

LOCAL DEVELOPMENT PLAN PROVISIONS

1.0 GENERAL PROVISIONS




1.1 The City of Kalamunda Local Planning Scheme No. 3 and Residential Design Codes apply unless otherwise provided for below.

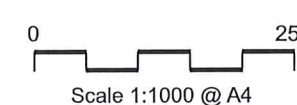
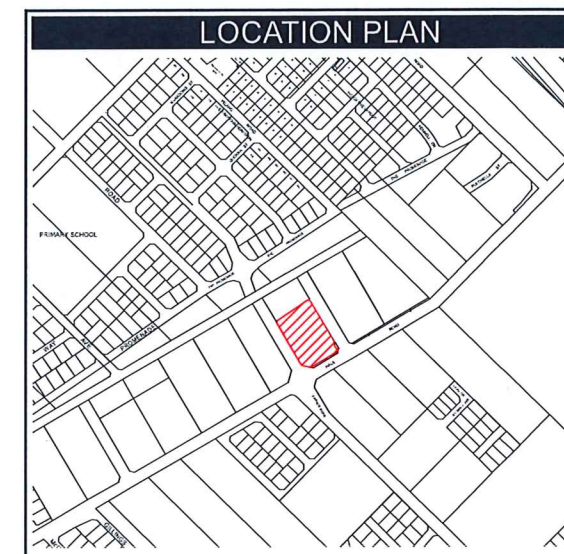
1.2 The following standards replace the Deemed to Comply provisions of the Residential Design Codes (R-Codes). Variation to these standards will generally not be supported.

2.0 PROVISIONS FOR ALL LOTS

Street Setback Primary Street	2.0m minimum, no average 1.5m to porch/verandah - no maximum length
Secondary Street	1.0m minimum
Lot Boundary Setbacks	Boundary setbacks 1.2m for wall height 3.5m or less with major openings 1.0m for wall height 3.5m or less without major openings Boundary walls To both side boundaries subject to: 2/3 length to one side boundary. 1/3 max. length to second side boundary for wall height 3.5m or less.
Open Space and Outdoor Living Area	An outdoor living area (OLA) with an area of 10% of the lot size or 20m ² , whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area. At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA has a minimum 4m length or width dimension. Minimum open space as per R30 requirements of the R-Codes.
Garage Setback	4.5m garage setback from the primary street and 1.5m from a secondary street. The garage setback from the primary street may be reduced to 4.0m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary.
Parking	As per R-Codes
Overshadowing	No maximum overshadowing for wall height 3.5m or less. No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%.
Privacy	R-Codes clause 5.4.1C.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to enclosed outdoor active habitable spaces.

LEGEND

	LDP Boundary		Density Code R30
	Vehicle access restriction. Uniform fencing as per Development Control Policy 2.2 - Residential Subdivision		



NOTE:
1. Pavements and footpaths shown diagrammatically only.

ENDORSEMENT

This Local Development Plan has been endorsed under Clause 52(1)(a) of the Deemed Provisions of Local Planning Scheme No. 3

Manager Approval Services - City of Kalamunda

Date

15.11.17

LOCAL DEVELOPMENT PLAN
LOT 8 HALE ROAD
WATTLE GROVE




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