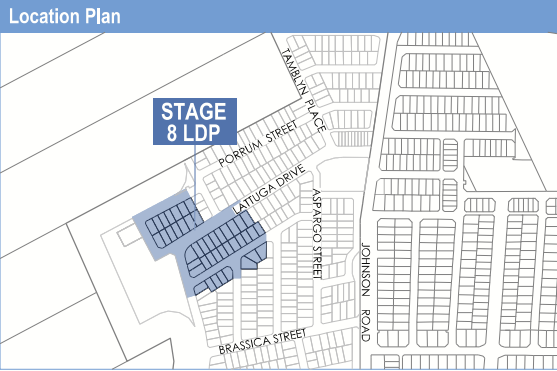


Legend	
	Extent of Local Development Plan
	R25 Subject Lots
	Designated Secondary Street Frontage
	Indicative Retaining Wall Location
	Footpath Alignment (Planned)
	Shared Path Alignment (2.5m)
	Lots subject to Bushfire Planning Requirements - Refer to Approved Bushfire Management Plan - 19 December 2022 (as amended)
	Approximate Street Tree Location - Street Trees not to be removed or relocated by adjacent Lot Owners
	Designated Vehicle Driveway Location
	Designated Vehicle Crossover Location
	Intersection Tangent Point



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, unless the City earlier revokes its approval.

Delegated Authority
 City of Kwinana

DA10798
 City Ref.

11 Nov 2024
 Approval Date

12 Aug 2026
 Expiry Date

Local Development Plan Provisions

1.0 GENERAL PROVISIONS

- The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 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
All Lots (Dwelling)	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. For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5.0m where these constitute a minor proportion of the dwelling's front facade.
All Lots (Projections)	Primary Street	2.0m	N/A	<ul style="list-style-type: none"> A porch, balcony, verandah or the equivalent may project forward not more than half of the primary street setback line, provided that the total of such projections does not exceed 50% of the frontage at any level.
All Lots (Dwelling and Projections)	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 facing the primary street shall provide well-articulated facades by providing indentations and projectors 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 carport) 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):

Lots Applicable	Building Type	Minimum Setback	Requirements
All Lots (First Boundary Wall)	Maximum 3.5m wall height	Nil	<ul style="list-style-type: none"> The following is applicable to one site boundary only. Maximum length determined by front (Primary Street) setback and a minimum setback of 4m from the rear boundary, for lots with a site boundary length equal or greater than 25.0m (including truncation). Maximum length determined by front (Primary Street) and R-Code rear setbacks for lots having a site boundary length less than 25.0m (including truncation).
All Lots (Second Boundary Wall)	Maximum 3.5m wall height	Nil	<ul style="list-style-type: none"> The following is applicable to a second site boundary. Maximum length of the greater of 9m or 1/3rd the length of the balance of the site boundary behind the front setback.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum total % of site	Requirements
R25	35%	<ul style="list-style-type: none"> Permitted where Outdoor Living Area (OLA) / Primary Garden Area complies with all applicable deemed-to-comply requirements of the R-Codes (as amended).

5.0 GARAGE REQUIREMENTS

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

Lots Applicable	Minimum Garage Setback	Requirements
All Lots (except Lots 65, 186 and 188)	4.5m	<ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. Can be aligned with the dwelling provided it does not exceed the garage minimum setback.

5.2 Garage setbacks to be provided to the secondary street as follows:

Lots Applicable	Minimum Garage Setback	Requirements
Lots 65, 186 and 188	4.5m	<ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. Can be aligned with the dwelling provided it does not exceed the garage minimum setback.

6.0 VEHICLE ACCESS

- Vehicle access is permitted as per the locations shown on the LDP plan for Lots 61, 159 and 160, subject to the design of secondary street fencing (where proposed) in accordance with the requirements of provision 7.2 of this LDP.
- Vehicle crossover widths are restricted for Lots 159 and 160 to achieve a 6.0m minimum separation distance between the crossover location and the tangent point of the adjacent street intersection (as illustrated on the LDP plan). The maximum crossover widths (measured at the street) must be 4.5m wide for Lot 159 and 3.9m wide for Lot 160. The crossover is permitted to taper in shape from the specified maximum widths to the full width of the driveway at the lot boundary (as shown on LDP).

7.0 FENCING REQUIREMENTS

- Front fences located within the primary street setback area shall be visually permeable above 0.9m to a maximum height of 1.2m of natural ground level.
- For corner Lots 159 and 160, fencing located within the primary street setback area and along the corner truncation must be visually permeable above 0.9m to a maximum height of 1.2m above natural ground level, to ensure safe visual sight line distances.
- For secondary street boundaries, fencing shall be visually permeable above 1.2m of natural ground level for a minimum length of 3m beyond the primary street setback line, with a major opening addressing the secondary street within the corresponding visually permeable length.

8.0 STREET TREE REQUIREMENTS

- A minimum of one street tree per lot 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 Local Development Plan, subject to detailed landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners.



Local Development Plan
 OAKEBELLA STAGE 8, WELLARD

A Satterley Group Project

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

plan: 15/007/074E

date: 16/09/2024

0 10 20m

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