



LOCATION PLAN: NTS

**PROVISIONS**

- General**
- This Local Development Plan (LDP) applies to all lots within Stage 2A of Cassia Glades Estate.
  - This LDP varies the provisions of the City of Kwinana Town Planning Scheme No.2 and State Planning Policy 3.1 Residential Design Codes (R-Codes).
  - The provisions of this LDP constitute 'Deemed-to-Comply' provisions of the R-Codes.
  - Development which complies with the LDP does not require consultation with surrounding landowners and negates the requirement for planning approval on lots less than 260m<sup>2</sup>.
  - The City of Kwinana may vary the provisions of this LDP where considered appropriate to achieve a specific design outcome.
  - This LDP is to be read in conjunction with the Estate's Residential Building Guidelines covenant.
- Street Setbacks**
- A 3.0m minimum and 5.0m maximum primary street setback is permitted for R30 coded lots as shown (averaging not permitted).
  - A 2.0m minimum and 4.0m maximum primary street setback is permitted for R60 coded lots as shown (averaging not permitted).
  - A 1.5m minimum secondary street setback is permitted for R30 coded lots as shown.
  - A 1.0m minimum secondary street setback is permitted for R60 coded lots as shown.
  - A 1.0m minimum laneway setback is permitted (no averages apply).
- Boundary Setbacks**
- Boundary walls are permitted to the southernmost and westernmost boundary, behind the street setback line and to within 4m of the rear boundary, except where otherwise shown, or where this boundary abuts a road, recreation or drainage reserve.
  - On Lots with a frontage of 10m or less, boundary walls are permitted to both side boundaries, behind the street setback line and to within 4m of the rear boundary, except where otherwise shown, or where this boundary abuts a road, recreation or drainage reserve.
  - Where boundary walls would be permitted and are not proposed, setbacks are to be in accordance with the R-Codes.
- Garages, Vehicular Access, and Parking**
- Garages shall be setback a minimum of 4m and maximum of 5m to the primary street, and a minimum of 0.5m and maximum of 1m to the laneway, as applicable.
  - Garages shall be located as shown on this LDP, where applicable.
  - All garages shall have doors to enclose them such that its contents are screened from public view.
- Open Space and Outdoor Living**
- The minimum open space requirement (minimum % of the site) for R30 coded lots is 35%.
  - The minimum open space requirement (minimum % of the site) for R60 coded lots (including Grouped Housing lots/dwellings) is 30%.
  - Outdoor Living Areas shall be located to maximise access to winter sunlight.

- Dwelling Orientation and Streetscape**
- Dwellings (including Grouped Dwellings) on corner lots shall address and provide passive surveillance of both primary and secondary streets by:
    - providing articulation in the building facade along both boundaries;
    - Incorporating similar materials, facade treatments, and fenestration along both boundaries; and,
    - Incorporating similar roof forms along both boundaries (e.g. eaves, gables etc.).
  - A boundary directly abutting a public open space reserve shall be considered a 'secondary street' for the purposes of **Provision No.21**.
  - Front fences within the primary street setback area shall be a maximum of 900mm above natural ground level, as measured from the primary street side of the fence.
  - Fences along the secondary street boundary shall be visually permeable above 1200mm for a length of up to 3.0m behind the truncation.
- Other Design Elements**
- Where sheds and outbuildings do not match the construction materials and finish of the primary dwelling, they are to be screened from public view.
  - All single dwellings on a lot with an area of less than 300m<sup>2</sup>, and all grouped dwellings, shall provide an enclosed, lockable storage area under the main roof of the dwelling with a minimum dimension of 1m and minimum area of 4m<sup>2</sup>.
  - Dwellings shall provide a high quality design interface with the surrounding streetscape by incorporating at least three of the following:
    - Articulation in the building facade and varied finishes;
    - Feature openings/windows to major rooms;
    - Roof forms that include gables with feature panels;
    - Roof forms that include eaves, a verandah with feature post detail and/or a feature entry portico; and/or,
    - A second storey.
  - For dwellings on lots where vehicle access is gained solely from a rear laneway, rooms located on the front elevation shall have a minimum ceiling height of 28 vertical brick courses (2.7 metres).
  - Lots accessed via a rear laneway shall provide a paved bin pad directly abutting the laneway measuring 1x1.5m that shall not be fenced in.
  - If lots identified as having 'duplex' potential on this LDP are further subdivided or developed for grouped housing then future dwellings shall incorporate at least two storeys.
- Bushfire Management**
- Development shall comply with the approved Fire Management Plan and the requirements of Australian Standard AS3959-2009, which shall be read in conjunction with this LDP.
  - A proposed reduction to the BAL rating specified in the Fire Management Plan shall require the preparation of new BAL Assessment in accordance with the requirements of Schedule 2 Part 10A of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- Grouped Housing Site**
- Development within the Grouped Housing site shall comprise a minimum of two storeys and provide articulation and visual interest in the facade through the use of:
    - Balconies;
    - Fenestration and awnings;
    - Varying facade treatments and textures; and/or,
    - Roof form (e.g. feature gables, parapet walls etc.).
  - Bin storage areas shall be provided within the site area allocated for the exclusive use of each dwelling (details to form part of future Development Application/s).
  - Bin collection pads shall be provided along Marlock Road to the satisfaction of the City of Kwinana (details to form part of future Development Application/s).
  - Visitor parking bays are to be provided on-site, unless otherwise approved at the City's discretion.
  - Uniform visually-permeable fencing shall be provided along all external boundaries of the site (details to form part of future Development Application/s).
- Quiet House Design**
- Dwellings on lots with a frontage of 7.5m or less shall include the following Quiet House Design standards:
    - Walls shall be of double leaf cavity brickwork, such as two leaves of 90mm thick brick with 50mm cavity, or alternatives that meet Rw50 acoustic rating;
    - Windows shall be minimum 4mm thick glass in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating;
    - Ceilings shall be minimum 10mm thick plasterboard with R2.0 insulation between joists, or alternatives that meet minimum Rw42;
    - Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting;
    - Any fans, air-conditioning units or the like must be selected on the basis of quiet operation; and,
    - Air-conditioning units are to be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level;
  - Any alternative construction methods that propose to vary the above requirements shall be supported by a report undertaken by a suitably qualified acoustic consultant.

**LEGEND**

	Local Development Plan Area		BAL12.5 construction standards required
	Residential R30		3.0m minimum 5.0m maximum primary street setback
	Residential R60		2.0m minimum 4.0m maximum primary street setback
	Public Open Space		1.5m minimum secondary street setback
	Preferred garage location		1.0m minimum secondary street setback
	Retained Trees		1.0m minimum laneway setback
	Dwelling Orientation		No vehicular access
	Potential duplex lot		Retaining wall

**APPROVED**

Coordinator Statutory Planning  
City of Kwinana

10 February 2017  
Date

LDP: 8698  
City of Kwinana  
Reference No.