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PROVISIONS

This Local Development Plan (LDP) applies to Lots 865-875 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 for the R60 density code. 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 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.
2. The OLA has a minimum 3.0m length and width dimension.
3. No other R code open space/ site cover standards applies.

Garages

4. Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway.
5. Garages are to be setback 1.0m from rear laneway.
6. Only double garages are permitted and shall be a minimum internal width of 5.4 metres.
7. Carports are not permitted.

Street Setback and Front Fences

8. Street Setbacks:
 - Primary
 - a. 2.0m minimum;
 - b. 1.0 minimum to porch/verandah, no maximum length.
 - Secondary
 - a. 1.0m minimum;
8. Setbacks do not apply to eaves.
9. Front fencing has been provided by the Developer. Modifications to fences installed by the Developer are not permitted.

Lot Boundary Setback

10. Buildings may be constructed on lot boundaries with no maximum lengths.
 - a. Building heights to comply with Table 3 (Category B area buildings) and include walls built up to the site boundary.
 - b. Overshadowing requirements do not apply.

Drainage

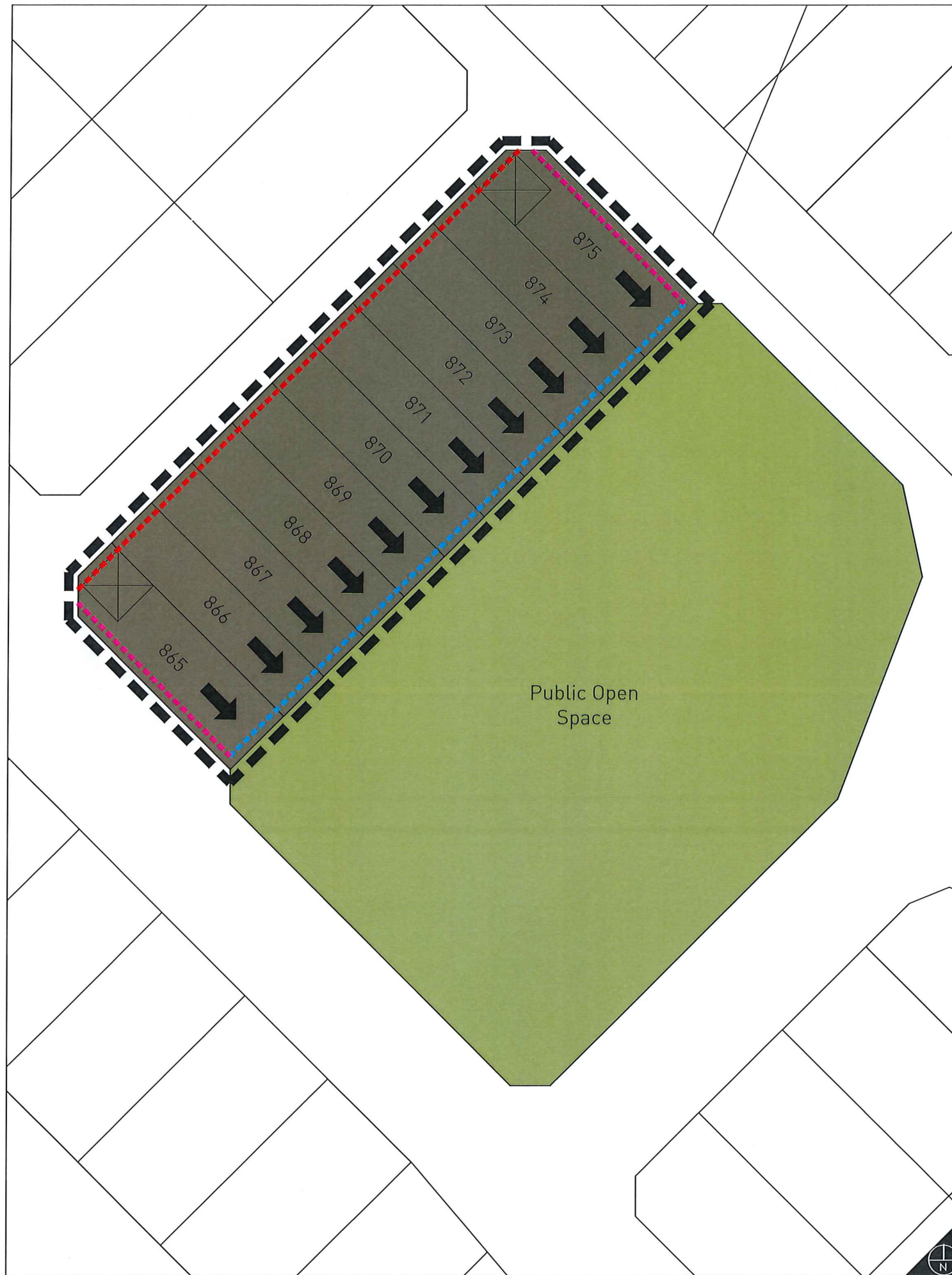
11. All dwellings are to be connected into the road drainage network. Connection of the dwelling is to be at the connection pit provided within the lot and is the responsibility of the owner. Building plans are to identify lot connection details when making application for a building licence to the City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

Miscellaneous

12. Pedestrian access for Lots 865 to 875 is to be from the public open space side of the lot.
13. Minimum two storey dwellings are required for all lots.
14. In accordance with Clause 5.2.3 of the R Codes at least one opening from a habitable room shall face the rear laneway, with another facing to the lot frontage for the purpose of passive surveillance.
15. No privacy provisions apply.

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: 9.2.18



LEGEND

- Lots Subject to this LDP
- 7 Existing Lot Numbers
- 7 Proposed Lot Numbers
- Existing Boundaries
- Proposed Boundaries
- Residential R60
- Public Open Space
- 2.0m Dwelling Setback Line (Primary Setback)
- 1.0m Rear Setback to Garage
- 1.0m Secondary Street Setback
- ➔ Dwelling Orientation
- ⊠ Designated Garage Locations

0 12.5 25 Metres

REVISIONS

Rev	Date	Drawn
A	2017.10.03	W. Clements
B	2018.01.09	F. Chesterman



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Date Drawn: 2017.10.03
 Job Ref: 8485
 Scale: 1:500 @ A3
 Client: Satterley Property Group
 Designer: F. Chesterman
 Drawn: W. Clements
 Projection: MGA50 GDA94
 Plan ID: 8485-LDP-05-B
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