



LEGEND

5

EXISTING TREE - TO BE RETAINED

EXISTING TREE - PROTECTION ZONE (TPZ)

MANDATORY GARAGE LOCATION

MANDATORY VEHICLE CROSSOVER LOCATION

PROPOSED FOOTPATH

RESIDENTIAL R30 R-CODES - PART B APPLIES

RESIDENTIAL R40 R-CODES - PART B APPLIES

RESIDENTIAL R60 R-CODES - PART C APPLIES

WATER CORPORATION EASEMENT

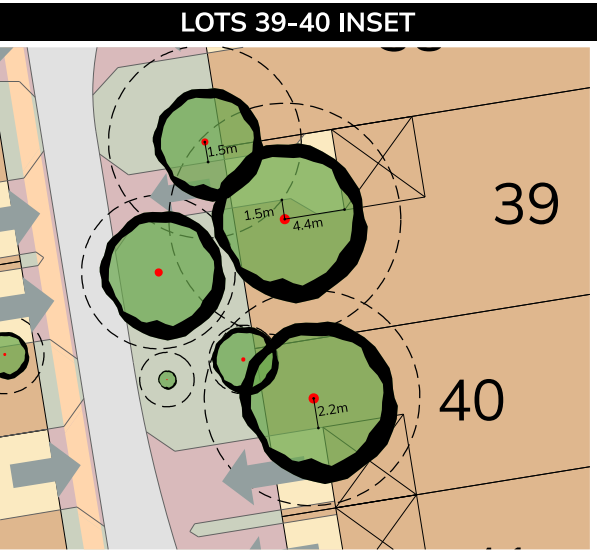
3m PRIMARY STREET SETBACK

AND/OR

BUSHIRE PROTECTION ZONE (SETBACKS AS PER PLAN)

(S1) SURVEY STRATA LOTS

TRANSFORMER SETBACK BUFFER (2.65m)



APPROVAL

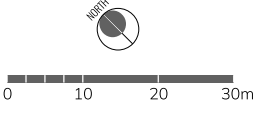
This Local Development Plan has been approved by the City of Kalamunda, pursuant to Clause 52 of the Deemed Provisions, of the *City of Kalamunda Local Planning Scheme No. 3*.

Signature:

Date: 22/01/2026



HW LAND ESTATE PTY LTD
VARIOUS LOTS
HIGH WYCOMBE



LOCAL DEVELOPMENT PLAN
26/11/2025
1:1000 @ A3

DWG. REF.	-	4-001
REVISION	-	D
URPS REF.	-	24PER-053

LOCAL DEVELOPMENT PLAN PROVISIONS

IMPLEMENTATION

1. This Local Development Plan (LDP) applies to all lots within the site boundary unless otherwise notated on the plan. Dedicated Grouped Housing sites will be subject to separate LDP(s) and referenced accordingly.
2. 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.
3. Variations to the provisions of this LDP may be approved by the City of Kalamunda at its discretion.

VARYING DENSITIES - BOUNDARY WALLS AND OVERSHADOWING

4. Where a lot coded R30 or R40 shares a common boundary with a lot coded R60, the assessment of boundary walls shall be undertaken in accordance with the provisions applicable to the higher density code (R60), in recognition of the prevailing built form expectations and amenity standards.

For the purposes of overshadowing, the provisions applicable to the lower density code (R30 or R40) shall apply to the R60 lot to ensure appropriate protection of solar access for the adjoining lower density property.

PRESCRIBED SETBACKS – TREE PROTECTION ZONES, BUSHFIRE MANAGEMENT and STREETScape OBJECTIVES

5. Minimum dwelling setbacks are required for specified lots to support tree retention and protection, bushfire management, and streetscape objectives, as outlined in the table below and/or shown on the Plan.

Where a lot is subject to multiple design factors, the greatest applicable setback shall take precedence.

Design Factor	Applicable Parent Lots	Setback Type	Minimum Setback (No Average)
5a. Existing Tree Protection	17, 28, 35, 38, 39, 40.	Specified Tree Protection Zone	Refer detail on Plan.
5b. For Bushfire Management whereby new habitable buildings require construction outside of defined BAL-40 and BAL-FZ areas.	1	Secondary Street	1.0m – 9.7m varied as illustrated on Plan.
	30 (Strota Lot S12)	Primary or Secondary Street	6.0m
	31 (Strota Lots S14 – S15) 32 (Strota Lots S16 – S17)	Primary Street	6.0m
	33 (Strota Lot S18)	Primary or Secondary Street	3.0m – 6.0m varied as illustrated on Plan.
5c. Streetscape Objectives based on higher density coded lots in same street.	Lots with Primary frontage to – - Bletchley Crescent (i.e. 1 – 8, 18 – 26, 33). - Shetland Way (i.e. 48 – 71, 75 – 83)	Primary Street	3m – Ground floor 1.5m – Upper floor (including post and pillar support at ground floor)

6. *Relevant to Provision 5a.* Existing tree locations within the LDP area are identified in the Arborist Report for WAPC subdivision approval (WAPC 164646). Lots containing or adjacent to an 'Existing Tree - To Be Retained' must adhere to the designated 'Tree Protection Zone' (TPZ) shown on the Plan. All identified trees must be retained and shall not be removed without an approved development application by the City of Kalamunda.

7. *Relevant to Provision 5a.* Development on lots with an 'Existing Tree - To Be Retained' or adjoining lots impacted by a TPZ area must be designed to limit encroachment into the TPZ to a maximum of 10%, unless an individual Arborist Report supports greater encroachment and is approved by the City of Kalamunda under a Development Application.
8. *Relevant to Provision 5a.* Designated crossovers and garages for specified lots are shown on Plan and are generally located away from the TPZ to minimise impact on identified existing trees. Where a crossover encroaches into the TPZ the crossover construction requirements shall be set to ensure installation does not undermine viability of the tree(s).
9. *Relevant to Provision 5b.* Lots subject to bushfire hazard shall have a minimum Primary and/or Secondary street building setback of between 1.0 – 9.7m as varied, and illustrated on Plan. Minimum setbacks are inclusive of any intrusions (porches, verandahs etc) to ensure all habitable development is located in areas of BAL-29 or lower.

The setback is not to be altered or reduced in anyway unless the bushfire hazard is permanently cleared or managed in a low threat state, such that it can demonstrate that the BAL-40/FZ impact on is reduced or removed.

BUILT FORM – CORNER LOT DESIGNS

10. Dwellings located on corner lots are to address both the Primary and Secondary Streets. The entrance to the dwelling may be provided from either street. Both frontages should incorporate articulated building facades and major openings to provide passive surveillance.
11. Fencing may be constructed to a maximum height of 1800mm along the rear 50% of the Secondary Street boundary. All other Primary and Secondary Street fencing shall be permeable above 1200mm in height.

DRAINAGE

12. Dwellings are to have stormwater drainage directed to sealed onsite retention pits, sized for the critical 5% AEP event, which shall be connected to the City's drainage connection pits at the front of the Lot. Retention pits shall not be located closer than 2m to the House footing.

Refer to the City of Kalamunda Stormwater design guidelines for infill Small Subdivision and Property Development.

LEGEND

LOTS SUBJECT TO PROVISION 12 (REFER TO TEXT ON PAGE 1)





TREE NUMBER	TREE PROTECTION ZONE (TPZ) (metres)
13	7.2
21	2.52
22	7.08
23	8.52
24	7.92
25	5.64
26	2.0
27	2.88
31	2.52
32	4.68
41	9.64
42	6.97

Source: Paperbark Treet Report 2025