

Location Plan



Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R30 Subject Lots
- No Vehicle Access Permitted
- Primary Dwelling Orientation (where applicable)
- Mandatory Garage Location (where applicable)
- Footpath Alignment (Planned)

Endorsement Table

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No. 2

Principal Planner _____

Date _____



Local Development Plan Provisions

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 1.2 The following standards below constitute as 'deemed to comply' provision of the R-Codes and do not require consultation with adjacent owners.

2.0 STREETScape REQUIREMENTS

Lots Applicable	Location	Minimum Setback	Maximum Setback	Requirements
R25 Lots	Primary Street	3.0m	5.0m	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. A porch, balcony, verandah or the equivalent may project not more than 1m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level. For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5m where these constitute a minor proportion of the dwelling's front facade.
R30 Lots	Primary Street	2.0m	5.0m	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. A porch, balcony, verandah or the equivalent may project not more than 1m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level. For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5m where these constitute a minor proportion of the dwelling's front facade.
All Lots	Secondary Street	1.0m	N/A	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.

3.0 LOT BOUNDARY SETBACK REQUIREMENTS

3.1 Buildings built up to lot boundaries (other than street boundaries):

Lots Applicable	Building Type	Minimum Setback	Requirements
All Lots	Ground level only	Nil	<ul style="list-style-type: none"> One side boundary only. Maximum length determined by front (Primary Street) setback and a minimum of 4m from the rear boundary, for lots with a side boundary length equal or greater than 25.0m (including truncation). Maximum length determined by front (Primary Street) and rear setbacks for lots having a side boundary length less than 25.0m (including truncation). A second nil side boundary setback is permitted for garages, this location is not required to be on the same side boundary as the dwelling setback. Nil setbacks shall be positioned to maximise solar access to the dwelling where possible.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum total % of site	Requirements
R25 Lots	35%	<ul style="list-style-type: none"> Permitted where Outdoor Living Area (OLA) minimum area is 30m². The OLA has a minimum 4m length or width dimension. At least two thirds of the OLA must be uncovered. The OLA is to be located behind the front setback area.
R30 Lots	30%	<ul style="list-style-type: none"> Permitted where OLA minimum area is 24m². The OLA has a minimum 4m length or width dimension. At least two thirds of the OLA must be uncovered. The OLA is to be located behind the front setback area.

5.0 GARAGE SETBACK REQUIREMENTS

Lots Applicable	Setbacks	Minimum garage setback	Requirements
All lots	Primary Street	3m	<ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. Can be aligned with the dwelling provided it does not exceed the garage minimum setback. Shall be enclosed by a door.



LOCAL DEVELOPMENT PLAN | OAKEBELLA STAGE 1
 Lot 900 Johnson Road, Wellard
 An LWP Wellard Pty Ltd Project

SCALE
 1:2000 @ A3
 DATE
 15/07/2016
 PROJECT
 FCG 94



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