



PROVISIONS

General

1. This Local Development Plan (LDP) applies to all lots within Stage 2C of Cassia Glades Estate.
2. 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).
3. The provisions of this LDP constitute 'Deemed-to-Comply' provisions of the R-Codes.
4. Development that complies with the LDP does not require consultation with surrounding landowners.
5. The City of Kwinana may vary the provisions of this LDP where considered appropriate to achieve a specific design outcome.
6. This LDP is to be read in conjunction with the Estate's Residential Building Guidelines covenant.

Street Setbacks

7. A 3.0m minimum and 5.0m maximum primary street setback is permitted for R30 coded lots as shown (averaging not permitted).
8. A 2m minimum street setback is permitted for R60 lots as shown (averaging not permitted)

Boundary Setbacks

9. Boundary walls are permitted to the southernmost and westernmost boundary, behind the street setback line and to within 4m of the rear boundary, except where otherwise shown, or where this boundary abuts a road, recreation or drainage reserve.
10. 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

11. Dwellings on corner lots shall address both primary and secondary streets by:
 - 11.1. providing articulation in the building facade along both boundaries;
 - 11.2. Incorporating similar materials, facade treatments, and fenestration along both boundaries; and,

- 11.3. Incorporating similar roof forms along both boundaries (e.g. eaves, gables etc.).

Other Design Elements

12. Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
13. 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 major opening addressing the secondary street.
14. Where sheds and outbuildings do not match the construction materials and finish of the primary dwelling, they are to be screened from public view.
15. 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:
 - 15.1. Articulation in dwelling facade (i.e. varied wall setbacks);
 - 15.2. A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
 - 15.3. Major habitable room openings incorporating large windows to provide surveillance;
 - 15.4. Roof forms that incorporate gables;
 - 15.5. A balcony, portico, or verandah; or
 - 15.6. A built in planter box.

Street Trees

16. 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 to be relocated or removed by landowners.

LEGEND

Local Development Plan Area	3.0m minimum 5.0m maximum primary street setback	Dwelling orientation
Residential R30	2.0m minimum primary street setback	Retained Trees
Residential R60	1.0m minimum setback from public open space	Approximate street tree location. <i>(Street trees are not to be removed or relocated by landowners.)</i>
Public Open Space	Visually permeable fencing	

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 LDP is valid for the period specified in this approval.

..... Coordinator Statutory Planning City of Kwinana	DA10623 City Ref.	19/06/2023 Approval Date
		01/09/2025 Expiry Date

**LOCAL DEVELOPMENT PLAN
CASSIA GLADES ESTATE - STAGE 2C
KWINANA TOWN CENTRE**

CITY OF KWINANA

