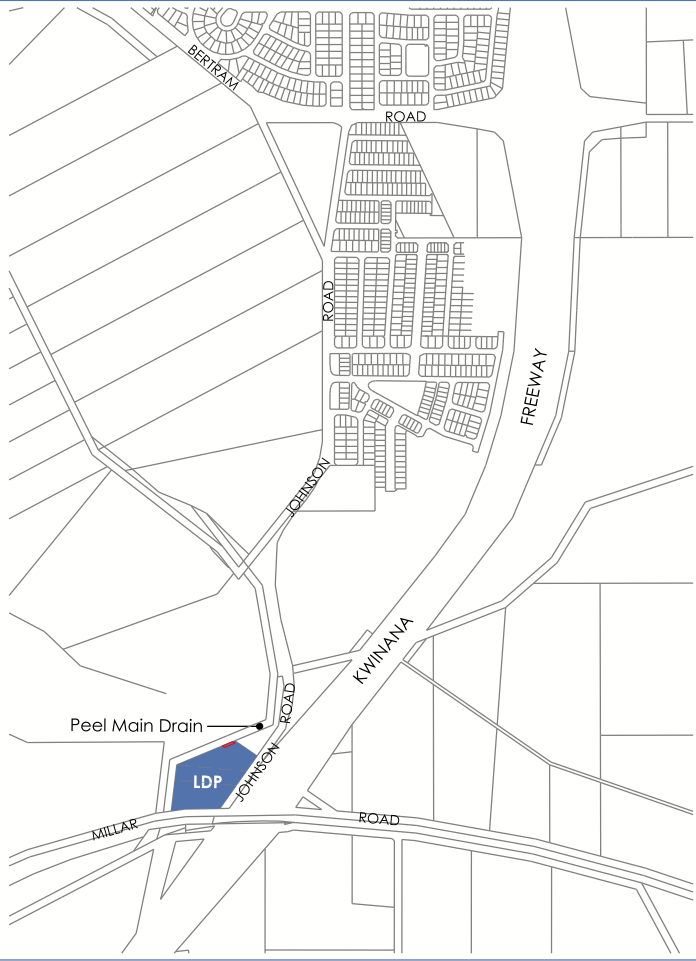


Location Plan



Legend

Extent of Local Development Plan

R30 Subject Lots

Public Open Space

No Vehicle Access Permitted

Primary Dwelling Orientation (where applicable)

Footpath Alignment (Planned)

Required Noise Treatment Package:

Package A

Package B

Package C

(Refer LDP Provision 6.0)

Fire Management BAL Rating:

BAL - 29

BAL - 19

BAL - 12.5

6m wide Asset Protection Zone5m wide Asset Protection Zone

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 24 November 2016

LOCAL DEVELOPMENT PLAN

Lots 1, 2 and 10 Johnson Road, Wellard

A York Property Group Project

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' provision 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.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.A porch, balcony, veranda or the equivalent may project not more than 1 metre into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.
	Secondary Street	1.0m		<ul style="list-style-type: none">Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted

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
All lots	Ground level (first level of building) 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).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.Nil setbacks shall be positioned to maximise solar access to the dwelling where possible.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Dwelling Type	Minimum	Requirements
All lots with an area of 300m² or less	Single and multi level dwellings	30%	<ul style="list-style-type: none">Permitted where OLA minimum area is 24m².The OLA has a minimum 4m length or width dimension.
All remaining lots	Single and multi level dwellings	35%	<ul style="list-style-type: none">At least two thirds of the OLA must be uncovered.The OLA is to be located behind the front setback area.

5.0 PUBLIC OPEN SPACE INTERFACE REQUIREMENTS

- 5.1 Where lots abut Public Open Space the design of the dwelling shall consist of at least one major opening to a habitable room overlooking the Public Open Space and its view not obstructed by visually impermeable fencing.
5.2 Any estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.

6.0 GARAGE SETBACK REQUIREMENTS

Lots Applicable	Setbacks	Minimum garage setback	Requirements
All lots	Primary Street	3.0m	<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.Shall be enclosed by a door.

6.1 Where garages exceed 50% of the primary lot frontage, they shall comply with the following:

- a) A clear indication of the dwelling entrance.
b) The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1 metre.
c) Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of two storey dwellings.

7.0 NOISE MANAGEMENT

7.1 For those lots potentially affected by noise impacts from the Kwinana Freeway and the freight railway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Treatment Package' specified on this LDP. Acceptable Noise Treatment Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4).

Lots Applicable	Noise Treatment Package	Requirements
1-10, 20-35, 37, 38, 44,45	Package A	<ul style="list-style-type: none">Where an affected lot is to be double storey construction, specialist advice is required once house floor plans are available.
36	Package B	<ul style="list-style-type: none">Where an affected lot is to be double storey construction, specialist advice is required once house floor plans are available.
46-54	Package C	<ul style="list-style-type: none">Where an affected lot is to be double storey construction, specialist advice is required once house floor plans are available.

8.0 FIRE MANAGEMENT

- 8.1 All properties are subject to compliance with the approved Bushfire Management Plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan, or within 100 metres from any bushland greater than 1 hectare in area, shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959 (AS3959).
8.2 This LDP shall be read in conjunction with the approved Bushfire Management Plan.
8.3 A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the BAL in accordance with AS3959 and WAPC guidelines for Bushfire Protection Policy.
8.4 Where a second storey is proposed to dwellings constructed on lots identified as being at risk of bushfire attack under the BAL assessment and Bushfire Management Plan, reassessment of the BAL rating is required.
8.5 An Asset Protection Zone (APZ) is a low fuel area immediately surrounding a building. The APZ can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude into the APZ.
8.6 For those lots identified on this LDP, where an incursion into the Asset Protection Zone is proposed, a reassessment of the BAL is required.

Scale 1:1500 @ A3



plan: 15/079/003E

date: 20/10/2016

projection: PCG 94

0m 5 10 15m



designed: MB

checked: MB

drawn: MH

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