

ENDORSED

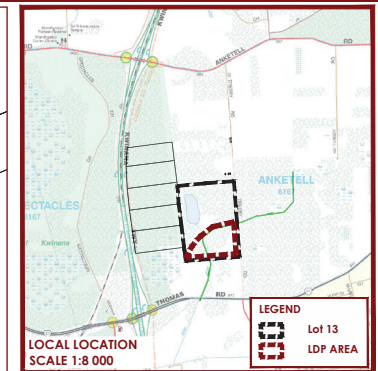
*hoy*

Coordinator of Statutory Planning  
City of Kwinana

10/08/2017

Date

LDP: DA8567  
City of Kwinana Reference No.



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



**BURGESS** DESIGN GROUP  
TOWN PLANNING • URBAN DESIGN

All Enquiries To Be Directed To  
The City of Kwinana



0 20 40 60 80 100m  
SCALE 1:2000 (A3)

Plan No: WEL ANK 08-02c-01 Client: Well Holdings Ltd  
Date: 10.07.17 Planner: MS

**LOCAL DEVELOPMENT PLAN (PAGE 1 OF 2)**  
**TREBY PARK**  
**ANKETELL SOUTH**  
**CITY OF KWINANA**

# PROVISIONS

## General

- The provisions of the City of Kwinana Town Planning Scheme No.2 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.
- Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Kwinana.

## Street Setbacks

- A 2.0m minimum and 4.0m maximum setback to the primary street is permitted (no averages apply) for all lots coded R30 and R40.
- A 3.0m minimum and 5.0m maximum setback to the primary street is permitted (no averages applies) for all lots coded R20.
- A 1.0m minimum setback to the secondary street is permitted (no averages apply) for all lots.
- A 0.5m minimum and 1.5m maximum setback to the laneway is permitted for all laneway lots.
- A 1m minimum setback to a porch/veranda is permitted for R30 and R40 coded lots, and a 2m minimum setback to a porch/veranda is permitted for R20 coded lots (no maximum length applies to all lots).

## Fences

- Front fences within the primary street setback shall 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 length of up to 3m behind the truncation with a habitable room addressing the street.

## Boundary Setbacks

- For lots with a frontage of 12m or more, walls not more than 3.5m high may be built up to one side boundary, behind the street setback area and not within 4m of the rear boundary, unless that boundary is a secondary street. Where possible, boundary walls should only be located along southern and western boundaries to maximise exposure to northern and eastern sun-light.
- For lots with a frontage less than 12m, walls not more than 3.5m high may be built up to both side boundaries, behind the street setback area and not within 4m of the rear boundary or along secondary streets.
- Garages are permitted to have a nil side setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.

## Vehicular Access

- No vehicular access is permitted across property boundaries in locations depicted on this LDP.

## Dwelling Design and Streetscape

- Dwelling facades facing the street/s shall provide at least three of the following architectural design features:
  - Articulation in dwelling facade (i.e. varied wall setbacks);
  - A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);

- Major habitable room openings incorporating large windows to provide surveillance;
- Roof forms that incorporate gables;
- A balcony, portico, or verandah; or,
- A built in planter box.
- A minimum internal ceiling height of 32 vertical brick courses (2.7m) shall be provided for all rooms forming part of the front elevation of any dwelling that gains vehicular access exclusively from a rear laneway.
- In accordance with the City's Policy, a minimum of one street 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.

## Open Space and Outdoor Living

- Site cover may be increased to 60% (for R20 lots) subject to the provision of 30m<sup>2</sup> of outdoor living are with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
- Site cover may be increased to 65% (for R30 lots) subject to the provision of 30m<sup>2</sup> of outdoor living are with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
- Site cover may be increased to 70% (for R40 lots) subject to the provision of 30m<sup>2</sup> of outdoor living are with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.

## Garages & Storage

- All garages shall be enclosed with a door.
- For lots with an area of 260m<sup>2</sup> or less, storage areas with a minimum internal area of 4m<sup>2</sup> and with a minimum dimension of 1.5m are to be provided at the time of construction of the dwelling. Storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage.
- Garages are to be setback a minimum of 3m 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.
- Despite Provision No.23, garages shall be setback 4.5m from the primary street on Lots 62, 63, 64, 65, 66, 67, 68, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131 and 132.
- Garages may have a nil side setback, which can be in addition to and separate from any other boundary walls proposed as part of the dwelling (as described under **Provision 11**).
- Garage shall not be located forward of the dwelling.
- Where a lot has a frontage at the setback line between 10m and 12m, garages may occupy up to 60% of that frontage where:
  - The garage is setback a minimum of 0.5m behind the dwelling alignment;
  - A clear pedestrian entry point to the dwelling is provided; and,

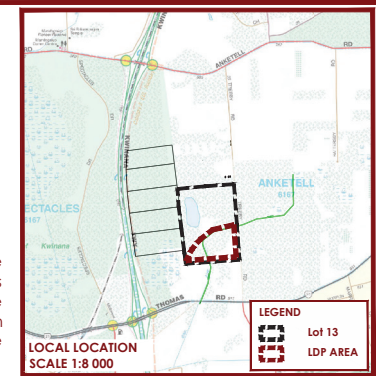
- A projecting portico, porch or similar entry feature to the dwelling with a minimum depth of 1.5m is provided.
- Where a lot has a frontage at the setback line less than 10m:
  - Only a single or tandem garage shall be permitted; or,
  - A double garage shall be permitted where an upper floor or balcony extends for the full width of the garage.

## Fire Management

- All development shall comply with the approved Fire Management Plan, which shall be read in conjunction with this LDP. Dwellings on lots identified as being within a Bushfire Prone Area, or within 100m of any bushland equal to or greater than 1ha in area, shall be constructed in accordance with the applicable BAL standards as specified in AS3959.
- A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The submission is to include the detailed method for determining Bushfire Attack Level - Method 2 from AS3959 supporting the lower rating demonstrating compliance with AS3959, WAPC Guidelines for Bushfire Protection Policy.
- For Lots 128-132, a BAL-19 rating can be applied when all structures are setback at least 5m from the primary street, otherwise a BAL 29 shall apply.

## Quiet House Design

- Dwellings on lots with a frontage of 7.5m or less shall be constructed in accordance with the following Quiet House Design standards:
  - Walls shall be of double leaf cavity brickwork, such as two leaves of 90mm thick brick with 50mm cavity, or alternatives that meet Rw50 acoustic rating;
  - Windows shall be minimum 4mm thick glass in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating;
  - Ceilings shall be minimum 10mm thick plasterboard with R2.0 insulation between joists, or alternatives that meet minimum Rw42;
  - Eaves to be enclosed with minimum 4mm thick fibre cement sheeting;
  - Any fans, air-conditioning units or the like must be selected on the basis of quiet operation; and,
  - Air-conditioning units are to be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above natural ground level.
- Any alternative construction methods that propose to vary the above requirements shall be supported by a report prepared by a suitably qualified acoustic consultant.



## ENDORSED

  
 .....  
 Coordinator of Statutory Planning  
 City of Kwinana  
 Date 10/08/2017  
 LDP: DA8567  
 City of Kwinana Reference No.

