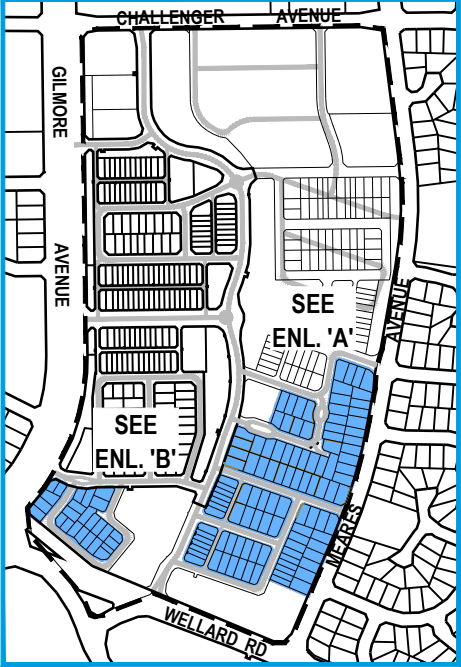


LOCATION PLAN (N.T.S.)



ENLARGEMENT 'A' (1:2,000)



ENLARGEMENT 'B' (1:2,000)



LEGEND

- Local Development Plan Area
- Residential R25
- Residential R60
- Residential R30
- Public Open Space
- 3.0m minimum 5.0m maximum primary street setback
- 2.0m minimum primary street setback
- Visually permeable fencing
- Retaining Wall
- Dwelling orientation
- Garage location
- Indicative Bin Pad location
- Retained Trees
- Approximate street tree location.  
(Street trees are not to be removed or relocated by landowners.)

PROVISIONS

General

- This Local Development Plan (LDP) applies to all lots within Cassia Glades Estate, identified on the location plan.
- This LDP varies the provisions of the City of Kwinana Town Planning Scheme No.2 and State Planning Policy 7.3 *Residential Design Codes* (R-Codes).
- The provisions of this LDP constitute 'Deemed-to-Comply' provisions of the R-Codes.
- Development that complies with the LDP does not require consultation with surrounding landowners.
- The City of Kwinana may vary the provisions of this LDP where considered appropriate to achieve a specific design outcome.
- This LDP is to be read in conjunction with the Estate's Residential Building Guidelines covenant.

Street Setbacks

- A 3.0m minimum and 5.0m maximum primary street setback is permitted for R25 and R30 coded lots as shown (averaging not permitted).
- A 2.0m minimum street setback is permitted for R60 lots as shown (averaging not permitted)

Boundary Setbacks

- Boundary walls are permitted to both side boundaries, behind the street setback line and to within 4.0m of the rear boundary, except where otherwise shown.
- Where boundary walls would be permitted and are not proposed, setbacks are to be in accordance with the R-Codes.

Dwelling Orientation and Streetscape for Corner Lots

- Dwellings on corner lots shall address both primary and secondary streets by:
  - providing articulation in the building facade along both boundaries;
  - Incorporating similar materials, facade treatments, and fenestration along both boundaries; and,
  - Incorporating similar roof forms along both boundaries (e.g. eaves, gables etc.).

Other Design Elements

- Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3.0m behind the truncation with a major opening addressing the secondary street.

- Where sheds and outbuildings do not match the construction materials and finish of the primary dwelling, they are to be screened from public view.
- All dwellings to provide an appropriate high quality interface with the surrounding streetscape, through the use of at least three of the following design features:
  - Articulation in dwelling facade (i.e. varied wall setbacks);
  - A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
  - Major habitable room openings incorporating large windows to provide surveillance;
  - Roof forms that incorporate gables;
  - A balcony, portico, or verandah; or
  - A built in planter box.
- Garage locations for corner lots can be via either the primary street or secondary street, excluding laneway lots, except where identified on this LDP due to site constraints.
- Notwithstanding Provision 16, garage locations for Lots 411 and 309 shall be located as illustrated on this LDP.

Open Space

- The minimum open space requirement (minimum % of the site) for R25 coded lots is 40%.
- The minimum open space requirement (minimum % of the site) for R30 coded lots is 35%.
- The minimum open space requirement (minimum % of the site) for R60 coded lots (including Grouped Housing lots / dwellings) is 30%.

Lots Abutting Public Open Space

- Dwellings shall have a minimum of one ground floor and one upper floor (if applicable) habitable room with a major opening that has clear view of the public open space.
- Visually permeable fencing, as defined by the R-Codes, shall be provided to side boundaries that abut public open space for a minimum of 25% of the length of the lot boundary, generally in the area illustrated on this LDP.

Street Trees

- In accordance with the City's Policy, a minimum of one street tree per lot and three street trees for corner lots is required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this LDP, subject to detailed landscape design. Street trees are not be relocated or removed by landowners.

APPROVED

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015. This is an amendment to an existing approved LDP and is valid for the period specified in this approval.

	DA10623.2	05/03/2025
Delegated Authority City of Kwinana	City Ref.	Amendment Date
		19/06/2028
		Expiry Date

Plan No: 3163-180-01  
Date: 17.01.2025

LOCAL DEVELOPMENT PLAN  
CASSIA GLADES ESTATE | STAGES 2C - 5  
KWINANA TOWN CENTRE  
CITY OF KWINANA