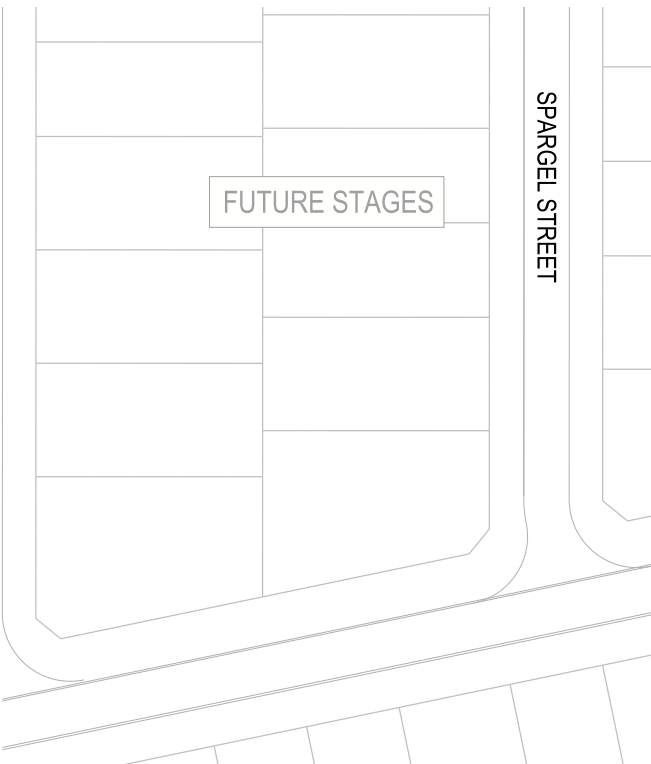


Location Plan



Endorsement Table

This local development plan has been approved under the provisions of the City of Kwinana Local Planning Scheme No. 2

Director City Development and Sustainability

Maria Cooke

Date 15 December 2020

Legend

- Extent of Local Development Plan

R25 Subject Lots

R60 Subject Lots

Public Open Space

Indicative Retaining Wall Location

Visually Permeable Fencing

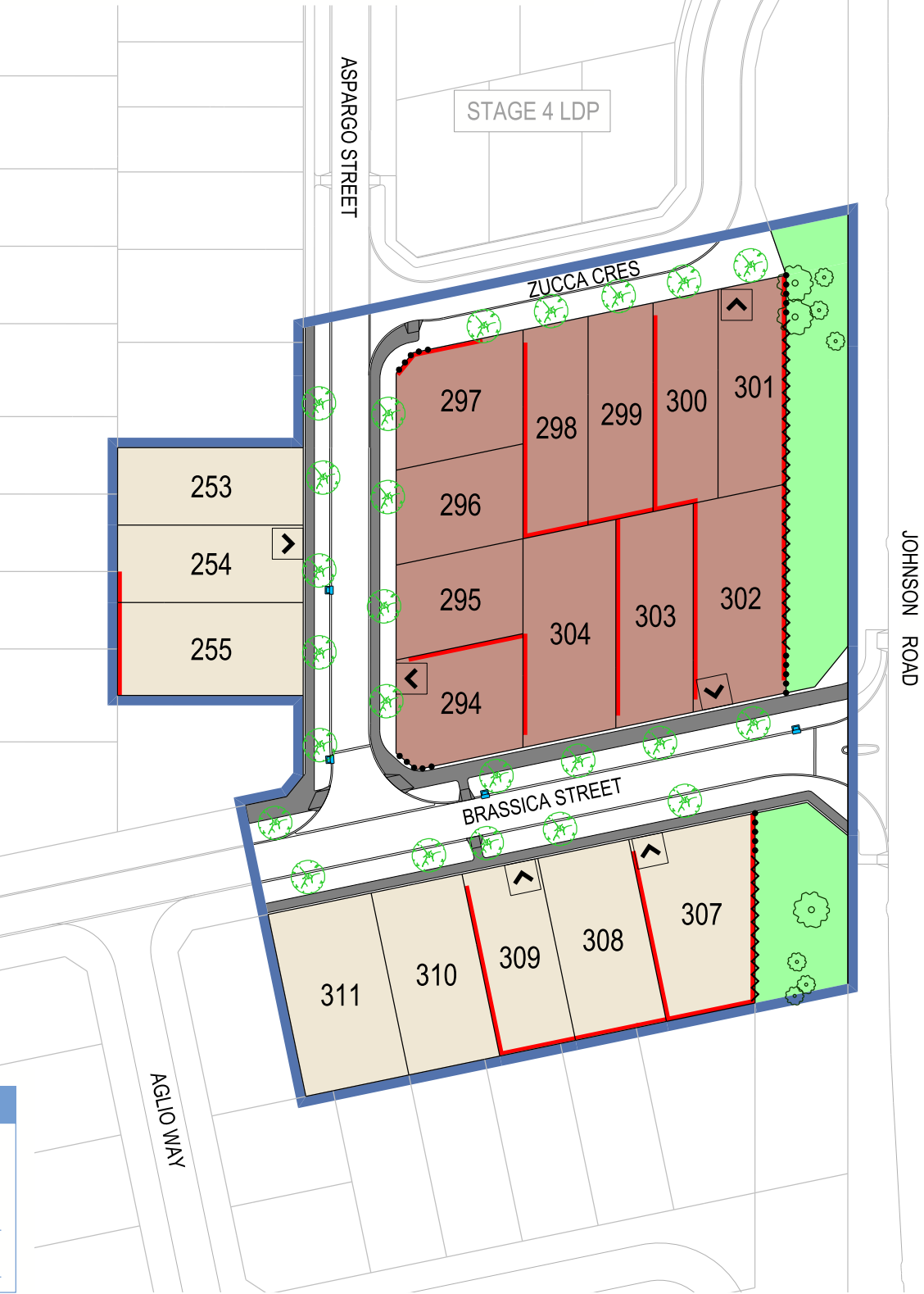
Uniform Fencing
- Footpath Alignment (Planned)

Drainage - Side Entry Pit (Planned)

Approximate Street Tree Location - Street Trees not to be removed or relocated by adjacent Lot Owners

Vehicle Access Point

Existing Trees to be retained



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' provisions 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 and R60 Lots 298 to 304	Primary Street	3.0m	5.0m	<ul style="list-style-type: none">Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.A porch, balcony, verandah or the equivalent may project not more than 1.0m into the primary street setback area, provided that the total of such projections do not exceed 50% of the frontage at any level.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.
All Lots	Secondary Street	1.0m	N/A	<ul style="list-style-type: none">Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.

- 2.1 Dwelling facades for all lots facing the primary street shall provide well-articulated facades by providing indentations and projections to the main building line and roof design, and shall provide at least three of the following design features:
- A verandah or balcony which is a minimum 30% of the width of the facade (excluding garage or car port) and 1.5m deep with the longest portion parallel to the street;
 - A substantial entrance feature to pronounce the main entry to the dwelling such as a portico, open pergola, arbor, gate house or attached feature wall;
 - A roof feature such as gable-end, gambrel, dormer windows, window hood or architectural beams;
 - A feature material such as recycled face brick, corten steel, recycled/weathered timber, mini-orb, stone or light-weight cladding such as weatherboard;
 - Living area with substantial glazing (i.e. full height, overlooking the street or public reserve); or
 - Features which provide articulation and interest such as, but not limited to: a chimney, feature blade wall or substantially sized planter box (minimum 4 course high).

3.0 LOT BOUNDARY SETBACK REQUIREMENTS

- 3.1 Buildings built up to lot boundaries (other than street boundaries) as follows:

Lots Applicable	Building Type	Minimum Setback	Requirements
All Lots	Ground level only	Nil	<ul style="list-style-type: none">One side boundary only.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).Maximum length determined by front (Primary Street) and rear setbacks for lots having a side boundary length less than 25.0m (including truncation).Nil setbacks shall be positioned to maximise solar access to the dwelling where possible.
All Lots (with 12.5m frontage or less)	Ground level only	Nil	<ul style="list-style-type: none">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

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum total % of site	Requirements
R25 Lots and R60 Lots 298 to 304	35%	<ul style="list-style-type: none">Permitted where Outdoor Living Area (OLA) minimum area is 30m² (R25 lots) or 20m² (R60 lots).The OLA has a minimum 4m length or width dimension.
R60 Lots 294 to 297	30%	<ul style="list-style-type: none">At least two thirds of the OLA must be uncovered.The OLA is to be located behind the front setback area.

5.0 GARAGE REQUIREMENTS

- 5.1 Garage setbacks to be provided to the primary street as follows:

Lots Applicable	Minimum Garage Setback	Requirements
Lots 294 to 297	3.0m	<ul style="list-style-type: none">Not permitted forward of the dwelling alignment.Can be aligned with the dwelling provided minimum garage setback is met.Shall be enclosed by a door.Garage setback to secondary street as per R-Codes requirements.
Lots 302 to 304	4.5m	
All remaining lots without a footpath or with a footpath located 0.5m or greater from lot boundary (Lots 298 to 301)	4.0m	
All remaining lots with a footpath located less than 0.5m from lot boundary (Lots 253 to 255, and 307 to 311)	4.5m	

- 5.2 Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- 5.3 Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
- A clear indication of the dwelling entrance.
 - The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
 - Garages are to be set back at least 0.5 metres behind the dwelling alignment.

7.0 VEHICLE ACCESS

- 7.1 Unless otherwise specified, driveway access to a garage/carport for corner lots may be provided from the primary or secondary street frontage.
- 7.2 Vehicle access to be provided as per the locations indicated on the plan, for Lots 254, 301, 302, 294, 307 and 309.

8.0 FENCING REQUIREMENTS

- 8.1 Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 8.2 For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.
- 8.3 Uniform fencing to be provided by developer for lots abutting public open space (Lots 301, 302 and 307).
- 8.4 Dwellings on lots abutting public open space (Lots 301, 302 and 307) are to provide passive surveillance of the POS via an unobstructed view to-and-from a major opening to a habitable room.
- 8.5 Uniform fencing provided on private lots shall not be modified without the written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.

9.0 RETAINING WALLS

- 9.1 Construction including load bearing walls located on a nil setback must comply with the engineering requirements associated with any retaining walls present.



Local Development Plan
OAKEBELLA STAGE 5, WELLARD

An LWP Wellard Pty Ltd Project

scale:
1:1000@A3 | 1:500@A1



0 10 20m

plan:
15/007/051C

date:
15/10/2020

Taylor Burrell Barnett Town Planning & Design
Level 7, 160 St Georges Terrace, Perth WA 6000
e: admin@tbbpplanning.com.au
p: (08) 9226 4276



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