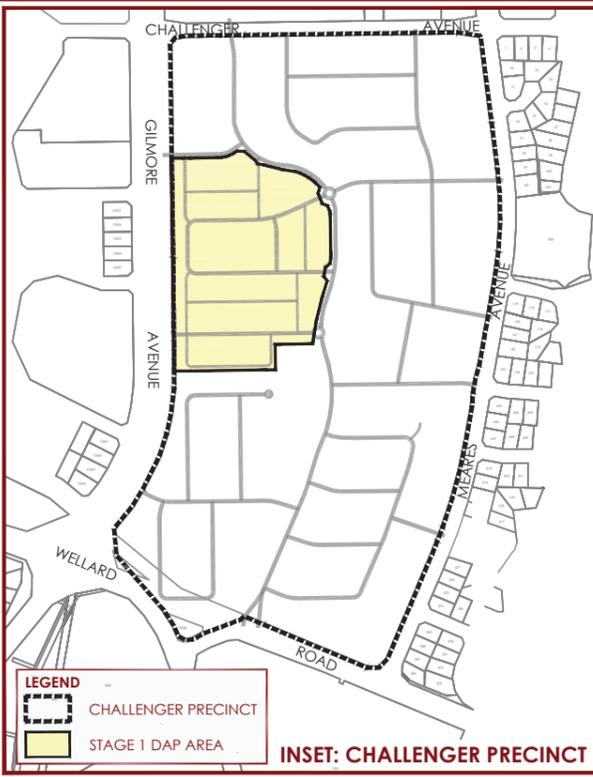




LEGEND

	Local Development Plan Area		No vehicular access
R-Code Variations			Dwelling orientation
	3m min. to 5m max. primary street setback		Pedestrian Access
	2m min. to 4m max. primary street setback		Designated Garage Location (refer to Provision 13)
	1m min. secondary street setback		Lots subject to BAL12.5 under AS3959
	Traditional Lot (R30)		
	Cottage Lot (R60)		
	Grouped Housing (R60)		
	Feature Lot (refer to provision 21 of this LDP)		
	Duplex potential		
	Triplex potential		



R-CODE VARIATIONS AND DEVELOPMENT PROVISIONS

GENERAL
 This Local Development Plan (LDP) applies to all lots within Stage 1 of Cassia Glades within the Kwinana Town Centre zone. Unless otherwise defined on this LDP, all development shall be in accordance with the City of Kwinana Town Planning Scheme No.2 (TPS2), Residential Design Codes of WA (R-Codes) and Challenger Precinct Overall Land Use Plan.

The provisions of this Local Development Plan (LDP) constitute both Residential Design Code provisions 'deemed to comply' provisions and development standards under the City of Kwinana's TPS2 and other City of Kwinana Policies and Guidelines. Where there is a conflict between the R-Codes and the provisions of this LDP, the LDP prevails.

Compliance with the LDP 'deemed to comply' provisions will not require consultation with adjoining and/or nearby landowners and negates the need for planning approval for lots less than 260m².

The City of Kwinana may vary the provisions of this LDP where considered appropriate to achieve a specific design outcome.

This LDP is to be read in conjunction with the estate's residential building guidelines covenant.

- SETBACKS**
- A 3.0m minimum and 5.0m maximum street setback applies to all traditional lots, subject to this LDP.
 - A 2.0m minimum and 4.0m maximum street setback applies to all cottage lots, subject to this LDP.
 - A 1.0m setback to secondary street applies to all cottage lots, subject to this LDP.
 - No average primary street setback applies.
 - For all lots, a nil side setback is permissible to the southern-most or western-most boundary behind the street setback line and to within 4m from the rear boundary, unless otherwise depicted on this LDP or where this boundary is a secondary street.
 - For lots with a frontage of 10m or less, nil setbacks are permitted to both side boundaries behind the street setback line and to within

- 4m from the rear boundary, unless otherwise depicted on this LDP or where this boundary is a secondary street.
 - Where a nil setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
 - Dwellings shall be setback a minimum 1.0m from the laneway.
- GARAGES**
- For lots with vehicle and/or garage access from the primary street, garages shall be setback a minimum of 4m and maximum of 5m. Where a lot abuts a rear laneway, vehicle and/or garage access must be from the laneway.
 - Garages to be set back a minimum 0.5m and maximum 1.0m from the laneway.
 - Garages shall be located where depicted on this LDP, if applicable.
 - All lots subject to this LDP are within 250m of a high frequency bus route operating along Gilmore Avenue, as such a minimum of one (1) on-site car parking space is acceptable for all dwellings.
 - All garages are to have doors to enclose them.
- OPEN SPACE AND OUTDOOR LIVING**
- The minimum open space requirement (minimum % of site) for development on all traditional lots is 35%
 - The minimum open space requirement (minimum % of site) for development on all cottage lots is 30%
 - Outdoor living areas shall be located to maximise access to winter sunlight.
 - Dwellings are to be designed to address all street frontages and areas of Public Open Space by:
 - providing articulation along secondary facades with varied wall setbacks, location of major openings and roof form;
 - incorporating eaves on secondary facades or wrapping verandah around secondary façade; or
 - wrapping the main materials used on the front façade around to secondary facades, as visible from the street.
- DWELLING ORIENTATION AND STREETSCAPE**
- Front fences within the primary street setback being a maximum of 900mm above natural ground, as measured at the primary street side.
 - For secondary street boundaries, fencing shall be visually permeable above 1200mm behind the primary street setback, for a length of up to 3m behind the truncation.
- OTHER DESIGN ELEMENTS**
- Where sheds and outbuildings do not match the construction materials and colours of the primary dwelling they are to be screened from public view.
 - All single dwellings on a lot with an area of less than 300m² and any grouped dwelling shall provide an enclosed, lockable storage area constructed under the main roof of the dwelling, accessible from either outside the dwelling or within the garage and having a minimum dimension of 1m, with an internal area of at least 4m².
 - Feature Lots shall be constructed so that dwellings provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:
 - articulation in dwelling facade (i.e. varied wall setbacks and secondary building materials);
 - major habitable room openings incorporating features windows, shade awnings or similar design features;
 - Roof forms that incorporate gables with feature paneling;
 - Roof forms that incorporate eaves, a verandah with feature post detail or a feature entry portico; or
 - Second storey element.
 - Pedestrian access to Lots 1 to 12 being provided via the abutting area of Public Open Space.
 - Fencing shall be setback a minimum of 1m from the rear laneway to allow for rubbish bin collection.
 - For lots identified as having 'duplex' or 'triplex' potential, mandatory two storey development is required if they are developed with grouped housing or further subdivided.
- FIRE MANAGEMENT**
- All properties are subject to compliance with the approved fire management plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan or within 100m from any bushland, equal to or greater than 1ha area, shall be constructed to the appropriate BAL rating, in accordance with AS3959.
 - A proposed reduction to the nominated BAL rating as specified in the Fire Management Plan for any developments will require a

- planning application for consideration. The applicant will be required to undertake a new BAL assessment by a suitable qualified consultant to determine the bushfire attack level in accordance with AS3959 and WAPC Guidelines Planning for Bushfire Protection Policy.
- GROUPED HOUSING SITES**
- Dwellings shall front towards and address all street frontages and be designed so as to:
 - Provide a legible front entry;
 - Incorporate habitable room openings where visible from the street; and
 - Incorporate secondary building materials and/or feature colours.
 - Lots 396 and 397 shall have a minimum building height of two (2) storeys and dwellings shall be articulated to break-up straight plain facades through the use of:
 - Protruding balconies;
 - Awnings over windows;
 - The use different colours and textures;
 - Articulation and variations in roof lines.
 - Bin storage areas shall be provided within the site area allocated for the exclusive use of each dwelling. Details to form part of the Development Application.
 - Bin Collection Pads to be provided adjacent to the laneway, to the satisfaction of the City of Kwinana. Details to form part of the Development Application.
 - Visitor Parking Bays to be provided on-site, unless otherwise approved by the City of Kwinana.
 - Uniform permeable fencing to be provided along the boundary of the site. Details to form part of the Development Application. Lots 397 and 399 to have estate fencing.
 - The minimum open space requirement (minimum % of site) for each dwelling is 30%.
 - Surveillance of laneways is required through appropriate building design, location of major openings to habitable spaces and/or inclusion of lofts/studios.
- QUIET HOUSE DESIGN**
- All dwellings on lots with a frontage of 7.5m or less shall be constructed with the following minimum quiet house design requirements:
 - Walls shall be of double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating;
 - Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating;
 - Roof/Ceiling to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42;
 - Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent;
 - Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
 - Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustical consultant.

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TOWN PLANNING + URBAN DESIGN

NORTH

Endorsed by:

1/09/2015

Coordinator Statutory Planning City of Kwinana

City of Kwinana Reference No: DAP.....

LOCAL DEVELOPMENT PLAN
STAGE 1 CASSIA GLADES
KWINANA TOWN CENTRE
CITY OF KWINANA

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Date: 01.09.15

Client: Satterley
Planner: JD

SCALE: AS SHOWN