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PROVISIONS

This Local Development Plan (LDP) applies to Lots 564 - 598 and 778 - 803 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. The Residential Design Codes do not apply where varied below.

Minimum Open Space and Outdoor Living

1. An outdoor living area (OLA) with an area of 10% of the lot size, directly accessible from a habitable room of the dwelling and located behind the street setback.
2. The OLA has a minimum 4.0m length and width dimension.
3. A minimum 35% Open Space area.

Garages

4. Garages are to be setback a minimum of 4.5 metres 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. Garages are to be setback 1.5m from the secondary street. The garage location for lot 588 may be forward of the dwelling alignment.
5. For two storey dwellings only, garages may be forward of the dwelling alignment to a maximum of 1.0 metres where the garage alignment complies with the primary street setback.
6. Only double garages are permitted and shall have a minimum internal width of 5.4 metres.
For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m 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.
7. All garages shall be enclosed with a door.
8. Carports are not permitted.
9. 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.

Street Setback and Front Fences

10. Street Setbacks:
 - Primary
 - a. 3.0m minimum;
 - Secondary
 - a. 1.0m minimum;
11. Setbacks do not apply to eaves.
12. Front fences are not permitted within the front setback.

Lot Boundary Setback

13. Buildings may be constructed on lot boundaries subject to the following setback requirements as identified on the plan:
 - a. 1.2m for wall height 3.5m or less with major openings;
 - b. 1.0m for wall height 3.5m or less without major openings;
14. Boundary walls to both side boundaries requirements as follows:
 - a. 2/3 length to one side boundary;
 - b. 1/3 maximum length to second side boundary for wall height 3.5m or less;

Drainage

15. 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.

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: 21 April 2020

