

APPLICATION OF LOCAL DEVELOPMENT PLAN

Local Development Plan Approved Lots 222-226 of parent Lots 5 and 6 Hale Road, Wattle Grove

- 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.
- 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 (R40).

Streetscape

Front setback is to be a minimum of 3m from the Primary Street and 1m from the secondary street.

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.

Design Elements

Boundary walls are permitted to both side lot boundaries with no maximum length on one boundary and 2/3 maximum length on the other boundary for a wall height 3.5m or less.

Setbacks

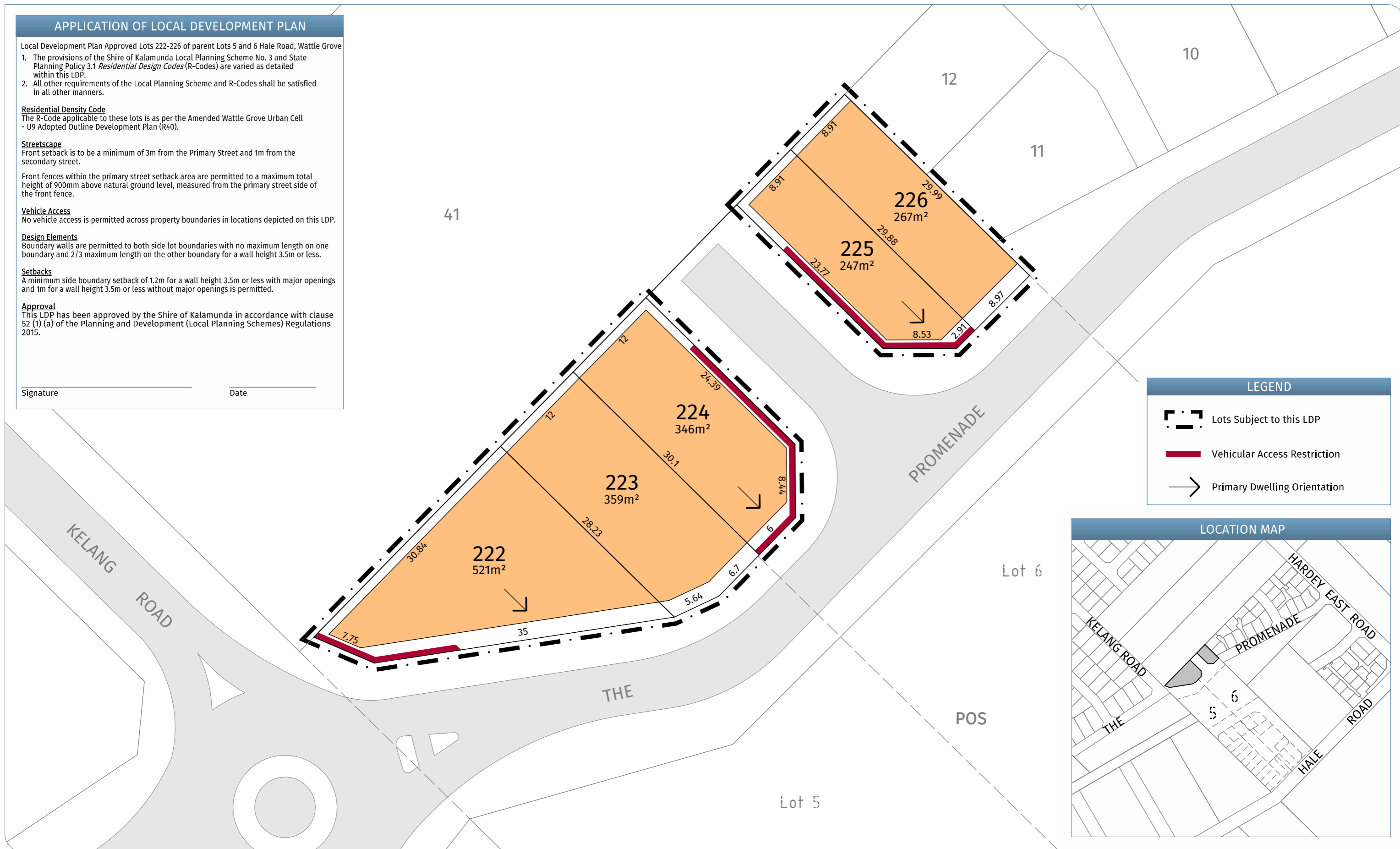
A minimum side boundary setback of 1.2m for a wall height 3.5m or less with major openings and 1m for a wall height 3.5m or less without major openings is permitted.

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 _____

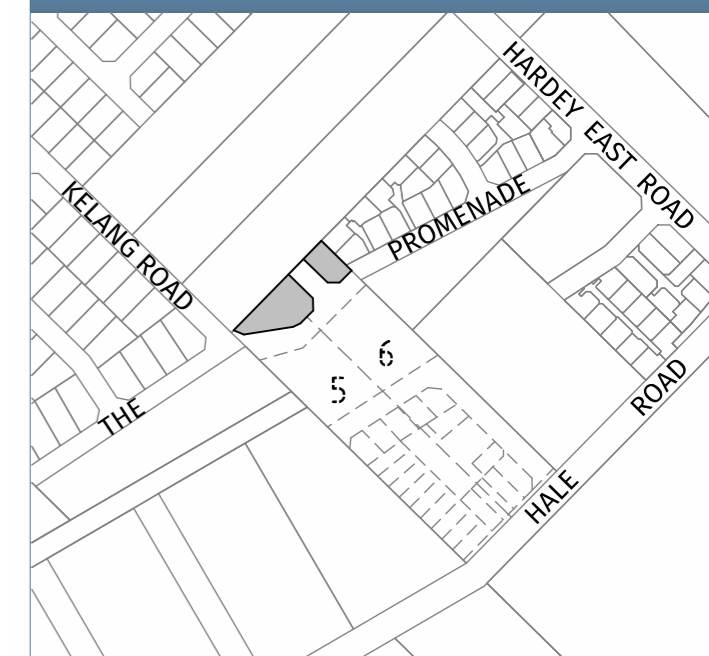
Date _____



LEGEND

- Lots Subject to this LDP
- Vehicular Access Restriction
- Primary Dwelling Orientation

LOCATION MAP



LOCAL DEVELOPMENT PLAN - STAGE 1

Lots 5 & 6 Hale Road
WATTLE GROVE

Plan No. | 09684-LDP-151102-F
Date | 23/06/16
Drawn | JV
Checked | DM
Revision | F

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Scale | 1:400@A3



NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



Harley Dykstra

PLANNING & SURVEY SOLUTIONS