

Appendix **Three** – Landowner Agreement

Commercial Zoned Land

P16/03/13/D001

7 March 2012

Bruce Young
Spatial Property Group
Unit 1, 896 Canning Hwy
Applecross WA 6153

Dear Bruce,

Agreement re Zoning Change within Baldivis North Local Structure Plan (Lots 30, 31 Kerosene Land and Lot 308 Fifty Road Baldivis)

Lot 191 (1.5Ha) and lot 270 (0.526Ha) are currently zoned 'Commercial' under the approved Baldivis North Local Structure Plan - Lots 30, 31 Kerosene Land and Lot 308 Fifty Road Baldivis (BN LSP). As part of this approval, a maximum of 0.85Ha of the total commercial area of 2.026Ha) can be used for residential purposes.


It is my understanding that Spatial Property Group - Spires Estate is currently seeking approval for a new Local Structure Plan (LSP) for land located to the south of the Baldivis North development and that the LSP application includes an area of commercial zoning on the basis of the agreement in this letter.

This letter serves to confirm that Baldivis North Pty Ltd and Spatial Property Group – Spires Estate have agreed to an arrangement whereby the commercial zoning currently applicable to lots 191 and lot 270 in the approved BN LSP can be relocated to within the Spires Estate LSP, provided that;

1. The entire area of Lots 191 and 270 can be zoned as R40;
2. The change to the zoning can be achieved via an amendment to the BN LSP before the approval of the Spires LSP.

We would be pleased to meet with yourself and the City of Rockingham in order to facilitate the swap of land uses.

Yours sincerely



Rob Penfold

Baldivis North Pty Ltd