

LEGEND

- LDP BOUNDARY
- EXISTING BOUNDARY (PARENT LOT)
- PROPOSED SUBDIVISION BOUNDARY
- NO VEHICLE ACCESS
- DESIGNATED CROSSOVER LOCATION AS PER COUNCIL'S REQUIREMENT
- 9M RESTRICTED COVENANT AS PER WAPC APPROVAL (825-17) CONDITION 5 & 6
- PROPOSED LANDSCAPE
- GARAGE LOCATION

Application of Local Development Plan

Local Development Plan of 138 Burrendah Boulevard, Willetton

1. The provisions of the City of Canning Town Planning Scheme No. 40 and State Planning Policy 3.1 Residential Design Codes (R-codes) are varied as detailed within this LDP.
2. All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other manner.

Residential Design Code

The R-Code applicable to these lots is as per the Town Planning Scheme No. 40.

Streetscape

The crossover to Lot 2 is to be located at the northern extent of the Lot 2 boundary with Vahland Avenue.

Design Elements

Not Applicable

Setbacks

Future development on Lot 2 being setback 9 metres from the boundary to Vahland Avenue, to allow vehicles to exit Lot 2 in a forward direction. Remaining setbacks are in accordance with the requirement of the R-Codes.

Open space/site coverage

Open Space in accordance with the requirements of R-Codes.

Incidental Development

Not Applicable

Approval

This LDP has been approved by the City of Canning under Clause 52, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015

14 September 2018

Signature **Indi Gun**

Date

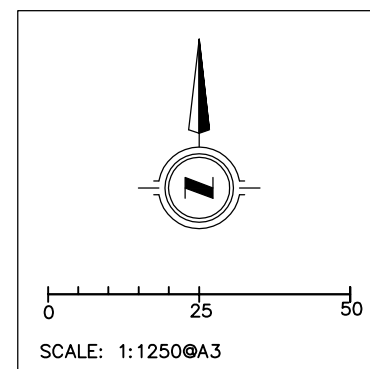
Executive Manager Statutory Planning

City's Reference: 25/3.1

Council Resolution Date: 21 August 2018



Location Plan



Scale and North Point