

Location Plan



Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R30 Subject Lots
- No Vehicle Access Permitted
- Mandatory Garage Location
- Primary Dwelling Orientation (where applicable)
- Footpath Alignment (Planned)
- Bushfire Safety Requirement - BAL Rated Lot
- Approximate Street Tree Location - Street Trees not to be removed or relocated by adjacent Lot Owners

Endorsement Table

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

Principal Planner

Date

14 November 2017

Local Development Plan Provisions

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 1.2 The following standards below constitute as 'deemed to comply' provision of the R-Codes and do not require consultation with adjacent owners.

2.0 STREETScape REQUIREMENTS

Lots Applicable	Location	Minimum Setback	Maximum Setback	Requirements
All Lots	Primary Street	3.0m	5.0m	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. A porch, balcony, verandah or the equivalent may project not more than 1m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level. For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5m where these constitute a minor proportion of the dwelling's front facade.
	Secondary Street	1.0m	N/A	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.

2.1 Dwelling facades facing the primary street shall provide at least three of the following architectural design features and provide well-articulated facades by providing indentations and projections to the main building line as well as to the roof design:

1. A verandah or balcony which is a minimum 30% of the width of the facade (excluding garage or carport) and 1.5m deep with the longest portion parallel to the street
2. A substantial entrance feature to pronounce the main entry to the dwelling such as a portico, open pergola, arbor, gate house or attached feature wall.
3. A roof feature such as gable-end, gambrel, dormer windows, window hood or architectural beams.
4. A feature material such as recycled face brick, corten steel, recycled/weathered timber, mini-orb, stone or light-weight cladding such as weatherboard.
5. Living area with substantial glazing i.e. full height, overlooking the street or public reserve.
6. Features which provide articulation and interest such as, but not limited: chimney, feature blade wall or substantially sized planter box (minimum 4 course high).
7. Metal deck roof within a Building Code of Australia (BCA) classified solar absorptance of light or medium. Colorbond colours include (or similar from alternative supplier) Surfmist, Paperbark, Everring Haze, Shale Grey, Dune, Windspray or Cove.

3.0 LOT BOUNDARY SETBACK REQUIREMENTS

3.1 Buildings built up to lot boundaries (other than street boundaries):

Lots Applicable	Building Type	Minimum Setback	Requirements
All Lots	Ground level only	Nil	<ul style="list-style-type: none"> One side boundary only. Maximum length determined by front (Primary Street) setback and a minimum of 4m from the rear boundary, for lots with a side boundary length equal or greater than 25.0m (including truncation). Maximum length determined by front (Primary Street) and rear setbacks for lots having a side boundary length less than 25.0m (including truncation). Nil setbacks shall be positioned to maximise solar access to the dwelling where possible.
			<ul style="list-style-type: none"> A second nil side boundary setback is permitted for garages, this location is not required to be on the same side boundary as the dwelling setback.
For lots with a frontage of 12.5m or less	Ground level only	Nil	<ul style="list-style-type: none"> A second nil side boundary setback is permitted for garages, this location is not required to be on the same side boundary as the dwelling setback.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum total % of site	Requirements
All Lots	35%	<ul style="list-style-type: none"> Permitted where Outdoor Living Area (OLA) minimum area is 30m². The OLA has a minimum 4m length or width dimension. At least two thirds of the OLA must be uncovered. The OLA is to be located behind the front setback area.

5.0 GARAGE REQUIREMENTS

Lots Applicable	Setbacks	Minimum garage setback	Maximum garage width	Requirements
Lots 34-39	Primary Street	3.0m	-	<ul style="list-style-type: none"> Not permitted forward of the dwelling alignment.
All remaining lots without footpath located adjacent to lot boundary or footpath located greater than 0.5m from lot boundary	Primary Street	4.0m	-	<ul style="list-style-type: none"> Can be aligned with the dwelling provided it does not exceed the garage minimum setback. Shall be enclosed by a door.
		4.5m	-	
For front accessed lots with a frontage of 12.0m or less	-	-	60% of primary lot frontage	<p>Where garages exceed 50% of the primary lot frontage, they shall comply with the following:</p> <ul style="list-style-type: none"> A clear indication of the dwelling entrance. The dwelling entrance shall be the dominant feature of the facade. A projecting portico or veranda is included with a minimum depth of 1.5m. Garages are to be set back at least 0.5 metres behind the dwelling alignment (two storey dwellings exempted).

6.0 FENCING REQUIREMENTS

- 6.1 Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 6.2 For secondary street boundaries, fencing shall be visually permeable above 1200mm behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.

7.0 STREET TREE REQUIREMENTS

- 7.1 A minimum of one street tree per lot is required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this Local Development Plan, subject to detailed landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by lot owners.



LOCAL DEVELOPMENT PLAN | OAKEBELLA STAGE 2
 Lot 9000 Johnson Road and Lot 503 Tamblyn Place, Wellard
 An LWP Wellard Pty Ltd Project

Scale 1:2000 @ A3

0m 10 20m

PLAN: T5/007/042E
 DATE: 10/11/2017
 PROJECT: POC-94

DESIGNER: LM
 CHECKED: LM
 APPROVED: BR

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