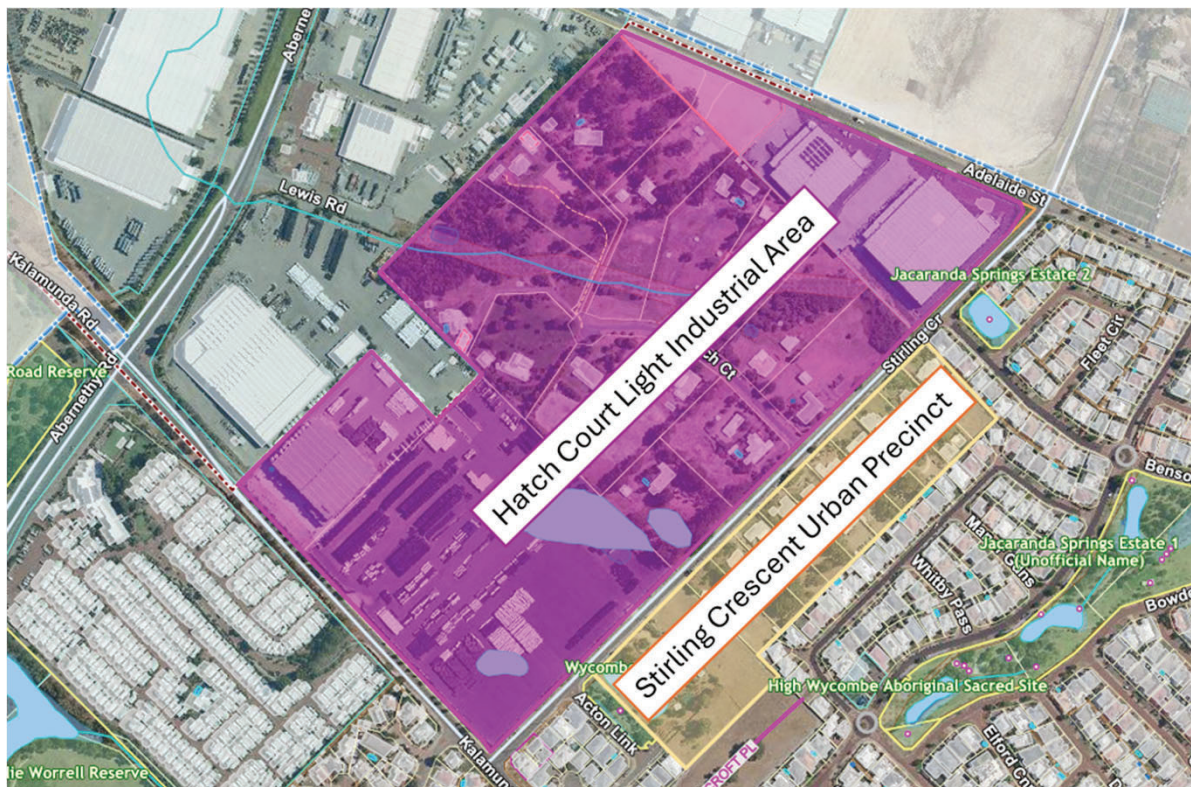
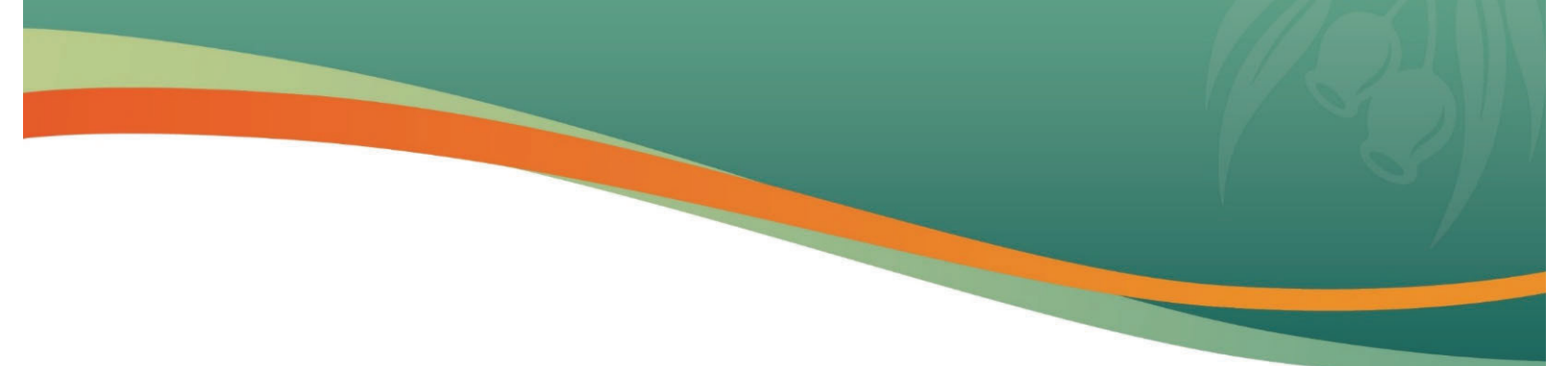


Hatch Court Light Industrial Area

Project area characteristics



- 16 lots (>1 Ha) with some existing developed industrial lots and some lots at various stages of transitioning from large semi-rural residential lots.
- Current road access taken from Stirling Crescent, Kalamunda Road and Adelaide Street.
- Large wetland areas in eastern and western extremities, linked by open drain/stream.
- City of Kalamunda has secured land to enable future road access from Adelaide Street to address scheme requirements and facilitate light industrial development objectives.



Zoning

Metropolitan Region Scheme

Urban

Local Planning Scheme 3 (LPS3)

Light industrial

Development of HCLIA is subject to the provisions of LPS3, outlined below.

Clause 4.2.4 of the Scheme sets out the objectives of the light industry zone as follows:

- To provide for predominantly light industry located in proximity to residential areas.
- To ensure that industries are environmentally compatible with surrounding zones and activities.
- To ensure that the movement of goods and services in and out of the zone cause minimal impact on residential land in the vicinity.