



PROVISIONS

General

- 1. This Local Development Plan (LDP) applies to all lots within Stage 2B of Cassia Glades Estate.
- 2. This LDP varies the provisions of the City of Kwinana Town Planning Scheme No.2 and State Planning Policy 3.1 Residential Design Codes (R-Codes).
- 3. The provisions of this LDP constitute 'Deemed-to-Comply' provisions of the R-Codes.
- 4. Development that complies with the LDP does not require consultation with surrounding landowners.
- 5. The City of Kwinana may vary the provisions of this LDP where considered appropriate to achieve a specific design outcome.
- 6. This LDP is to be read in conjunction with the Estate's Residential Building Guidelines covenant.

The following shall apply to Single Lots only (Lots 148-156 & 424-432)

Street Setbacks

- 7. A 3.0m minimum and 5.0m maximum primary street setback is permitted for R30 coded lots as shown (averaging not permitted).

Boundary Setbacks

- 8. Boundary walls are permitted to the southernmost and westernmost boundary, behind the street setback line and to within 4m of the rear boundary, except where otherwise shown, or where this boundary abuts a road, recreation or drainage reserve.
- 9. Where boundary walls would be permitted and are not proposed, setbacks are to be in accordance with the R-Codes.

Garages

- 10. Garages shall be setback a Qminimum of 4.5m from the street.
- 11. Garages shall be located as shown on this LDP, where applicable.
- 12. All garages shall have doors to enclose them such that its contents are screened from public view.

Open Space and Outdoor Living

- 13. The minimum open space requirement (minimum % of the site) for R30 coded lots is 35%.
- 14. Outdoor Living Areas shall be located to maximise access to winter sunlight.

Dwelling Orientation and Streetscape for Corner Lots

- 15. Dwellings on corner lots shall address both primary and secondary streets by:
  - 15.1. providing articulation in the building facade along both boundaries;
  - 15.2. Incorporating similar materials, facade treatments, and fenestration along both boundaries; and,
  - 15.3. Incorporating similar roof forms along both boundaries (e.g. eaves, gables etc.).

Other Design Elements

- 16. Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 17. 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.

- 18. Where sheds and outbuildings do not match the construction materials and finish of the primary dwelling, they are to be screened from public view.
- 19. All dwellings to provide an appropriate high quality interface with the surrounding streetscape, through the use of at least three of the following design features:
  - 19.1. Articulation in dwelling facade (i.e. varied wall setbacks);
  - 19.2. A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding));
  - 19.3. Major habitable room openings incorporating large windows to provide surveillance;
  - 19.4. Roof forms that incorporate gables;
  - 19.5. A balcony, portico, or verandah; or
  - 19.6. A built in planter box.

Bushfire Management

- 20. The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

Street Trees

- 21. In accordance with the City's Policy, a minimum of one street tree per lot and three street trees for corner lots 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 LDP, subject to detailed landscape design. Street trees are not to be relocated or removed by landowners.

The following shall apply to Lot 400 only:

Street Setbacks

- 22. A minimum and maximum primary street setbacks of 2m and 4m respectively from Orange Street and Marlock Road (averaging not permitted).

Design Elements

- 23. Development within the Grouped Housing Site shall comprise a minimum of two storeys and provide articulation and visual interest in the façade through the use of:
  - 23.1. Balconies;
  - 23.2. Fenestration and awnings;
  - 23.3. Varying façade treatments and textures; and/or,
  - 23.4. Roof form (e.g feature gables, parapet walls etc).

Public Open Space

- 24. Development shall be set back a minimum distance of 1m from the public open space boundary
- 25. Visually permeable fencing (as defined by the R-Codes) shall be provided along the public open space boundary
- 26. Development must provide surveillance to the public open space through the location of a major opening from a habitable room on both ground and upper storey levels, facing the public open space.

LEGEND

- |                             |  |   |
|-----------------------------|--|---|
| Local Development Plan Area | Mandatory garage location                        | Dwelling orientation  |
| Residential R30             | 3.0m minimum 5.0m maximum primary street setback | Retained Trees  |
| Residential R60             | 1.0m minimum setback from public open space      | Lots subject to a Bushfire Management Plan  |
| Public Open Space           | Visually permeable fencing                       | Approximate street tree location.<br>(Street trees are not to be removed or relocated by landowners.) |

APPROVED

Coordinator Statutory Planning  
City of Kwinana

13/09/2019

Date

DA9202

LDP: .....  
City of Kwinana  
Reference No.

LOCAL DEVELOPMENT PLAN

STAGE 2B, CASSIA GLADES ESTATE

KWINANA TOWN CENTRE

CITY OF KWINANA