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Provisions

This Local Development Plan (LDP) applies to Lots 636 - 662, 700 - 730, 768 - 777 and 956 - 993 within The Hales - Local Structure Plan area. Unless otherwise defined on this LDP, all development shall be in accordance with the City of Kalamunda Local Planning Scheme No. 3 and the R-Codes. The R-Codes do not apply where varied below. The following provisions vary existing R-Code standards for building and garage setbacks (Clauses 5.1.2, 5.1.3 and 5.2.1) and open space (Clause 5.1.4). Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m² or less.

Minimum Open Space and Outdoor Living

1. An outdoor living area (OLA) with an area of:
 - i) For R60 lots, 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback.
 - ii) For R30 lots, a minimum 35% Open Space Area.
2. The OLA has a minimum:
 - i) For R60 lots, 3.0m length and width dimension.
 - ii) For R30 lots 4.0m length and width dimension.
3. Clause 5.1.4 Open Space deemed-to-comply requirements of the R-Codes do not apply.

Street Setbacks

4. Primary
 - i) For R60 lots, 2.0m minimum.
 - ii) For R30 lots, 3.0m minimum.
5. Secondary Streets 1.0m minimum.
6. For front access lots, front fences are not permitted within the front setback.

Lot Boundary Setbacks

7. For R60 lots,
 - ii) Buildings may be constructed on both lot boundaries with no maximum lengths.
 - ii) Boundary wall heights to comply with Table 3 (Category B area buildings) and include walls built up to the site boundary.
8. For R30 lots,
 - ii) Buildings may be constructed on lot boundaries subject to the following setback requirements as identified on the plan:
 - ii) 1.2m for wall height 3.5m or less with major openings.
 - iii) 1.0m for wall height 3.5m or less without major openings.

Boundary walls to both side boundaries requirements as follows:

- i) 2/3 length to one side boundary.
 - ii) 1/3 maximum length to second side boundary for wall height 3.5m or less.
9. Side boundary setbacks to public open space to be a minimum of 1.0m.

Garages

10. For R60 rear access lots (721-730 and 768-777):
 - i) Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway.
 - ii) Garages are to be setback 1.0m from rear laneway.
 - iii) Only double garages are permitted and shall be a minimum internal width of 5.4m.
11. For R60 front access lots (559-563 and 974-978):
 - i) Garages are to be setback a minimum 0.5m behind the dwelling.
 - ii) Only double garages are permitted and shall be a minimum internal width of 5.4m.
12. For R30 lots:
 - i) Garages are to be setback a minimum of 4.5m from the primary street and are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the garage setback line.
 - ii) Garages are to be setback 1.5m from the secondary street.
 - iii) For two storey dwellings only, garages may be forward of the dwelling alignment to a maximum of 1.0m where the garage alignment complies with the primary street setback.
 - iv) Only double garages are permitted. Garages shall have a minimum internal width of 5.4m.
 - v) For front access lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6.0m as viewed from the street subject to:
 - Garage setback a minimum of 0.5m behind the building alignment.
 - A major opening to a habitable room directly facing the primary street.
 - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and
 - No vehicular crossover wider than 4.5m where it meets the street.
 - vi) Where a garage location and access from a right-of-way or secondary street results in an undesirable urban design outcome, variations to clause 5.3.5 Vehicular Access C5.1 of the R-Codes may be applied so as to allow for garage access to be from the primary street frontage.

Drainage

13. All dwellings are to be connected into the road drainage network. Connection of the dwelling is to be at the connection pit provided within the lot and is the responsibility of the owner. Building plans are to identify lot connection details when making application for a building licence to the City of Kalamunda.

Built Form

14. Rear access lots 721 - 730 and 768 - 777 are exempt from R-Code provisions determining solar access, overlooking and overshadowing for adjoining sites.



LEGEND

- LOTS SUBJECT TO THIS LDP
- R60 LOTS
- R30 LOTS
- PUBLIC OPEN SPACE
- NO VEHICLE ACCESS
- CARPARKING EMBAYMENTS
- DWELLING ORIENTATION
- PEDESTRIAN PATHS
- 3.0m SETBACK TO PRIMARY STREET
- 2.0m SETBACK TO PRIMARY STREET / PUBLIC OPEN SPACE
- 2.0m REAR DWELLING SETBACK TO GROUND FLOOR
- 5.0m REAR DWELLING SETBACK TO SECOND STOREY
- 1.0m SETBACK TO LANEWAY AND LOT SIDE BOUNDARY

This Local Development Plan has been approved by Council under the provisions of the City of Kalamunda Local Planning Scheme No. 3 and The Hales Local Structure Plan.

Manager Approval Services:

Date:

19.11.20.

LOCAL DEVELOPMENT PLAN

LOTS 636 - 662, 700 - 730, 768 - 777 AND 956 - 993 THE HALES
FORESTFIELD



0 50 m
SCALE @ A3: 1:2000
8485-LDP-08-C

