

**LEGEND**

- Subject Site
- Proposed Lot Numbers
- Existing Tree - To be retained
- Existing Tree - Protection Zone (TPZ)
- Proposed Street Tree - Indicative Location
- Vehicle Access Restriction
- Mandatory Garage Location
- Mandatory Vehicle Crossover Location
- Reciprocal Rights of Access Easement
- Proposed Footpath Location
- 2m Primary Street Setback
- 3m Primary Street Setback
- 4m Secondary Street Setback
- 6m Primary Street Setback
- 7.5m Primary Street Setback
- 8m Primary Street Setback
- 10m Rear Setback
- Water Corporation Easement



**PROVISIONS**

1. This Local Development Plan ('LDP') applies to all lots contained within the 'subject site' boundary as depicted on the plan.
2. The requirements detailed below relate to the Western Australian Planning Commission ('WAPC') approved subdivision of Lot 170 Maida Vale Road, Maida Vale (WAPC 163380).
3. Development must be in accordance with the City of Kalamunda Local Planning Scheme No. 3, the Residential Design Codes (R-Codes) for R30, and Local Planning Policy 9 – Dual Density Design, unless varied as shown on the LDP.

**GENERAL**

4. Variations to the provisions of this LDP may be approved by the City of Kalamunda at its discretion.
5. Where there is an inconsistency between the requirements of this LDP and another planning instrument, the provisions of this LDP prevail.

**SETBACKS**

6. Minimum dwelling setbacks apply to the following lots. Where not specified by this LDP, setbacks shall be as per R30 requirements under the Residential Design Codes.

SETBACK TYPE	MINIMUM SETBACK	APPLICABLE LOTS
Primary Street Setback	2m	826
Primary Street Setback	3m	814-822
Primary Street Setback	6m	829-831
Primary Street Setback	7.5m	809-813
Primary Street Setback	8m	832
Secondary Street Setback	4m	822
Garage Setback	3m	814-822
Garage Setback	6m	809-813, 829-832
Rear Setback	10m	802, 809-813

7. For Lots 802, 809-813, rear setbacks shall be in accordance with the requirements reflected on the LDP, to allow for the retention of trees within the lot boundary. The City of Kalamunda may vary this requirement through a Development Application, subject to detailed design.
8. Garages are to be setback a minimum of four metres from the primary street and must be located behind the dwelling alignment, unless varied by the LDP in the above table.

**VEHICULAR ACCESS**

9. For corner lots, vehicle access is permitted from the primary street.
10. For corner lots, where vehicular access from the secondary street results in an undesirable design outcome, access from the primary street is permitted.
11. For Lots 833 and 834, vehicular access must be designed to minimise impact to the identified existing trees and associated Tree Protection Zones.

**GARAGES AND CROSSOVERS**

12. Where mandated, garages are to be located as designated by this LDP.
13. Where mandated, cross over locations are to be located as designated by this LDP.
14. For Lots 802-806, 814, 816 and 818-821 garages are permitted to exceed 50% of the street frontage to a maximum of 60%.

**TREE RETENTION**

15. Where a lot has an 'Existing Tree - To Be Retained' and an associated 'Existing Tree - Protection Zone', these locations have been identified in accordance with the Arborist Report prepared in support of the approved WAPC subdivision (WAPC 163380).
16. Dwellings on lots containing an identified 'Existing Tree - To Be Retained' are to be designed and constructed to not encroach in more than 10% of the TPZ, unless otherwise supported by an individual Arborist Report and approved by the City of Kalamunda.

**BUILT FORM**

17. Single storey dwellings are permitted on all lots. Clause 5.24.1(e) of Local Planning Policy 9 - Dual Density Design does not apply to lots within this LDP.
18. Dwellings located on corner lots are to address both the primary and secondary streets. The entrance to the dwelling may be provided at either the primary or secondary street, provided the dwelling addresses both frontages through the use of articulated building facades and major openings to provide passive surveillance.

**LOCAL PLANNING POLICY 9 DUAL DENSITY DESIGN REQUIREMENTS**

19. Dwellings are required to achieve full compliance with LPP 9. The following provisions are applicable for all dwellings:
  - a) Dwellings must achieve the NATHERS 7 star energy efficiency rating.
  - b) A minimum 1.5kw photovoltaic solar panel system-oriented north must be installed for each dwelling.
  - c) A 3000L water tank or grey water reuse system must be installed for each dwelling
  - d) Dark coloured roofs, renders and materials are not permitted.

**APPROVAL**

This Local Development Plan has been approved by the City of Kalamunda, pursuant to Clause 52 of the Deemed Provisions, of the City of Kalamunda Local Planning Scheme No. 3.

Signature \_\_\_\_\_

Date \_\_\_\_\_



**Local Development Plan**  
 Lot 170 (No. 44) Maida Vale Road  
 Maida Vale

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 bloommaidavale.com.au





TREE TAG NUMBER	TREE PROTECTION ZONE (TPZ) (METERS)
1	10.8
2	1.2
3	7.2
4	8.4
5	5.4
6	5.4
7	5.4
8	7.2
9	9
10	4.2
11	4.2
12	6.6
13	4.2
14	7.2
15	7.2
16	10.8
17	10.8
18	10.2
19	6
20	9
21	7.8
22	6
23	5.4
24	3.6
25	3.6
26	6
27	2.4
28	4.8
29	5.4
30	6.6
31	6.6
32	6.6
33	5.4
34	7.2
35	3.6
36	4.2
37	5.4
38	7.8
39	9
40	7.2
41	8.4
42	7.2
43	7.2
44	4.8
45	4.2

TPZ's are provided in accordance with the AS 4970-2009 Protection of Trees on Development Sites (Standards Australia 2009) as outlined in the Arborite Tree Report (2022)

