

23 FEB 2017

ADOPTED BY COUNCIL ON .....



APPROVED PLAN

SHIRE OF KALAMUNDA

LOCAL DEVELOPMENT PLAN - LOTS 5 & 6

For: (280 & 276) HALE RD, WATTLE GROVE

Date: \_\_\_\_\_

File No: 149020 & 809-14

Application No: 149020 & 809-14

APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan Approved Green Title Lots 201-215 & 217-221 and Survey-Strata Lots 1-6 of parent Lots 5 and 6 Hale Road, Wattle Grove

- 1. The provisions of the Shire of Kalamunda Local Planning Scheme No. 3 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this LDP.
2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Residential Density Code
The R-Code applicable to these lots is as per the Amended Wattle Grove Urban Cell - U9 Adopted Outline Development Plan (R30).

Streetscape
Front setback is to be a minimum of 2m from the Primary Street with no average and 1m from the secondary street.

Porches and verandahs may be setback 1.5m from the primary street with no maximum length.

Front fences within the primary street setback area are permitted to a maximum total height of 900mm above natural ground level, measured from the primary street side of the front fence.

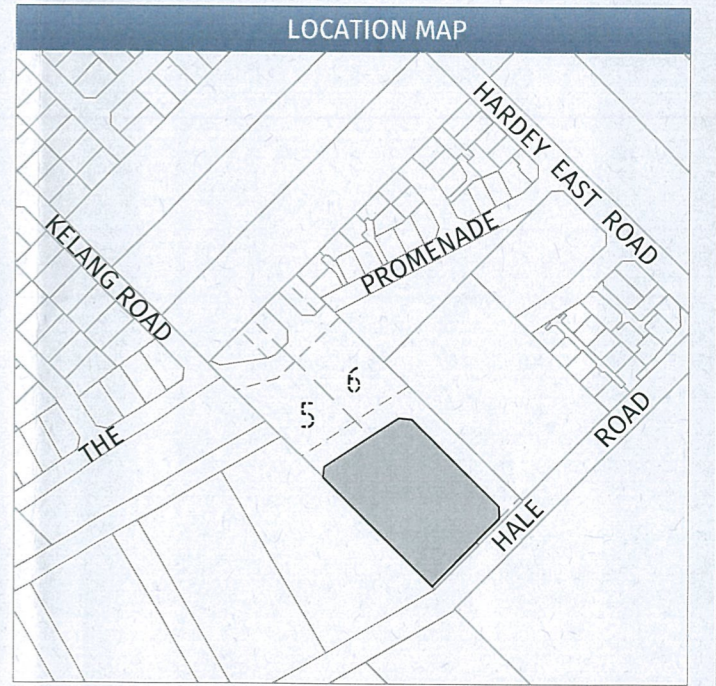
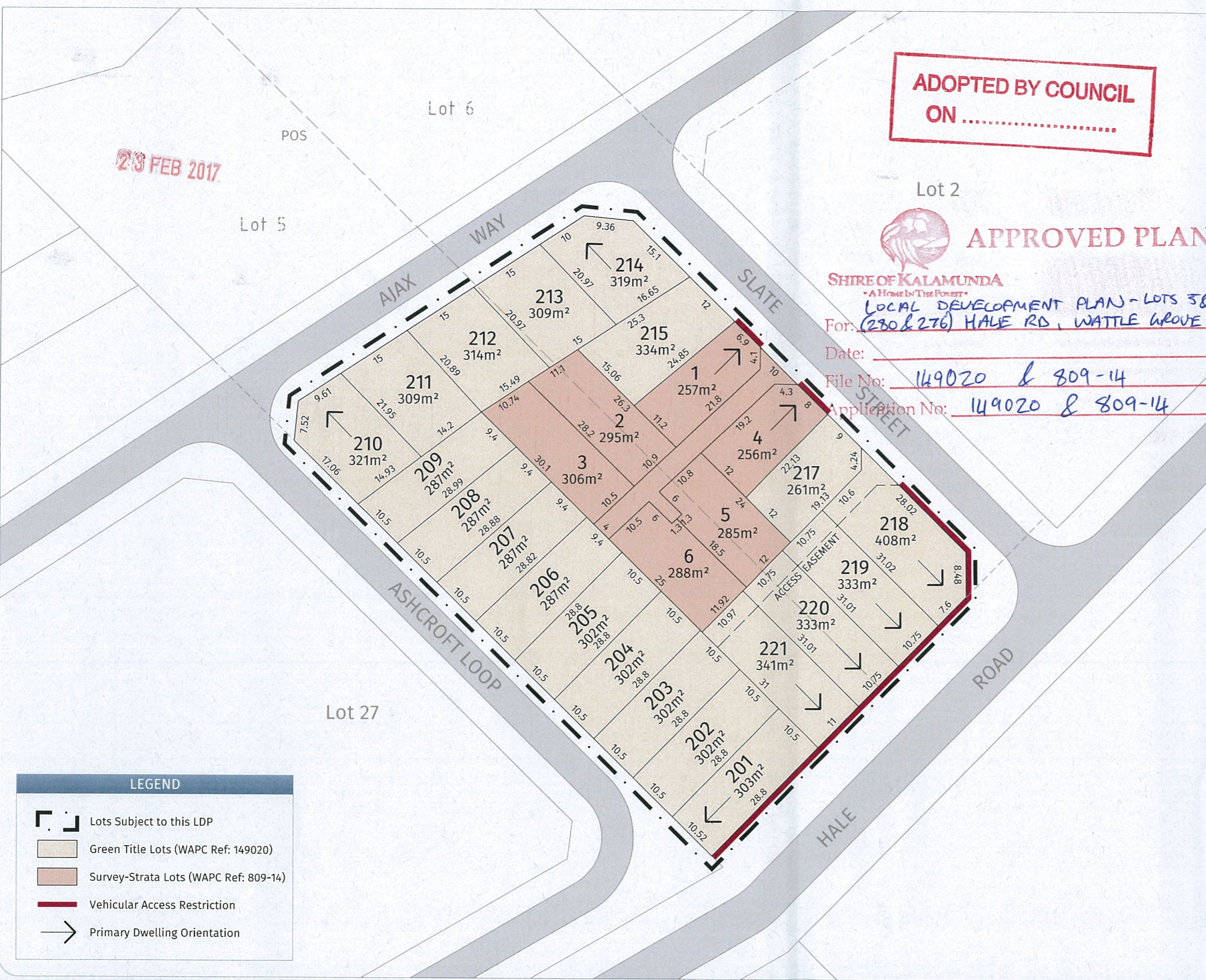
Vehicle Access
No vehicle access is permitted across property boundaries in locations depicted on this LDP.

Boundary Walls
To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less.

Setbacks
A minimum side boundary setback of 1.2m for a wall height 3.5m or less with major openings and 1m for a wall height 3.5m or less without major openings is permitted.

Approval
This LDP has been approved by the Shire of Kalamunda in accordance with clause 52 (1) (a) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature [Signature] Date 1.3.2017



LEGEND
- Lots Subject to this LDP
- Green Title Lots (WAPC Ref: 149020)
- Survey-Strata Lots (WAPC Ref: 809-14)
- Vehicular Access Restriction
- Primary Dwelling Orientation

LOCAL DEVELOPMENT PLAN
STAGES 2 - 4
Lots 5 & 6 Hale Road, WATTLE GROVE

Plan No. | 09684-LDP\_Stage2-4
Date | 23/02/17
Drawn | BdR
Checked | DM
Revision | C
Scale | 1:750@A3
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