

LEGEND

- Subject Site
- Proposed Lot Numbers
- Existing Tree - To be retained
- Existing Tree - Protection Zone (TPZ)
- Proposed Street Tree - Indicative Location
- Vehicle Access Restriction
- Mandatory Garage Location
- Mandatory Vehicle Crossover Location
- Reciprocal Rights of Access Easement
- Proposed Footpath Location
- 2m Primary Street Setback
- 3m Primary Street Setback
- 4m Secondary Street Setback
- 6m Primary Street Setback
- 7.5m Primary Street Setback
- 8m Primary Street Setback
- 10m Rear Setback
- Water Corporation Easement



PROVISIONS

1. This Local Development Plan ('LDP') applies to all lots contained within the 'subject site' boundary as depicted on the plan.
2. Development must be in accordance with the City of Kalamunda Local Planning Scheme No. 3, the Residential Design Codes (R-Codes) Volume 1 for R30, and Local Planning Policy 9 – Dual Density Design, unless varied as shown on the LDP.

GENERAL

3. Variations to the provisions of this LDP may be approved by the City of Kalamunda at its discretion.
4. Where there is an inconsistency between the requirements of this LDP and the Residential Design codes (R-Codes), the provisions of this LDP prevail.

SETBACKS

5. Minimum dwelling setbacks apply to the following lots. Where not specified by this LDP, setbacks shall be as per R30 requirements under the Residential Design Codes.

| APPLICABLE LOTS | MINIMUM SETBACK | SETBACK TYPE |
|------------------|-----------------|--------------------------|
| 826 | 2m | Primary Street Setback |
| 814-822 | 3m | Primary Street Setback |
| 829-831 | 6m | Primary Street Setback |
| 809-813 | 7.5m | Primary Street Setback |
| 832 | 8m | Primary Street Setback |
| 822 | 4m | Secondary Street Setback |
| 814-822 | 3m | Garage Setback |
| 809-813, 829-832 | 6m | Garage Setback |
| 802, 809-813 | 10m | Rear Setback |

6. For Lots 802, 809-813, rear setbacks shall be in accordance with the requirements reflected on the LDP, to allow for the retention of trees within the lot boundary. The City of Kalamunda may vary this requirement through a Development Application, subject to detailed design.
7. Garages must be setback a minimum of four metres from the primary street and must be located behind the dwelling alignment, unless varied by the LDP in the above table.

VEHICULAR ACCESS

8. For corner lots, where vehicular access from the secondary street results in an undesirable design outcome, access from the primary street is permitted.
9. For Lots 833 and 834, vehicular access must be designed to avoid impact to the identified existing trees and associated Tree Protection Zones.

GARAGES AND CROSSOVERS

10. Where mandated, garages must be located as designated by this LDP.
11. Where mandated, cross over locations are to be located as designated by this LDP.
12. For Lots 802-806, 814, 816 and 818-821 garages are permitted to exceed 50% of the street frontage to a maximum of 60%.

TREE RETENTION

13. Where a lot has an 'Existing Tree - To Be Retained' and an associated 'Existing Tree - Protection Zone', these locations have been identified in accordance with the Arborist Report prepared in support of the approved WAPC subdivision (WAPC 163380).
14. Dwellings on lots containing an identified 'Existing Tree - To Be Retained' are to be designed and constructed to not encroach in more than 10% of the TPZ, unless otherwise supported by an individual Arborist Report and approved by the City of Kalamunda.

BUILT FORM

15. Dwellings located on corner lots are to address both the primary and secondary streets. The entrance to the dwelling may be provided at either the primary or secondary street, provided the dwelling addresses both frontages through the use of articulated building facades and major openings to provide passive surveillance.

LOCAL PLANNING POLICY 9 DUAL DENSITY DESIGN REQUIREMENTS

16. Dwellings are required to achieve full compliance with LPP 9. The following provisions are applicable for all dwellings:
 - a) Dwellings must achieve a National House Energy Efficiency Rating Scheme star rating, one star in excess of the current energy efficiency requirement of the Building Code of Australia for Class 1A buildings.
 - b) A minimum 1.5kw photovoltaic solar panel system-oriented north must be installed for each dwelling.
 - c) A 3000L water tank or grey water reuse system must be installed for each dwelling
 - d) Dark coloured roofs, renders and materials are not permitted.

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 02/10/2024



| TREE TAG NUMBER | TREE PROTECTION ZONE (TPZ) (METERS) |
|-----------------|-------------------------------------|
| 1 | 10.8 |
| 2 | 1.2 |
| 3 | 7.2 |
| 4 | 8.4 |
| 5 | 5.4 |
| 6 | 5.4 |
| 7 | 5.4 |
| 8 | 7.2 |
| 9 | 9 |
| 10 | 4.2 |
| 11 | 4.2 |
| 12 | 6.6 |
| 13 | 4.2 |
| 14 | 7.2 |
| 15 | 7.2 |
| 16 | 10.8 |
| 17 | 10.8 |
| 18 | 10.2 |
| 19 | 6 |
| 20 | 9 |
| 21 | 7.8 |
| 22 | 6 |
| 23 | 5.4 |
| 24 | 3.6 |
| 25 | 3.6 |
| 26 | 6 |
| 27 | 2.4 |
| 28 | 4.8 |
| 29 | 5.4 |
| 30 | 6.6 |
| 31 | 6.6 |
| 32 | 6.6 |
| 33 | 5.4 |
| 34 | 7.2 |
| 35 | 3.6 |
| 36 | 4.2 |
| 37 | 5.4 |
| 38 | 7.8 |
| 39 | 9 |
| 40 | 7.2 |
| 41 | 8.4 |
| 42 | 7.2 |
| 43 | 7.2 |
| 44 | 4.8 |
| 45 | 4.2 |

TPZ's are provided in accordance with the AS 4970-2009 Protection of Trees on Development Sites (Standards Australia 2009) as outlined in the Arborite Tree Report (2022)