



ATTACHMENTS

Special Meeting of Council



Meeting to be held in Council Chambers at
15 Maddock Street, Mukinbudin
Commencing at 10.00am Thursday 9th July 2026

SHIRE OF MUKINBUDIN



Application for development approval

Owner details		
Name: DEPARTMENT OF LAND AND HERITAGE - UNDER THE SHIRE OF MUKINBUDIN		
ABN (if applicable):		
Address: 140 WILLIAM STREET, PERTH		
		Postcode: 6000
Phone:	Fax:	Email:
Work:	Chris.Ziatas@dplh.wa.gov.au
Home:		
Mobile: 0477 356 928		
Contact person for correspondence: CHRIS ZIATAS & DEAN CROTHERS		
Signature:		Date:
Signature:		Date:
<p><i>The signature of the owner(s) is required on all applications. This application will not proceed without that signature. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).</i></p>		

Applicant details (if different from owner)		
Name: MODULARIS PTY LTD		
Address: PO BOX 1786		
WANGARA WA		Postcode: 6947
Phone:	Fax:	Email:
Work: 08 6454 0919	contracts1@modularwa.com.au
Home:		
Mobile:		
Contact person for correspondence: NICOLE NEWMAN		
<p>The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. <input type="checkbox"/> Yes <input type="checkbox"/> No</p>		
Signature: <i>N Newman</i>		Date: 15/06/2026

Property details

Lot No: 100,101,102	House/Street No: 42, 44, 46	Location No:
Plan No: Diagram: 165791	Certificate of Title Vol. No: 3022	Folio: 220
Title encumbrances (e.g. easements, restrictive covenants): Street name: CALDER STREET Suburb: MUKINBUDIN Nearest street intersection: GREENSLADE STREET		

Proposed development

Nature of development:	<input type="checkbox"/> Works <input type="checkbox"/> Use <input checked="" type="checkbox"/> Works and use
Is an exemption from development claimed for part of the development?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for:	<input type="checkbox"/> Works <input type="checkbox"/> Use
Description of proposed works and/or land use:	6X NEW SINGLE STOREY MODULAR RESIDENCES.....
Description of exemption claimed (if relevant):	
Nature of any existing buildings and/or land use:	RESIDENTIAL
Approximate cost of proposed development:	\$2,667,630 ex GST
Estimated time of completion:	15/12/2026

OFFICE USE ONLY

Acceptance Officer's initials: _____ Date received: _____
Local government reference No: _____



Department of **Planning,
Lands and Heritage**



Our ref:
Enquiries:

Case 2601544
Vida Horobin
vida.horobin@dplh.wa.gov.au

Nicole Newman
Modularis Pty Ltd
PO Box 1786
Wangarra WA, 6947

Sent via email only: contracts1@modularwa.com.au

Dear Nicole,

REQUEST FOR LANDOWNER CONSENT TO LODGE APPLICATION FOR DEVELOPMENT APPROVAL OVER LOTS 100, 101 AND 102 ON DEPOSITED PLAN 165791 - MUKINBUDIN, SHIRE OF MUKINBUDIN

The Department of Planning, Lands and Heritage (Department) acknowledges receipt of your Application for Development Approval, seeking landowner consent for the proposed construction of six new single storey modular residences situated on Lots 100, 101 and 102 on Deposited Plan 165791.

Please accept this letter as confirmation of landowner consent to lodge the relevant Application for Development Approval. Kindly note that the Department will not be responsible for any fees or costs associated with the preparation or lodgement of plans, nor for any subsequent development.

This letter does not constitute planning approval or consent under the relevant local government or regional planning scheme. Should approval be granted, this letter must not be interpreted as consent to commence development, nor as an endorsement of any changes to the tenure or reservation classification of the Crown land.

Should you have any further queries regarding this matter, please do not hesitate to contact Vida Horobin on (08) 6551 8018 or via email at vida.horobin@dplh.wa.gov.au.

Yours sincerely

Vida Horobin
Assistant Manager
Land Use Management
22 June 2026

1 July 2026

Shire of Mukinbudin
PO Box 67
MUKINBUDIN WA 6479

Attention: Planning Department

Dear Sir/Madam,

Lot 100-102 (No. 42-46) Calder Street, Mukinbudin – Proposal for 6x Grouped Dwellings

On behalf of Modular WA (**Applicant**), Altus Planning have reviewed the plans for the proposed six (6) Grouped Dwellings (**proposed development** or **proposal**) at Lot 100-102 (No. 42-46) Calder Street, Mukinbudin (**subject land** or **site**), and provide the following comments to demonstrate that the proposed development warrants approval.

Shire of Mukinbudin Town Planning Scheme No. 4

- The subject land is zoned 'Residential' with an applicable density code of 'R12.5/30' pursuant to the Shire of Mukinbudin (**Shire**) Town Planning Scheme No. 4 (**TPS4** or **Scheme**).
- The proposed development is for 'Grouped Dwellings' which, in accordance with Table 1 – Zoning Table, is a 'D' or discretionary use within the Residential zone.
- Pursuant to clause 4.3 of TPS4, the proposal triggers the application of the 'R30' density coding given that the subject land is connected to reticulated sewer and is within an approximate 500m catchment of the District High School, Community Resource Centre, Health Centre and the Sports Grounds.

Residential Design Codes

- We have assessed the proposal against the applicable provisions contained within Part C of the Residential Design Codes Volume 1 (**R-Codes**) and note that the proposal satisfies all deemed-to-comply requirements except for the following elements.

Solar Access and Natural Ventilation

- The proposed development seeks a design principles assessment under 2.2 P2.2.1 to P2.2.3 given that Dwellings 2617 and 26177 do not provide compliant solar orientation for a major opening to the primary living area due to the depth of the alfresco exceeding 2m.
- We submit that the proposed development satisfies the relevant design principles for the following reasons:
 - All dwellings are single storey which limits overshadowing of adjoining dwellings, furthermore, there are major openings on all elevations of the dwellings which provide access to sunlight and ventilation into habitable rooms.
 - The private open space and primary garden areas also receive usable sunlight, with the alfresco projection reducing glare and overheating to improve year-round comfort.
 - It is also noted that the dwellings will be subject to energy assessment at building permit stage, and energy specification adjusted with upgraded insulation, glazing, etc., to account for any lost solar performance.

Waste Management

- As the proposal is for six (6) grouped dwellings, a Waste Management Plan is required under deemed-to-comply requirement C2.4.2. However, it is submitted that the design of the proposal is such that the dwellings will function as single dwellings (i.e. no shared or common areas other than the driveway), with each dwelling of sufficient size to accommodate its required number of bins and also screened from view via the proposed fencing (refer to the individual site plans

for each dwelling). Furthermore, the verge width (approximately 57m) is sufficient to accommodate a maximum of twelve (12) bins on collection day.

State Planning Policy 3.7 – Bushfire

- Approximately two-thirds of the subject site is designated as bushfire prone and therefore subject to the requirements of State Planning Policy 3.7 – Bushfire (**SPP3.7**).
- As required, a Bushfire Attack Level (**BAL**) Assessment has been undertaken and found that the site is rated 'BAL12.5'. Accordingly, the dwellings will need to be constructed to 'BAL12.5' standards to comply with the requirements of SPP3.7.

Conclusion

As identified above, the proposed development, based on our initial review, is largely compliant with the applicable deemed-to-comply requirements of the R-Codes and that where departures are sought, the proposal, on balance, satisfies the relevant design principles.

The proposed development is also acceptable from a bushfire planning perspective, noting that the dwellings will be constructed to the required BAL12.5 standard, therefore achieving compliance with SPP3.7.

For these reasons, the proposal is considered to warrant development approval.

Should there be any queries regarding the contents of this letter, please contact the undersigned on (08) 6268 0017 or via email to ben@altusplan.com.au.

Yours sincerely,



Ben Laycock
Associate

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

LR3022 220

RECORD OF QUALIFIED CERTIFICATE
OF
CROWN LAND TITLE
UNDER THE TRANSFER OF LAND ACT 1893
AND THE LAND ADMINISTRATION ACT 1997

The undermentioned land is Crown land in the name of the STATE OF WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 98, 99, 100, 101 & 102 ON DEPOSITED PLAN 165791

**STATUS ORDER AND PRIMARY INTEREST HOLDER:
(FIRST SCHEDULE)**

STATUS ORDER/INTEREST: RESERVE UNDER MANAGEMENT ORDER

PRIMARY INTEREST HOLDER: SHIRE OF MUKINBUDIN

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

1. RESERVE 25406 FOR THE PURPOSE OF RECREATION BOWLING CLUB
MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER TO LEASE FOR
ANY TERM NOT EXCEEDING 21 YEARS, SUBJECT TO THE CONSENT OF THE MINISTER FOR LANDS.

- Warning: (1) 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.
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND 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: DP165791
PREVIOUS TITLE: LR3022-220
PROPERTY STREET ADDRESS: 38 CALDER ST, MUKINBUDIN (98/DP165791).
40 CALDER ST, MUKINBUDIN (99/DP165791).
42 CALDER ST, MUKINBUDIN (100/DP165791).

END OF PAGE 1 - CONTINUED OVER

ORIGINAL CERTIFICATE OF CROWN LAND TITLE
QUALIFIED

REGISTER NUMBER: N/A

VOLUME/FOLIO: LR3022-220

PAGE 2

44 CALDER ST, MUKINBUDIN (101/DP165791).

46 CALDER ST, MUKINBUDIN (102/DP165791).

LOCAL GOVERNMENT AUTHORITY:

SHIRE OF MUKINBUDIN

RESPONSIBLE AGENCY:

DEPARTMENT OF PLANNING, LANDS AND HERITAGE (SLSD)

NOTE 1: M094296 CORRESPONDENCE FILE 02136-1959-01RO

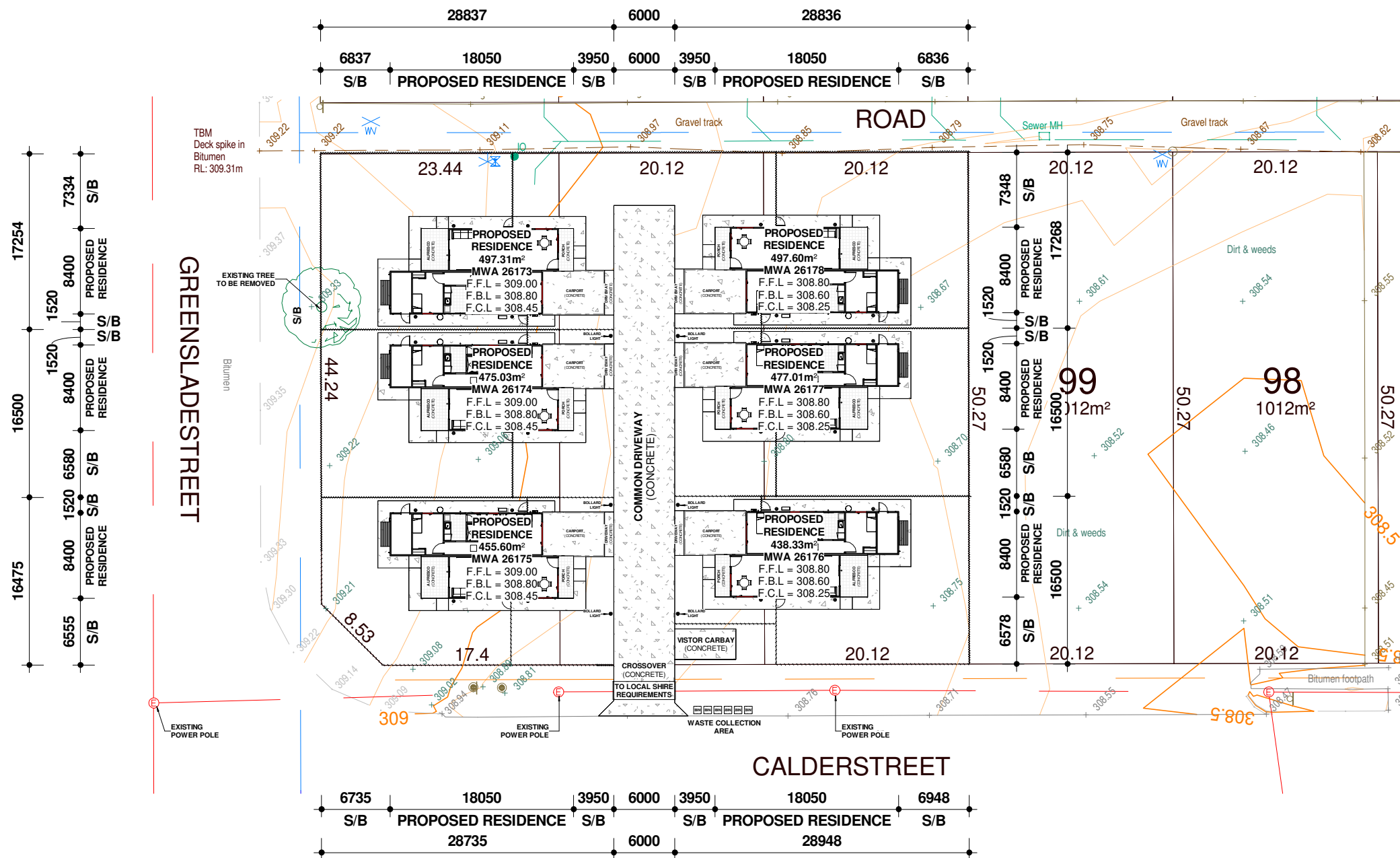
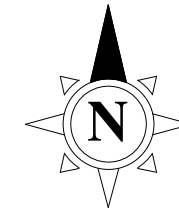
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 F.B.L - FINISHED BACKFILL LEVEL
 F.C.L - FINISHED CUT/COMPACT LEVEL
 N.G.L - NATURAL GROUND LEVEL
 S/B - SETBACK (FROM BOUNDARY)

COMMUNAL LIGHTING NOTE:
 6x TOTAL BOLLARDS SYMETRICALLY
 DOWN THE COMMUNAL DRIVEWAY
 (1x BOLLARD PER PROPOSED RESIDENCE)

REFER TO DWG. A102-
 A107 FOR INDIVIDUAL
 SITE PLAN & A101 FOR
 OVERALL LANDSCAPING
 PLAN

STORMWATER TO BACK
 OF KERB

CONNECTED TO
 EXISTING SEWER




1 SITE PLAN (OVERALL)
 A100 1 : 500

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

Rev	Description	Date
A	Prepare site plans	12/06/2026
B	Relocate all 6 proposed residence to new lots, update external elevations and N.G.L	29/06/2026
C	Update fencing heights to front residence (MWA26175), add waste collection area on overall site plan, add bollard note on overall site plan	30/06/2026
D	Update fencing heights on MWA 26176	01/07/2026

JOB No.	26173-78
DATE:	1/07/2026 11:00:16 AM
DRAWN:	BT
CHECKED:	-
REV:	SHEET
SCALE:	D 1 : 500



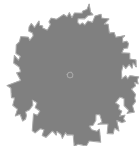
T: 08 64540919 F: 08 64540918
 W: modularwa.com.au
 e: sales@modularwa.com.au
 Builders reg # 101630

Use figured dimensions in preference to scaled.
 All dimensions to be verified and checked on the job. ©

LANDSCAPING LEGEND



PLANT



TREE
(3.0m x 3.0m TREE
PLANTING AREA)

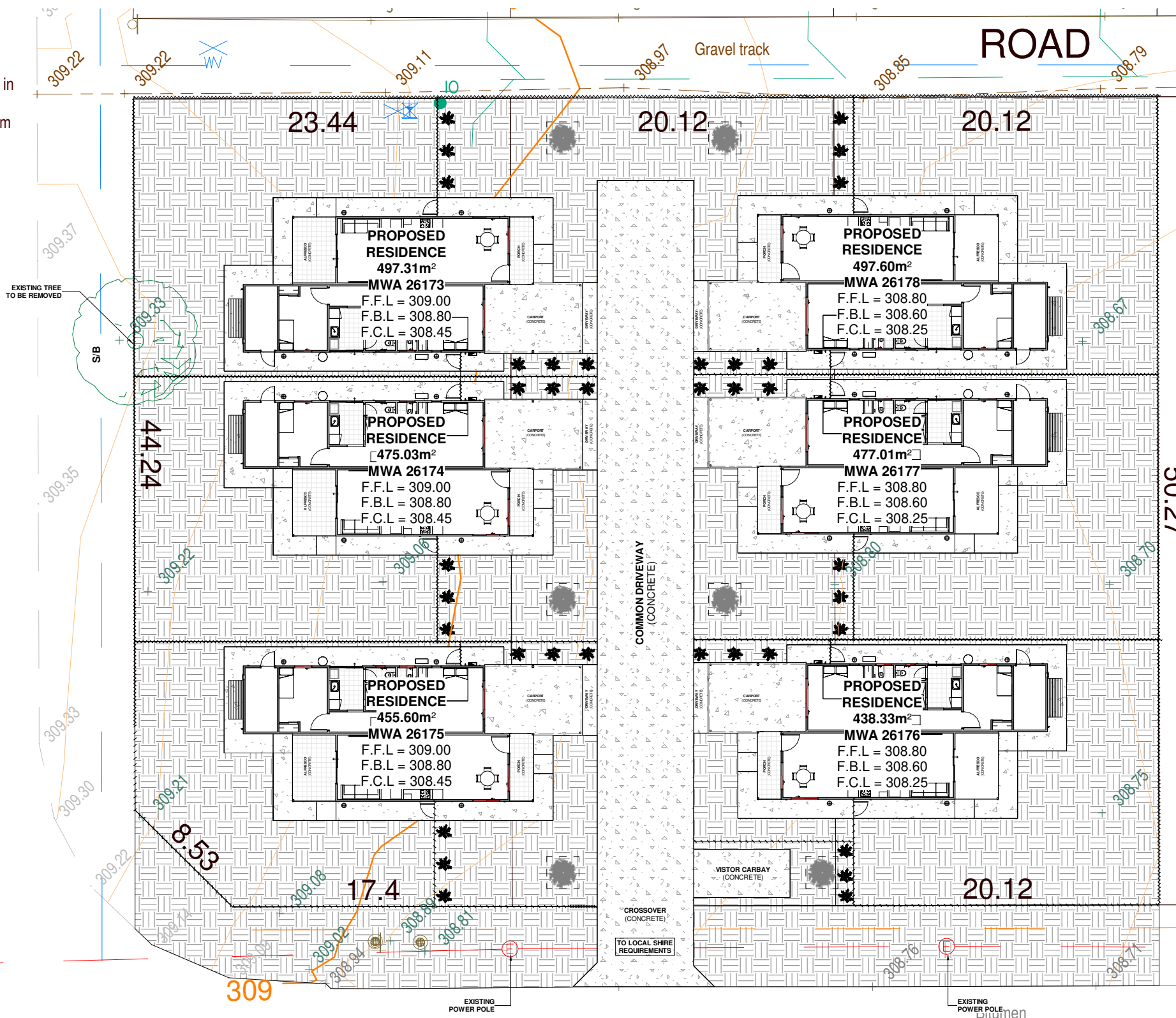


MULCH

GREENSLADE STREET

TBM
Deck spike in
Bitumen
RL: 309.31m

Bitumen



MULCH AREA	
MWA 26173	296.73m ²
MWA 26174	258.04m ²
MWA 26175	238.67m ²
MWA 26176	243.42m ²
MWA 26177	259.93m ²
MWA 26178	295.98m ²
CROSSOVER	293.70m ²
TOTAL	1886.47m²

1 LANDSCAPING PLAN (OVERALL)
A101 1 : NTS

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

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SCALE:	D As indicated
	A101

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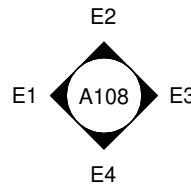
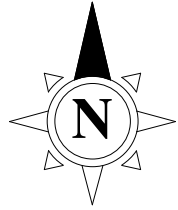
CALDER STREET

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 N.G.L - NATURAL GROUND LEVEL
 S/B - SETBACK (FROM BOUNDARY)

REFER TO DWG. A100 FOR
 OVERALL SITE PLAN &
 A101 FOR OVERALL
 LANDSCAPING PLAN

STORMWATER TO BACK
 OF KERB

CONNECTED TO
 EXISTING SEWER



ROAD

BOUNDARY 28.83m

23.44

BOUNDARY 17.25m

GREENSLADE STREET

309.33

BOUNDARY 28.83m

PROPOSED RESIDENCE
497.31m²
MWA 26173


F.F.L = 309.00
 F.B.L = 308.80
 F.C.L = 308.45

1 SITE PLAN (26173)
 A102 1 : 100

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

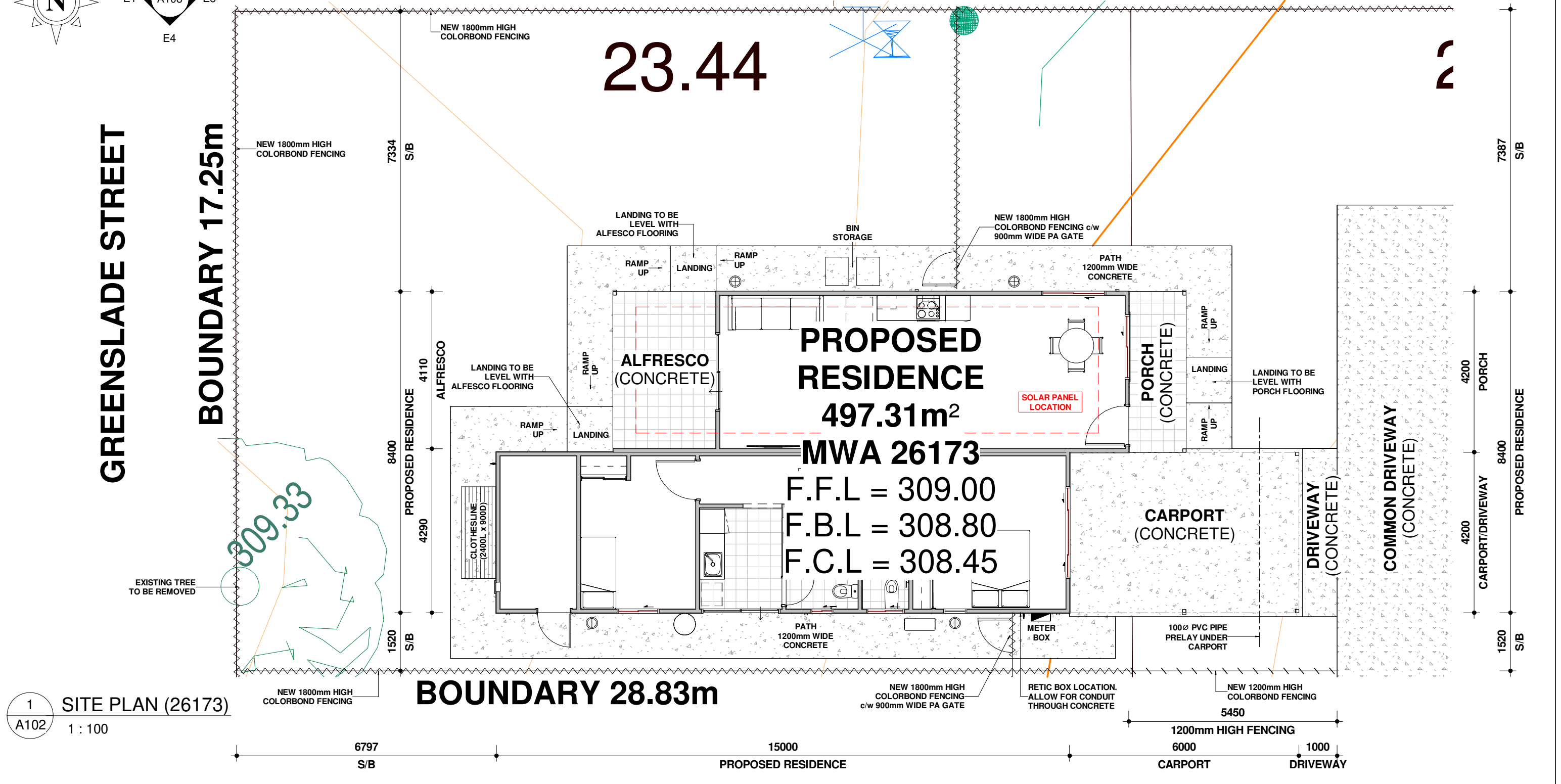
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D	Update fencing heights on MWA 26176	01/07/2026

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CHECKED:	-
REV:	SHEET
SCALE:	D 1 : 100



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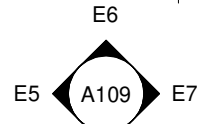
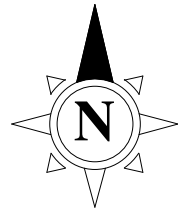


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REFER TO DWG. A100 FOR
 OVERALL SITE PLAN &
 A101 FOR OVERALL
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STORMWATER TO BACK
 OF KERB

CONNECTED TO
 EXISTING SEWER



6797 S/B 15000 PROPOSED RESIDENCE 6000 CARPORT 1000 DRIVEWAY

5450 1200mm HIGH FENCING

BOUNDARY 28.79m

NEW 1800mm HIGH
 COLORBOND FENCING

NEW 1800mm HIGH
 COLORBOND FENCING
 c/w 900mm WIDE PA GATE

RETIC BOX LOCATION.
 ALLOW FOR CONDUIT
 THROUGH CONCRETE

NEW 1200mm HIGH
 COLORBOND FENCING

1520 S/B

4290

8400 PROPOSED RESIDENCE

BOUNDARY 16.50m

4110 ALFRESCO

6580 S/B

NEW 1800mm HIGH
 COLORBOND FENCING

NEW 1800mm HIGH
 COLORBOND FENCING

BOUNDARY 28.76m

9810 S/B

2700 ALFRESCO

10800 PROPOSED RESIDENCE

1500 PORCH

3950 S/B

5450 1200mm HIGH FENCING

1520 S/B

4200 CARPORT/DRIVEWAY

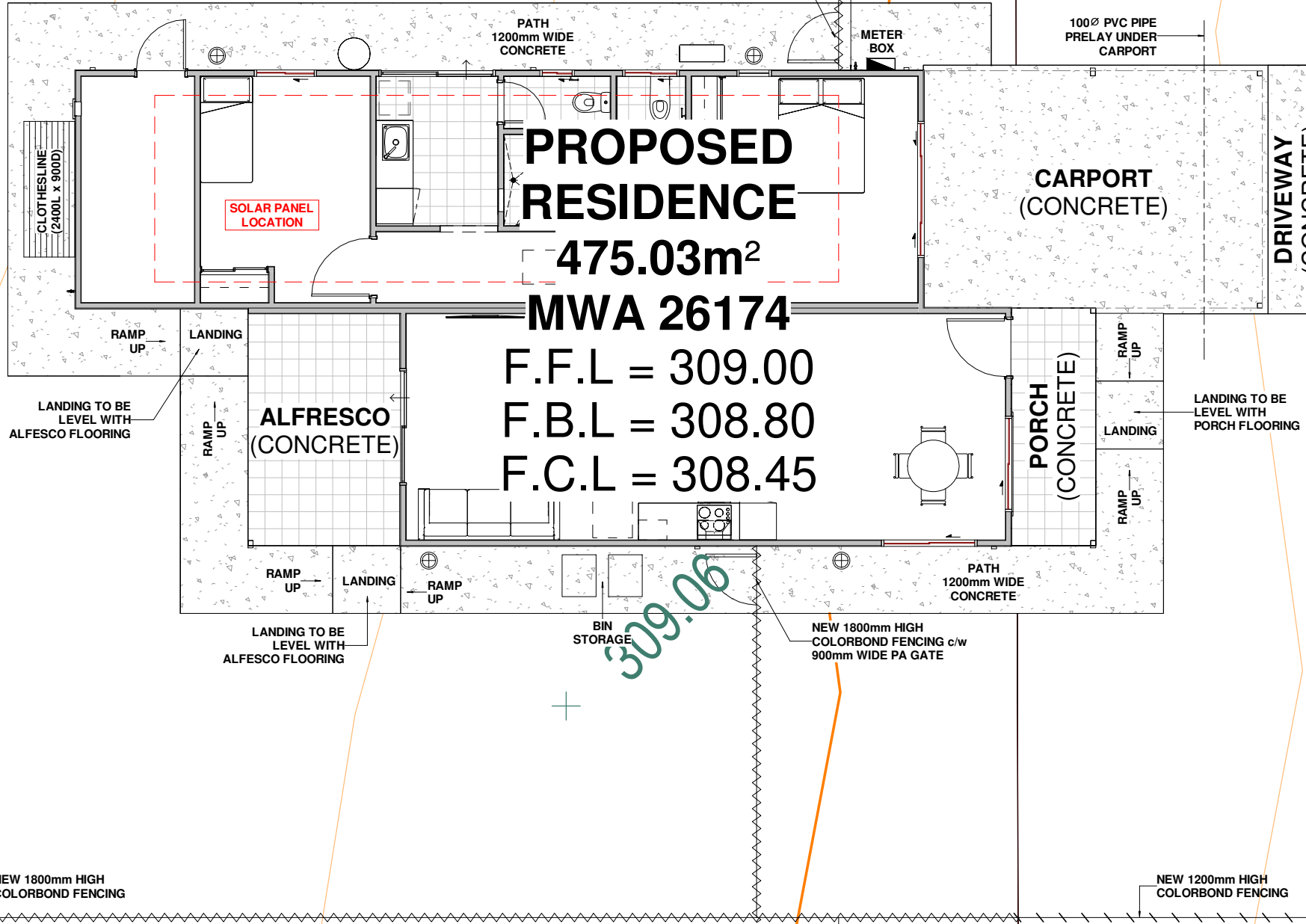
8400

4200 PORCH

6580 S/B

**COMMON DRIVEWAY
 (CONCRETE)**

GREENSLADE STREET



**PROPOSED
 RESIDENCE**

475.03m²

MWA 26174

F.F.L = 309.00

F.B.L = 308.80

F.C.L = 308.45

**CARPORT
 (CONCRETE)**

**PORCH
 (CONCRETE)**

**DRIVEWAY
 (CONCRETE)**


**ALFRESCO
 (CONCRETE)**

1 SITE PLAN (26174)
 A103 1 : 100

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

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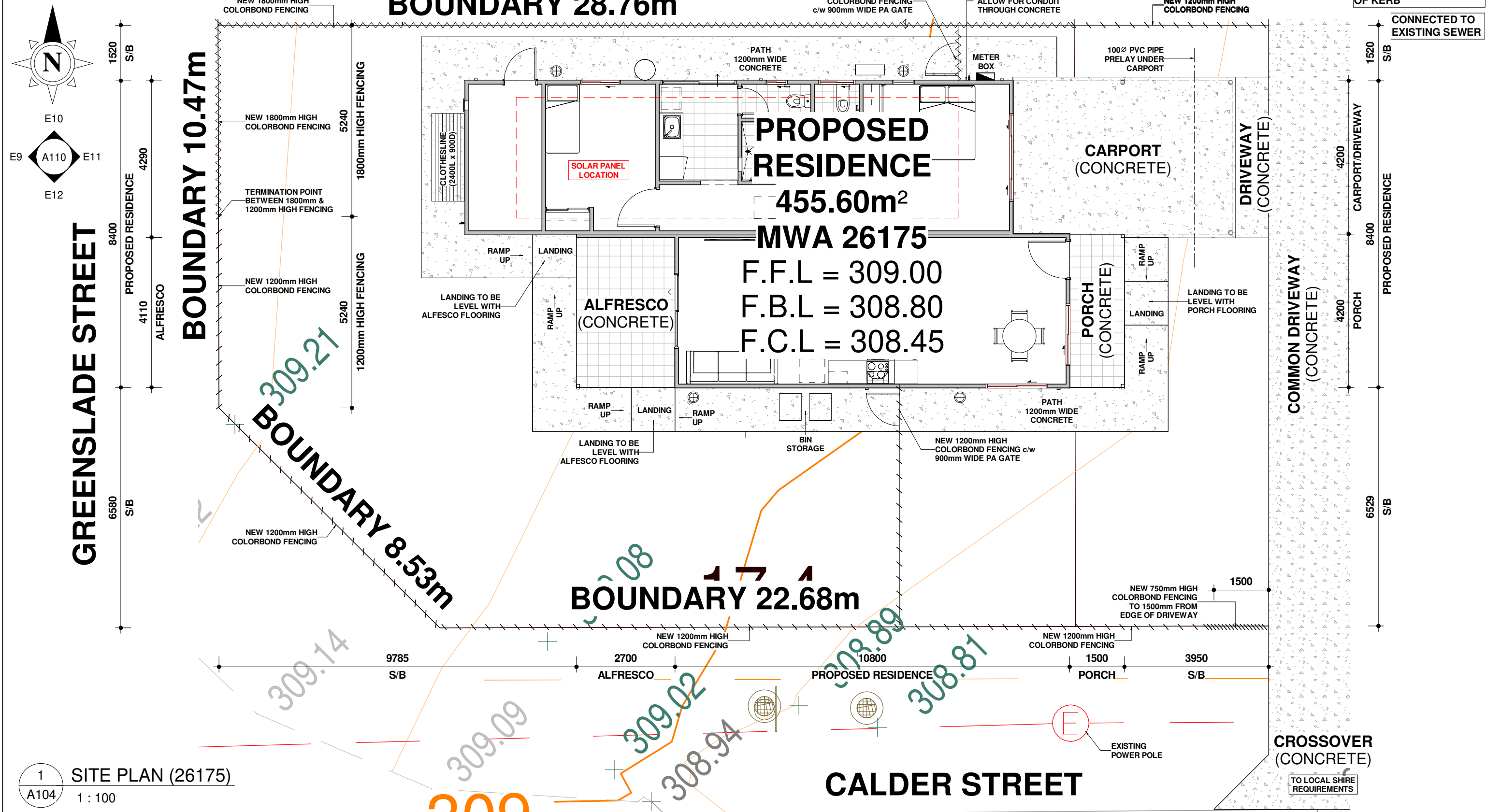
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REFER TO DWG. A100 FOR
 OVERALL SITE PLAN &
 A101 FOR OVERALL
 LANDSCAPING PLAN

STORMWATER TO BACK
 OF KERB

CONNECTED TO
 EXISTING SEWER



1 SITE PLAN (26175)
 A104 1 : 100

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

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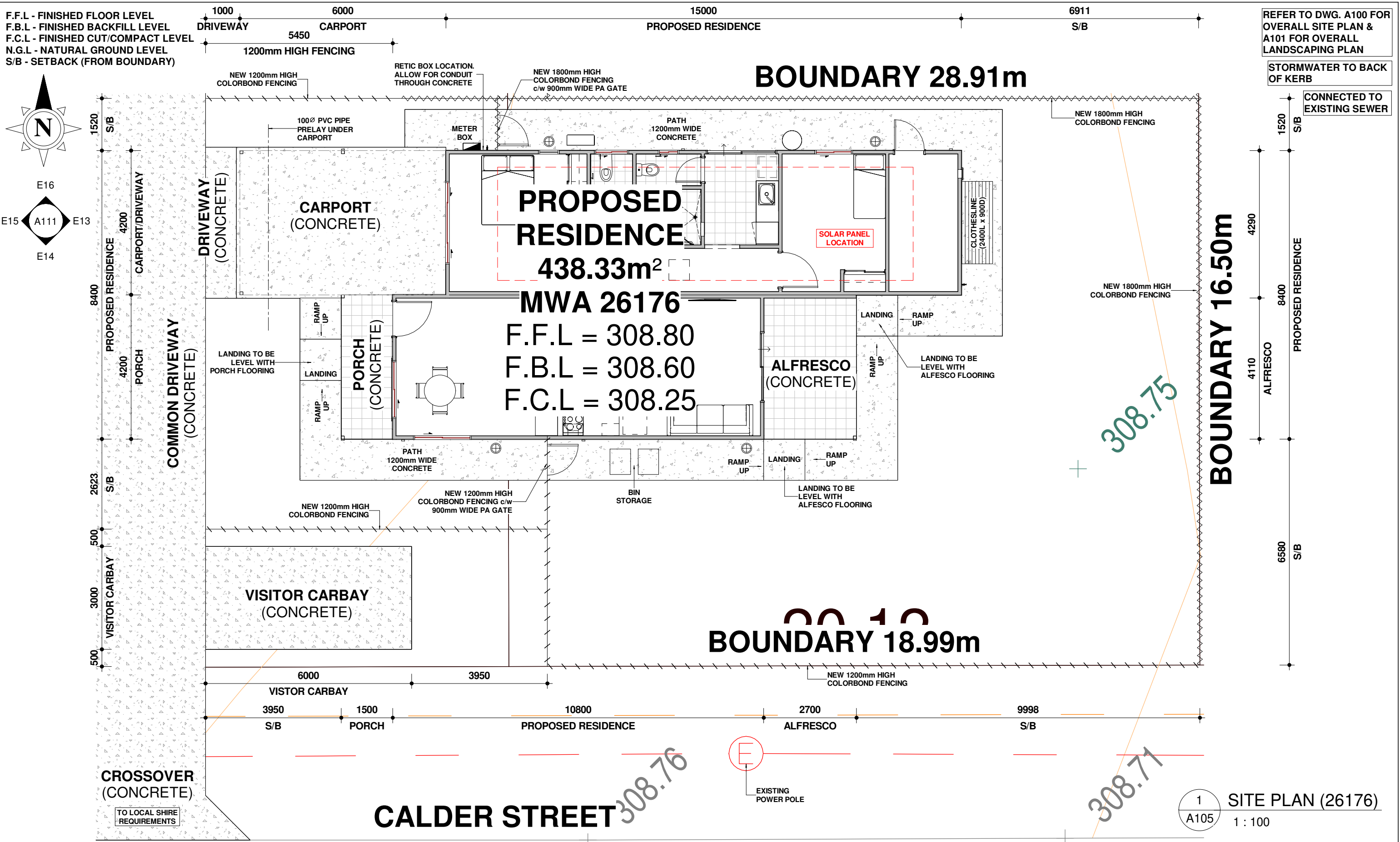
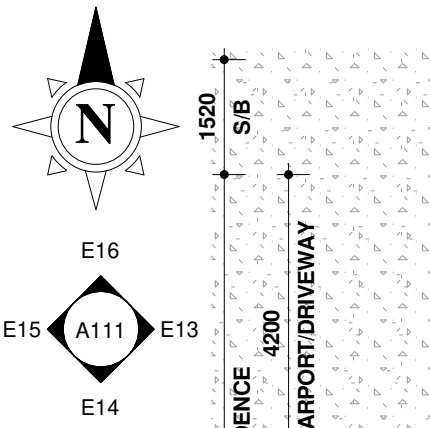
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SCALE:	D 1 : 100

modularwa

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1 SITE PLAN (26176)
A105 1 : 100

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 Builders reg # 101630

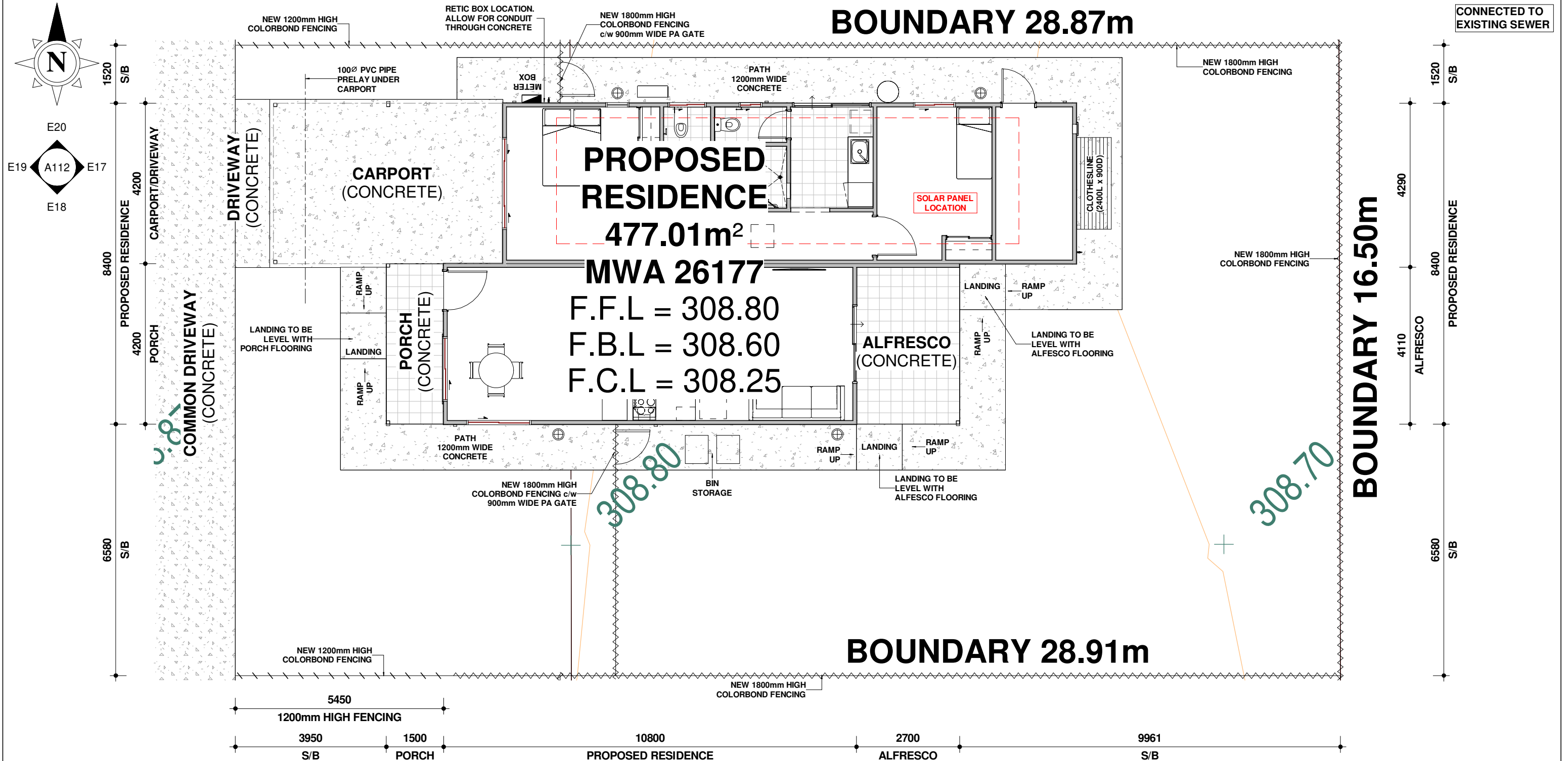
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 A101 FOR OVERALL
 LANDSCAPING PLAN

STORMWATER TO BACK
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CONNECTED TO
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1 SITE PLAN (26177)
 A106 1 : 100

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
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modularwa

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 e: sales@modularwa.com.au
 Builders reg # 101630

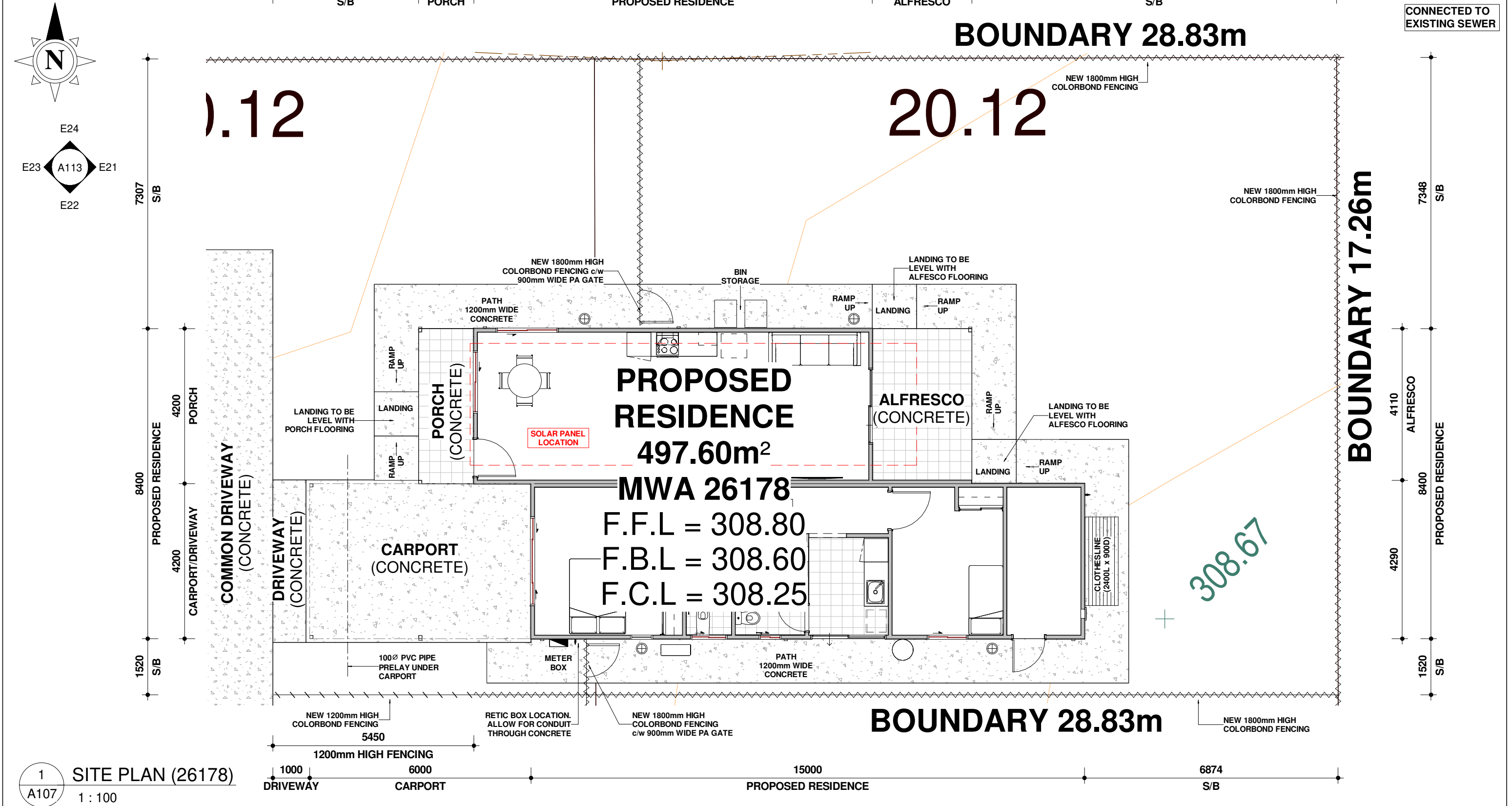
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 F.C.L - FINISHED CUT/COMPACT LEVEL
 N.G.L - NATURAL GROUND LEVEL
 S/B - SETBACK (FROM BOUNDARY)

REFER TO DWG. A100 FOR
 OVERALL SITE PLAN &
 A101 FOR OVERALL
 LANDSCAPING PLAN

STORMWATER TO BACK
 OF KERB

CONNECTED TO
 EXISTING SEWER



1 SITE PLAN (26178)
 A107 1 : 100

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

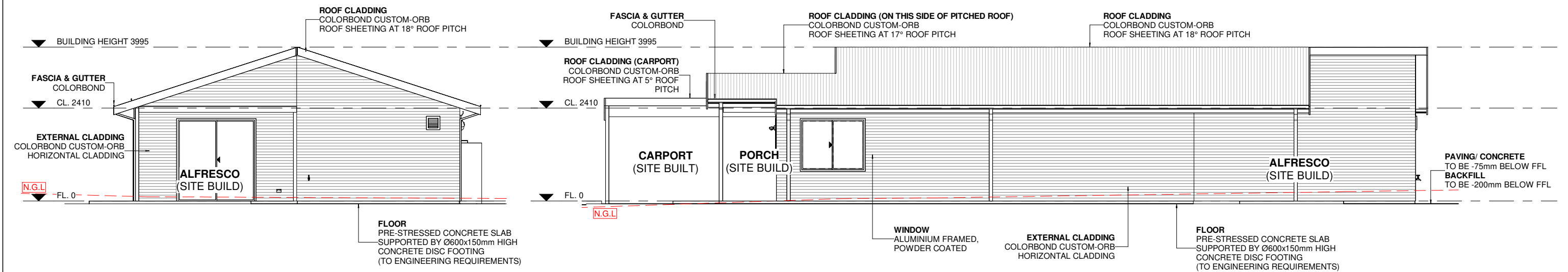
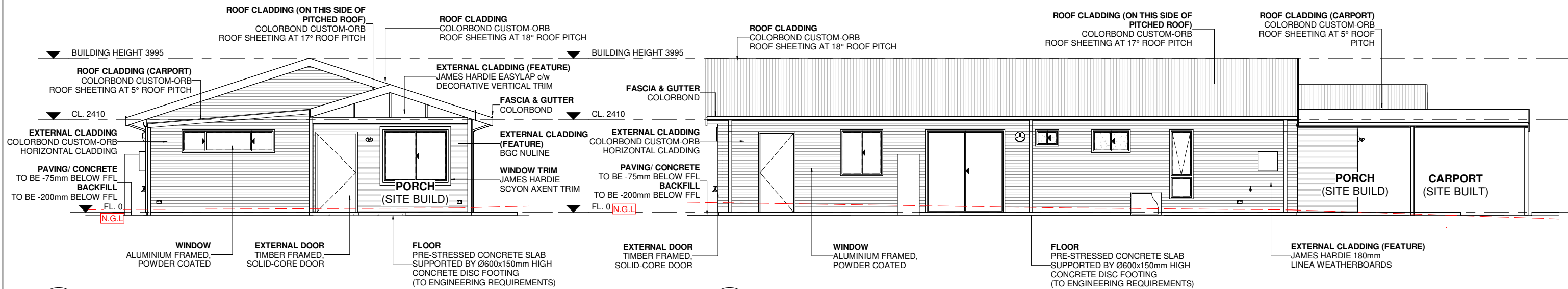
Rev	Description	Date
A	Prepare site plans	12/06/2026
B	Relocate all 6 proposed residence to new lots, update external elevations and N.G.L	29/06/2026
C	Update fencing heights to front residence (MWA26175), add waste collection area on overall site plan, add bollard note on overall site plan	30/06/2026
D	Update fencing heights on MWA 26176	01/07/2026

JOB No.	26173-78
DATE:	1/07/2026 11:00:19 AM
DRAWN:	BT
CHECKED:	-
REV:	SHEET
SCALE:	D 1 : 100

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CLIENT: CEACA

ADDRESS: LOT 100/101/102 - CALDER ST.
MUKINBUDIN, WA 6479

HOUSE TYPE: DESIGN 1

Rev	Description	Date
A	Prepare site plans	12/06/2026
B	Relocate all 6 proposed residence to new lots, update external elevations and N.G.L	29/06/2026
C	Update fencing heights to front residence (MWA26175), add waste collection area on overall site plan, add bollard note on overall site plan	30/06/2026
D	Update fencing heights on MWA 26176	01/07/2026

JOB No. 26173-78

DATE: 1/07/2026 11:00:20 AM

DRAWN: NS.I

CHECKED: BT

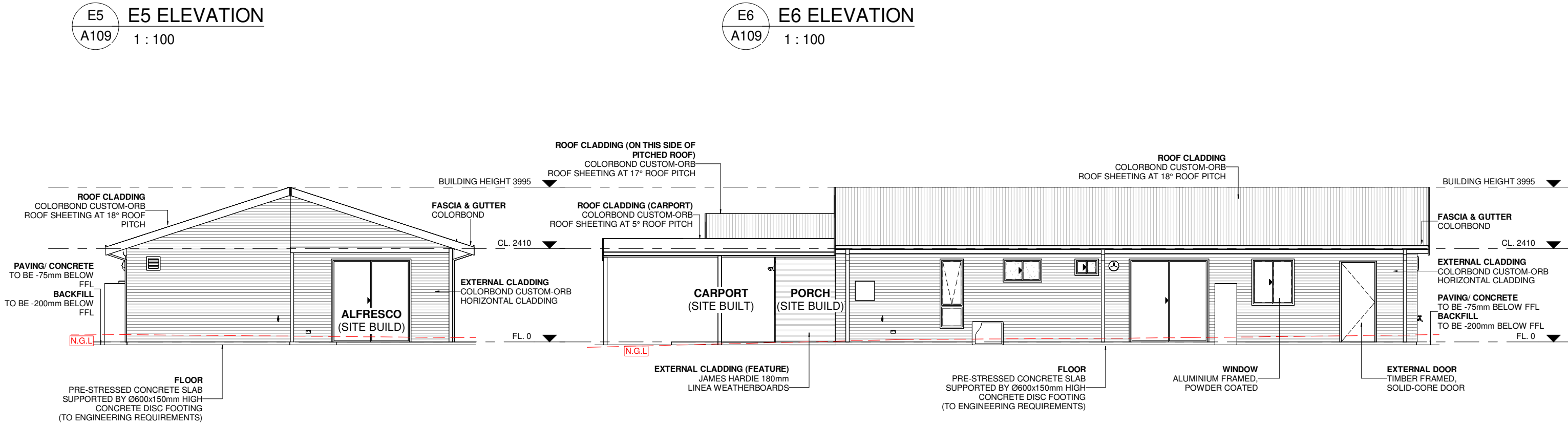
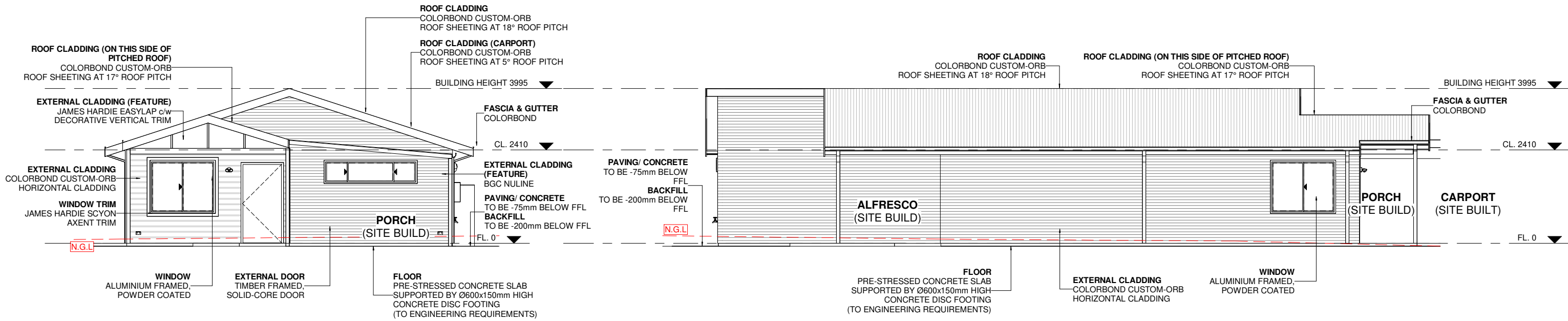
REV: SHEET

SCALE: D
1:100

A108

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ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

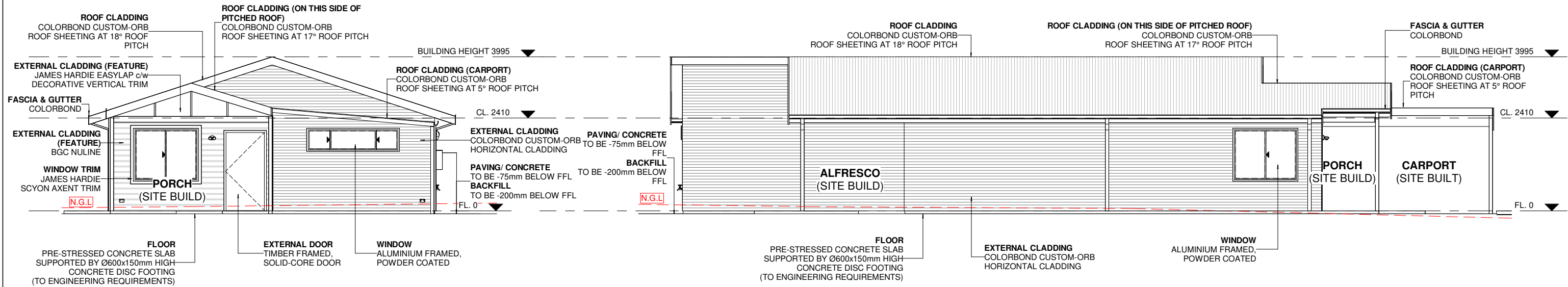
Rev	Description	Date
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JOB No.	26173-78
DATE:	1/07/2026 11:00:20 AM
DRAWN:	NS.I
CHECKED:	BT
REV:	SHEET
SCALE:	D 1 : 100



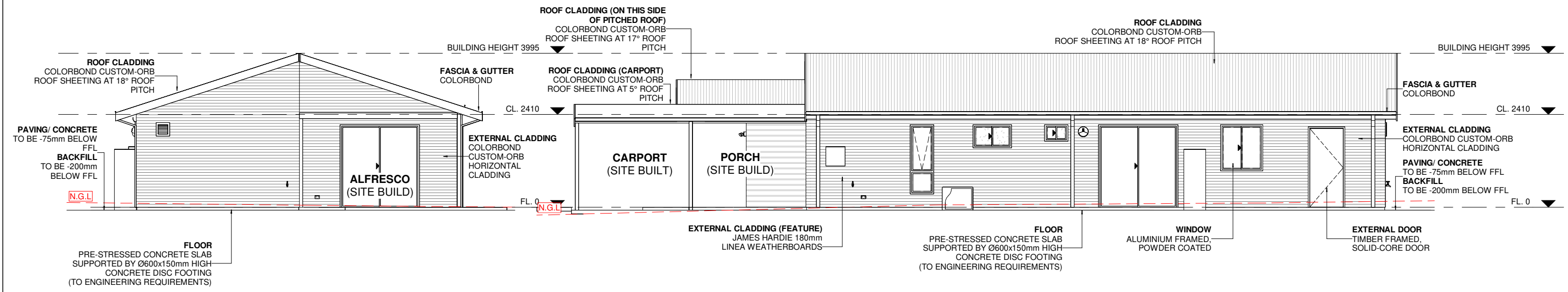
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E9 E9 ELEVATION
A110 1 : 100

E10 E10 ELEVATION
A110 1 : 100




E11 E11 ELEVATION
A110 1 : 100

E12 E12 ELEVATION
A110 1 : 100

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

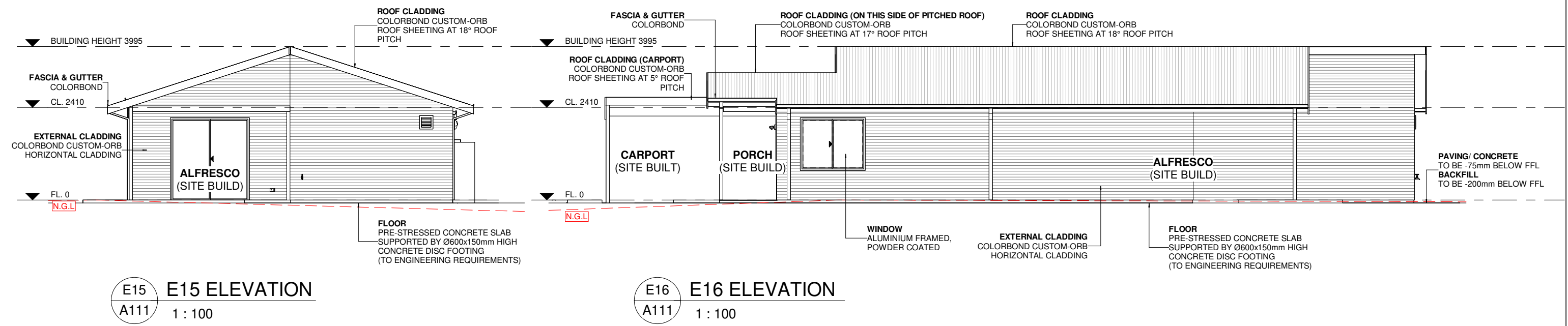
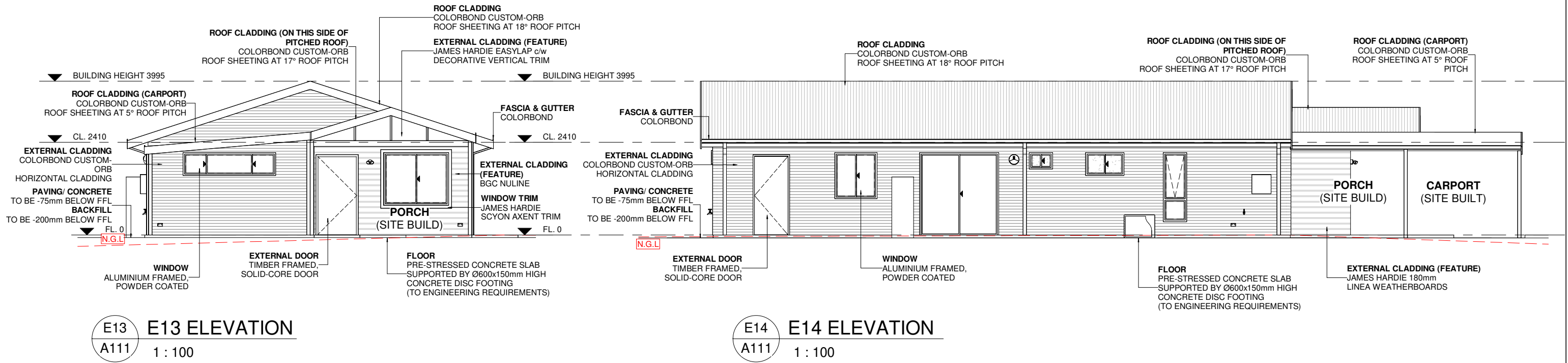
Rev	Description	Date
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D	Update fencing heights on MWA 26176	01/07/2026

JOB No.	26173-78
DATE:	1/07/2026 11:00:21 AM
DRAWN:	NS.I
CHECKED:	BT
REV:	SHEET
SCALE:	D 1 : 100



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HOUSE TYPE:	DESIGN 1

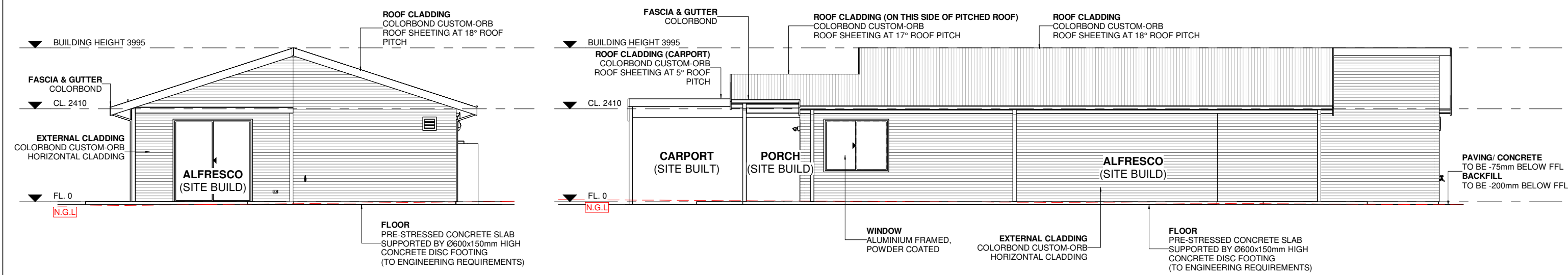
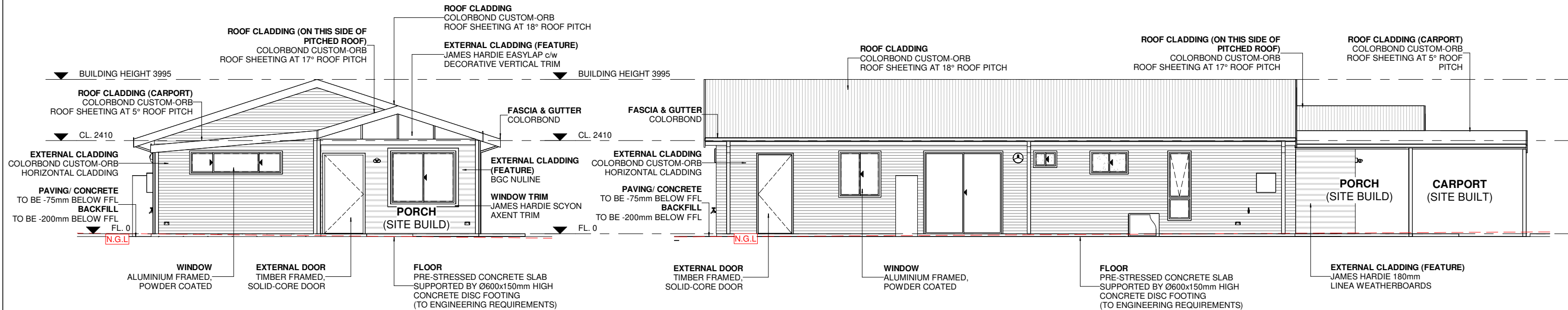
Rev	Description	Date
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D	Update fencing heights on MWA 26176	01/07/2026

JOB No.	26173-78
DATE:	1/07/2026 11:00:22 AM
DRAWN:	NS.I
CHECKED:	BT
REV:	SHEET
SCALE:	D 1 : 100



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CLIENT: CEACA

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MUKINBUDIN, WA 6479

HOUSE TYPE: DESIGN 1

Rev	Description	Date
A	Prepare site plans	12/06/2026
B	Relocate all 6 proposed residence to new lots, update external elevations and N.G.L	29/06/2026
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D	Update fencing heights on MWA 26176	01/07/2026

JOB No. 26173-78

DATE: 1/07/2026 11:00:23 AM

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CHECKED: BT

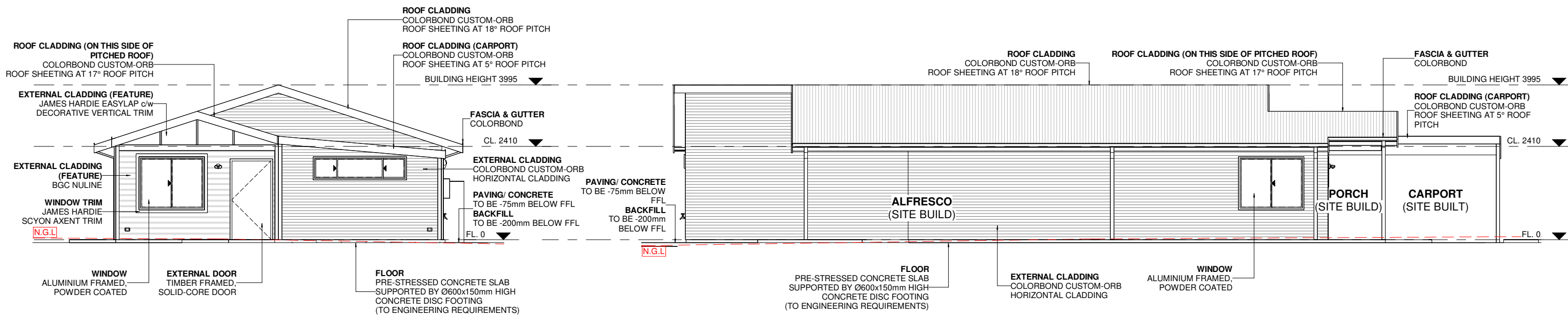
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SCALE: 1 : 100

A112

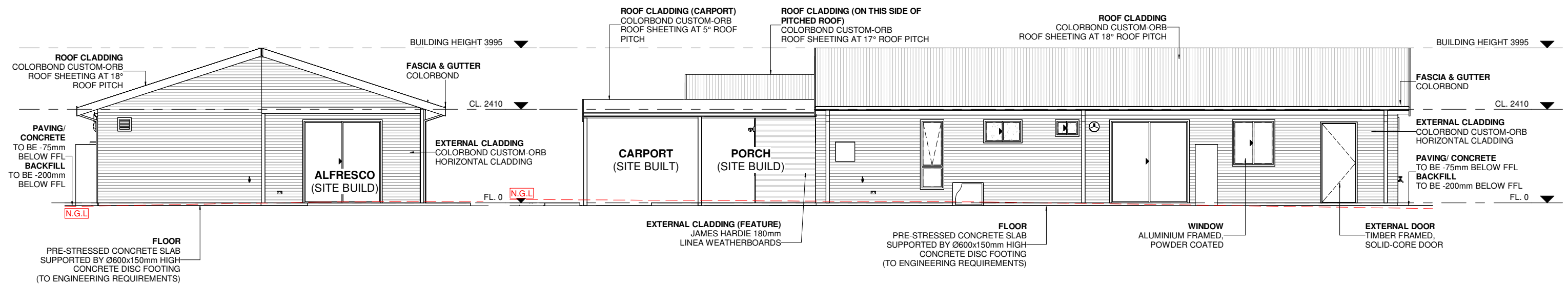
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E21 E21 ELEVATION
A113 1 : 100

E22 E22 ELEVATION
A113 1 : 100



E23 E23 ELEVATION
A113 1 : 100

E24 E24 ELEVATION
A113 1 : 100

CLIENT:	CEACA
ADDRESS:	LOT 100/101/102 - CALDER ST. MUKINBUDIN, WA 6479
HOUSE TYPE:	DESIGN 1

Rev	Description	Date
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JOB No.	26173-78
DATE:	1/07/2026 11:00:24 AM
DRAWN:	NS.I
CHECKED:	BT
REV:	SHEET
SCALE:	D 1 : 100



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