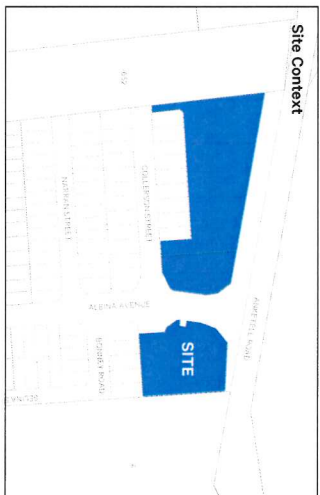


Local Development Plan (LDP) Provisions

- The provisions of the City of Kwinana Town Planning Scheme No. 2 are varied in the following manner:
- Service commercial development to prevent adverse impacts on abutting residential development from noise, odour and light emissions through appropriate built form design, orientation and adequate setback of development from residential use.
 - Uniform fencing to provide for noise mitigation between services commercial and abutting residential development as shown on the LDP in accordance with the recommendations of the Transport Noise Assessment Report prepared by Herring Storer Acoustics and dated June 2020.
 - Vehicular access to service commercial is to be provided via Reciprocal Right of Carriageway (Easement in Gross) as shown on this LDP.
 - Reciprocal Right of Carriageway (Easement in Gross) is to be provided as shown on the LDP providing adequate vehicular and pedestrian connection with neighbouring lots.
 - Noise impact
 - Any application for development on the subject sites shall include a noise impact assessment prepared by a suitably qualified acoustic consultant to determine the impacts of the proposed development on the nearest sensitive premises to ensure compliance with the Environmental Protection (Noise) Regulations 1997.
 - Any application for development on the subject sites shall demonstrate compliance with the recommendations of the Transport Noise Assessment Report prepared by Herring Storer Acoustics and dated June 2020 to ensure compliance with the requirements of SPP 5.4 – Road and Rail Noise.
 - A minimum 2m landscaping strip is to be provided generally at the location shown in the LDP. Additional landscaping may be required along other street frontages or in areas as determined by the City for streetscape amenity.
 - Areas for parking shall generally be in accordance with the indicative location shown in the LDP.
 - Service commercial built form shall not directly abut residential lots.
 - Design of service commercial access to be adequate to accommodate 19m length vehicle sweep paths.
 - For Lots 221 – 223 the following specific development requirements shall apply:
 - the reciprocal right of carriageway at the rear of Lots 221 – 223 shall only be used by maximum 12m length vehicles, and
 - for vehicles greater than 12m length, deliveries shall be limited to after-hours, so as not to conflict with staff/customer parking.
 - Orientation of development shall address the streets as shown in this LDP through:
 - appropriate building articulation;
 - well defined building entry points;
 - variation in materials / colours / textures;
 - substantial clear glazing; and
 - the use of blank walls is not permitted.
 - Built form at the landmark location(s) identified on the Local Development Plan shall present as a gateway into the area and built form shall be treated with additional emphasis such as building articulation, feature landscaping, distinctive roof forms, additional facade height and a contrast in colours and materials.
 - Blank walls visible from adjacent residential lots shall be treated through the use of architectural features / textures / painting to provide variation and interest to the built form.
 - The design of the site access / egress to provide for acceptable vehicle manoeuvring supplemented with on-site traffic management to the City's satisfaction. Examples of on-site traffic management are shown in the attached concept movement drawings, of which such designs shall not be limited to these drawings. Where the site access / egress design is not able to be achieved to the City's satisfaction, restrictions to directions of movement at the intersection may be imposed by the City.
 - The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Lots 219-223 are subject to a Bushfire Management Plan and require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3859.



Approval

This Local Development Plan has been approved by the Council under the provisions of the City of Kwinana Town Planning Scheme No. 2.

Maria Cooke 12 March 2021
 Director City Development and Sustainability: Date:

Local Development Plan
 Lots 219-223 Anketell Road, Anketell

