

11 November 2024

Harley Dykstra Pty Ltd
PO Box 316
KELMSCOTT WA 6991

PARCEL: 10422
ASSESS: 7267

Dear Sir / Madam

**DA10926 – Local Development Plan - Anketell North – Lot 7 (734) Anketell Road
ANKETELL**

Thank you for your application for the abovementioned Local Development Plan (LDP).

Your application has been approved in accordance with Clause 52 of the Deemed Provisions.

Please find enclosed an endorsed copy of the approved LDP for your records.

Should you have any queries regarding this matter, please do not hesitate to contact the City's Planning Department on 9439 0200.

Yours faithfully,

A handwritten signature in blue ink, appearing to be "A. Logan".

Asha Logan
Coordinator Statutory Planning

City of Kwinana Administration

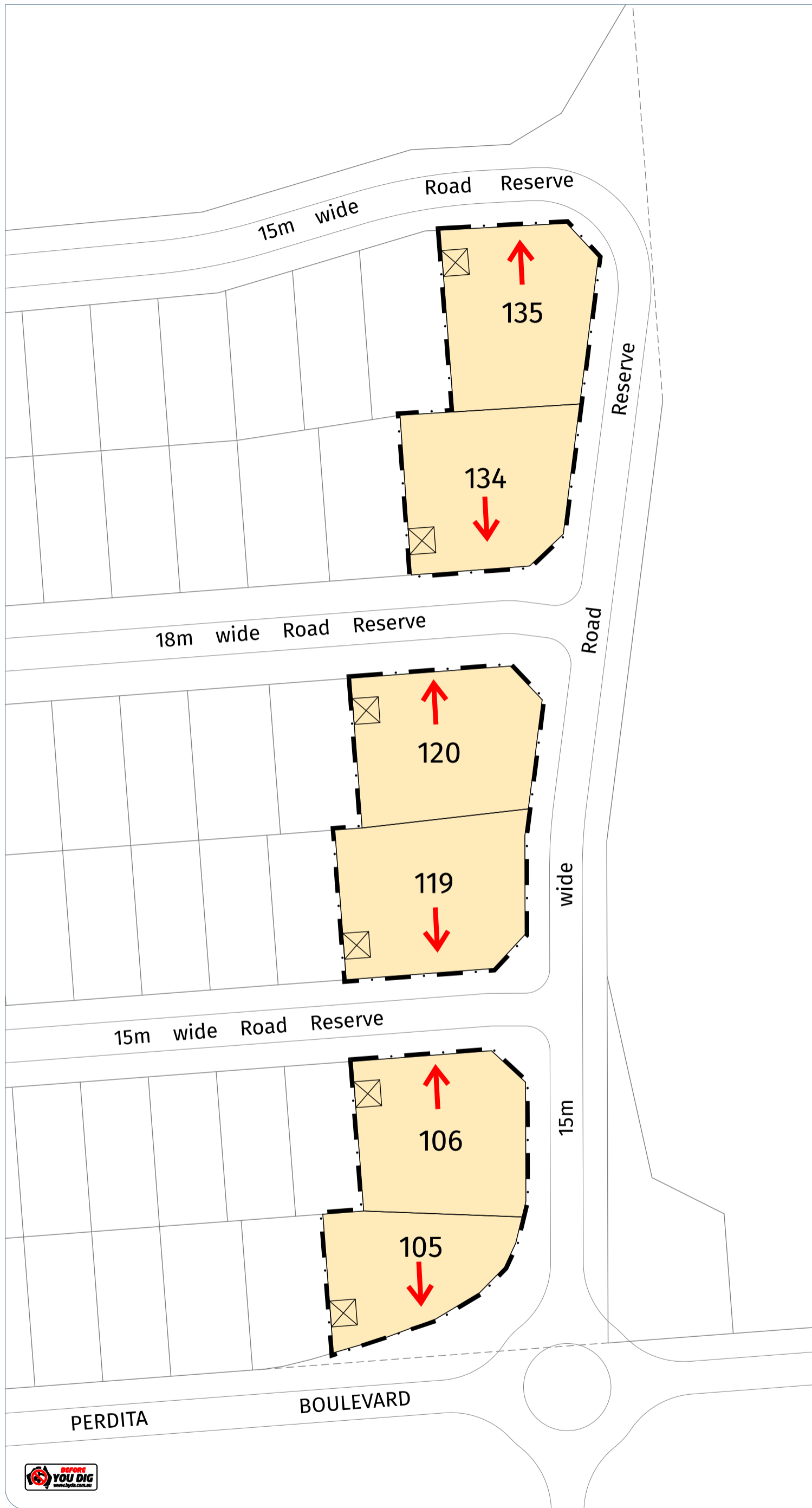
Corner Gilmore Avenue and Sulphur Road, Kwinana WA 6167

PO Box 21, Kwinana WA 6966 | **Telephone** 08 9439 0200

NRS 133 677 (*hearing/speech impaired*) | **TIS National** 131 450 (*Translating and Interpreting Service*)

Email customer@kwinana.wa.gov.au | **Website** kwinana.wa.gov.au





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

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ALBANY | BUNBURY | BUSSELTON | FORRESTDAL | 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

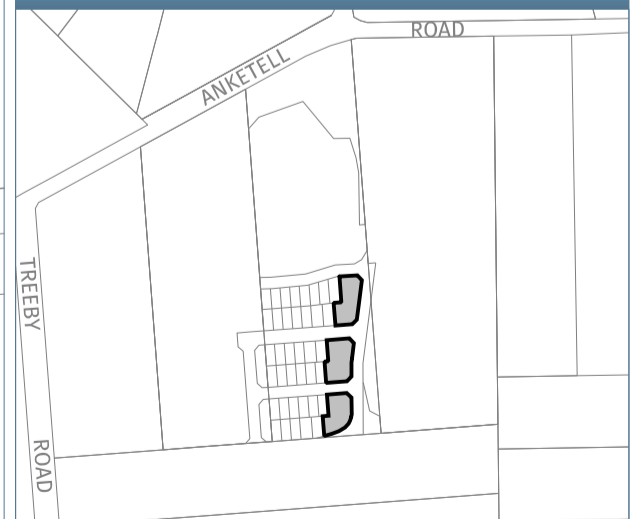
5. Dwellings on corner lots shall include at least one major opening from a habitable room that overlooks the secondary street.

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 Nov 2024
Delegated Authority	City Ref.	Approval Date
City of Kwinana		17 Dec 2025
		Expiry Date

LOCATION MAP



Harley Dykstra

PLANNING & SURVEY SOLUTIONS