

LEGEND

Subject Site

R30

R60

Lots subject to a Bushfire Attack Level Rating

Dwelling Orientation

Location of carports/garages*
*Indicative only. Driveway to comply with Clause 5.3.5 (C5.3) of the R-Codes

Footpaths

This Local Development Plan (LDP) is approved under the provisions of the City of Kwinana Local Planning Scheme No. 2. The LDP has effect for a period of 10 years from the date of approval, or another period determined by the City, in accordance with Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Manager / Coordinator Statutory Planning Date 31/1/2022 Ref DA10132

LOCAL DEVELOPMENT PLAN

36 TREEBY ROAD
ANKETELL

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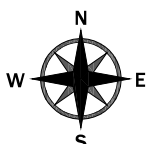
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DYNAMIC PLANNING
AND DEVELOPMENTS

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Local Development Plan Variations to the Residential Design Codes

The provisions outlined in this Local Development Plan (LDP) constitute variations to the requirements of the State Planning Policy 7.3 - Residential Design Codes (R-Codes) and the City of Kwinana Local Planning Scheme No. 2 (LPS2). The requirements of the R-Codes and LPS2 shall be satisfied in all other matters. Consultation with neighbouring and/or nearby landowners to achieve a variation to the R-Codes in accordance with the provisions of this LDP will not be required.

Setbacks

1. A minimum secondary street setback of 1m.
2. For lots with a frontage of more than 10.5m, nil setbacks are permitted to one side boundary behind the primary street setback line to a maximum of 4m from the rear boundary for a wall height of 3.5m or less. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling.
3. Garages are permitted to have a nil side boundary setback to one boundary. The garage nil setback is not required to be on the same nil side setback boundary as the dwelling.

Garages

4. Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
5. Where lots have a frontage of 12m or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
6. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - A clear indication of the dwelling entrance.
 - The dwelling entrance shall be the dominant feature of the façade, and shall include a projecting portico or verandah with a maximum depth of 1.5 metres.
 - Garages are to be setback at least 0.5m behind the dwelling alignment.
7. For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single width garage/carport (including tandem) is permitted.
8. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.

Dwelling Façade Treatment

9. All dwellings to 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 façade (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.

Room Ceiling Height

10. The front elevation of a single storey dwelling will have greater presence when the ceiling height of rooms is greater than the standard 2.4m. For lots where vehicle access is gained solely from a rear laneway or right-of-way, the ceiling height for rooms located on the front elevation shall be minimum 32 vertical brick courses (2.7m).

Streetscape

11. In accordance with the City's Policy, a minimum of one street tree per lot and three street trees for corner 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. Street trees are not to be relocated or removed by landowners.

Surveillance

12. Dwellings on corner lots shall include at least one major opening from a habitable room that overlooks the secondary street.

Fencing

13. For secondary street boundaries, fencing shall be visually permeable above 1.5m

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LOCAL DEVELOPMENT PLAN PROVISIONS

36 TREEBY ROAD
ANKETELL

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