

RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions detailed below constitute as 'deemed-to-comply' provisions of the Residential Design Codes (R-Codes).
- Unless provided for below, the provisions of the City of Kwinana Town Planning Scheme 2 and the R-Codes apply.
- Compliance with the Local Development Plan (LDP) provisions will not require consultation with adjoining and/or nearby landowners.
- The City may vary the provisions of the LDP where considered appropriate to achieve a specific design outcome.
- The density coding of all lots is R40.

Streetscape

- For all lots with a frontage of 7.5m or less (as shown on this LDP), dwellings are to provide an appropriate, high quality interface with the surrounding streetscape, through the use of the following architectural features:
 - Articulation in the dwelling facade (i.e. varied wall setbacks);
 - A mix of building materials, colours and finishes (e.g. render, brick, cladding);
 - Major habitable room openings incorporating large windows to provide street surveillance;
 - Roof forms that incorporate either gables, eaves, veranda or a feature portico;
 - The wall plate height on the front elevation shall be a minimum of 28 courses.

Street Setback

- For all lots with vehicle and/or garages access from the primary street, the dwelling shall be set back a minimum of 3m and a maximum of 5m from the primary street.
- For all laneway lots, the dwelling shall be set back a minimum of 2m and a maximum of 4m from the primary street.
- A porch, balcony, veranda 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.

Garages

- For all lots with vehicle and/or garages access from the primary street, garages shall be set back a minimum of 4m and a maximum of 5m from the primary street.
- For all lots with rear (laneway) access, garages shall be set back a minimum of 0.5m and a maximum of 1m from the rear (laneway) boundary.
- All garages shall have doors to enclose them.

Lot Boundary Setbacks

- For all laneway lots, boundary walls are permitted to both side boundaries for a maximum length prescribed by the front and rear.
- Boundary walls are not permitted to a secondary street.

Site Cover

- Site cover shall not exceed 70% of the site area, subject to the provision of an outdoor living in accordance with the R-Codes.

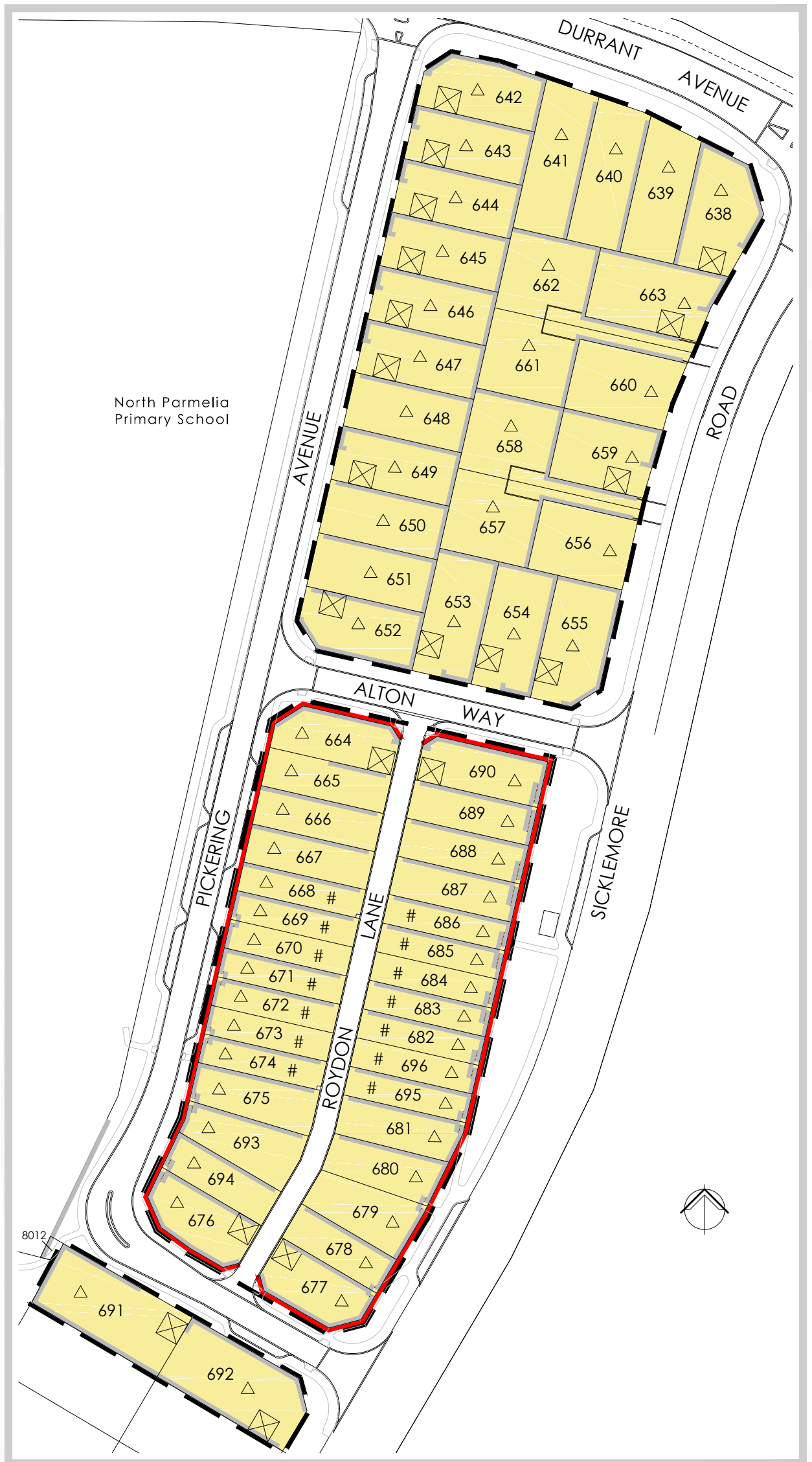
Quiet House Design:

- All dwellings on the laneway lots shall be constructed with the following minimum quiet house design requirements:
- Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
- Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
- Roof/Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42.
- Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
- Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
- Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustic consultant.

Fire Management

- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.
- This LDP shall be read in conjunction with the approved Bushfire Management Plan.
- For all lots, where on incursion into the building setback area is proposed, a reassessment of the BAL is required.

Note: A BAL reassessment does not require planning approval.



LEGEND

-  LDP Boundary
-  R40
-  No Vehicular Access
-  Retaining Wall
-  Designated Garage Location
-  BAL affected lots
-  Streetscape Articulation Required (refer clause 1)

This Detailed Site Plan has been adopted by Council and signed by the Manager of Planning Services.

Principal Planner..... Date..... 19/08/2019
City of Kwinana