



LOCAL DEVELOPMENT PLAN - ORELIA TRAILS, ORELIA

Unless otherwise defined on this Local Development Plan (LDP), all development shall be in accordance with the City of Kwinana Town Planning Scheme No. 2, the Residential Design Codes and the Lot D Kwinana Education Precinct Structure Plan.

Unless otherwise varied on this LDP, the relevant density provisions of the Residential Design Codes apply to all lots subject to this LDP.

Compliance with the provisions of this LDP negates the need for planning approval.

General Provisions

1. The requirement to consult with adjoining or other landowners to vary the R-Codes in accordance with the LDP is not required.
2. Building envelopes may be subject to the constraints of retaining wall. The landowner is to consult their builder or structural engineer where necessary.
3. Minor variations to the requirements of the Residential Design Codes and this LDP may be approved by the City of Kwinana.

Design Elements

1. All dwellings shall incorporate at least one habitable room overlooking the primary street and/or adjoining public open space.
2. Outdoor living areas and at least one major opening should, where possible, be located on the northern elevation of the dwelling.
3. Fencing along the secondary street boundary shall be visually permeable above 1.2 metres for a minimum of 3.0m from the end of the truncation.
4. Uniform fencing on boundaries cannot be modified with the exception of maintenance and repair, using materials that are substantially identical with those used in the original construction

Development Standards

1. Dwellings and garage setbacks and open space shall be in accordance with the below tables unless annotated otherwise on the LDP:
2. No average setbacks apply to lots subject to this LDP.
3. A verandah/porch/balcony (subject to the Building Code of Australia) may project not more than one metre into the front setback area, and the total of such projections can exceed 50% of the lot frontage at any level.

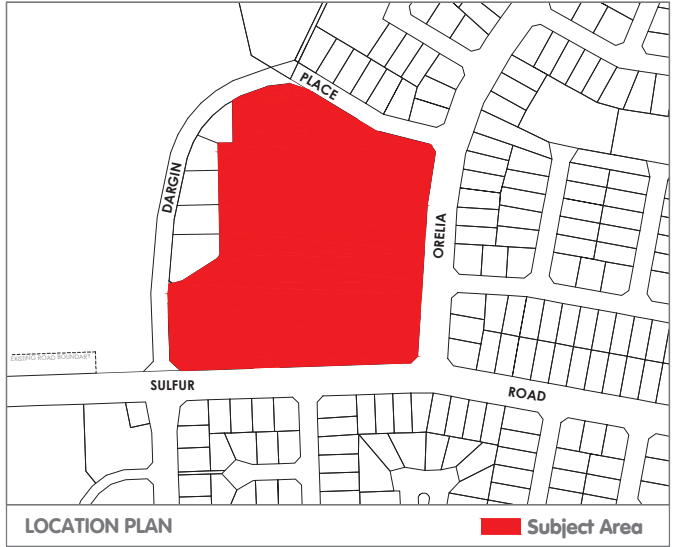
LOT TYPE (A)	
Setbacks	No averaging is permitted
Dwelling - Primary Street	3.0m min - 6.0m max
Dwelling - Secondary Street	1.0m min (includes walls with major openings)
Garage - Primary Street	4.5m min
Garage - Secondary Street	1.5m min
Minimum Open Space	45%

LOT TYPE (B)	
Setbacks	No averaging is permitted
Dwelling - Primary Street	3.0m min - 6.0m max
Dwelling - Secondary Street	1.0m min (includes walls with major openings)
Dwelling - Southern Boundary	Nil for max. 2/3 length of boundary
Garage - Primary Street	4.5m min
Minimum Open Space	35%

LOT TYPE (C)	
Setbacks	No averaging is permitted
Dwelling - Primary Street	2.0m min - 4.0m max
Dwelling - Secondary Street	1.0m min (includes walls with major openings)
Dwelling - Rear Boundary	1.0m (includes walls with major openings)
Garage - Primary Street	4.5m min
Garage - Secondary Street	1.5m min
Minimum Open Space	40%

LEGEND

- Dwelling Setbacks (distances vary as shown)
- Garage Setbacks (distances vary as shown)
- Primary Dwelling Orientation
- Vehicle Access / Egress
- No Vehicular Access
- Designated Garage Locations
- Retaining Wall
- Residential R25
- Residential R30
- Residential R50



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

Principal Planner/ Co-ordinator Statutory Planning

Date **16/10/2015** CoK Ref: **8313**



CADASTRAL INFORMATION
 SOURCE: MAPS
 YYMMDD: 070701
 DWG REF: 91433-051
 PROJECTION: MGA50



C	DES. GARAGE ADDED	150803	RF	RD
B	R CODES ADDED	150612	RF	RD
A	BASE PLAN	150526	RF	RD
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

LOCAL DEVELOPMENT PLAN
Orelia Trails, Orelia
 City of Kwinana

REF NO. **DLL KWI** DRAW NO. **RD1 404** REV. **C**

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY