

11 July 2023

CITY REF: DA10478

Development Works
PO Box 6846
East Perth WA 6892

Dear Sir / Madam

Local Development Plan - Tamblyn Private Estate Stage 3 WELLARD (DA10478)

Thank you for your application for the abovementioned Local Development Plan (LDP). This letter is to inform you that your application has been approved in accordance with Clause 52 of the Deemed Provisions.

A copy of the approved LDP is enclosed for your records.

Should you have any queries regarding this matter, please do not hesitate to contact the undersigned of the City's Planning Department on 9439 0427.

Yours faithfully,

Asha Logan
Coordinator Statutory Planning

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.
- (f) Roof forms that incorporate gables

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%	Permitted where Outdoor Living Area (OLA) complies with all applicable deemed-to-comply requirements of the R-Codes.

6.0 FENCING

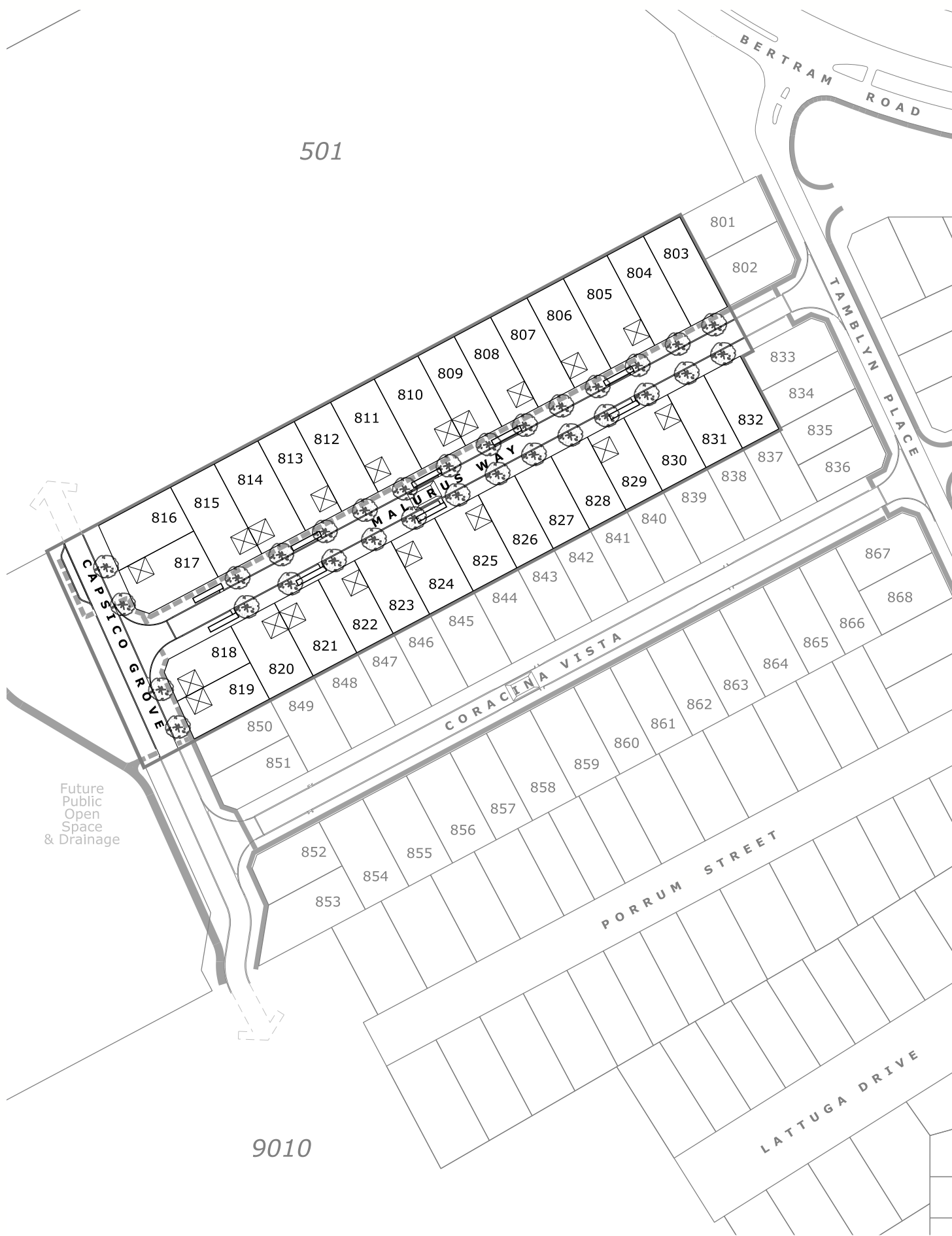
- 6.1 Front fences within the primary street setback shall be visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- 6.2 For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind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

8.0 VEHICLE ACCESS

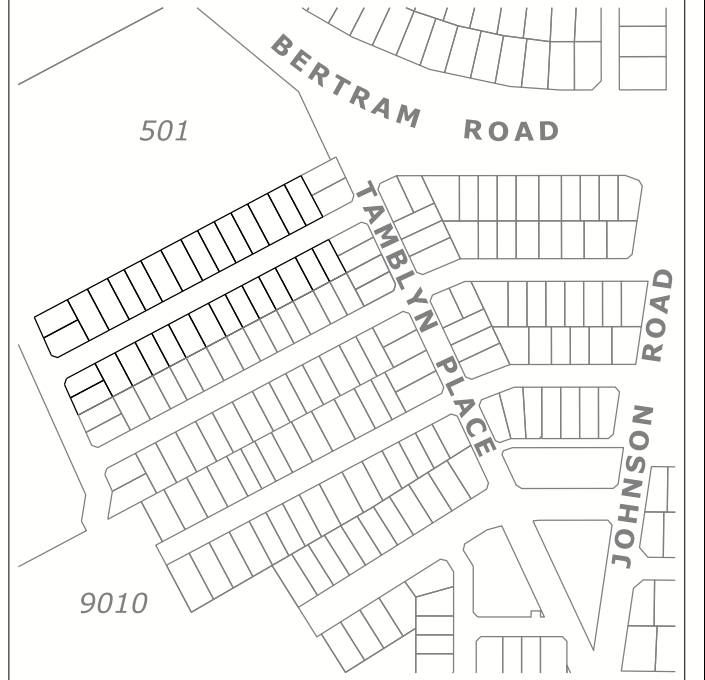
- 8.1 Vehicle access is permitted as per the locations shown on the LDP for Lots 817 and 818 subject to the design of secondary street fencing in accordance with the requirements of provision 6.2 of this LDP.



Legend

- Stage 3 Local Development Plan Boundary (All Lots Residential R25)
- Designated Garage Location
- Street Tree (Approximate Location)
- Footpath Alignment (planned)
- Rain Gardens

Location Plan



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.

DA10478	11 / 7 / 2023
Coordinator Statutory Planning	City Ref.
City of Kwinana	Approval Date
	1 / 9 / 2025
	Expiry Date