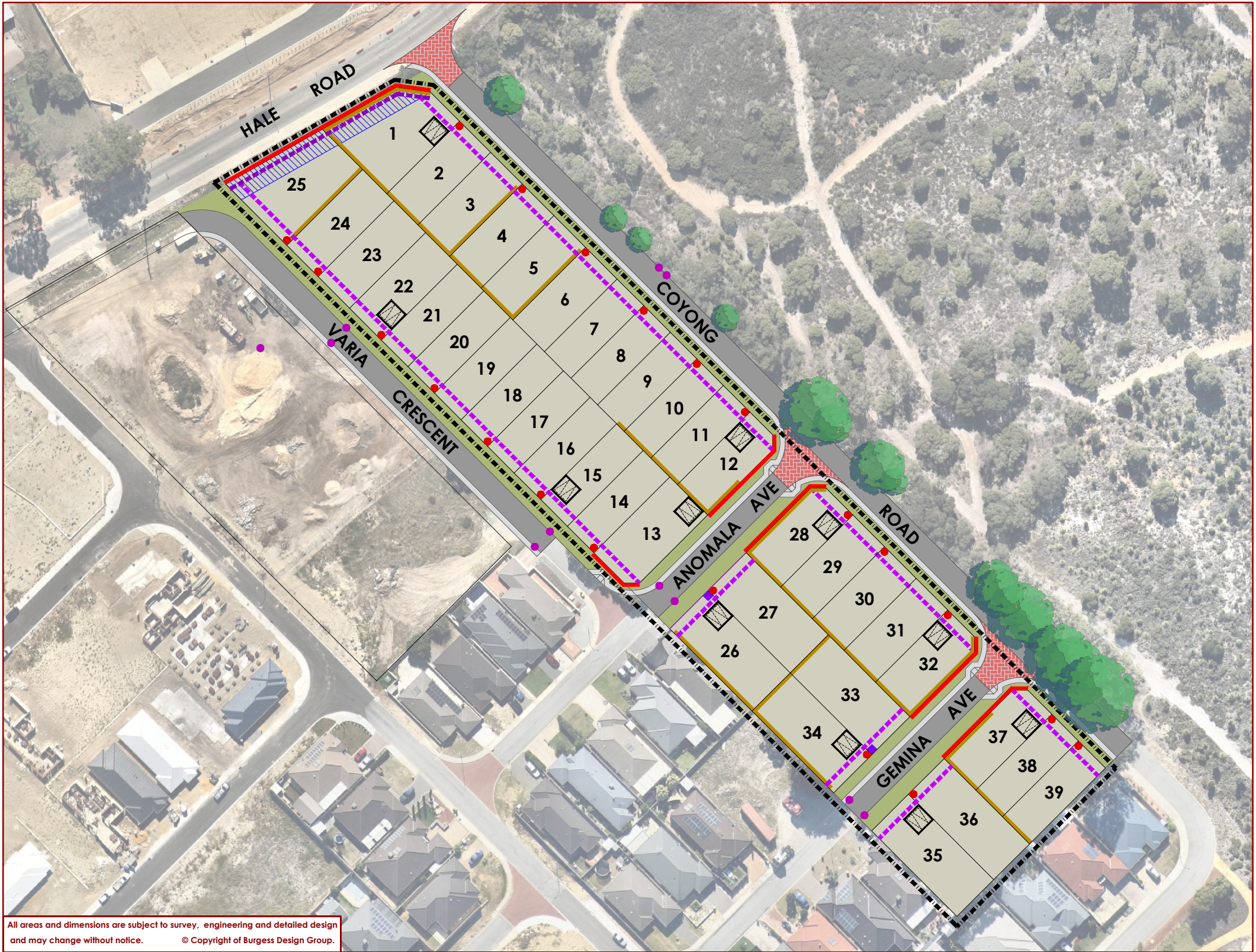
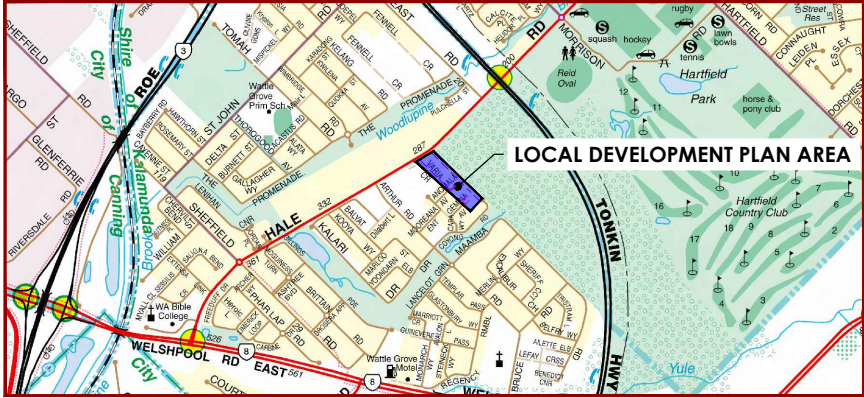




All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

APPROVED



LEGEND

- | | | | |
|--|------------------------------|--|--|
| | Local Development Plan Area | | No vehicular access |
| | Residential R25 | | Retaining wall |
| | 6m Western Power easement | | Uniform fencing |
| | Designated garage location | | Power pillar |
| | Existing tree to be retained | | Stormwater entry pit |
| | 3m primary street setback | | 2x2m drainage easement (driveway permitted over) |

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

Date

LDP Ref. No.

PROVISIONS

General

1. The provisions of the City of Kalamunda Local Planning Scheme No.3 and State Planning Policy 7.3 Volume 1: Residential Design Codes are varied within this LDP.
2. All other requirements of the Scheme and R-Codes shall be satisfied.

Setbacks

3. Buildings shall be setback a minimum of 3m to the primary street (this does not apply to garages).
4. Walls 3.5m high-or-less with major openings shall be set back a minimum of 1.2m from lot boundaries.
5. Walls 3.5m high-or-less without major openings shall be set back a minimum of 1m from lot boundaries.
6. Walls not higher than 3.5m may be built up to two side boundaries within the following limits:
 - 6.1. up to 1/3 the length of the balance of the lot boundary behind the street setback on one side boundary, and
 - 6.2. up to 2/3 the length of the balance of the lot boundary behind the street setback on the second side boundary.

Open Space and Outdoor Living

7. An outdoor living area (OLA) shall be provided:
 - 7.1. with a minimum area of 10% of the site area;
 - 7.2. behind the street setback;
 - 7.3. directly accessible from a habitable room of the dwelling;
 - 7.4. with a minimum dimension of 4m; and
 - 7.5. to have at least two-thirds of the required area without permanent roof cover
8. A minimum of 35% of the site area shall be provided as open space.

Garages & vehicular access

9. Garages shall be located where shown on this LPD.
10. Garages shall be set back a minimum of 4m from the primary street.
11. For lots with a frontage between 10.5m and 12m, a garage may occupy more than 50% of the frontage, to a maximum width of 6m, where:
 - 11.1. the garage is set back a minimum of 0.5m behind the building alignment;
 - 11.2. the dwelling provides a major opening to a habitable room directly facing the primary street;
 - 11.3. the dwelling provides an entry feature consisting of a porch or veranda with minimum depth of 1.2m; and
 - 11.4. the crossover is a maximum of 4.5m wide where it meets the street.
12. No vehicular access is permitted across property boundaries in locations depicted on this LDP.

Other

13. A minimum of one street tree per dwelling shall be planted in the verge and shall be a species approved by the City and have a root-ball size of at least 75 litres.
14. The front setback area, excluding the area of any verandah or porch, shall consist of at least 60% soft landscaping, of which no more than 50% shall comprise of turf.
15. Uniform fencing constructed by the developer shall not be modified, and any repairs shall use materials as close as reasonably practical to those used in the original construction.



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Plan No: JAR WAT 05-01b-01 Client: JARDIM PROPERTY
Date: 23.07.21 Planner: MB



0 50 100 150 200
SCALE 1:1,250 (A3)

HARTFIELD GREEN LOCAL DEVELOPMENT PLAN
LOTS 1-12, 28-32 & 37-39 COYONG RD, 13-25 VARIA CRES,
26-27 ANOMALA AVE & 33-36 GEMINA AVE
WATTLE GROVE

CITY OF KALAMUNDA