

## 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 R60.

### Garages

- The siting of garages shall comply with the vehicular access restrictions as shown on the DAP.
- Garages on all lots shall be setback a minimum of 500mm and a maximum of 1.5m from the rear (laneway) boundary.

### Boundary walls

- All lots subject to the DAP are permitted to have boundary walls on both side boundaries, excluding secondary street boundaries. Boundary walls are permitted in accordance with Table 2.
- All lots constructed with nil setbacks to both side boundaries shall comply with AS 2107:2000 (Acoustics – recommended design sound levels and reverberation times for building interiors). Written certification from a suitably qualified acoustic consultant is to be submitted to Council with the building Licence Application to ensure the dwelling complies with these standards.

### Setbacks

- Development on all lots subject to the DAP shall be setback from the primary street in accordance with Table 1. (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.)
- Fencing on all laneway lots shall provide a minimum of 500mm rear (laneway) boundary setback to provide space for rubbish collection. This is specifically required to ensure rubbish bins do not restrict traffic flow within the laneway.

### 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.
- All letter boxes shall be located on the primary street frontage and not within the adjoining laneway.
- Reflective roof materials are not permitted for any dwelling subject to the provisions of the DAP.
- All lots shall be provided with a 4m<sup>2</sup> store room, in accordance with the R Codes.

### Site Cover

- Site cover on all lots may be increased from those specified in the RD-Codes to a maximum of 75% subject to an outdoor living area being provided in a northernmost or easternmost location with minimum dimensions of 4 m x 5 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.

- Lots less than 350m<sup>2</sup> do not require a planning approval where consistent with the above mentioned DAP provisions and residential Design Codes.

|          | 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

| Description              | Max. height | Max. length |
|--------------------------|-------------|-------------|
| Dwelling - Single Storey | 3.5m        | No limit    |
| Dwelling - Two Storey    | 6.5m        | 12m         |



|  |   |
|--|---|
| <span style="color: green;">—</span>   | DAP Boundary                              |
| <span style="color: red;">—</span>   | No Vehicular Access                       |
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> | Laneways Lots                             |
| <span style="color: pink;">●</span>  | Lots with Duplex Potential                |
| <span style="color: black;">*</span>   | Lots with mandatory 2 storey construction |