

LOCAL DEVELOPMENT PLAN

Lot 89 (No. 748) Anketell Road, ANKETELL

Plan No. | 23764-03
Date | 06/09/24
Drawn | NP
Checked | JS
Revision | B

PERTH & FORRESDALE:
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ALBANY | BUNBURY | BUSSETON | FORRESDALE | PERTH

Scale | 1:750@A3



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

LEGEND

- Lots Subject to this LDP
- Residential R10
- Primary/Orientation of Dwelling and Vehicle Access
- Designated Garage Location

APPLICATION OF LOCAL DEVELOPMENT PLAN

GENERAL PROVISIONS

The requirements of the Residential Design Codes (R-Codes) will apply to all lots in the Local Development Plan (LDP) unless otherwise varied below or illustrated on the LDP map.

Garages

1. Any proposed garage must be located within the designated garage location.

Fencing

2. Front fences within the primary street setback shall be visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
3. For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a length of up to 3m behind the truncation with a habitable room addressing the street.

Dwelling Design & Streetscape

4. All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:
 - a) Articulation in dwelling facade (i.e. varied wall setbacks);
 - b) A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);
 - c) Major habitable room openings incorporating large windows to provide surveillance;
 - d) Roof forms that incorporate gables;
 - e) A balcony, portico, or verandah; or
 - f) A built-in planter box.

Surveillance

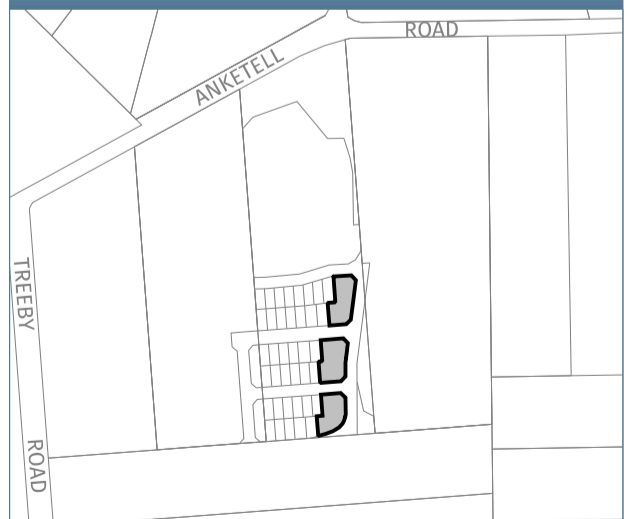
5. Dwellings on corner lots shall include at least one major opening from a habitable room that overlooks the secondary street.

APPROVAL

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval, unless the City earlier revokes its approval.

	DA10926	11/11/2024
Delegated Authority City of Kwinana	City Ref.	Approval Date
		17/12/2030
		Expiry Date

LOCATION MAP



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PLANNING & SURVEY SOLUTIONS