

BERTRAM STRUCTURE PLAN AREA

RD CODE VARIATIONS

- The provisions of the Detailed Area Plan (DAP) constitute additional RD-Codes 'Acceptable Development' provisions.
- All other 'Acceptable Development' provisions of the RD-Codes and Town Planning Scheme provisions apply.
- The requirements to consult with adjoining or other owners to achieve a variation of the RD-Codes is not required where development complies with this DAP.
- All lots, the subject of the DAP, have a density coding of R30 with the exception of the Group Housing Site which has a density coding of R40.

Garages

- The siting of garages shall comply with the vehicular access restrictions as shown on the DAP.
- Garages on lots with laneway access shall be setback a minimum 0.5 m from the rear (laneway) boundary.

Boundary walls

- Boundary walls shall be located on either the southernmost or westernmost boundary to maximise solar passive design. The length and height of boundary walls for these lots is as per the RD-Codes. This provision does not apply where this boundary is to a secondary street or public open space, where boundary walls are not permitted to this boundary and the provisions of the RD-Codes apply.

Setbacks

- Unless otherwise specified on the DAP, development setbacks shall be in accordance with the RD-Codes.
- Development on laneway lots shall be setback from the primary street in accordance with the following table (see right hand side).
- All development on a Group Housing Site shall have a minimum 2 metre setback from any boundary. The averaging provisions of the RD-Codes do not apply to the Group Housing Site.

* Where laneway lots are serviced by stairs at the front boundary, the front setbacks can be varied to a maximum setback of 6m where required to ensure that the dwelling is set back appropriately from the top of stairs or any balustrading, at the discretion of the Town of Kwinana.

Setbacks to Primary Street * (Laneway Lots)		
	Min. (m)	Max. (m)
Dwelling	2.0	4.0
Verandah	1.5	3.0

Note: The front setback averaging provision of the RD-Codes does not apply

Dwelling Design

- Dwellings on all lots shall address the primary street as well as, where applicable secondary streets and areas of Public Open Space, through the use of major openings, verandahs / porches, balconies and other similar features.

Fencing (Group Housing Site)

- Where fencing is proposed to the Group Housing Site, visually permeable fencing above 1.2 metres to a maximum height of 1.8 metres shall be provided.

Site Cover

- For all laneway lots and lots less than 400m² (Lots 281-286 and 239-243), the maximum site cover requirement may be increased from those specified in the RD-Codes to a maximum of 70% subject to an outdoor living area being provided with minimum dimensions of 4 m x 6 m.

Street Trees

- The developer shall provide street trees throughout Belgravia Central to enhance the streetscape. These street trees are not to be removed under any circumstance.

Notes: 1) Street trees and car embayments are only indicative and are subject to further planning and design investigation.
2) Lots less than 350m² do not require a planning approval where consistent with the above mentioned DAP provisions and Residential Design Codes.

LEGEND:

- DAP Boundary
- No Vehicular Access
- Laneway Lots
- Lots less than 400m²
- GH Group Housing Site
- Tree to be Retained

