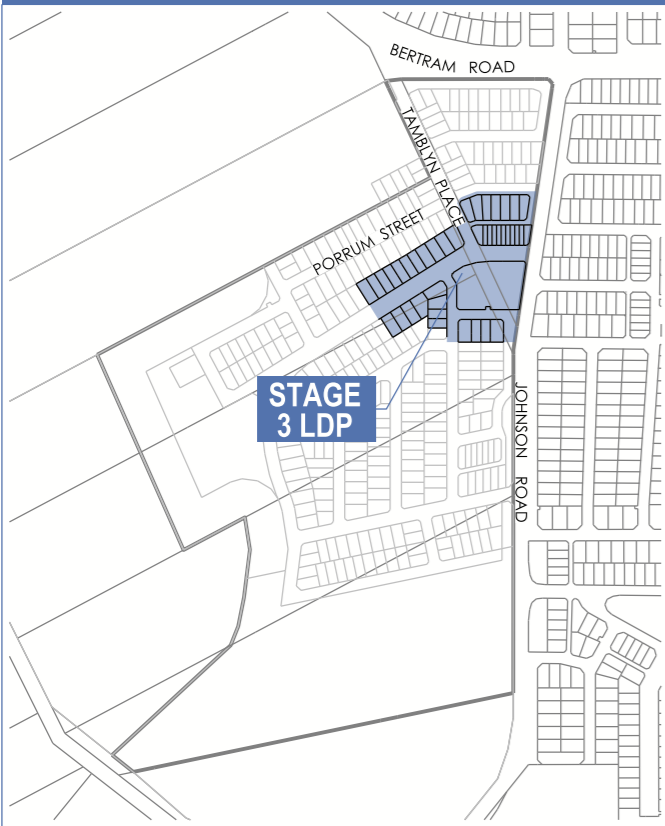


Location Plan



Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R60 Subject Lots
- No Vehicle Access Permitted
- ▲ Primary Dwelling Orientation (where applicable)
- Footpath Alignment (Planned)
- Approximate Street Tree Location - Street Trees not to be removed or relocated by adjacent Lot Owners
- Uniform Fencing by Developer
- ▲ Vehicle Access Point

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 **1/04/2019**



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' provisions of the R-Codes and do not require consultation with adjacent owners.
- 2.0 STREETSCAPE REQUIREMENTS**
- | Lots Applicable | Location | Minimum Setback | Maximum Setback | Requirements |
|---------------------------------|---|-----------------|-----------------|---|
| All Lots (excluding Lots 50-60) | 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 1.0m into the primary street setback area, provided that the total of such projections do 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. |
| R60 Lots (Lots 50-60 only) | Primary Street | 2.4m | 5.0m | <ul style="list-style-type: none"> Dwelling setback. A studio or balcony located above a garage is permitted to have a nil setback to the laneway boundary. |
| R60 Lots | Laneway (and truncation where applicable) | 1.0m | N/A | <ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. |
| 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. |
- 2.1 Dwelling facades for all lots facing the primary street shall provide at least three of the following architectural design features and provide well-articulated facades by providing indentations and projections to the main building line as well as to the roof design (excluding Lots 50 to 60 which are not required to provide indentations and projections to the building line or roof design, but are required to provide at least three architectural design features):
- A verandah or balcony which is a minimum 30% of the width of the facade (excluding garage or car port) and 1.5m deep with the longest portion parallel to the street;
 - A substantial entrance feature to pronounce the main entry to the dwelling such as a portico, open pergola, arbor, gate house or attached feature wall;
 - A roof feature such as gable-end, gambrel, dormer windows, window hood or architectural beams;
 - A feature material such as recycled face brick, corten steel, recycled/weathered timber, mini-orb, stone or light-weight cladding such as weatherboard;
 - Living area with substantial glazing (i.e. full height, overlooking the street or public reserve);
 - Features which provide articulation and interest such as, but not limited to: a chimney, feature blade wall or substantially sized planter box (minimum 4 course high);
 - Metal deck roof within a Building Code of Australia (BCA) classified solar absorbance of light or medium. Acceptable colours from the Colorbond range include: Surfemist, Paperbark, Evening Haze, Shale Grey, Dune, Windspray or Cove (similar colours from an alternative supplier may also be accepted);
 - Other features which add character and that are considered to be consistent with the theme may also be accepted.
- 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 |
|--|-------------------|-----------------|--|
| R25 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). Nil setbacks shall be positioned to maximise solar access to the dwelling where possible. |
| R25 Lots (with 12.5m frontage or less) | Ground level only | Nil | <ul style="list-style-type: none"> 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. |
| R60 Lots (Lots 43-49 only) | Ground level only | Nil | <ul style="list-style-type: none"> Two side boundaries permitted. Maximum length determined by front (Primary Street) and rear setbacks. |
| R60 Lots (Lots 50-60 only) | All levels | Nil | <ul style="list-style-type: none"> Two side boundaries permitted. Maximum length determined by front (Primary Street) and rear setbacks. |
- 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. |
| R60 Lots (Lots 43-49 only) | 30% | <ul style="list-style-type: none"> Permitted where OLA minimum area is 20m². 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. |
| R60 Lots (Lots 50-60 only) | 25% | <ul style="list-style-type: none"> Permitted where OLA minimum area is 20m². The OLA has a minimum 4m length or width dimension. At least two thirds of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas. The OLA is to be located behind the front setback area. |
- 5.0 GARAGE SETBACK REQUIREMENTS**
- | Lots Applicable | Setbacks | Minimum Garage Setback | Requirements |
|--|------------------------------|------------------------|--|
| Lots 43-49 & 219-221 | Primary Street | 3.0m | <ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. |
| All remaining lots without footpath located adjacent to lot boundary or footpath located greater than 0.5m from lot boundary | Primary Street | 4.0m | <ul style="list-style-type: none"> Can be aligned with the dwelling provided it does not exceed the garage minimum setback. Shall be enclosed by a door. |
| All remaining lots with footpath located adjacent to lot boundary or less than 0.5m from lot boundary | Primary or Secondary Streets | 4.5m | <ul style="list-style-type: none"> Shall be enclosed by a door. |
| R60 Lots | Laneway | 0.5m | <ul style="list-style-type: none"> Shall be enclosed by a door. |
- 6.0 BUILDING FORM REQUIREMENTS**
- | Lots Applicable | Requirements |
|----------------------------|--|
| R60 Lots (Lots 50-60 only) | <ul style="list-style-type: none"> Mandatory requirement for two storey dwellings (second storey element must be equal or greater than 60m² – including balcony). The second storey facade shall not be setback greater than 5.0m from the primary street boundary. Dwellings must be oriented to the adjoining primary street, with major openings located in the front facade at both floor levels. No blank dwelling walls permitted to corner Lots 50 and 60 at both floor levels where they face the secondary street. |
- 7.0 ACOUSTIC REQUIREMENTS**
- 7.1 All dwellings on Lot 50-60 shall comply with the following requirements. Alternative construction methods will require the submission of an acoustic report by a suitably qualified acoustic consultant prior to the issue of a Building Permit, demonstrating compliance with AS / NZS 2107 to the satisfaction of the City.
- | Building Element | Requirements |
|-------------------|--|
| a) Walls | <ul style="list-style-type: none"> All walls are to be of double-brick cavity construction, minimum 90mm thick brick / 50mm cavity / 90mm thick brick: <ul style="list-style-type: none"> Each brick must be laid with all joints filled solid with mortar; Any alternatives are to satisfy R_w 50 airborne acoustic rating. For the wall on the zero-lot boundary: <ul style="list-style-type: none"> Cavity is to be kept clean so that the bricklayer is to work neatly and minimise mortar droppings and the like. Any mortar that drops onto the anti-vibration ties is to be cleaned off immediately; The inside leaf of brickwork is to be finished with 13mm thick cement render (i.e. not direct brick plasterboard); After completing construction of the wall and assuming the neighbouring lot is vacant, the wall is to be flush so that any mortar does not protrude the line of the brickwork. |
| b) Windows | <ul style="list-style-type: none"> Windows to be minimum 4mm thick glass in high quality residential grade frame achieving minimum R_w + C_w 23 acoustic rating. |
| c) Roof / Ceiling | <ul style="list-style-type: none"> Ceilings to be minimum 10mm thick plasterboard with R 2.0 insulation laid above, between the ceiling joists. Alternative roof / ceiling construction to achieve minimum R_w 42. Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting. |
| d) Mechanical | <ul style="list-style-type: none"> Any fans, air conditioning or the like, must be selected on the basis of quiet operation. Air conditioning units are to be: <ul style="list-style-type: none"> Roof-mounted on appropriate anti-vibration mounts and shall be located as central as practicable on the lot to maximise distance and line-of-sight to adjoining dwellings; or Unit to be no more than 1.5m above ground level and located so that there is a dividing fence between dwellings (e.g. within alcove or rear courtyard). |
- 8.0 FENCING REQUIREMENTS**
- 8.1 Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 8.2 For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.
- 8.3 Cohesive and consistent fencing is to be constructed by the developer along the front boundaries of Lots 50 to 60 with vehicle access from a rear laneway.



LOCAL DEVELOPMENT PLAN
Oakebella Stage 3, Wellard
 An LWP Wellard Pty Ltd Project

SCALE
 1:2000 @ A3

DATE
 15/07/04Z

DATE
 12/02/2019

PROJECT
 FCG 94

0m 10 20m

DESIGNED
 LM

DRAWN
 LM

CHECKED
 BR

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