



# the foothills



## Local Development Plan

Gilba Place Maida Vale Western Australia

DISCLAIMER: Issued for illustrative purposes only. All areas and dimensions are subject to detail design and survey.

### GENERAL

- 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.
- All other requirements of the Scheme and R-Codes shall be satisfied.

### BOUNDARY SETBACKS

- Walls 3.5m high-or-less with major openings shall be set back a minimum of 1.2m from lot boundaries.
- Walls 3.5m high-or-less without major openings shall be set back a minimum of 1m from lot boundaries.
- Walls may be built up to two side boundaries within the following limits:
  - 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
  - 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

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

### VEHICULAR ACCESS & CROSSOVERS

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

### GARAGES

- Garages shall be located where shown on this LDP.
- Garages on Lots 115-129 & 139-147 shall be setback a minimum of 4m from the primary street.
- 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:
  - The garage is set back a minimum of 0.5m behind the building alignment;
  - The dwelling provides a major opening to a habitable room directly facing the primary street;
  - The dwelling provides an entry feature consisting of a porch or veranda with minimum depth of 1.2m; and
  - The crossover is a maximum of 4.5m wide where it meets the street.

### TREES

- Development, including vehicular access, shall be designed to retain existing trees.
- 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.

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