

Enquiries: Alisha Kozma Planning Officer – 9257 9690  
Our Ref: PG-DEV-059A & LV-01/063

22 May 2024

CPD TOWN PLANNING & URBAN DESIGN

PO BOX 8002  
CLOISTERS SQUARE 6850

Dear Justin,

**Amendment to Local Development Plan – Lot 9001 (No. 63) Lovett Drive, Forrestfield WA 6058**

Please be advised that your planning application received 23 April 2024 for an Amendment to Local Development Plan at the above-mentioned property has been **APPROVED**.

The local development plan period of effect is unchanged by this approval and remains in effect for 10 years from the original approval date, being 27 March 2023.

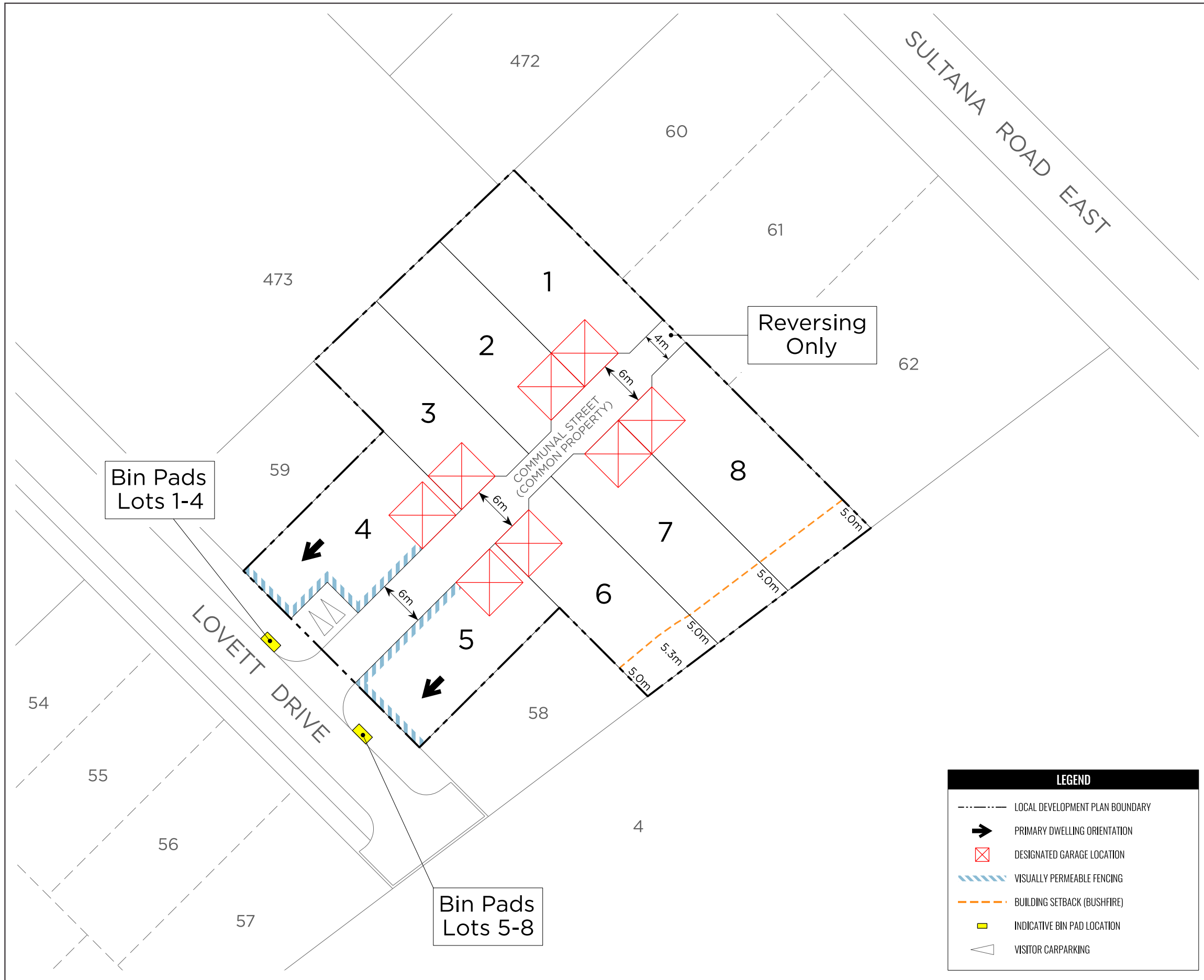
Should you wish to discuss the matter further please contact Alisha Kozma Planning Officer in the City's Planning Services on 9257 9690 or via email ([alisha.kozma@kalamunda.wa.gov.au](mailto:alisha.kozma@kalamunda.wa.gov.au)).

Yours faithfully,



Regan Travers  
**A/Manager Approval Services**

*Encl. Approved Local Development Plan*



**LOCAL DEVELOPMENT PLAN PROVISIONS**

**RESIDENTIAL DESIGN CODE VARIATIONS**

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.)
- d) Lots 6, 7 & 8 shall have a minimum building setback of 5.0m from the rear (south-eastern) boundary, inclusive of any intrusions (porches, verandas etc.), to ensure all habitable development is located in areas of BAL-29 or lower.

This setback is not able to be altered or reduced in anyway unless the bushfire hazard on the adjacent lot (Lot 4 Sultana Rd East) is permanently cleared or managed in low threat state, such that it can be demonstrated that the BAL-40/FZ impact on Lots 6, 7 or 8 is reduced or removed.

**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. Colorbond and brush fencing are not supported.
- b) Front fencing to Lots 1 - 3 and 6 - 8 is not permitted.

**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:

*[Signature]*

Date:

22/05/2024

City of Kalamunda Ref:

PG-DEV-059A

**LEGEND**

- LOCAL DEVELOPMENT PLAN BOUNDARY
- PRIMARY DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATION
- VISUALLY PERMEABLE FENCING
- BUILDING SETBACK (BUSHFIRE)
- INDICATIVE BIN PAD LOCATION
- VISITOR CARPARKING

**LOCAL DEVELOPMENT PLAN**

Lot 5 Sultana Road East, FORRESTFIELD

NORTH

Scale: 1:500 @ A3

PLAN: TRFF-3-001 REVISION: C  
 DATE: 23/04/2024 DRAWN: JP  
 PROJECTION: PCG 2020 PLANNER: JH  
 DATUM: AHD CHECK: JH

**cdp**  
 Town Planning & Urban Design

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