



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice.



**LEGEND**

- Local Development Plan Area
- Residential R30
- Designated crossover location
- Designated garage location
- Existing tree to be retained
- No vehicular access

**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.

11.03.21  
 Authorised Officer Date Reference No.

**PROVISIONS**

**General**

1. Provisions of the City of Kalamunda Local Planning Scheme No.3 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied within this LDP.
2. All other requirements of the Scheme and R-Codes shall be satisfied.

**Boundary Setbacks**

3. Walls 3.5m high-or-less with major openings shall be set back a minimum of 1.2m from lot boundaries.
4. Walls 3.5m high-or-less without major openings shall be set back a minimum of 1m from lot boundaries.
5. Walls may be built up to two side boundaries within the following limits:
  - 5.1. walls not higher than 3.5m up to 1/3 the length of the balance of the lot boundary behind the street setback on one side boundary, and
  - 5.2. walls not higher than 3.5m up to 2/3 the length of the balance of the lot boundary behind the street setback on the second side boundary.

**Open Space and Outdoor Living**

6. An outdoor living area (OLA) shall be provided:
  - 6.1. with a minimum area of 10% of the site area;
  - 6.2. behind the street setback area;
  - 6.3. directly accessible from a habitable room of the dwelling;
  - 6.4. with a minimum dimension of 4m; and
  - 6.5. to have at least two-thirds of the required area without permanent roof cover
7. A minimum of 35% of the site area shall be provided as open space.
8. The front setback area, excluding the area of any verandah or porch, shall consist of at least 60% soft landscaping, of which no more than 50% shall comprise of turf.

**Vehicular Access & Crossovers**

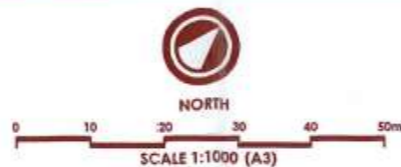
9. No vehicular access is permitted across property boundaries in locations depicted on this LDP.
10. Crossovers shall be located where shown on this LDP.

**Garages**

11. Garages shall be located where shown on this LDP.
12. Garages on Lots 115-136 & 138-147 shall be set back a minimum of 4m from the primary street.
13. Garages on Lots 137 shall be set back a minimum of 5m from the primary street.
14. For lots with a frontage between 10.5m and 12m, a garage may occupy more than 50% of the frontage, to a maximum width of 6m, where:
  - 14.1. the garage is set back a minimum of 0.5m behind the building alignment;
  - 14.2. the dwelling provides a major opening to a habitable room directly facing the primary street;
  - 14.3. the dwelling provides an entry feature consisting of a porch or veranda with minimum depth of 1.2m; and
  - 14.4. the crossover is a maximum of 4.5m wide where it meets the street.

**Trees**

15. Development, including vehicular access, shall be designed to retain existing trees.
16. For every dwelling adjacent to a public street, a minimum of one street tree shall be planted on the verge unless a street tree already exists and is considered appropriate by the City. The Street tree shall be a species approved by the City and shall have a root-ball size of at least 75 litres.



**LOCAL DEVELOPMENT PLAN**  
**TEMPO ESTATE**  
**MAIDA VALE**  
**CITY OF KALAMUNDA**