



**Structure Plan Notes
Subdivision and Strata Titling Requirements**

- General**
- Berkshire Road / Milner Road / Dundas Road is a full movement intersection.
- Lot Size**
- Industrial subdivision is to meet the requirements of the Scheme and WAPC Policy DC4.1 – Industrial Subdivision unless otherwise specified.
 - The following minimum lot sizes apply to any subdivision within the Structure Plan area:
 - Lot 50 Sultana Road West - 3,000m², subject to:
 - The construction of Road 2A;
 - Minimum lot frontage of 30m; and
 - Compliance with all development requirements of this Structure Plan.
 - All other lots within the Structure Plan area - approximately one (1) hectare.
- Battleaxe Development**
- No battleaxe subdivision will be supported unless otherwise depicted on the Structure Plan Map.
 - Single or shared battleaxe legs are not permitted to service industrial development on existing Lots 50, 51 and 308 Sultana Road West and Lots 305, 306 and 307 Ashby Close. Approval to non-residential development is contingent on securing direct access to a constructed public road.
 - No further subdivision will be permitted on Lots 50, 51 and 308 Sultana Road West and Lots 305, 306 and 307 Ashby Close based on a shared battleaxe leg access arrangement.
- Industrial Strata Titling**
- Industrial unit strata titling will only be supported in circumstances where a management statement is imposed as a condition of strata approval to the satisfaction of the City that ensures appropriate management arrangements and ongoing compliance with all development criteria as contained with the Scheme, this Structure Plan, any supporting planning policy or design guidelines, or any other requirements specified by the City.
- Development Criteria and Requirements**
- Land Use Permissibility**
- Although the permissibility of uses is as set out in Table 1 in the Scheme, the Structure Plan intent is to facilitate land uses that take advantage of the lands strategic location in respect to major transport infrastructure, including Perth Airport, Roe Highway and Tonkin Highway. On this basis, logistics and other transport based industries are preferred land uses to take advantage of the lands locational attributes.
 - When considering development applications for 'D' and 'A' uses under the Scheme, due regard will be given to the extent that the proposed use supports the Structure Plan intent in accordance with 8 above and the requirements relating to Lot 50 Sultana Road West as specified below.
- Built Form**
- In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, any wall or building facing any street is to be painted or otherwise treated to ensure an appropriate standard of visual amenity to the satisfaction of the City.
 - In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, service areas, bin and storage areas and services such as air conditioners and other machinery are to be screened such that they are not visible from the street.
- Vehicle Access and Movement**
- Vehicle access for non-residential development is not permitted via existing battleaxe legs.
 - Vehicle access for all non-residential development is to be taken directly from a gazetted and constructed public road.
 - In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, internal driveways and car parks are to be designed to ensure slow speeds. Lengths of driveway or car parks exceeding 50 metres are to incorporate speed control devices including minor level changes.
 - In regard to Lot 50 Sultana Road West, vehicle access from Sultana Road West shall be permitted for residential purposes only. All other vehicle access shall be from Road 2A (Nardine Close Extension).
 - Vehicle access at the intersection of Ashby Close and Berkshire Road will be restricted to left in, left out only.
- Pedestrian Movement and Amenities**
- In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, footpaths are to be provided connecting car parking areas to buildings to the satisfaction of the City.
- Landscaping**
- In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, landscaping is to be provided within any development site of a sufficient quality to ensure an attractive well-landscaped environment.
 - Landscaping within car parks throughout the Structure Plan area is to be in accordance with the requirements of the Scheme, any applicable planning policy and design guidelines.
 - In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, the tree species implemented, when not used for screening purposes, shall be of a type having high branch free stems to facilitate surveillance and visibility of building fronts and with a large canopy to achieve adequate shading of car parking areas.
- Signage**
- In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, signage is to relate directly to the building containing the use or service and any associated products for advertising purposes, and is not to be excessive or unnecessary. Third party signage is not permitted.
- Energy Efficiency**
- In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, building openings should be orientated to benefit from passive climatic heating and cooling opportunities to reduce fixed energy consumption.
 - In addition to the requirements of the Scheme, any applicable planning policy and design guidelines, all new buildings should incorporate energy saving design and technology where practical to do so.
- Design Guidelines**
- For additional development criteria and requirements applicable in the Structure Plan area, refer to the Forrestfield/High Wycombe Industrial Area Design Guidelines.
- Development Requirements for Lot 50 Sultana Road West, High Wycombe**
- Any development on lots created under the provisions of 3 above is required to demonstrate compliance with the following composite Residential / Light Industry provisions:
 - The land within 30 metres of the front lot boundary, taken from Sultana Road West, shall be used for residential purposes only.
 - Notwithstanding the provisions contained within the Structure Plan, any development for residential purposes, shall be subject to those provisions of the Scheme relating to the Residential Zone and State Planning Policy 3.1 – Residential Design Codes (R5).
 - Any development for the light industrial component of the composite land uses shall be subject to those provisions of the Scheme relating to the Light Industry Zone.
 - Any development for light industrial purposes shall be subject to the provisions of the Forrestfield / High Wycombe Industrial Area Design Guidelines Local Planning Policy.
 - The lot shall not be developed or used for light industrial purposes unless a dwelling is built to plate height first.
 - Vehicle access from Sultana Road West shall be permitted for residential purposes only. All other vehicle access shall be from Road 2A (Nardine Close Extension).
 - Any light industrial development which does not form part of a composite residential/light industrial subdivision and development in 3(a)(i) and 25 above, shall be subject to those provisions of the Scheme relating to the Light Industry Zone and the Forrestfield / High Wycombe Industrial Area Design Guidelines Local Planning Policy.
- Bushfire**
- Any development requires assessment in accordance with State Planning Policy 3.7 – Planning in Bushfire Prone Areas, which may take the form of a bushfire management plan.
- Noise Attenuation for Residential Land Uses**
- Any residential land uses are required to noise attenuation in accordance with State Planning Policy 5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning.
- Developer Contributions**
- Developer contributions within this Structure Plan are as set out in Schedule 12 – Development Contribution Areas of the City of Kalamunda Local Planning Scheme No. 3.

**Structure Plan
Forresterfield/High Wycombe Industrial Area**

LEGEND	
	Structure Plan Boundary
	Metropolitan Region Scheme Reserve - Parks and Recreation
	Local Planning Scheme No. 3 - Industrial Development Zone
	Local Planning Scheme No. 3 - Special Use Zone - Composite
	Existing Road
	New Road
	Potential New Road
	New road connection/intersection
	Emergency Access
	Roe Highway
	Pedestrian Path
	Shared Path
	20 metre setback line (main street)
	Potential Road Subject to Subdivision of Lot 50 Sultana Road West
	10 metre Setback Line (minor street)
	8 metre Landscaped Buffer to Sultana West Road
	6 metre Landscaping Strip
	Bush Forever Interface Treatment

City of Kalamunda

File: 19-521 STH1A Staff: LR Checked: MC
Date: 26 November 2019 Scale: 1:5000 @ A3