

General Design Guidelines

The following design requirements shall apply in conjunction with the requirements annotated on the plan. The provisions in the Local Development Plan (LDP) comprise additional Residential Design Code "Acceptable Development" provisions. Unless varied in the LDP, a proposal shall be designed and assessed in accordance with the Residential Design Codes, City of Kwinana Town Planning Scheme No. 2 and/or Local Planning Policies.

For Lots 244 and 245 the following design requirements shall apply:

1. The density coding applicable to lots within the LDP is R40.
2. Dwellings are permitted to be orientated internally within the site due to the integrated grouped housing style of development with an internal shared driveway (limiting the number of individual crossovers) and the site's proximity to the Kwinana Freeway. Notwithstanding this, visitor parking and common landscaping areas will be visible from adjoining streets and any second storey development will have windows with views to adjoining streets.
3. Notwithstanding the preceding provision, at least two dwellings on Lot 245 are to be orientated to front Wake Way with crossovers onto Wake Way and garages and front doors facing Wake Way to maximise surveillance along this street.
4. Surveillance along Dawn Street from Lot 244 is to be maximised with a 1.2m high fence to be located adjacent to the common landscaping and visitor parking area. Any two storey development will also have at least one major opening on the upper level, where the dwelling is located adjacent to the Dawn Street frontage.
5. The primary street (Dawn Street) building setback is to be a minimum of 1.5m for Lot 244 and 1.0m for Lot 245.
6. The secondary street (Wake Way) building setback is to be a minimum of 1m for Lot 244 and nil for Lot 245.
7. Other boundary setbacks shall be a minimum of 1.0m.
8. Garage setback to the primary street is to be a minimum of 1.5m.
9. Vehicular access to Lot 244 for all grouped dwellings will be from the secondary street only.
10. Vehicular access to Lot 245 is permitted from both the primary and secondary streets.
11. Development is to comply with the approved acoustic report prepared by Lloyd George Acoustics (ref no. 11011739-01A March, 2012), in particular Package A house design treatments are required for single level developments and Package B house design treatments are required for any two storey developments.
12. Fences within the primary street setback are to be visually permeable above 1.2m of natural ground level except where the fencing directly adjoins the dwelling and/or outdoor living area. Fences adjacent to outdoor areas along the primary street are permitted to be solid in construction to a height of 1.8m.
13. In accordance with the approved acoustic report, fencing along the secondary street, particularly where it adjoins an outdoor living area is to be a 2.0m high solid fence.
14. The common driveway will be shared by pedestrians and vehicles and as such the driveway is to provide clear sight lines, adequate lighting and paving surfaces to slow traffic to ensure pedestrian safety.
15. Clothes lines, rainwater tanks, satellite dishes etc are not permitted within the front setback area.
16. The common bin store area is to be fully screened from the primary and secondary streets.
17. The requirement to consult with adjoining land owners to vary the Residential Design Codes in accordance with the LDP is not required.



This Local Development Plan has been adopted by Council and signed by the Principal Planner:

[Signature] 26/9/14
 Principal Planner Date
 City of Kwinana

- LEGEND**
- LOTS SUBJECT TO LOCAL DEVELOPMENT PLAN
 - NO VEHICULAR ACCESS
 - EXISTING LOT BOUNDARIES
 - * TRANSFORMER SITE
 - BUILDING SETBACKS

LOCAL DEVELOPMENT PLAN - No.4

robertsday.com.au *planning-design-place*

LOCAL DEVELOPMENT PLAN - No.4
 Lots 244 and 245 Wake Way, Wellard East - Sunrise Estate
 City of Kwinana



CADASTRAL INFORMATION
 SOURCE: WHELANS
 YYYYDD: 140515
 DWG REF: FP12440-011-R7
 PROJECTION: PCG 94

B	TEXT MODS	140814	SB	U
A	BASE PLAN	140706	SB	U
REV	DESCRIPTION	YYYYDD	DRAWN	APPR'D

REF NO.	DRAW NO.	REV.
AMX WEL	RD1 201	B