





**LEGEND**

SUBJECT LOT

240

LOT NUMBER

GH

GROUPED HOUSING

DX

DUPLEX HOUSING

NO VEHICULAR ACCESS

PRIMARY STREET

DEVELOPMENT FRONTAGE

UNIFORM ESTATE FENCING

DESIGNATED GARAGE LOCATIONS

QUIET HOUSE DESIGN

STREET TREE (APPROX. LOCATION)

SIDE ENTRY PIT

**BAL Rating**

LOTS SUBJECT TO A BUSHFIRE MANAGEMENT MANAGEMENT PLAN

LOCAL DEVELOPMENT PLAN PROVISIONS - R30

This Local Development Plan (LDP) is made under the provisions of the City of Kwinana Local Planning Scheme No. 2 (LPS2) and provides variations to the 'Deemed-to-comply' provisions of the Residential Design Codes (R-Codes), TP52 and Local Planning Policies as shown on the plan and written below. Development Approval is exempt for any Single House that is compliant with the provisions of this LDP, the R-Codes, TP52, and all relevant Local Planning Policies. The Residential Design Codes do not apply where varied below.

Minor variations to the requirements of this Local Development plan may be approved by the City of Kwinana.

Dwelling Facade Treatment

As per City policy, all dwellings are to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:

- a. Articulation in dwelling facade (i.e. varied wall setbacks);
- b. A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
- c. Major habitable room openings incorporating large windows to provide surveillance;
- d. Roof forms that incorporate gables;
- e. A balcony, portico, or verandah; or
- f. A built-in planter box.

For lots where vehicle access is gained solely from a rear laneway or right-of-way, the ceiling height for rooms located on the front elevation shall be minimum 32 vertical brick courses (2.7m) for single storey dwellings.

Street Setback and Front Fences

3.0m minimum and 5.0m maximum setback to primary street, no overage.

For determining the maximum setback, facade elements or indentations are permitted to be set back greater than 5.0m where these constitute a minor proportion of the dwelling's front facade.

Primary and secondary setbacks do not apply to eaves.

1.0m minimum setback to secondary street.

Where a portico, porch, veranda or similar is provided, they may be setback a minimum of 2.0m from the primary street.

Front fences are not permitted within the front setback, except where provided by the developer as uniform estate fencing as designated on this LDP.

Front fences are to be visually permeable above 0.9m, to a maximum height of 1.2m above natural ground level.

For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3.0m behind the function, with a habitable room addressing the street.

Uniform estate fencing provided on private lots shall not be modified without written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.

Lot Boundary Setback

For all lots, a nil side setback is permissible to one side boundary behind the primary street setback line to a minimum of 4.0 metres from the rear boundary, unless otherwise designated on the LDP or where this boundary is to a secondary street.

For lots with a frontage of 11 metres or less, or where otherwise designated on this LDP, nil setbacks are permitted to both side boundaries simultaneously.

Where nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-codes.

For corner lots, where the major dwelling entry (front door) is orientated toward the secondary street, secondary street setbacks apply. Primary street setbacks apply to the other street, as designated on this LDP.

Open Space and Outdoor Living

For R30 lots, open space may be reduced to 35% of the site area subject to the provision of 24 sqm outdoor living area (OLA) with a minimum dimension of 4m and located behind the front setback area. Minimum 16sqm of the OLA is required to be uncovered.

Garages

Garages are to be set back a minimum of 4.5m 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 set back 1.5m from the secondary street.

Garages are permitted to have a nil setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling. Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.

Where garages exceed 50% of the primary lot frontage, they shall comply with the following:

- a) A clear indication of the dwelling entrance.
- b) The dwelling entrance shall be the dominant feature of the facade and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
- c) Garages are to be set back at least 0.5 metres behind the dwelling alignment.
- d) For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single width garage (including tandem) is permitted.
- e) Double garages are permitted on lots less than 10m wide where dwellings are two storeys and where major openings to habitable rooms are provided on the primary street frontage.
- f) For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.
- g) All garages shall be enclosed with a door.

Designated garage locations apply to lots identified on this Local Development Plan, referencing the side of the lot to which the garage must be located but do not prescribe boundary walls.

Access to on-site car parking spaces may be provided from either the primary or secondary street orientation unless otherwise designated on the Local Development Plan.

Vehicle Access

Lots affected by a 'No Vehicular Access' provision shall restrict vehicle access on boundaries identified on the map.

Outbuildings

Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.

Street Trees

In accordance with the City's Streetscape Policy (LPP2), a minimum of one street tree per lot, and two street trees for corner lots are required.

Street trees are to be generally located as shown on this LDP, subject to detailed landscape design.

Street trees are not to be relocated or removed by landowners.

Bushfire Management

The land subject to this DP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 9399.

Quiet House Design

For lots subject to Quiet House Design Requirements, refer to the Noise Management Plan prepared by Lloyd George Acoustics. Copies can be obtained from the City of Kwinana.

This Local Development Plan has been endorsed by Council under Clause 521(i)(a) of the Deemed Provisions

*[Signature]*

Coordinator, Statutory Planning  
City of Kwinana

24/06/2019

Date