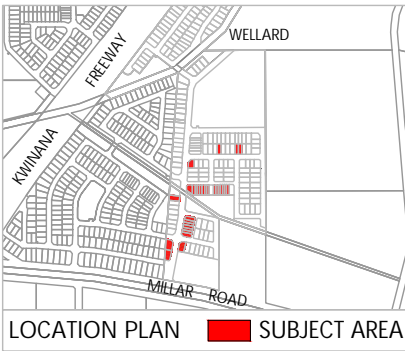




- LEGEND**
- Subject Lots
 - No Vehicular Access
 - Primary Street/ POS Development Frontage*
 - Retaining Wall
 - Odour Buffer
 - Noise Insulation required, refer to Table 1

NOTE: * In accordance with the variations on plan 2



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 is an amendment to an existing approved LDP and is valid for the period specified in this approval.

Delegated Authority City of Kwinana	2025-1700 City Ref.	19/03/2026 Amendment Date
		17/12/2030 Expiry Date



LOCAL DEVELOPMENT PLAN - PLAN 1 OF 2
 Stage 9B to 11 - SUNRISE ESTATE. City of Kwinana

WAPC Subdivision Reference No. 200418



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LOCAL DEVELOPMENT PLAN PROVISIONS

The following design requirements shall apply in conjunction with the requirements annotated on the plan for Stage 9B to 11 within Sunrise Estate, Wellard East. The following provisions in the Local Development Plan (LDP) comprise variations to or additional Residential Design Code "Deemed-to-Comply" provisions

Unless varied in the LDP, all development shall also be designed and assessed in accordance with the Residential Design Codes (R-Codes), City of Kwinana Town Planning Scheme No. 2 and/or local planning policies.

1. OPEN SPACE PROVISION	
Minimum Open Space	40%
R40 (565-571)	

Open space is to be determined as per the definition in the R-Codes.

2. SITE COVER PROVISION	
Maximum Site Cover	75%
R50 (Lots 582, 585, 586, 574 to 578)	

Site Cover is to be determined as per the definition in the R-Codes.

3. PRIMARY GARDEN AREA PROVISION	
Minimum Primary Garden Area	24m ²
R50 (Lots 582, 585, 586, 574 to 578)	

Primary Garden Area is to be determined as per the definition in the R-Codes.

4. SETBACK PROVISIONS		
	Minimum	Maximum
a. Dwelling		
Primary Street		
Lots 540, 548, 549, 551, 593, 640, 641, 645	3.0m	5.0m
Rear loaded lots – 565 to 571	2.0m	4.0m
b. Dwelling		
Public Open Space (where POS is the primary dwelling frontage)		
Rear loaded lots – 573 to 579, 581 to 588	2.0m	4.0m
c. Dwelling		
Secondary Street		
Lots 548, 549, 551, 593	1.0m	
Rear loaded lots – 565 to 571, 573 to 579, 581 to 588	1.0m	
d. Boundary Walls (Parapets)	Refer to Points 9, 10 and 11	

General Provisions

Garages/Carports (excluding Rear Loaded Lots)

- Garages/Carports are not to be forward of the dwelling alignment. Garages/Carports may be aligned with the dwelling provided they do not exceed the dwelling setback line.
- For all lots where a footpath adjoins the boundary, the garage/carport must be setback a minimum 4.5m from that boundary.
- Where lots have a frontage of 12 metres or less, garages/carports may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- Where garages/carports 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 facade and shall include a portico or verandah forward of the dwelling alignment with a minimum depth of 1.5 metres.
 - Garages/Carports are to be set back at least 0.5 metres behind the dwelling alignment.
- All garages are to have doors to enclose them.

Garages/Carports and Vehicle Access for Rear Loaded Lots

- Vehicle and garage/carport access must be from the rear laneway or street as indicated on this LDP.
- Garage/Carport rear setback – minimum 1m setback.
- All garages are to have doors to enclose them.

Building Form, Orientation and Setbacks

- For all lots with a frontage wider than 12 metres, a nil side setback is permissible to one side boundary behind the primary street setback line, to a minimum of 4 metres from the rear boundary, unless this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling.
- For lots with a frontage of 12 metres or less (including rear loaded lots), nil setbacks are permitted to both side boundaries simultaneously for a maximum length prescribed by front and rear setback requirements (except for the side street boundary).
- 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.
- For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply. Primary street setbacks apply to the other street, as designated on this LDP.
- Where lots adjoin public open space, dwellings are to be oriented as shown on this LDP.
- Rear loaded lots directly fronting onto POS must not have their primary garden area located in front of the dwelling. A front door and at least one major opening are to be oriented towards the public open space to provide adequate passive surveillance of the POS. Uniform front fencing (provided as part of the subdivisional works) will have a pedestrian gate directly connecting to the public open space and adjacent footpath.
- Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
- Setbacks may be varied by a development application for a corner lot or where otherwise the configuration of the lot limits compliance with the setback requirements.

Fencing

- Front fences and gates within the primary street setback (if constructed) are to 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 minimum length of 3.0m behind the truncation, with a habitable room and major opening addressing the street.
- Uniform fencing provided on private lots shall not be modified without written approval from the City of Kwinana and shall be maintained as visually permeable by landowners where applicable. The only exception to this is lots 579 and 581 where the uniform fencing may be modified to build a dwelling wall on the boundary that adjoins the PAW.

Acoustic

- For lots 548, 549 and 551 potentially affected by noise emanating from the freight rail line, dwellings (ground and upper floors) are to be constructed to comply with the 'Deemed to Comply Noise Insulation Package A' as specified on the LDP. Noise insulation package requirements are set out under the implementation guidelines for State Planning Policy 5.4 (SPP5.4).

TABLE 1 - QUIET HOUSE DESIGN REQUIREMENTS

Applicable Lot No.	Noise Insulation Package	
	Ground Floor	Upper Floor
548, 549, 551	Package A	Package A

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.....	2025-1700	19/03/2026
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		Expiry Date



LOCAL DEVELOPMENT PLAN - PLAN 2 OF 2

Stage 9B to 11 - SUNRISE ESTATE. City of Kwinana

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