

Local Development Plan Provisions

1.0 OVERVIEW

- 1.1 Unless otherwise addressed in this Local Development Plan (LDP), the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R Codes) apply.
- 1.2 Where consistent with the following standards, consultation with adjoining landowners is not required.
- 1.3 The provisions contained within this LDP apply to all lots.

2.0 STREET SETBACKS AND STREETScape

Setback	Minimum Setback	Maximum Setback	Specification
Primary Street	3.0m	5.0m	No averaging of the minimum is permitted (R-Codes Clause C2.1 iii) Projections such as a porch, balcony, verandah or equivalent may extend into the front setback area to 1m for a maximum of 50% of the frontage
Secondary Street	1.0m	N/A	No averaging of the minimum is permitted (R-Codes Clause C2.1 iii)

- 2.1 Dwelling facades facing the primary street shall provide at least three (3) of the following architectural design features:
 - (a) Articulation (e.g. varied wall setbacks).
 - (b) A minimum of two building materials, colours and / or finishes (e.g. render, brick, cladding).
 - (c) A major habitable room opening incorporating large window(s) which provide surveillance.
 - (d) A balcony, portico or verandah.
 - (e) A built-in planter box.

3.0 GARAGE SETBACKS

Setback	Minimum setback	Specification
Primary Street	3.0m	Shall not be located forward of the dwelling May be aligned with the dwelling to the minimum setback of 3m Shall be enclosed by a door
	4.5m	For all lots where a footpath adjoins the lot boundary.

4.0 LOT BOUNDARY SETBACKS

- 4.1 Buildings for all lots built to lot boundaries (other than street boundaries) at the ground level only

Minimum Setback	Specification
Nil	One side only Maximum length of boundary wall determined by front and rear setbacks

5.0 OPEN SPACE

Minimum total % of site	Specification
35%	Outdoor Living Area (OLA) minimum area is 30m ² OLA shall have a minimum length or width dimension of 4m The OLA shall be uncovered for at least two thirds of its area

6.0 FENCING

- 6.1 Front fences within the primary street setback shall be visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 6.2 Front fences for secondary street boundaries shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a habitable room addressing the street.

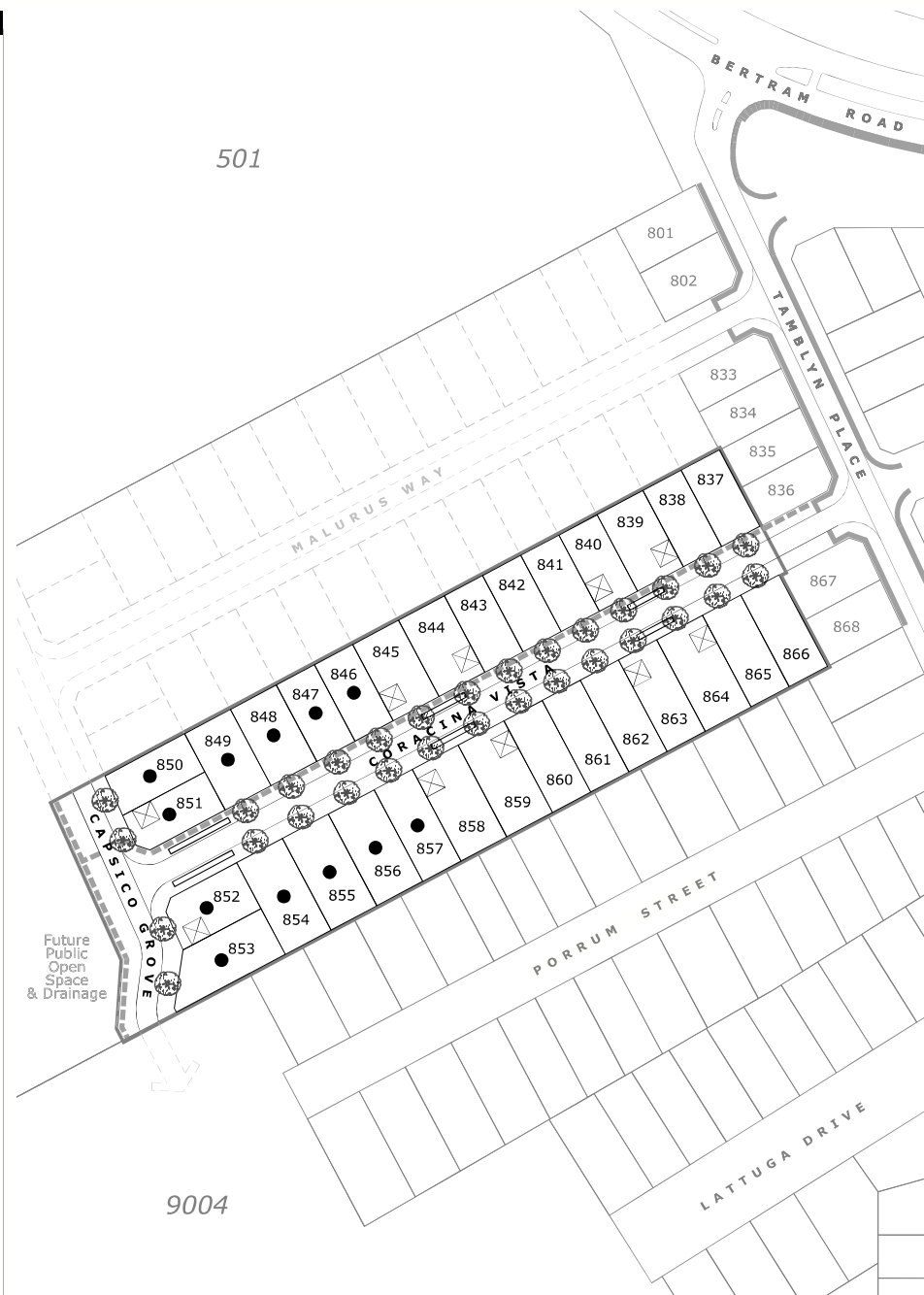
7.0 STREET TREES

- 7.1 A minimum of one street tree per lot is required. Street trees shall be provided by the developer within the road verge, and maintained for a minimum of two (2) years until established. Street trees are to be generally located as shown on this LDP, 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.

Legend

- Stage 2 Local Development Plan Boundary (All Lots Residential R25)
- Mandatory Garage Location
- Street Tree (Approximate Location)
- Bushfire Safety Requirement (BAL Rated Lot)
- Footpath Alignment (planned)
- Rain Gardens

Location Plan



Endorsement Table

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

Principal Planner _____
Date _____