

**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. OPEN SPACE PROVISION	
Minimum open space – R20	40%

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. Therefore, maximum site coverage for all lots may be increased to 60%.

2. SETBACK PROVISIONS		Minimum
a) Dwelling		
- Primary Street	R20	Min. 3.0m Max. 5.0m
b) Dwelling		
- Secondary Street	R20	1.5m
c) Dwelling		
- Side and rear boundaries		1.2m to habitable rooms
d) Boundary Walls (parapets)		Refer to point 5

\*Irregular shaped lots (Lots 14, 15 and 3) are excluded from the maximum setback requirement.

**General Provisions**

**Garages**

- Garages are not to be forward of the dwelling alignment. Garages 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 must be setback a minimum 4.5m from that boundary.
- Where garages exceed 50% of the lot frontage to the primary street they shall be setback at least 1.0m behind the dwelling alignment.
- Garages are to be located as designated on this LDP for Lots 2, 15 and 16.
- All garages are to have doors to enclose them.

**Building Form and Orientation**

- For all lots, a nil side setback is permissible to one side boundary behind the primary street setback line and to a minimum of 4 metres from the rear boundary, unless this boundary is to a secondary street.
- 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.

**Dwelling Façade Treatment**

All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:

- Articulation in dwelling façade (i.e. varied walled setbacks);
- A minimum of two building materials, colours and/or finishes (eg. render, brick, cladding);
- Major habitable room openings incorporating large windows to provide surveillance;
- Roof forms that incorporate gables;
- A balcony, portico, or verandah; or
- A built-in planter box.

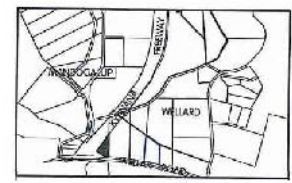
**Noise Management**

- For those lots potentially affected by noise emanating from the Kwinana Freeway and the Millar Road rail line, 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). Please note Lots 1-8 are primarily influenced by rail noise and the noise corridor for these lots is the rail.
- The following Noise Insulation Packages apply:

Applicable Lot No.	Noise Insulation Package	
	Ground Floor	Upper Floor
7, 18	Package A	Package A
1, 2, 3, 4, 8, 9, 12, 13, 14, 15, 16, 17	Package A	Package B
5, 6, 10, 11, 19	Nil	Package A

**Fire Management**

- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan 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.



LOCATION PLAN    ■ SUBJECT AREA

**LEGEND**

- Residential Density - R20
- Primary Street Development Frontage
- Noise Insulation Required (refer to TABLE 1).
- Designated Garage & Carport Location
- BAL Affected Lot
- Retaining Walls

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

DRAFT

Principal Planner  
City of Kwinana

Date.....

