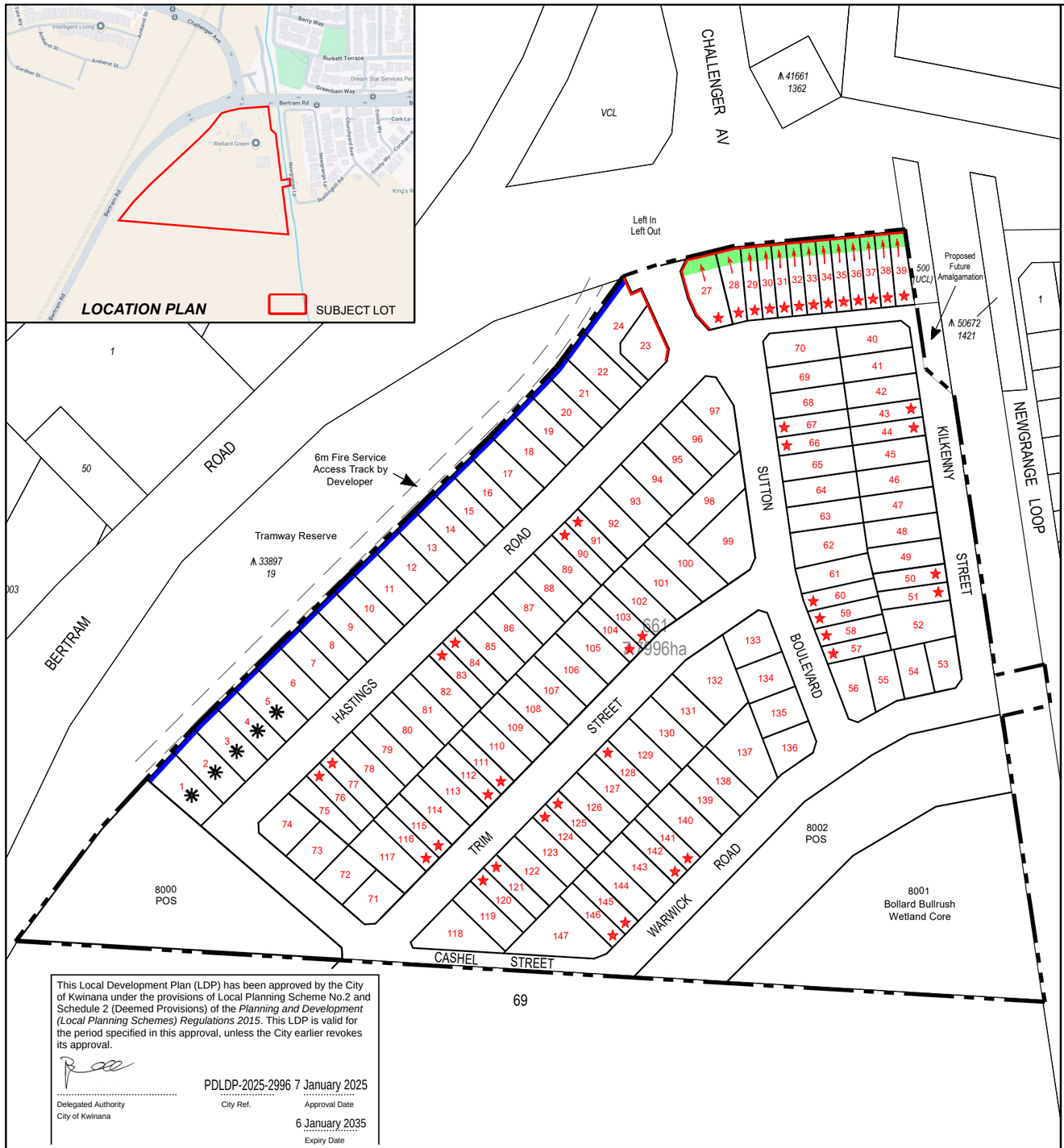

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This LDP is valid for the period specified in this approval, unless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

Delegated Authority
City of Kwinana

PDLDP-2025-2996 — City Ref.
7 January 2025 — Approval Date
6 January 2035 — Expiry Date

Bertram Road – LDP Provisions

General Provisions

1.Unless otherwise provided below, the provisions of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Code (R-Codes) apply.

2. All lots have an R-Code of R60 and are subject to Part C of the R-Codes unless a development standard is augmented by this LDP in which case the LDP prevails.

3. This LDP operates in conjunction with the R-Codes by applying additional controls or by varying 'Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.

Quiet House Design

4. Dwellings on lots identified by this LDP as requiring 'Quiet House Design' must be constructed in compliance with the applicable 'Quiet House Requirements' in accordance with State Planning Policy 5.4 Road and Rail Noise as outlined in the 'Transportation Noise Assessment' prepared by Lloyd George Acoustics, dated 20 September 2024.

5. As an alternative to the provision above, a suitably qualified acoustical engineer or consultant may also determine more tailored acoustic design requirements as part of a lot/design specific acoustic report which meets the noise target ratings of State Planning Policy 5.4 Road and Rail Noise.

6. Fencing to Quiet House Design lots to be provided in accordance with Lloyd George Acoustics, dated 20 September 2024.

Street Setback

7. The Primary Garden Area for Lots 27 - 39 must be located forward of the dwelling in line with the green coloured hatching as shown

8. For the purpose of allowing the Primary Garden Area for Lots 27 - 39 to be located forward of the dwellings, the primary street setback for these lots under the R Codes is reduced to nil. Please note that this does not permit a nil setback to a dwelling. Dwellings must be located behind the Primary Garden Area

Vehicular Access to Laneway Lots

9. Vehicular access to Lot 27 – 39 is from the rear laneway only. Direct vehicle access from Bertram Road and / or the main entry road is not permitted.

Surveillance of Public Open Space

10. Dwelling on Lot 1 is to have at least one habitable room facing the Tramway Reserve and Public Open Space.

11. Dwellings on Lots 2 - 22, 24, 71 - 74, 136 - 146, 53 - 56 are to have at least one habitable room facing towards the Tramway Reserve to provide passive surveillance of the public open space.

Bin Storage

12. Lots 27 - 39: To ensure that bins do not encroach on the carriageway during collection days, garage setbacks for these lots are to be 1m or a 1.5m wide by 1m bin pad from the laneway.

Primary Garden Area

13. Lots 27 - 39: Retaining/landscaping bed and stairs up to 500mm high can be included in the Primary Garden Area.

Clarification: Solar Orientation

14. For the purposes of C2.2.4 of Part C of the R Codes:

- The rear of Lots 1 - 24, 100 - 117, 137 - 147 face north west.
- The front of Lots 75 - 97 and 119 - 132 face north west.

Utilities Location

15. Lots 27 - 39: On these lots meter boxes are permitted forward of the garage / carport provided that the meter box is screened or integrated into the development.

Boundary Walls

16. Lots 27 - 39 and lots less than 8.5m wide: Boundary walls are permitted greater than 14m in length without a 3m x 3m break, provided boundary walls are behind the street setback and are in compliance with other deemed-to-comply standards including, but not limited to C2.2.2.

0 20 40 60 80 100m

LOCAL DEVELOPMENT PLAN

Lot 661 (No. 101) Bertram Road, Wellard

NOTE:

1. Base Data supplied by Landgate
2. Areas and dimensions shown are subject to final survey calculations.
3. Original road layout design by Rowe Group 2016 (ID 6233-CON-02-A)

Revision	Date	Item

LEGEND

- LDP BOUNDARY
- LOTS REQUIRING QUIET HOUSE DESIGN
- PRIMARY ORIENTATION
- VEHICLE ACCESS RETRICTIONS
- LOTS 25 - 37 & LOTS LESS THAN 8.5m WIDE AT THE FRONTAGE
- PRIMARY GARDEN AREA
- SOLID UNIFORM FENCING BY DEVELOPER

	:	CLIENT
A3 @ 1:2000	:	SCALE
17th MARCH 2025	:	DATE
	:	PLAN No.
5th NOVEMBER 2025	:	REVISION
Z.C.	:	PLANNER
S.B.	:	DRAWN

City of Kwinana

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