

LEGEND

- SUBJECT SITE
- PRIMARY VEHICLE ACCESS ROUTE
- SECONDARY EMERGENCY ACCESS ROUTE (EXISTING DRIVEWAY)
- ENTRY STATEMENT (SEE LANDSCAPE MASTER PLAN)
- INDEPENDENT LIVING SITES
- AGED CARE FACILITY SITE
- CLUBHOUSE
- LANDSCAPE ZONES (REFER TO LANDSCAPE MASTERPLAN)
- EXISTING VEGETATION TO BE MAINTAINED
- 10m+ MINIMUM SETBACK
- DEVELOPMENT APPLICATION STAGING
- 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.

LDP APPROVAL NOTES:

1. An independent Road Safety Audit of the entry point at Welshpool Road East is to be conducted and any resultant road design adjustments made to the median and slip lane based on the recommendations of the Road Safety Audit prior to the lodgement of the Stage 1 development application. Any proposed works in relation to this will need to be undertaken at the time of implementation of Stage 1 of the development at the Applicant's cost.
2. The requirements of the Department of Fire and Emergency Services shall be addressed at Stage 1 of the development application process.
3. The 'future possible public road' identified on the Local Development Plan is subject to further investigation as part of any future Structure Planning for the area and surrounding land as required by Table 7: Implementation actions of the North East Subregional Planning Framework (2018) of the Western Australian Planning Commission.

Signature

4.6.19 Date



LEVEL 1, SUITE 6, 23 RAILWAY ROAD, SUBIACO WA 6008
 T (08) 9388 0333 www.mjastudio.net | admin@mjastudio.net

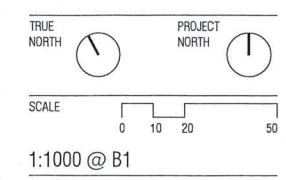
REV.	DATE	AMENDMENT	INIT.
-	23.05.18	ISSUE FOR SUBMISSION	SB
-	12.11.18	UPDATED ISSUE	SB
-	14.12.18	UPDATED ISSUE	SB
-	07.02.19	UPDATED ISSUE	SB
-	04.06.19	UPDATED ISSUE	JL

CLIENT
R. LEIGHTON

PROJECT
WATTLEGROVE RETIREMENT
PROJECT ADDRESS
LOT 500 GAVOUR RD
WATTLE GROVE

MJA PROJECT NUMBER
18002

PROJECT STATUS
LDP APPLICATION



DRAWING
LOCAL DEVELOPMENT PLAN

DRAWING NO.	DRAFTER	CHECKED	REV.
A1.01	SB	WB	-