

## Location Plan



## Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R30 Subject Lots
- No Vehicle Access Permitted
- Primary Dwelling Orientation (where applicable)
- Mandatory Garage Location (where applicable)
- Footpath Alignment (Planned)

## Endorsement Table

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No. 2

Principal Planner

*[Signature]*

Date

19/09/2016



## Local Development Plan Provisions

### 1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 1.2 The following standards below constitute as 'deemed to comply' provision of the R-Codes and do not require consultation with adjacent owners.

### 2.0 STREETSCAPE REQUIREMENTS

Lots Applicable	Location	Minimum Setback	Maximum Setback	Requirements
R25 Lots	Primary Street	3.0m	5.0m	<ul style="list-style-type: none"> <li>Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.</li> <li>A porch, balcony, verandah 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.</li> <li>For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5m where these constitute a minor proportion of the dwelling's front facade.</li> </ul>
R30 Lots	Primary Street	2.0m	5.0m	<ul style="list-style-type: none"> <li>Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.</li> <li>A porch, balcony, verandah 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.</li> <li>For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5m where these constitute a minor proportion of the dwelling's front facade.</li> </ul>
All Lots	Secondary Street	1.0m	N/A	<ul style="list-style-type: none"> <li>Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.</li> </ul>

### 3.0 LOT BOUNDARY SETBACK REQUIREMENTS

#### 3.1 Buildings built up to lot boundaries (other than street boundaries):

Lots Applicable	Building Type	Minimum Setback	Requirements
All Lots	Ground level only	Nil	<ul style="list-style-type: none"> <li>One side boundary only.</li> <li>Maximum length determined by front (Primary Street) setback and a minimum of 4m from the rear boundary, for lots with a side boundary length equal or greater than 25.0m (including truncation).</li> <li>Maximum length determined by front (Primary Street) and rear setbacks for lots having a side boundary length less than 25.0m (including truncation).</li> <li>A second nil side boundary setback is permitted for garages, this location is not required to be on the same side boundary as the dwelling setback.</li> <li>Nil setbacks shall be positioned to maximise solar access to the dwelling where possible.</li> </ul>

### 4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum total % of site	Requirements
R25 Lots	35%	<ul style="list-style-type: none"> <li>Permitted where Outdoor Living Area (OLA) minimum area is 30m².</li> <li>The OLA has a minimum 4m length or width dimension.</li> <li>At least two thirds of the OLA must be uncovered.</li> <li>The OLA is to be located behind the front setback area.</li> </ul>
R30 Lots	30%	<ul style="list-style-type: none"> <li>Permitted where OLA minimum area is 24m².</li> <li>The OLA has a minimum 4m length or width dimension.</li> <li>At least two thirds of the OLA must be uncovered.</li> <li>The OLA is to be located behind the front setback area.</li> </ul>

### 5.0 GARAGE SETBACK REQUIREMENTS

Lots Applicable	Setbacks	Minimum garage setback	Requirements
All lots	Primary Street	3m	<ul style="list-style-type: none"> <li>Not permitted forward of the dwelling alignment.</li> <li>Can be aligned with the dwelling provided it does not exceed the garage minimum setback.</li> <li>Shall be enclosed by a door.</li> </ul>



**LOCAL DEVELOPMENT PLAN | OAKEBELLA STAGE 1**  
 Lot 900 Johnson Road, Wellard  
 An LWP Wellard Pty Ltd Project



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