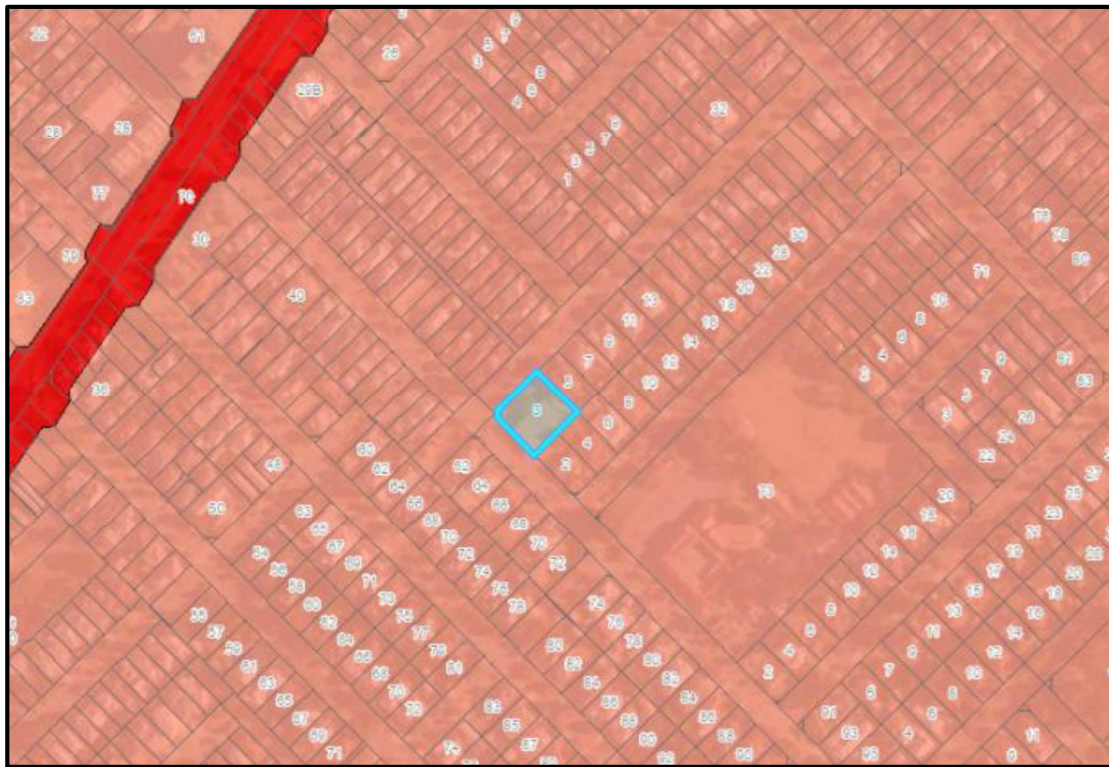


Figure 2: Subject site zoning under the Metropolitan Region Scheme (Source: PlanWA, 2025)

2.1.2 State Planning Policies

State Planning Policy 1 State Planning Framework (SPP1)

The relevant general principles pursuant to the Community under section 5 of SPP1 are:

- ii. *promoting a range of accessible community, resources, including affordable housing, places of employment, open space, urban tree canopy, education, health, cultural and community services.*
- iv. *ensuring high standards of urban design and encouraging safe environments and a sense of neighbourhood and community identity.*

The rezoning of the land will allow for further housing options with the area. The density coding will generally be compatible with the area and will assist in improving the existing streetscape.

State Planning Policy 3.0 – Urban Growth and Settlement (SPP3.0)

The relevant objectives under section 4 of SPP3.0 are:

- *To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.*
- *To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.*
- *To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.*

The relevant policy measures for creating sustainable communities under section 5.1 are:

- *Sufficient and suitable serviced land in the right locations for housing, employment, commercial, recreational and other purposes, coordinated with the efficient and economic provision of transport, essential infrastructure and human services;*

- *variety and choice in the size, type and affordability of housing to support a range of household sizes, ages and incomes and which is responsive to housing demand and preferences;*
- *affordable land for housing and affordable housing products in both greenfield and brownfield locations to ensure the housing needs of all the community can be met including those with special needs;*
- *making the most efficient use of land in existing urban areas through the use of vacant and under-utilised land and buildings, and higher densities where these can be achieved without detriment to neighbourhood character and heritage values; the cost-effective use of urban land and buildings, schools and community services, infrastructure systems and established neighbourhoods; and promoting and encouraging urban development that is consistent with the efficient use of energy;*

The relevant policy measure for managing urban growth in Metropolitan Perth, pursuant to section 5.3 of SPP3.0 is:

- *Giving priority to infill development in established urban areas, particularly through urban regeneration and intensification of development of under-utilised urban land, whilst respecting neighbourhood character.*

Policy measures under section 5.4 demonstrates the principles for liveable neighbourhoods:

- *a sense of community and strong local identity and sense of place in neighbourhoods and towns;*
- *active street frontages with buildings facing streets to improve personal safety through increased surveillance and activity;*
- *mixed a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services;*
- *subdivision and housing types which can adapt to changing needs and accommodate gradual intensification;*

The proposal is consistent with all these strategic objectives and policy measures for the facilitation of urban growth

Overall, the proposal intends to create an improved streetscape to facilitate future residential development. The proposal will allow for greater housing options that are consistent with the character of the locality.

State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport (SPP5.1)

Given the proximity of Perth Airport to the site, consideration must be given to both aircraft noise exposure and development height limits, pursuant to SPP5.1.

Per Figure 3, below, the site will consist of a noise exposure level that is less than 20 ANEF and is therefore deemed acceptable.

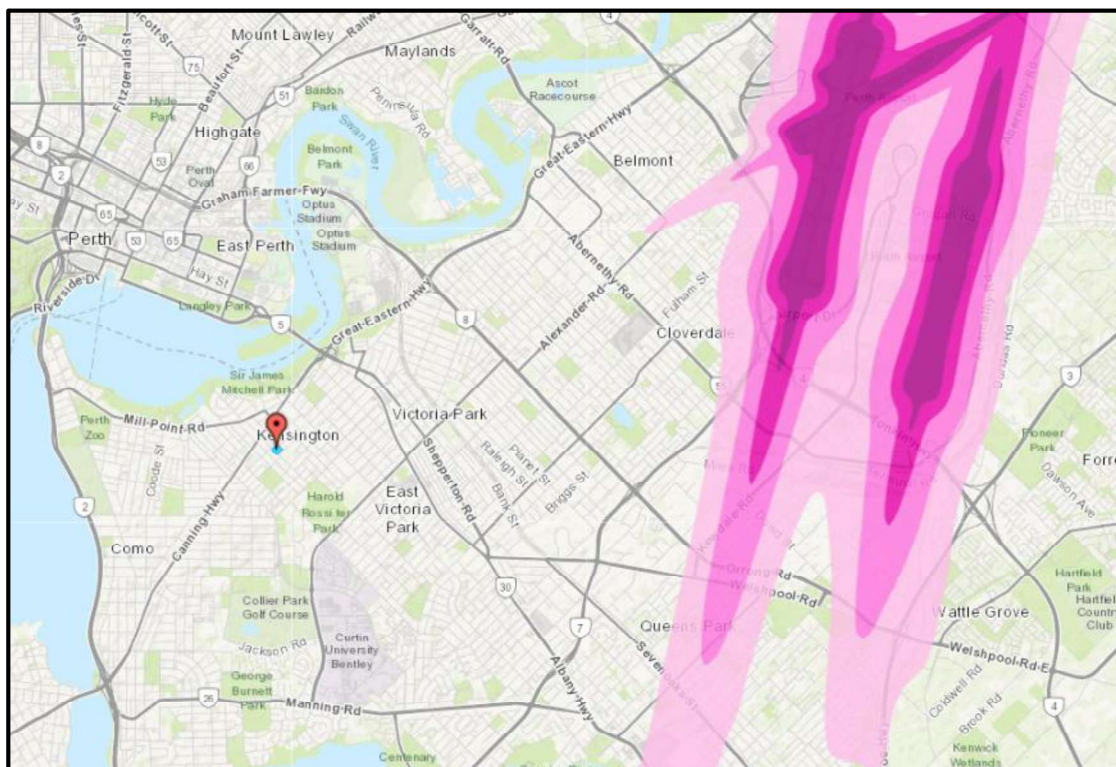


Figure 3: State Planning Policy 5.1 – Land Use Planning in the Vicinity of Perth Airport overlay. (Source: PlanWA, 2025)

Figure 4, below/overleaf, also represents the maximum permitted building height in the vicinity of Perth airport as being <90m above AHD.



Figure 4: Perth Airport Height Constraints over the City of South Perth. (Source: Perth Airport, 2025)

Considering the density proposed limits the height of any dwelling to a total height of circa 10m above natural ground level, with mapping suggesting the site's AHD level is approximately 10m (equating to approximately 20m above AHD), any future development will be well within the maximum height limit.

State Planning Policy 5.4 – Road and Rail Noise (SPP5.4)

As evident in Figure 5, below/overleaf, the site is subject to the requirements of SPP5.4 due to being within a major traffic route (Canning Highway) trigger area.



Figure 5: State Planning Policy 5.4 – Road and Rail Noise overlay. (Source: PlanWA, 2025)

The closest boundary of the site is approximately 270m away from the edge of Canning Highway. Pursuant to Table 2: Noise Exposure Forecast under the SPP5.4 Guidelines, the site will not require any noise exposure measures for any future development or subdivision.

2.1.3 State Planning Strategies

State Planning Strategy 2050

One of the strategic goals highlighted within the State Planning Strategy 2050 is to create sustainable communities. It is highlighted that having an increased focus on the decreasing housing affordability and ageing populations are paramount to ensure the creation and maintaining sustainable communities.

In particular, Section 3.2 – Affordable Living, highlights the objectives to provide affordable living through housing diversity and compact settlements.

Affordable living is an important contributor to social wellbeing and economic growth.

The affordability of living takes into consideration not only the cost of housing but also the financial cost of living (price of food and transport costs associated with travelling to work, education, shopping and community facilities), and basic household running costs of utilities (such as water and energy).

The proposal intends to provide additional housing within an area with high accessibility but with the density and built form intended, will still be compatible with surrounding properties.

Perth and Peel @3.5million

The strategic framework for Perth and Peel region also highlights the importance of community and social infrastructure, with the site being located within the Central Sub-Regional Planning Framework area. Two of the objectives as set out in the Central Sub-Regional Planning Framework is as follows:

- *achieve more consolidated urban form and development within the sub-region;*
- *meet long-term housing requirement*

The proposal, although modest in scale, is consistent with the framework objectives as the rezoning would allow for more consolidated housing within the region.

2.2 Local Planning Context

2.2.1 Local Planning Scheme

The subject site is zoned 'Local Centre' with an applicable density of R40 pursuant to the City's Local Planning Scheme No. 7 (**LPS7** or **Scheme**). Reference should be made to Figure 6, below, that illustrates the site's zoning and its surrounds.



Figure 6: Zoning under City of South Perth Local Planning Scheme No. 7 (Source: PlanWA, 2025)

The objectives for the proposed 'Residential' zone, as set out in Table 3 of LPS7, is as follows:

- *To provide for a range of housing and a choice of residential densities to meet the needs of the community.*
- *To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.*

- *To provide for a range of non-residential uses, which are compatible with and complementary to residential development.*

Through this proposal, the Applicant intends to introduce three (3) new residential lots that would expect to accommodate a 'Single House' on each lot.

Pursuant to clause 37(2) of LPS7, as a 'Single House' land use is not defined within the Scheme, it has the same meaning as it has in the Residential Design Codes (**R-Codes**):

"Single House" – a dwelling standing wholly on its own green title or survey-strata lot, together with any easement over adjoining land for support of a wall or for access or services and excludes dwellings on titles with areas held in common property.

The proposal will allow for greater housing choice and is generally consistent with the surrounds. Further, the proposal would allow for a derelict building to be replaced with high quality-built form from future dwellings that would only assist in creating a better streetscape. The proposal is therefore considered to be consistent with the Residential zone objectives.

As mentioned, the site currently contains an Additional Use, that being 'Recreation – Private' under Additional Use 2 (**A2**) of LPS7. As part of this amendment request, A2 is requested to be removed for administrative purposes as it will no longer serve any purpose.

2.2.2 Local Planning Policies

The subject site is not located within a structure plan or any other defined planning policy area. However, the following Local Planning Policies may apply to any future development on the subject land.

Local Planning Policy 1.1 – Residential Development

The City's Local Planning Policy 1.1 – Residential Development will apply to any new residential development as part of the proposal.

Local Planning Policy 2.1 – Non-Residential Development in the Residential Zone

While the intention for the subject land to be subdivided into three (3) freehold lots for single houses, the City's Local Planning Policy 2.1 – Non-Residential Development in the Residential Zone will apply should any future landowner wish to develop a non-residential development.

Local Planning Policy 3.2 – Tree Retention

The City's newly adopted Local Planning Policy 3.2 – Tree Retention (**LPP3.2**) aims to protect, maintain and enhance tree canopy within the City. The requirements of LPP3.2 apply to both statutory and strategic planning proposals where a regulated tree(s) is located on private land.

The definition of a 'regulated tree' under LPP3.2 is as follows:

means a living tree that:

- (a) Is 8.0m or more high; and/or*
- (b) has an average canopy diameter of at least 6.0m; and/or*
- (c) has a trunk circumference of at least 1.5m, measured 1.4m above the ground; and*
- (d) is of a species that is not included on State or local area weed register.*

It is considered that there are three (3) regulated trees on the subject land, due to these trees having an average canopy size greater than 6m. The provisions of LPP3.2 therefore apply to this proposal.

Part 9 of LPP3.2 outlines the requirements for strategic planning proposals. Namely, these are to provide necessary information to ensure the trees can be protected at a later stage within the planning process, by way of providing technical information and concept plans.

As indicated on the Survey in Attachment 1, the regulated trees are likely to fall within middle lot of the concept subdivision plan at Attachment 4. However, the rezoning process should not predetermine the subdivision layout and furthermore, the retention of the trees should be a consideration at the development stage whereby the design and layout can accommodate the appropriate retention of trees. At this scheme

amendment stage, the only consideration should be that the trees are capable of being retained in future subdivision and development.

Policy P351.5 Streetscape Compatibility – Precinct 5 ‘Arlington’ and Precinct 6 ‘Kensington’

No development is proposed concurrent with the proposed amendment. However, any future development will have due regard to this policy.

Policy P350.09 Significant Views

Similar to the above, no development is proposed concurrent with the proposed amendment. However, any future development will have due regard to this policy, where required. It must be noted that the current bulk and scale of the existing development is likely to be greater than that of any future dwelling(s), as viewed from any property from the east, south and west.

2.2.3 Local Planning Strategies

City of South Perth Local Planning Strategy

The City’s local planning strategy (**Strategy**) indicates that the population growth within the City will be approximately 10,182 people by 2031¹.

Under section 4.1 – Population and Housing, the relevant strategies to this proposal area as follows:

Assessment on City of South Perth’s Local Planning Strategy		
Strategy	Action	Comment
4.1.1 Provide opportunities to accommodate a growing population in a consolidated form by adopting a ‘managed growth strategy’ that ensures the majority of future growth is	(m) Ensure an appropriately managed built form transition is provided between high-medium density and lower density areas to address the potential impacts of	The proposal, while a minor increase in density, is seen to be an effective transition from R15. The future lots will be of a compatible size and will create street frontages

¹ City of South Perth Local Planning Strategy (2021), s 4.1 – Population and housing, pg 13.

accommodated within and around activity centres and along urban corridors.	increased density of existing buildings/streetscapes. (n) Prior to the implementation of any actions that result in a change to density coding's, an analysis of streetscape, character and planning considerations is undertaken in each area to determine the appropriateness of any future density code.	that are similar in width to that of the surrounds. Any future subdivision and/or development will be subject to specific planning requirements, which will generally be consistent with the R15 properties. No adverse impacts are expected, rather, it is considered that future development under the rezoning will assist in creating a better streetscape than the current carpark to Third Avenue.
4.1.2 Support actions that promote a diversity of housing choice, including housing accessibility and affordability measures, as well as opportunities for existing populations to 'age in place'.	(c) Review the coding of residential properties throughout the City to resolve any coding anomalies and ensure diversity of housing choice. Maximum heights to respond to existing built form, local character or planning considerations. Implement the outcomes of this review into anew Local Planning Scheme.	The proposed coding of R17.5 will be compatible with the R15 density due to its minor increase and similar planning requirements. The proposed density will be consistent in allowing for diversity with the areas between the site and Canning Highway, which has a large range of R15 to R80, in short span of less than 200m. It must be noted that it is not uncommon for residential properties in Western Australia to have higher density provisions for corner lot properties, to assist in activating the street corner. Often, these densities can go up to densities of R30 to R40.

Having reviewed the above, the proposal is considered to be consistent with the intent of the City's Local Planning Strategy.

3.0 Site Analysis

3.1 Topographical Features

The subject site has a relatively flat slope and would be more than adequate to cater for any future residential development with little need for major site works.

3.2 Aboriginal and European Heritage

There is no identified Aboriginal or European heritage area on the site.

3.3 Infrastructure Availability

As noted, the subject site has existing connections to sewer and water. An overhead electricity power line runs outside of the northwestern boundary along Third Avenue.

4.0 Amendment Proposal and Type

4.1 Amendment Specifications / Type (Basic / Standard / Complex)

Pursuant to the provisions of Part 5 clause 34 of the *Planning and Development (Local Planning Schemes Regulations)*, the proposed amendment is considered a 'standard amendment'.

Having considered the terms applicable for standard amendment, the following definitions are relevant to the proposal:

- (b) *an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- (c) *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;*
- (ca) *an amendment to the scheme to-*
 - (i) *include a provision in the scheme that a specified planning code is to be read as part of the scheme;*

- (e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
- (f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
- (g) *any other amendment that is not a complex or basic amendment.*

It is considered that the proposal meets the above for the following reasons:

- The proposal has been deemed to be consistent with the City's Local Planning Strategy. Reference should be made to section 2.2.3 of this report for further detail.
- Per section 2.1.1 of this report, the site has an 'Urban' zoning under the MRS. A Residential zone is generally only found within the Urban zone pursuant to the MRS and is therefore deemed consistent.
- The proposal is including a planning code as part of the City's Scheme, that being the applicable R17.5 density coding.
- As detailed throughout this report, the proposal will have minimal impacts as any future development of the land will be generally consistent and compatible with its surrounds.
- No significant environmental, social, economic or governance impacts on land in the scheme area have been identified.
- The proposal does not fall within the definition of a basic or complex scheme amendment.

4.2 Future Development Proposal

4.2.1 Streetscape

Consideration has been given to the existing streetscape within the immediate area.

Currently, the site presents poorly to both Third Avenue and Banksia Terrace. The development consists of large blank walls, little articulation, a degraded carpark, minimal landscaping, and overall has minimal visual interest.

Allowing the development to be rezoned, with the future intention to create three (3) new lots/houses, the development will present more appropriately to the streetscape and will be generally consistent with the residential developments within the locality.

4.2.2 Site Limitation or Constraints

The proposal simply seeks to improve and revitalise what already exists having regard to the residential development that surrounds the land.

The proposed R17.5 density is considered appropriate for the subject site due to its size, location and dual frontage. Furthermore, the R17.5 coding has the same frontage and open space requirements as the R15 coded properties within the area, ensuring that the existing streetscape character will be maintained.

All development restrictions will need to be managed at the time of any development and/or building application. Primarily, these restrictions relate to the relevant requirements under the R-Codes for the development of a Single House.

4.2.3 Prevailing Amenity

Amenity impacts that have the potential to arise from future development could include an excessive amount of building bulk and visual privacy concerns. These are all matters that will need to be resolved at the development stage.

However, having considered the location of the subject site, the existing development and its building bulk, it can be considered that future amenity impacts are likely to be negligible and capable of being managed.

4.3 Concept Plan

A copy of the Concept Plan, which simply provides a possible lot layout as part of a future subdivision proposal, is provided at **Attachment 4**.

5.0 Conclusion

The Applicant is seeking a scheme amendment to rezone the property from 'Local Centre' to 'Residential' with a density coding of 'R17.5'.

For the reasons outlined in this Report, our view is that the proposed amendment is suitable for the site and is consistent with both State and Local planning framework. The rezoning will allow for greater housing choice, improve the existing streetscape, and will be compatible with its surrounds.

Accordingly, it is submitted that the proposal warrants support, and it is therefore submitted that an amendment to LPS7 should be initiated.

Altus Planning



Attachment 1 – Survey Plan



LEGEND	
	TBM - RL 10.07m AHD
	Gutter Line
	Overhead Powerline (centre-line of poles)
	Proposed Underground Power Cable
	Abandoned Gas Main
	Gas Main
	Water Main
	Sewer Main
	Underground Telstra/NBN Cable
	Gully
	Water Meter
	Sewer Manhole
	House Connection
	Power Pole
	Telstra Pit
	Sign
	Tree

TBM deck spike in bitumen equals RL 10.07m AHD Based on SSM - CITY 26 RL 10.615m AHD (Landgate Geodetic Section) Contractor to check datum before adopting levels

Note: Features are related to fence-lines only. No connection made to boundaries.
REPEP RECOMMENDED

Position and depth of services to be confirmed on site by contractor

Client:
Adaptable Use Pty Ltd

Survey Date:
7 July 2025

Scale: 1:250@A3



FEATURE AND CONTOUR SURVEY
OF LOT 1 ON DIAGRAM 51646
3 Third Avenue, Kensington
C/T Vol: 1454 Fol: 435
our ref. 25-0792

Rev	Date	Description	Surv	Drawn
0	14/07/2025	Feature Survey Drafted	TF	TF

Feature Survey by
THE LAND DIVISION
PLANNING | SURVEYING | DESIGN
PO Box 2444,
Malaga, WA 6090
phone: 08 9209 3232
www.landdivision.com.au

NOTES: 1) CONSULT LEGAL ADVICE ON EASEMENTS, ENCUMBRANCES AND CAVEATS THAT MAY APPEAR ON THE CERTIFICATE OF TITLE. 2) LEVELS ON ADJOINING PROPERTIES ARE APPROXIMATE DUE TO ACCESS RESTRICTIONS. 3) SERVICES PLOTTED AS VISUALLY SEEN ON SITE AND ARE APPROXIMATE. 4) SEWER POSITION AND LEVELS FROM WATER CORPORATION PLANS. 5) CONSULT BEFORE YOU DIG (BYDA) TO CHECK LOCATION OF UNDERGROUND SERVICES. 6) BEWARE OF OVERHEAD POWER LINE HAZARDS. 7) CONSULT TLD ON ANY ANOMALY BEFORE DESIGN AND CONSTRUCTION.

Attachment 2 – Certificate of Title



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

1454

435

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

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.

BG Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON DIAGRAM 51646

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ADAPTABLE USE PTY LTD OF SUITE 5 1076 HAY STREET WEST PERTH WA 6005

(T Q538081) REGISTERED 7/8/2025

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

1. Q538082 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 7/8/2025.

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.
Lot as described in the land description may be a lot or location.

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

STATEMENTS:

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: 1454-435 (1/D51646)
PREVIOUS TITLE: 940-111, 1053-159
PROPERTY STREET ADDRESS: 3 THIRD AV, KENSINGTON.
LOCAL GOVERNMENT AUTHORITY: CITY OF SOUTH PERTH



Attachment 3 – Landowner Consent



City of South Perth
Civic Centre
Corner Sandgate Street & South Terrace
SOUTH PERTH WA 6151

Attention: Strategic Planning Team

Via email: enquiries@southperth.wa.gov.au

Dear Sir/Madam,

**Consent of Landowner(s) – Proposed Scheme Amendment
– Rezoning from Local Centre to Residential R17.5 – Lot 1
(No. 3) Third Avenue, Kensington**

I refer to the request to amend the City of South Perth Local Planning Scheme No. 7 (Scheme Amendment Request) made by Altus Planning at Lot 1 (No. 3) Third Avenue, Kensington.

The affected land is owned by Adaptable Use Pty Ltd, of which I am are the Sole Director.

I therefore hereby consent to the Scheme Amendment request being made in relation to the above.

Signed

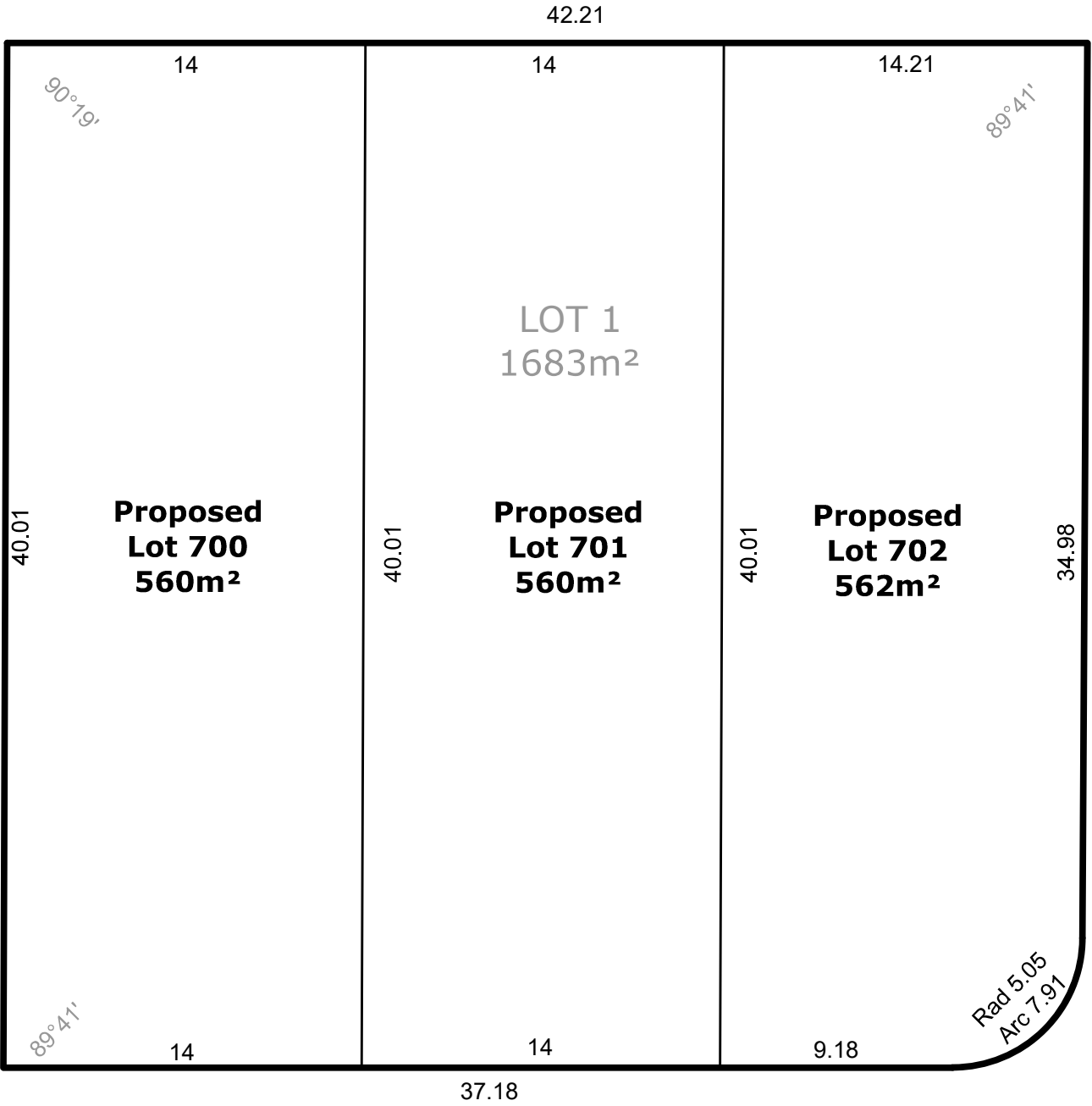
A handwritten signature in black ink, appearing to read 'Kent', is written over a horizontal line.

Kent Cliffe
08/08/2025

Attachment 4 – Concept Plan



PROPOSED SUBDIVISION



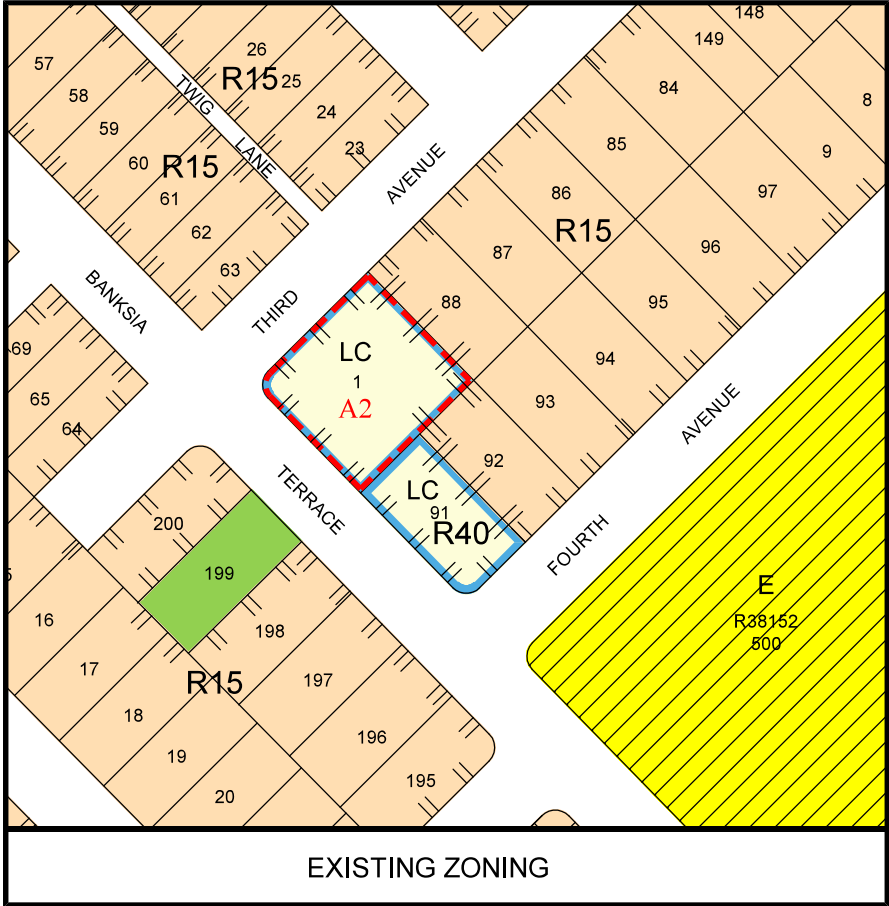
BANKSIA TERRACE

THIRD AVENUE



Attachment 5 – Proposed Amendment to Scheme Map





Attachment 6 – Resolution to Prepare a Local Planning Scheme Amendment



COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of South Perth at the Ordinary of the Council held on the [day] of [month], 20[year]. **proceed to advertise this Amendment.**

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended **for support** by resolution of the City of South Perth at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year] and the Common Seal of the City of South Perth was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

.....
**DELEGATED UNDER S.16 OF
THE P&D ACT 2005**

DATE
FORM 6A - CONTINUED

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE