

25 July 2023

CITY REF: DA10499

Taylor Burrell Barnett
PO Box 7130 Cloisters Square
PERTH WA 6850

Dear Sir / Madam

Local Development Plan - Oakebella Estate Stage 7 WELLARD (DA10499)

Thank you for your application for the abovementioned Local Development Plan (LDP). This letter is to inform you that your application has been approved in accordance with Clause 52 of the Deemed Provisions.

A copy of the approved LDP is enclosed for your records.

Should you have any queries regarding this matter, please do not hesitate to contact the undersigned of the City's Planning Department on 9439 0427.

Yours faithfully,

Asha Logan
Coordinator Statutory Planning

Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R30 Subject Lots
- Designated Secondary Building Frontage
- Indicative Retaining Wall Location
- Footpath Alignment (Planned)
- Shared Path Alignment (2.5m)
- Lots subject to Bushfire Planning Requirements - Refer to Approved Bushfire Management Plan - 19 December 2022 (as amended)
- Approximate Street Tree Location - Street Trees not to be removed or relocated by adjacent Lot Owners
- Rain Garden Location
- Vehicle Driveway Location
- Vehicle Crossover Location
- Intersection Tangent Point



This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval.

<p>..... Coordinator Statutory Planning City of Kwinana</p>	<p>DA10499 City Ref.</p>	<p>25 Jul 2023 Approval Date</p> <p>12 Aug 2026 Expiry Date</p>
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Local Development Plan Provisions

- ### 1.0 GENERAL PROVISIONS
- The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
 - 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 | 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 1.0 m 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 5.0m 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. |
- Dwelling facades facing the primary street shall provide well-articulated facades by providing indentations and projections to the main building line and roof design, and shall provide at least three of the following 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); or
 - 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).
- ### 3.0 LOT BOUNDARY SETBACK REQUIREMENTS
- Buildings built up to lot boundaries (other than street boundaries):
- | Lots Applicable | Building Type | Minimum Setback | Requirements |
|-----------------|------------------------|-----------------|--|
| All Lots | Up to 3.5m wall height | 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. |
- ### 4.0 OPEN SPACE REQUIREMENTS
- | Lots Applicable | Minimum total % of site | Requirements |
|-----------------|-------------------------|---|
| R25 | 35% | <ul style="list-style-type: none"> Permitted where Outdoor Living Area (OLA) / Primary Garden Area complies with all applicable deemed-to-comply requirements of the R-Codes (as amended). |
| R30 | 65%* | |
- ### 5.0 GARAGE REQUIREMENTS
- Garage setbacks to be provided to the primary street as follows:
- | Lots Applicable | Minimum Garage Setback | Requirements |
|-----------------|------------------------|--|
| All Lots | 4.5m | <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. |
- Garage setbacks to be provided to the secondary street as follows:
- | Lots Applicable | Minimum Garage Setback | Requirements |
|-----------------|------------------------|--|
| Lot 150 only | 4.5m | <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. |
- ### 6.0 VEHICLE ACCESS
- Vehicle access is permitted as per the locations shown on the LDP plan for Lots 118, 119 and 152, subject to the design of secondary street fencing (where proposed) in accordance with the requirements of provision 7.2 of this LDP.
 - Vehicle crossover widths are restricted for Lots 118, 119 and 152 to achieve a 6.0m minimum separation distance between the crossover location and the tangent point of the adjacent street intersection (as illustrated on the LDP plan). The maximum crossover widths (measured at the street) shall be 4.5m wide for Lot 118, 4.75m for Lot 119 and 5.4m for Lot 152. The crossover is permitted to taper in shape from the specified maximum widths to the full width of the driveway at the lot boundary (as shown on LDP).
- ### 7.0 FENCING REQUIREMENTS
- Front fences within the primary street setback being 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 3m behind the truncation with a major opening addressing the secondary street.
- ### 8.0 STREET TREE REQUIREMENTS
- A minimum of one street tree per lot is required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this Local Development Plan, subject to detailed landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners.
- * The amended deemed-to-comply provision for site cover applicable to R30 lots has effect until the conclusion of the special transition period (1 September 2025). Following the conclusion of the special transition period, the R-Codes Volume 1, Part C, design element 3.1 Site Cover will prevail to the extent of any inconsistency.