

LOCAL DEVELOPMENT PLAN PROVISIONS

Implementation

- Provisions of the City of Kalamunda Local Planning Scheme No 3 and the Residential Design Codes are varied within this LDP. All other requirements of the Scheme and R-Codes shall be satisfied.
- Variations to the provisions of this LDP may be approved by the City of Kalamunda at its discretion.
- A Development Application is not required for any dwelling that demonstrates full compliance with this LDP and all other applicable provisions of the R-Codes.
- Applicable R-Codes Density: **R60**

Interface Between R60 and Adjacent Lower Density Lots

NB. The following provisions seek to balance the built form expectations of higher density development with the amenity considerations of adjacent lower density lots. While boundary wall allowances reflect the R60 coding, overshadowing controls are moderated to safeguard solar access for R30 and R40 properties.

- Boundary Walls** – Where a lot coded R30 or R40 shares a common boundary with this R60 development site, the assessment of boundary walls on the R60 lot shall be undertaken in accordance with the provisions applicable to the higher density code (R60).
- Solar Access for adjoining Sites** - For the purposes of overshadowing, the provisions applicable to the lower density code (R30 or R40) shall apply to the R60 lot.

Street Setbacks and Streetscape

- The design of Lot 3 and 4 shall have a least one major opening fronting both the Primary and Communal Street.
- All development shall comply with the setback requirements of Part C C3.3 of the R-Codes, including:
 - For Lots 3 and 4 buildings shall be set back a minimum of 2.0 metres from the Primary Street Boundary, inclusive of any architectural projections such as porches, verandas, or similar features.
 - All buildings fronting the communal street shall be set back a minimum of 0.5 metres from the communal street boundary, inclusive of any architectural projections such as porches, verandas, or similar features.

Access

- Designated garage locations apply as identified on the LDP to achieve 6 metre manoeuvrability.
- For Lot 5 garage location is preferred and subject to meeting the requirements of Provision 9.

Landscaping and Fencing

- All proposed fencing on Lots 3 and 4, where adjoining the Primary and Communal Streets, shall be visually permeable above 1.2metres and to a maximum height of 1.8metres.
- Front fencing to Lots 1-2 and 5 is not permitted.

Parking, Utilities and Waste Management

- Bin pads shall be constructed on the Primary Street for use of all strata lots.
- Letter box/CP Services and communal bin storage area shall be provided at the front of the site, as illustrated, and shall be for the use of all strata lots. The final size and configuration of said areas may vary subject to detailed Development drawings.

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- ← PRIMARY DWELLING ORIENTATION
- ☒ DESIGNATED GARAGE LOCATION
- PREFERRED GARAGE LOCATION
- /// VISUALLY PERMEABLE FENCING
- INDICATIVE BIN PAD LOCATION
- ◁ VISITOR CARPARKING

This Local Development Plan has been approved by the City of Kalamunda under clause 52(1)(a) of the deemed provisions of Local Planning Scheme No.3

[Signature]

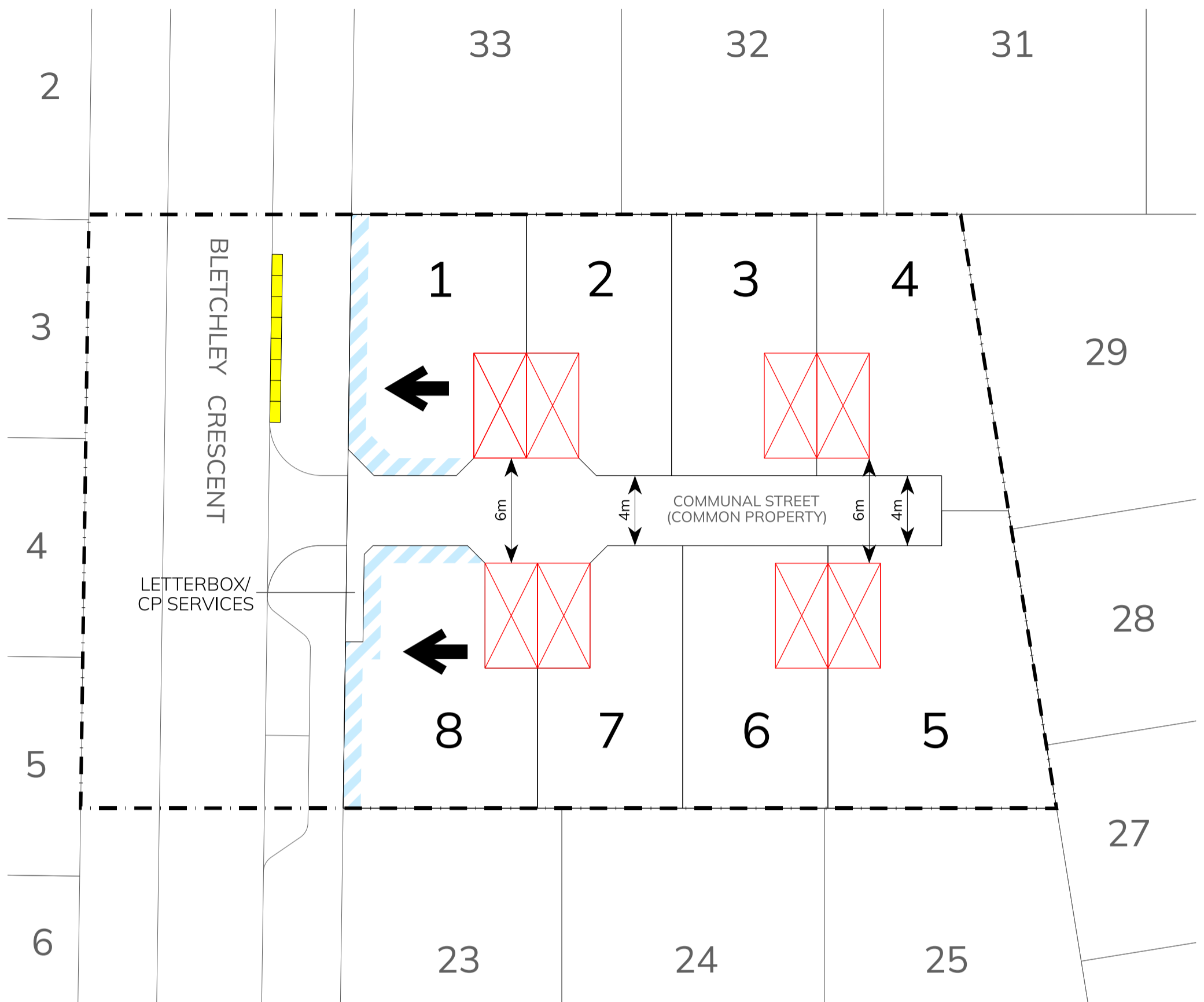
Authorised Officer

12 June 2026

Date

PG-DEV-068

City of Kalamunda Ref.



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Street Setbacks and Streetscape

- The design of Lot 1 and 8 shall have a least one major opening fronting both the Primary and Communal Street.
- All development shall comply with the setback requirements of Part C C3.3 of the R-Codes, including:
 - For Lots 1 and 8 buildings shall be set back a minimum of 2.0 metres from the Primary Street Boundary, inclusive of any architectural projections such as porches, verandas, or similar features.
 - All buildings fronting the communal street shall be set back a minimum of 0.5 metres from the communal street boundary, inclusive of any architectural projections such as porches, verandas, or similar features.

Access

- Designated garage locations apply as identified on the LDP to achieve 6metre manoeuvrability.

Landscaping and Fencing

- All proposed fencing on Lots 1 and 8, where adjoining the Primary and Communal Streets, shall be visually permeable above 1.2metres and to a maximum height of 1.8metres.
- Front fencing to Lots 2-7 is not permitted.

Parking, Utilities and Waste Management

- Bin pads shall be constructed on the Primary Street for use of all strata lots.
- Letter box/CP Services and communal bin storage area shall be provided at the front of the site, as illustrated, and shall be for the use of all strata lots. The final size and configuration of said areas may vary subject to detailed Development drawings.

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- LOCAL DEVELOPMENT PLAN BOUNDARY
- PRIMARY DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION
- VISUALLY PERMEABLE FENCING
- INDICATIVE BIN PAD LOCATION

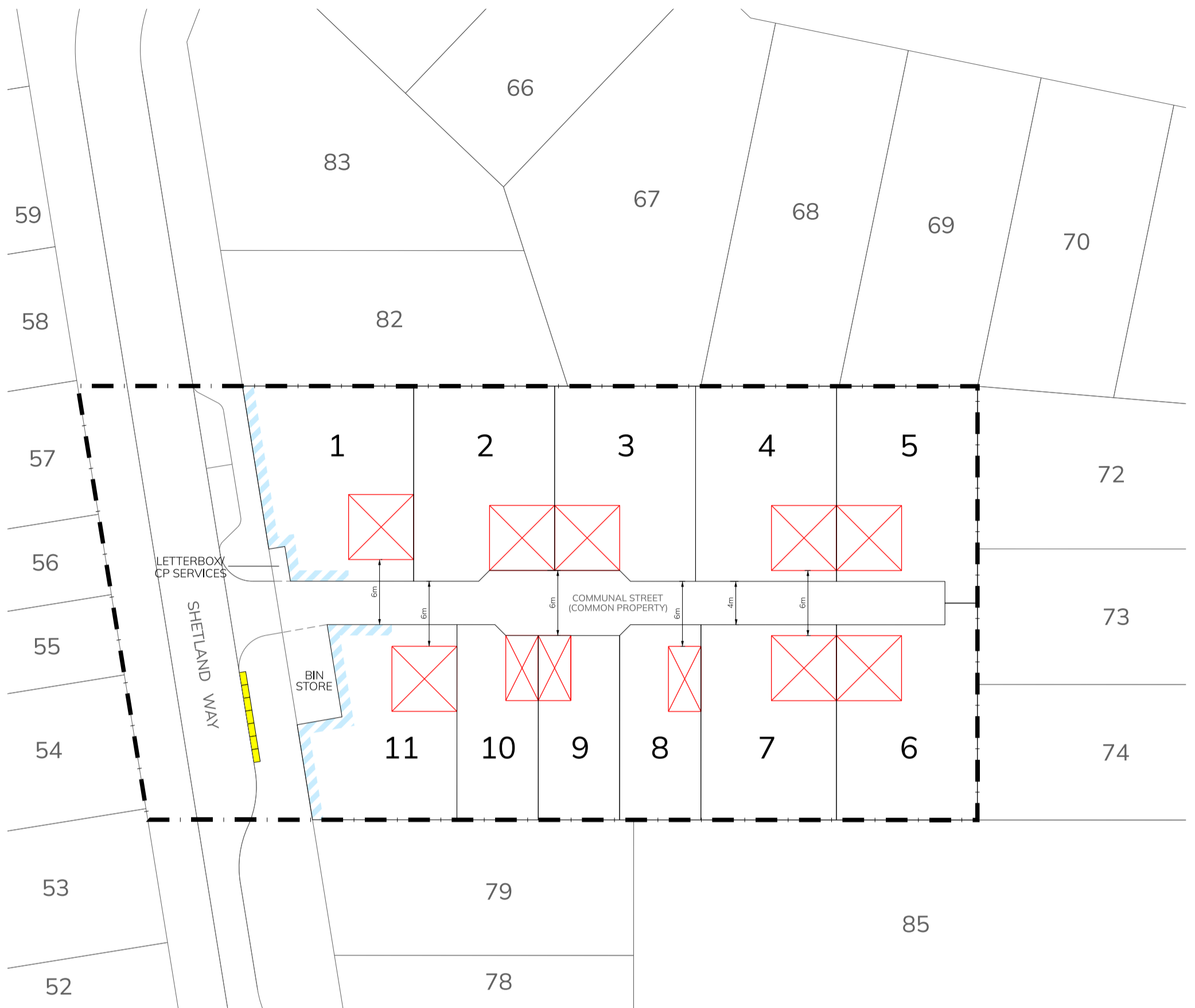
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Street Setback and Streetscape

- The design of Lot 1 and 11 shall have a least one major opening fronting both the Primary and Communal Street.
- All development shall comply with the setback requirements of Part C C3.3 of the R-Codes, including:
 - For Lots 1 and 11 the building set back shall be a minimum of 2.0 metres from the Primary Street Boundary, inclusive of any architectural projections such as porches, verandas, or similar features.
 - All buildings fronting the communal street shall be set back a minimum of 0.5 metres from the communal street boundary, inclusive of any architectural projections such as porches, verandas, or similar features.

Access

- Designated garage locations apply as identified on the LDP to achieve 6metre manoeuvrability.

Landscaping and Fencing

- All proposed fencing on Lots 1 and 11, where adjoining the Primary and Communal Streets, shall be visually permeable above 1.2metres and to a maximum height of 1.8metres.
- Front fencing to Lots 2 – 10 is not permitted.

Parking, Utilities and Waste Management

- Bin pads shall be constructed on the Primary Street for use of all strata lots.
- Letter box/CP Services and communal bin storage area shall be provided at the front of the site, as illustrated, and shall be for the use of all strata lots. The final size and configuration of said areas may vary subject to detailed Development drawings.

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