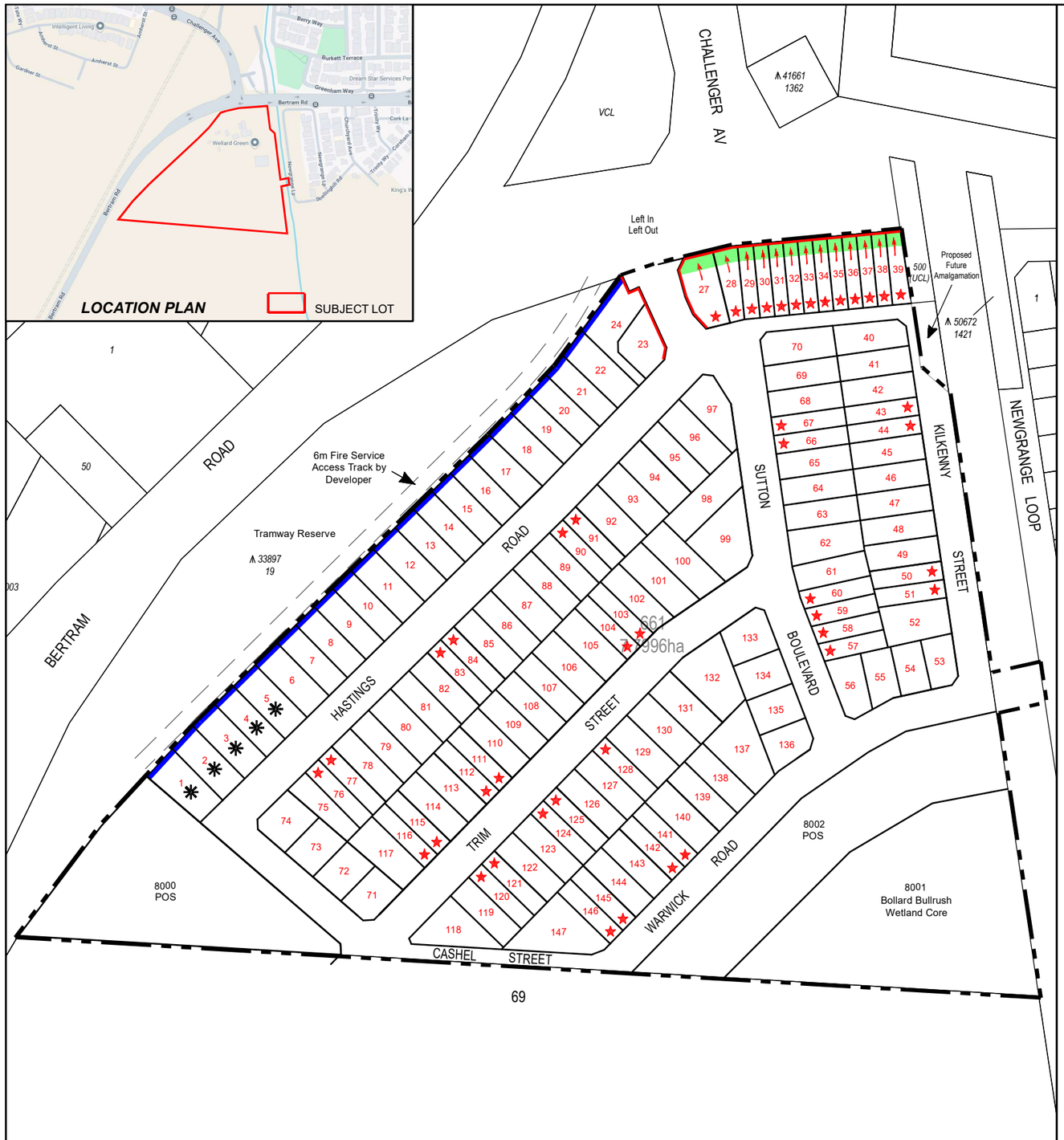


LOCAL DEVELOPMENT PLAN
Lot 661 (No. 101) Bertram Road, Wellard

Bertram Road – LDP Provisions

General Provisions

1. A Single House is a permitted land use within this LDP area and exempt from development approval, in accordance with cl. 61(2)(g) Schedule 2 'Deemed Provisions', Planning and Development (Local Planning Schemes) Regulations 2015.
2. Residential development that complies with the R60 deemed to comply provisions of the R-Codes, as replaced by this LDP, is exempt from development approval, in accordance with Table point 20. of cl. 61(1) Schedule 2 'Deemed Provisions', Planning and Development (Local Planning Schemes) Regulations 2015.

Quiet House Design

3. 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.
4. 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 Schedule 2 Deemed Provisions, Planning and Development (Local Planning Schemes) Regulations 2015.
5. Fencing to Quiet House Design lots to be provided in accordance with Lloyd George Acoustics, dated 20 September 2024.

Street Setback

6. Lots 27 - 39 are permitted to have a nil street setback to Bertram Road where the Primary Garden Area is located forward of the building line.
7. The Primary Garden Area for Lots 27 - 39 will be located at the northern end of the respective lots.

Vehicular Access to Laneway Lots

8. 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

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

11. 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

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

Clarification: Solar Orientation

13. For the purposes of C2.2.4 of Part C of the R Codes:
    a) The rear of Lots 1 - 24, 100 - 117, 137 - 147 face north west.
    b) The front of Lots 75 - 97 and 119 - 132 face north west.

Utilities Location

14. 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

15. 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.

This Local Development Plan (LDP) has been approved under clause 52 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, of the City of Kwinana Local Planning Scheme No. 2.	
LDP Amendment Number (if applicable) 1	
..... Signed under delegated authority of the City of Kwinana	31 August 2026 (Amd 1 date) ..... Date of approval
PDLDP-2025-2996 ..... City of Kwinana reference	6 January 2035 ..... Date of expiry

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.
19th AUGUST 2026	:	REVISION
Z.C.	:	PLANNER
S.B.	:	DRAWN

City of Kwinana

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