Legend

- Subject Site
- Residential R30
- Residential R40
- Garage Location
- Developer Uniform Fencing
- Landscaping
- Indicative Parking and Access (Non-Residential Uses)
- Development Orientation
- Vehicular Access
- Approximate Street Tree Location

Local Development Plan Variations to the Residential Design Codes

The provisions of this Local Development Plan (LDP) constitute variations to the requirements of the Residential Design Codes (R-Codes) and City of Kwinana Town Planning Scheme No. 2 (TPS 2). The requirements of the R-Codes and TPS 2 shall be satisfied in all other matters.

Garages / Vehicle Access

1. 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.
2. For Lot 326, the garage may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage, subject to complying 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 verandah with a minimum depth of 1.5m.
   - (c) garages are to be set back at least 0.5m behind the dwelling alignment.
3. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.

Dwelling Facade Treatment

4. 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:
   - (a) articulation in dwelling facade (i.e. varied wall setbacks);
   - (b) a minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
   - (c) major habitable room openings incorporating large windows to provide surveillance;
   - (d) roof forms that incorporate gables;
   - (e) a balcony, portico, or verandah; or
   - (f) a built in planter box.

Street Trees

5. In accordance with the City's Streetscape Policy (LPP 2), a minimum of one street tree per lot and two street trees for corner lots are required. Street trees are to be generally located as shown on this LDP, subject to detailed landscape design.

Lot 327 Specific Requirements for Non-Residential Development

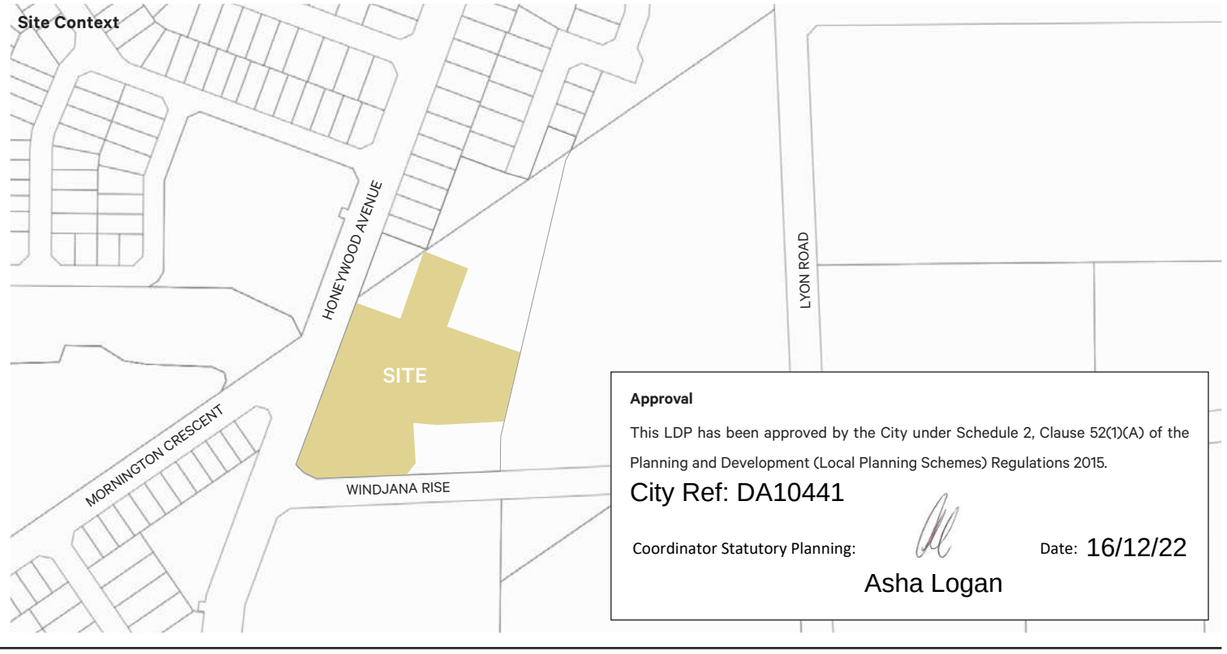
6. Orientation of the development shall address Windjana Rise as shown on this LDP through:
   - (a) appropriate building articulation;
   - (b) well defined entry points;
   - (c) variation in materials/colours/textures;
   - (d) substantial clear glazing; and
   - (e) the use of blank walls is not permitted.
7. Architectural character and visual interest is to be provided to all sides of the building that are viewed from the public realm. This can be achieved through articulation, colour and/or materials (glazing).
8. Vehicular access to the development is to be provided via Windjana Rise as shown on this LDP.
9. Areas for parking shall generally be in accordance with the indicative location shown on this LDP.
10. Waste / storage area(s) are to be located behind the built form where possible and shall be screened from public roads and adjacent residences to enhance amenity.
11. A landscaping strip averaging 1.5m in width (with a minimum dimension of 1m) is to be provided generally at the location show on the LDP.

Lot 360 (Strata Lots 1-6) Development Provisions

Garages

12. The preferred location for garages is shown in this LDP. Where alternative locations for garage(s) are proposed, vehicle manoeuvring to access and egress the garage(s) shall be to the satisfaction of the local authority.

Site Context



Approval

This LDP has been approved by the City under Schedule 2, Clause 52(1)(A) of the Planning and Development (Local Planning Schemes) Regulations 2015.

City Ref: DA10441

Coordinator Statutory Planning: Asha Logan

Date: 16/12/22

Local Development Plan - Stage 3

Windjana Rise, Wandi

WHISTLING GROVE

Date: 7 Dec 2022 Scale: 1:1000 @ A3 1:500 @ A1 File: **21-279 CP-B** Staff: JP EC GW Checked: JP

0 10 20m

element.

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