

Local Development Plan Provisions

1. DWELLING ORIENTATION (PUBLIC OPEN SPACE SURVEILLANCE)

- 1.1. For lots abutting public open space (Lots 215-221):
- Dwellings shall provide at least one major opening from a habitable room that is oriented towards the public open space; and
  - An outdoor living area shall be provided with a minimum dimension of 4m abutting public open space and have no permanent roof cover within 2m from the boundary of the public open space.
  - Buildings shall be setback a minimum 2m from the public open space boundary.

2. GARAGES

- 2.1. For lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary, except where the garage is located to the Secondary Street.

3. STREETSCAPES

- 3.1. Vehicular access to corner lots (Lots 223, 235, 253 & 254) may be provided from the primary street in lieu of the secondary street, subject to providing all of the following:
- As a minimum, fencing on the secondary street boundary shall be visually permeable above 1.2m for a minimum length of 1/3 of the length of that boundary or 6m (whichever is the lesser) from the truncation;
  - A minimum of one major opening from a habitable room of the dwelling is to face the secondary street, adjacent to where the visually permeable fencing is located; and
  - Where solid fencing on the secondary street boundary is to be installed, it is to be constructed of brick or masonry.
- 3.2. 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 of the dwelling when viewed from the street – not including the garage or carport);
  - A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
  - A roof feature such as gable-ends or dormer windows;
  - A verandah or balcony that is a minimum 30% of the width of the façade (excluding the width of the garage or carport) and 1.5m deep, with the longest portion parallel to the street;
  - A portico; or
  - A built-in planter box (minimum 4 courses high).

4. UNIFORM FENCING

- 4.1. Any Estate/Uniform fencing provided on private lots shall be maintained as visually permeable by landowners, and shall not be modified without the written approval from the City of Kwinana.

5. STREET TREES

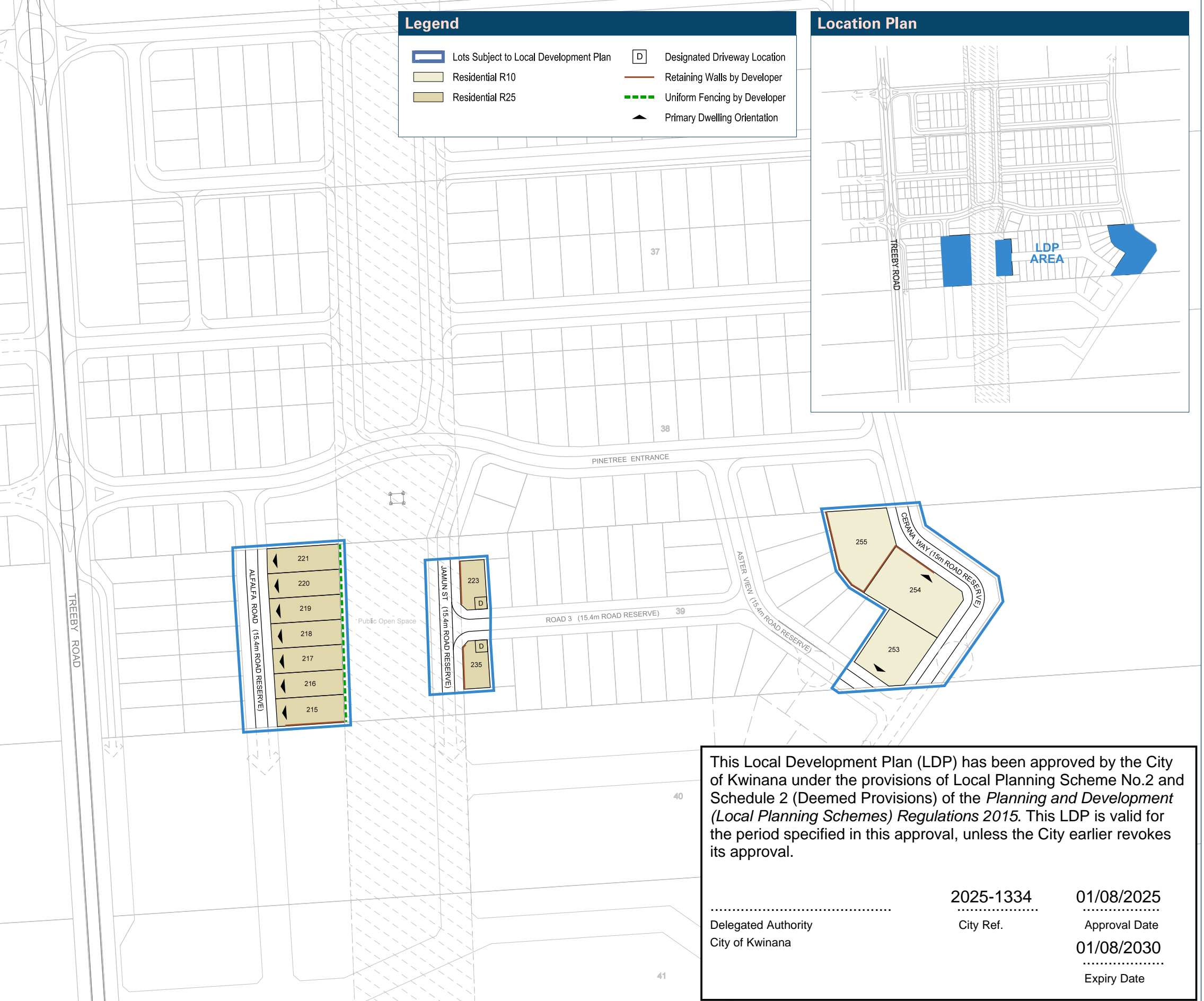
- 5.1. In accordance with the City's Policy, a minimum of one street tree per lot and three street trees for corner lots (with two of the three trees provided on the verge of the longer boundary) is required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until establishment. Street trees are not to be relocated or removed by landowners.

Legend

- Lots Subject to Local Development Plan
- Residential R10
- Residential R25
- D

 Designated Driveway Location
- Retaining Walls by Developer
- Uniform Fencing by Developer
- Primary Dwelling Orientation

Location Plan



This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval, unless the City earlier revokes its approval.

.....	2025-1334	01/08/2025
Delegated Authority	City Ref.	Approval Date
City of Kwinana		01/08/2030
		.....
		Expiry Date

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**Scale**  
1:2000 @ A3  
1:1000 @ A1

0 10 20 30 40m

**Date**  
04/08/2025

**Plan**  
22/113/004B

**Grid**  
PCG94

**Drawn**  
MH

**Approved**  
EM

**N**

**Local Development Plan**  
LOT 39 TREEBY ROAD, ANKETELL

HoneyGrove Estate

**TBB** **PLANNING**