

**LEGEND**

	SUBJECT SITE		CLUBHOUSE
	PRIMARY VEHICLE ACCESS ROUTE		LANDSCAPE ZONES (REFER TO LANDSCAPE MASTERPLAN)
	SECONDARY EMERGENCY ACCESS ROUTE (EXISTING DRIVEWAY)		EXISTING VEGETATION TO BE MAINTAINED
	ENTRY STATEMENT (SEE LANDSCAPE MASTER PLAN)		MINIMUM SETBACK
	INDEPENDENT LIVING SITES		DEVELOPMENT APPLICATION STAGING
	AGED CARE FACILITY SITE		WASTE WATER TREATMENT PLANT
			POSSIBLE FUTURE PUBLIC ROAD

**LOCAL DEVELOPMENT PLAN PROVISIONS:**

This Local Development Plan (LDP) applies to Lot 500 (#32) Gavour Road, Wattle Grove. Unless otherwise varied by this LDP, development proposed shall be designed and assessed in accordance with the City of Kalamunda Local Planning Scheme No. 3, the Special Use zone requirements and any applicable Local Planning Policies. The following design requirements shall apply in conjunction with the requirements annotated on the plan:

1. Staging of development should be undertaken as generally shown on the LDP.
2. No development is to occur within the 80m wide Western Power easement other than landscaping, communal facilities (including caravan/boat parking, gardens/orchards, tennis courts, bowling green, etc) and vehicle access ways.
3. Fencing along the Welshpool Road property boundary and entry statement should be detailed in the Stage 1 Development Application.
4. Fencing along all other property boundaries is to be of post and wire construction.
5. Vehicle access to Welshpool Road and traffic issues should be assessed through a Traffic Impact Assessment at Development Application stage(s).
6. No development other than vehicle and pedestrian access ways permitted in areas in excess of BAL-29 bushfire zones (refer BAL Contour Plan and Bushfire Management Plan).
7. A Bushfire Management Plan is to be submitted with each Development Application for the relevant stage(s).
8. The Aged Care Facility is to be maximum two storey in height and detailed at the relevant Development Application stage.
9. The secondary vehicle access way to Gavour Road is for emergency access only and can be used by construction vehicles during staged development.
10. Landscaping areas are to be generally in accordance with the Landscape Master Plan. Further detail is required for landscaping at the relevant Development Application stage.
11. Rehabilitation of the Crystal Brook vegetation environment is to be detailed at the relevant Development Application stage. Existing vegetation associated with Crystal Brook to be retained where possible.

This Local Development Plan has been adopted by the City of Kalamunda in accordance with Clause 6.2.6 of Local Planning Scheme No. 3.

Signature

Date



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Before any new construction, alteration or site remediation is commenced the contractor must check all drawings and dimensions against the latest of the drawings and to verify the measurement of any discrepancies or variations which will prevent or inhibit the satisfactory performance of the work. Details indicated on the drawings apply only to this project. Each detail must be checked and approved by the contractor or the architect prior to construction. The contractor is responsible for the original design. Copyright in this drawing is reserved by MJA Studio and must not be reproduced or represented without their written permission. This is a CAD drawing. It is not printed directly.

REV.	DATE	AMENDMENT	INIT.
-	23.05.18	ISSUE FOR SUBMISSION	SB
-	12.11.18	UPDATED ISSUE	SB
-	14.12.18	UPDATED ISSUE	SB

REV.	DATE	AMENDMENT	INIT.

CLIENT

R. LEIGHTON

PROJECT

WATTLEGROVE RETIREMENT  
PROJECT ADDRESS  
LOT 500 GAVOUR RD  
WATTLE GROVE

MJA PROJECT NUMBER

18002

PROJECT STATUS

LDP APPLICATION

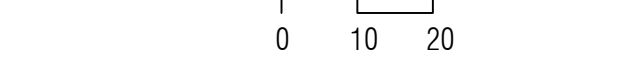
TRUE NORTH



PROJECT NORTH



SCALE



1:1000 @ B1

DRAWING

LOCAL DEVELOPMENT PLAN

DRAWING NO.

A1.01

DRAFTER

SB

CHECKED

WB

REV.

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