

LOCAL DEVELOPMENT PLAN PROVISIONS

The following standards are deemed to meet the relevant Design Principles of the Residential Design Codes (R-Codes) and do not require consultation with the adjoining landowners.

Unless provided for below, the provisions of the *City of Kalamunda Local Planning Scheme No.3* and the R-Codes apply.

1. GENERAL PROVISIONS

a) R-Codes Density	R30
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2. BUILDING FORM and ORIENTATION

- a) The design of corner dwellings (Lots 4 and 5) shall have at least one major opening fronting both the Primary and Communal Streets.
- b) Lots 1-3 & 6-8 shall have a minimum building setback of 2.5m measured from the 4m common property boundary; this inclusive of any intrusions (i.e porches, verandas etc.)
- c) Lots 4 and 5, shall be setback minimum 1m from the Communal Street boundary; this inclusive of any intrusions (i.e. porches, verandas etc).

3. DESIGNATED GARAGE LOCATIONS and SETBACKS

- a) Designated garage locations apply as identified on the Local Development Plan.
- b) A minimum nil setback is permitted for garage locations provided that 6m manoeuvring is provided without impeding into privately owned land.

4. LANDSCAPING

- a) The primary setback area of all lots, excluding the area of any verandah or porch, shall consist of at least 60% soft landscaping, with no turf permitted.

5. FENCING

- a) All proposed fencing abutting the Primary and Communal Streets, including side boundaries to Lots 4 and 5, shall be visually permeable above 1.2m and to a maximum height of 1.8m.
- b) Front fencing to Lots 1 - 3 and 6 - 8 is not supported.

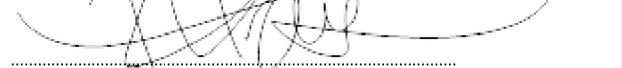
6. VISITOR PARKING and BIN PAD LOCATIONS

- a) A minimum of 2 visitor parking bays shall be provided at the front of the site, as illustrated, and shall be for the use of all strata lots.
- b) Bin pads shall be constructed on the Primary Street for use of all strata lots.

APPROVED

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

Authorised Officer:









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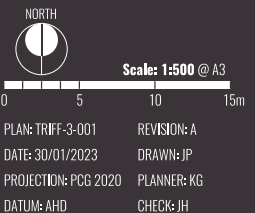
City of Kalamunda Ref:

PG-DEV-059

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

LOCAL DEVELOPMENT PLAN

Lot 5 Sultana Road East, FORRESTFIELD



Unit 2, 464 Murray Street
Perth WA 6000
(08) 6333 1888
info@cdpau.com.au
www.cdpau.com.au
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