



City of Kalamunda Structure Plan and Local Development Plan Rationalisation Report (December 2024)



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1. Executive Summary

The City of Kalamunda (the City) Local Planning Scheme No.3 (LPS3) was gazetted in March 2007. During 17 years of operation, a number of Structure Plans and Local Development Plans have been adopted to guide development and growth across the district, together with legacy planning instruments adopted under former District Planning Scheme No. 2.

Structure Plans have guided development within key development zones such as High Wycombe U2, The Hales in Forrestfield, and Wattle Grove Cell 9, with Local Development Plans providing built form development control for some subdivision areas.

As part of the Western Australian Planning Commission's (WAPC) ongoing planning reform, a ten-year duration of approval period was set for Structure Plans and Local Development Plans in the *Planning and Development (Local Planning Scheme) Regulations 2015*. Legacy planning instruments in place upon gazettal of the Planning Regulations on 19 October 2015 automatically received ten-year approval expiration period up to 19 October 2025.

As the expiration date approaches, the City has commenced assessment of current Structure Plans and Local Development Plans to determine if they are fit for purpose. The rationalisation forms part of the City's local planning framework review in preparation of a new Local Planning Strategy and new Local Planning Scheme No. 4.

The first part of this assessment determined if Structure Plans should be retained and the approval period extended, amended, revoked or to let expire, based on current development activity and alignment with the contemporary planning framework.

Structure Plans to be revoked require normalisation of the zoning under the operative Local Planning Scheme through scheme amendments, with most categorised as Basic or Standard amendments as defined in the Planning Regulations. Approval extensions for Structure Plans require WAPC approval via an application addressing criteria provided in the WAPC's Local Planning Manual Guidance for Structure Plans.

The second part of this assessment determined if Local Development Plans should likewise be retained and approval period extended, amended, or to let expire, based on development activity and alignment with the contemporary planning framework. Local Development Plans do not require zoning normalisation and duration of approval extensions for Local Development Plans do not require WAPC approval.

The City's local planning framework includes 18 active Structure Plans and 31 active Local Development Plans. The assessment identified eight Structure Plans to be revoked by the October 2025 expiration date, six for approval extension, three that can expire with no action, and one to be retained. The assessment also identified nine Local Development Plans to let expire with the remainder being retained.

The recommendation of this report is for Council to endorse the recommended phased actions for each planning instrument and commencement of normalisation processes.

2. Introduction

The *Planning and Development (Local Planning Schemes) Regulations 2015* (the Planning Regulations) introduced a maximum ten-year approval timeframe for Structure Plans (SPs) and Local Development Plans (LDPs). A key outcome for current SPs and LDPs approved prior to 19 October 2015 (i.e. legacy planning instruments) was the ten-year approval period would expire on the 19 October 2025.

As the expiration date approaches, the City has commenced rationalisation assessment of current SPs and LDPs to determine if they are fit for purpose. This assessment also forms part of the City's local planning framework review in preparation for a new Local Planning Strategy and new Local Planning Scheme No. 4.

The Planning Regulations state that:

- Approvals for SPs and LDPs are effective for ten years from the date of approval, or other set period.
- SPs and LDPs approved before 19 October 2015 are taken to have been approved on that day.
- The WAPC may revoke approval for SPs if a scheme amendment for the area rationalising the zoning is approved.
- The WAPC may extend the approval period for SPs if there are no changes to the terms of the plan.
- A local government may extend the period of approval of LDPs if there are no changes to the terms of the plan or the conditions attached to the approval.

The City currently has 18 active SPs and 31 active LDPs in effect, some of which are over a decade old and reaching the end of their operational life (refer to Table 1 and Table 2).

Of the 18 active SP, eight are proposed to be revoked upon zoning normalisation into Local Planning Scheme No. 3 (LPS3). Of the 31 currently active LDPs, nine have been identified to let expire. These planning instruments have achieved their purpose and are no longer required for the application of orderly and proper planning. Revoked and expired plans will be retained on the City's website in an 'inactive archive' for reference.

Rationalising the SPs and LDPs including normalisation under the scheme will simplify the planning process for the City and the community by reducing the number of relevant planning instruments, potentially resulting in more efficient approval times and/or exemptions for development applications, making it easier to navigate the approval processes and undertaking development.

It also means that applications for 'spot rezoning' within normalised SP areas would require a scheme amendment instead of a SP amendment, which typically gives the Council greater control to initiate a scheme amendment prior to the proposal being forwarded to the WAPC for consideration.

This report is a summary of the current age, development status and unique features for all SPs and LDPs, and recommendations whether the instrument should be retained, revoked, zoning normalised, or allowed to expire.

3. Structure Plans and Local Development Plans

Schedule 2, Parts 4 and 6 of the Planning Regulations establish the Deemed Provisions into LPS3 for SPs and LDPs respectively.

Standard SPs are typically prepared for areas zoned Urban Development or Industrial Development in the local planning scheme, and Precinct SPs can also be prepared for activity centres as directed in SPP 4.2 – Activity Centres. SPs coordinate the future subdivision and zoning; neighbourhood design; assign density to residential areas; plan public open space; outline connecting road layout; infrastructure coordination and contributions, public open space configuration, and development outcomes. They are a vital planning instruments for orderly and proper planning in development areas.

SPs are ultimately approved by the WAPC and can be revoked when a local planning scheme amendment normalises the zoning (e.g. Urban Development to Residential and Density Code). Once a SP have been revoked and zoning normalised, any proposed changes to the zoning would require a further scheme amendment.

If an SP is allowed to expire without being normalised, that will create a gap in the planning framework and process with regards to zoning, land use and development control, with the expired SP no longer being a due regard planning instrument.

LDPs are typically prepared to guide local development outcomes for approved subdivision areas already zoned under a local scheme or structure plan. LDPs can apply development control provisions to supplement the Residential Design Codes, and address design issues within the subdivision area such as building height, setbacks, vehicular access, noise mitigation, etc. LDPs do not generally apply zoning, land use or density, although some legacy instrument may do.

LDPs are typically approved by the City under delegation, by resolution of Council, or approved by the WAPC albeit rarely, and retained until full development of the subject area or until the approval timeframe expires.

4. Normalisation

Normalisation is a simplified term which refers to the incorporation of zoning/land use from a structure plan into the local planning scheme through a scheme amendment process. This means that instead of the zoning and land use being provided by the SP, the zoning and land use permissibility is provided by the operative local planning scheme.

Development would be assessed under the Residential Design Codes or any other applicable State, regional or local planning policy or guideline. Normalisation of legacy or outdated planning instruments can simplify the planning process for landowners, developers, and decision-makers.

SPs are eligible for normalisation if they had one or more of the following traits:

- Over 10 years old.
- Majority of lots developed.
- Conditions of development are no longer applicable.
- Superseded by a more recent active structure plan or LDP.

Once normalised and revoked, an SP can no longer be amended, and any zoning changes would require a formal scheme amendment process. An SP amendment can be more time efficient than a scheme amendment. While the processes differ slightly between complex, standard and basic scheme amendments, the main differences are that an SP amendment requires recommendation by Council and approval by the WAPC; whereas a scheme amendment requires initiation and support by Council, referral to the EPA and WAPC prior to advertising, a recommendation by the WAPC, and final approval of the Minister of Planning. These processes are outlined in the Planning Regulations.

The recommended rationalisation actions may be subject to further advice from the Department of Planning, Lands and Heritage (DPLH), so recommended actions could potentially change. Further decisions by Council can be sought where required for significant departures from the recommended actions.

5. Statutory Processes

5.1. Structure Plans

The process for adopting and amending an SP is outlined in the Schedule 2, Part 4 of the Planning Regulations. An SP approval period is in effect for 10 years commencing on the day the WAPC approves the plan unless:

1. The WAPC revokes the approval earlier; or
2. An amendment to the scheme that covers the structure plan area takes effect in accordance with section 87 of the *Planning and Development Act 2005*.

Section 87 of the *Planning and Development Act 2005* relates to approving and gazetting a local planning scheme or amendment, subject to approval of the Minister of Planning.

The process of normalisation involves amending the scheme to reflect the zoning/land use designated under the structure plan, coinciding with revocation of the structure plan.

Scheme amendments related to SP are typically Basic Amendments as per Regulation 34(g) of the Planning Regulations. SPs that have zones not currently aligned with zones in the scheme will require a Standard Amendment.

The approval period for SP may be extended before they expire by application to the WAPC, and subject to the following considerations:

- the extent of subdivision and/or development uptake in the structure plan area, and whether the plan has been largely implemented.
- the plan's delivery progress based on its set purpose, vision, and objectives, and whether implementation of the plan is aligning with its set targets.
- government priorities, any applicable planning strategy and policy framework, and whether significant changes to these have occurred since the plan was approved.
- if consultation with the community and key stakeholders should be undertaken to confirm and adjust the direction and next stages of the plan.
- whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result.

While the objective for some SPs is to normalise and revoke, given some complexities a Standard Amendment will be necessary, and finalising the amendment process prior to

expiry on 19 October 2025 may be impractical. For the more complex SPs, the initial action will be to extend the approval period to enable normalisation during the Local Planning Strategy and Local Planning Scheme No. 4 project.

For SPs recommended for extension of approval time, the City will submit appropriate documentation to the DPLH in the manner and form as required by the WAPC.

5.2. Local Development Plans

The process for adopting, amending, or revoking LDPs is outlined in the Schedule 2, Part 6 of the Planning Regulations.

An LDP approval period is in effect for 10 years commencing on the day the local government approves the plan, unless revoked under cl.58 of the Planning Regulations.

Revocation of an LDP may be problematic as it relates to a scheme amendment for a zoning change and trigger for a non-confirming use, so it is considered practical to let LDPs that have achieved their purpose expire.

A local government may extend the period of approval of an LDP under delegation if there are no changes to the terms of the plan or the conditions attached to the approval.

When an LDP expires, any provisions within the LDP will revert to the provisions in the LPS and current planning framework.

6. Assessment Criteria

Each planning instrument was assessed using the following criteria to assign appropriate actions.

Approval Period: The period of operation since original approval and resulting alignment with the contemporary planning framework.

Expiration Date: The expiration period being 19 October 2025, or longer timeframe for contemporary instruments.

Development Activity: The extent of subdivision and/or development uptake and whether the plan has been largely implemented.

Complexity: The satisfaction of the purpose, vision, and objectives; variety of zones and development control provisions; need for further community and stakeholder engagement; and infrastructure delivery.

Table 1 - Structure Plan Actions

Name of Plan	Year Approved	Expiration Date	% Developed	Normalise	Comments	2025 Action	Post 2025 Action	Amendment Type
Canning Location 311 Structure Plan	1980	19-Oct-25	95%	Yes	All lots developed except Lot 6 Pomeroy Rd. Detailed planning assessment needs to be done prior to normalisation. Seek DPLH advice on future normalisation approach.	Extend	Revoke	Standard
Maida Vale Cell 6 U6	1995	19-Oct-25	90%	Yes	Mostly subdivided and developed. Future subdivision and developed managed through local planning framework.	Revoke	No Action	Basic
ODP Urban Cell 7 (U7) for Forrestfield Landowner Agreement Area 1	1999	19-Oct-25	100%	Yes	Fully developed.	Revoke	No Action	Basic
High Wycombe Area U2 ODP	2000	19-Oct-25	100%	Yes	Fully developed.	Revoke	No Action	Basic
Forrestfield Industrial Area Structure Plan	2002	19-Oct-25	100%	Yes	Land already zoned under LPS3. Foreshore management along Crumpet Creek implemented through contemporary planning framework.	Expire	No Action	N/A
Karingal Green High Wycombe ODP U2	2003	19-Oct-25	95%	Yes	Detailed planning assessment needs to be done prior to normalisation. Seek DPLH advice on future normalisation.	Extend	Revoke	Standard
Revised ODP Urban Area 2 High Wycombe	2005	19-Oct-25	95%	Yes	Detailed planning assessment needs to be done prior to normalisation. Seek DPLH advice on future normalisation.	Extend	Revoke	Standard
Wattle Grove Cell 9: Adopted ODP	2005	19-Oct-25	95%	No	ICSA area. Structure Plan still active. Request extension until ICSA close out.	Extend	Retain	N/A
ODP Agreement Area 3D Forrestfield	2007	19-Oct-25	100%	Yes	Fully developed.	Revoke	No Action	Basic
ODP Lot 12 Kalamunda Rd High Wycombe	2009	19-Oct-25	100%	Yes	Fully developed.	Revoke	No Action	Basic
Forrestfield ODP Areas1, 2, 3 & 4 U7	2011	19-Oct-25	90%	No	Some lots along Sultana Road West still undeveloped. Currently being amended.	Extend	Amend	N/A
High Wycombe Urban Area U2 – Larwood Crescent ODP U2	2012	19-Oct-25	65%	Yes	Some lots still to subdivide. Conditions no longer required for development. Future development managed through local planning framework.	Revoke	No Action	Basic
Forrestfield/High Wycombe Industrial Area Stage 1	2013	19-Oct-25	75%	No	DCP area. Structure Plan still active. Request extension to retain until DCP close out.	Extend	Retain	N/A
High Wycombe Urban Area Structure Plan U4	2014	19-Oct-25	100%	Yes	Fully developed.	Revoke	No Action	Basic
Lot 399 Sorenson Road, High Wycombe	2015	19-Oct-25	0%	No	Currently an operating market garden. Lapses in 2025. Retain Urban Development Zoning. Will require new Structure Plan to be adopted or applicant to request extension.	Expire	No Action	N/A
Forrestfield North District Structure Plan	2016	29-Sep-26	100%	No	Superseded by METRONET East High Wycombe, Residential Precinct, and FF/HW Industrial Structure Plans. Lapses in 2026.	Expire	No Action	N/A
Forrestfield Local Structure Plan (The Hales)	2017	26-Jun-27	100%	Yes	Fully subdivided.	Revoke	No Action	Basic
High Wycombe South Residential Precinct Local Structure Plan	2020	27-Jul-30	0%	No	Active structure plan. Valid until 2030. Being considered for amendment.	Retain	Amend	N/A

Table 2 - Local Development Plan Actions

Name of Plan	Year Approved	Expiration Date	% Developed	Comments	2025 Action
Lot 121 Worrell Ave High Wycombe	2006	19-Oct-25	100%	Fully developed. LDP Can Expire	Expire
Littlefield Rd, High Wycombe	2009	19-Oct-25	100%	Fully developed. LDP Can Expire	Expire
Lot 61 & 62 Hale Road Wattle Grove	2010	19-Oct-25	100%	Fully developed. LDP can expire	Expire
527-528 Berkshire Road, Forrestfield	2011	19-Oct-25	100%	Fully developed. LDP can expire	Expire
Lot 6 William Street, Wattle Grove	2012	19-Oct-25	100%	Fully developed. LDP can expire	Expire
40 and 48 Hardey East Road, Wattle Grove	2013	19-Oct-25	100%	Fully developed. LDP can expire	Expire
(Lot 2) 84 St John Road, Wattle Grove	2014	19-Oct-25	90%	Mostly developed. LDP has achieved its purpose and can expire.	Expire
Lot 57 Welshpool Road East, Wattle grove	2014	19-Oct-25	100%	Fully developed. LDP can expire	Expire
Lot 104 (246) Pickering Brook Road, Pickering Brook	2015	19-Oct-25	100%	Fully developed. LDP can expire	Expire
Lots 61, 63, 64, 65, 71 and 72 Sheffield Road, Wattle Grove	2015	19-Nov-25	75%	Retain and review closer to expiration date.	Retain
Lot 5 and 6 Hale Road, Wattle Grove (Stage 1)	2016	18-Jul-26	100%	Retain and review closer to expiration date.	Retain
Lot 5 and 6 Hale Road, Wattle Grove (Stage 2-4)	2017	01-Mar-27	90%	Retain and review closer to expiration date.	Retain
The Hales Stage 1b (R60) – Lots 613-619 and 623-629 Dara and Auburn Lane, Forrestfield	2017	08-Jun-27	100%	Retain and review closer to expiration date.	Retain
Lot 8 Hale Road, Wattle Grove	2017	15-Nov-27	100%	Retain and review closer to expiration date.	Retain
The Hales Stage 1a – Lots 500-541 and 556-557 Gala Way, Blossom View and Quince Way, Forrestfield	2017	24-Nov-27	100%	Retain and review closer to expiration date.	Retain
The Hales Stage 1b (R30) – Lots 543-551, 558, 600-612, 620-622, and 630-635 Gala Way and Canopy Circuit, Forrestfield	2017	24-Nov-27	96%	Retain and review closer to expiration date.	Retain
The Hales Stage 4 – Lots 804-864 and Lots 876-953, Forrestfield	2018	09-Feb-28	98%	Retain and review closer to expiration date.	Retain
The Hales Stage 5 – Lots 865-875, Forrestfield	2018	09-Feb-28	100%	Retain and review closer to expiration date.	Retain
Lot 500 Gavour Road, Wattle Grove	2019	04-Jun-29	0%	Retain and review closer to expiration date.	Retain

Name of Plan	Year Approved	Expiration Date	% Developed	Comments	2025 Action
The Hales Stage 10 - Lots 1-60 Crimson Blvd, Forrestfield	2020	18-Feb-30	95%	Retain and review closer to expiration date.	Retain
The Hales Stage 4 – Lots 564-598 and Lots 778-803, Forrestfield	2020	21-Apr-30	100%	Retain and review closer to expiration date.	Retain
Lots 1-6 & 41 Abernethy Road, Forrestfield	2020	05-Nov-30	50%	Retain and review closer to expiration date.	Retain
The Hales - Lots 636-662, 700-730, 768-777 and 956-993 Forrestfield	2020	19-Nov-30	98%	Retain and review closer to expiration date.	Retain
Lot 50 (54) Bluebell Ave, High Wycombe	2020	14-Dec-30	50%	Retain and review closer to expiration date.	Retain
Lot 25 (7) Gilba Place (Tempo Estate), Maida Vale	2021	11-Mar-31	100%	Retain and review closer to expiration date.	Retain
Hartfield Green Local Development Plan Lots 1-12, 28-32 & 37-39 Coyong Rd, 13-25 Varia Cres, 26-27 Anomala Ave & 33-36 Gemina Ave, Wattle Grove	2022	24-Oct-32	53%	Retain and review closer to expiration date.	Retain
12 Bruce Rd (Wattle Brook Estate), Wattle Grove	2023	24-Jan-33	45%	Retain and review closer to expiration date.	Retain
Lot 800 Sheffield Road, Wattle Grove	2023	03-Apr-33	0%	Retain and review closer to expiration date.	Retain
Lot 5 Sultana Road East, Forrestfield	2024	22-May-34	0%	Retain and review closer to expiration date.	Retain
Lot 126 (39) Lawnbrook Road West (Walliston Heights), Walliston	2024	07-Jun-34	0%	Retain and review closer to expiration date.	Retain
Lot 170 (44) Maida Vale Rd (Bloom Estate), Maida Vale	2024	02-Oct-34	0%	Retain and review closer to expiration date.	Retain

7. Project Phases

Due to the complexity and timeframe of recommended scheme amendments, the processes for rationalising the planning instruments will take place via the following phases:

Phase 1 – Before 19 October 2025.

- Prepare Omnibus Scheme Amendment for normalisation of structure plan areas that are Basic Amendments.
- Request duration of approval extensions from WAPC for structure plans.
- Extend approval period for LDPs to be retained.

Phase 2 – Post 19 October 2025.

- Move expired LDPs and normalised SPs to archive and publish notice.
- SP normalisation requiring a Standard Scheme Amendment will be assessed through the new Local Planning Scheme No. 4 project.

8. Conclusion

The Planning Regulations set a date for legacy SP and LDP approval to expire on the 19 October 2025. All active SPs and LDPs have been assessed to determine necessary and practical actions to prevent gaps in the planning framework resulting from the expiry of some planning instruments.

This report identifies the SPs that can be revoked and allow expiration of LDP that have served their purpose. The actions presented in this report are an opportunity to reduce complexity and redundancy in the local planning framework.

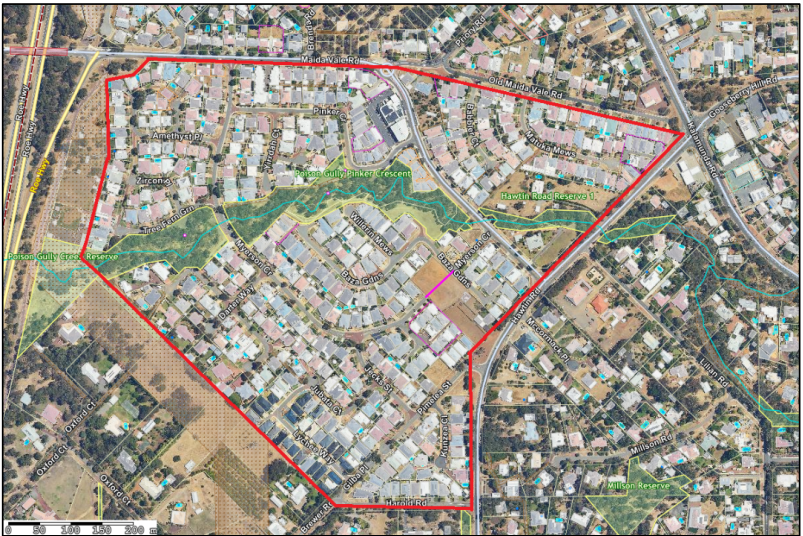
Appendix 1 – Active Structure Plans

Maida Vale Cell 6 U6

Figure 1 - Maida Vale Cell 6



Figure 2 - Aerial of Maida Vale Cell 6.



ODP Urban Cell 7 (U7) for Forrestfield Landowner Agreement Area 1

Figure 3 - ODP Urban Call 7 Agreement Area 1

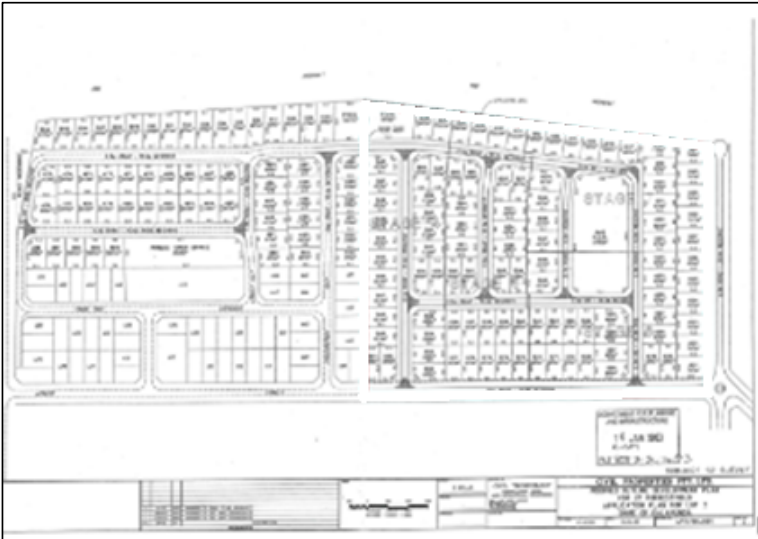


Figure 4 - Aerial of ODP Urban Call 7 Agreement Area 1



High Wycombe Area U2 ODP

Figure 5 - High Wycombe Area U2 ODP

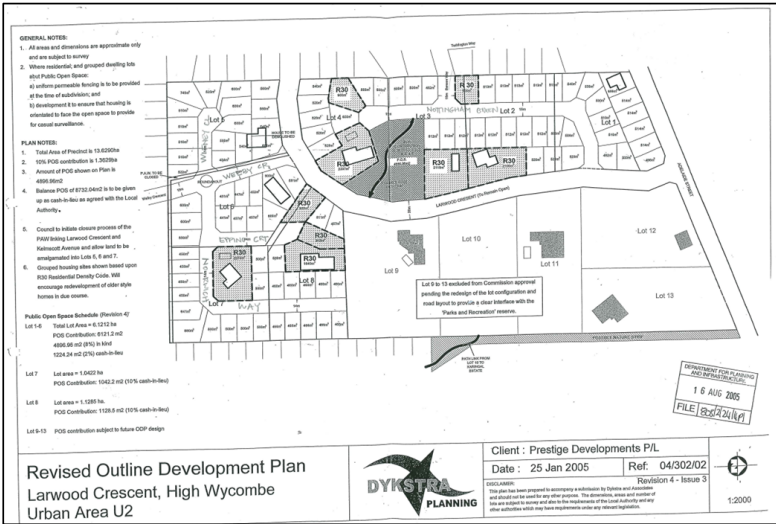
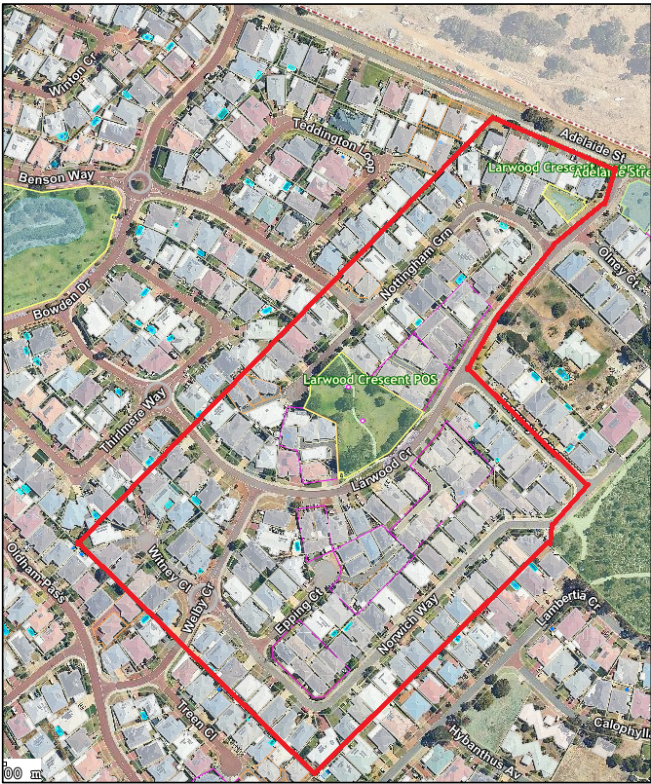


Figure 6 - Aerial of High Wycombe Area U2 ODP



Forrestfield Industrial Area Structure Plan

Figure 7 - Forrestfield Industrial Area Structure Plan

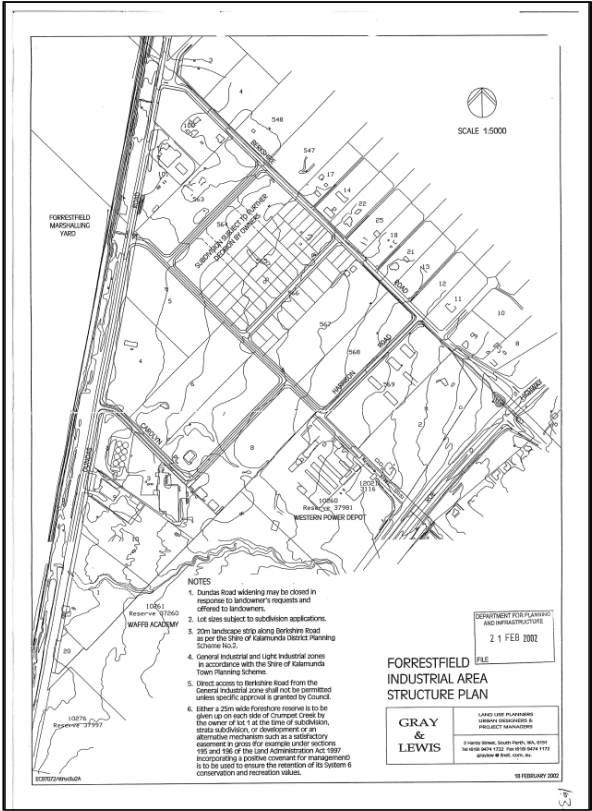


Figure 8 - Aerial photograph showing location of Lot 1 and Crummet Creek



Karingal Green High Wycombe ODP U2

Figure 9 -Karingal Green High Wycombe ODP U2



Figure 10 - Aerial of Karingal Green High Wycombe ODP U2



Revised ODP Urban Area U2 High Wycombe

Figure 11 - Revised ODP Urban Area U2

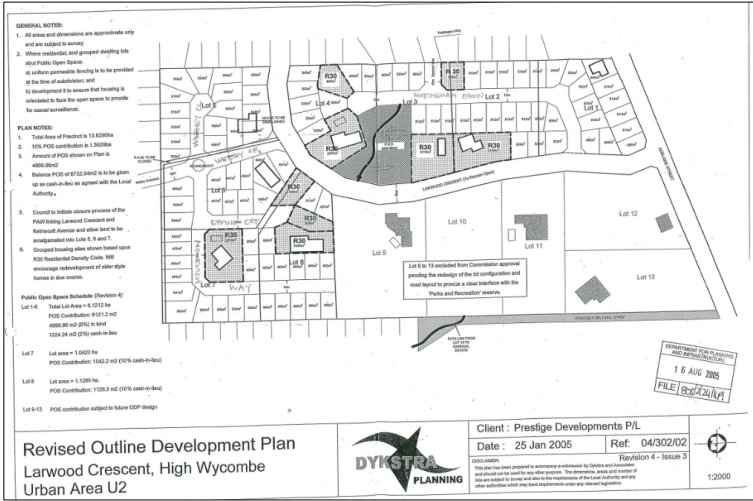


Figure 12 - Aerial of 6.4 Revised ODP Urban Area U2.



Wattle Grove Cell 9 Adopted ODP

Figure 13 - Wattle Grove Cell 9 ODP

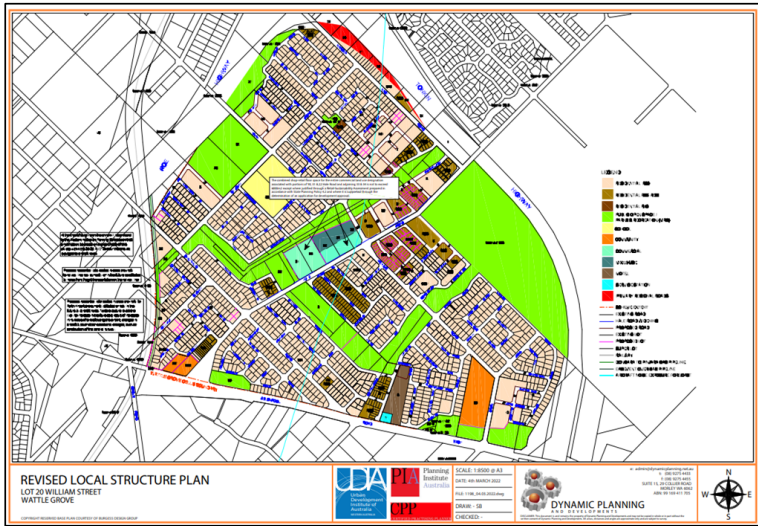


Figure 14 - Aerial of Wattle Grove Cell 9 ODP

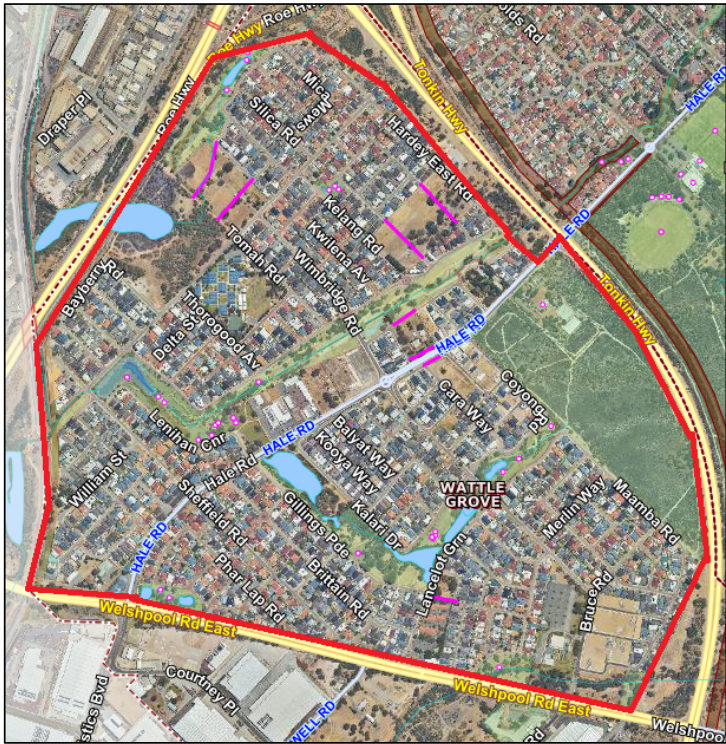


Figure 15 - Outline Development Plan for area 3D Forrestfield.



ODP Lot 12 Kalamunda Rd High Wycombe

Figure 17 - Lot 12 Kalamunda Rd ODP

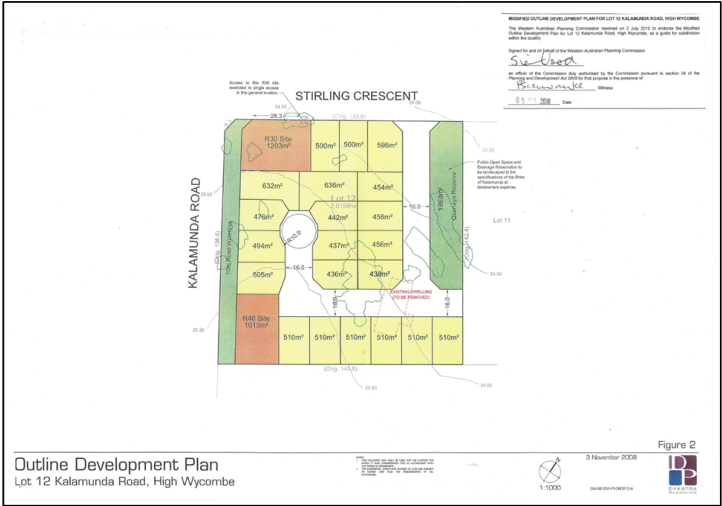


Figure 18 - Aerial of Lot 12 Kalamunda Rd ODP



Forrestfield ODP Areas 1, 2, 3 & 4 U7

Figure 19 - Forrestfield ODP Areas 1, 2, 3 & 4 U7

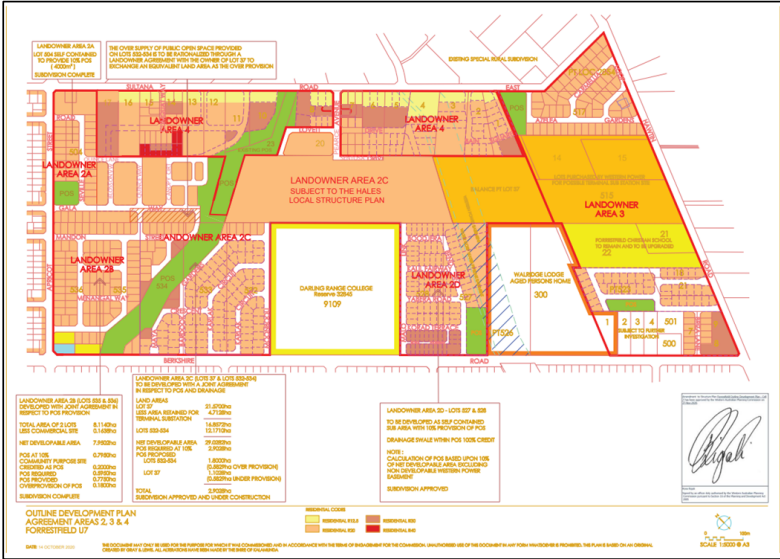


Figure 20 - Aerial of Forrestfield ODP Areas 1, 2, 3 & 4 U7

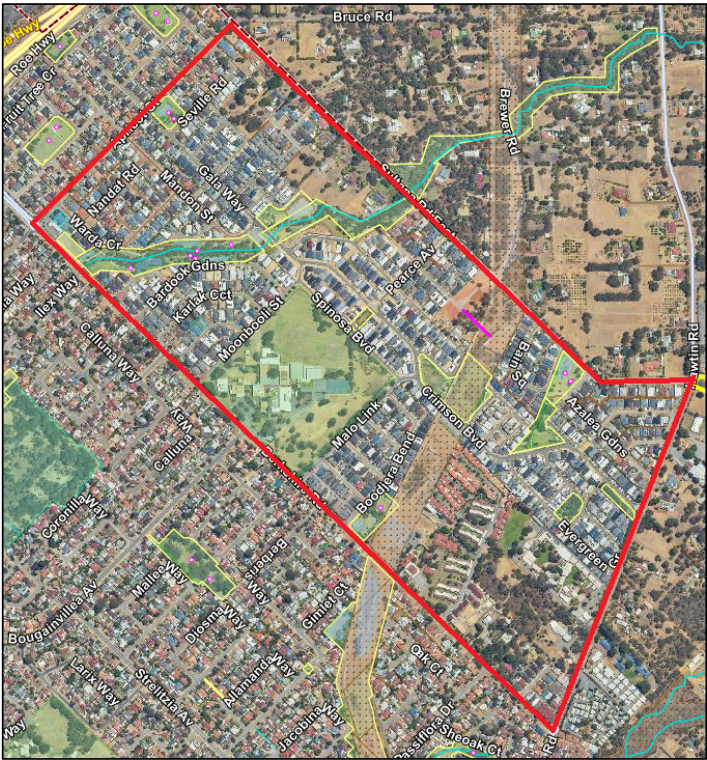


Figure 21 - High Wycombe Urban Area U2 - Larwood Cr

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Forrestfield /High Wycombe Industrial Area Stage 1

Figure 23 - Forrestfield/High Wycombe Industrial Area Stage 1

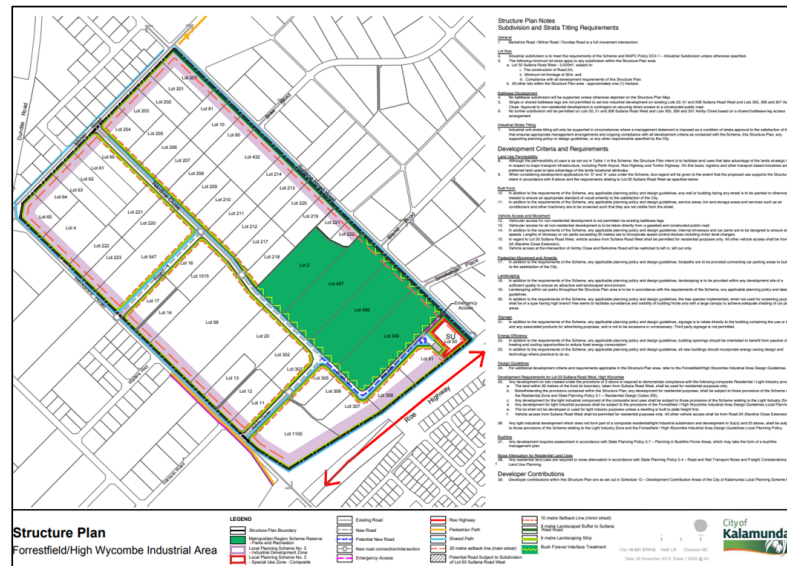


Figure 24 - Aerial of Forrestfield/High Wycombe Industrial Area Stage 1



High Wycombe Urban Area Structure Plan U4

Figure 25 -. High Wycombe Urban Area Structure Plan U4



Figure 26 - Aerial of High Wycombe Urban Area Structure Plan U4



Canning Location 311 Structure Plan

Figure 27 - Canning Location 311 Structure Plan

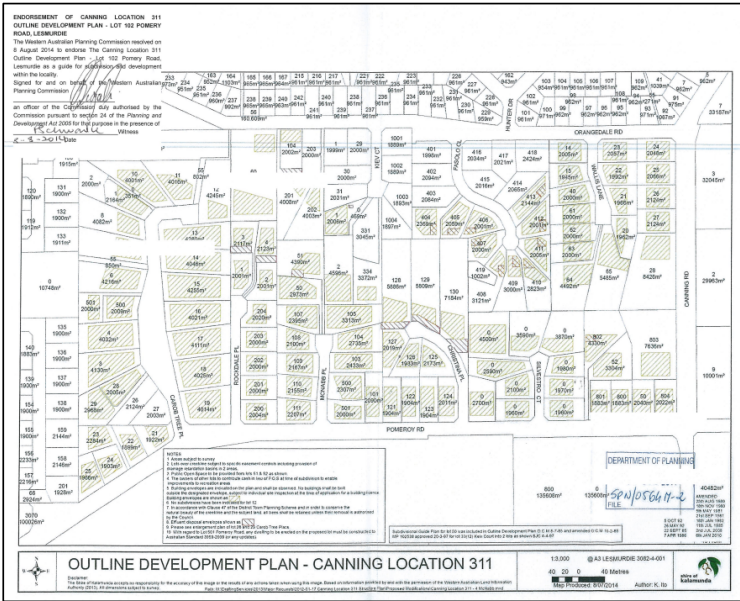
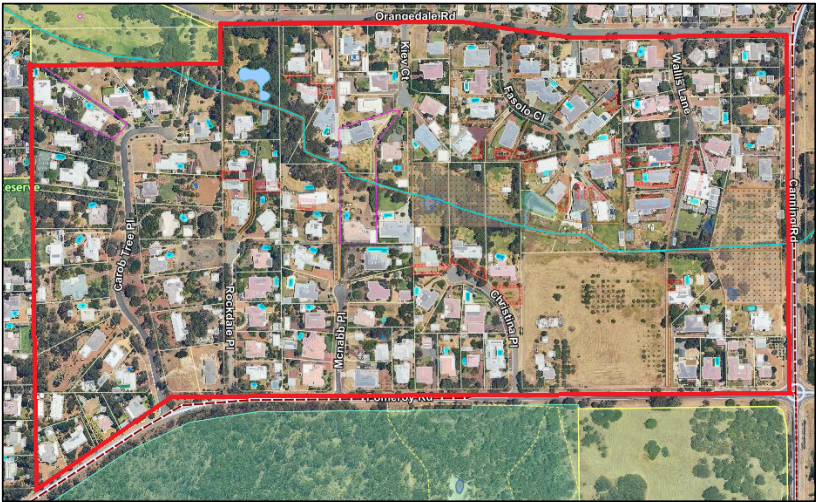


Figure 28 - Aerial of Canning Location 311 Structure Plan



Lot 399 Sorenson Road, High Wycombe

Figure 29 - Lot 399 Sorenson Road

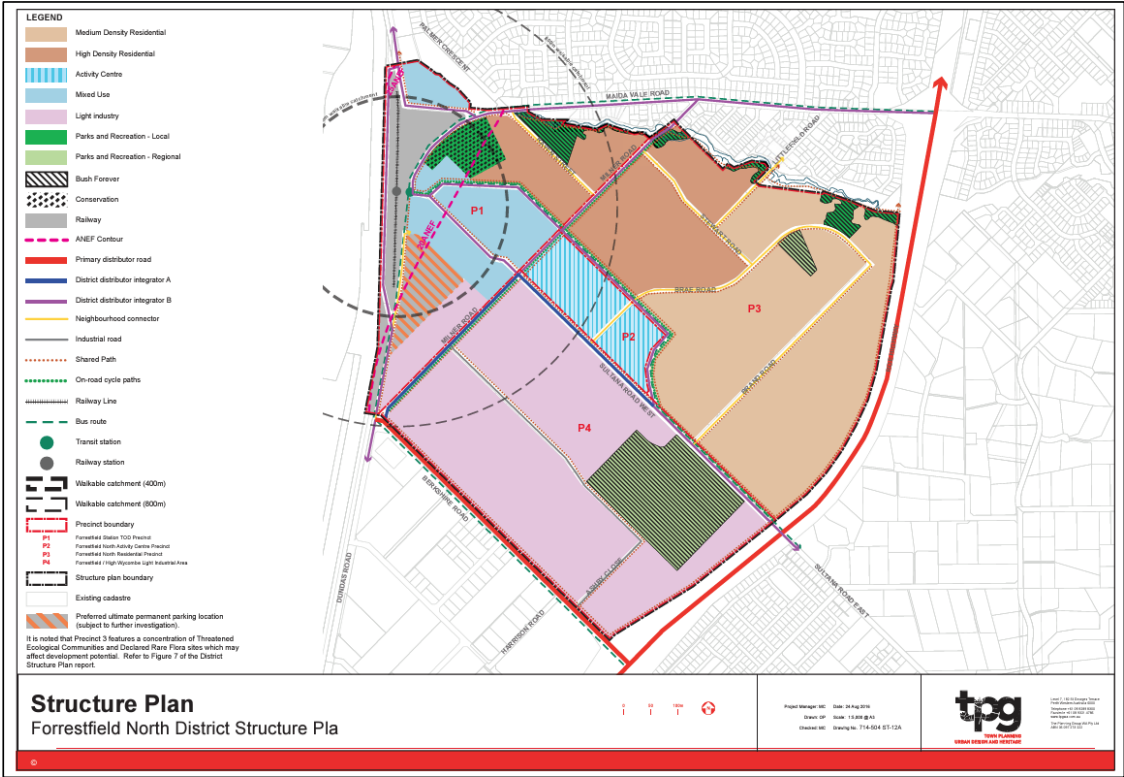


Figure 30 - Aerial of Lot 399 Sorenson Road



Forrestfield North District Structure Plan

Figure 31 - Forrestfield North District Structure Plan



Forrestfield Local Structure Plan (The Hales)

Figure 32 - Forrestfield Hales Local Structure Plan



Figure 33 - Aerial of Forrestfield Hales Local Structure Plan



High Wycombe South Residential Precinct

Figure 34 - High Wycombe South Residential Precinct

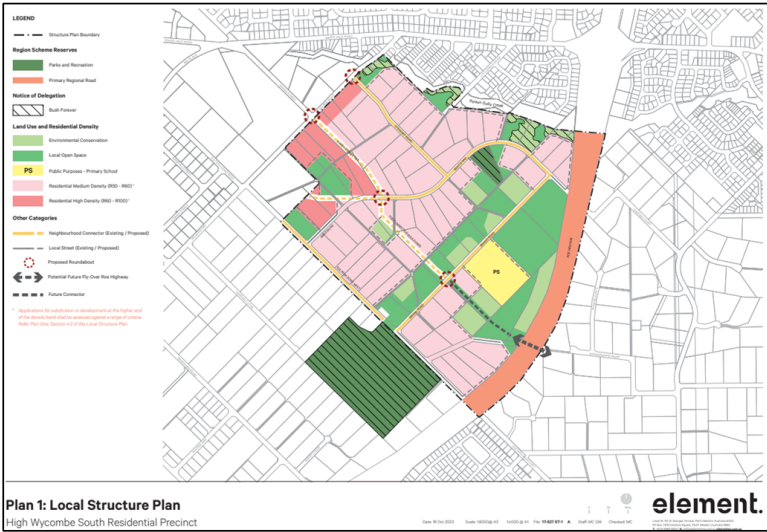


Figure 35 - Aerial of High Wycombe South Residential Precinct



Appendix 2 – Active Local Development Plans

Lot 121 Worrell Ave High, Wycombe

Figure 36 – Lot 121 Worrell Ave LDP

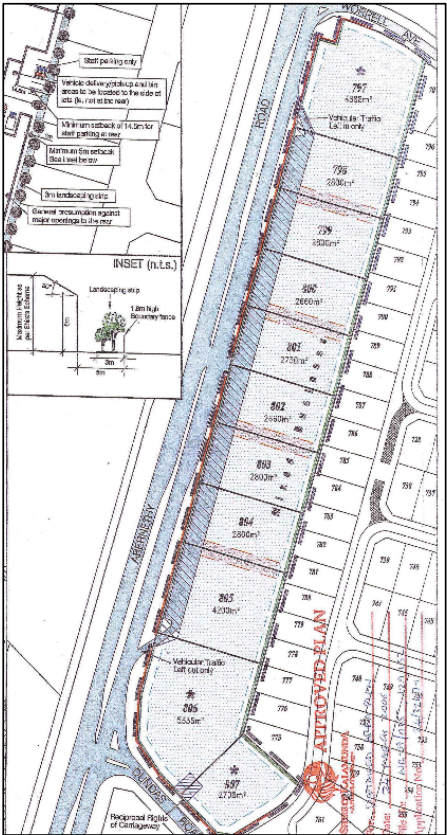
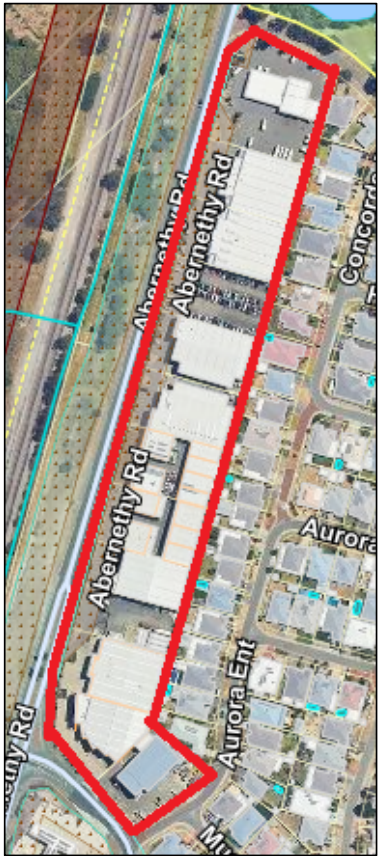


Figure 37 - Aerial of Lot 121 Worrell Ave LDP Area



Littlefield Road, High Wycombe

Figure 38 - Littlefield Road LDP.

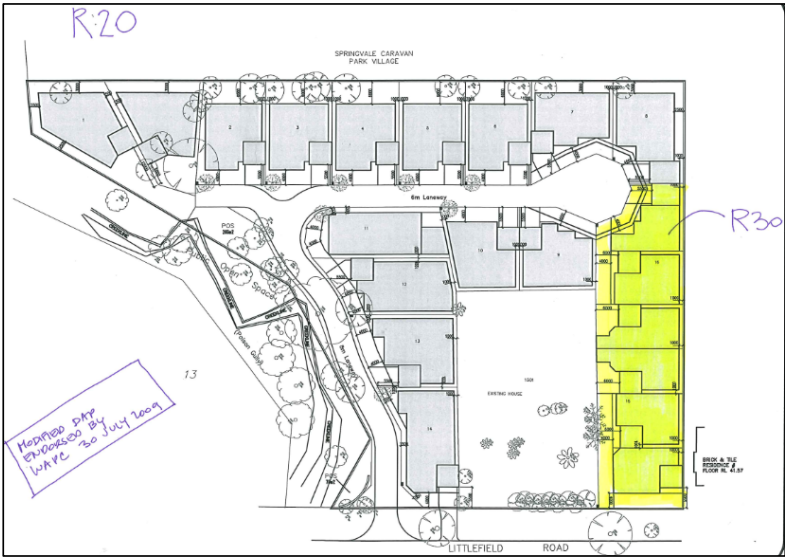


Figure 39 - Aerial of Littlefield Road LDP Area



Lot 61 & 62 Hale Road, Wattle Grove

Figure 40 - Lot 61 & 62 Hale Road LDP

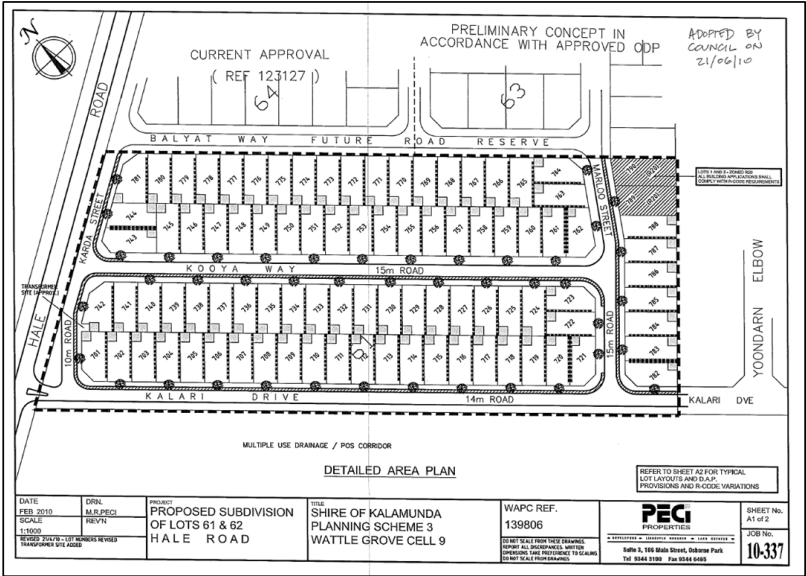
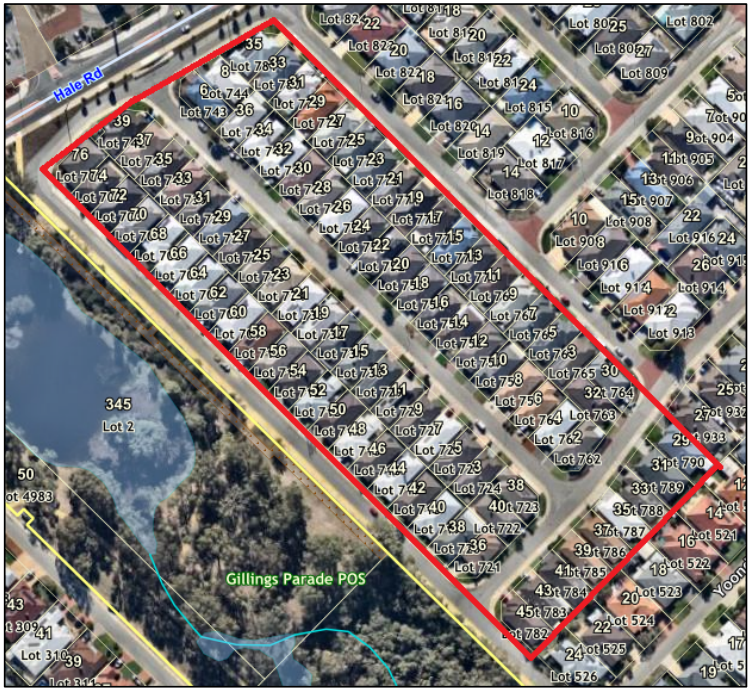


Figure 41 - Aerial of Lot 61 & 62 Hale Road LDP Area



527-528 Berkshire Road, Forrestfield

Figure 42 - 527-528 Berkshire Rd LDP

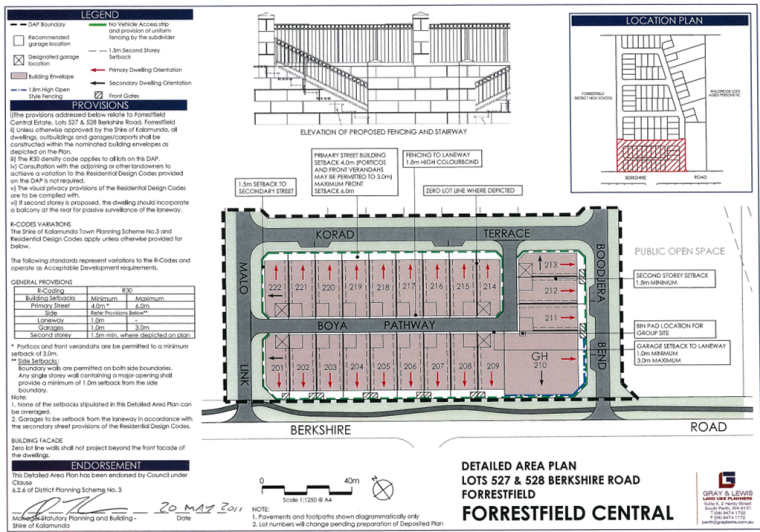


Figure 43 - Aerial of 527-528 Berkshire Rd LDP Area.



Lot 6 William Street, Wattle Grove

Figure 44 - Lot 6 Willam Street LDP

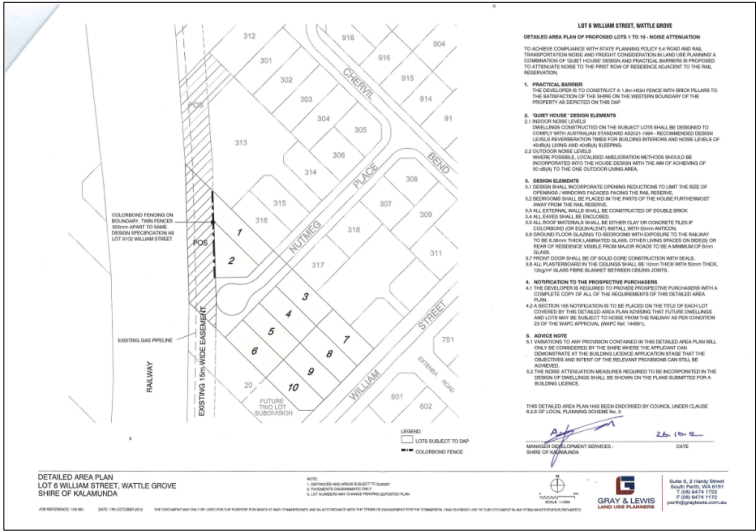


Figure 45 - Aerial of Lot 6 Willam Street LDP Area

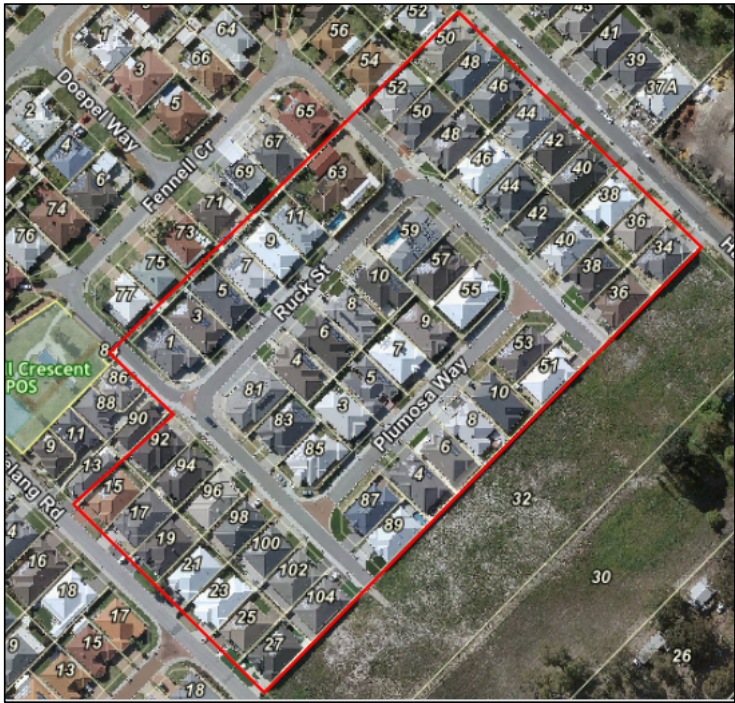


40 and 48 Hardey East Road, Wattle Grove

Figure 46 – 40 and 48 Hardey Road LDP.



Figure 47 - Aerial of 40 and 48 Hardey Road LDP Area.



Lot 2 (84) St John Road, Wattle Grove

Figure 48 - 84 St John Rd Wattle Grove LDP

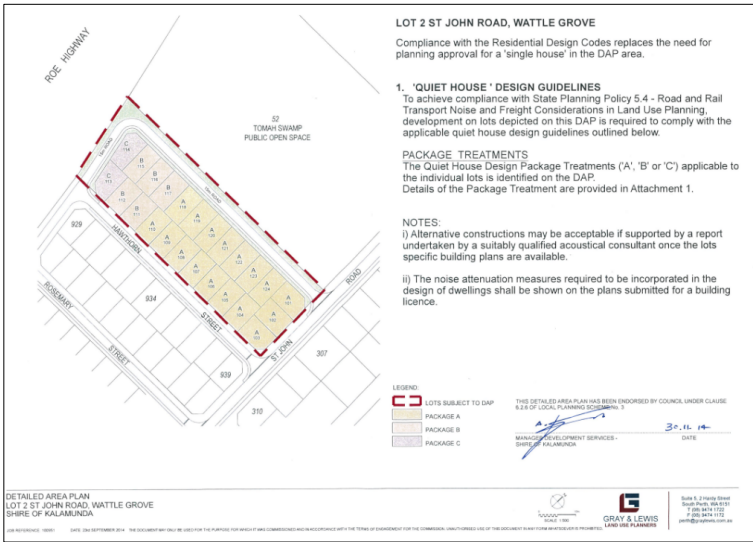


Figure 49 - Aerial of 84 St John Rd Wattle Grove LDP Area.



Lot 57 Welshpool Road East, Wattle Grove

Figure 50 - Lot 57 Welshpool Road East LDP

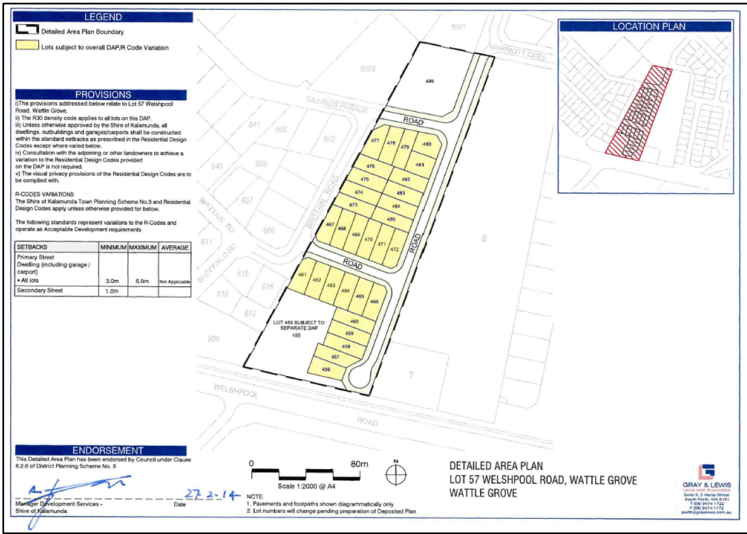
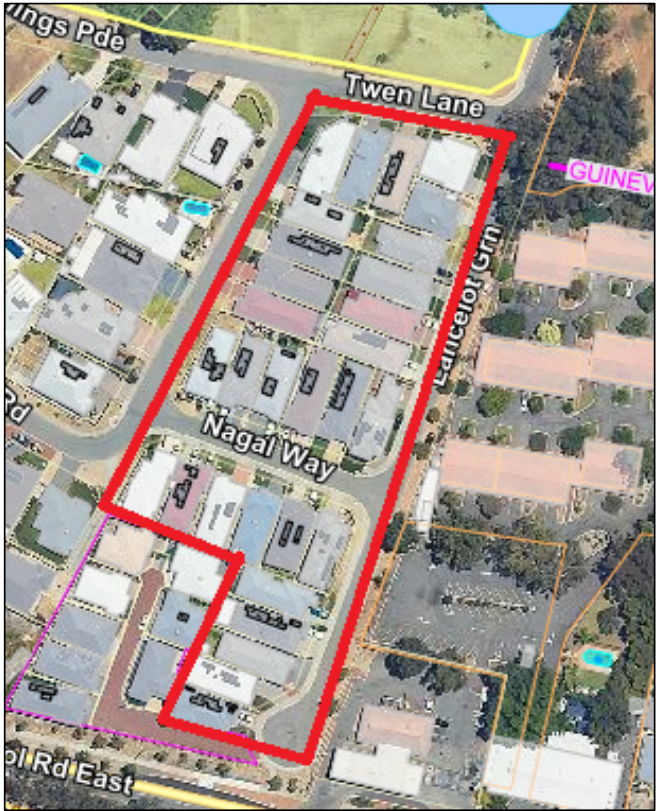


Figure 51 - Aerial of Lot 57 Welshpool Road East LDP Area.



Lot 104 (246) Pickering Brook Road, Pickering Brook

Figure 52 - Lot 104 Pickering Brooks Road LDP

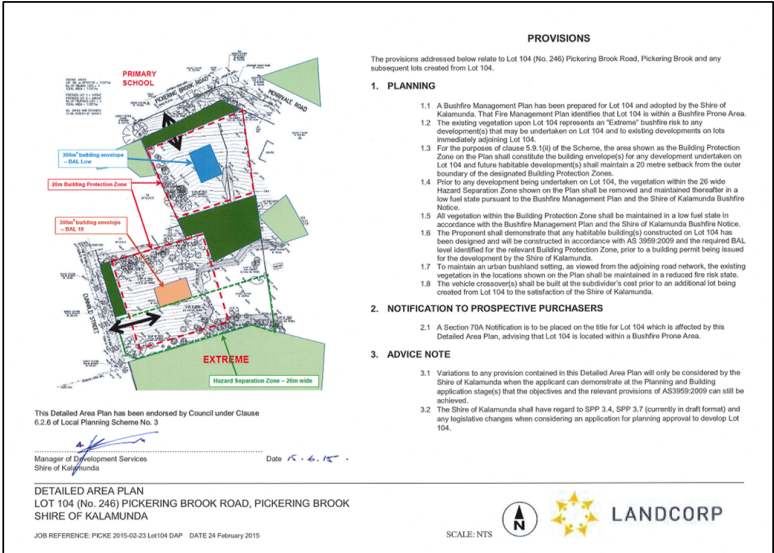


Figure 53 - Aerial of Lot 104 Pickering Brook Road LDP Area.



Figure 55 - Aerial of Sheffield Road LDP Area.

Figure 55 - Aerial of Sheffield Road LDP Area.



Lots 5 & 6 Hale Road (Stage 1), Wattle Grove

Figure 56 - Lots 5 & 6 Hale Road Stage 1 LDP

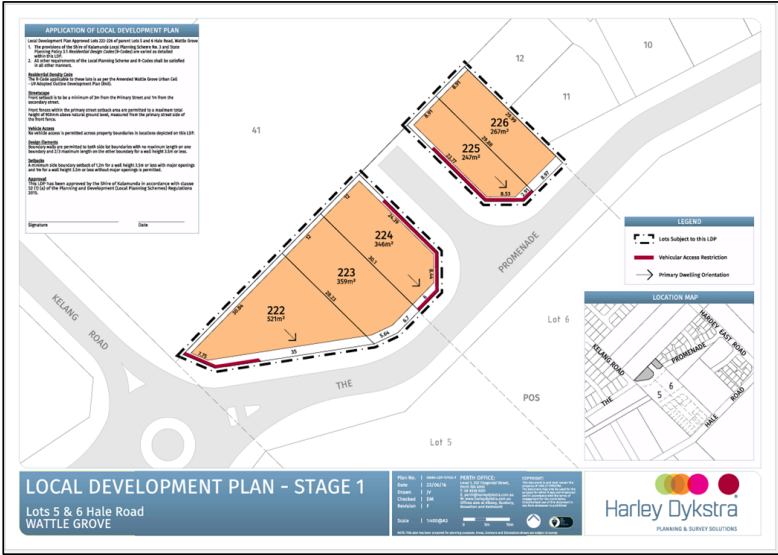


Figure 57 - Aerial of Lots 5 & 6 Hale Road Stage 1 LDP Area.



Lot 5 and 6 Hale Road (Stage 2-4), Wattle Grove

Figure 58 - Lot 5 and 6 Hale Road (Stage 2-4) LDP.

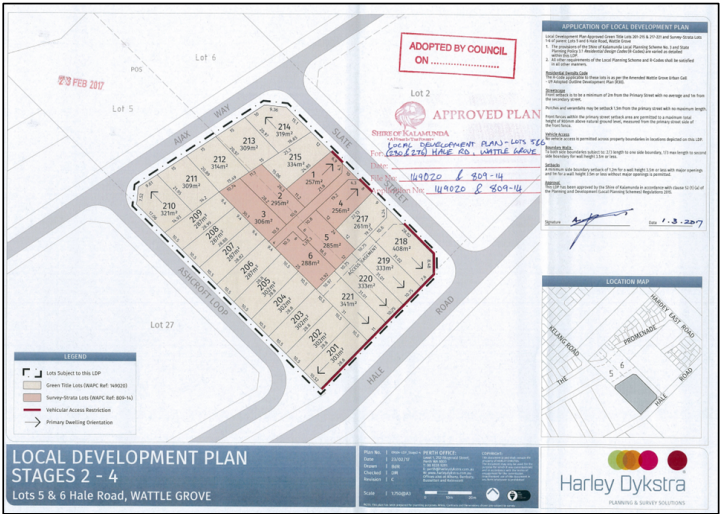


Figure 59 - Aerial of Lot 5 and 6 Hale Road (Stage 2-4) LDP Area.



Lot 8 Hale Road, Wattle Grove

Figure 60 – Lot 8 Hale Road LDP



Figure 61 - Aerial of Lot 8 Hale Road LDP Area.



The Hales Stage 1a – Lots 500-541 and 556-557 Gala Way, Blossom View and Quince Way, Forrestfield

Figure 62 - The Hales Stage 1a LDP

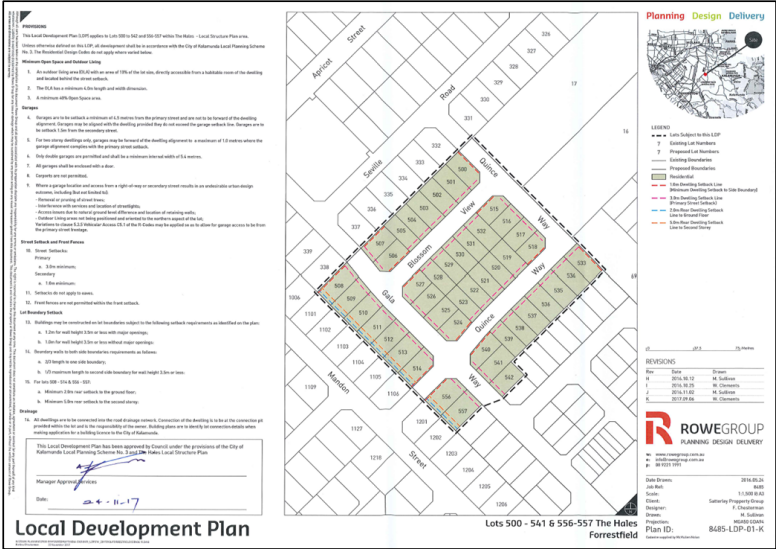


Figure 63 - Aerial of The Hales Stage 1a LDP Area.

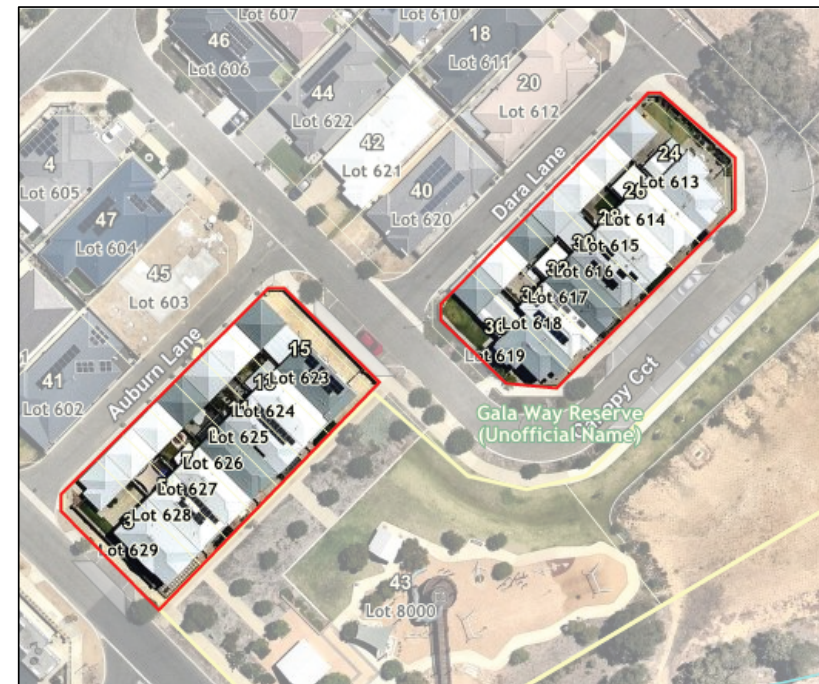


The Hales Stage 1b (R60) – Lots 613-619 and 623-629 Dara and Auburn Lane, Forrestfield

Figure 64 - The Hales Stage 1b R60 LDP



Figure 65 - Aerial of The Hales Stage 1b R60 LDP Area.



The Hales Stage 1b (R30) – Lots 543-551, 558, 600-612, 620-622, and 630-635 Gala Way and Canopy Circuit, Forresterfield

Figure 66 - The Hales Stage 1b R30 LDP

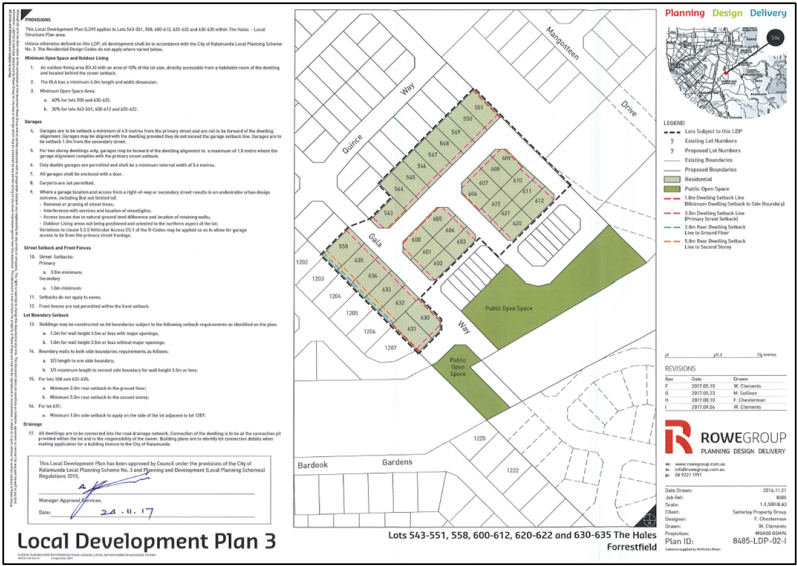


Figure 67 - Aerial of The Hales Stage 1b R30 LDP Area.



The Hales Stage 4 – Lots 804-864 and Lots 876-953, Forresterfield

Figure 68 - The Hales Stage 4 – Lots 804-864 and Lots 876-953 LDP.



Figure 69 – Aerial of The Hales Stage 4 – Lots 804-864 and Lots 876-953 LDP Area.



The Hales Stage 5 – Lots 865-875, Forrestfield

Figure 70 - The Hales Stage 5 - Lots 865-875 LDP.

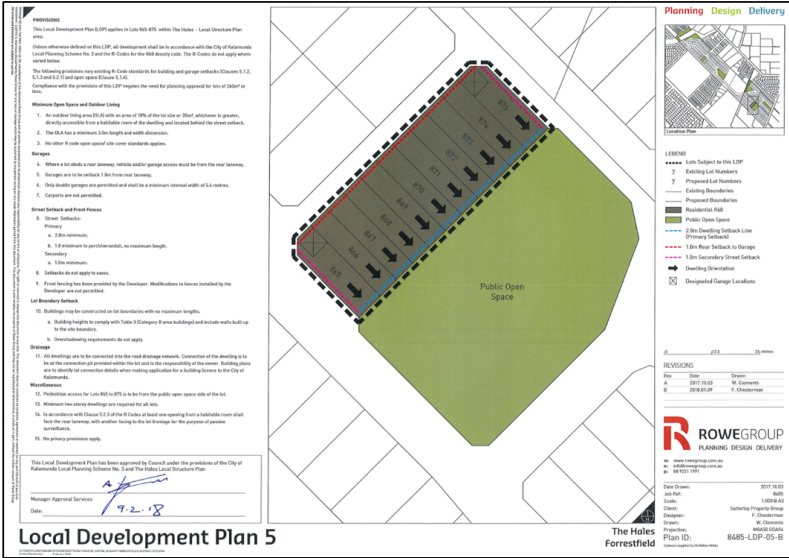


Figure 71 - Aerial of The Hales Stage 5 - Lots 865-875 LDP Area.



Lot 25 (7) Gilba Place, Maida Vale

Figure 72 – Lot 25 Gilba Place LDP

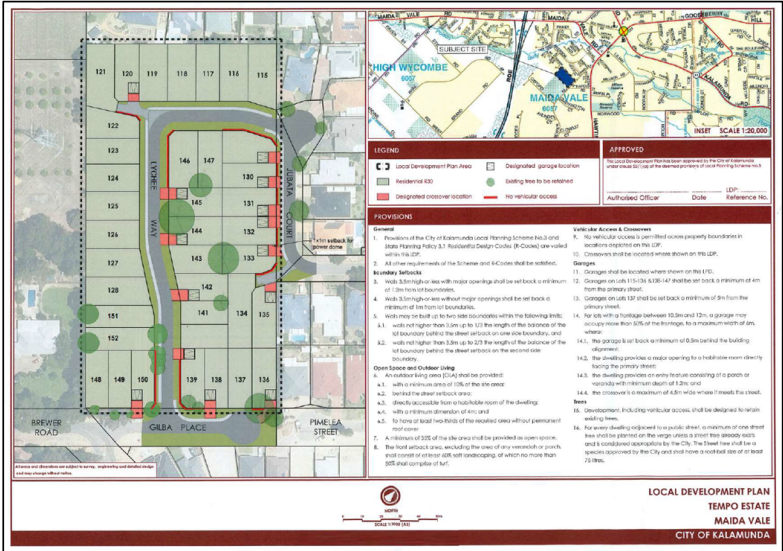


Figure 73 - Aerial of Lot 25 Gilba Place LDP Area.



Lot 500 Gavour Road, Wattle Grove

Figure 74 - Lot 500 Gavour Road LDP.

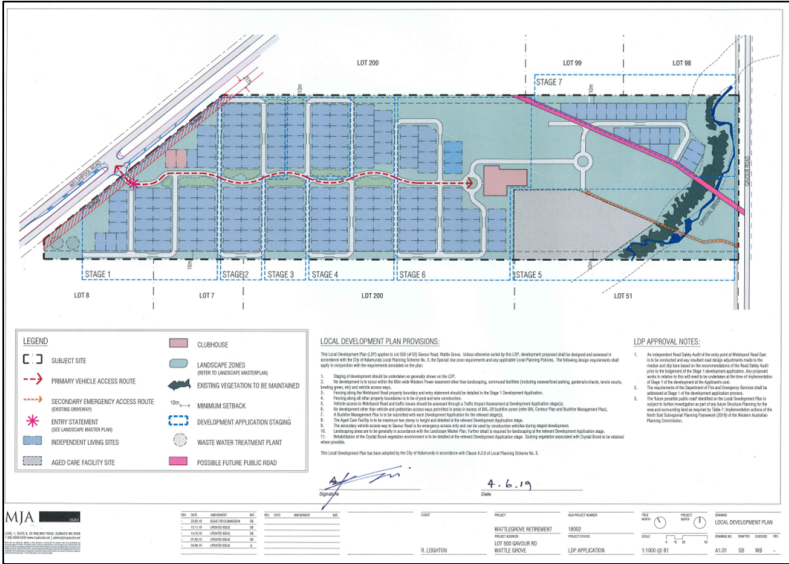


Figure 75 - Aerial of Lot 500 Gavour Road LDP Area.



The Hales - Lots 636-662, 700-730, 768-777 and 956-993, Forrestfield

Figure 76 - The Hales - Lots 636-662, 700-730, 768-777 and 956-993 LDP.

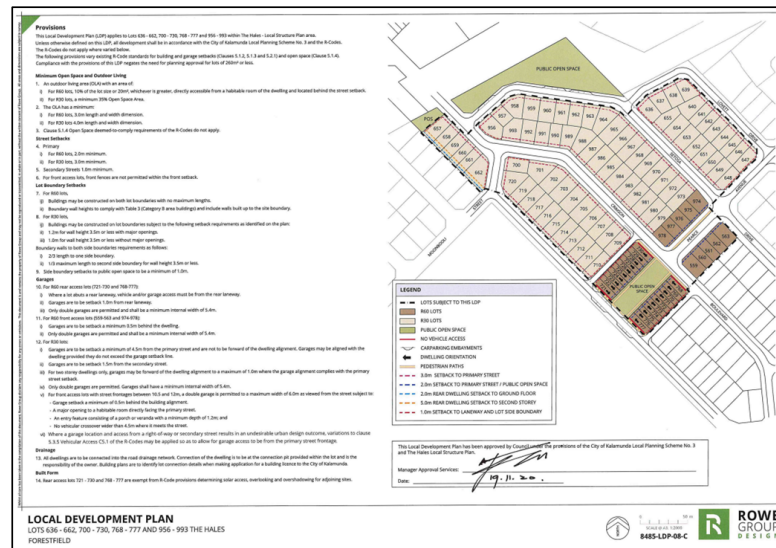
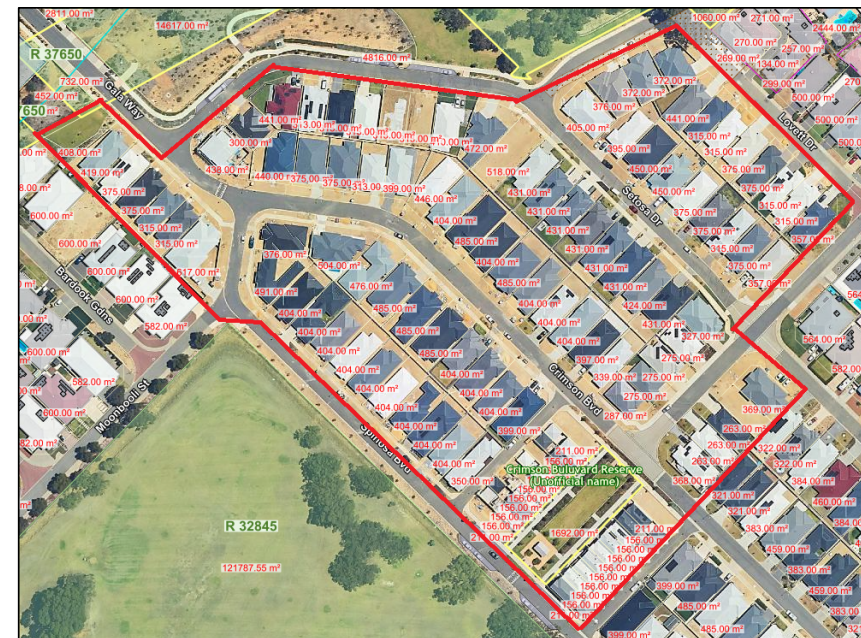


Figure 77 - Aerial of The Hales - Lots 636-662, 700-730, 768-777 and 956-993 LDP Area.



The Hales Stage 4 – Lots 564-598 and Lots 778-803, Forresterfield

Figure 78 - The Hales Stage 4 Lots 564-598 and Lots 778-803 LDP

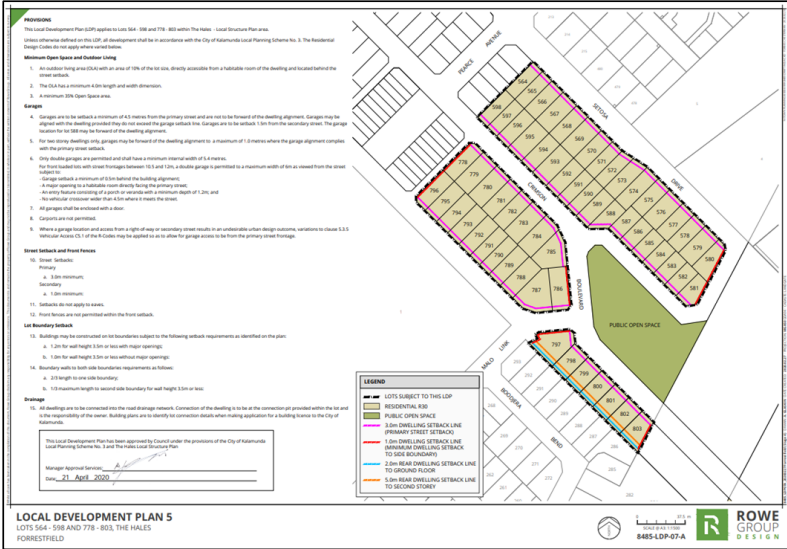
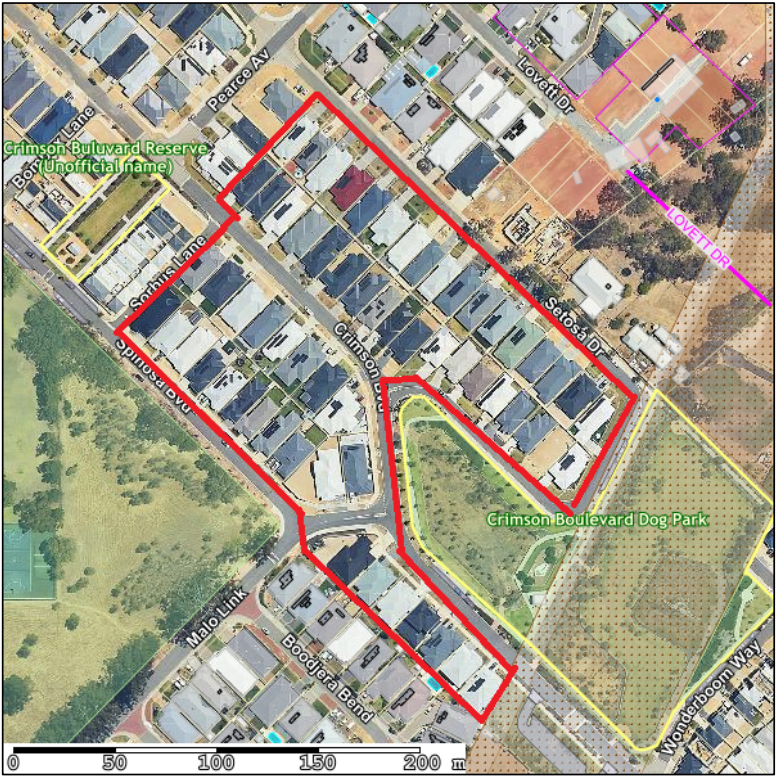


Figure 79 - Aerial of The Hales Stage 4 Lots 564-598 and Lots 778-803 LDP Area.



The Hales Stage 10 – Lots 1-60 Crimson Blvd, Forrestfield

Figure 80 - The Hales Stage 10 – Lots 1-60 Crimson Blvd LDP.

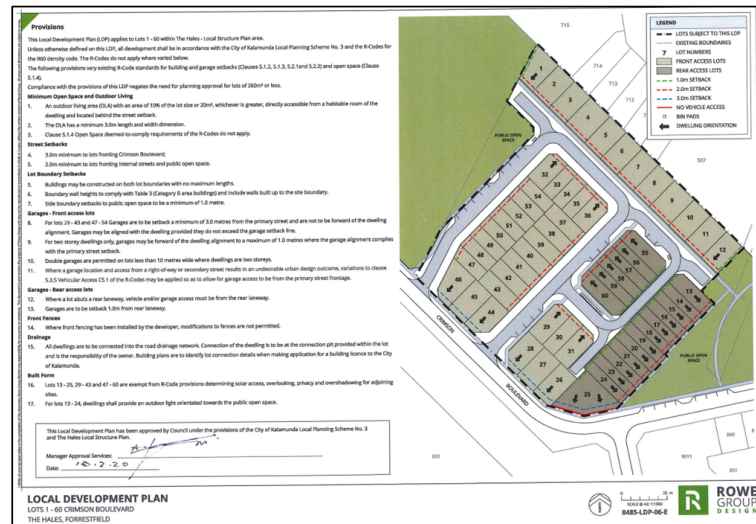


Figure 81 - Aerial of The Hales Stage 10 – Lots 1-60 Crimson Blvd LDP Area.



Lots 1-6 and 41 Abernethy Road, Forrestfield

Figure 82 - Lots 1-6 and 41 Abernethy Road LDP.

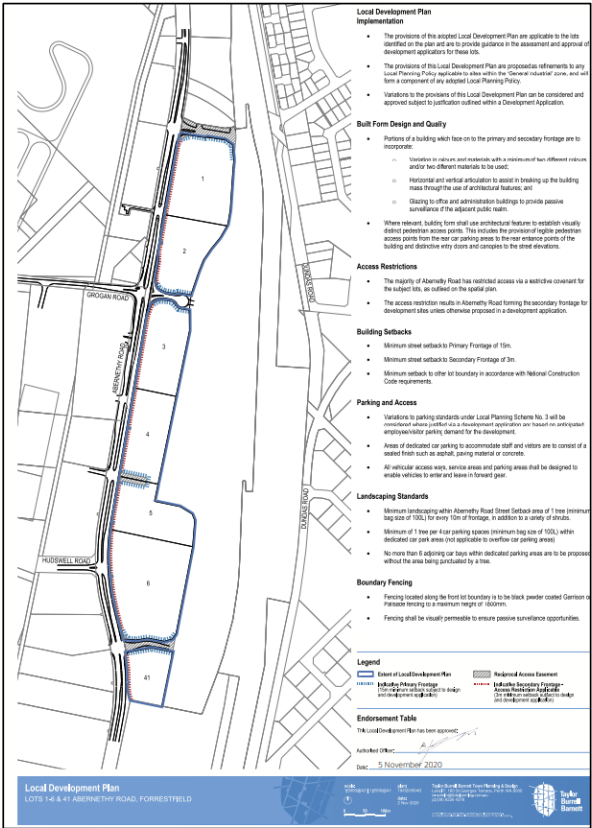


Figure 83 - Aerial of Lots 1-6 and 41 Abernethy Road LDP Area.



Lot 50 Bluebell Ave, High Wycombe

Figure 84 - Lot 50 Bluebell Ave LDP

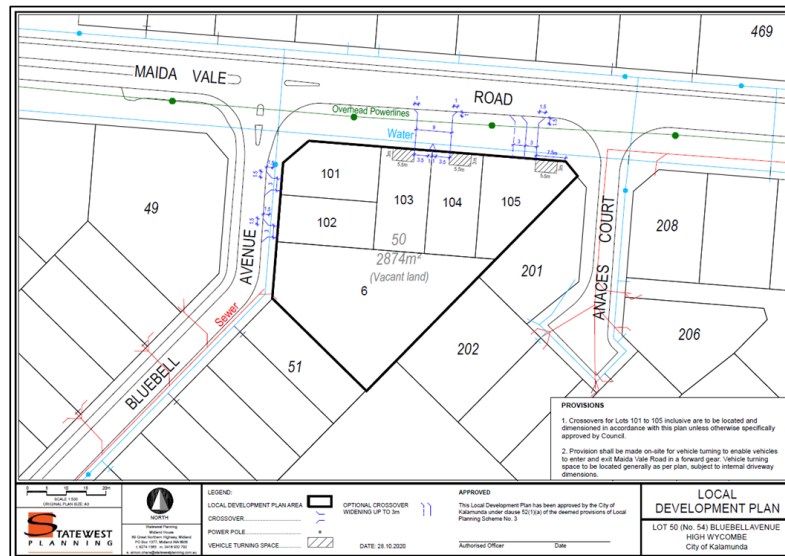


Figure 85 - Aerial of Lot 50 Bluebell Ave LDP Area.



Hartfield Green Local Development Plan Lots 1-12, 28-32
& 37-39 Coyong Rd, 13-25 Varia Cres, 26-27 Anomala Ave &
33-36 Gemina Ave, Wattle Grove

Figure 86 - Hartfield Green LDP.



Figure 87 - Aerial of Hartfield Green LDP Area.

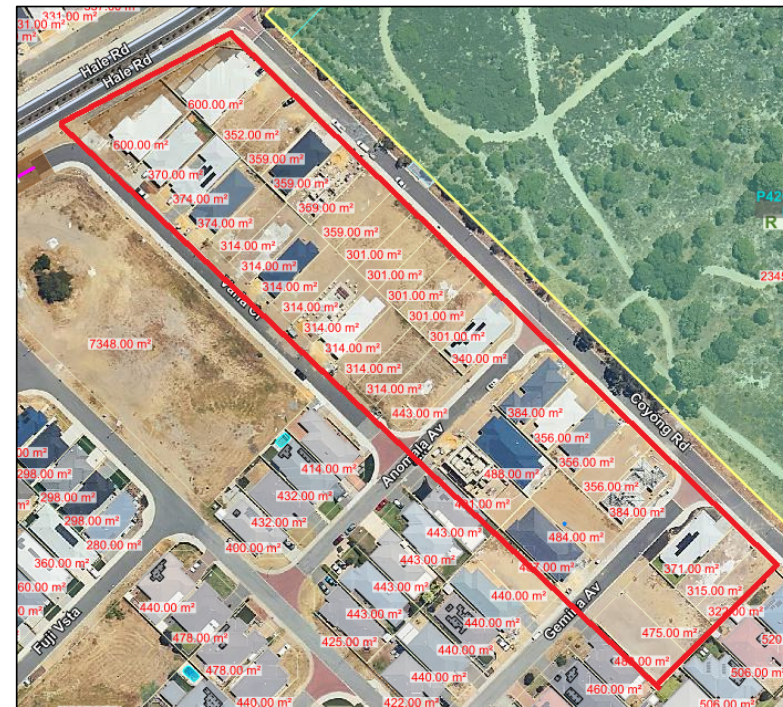
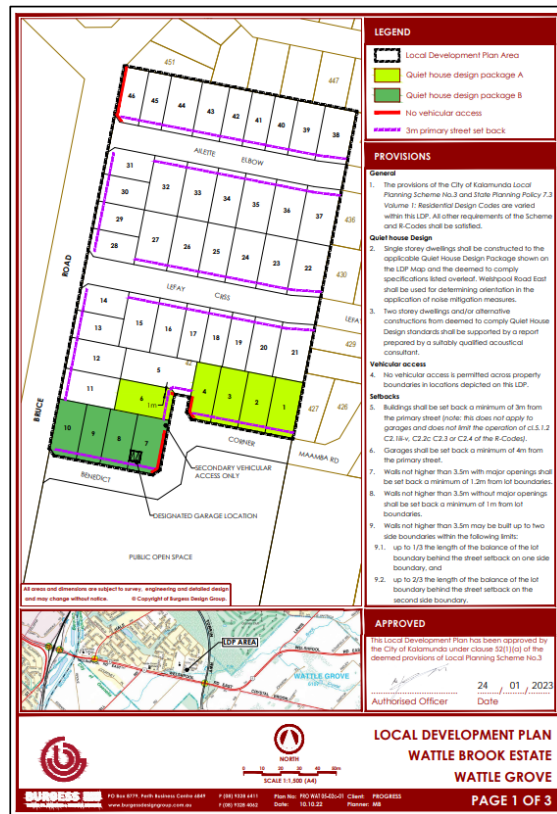


Figure 89 - Aerial of 12 Bruce Road LDP Area.

[illegible]

Lot 800 Sheffield Road, Wattle Grove

Figure 90 - Lot 800 Sheffield Road LDP.

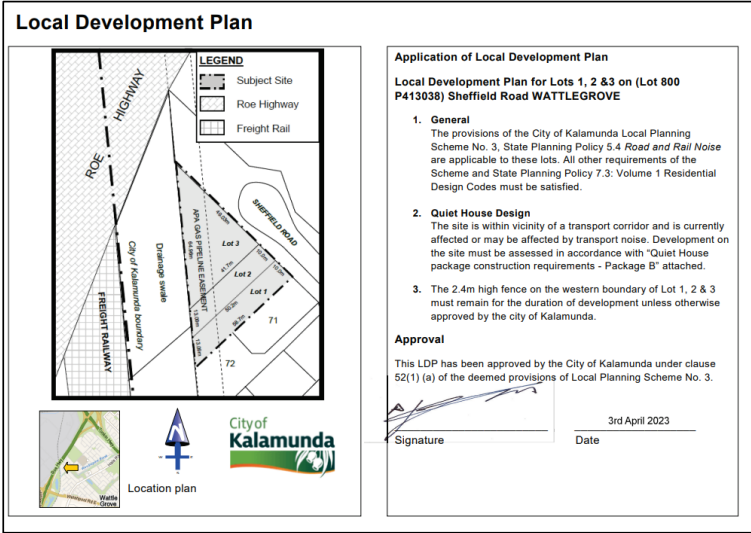


Figure 91 - Aerial of Lot 800 Sheffield Road LDP Area.



Lot 5 Sultana Road East, Forrestfield

Figure 92 - Lot 5 Sultana Road East LDP.

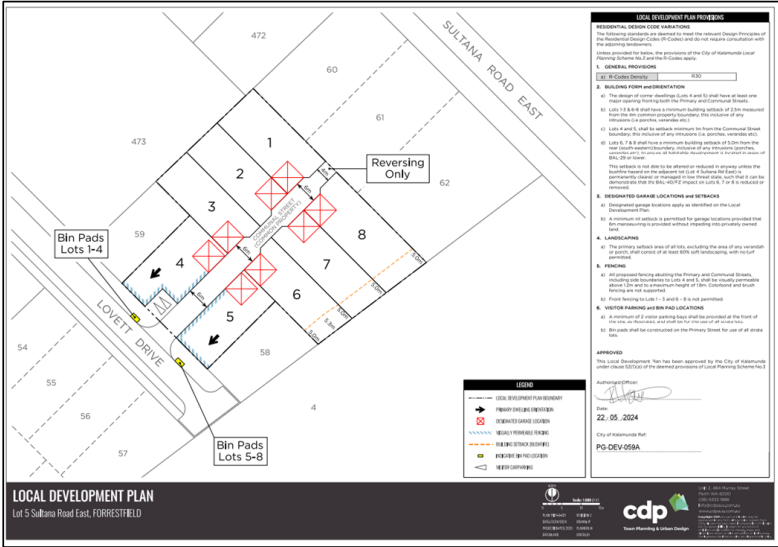
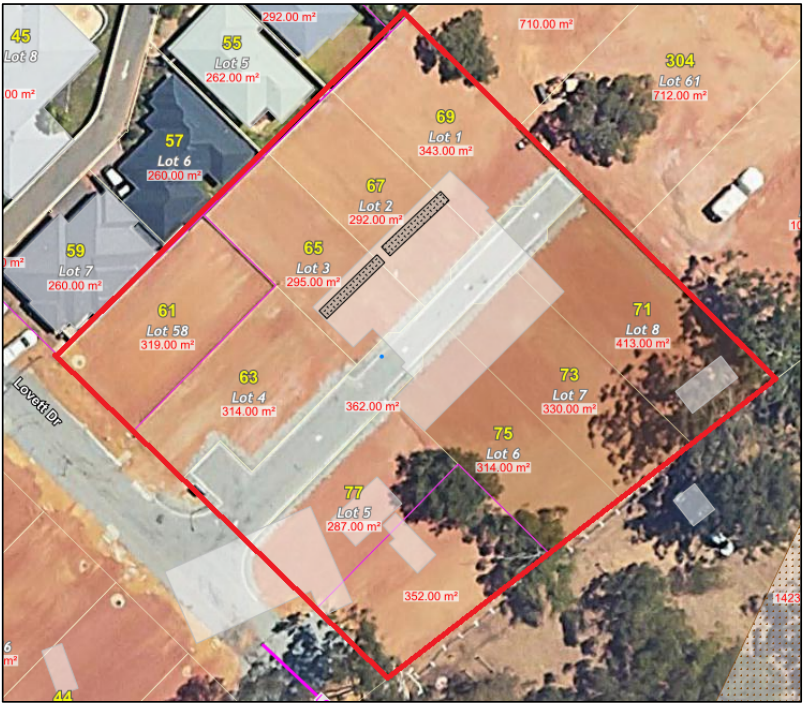


Figure 93 - Aerial of Lot 5 Sultana Road East LDP Area.



Lot 126 (39) Lawnbrook Road West (Walliston Heights),
Walliston

Figure 94 - Walliston Heights LDP.

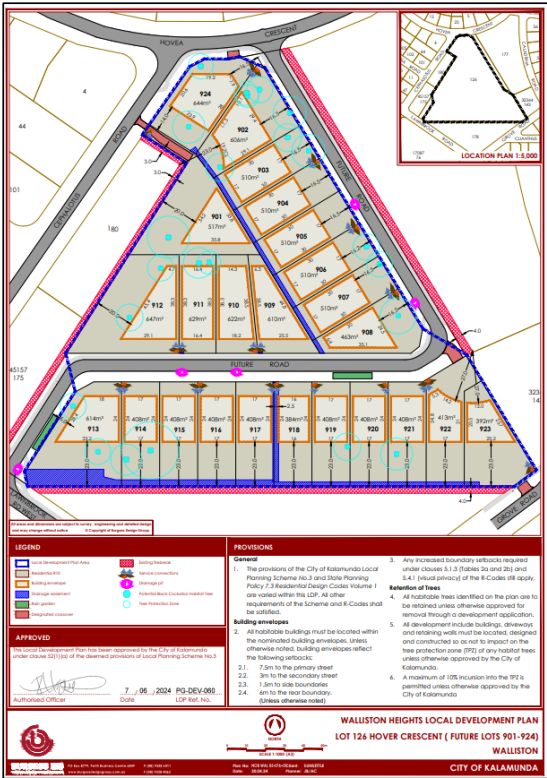


Figure 95 - Walliston Heights LDP Area.



Lot 170 (44) Maida Vale Rd (Bloom Estate), Maida Vale

Figure 96 - Lot 170 (44) Maida Vale Rd Bloom Estate LDP.

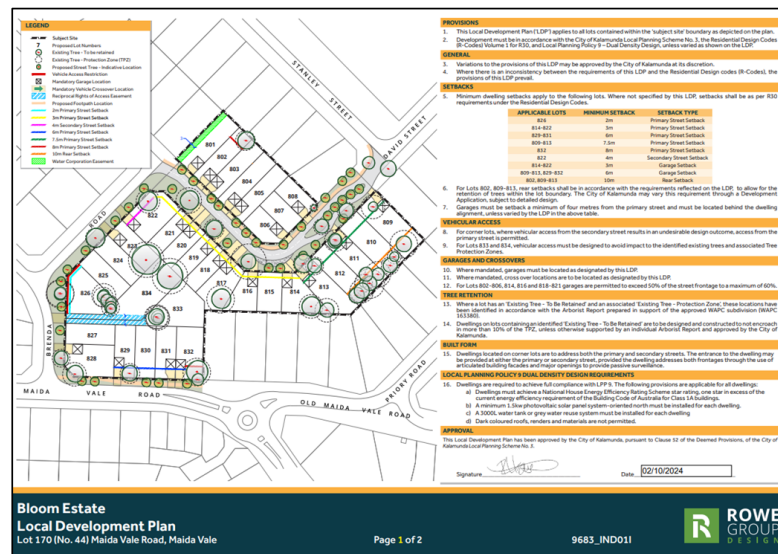


Figure 97 - Aerial of Lot 170 (44) Maida Vale Rd Bloom Estate LDP Area.

