



**LEGEND**

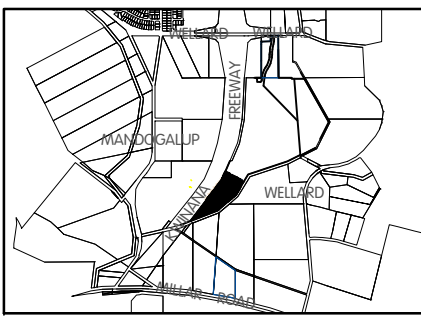
- Residential Density - R25
- Residential Density - R40
- No Vehicular Access
- Primary Street Development Frontage\*
- Designated garage and carport location
- Easement
- Outdoor Living Area\*
- Noise Insulation required, refer to Table 1

NOTE: \* In accordance with the variations on plan 2

**KEY**

**BAL Rating**

- BAL affected lot
- Asset Protection Zone applicable



LOCATION PLAN ■ SUBJECT AREA

This Local Development Plan has been adopted by Council and signed by the Principal Planner:

*[Signature]*

Principal Planner  
City of Kwinana

Date **28 September 2018**



**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

LOCAL DEVELOPMENT PLAN - PLAN 1 OF 2  
**STAGE 8 - SUNRISE ESTATE**  
City of Kwinana

REF NO. **AMX WEL** DRAW NO. **RD1 417** REV. **N**

**LOCAL DEVELOPMENT PLAN PROVISIONS**

The following design requirements shall apply in conjunction with the requirements annotated on the plan. The provisions in the Local Development Plan (LDP) comprise additional Residential Design Code "Acceptable Development" provisions.

Unless varied in the LDP, a proposal shall be designed and assessed in accordance with the Residential Design Codes, City of Kwinana Town Planning Scheme No. 2 and/ or local planning policies.

**1. R-CODE VARIATIONS**

a) Minimum Open Space	
<b>R25</b>	35%
<b>R40</b>	30%

For the purposes of determining open space as defined in the R-Codes, site coverage includes the floor area of all buildings, alfresco and permanent roof covered patio areas and outbuildings.

**2. SETBACK PROVISIONS**

	Minimum	Maximum
a) Dwelling		
- Primary Street		
<b>R25</b>	3.0m	5.0m
<b>R40</b>	2.0m	4.0m
- Secondary Street		
<b>R25</b>	1.0m	
<b>R40</b>	1.0m	
b) Boundary Walls (Parapets)	Refer to point 11.	

**General Provisions**

**Garages/Carports**

- Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway unless otherwise indicated on this LDP.
- If Lots 465, 466 and/or 467 are resubdivided or redeveloped with additional dwellings then any rear lot or dwelling shall obtain access from the rear laneway only. Also, if Lots 465, 466 and/or 467 are resubdivided or redeveloped down the middle resulting in frontages less than 10m then access to all the new lots or dwellings shall be obtained from the rear laneway only.
- If Lot 466 obtains access from Equinox Loop then it's to be as per the designated garage location, otherwise access is permitted from the rear laneway
- 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.
- All garages and carports are to be setback a minimum of 1.0m behind the front building line (measured from the front most habitable room on the primary street elevation and not the projection of a feature)
- Where garages and 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 projecting portico or veranda with a minimum depth of 1.5 metres.
- All garages are to have doors to enclose them.
- Garage/Carport side setback - 2.0m minimum secondary street setback for lot 468.
- Garage/Carport rear setback - 0.5m minimum setback (1.0m for lots 464 and 469)

**Building Form and Orientation**

- Where lots abut public open space, an outdoor living area is to be provided with a minimum depth of 4 metres abutting the 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 POS boundary.
- Where lots overlook public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space in order to provide adequate passive surveillance of that open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
- For all lots, 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 otherwise designated on the LDP or where this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes.
- 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 lots with a frontage of 12 metres or less, nil setbacks are permitted to both side boundaries simultaneously.
- Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
- 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.

**Storage**

- All R40 coded lots shall be provided with a 4m<sup>2</sup> store, which shall comply with the requirements of Part 5.4.5 of the R Codes.

**Fencing**

- Fencing along side and rear boundaries where the property adjoins the drainage reserve shall be uniform and visually permeable from 0.7m above ground level to 1.8m.
- Fencing along side and rear boundaries where the property adjoins public open space shall be uniform and visually permeable above 1.2m.

**Secondary Street Elevation**

- Dwellings shall suitably address the secondary street frontage through the use of major openings and permeable fencing up to a distance of 4.0m as measured from the truncation point closest to the secondary street boundary.

**Noise Management**

- For those lots potentially affected by noise emanating from the Kwinana Freeway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP, see Table 1. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4).

- The following Noise Insulation Packages apply:

TABLE 1 - QUIET HOUSE DESIGN REQUIREMENTS		
Applicable Lot No.	Noise Insulation Package	
	Ground Floor	Upper Floor
444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462	Package A	Specialist Advice Required
512, 513	Package B	Specialist Advice Required
514, 515, 516	Package C	Specialist Advice Required
469	Package A	Package B
464, 465, 466, 467, 468, 470, 471, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 510, 511	Package A	Package A
472, 473, 482, 483, 484, 485, 486, 503, 504, 505, 506, 507, 508, 509	Package A	Not Applicable

**Fire Management**

- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan and Sunrise Estate Stage 8 BAL Assessment (as amended) shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.
- This LDP shall be read in conjunction with the approved Fire Management Plan and Sunrise Estate Stage 8 BAL assessment (as amended).
- For all lots identified in this LDP as subject to a bushfire attack level (BAL) rating, where a second storey is proposed, reassessment of the BAL rating is required.
- Where an Asset Protection Zone (APZ) is designated, the width of the APZ is to be accommodated within the lot as outlined within Stage 8 BAL assessment (as amended). An APZ is a low fuel area immediately surrounding a building. The APZ can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude on the APZ. Other structures such as garden sheds can generally be built within an APZ, however the specific construction standard requirements should be determined in accordance with Australian Standard 3959.

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Principal Planner  
City of Kwinana

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