



CADASTRAL INFORMATION
SOURCE: VERIS
YYMMDD: 180420
DWG REF: fp12440-052-r6-PCG94.dwg
PROJECTION: PCG94

SIZE A3
1:1000
0 metres 10 20 30 40 50

AMENDED LOCAL DEVELOPMENT PLAN - PLAN 1 OF 2
STAGE 9A - SUNRISE ESTATE
City of Kwinana

REF NO.	DRAW NO.	REV.
AMX WEL	RD1 422	H

LOCAL DEVELOPMENT PLAN PROVISIONS

The following design requirements shall apply in conjunction with the requirements annotated on the plan for Stage 9A within Sunrise Estate, Wellard East. The following provisions in the Local Development Plan (LDP) comprise variations to or additional Residential Design Code “Deemed-to-Comply” provisions.

Unless varied in the LDP, all development shall also be designed and assessed in accordance with the Residential Design Codes (R-Codes), City of Kwinana Town Planning Scheme No. 2 and/or local planning policies.

1. OPEN SPACE PROVISION	
Minimum Open Space R40	40%

The above Open Space provision is only permitted where Outdoor Living Area (OLA) complies with all applicable deemed-to-comply requirements of the R-Codes (as amended).

2. SETBACK PROVISIONS		
	Minimum	Maximum
a) Dwelling - Primary Street Lots 518-522, 656, 659 and 663-664	3.0m	5.0m
Rear Laneway Lots (Lots 649-655)	2.0m	4.0m
b) Dwelling - Secondary Street Lots 518-522, 656, 659 and 663-664	1.0m	
Rear Laneway Lots (Lots 649-655)	1.0m	
c) Boundary Walls (Parapets)	Refer to point 9,10 and 11	

General Provisions

Garages/Carports (excluding Rear Laneway Lots)

- Garages/Carports are not to be forward of the dwelling alignment. Garages/Carports may be aligned with the dwelling provided they do not exceed the dwelling setback line.
- For all lots where a footpath adjoins the boundary, the garage/carport must be setback a minimum 4.5m from that boundary.
- Where lots have a frontage of 12 metres or less, garages/carports may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- Where garages/carports 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 portico or verandah forward of the dwelling alignment with a minimum depth of 1.5 metres.
 - Garages/Carports are to be set back at least 0.5 metres behind the dwelling alignment.
- All garages are to have doors to enclose them.

Garages/Carports and Vehicle Access for Rear Laneway Lots

- Vehicle and garage/carport access must be from the rear laneway as indicated on this LDP.
- Garage/Carport rear setback – minimum 1m setback.
- All garages are to have doors to enclose them.

Building Form, Orientation and Setbacks

- For all lots with a frontage wider than 12 metres, a nil side setback is permissible to one side boundary behind the primary street setback line, to a minimum of 4 metres from the rear boundary, unless this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling.
- For lots with a frontage of 12 metres or less (including rear laneway lots), nil setbacks are permitted to both side boundaries simultaneously for a maximum length prescribed by front and rear setback requirements (except for the side street boundary).
- Garages are permitted to have a nil side setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.
- For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply. Primary street setbacks apply to the other street, as designated on this LDP.
- Where lots abut public open space, an outdoor living area is to be provided with a minimum depth of 4 metres abutting public open space. Courtyards abutting public open space are to be uncovered for a minimum of 3 metres from the boundary of the open space. Courtyards are not required to extend the full extent of the open space boundary.
- Where lots adjoin public open space, dwellings are to be oriented as shown on this LDP. In addition, a major opening is oriented towards the public open space to provide adequate passive surveillance of that open space.
- Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
- Setbacks may be varied by a development application for a corner lot or where otherwise the configuration of the lot limits compliance with the setback requirements.

Fencing

- Front fences within the primary street setback (if constructed) are to be 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 habitable room and major opening addressing the street.
- Uniform 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.

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.

.....	DA11060.2	10 Jun 2025
Delegated Authority	City Ref.	Amendment Date
City of Kwinana		19 Sept 2028
		Expiry Date

