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LEGEND	
	Local Development Plan Area
	Existing tree to be retained
	Residential R20
	3m primary street setback
	Designated garage location
	No vehicular access

**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**
- 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.
  - All other requirements of the Scheme and R-Codes shall be satisfied.
- Setbacks**
- Buildings shall be setback a minimum of 3m to the primary street (*this does not apply to garages*).
  - Walls 3.5m high-or-less with major openings shall be set back a minimum of 1.2m from lot boundaries.
  - Walls 3.5m high-or-less without major openings shall be set back a minimum of 1m from lot boundaries.
  - Walls not higher than 3.5m may be built up to two side boundaries within the following limits:
    - up to 1/3 the length of the balance of the lot boundary behind the street setback on one side boundary, and
    - 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**
- An outdoor living area (OLA) shall be provided:
    - with a minimum area of 10% of the site area;
    - behind the street setback;
    - directly accessible from a habitable room;
    - with a minimum dimension of 4m; and
    - to have at least two-thirds of the required area without permanent roof cover
  - Minimum open space shall be provided as follows:
    - 30% of the site area for Lots 13-14 and 28-31; and
    - 35% of the site area for Lots 1-12, 15-27 and 32-46.
- Garages & vehicular access**
- Garages shall be located where shown on this LPD (as applicable).
  - Garages shall be set back a minimum of 4m from the primary street.
  - No vehicular access is permitted across property boundaries in locations depicted on this LDP.
- Landscaping**
- 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.