



**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 demonstrate 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

0 5 10 15m

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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