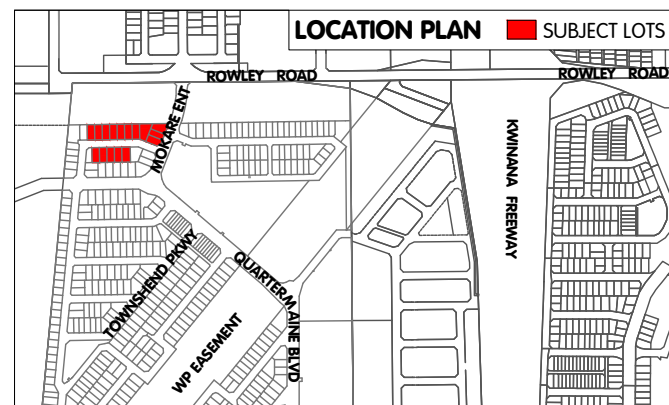




- LEGEND**
- LDP BOUNDARY
 - R30
 - R60
 - 169 LOT NUMBER
 - DX DUPLEX
 - NO VEHICULAR ACCESS
 - PRIMARY STREET FRONTAGE
 - UNIFORM ESTATE FENCING
 - RETAINING WALL
 - DESIGNATED GARAGE LOCATIONS
 - STREET TREE (APPROX. LOCATION)
 - SIDE ENTRY PIT
 - SUBJECT TO BUSHFIRE MANAGEMENT PLAN REQUIREMENTS
 - LOT SUBJECT TO QUIET HOUSE DESIGN REQUIREMENTS



LOCAL DEVELOPMENT PLAN PROVISIONS

- 1. Operation**
 - a) This Local Development Plan (LDP) applies to Lots 169-179 & 191-195.
 - b) Unless otherwise varied by this LDP, all development shall be in accordance with the City of Kwinana Local Planning Scheme No. 2, the Residential Design Codes (as amended), and the Mandogalup West Local Structure Plan.
 - c) Development Approval is exempt for any Single House that is compliant with the provisions of this LDP, the R-Codes, LPS2, and all relevant Local Planning Policies.
 - d) Minor variations to the requirements of this Local Development plan may be approved by the City of Kwinana.
- 2. Dwelling Façade Treatment**

All dwellings are to provide a high-quality design interface to the streetscape through the use of at least three of the following architectural design features:

 - i. Articulation in dwelling facade (i.e. varied wall setbacks);
 - ii. A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);
 - iii. Major habitable room openings incorporating large windows to provide surveillance;
 - iv. Roof forms that incorporate gables;
 - v. A balcony, portico, or verandah; or
 - vi. A built-in planter box.
- 3. Street Setback**
 - a) All R30 dwellings are to be set back a minimum of 3.0m and maximum of 5.0m from the primary street and 1.0m minimum from the secondary street, no averaging permitted.
 - b) R60 dwellings (Lot 176) may be set back a minimum of 2.0m from the Primary Street. If developed as Grouped Dwellings, the Primary Street set back shall apply only to the Primary Dwelling Orientation denoted by this LDP.
 - c) For determining the maximum setback, facade elements or indentations are permitted to be set back greater than 5.0m where these constitute a minor proportion of the dwelling's front facade.
 - d) Primary and secondary setbacks do not apply to eaves.
 - e) Where a portico, porch, veranda or similar is provided, they may be setback a minimum of 2.0m from the primary street.
 - f) For corner lots, where the major dwelling entry (front door) is orientated toward the secondary street, secondary street setbacks apply. Primary street setbacks apply as designated on this LDP.4.
- 4. Fencing**
 - a) Fencing is not permitted within the primary street setback area.
 - b) Uniform estate fencing provided on private lots shall not be modified without written approval from the City of Kwinana and shall be maintained as visually permeable by landowners where applicable.
 - c) For secondary street boundaries, fencing installed by the landowner shall be visually permeable above 1200mm behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.
- 5. Open Space and Outdoor Living Area**

Open space may be reduced to 35% of the site area subject to the provision of an outdoor living area (or equivalent) that complies with all applicable deemed-to-comply requirements of the R-Codes (as amended).
- 6. Vehicle Access**

Lots affected by a 'No Vehicular Access' provision shall restrict vehicle access on boundaries identified on the map.

- 7. Garages**
 - a) For all lots where a footpath adjoins the boundary, garage frontages must be setback a minimum of 4.5m from the boundary.
 - b) Garages may be aligned with the dwelling provided they do not exceed the garage setback line.
 - c) Garages are to be set back 1.5m from the secondary street.
- 8. Outbuildings**

Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
- 9. Street Trees**
 - a) A minimum of one street tree per lot, and two street trees for corner lots are required.
 - b) Street trees are to be generally located as shown on this LDP, subject to detailed landscape design.
 - c) Street trees are not to be relocated or removed by landowners.
- 10. Bushfire Management**

The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

This LDP shall be read in conjunction with the approved Bushfire Management Plan.
- 11. Quiet House Design**

For lots subject to Quiet House Design Requirements, refer to the Noise Management Plan prepared by Lloyd George Acoustics. Copies can be obtained from the City of Kwinana.

This Local Development Plan has been endorsed by Council under Clause 52(1)(a) of the Deemed Provisions

..... **24 May 2022**

Coordinator, Statutory Planning Date

City of Kwinana



Disclaimer: The information contained and depicted in this draft Local Development Plan, including lot design, road layout and development provisions, is indicative only and is subject to any necessary approvals and change without notice. Stage 11 is subject to an active subdivision application and design may change. Prospective purchasers should make their own inspections and enquiries and take their own professional advice to satisfy themselves as to all aspects of the proposed development before entering into a Contract of Sale.

CADASTRAL INFORMATION
 SOURCE: C&W
 YYMMDD: 210726
 DWG REF: 6027-11-BASE_210726_A
 PROJECTION: PCG94



E	PER CLIENT MODS	221104	IF	TP
D	PER CLIENT MODS	220804	IF	TP
C	PER CLIENT MODS	220324	SB	DRAFT
B	INCL LOT 191	211202	SJ	TP
A	BASE PLAN	210805	SB	DRAFT
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN
Apsley Stage 5B
 City of Kwinana

REF NO. **QUB MAN** DRAW NO. **RD1 224** REV. **E**