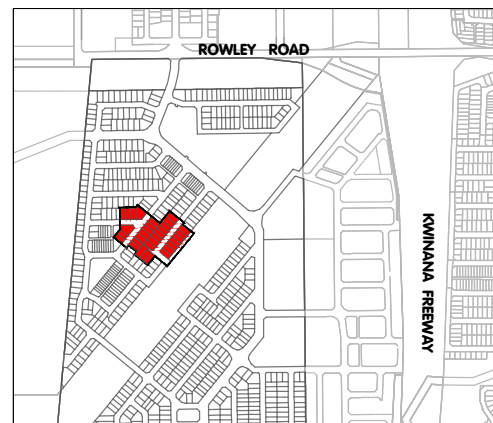


**LEGEND**

- LDP BOUNDARY
- R60
- R30
- 240 LOT NUMBER
- GH POTENTIAL GROUPED HOUSING
- NO VEHICULAR ACCESS
- PRIMARY STREET FRONTAGE
- UNIFORM ESTATE FENCING
- DESIGNATED GARAGE LOCATIONS
- STREET TREE (APPROX. LOCATION)
- SIDE ENTRY PIT
- LOTS SUBJECT TO BUSHFIRE MANAGEMENT PLAN REQUIREMENTS



**LOCATION PLAN** SUBJECT LOTS

**LOCAL DEVELOPMENT PLAN PROVISIONS**

**1. Operation**

- a) This Local Development Plan (LDP) applies to Lots 266-269, 284-286, 403-409, 434-444, 447-452 & 841.
- b) Unless otherwise varied by this LDP, all development shall be in accordance with the City of Kwinana Town Planning Scheme No. 2, the Residential Design Codes, and the Mandogalup West Local Structure Plan.
- c) Development Approval is exempt for any Single House that is compliant with the provisions of this LDP, the R-Codes, TPS2, and all relevant Local Planning Policies.
- d) Minor variations to the requirements of this Local Development plan may be approved by the City of Kwinana.

**2. Dwelling Façade Treatment**

- All dwellings are to provide a high-quality design interface to the streetscape through the use of at least three of the following architectural design features:
- i. Articulation in dwelling facade (i.e. varied wall setbacks);
  - ii. A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);
  - iii. Major habitable room openings incorporating large windows to provide surveillance;
  - iv. Roof forms that incorporate gables;
  - v. A balcony, portico, or verandah; or
  - vi. A built-in planter box.

**3. Street Setback**

- a) All R30 dwellings are to be set back a minimum of 3.0m and maximum of 5.0m from the primary street and 1.0m minimum from the secondary street, no averaging permitted.
- b) R60 dwellings (Lots 266 and 284) may be set back a minimum of 2.0m from the Primary Street. If developed as Grouped Dwellings, the Primary Street set back shall apply to Townsend Parkway only (i.e. a 1.0m minimum set back applies to Howitt Street in all development scenarios).
- c) For determining the maximum setback, facade elements or indentations are permitted to be set back greater than 5.0m where these constitute a minor proportion of the dwelling's front facade.
- d) Primary and secondary setbacks do not apply to eaves.
- e) Where a portico, porch, veranda or similar is provided, they may be setback a minimum of 2.0m from the primary street.
- f) For corner lots, where the major dwelling entry (front door) is orientated toward the secondary street, secondary street setbacks apply. Primary street setbacks apply to the other street, as designated on this LDP.

**4. Fencing**

- a) Fencing is not permitted within the primary street setback area.
- b) 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 addressing the street.
- c) Uniform estate 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.

**5. Lot Boundary Setback**

- a) For all lots, a nil side setback is permissible to one side boundary behind the primary street setback line to a maximum of 4.0m from the rear boundary, unless otherwise designated on the LDP or where this boundary is to a secondary street.
- b) For lots with a frontage of 11 metres or less, or where otherwise designated on this LDP, nil setbacks are permitted to both side boundaries.
- c) Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-codes

**6. Open Space and Outdoor Living Area**

- Open space may be reduced to 35% of the site area subject to the provision of an outdoor living area (OLA) with a minimum dimension of 4m and located behind the front setback area, with the following sizes and requirements:
- a) 24 sqm for R30 lots, with a minimum of 16sqm of the OLA to be uncovered.
  - b) 16sqm for R60 lots, with a minimum of 11sqm of the OLA to be uncovered.

**7. Garages**

- a) Garages are to be set back a minimum of 4.5m from the primary street and are not to be forward of the dwelling alignment.
- b) Garages may be aligned with the dwelling provided they do not exceed the garage setback line.
- c) Garages are to be set back 1.5m from the secondary street.
- d) Garages are permitted to have a nil setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.
- e) Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
  - i. A clear indication of the dwelling entrance;
  - ii. The dwelling entrance shall be the dominant feature of the facade and shall include a projecting portico or veranda with a minimum depth of 1.5 metres;
  - iii. Garages are to be set back at least 0.5 metres behind the dwelling alignment;
  - iv. For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single width garage (including tandem) is permitted;
  - v. Double garages are permitted on lots less than 10m wide where dwellings are two storeys and where major openings to habitable rooms are provided on the primary street frontage;
  - vi. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary;
  - vii. Designated garage locations apply to lots identified on this Local Development Plan, referencing the side of the lot to which the garage must be located but do not prescribe boundary walls; and
  - viii. Access to on-site car parking spaces may be provided from either the primary or secondary street orientation unless otherwise designated on the Local Development Plan.

**8. Vehicle Access**

Lots affected by a 'No Vehicular Access' provision shall restrict vehicle access on boundaries identified on the map.

**9. Outbuildings**

Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.

**10. Street Trees**

- a) A minimum of one street tree per lot, and two street trees for corner lots are required.
- b) Street trees are to be generally located as shown on this LDP, subject to detailed landscape design.
- c) Street trees are not to be relocated or removed by landowners.

**11. Bushfire Management**

The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

This LDP shall be read in conjunction with the approved Bushfire Management Plan.

This Local Development Plan has been endorsed by Council under Clause 52(1)(a) of the Deemed Provisions

*Maria Cooke*

Director City Development and Sustainability  
City of Kwinana

13 November 2020  
Date