

LOCAL DEVELOPMENT PLAN

Lots 10 (No. 653) and 11 (No. 665) Lyon Road,
WANDI

Plan No. | 24421-01
Date | 20/12/24
Drawn | NP
Checked | JS
Revision | A

PERTH & FORRESTDALE:
Lvl 1, 252 Fitzgerald St
PERTH WA 6000
15/2 Hensbrook Loop,
FORRESTDALE WA 6112
T: 08 9495 1947
E: metro@harleydykstra.com.au

ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:1000@A3



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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
- 10m Primary Street Setback

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.

Streetscape

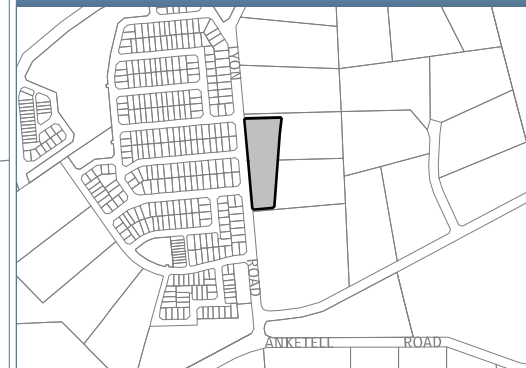
- A primary street setback of 10m is to be provided to accommodate landscaping.
- Vehicular crossovers are to be located to ensure the retention of trees, where possible.
- An appropriate vehicle manoeuvring area is to be provided within the lot boundary to enable vehicles to exit onto Lyon Road in forward gear.

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.

.....	DA11230	30 June 2025
Delegated Authority	City Ref.	Approval Date
City of Kwinana		30 June 2035
		Expiry Date

LOCATION MAP



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PLANNING & SURVEY SOLUTIONS