

## INFORMAL TOWN PLANNING ENQUIRY

|                        |          |                              |      |                    |   |
|------------------------|----------|------------------------------|------|--------------------|---|
| <b>Allotment Area:</b> | WALMER   | <b>Erf Number:</b>           | 1171 | <b>Sub Number:</b> | 0 |
| <b>Consolidated:</b>   |          | <b>Subdivided:</b>           |      |                    |   |
| <b>Area:</b>           | 1554 m2  | <b>Proclaimed Main Road:</b> | -    | <b>History:</b>    |   |
| <b>Lease:</b>          | -        | <b>Structure Plan:</b>       | 0    | <b>Registered:</b> |   |
| <b>Noting Sheet:</b>   | B08CCY42 | <b>Habital Rooms:</b>        | 0.00 | <b>Parking:</b>    |   |
| <b>Consent:</b>        | -        | <b>N-Tie:</b>                | N    | <b>Corner:</b>     | Y |
|                        | -        | <b>CBD:</b>                  | N    |                    |   |

### Zone Information:

| Zone | Building Line | Coverage | Side and Rear Space | Height Restriction | Density | RVA | NCU | FSI  | Area ( m2 ) |
|------|---------------|----------|---------------------|--------------------|---------|-----|-----|------|-------------|
| BUS2 | B9            | C6       | S13                 | 2 FLRS             | #       | #   | N   | 0.00 | 1,554.00    |

### Code Descriptions:

- B9 Private garages: Nil for up to 7m, with consent. (see Reg. 8.1(11))  
Other buildings: 8m.
- C6 Dwelling houses: 70% on erf <= 500 m2 or 60% on erf 501m2 - 1000m2 or 50% on erf > 1000m2.  
Multiple dwellings & Residential: 33 1/3 % plus covered parking 16 2/3 %  
Any other use: 50 %
- S13 Private garages : With consent of abutting owners.  
Other Buildings: 5m or half the height of the building.

### TPA Numbers

| 5929 (Approved) |

### Notes:

50 PROSPECT ROAD  
SEE TPA 5929 FOR SPECIAL CONDITIONS  
ERF HAS NOT BEEN DEVELOPED BUT A SDP WAS APPROVED IN 2019  
SC 50/24 TO PERMIT A RESTAURANT PENDING (MUGG & BEAN)  
TPD 5419 TO DEPART FROM BLDG LINES PENDING  
CLOSING DATE FOR APPEALS : 17 FEBRUARY 2025