



**LEGEND**

- Lots Subject to this LDP
- 1.0m Secondary Street Building Setback Line
- 2.0m Primary Street Building Setback Line
- Public Open Space
- Residential - R25
- Residential - R30
- Residential - R40
- ▲ Protected Courtyard
- Dwellings to be constructed to comply with BAL rating 12.5 in accordance with AS3959
- Dwellings to be constructed to comply with BAL rating 19 in accordance with AS3959
- ✱ Duplex Lot
- Designated Garage Locations



**REVISIONS**

Rev	Date	Drawn
G	2016.04.26	M. Sullivan
H	2016.05.23	M. Sullivan
I	2016.06.10	M. Sullivan
J	2016.06.24	M. Sullivan



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Date Drawn: 2015-08-18  
 Job Ref: 8304  
 Scale: 1:2,000 @ A3  
 Client: Newsonic Pty Ltd  
 Designer: R. Cumming  
 Drawn: M. Sullivan  
 Projection: PCG94  
 Plan ID: 8304-LDP-01-J



R-Coding	MI	B	R-Coding	MI	B	R-Coding	MI	B
R25	35%		R30	30%		R40	30%	
Minimum Open Space		Minimum Open Space		Minimum Open Space		Minimum Open Space		Minimum Open Space
35%		30%		30%		30%		30%
Building Setbacks	Min (m)	Maximum (m)	Building Setbacks	Min (m)	Maximum (m)	Building Setbacks	Min (m)	Maximum (m)
Primary Street Setback	2.0	5.0	Primary Street Setback	2.0	5.0	Primary Street Setback	2.0	5.0
Secondary Street Setback	1.0	-	Secondary Street Setback	1.0	-	Secondary Street Setback	1.0	-
Garage Setback	3.0	-	Garage Setback	3.0	-	Garage Setback	3.0	-

Note: No Average Setbacks Apply

**PROVISIONS**

This Local Development Plan (LDP) applies to Lots 1381 to 1452 within the Wandu (south) Local Structure Plan area.

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

Unless otherwise varied on this LDP, the relevant density code provisions of the Residential Design Codes (R-Codes) apply to all lots subject to this LDP. The Residential Design Codes do not apply where varied below. Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m<sup>2</sup> or less.

**Minimum Open Space and Outdoor Living**

- For R25 lots, site cover may be increased to 60%, subject to a 30m<sup>2</sup> outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the setback area.
- For R30 lots, site cover may be increased to 65%, subject to the provision of a 24m<sup>2</sup> outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered, and located behind the street setback area.
- For R40 lots, site cover may be increased to 70%, subject to the provision of a 20m<sup>2</sup> outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered, and located behind the street setback area.

**Garages**

- Garages are to be setback a minimum of 3 metres from the primary street and are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the garage setback line.
- All garages shall be enclosed with a door.
- Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
  - The garage alignment complies with the primary setback;
  - A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
  - A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.

**Setbacks**

- 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 11 metres or less or where otherwise designated on this LDP, 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.
- Setbacks may be varied at the discretion of the Manager - Planning and Development, for corner lots or where otherwise the configuration of the lots limits compliance with setback requirements.

- A porch, balcony, veranda or the equivalent may project not more than 1m into the Primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.
- Streetscape**
- Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
  - Where garages 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.
    - Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of rear laneways (6m) and two storey dwellings.

**Design Elements**

- Lots with a frontage of 10m or less shall be constructed so that dwellings provide an appropriate, high quality design interface with the surrounding streetscape, through the use of a second storey element.
- Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
- For lots with an area of 260m<sup>2</sup> or less, storage areas with a minimum internal area of 4m<sup>2</sup> and with a minimum dimension of 1.5 metres are to be provided at the time of construction of the dwelling. Storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage.

**Fire Management**

- All lots are subject to compliance with the approved Fire Management Plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved fire management plan or within 100 metres from any bushland, equal to or greater than 1 hectare in area, shall be constructed to the appropriate Bushfire Attack Level (BAL) rating, in accordance with AS3959.
- This LDP shall be read in conjunction with the approved Fire Management Plan.
- A proposed reduction to the nominated BAL ratings specified within the Fire Management Plan for any development will require a planning application for consideration. The Applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the BAL in accordance with AS3959 and WAPC guidelines for Bushfire Protection Policy.
- For those lots identified on this LDP, where an incursion (including minor incursions such as a porch, balcony, verandah) into the building setback area is proposed, a reassessment of the BAL is required.

**Noise Management**

- For those lots identified on the LDP as requiring a protected courtyard, the main outdoor living area is to be located on the most protected facade of the lot/dwelling. Where the main outdoor living area is situated fronting or siding on to a noise source (exceeding 60 dB(A)Leq(16-hour)), a solid 2m high fence (eg. Hardifence pinelap or Colorbond) is required between the outdoor living area and the road for the length of the outdoor living area or as long as required to fully screen the line of view from the outdoor living area to the noise source.

# Local Development Plan 4