



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

15 March 2024

A/Coordinator of Statutory Planning Date

City of Kwinana

HATCH | **RobertsDay**

LOCAL DEVELOPMENT PLAN [STAGE 15A]
LOT 9014 Rowley Road, Mandogalup
 City of Kwinana

CADASTRAL INFORMATION
 SOURCE: MNG
 YYMMDD: 230809
 DWG REF: 96755lots-9999a1-MGA50
 PROJECTION: MGA50



REF NO. **QUB MAN** DRAW NO. **RD1 515** REV. **D**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.

LOCAL DEVELOPMENT PLAN PROVISIONS

1. Operation

- This Local Development Plan (LDP) applies to Lots 480-483, 516-522, 527, 562-566, 590-593, 598-610, 623-627 and 629-634.
- 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, and the Mandogalup West Local Structure Plan.
- 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.

2. Dwelling Façade Treatment

The following provisions apply to all lots in this LDP. Primary frontage means the dwelling facade facing the primary street or as denoted "Primary Street Frontage" on the plan.

- The primary frontage shall contain the primary access (front door) and a minimum of one (1) major opening to a habitable room.
- The primary frontage shall comprise a minimum of two (2) different materials, colours or finishes (e.g. render, feature tiling, face brick, stone or timber cladding.)
- The primary frontage shall include a verandah, portico or porch with a minimum depth of 1.5 metres.
- The primary frontage shall include a minimum of one (1) of the following features facing the primary street:
 - A gable;
 - A roof gable;
 - A bay window;
 - A balcony;
 - A planter box;
 - A blade wall, or;
 - A projecting feature wall

3. Street Setback

- All 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.
- Lots abutting POS (Lots 518-522) are to be set back a minimum of 2m from the POS.
- 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.
- Primary and secondary setbacks do not apply to eaves.
- Where a portico, porch, veranda or similar is provided, they may be setback a minimum of 2.0m from the primary street.
- 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

- Fencing is not permitted within the primary street setback area.
- 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.
- 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 3.0m 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. Garages

- Garages / carports may be located as designated on this LDP subject to the design of secondary street fencing (where proposed) in accordance with the requirements detailed in provision 4c, where applicable.
- For all lots where a footpath adjoins the boundary, garage frontages must be setback a minimum of 4.5m from the boundary.
- Garages may be aligned with the dwelling provided they do not exceed the garage setback line.
- Garages are to be set back 1.5m from the secondary street.
- 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. 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;
 - For any single storey dwelling on a lot with a frontage less than 10.0 metres in width and where vehicle access is gained solely from the primary street, only a single width garage (including tandem) is permitted;
 - Double garages are permitted on lots less than 10.0m wide where dwellings are two storeys and where major openings to habitable rooms are provided on the primary street frontage;
 - Designated garage locations apply to lots identified on this Local Development Plan, referencing the side of the lot to which the garage must be located but do not prescribe boundary walls; and
 - Access to on-site car parking spaces may be provided from either the primary or secondary street orientation unless otherwise designated on the Local Development Plan.

7. Vehicle Access

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

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 minimum of one street tree per lot, and two street trees for corner lots are required.
- 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.

10. Bushfire

The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. These 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.

