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LEGEND

- Local Development Plan Area
- Residential R10
- Building envelope
- Drainage easement
- Rain garden
- Designated crossover
- Existing firebreak
- Service connections
- Drainage pit
- Potential Black Cockatoo Habitat Tree
- Tree Protection Zone

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

7.../06.../2024 PG-DEV-060
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 Residential Design Codes Volume 1* are varied within this LDP. All other requirements of the Scheme and R-Codes shall be satisfied.

Building envelopes

2. All habitable buildings must be located within the nominated building envelopes. Unless otherwise noted, building envelopes reflect the following setbacks:
 - 2.1. 7.5m to the primary street
 - 2.2. 3m to the secondary street
 - 2.3. 1.5m to side boundaries
 - 2.4. 6m to the rear boundary. (Unless otherwise noted)

3. Any increased boundary setbacks required under clauses 5.1.3 (Tables 2a and 2b) and 5.4.1 (visual privacy) of the R-Codes still apply,

Retention of Trees

4. All habitable trees identified on the plan are to be retained unless otherwise approved for removal through a development application.
5. All development include buildings, driveways and retaining walls must be located, designed and constructed so as not to impact on the tree protection zone (TPZ) of any habitat trees unless otherwise approved by the City of Kalamunda.
6. A maximum of 10% incursion into the TPZ is permitted unless otherwise approved by the City of Kalamunda



**WALLISTON HEIGHTS LOCAL DEVELOPMENT PLAN
LOT 126 HOVER CRESCENT (FUTURE LOTS 901-924)**

WALLISTON

CITY OF KALAMUNDA