

This Local Development Plan (LDP) applies to all lots contained within Stage 2 and 3 of Lot 64 Woolcoot Road, Wellard (East) 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 Lot 64 Woolcoot Road, Wellard (East) 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 260m² or less.

The provisions of this LDP are to apply to all new dwellings created through further subdivision of lots comprising this LDP, whether green title or strata.

Minimum Open Space and Outdoor Living

- Site cover may be increased to 60% [for R25 Lots] subject to the provision of 30m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
- Site cover may be increased to 65% [for R30 Lots] subject to the provision of 24m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
- Site cover may be increased to 65% [for R40 Lots] subject to the provision of 24m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
- Site cover may be increased to 70% [for R60 Lots] subject to the provision of 20m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.

*NOTE: Site Coverage includes the floor area of all buildings.

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.
- 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 th 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

Dwelling Setbacks	Minimum (m)	Maximum (m)
Primary Street (R25 - Woolcoot Road)	4.0	5.0
Primary Street (R25)	3.0	5.0
Primary Street (R30)	3.0	5.0
Primary Street (R40)	3.0	5.0
Primary Street (R60)	2.0	-
Primary Street (R60 - Lots 14, 70-73, 202, 203, 26)	3.0	-
Secondary Street	1.0	-

- For all lots, a nil side setback is permissible 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. Lots zoned R60 or with frontages less than 11m wide are permitted to have a nil setback to both side boundaries simultaneously.

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- 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.
- 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, verandah 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 two storey dwellings.
- All lots with a frontage of less than 7.5 m are to include the following design criteria:
 - Two storey development;
 - Appropriate noise requirements for quiet house design; and
 - Fencing within the front setback (including boundary fencing) to be a maximum height of 1.2m, and 50% visually permeable above 600mm.

- All lots with a frontage of between 7.5m and 10m are to include the following design criteria:

- Promotes the interaction of the development with the public realm through the use of the front setback area, visual surveillance from habitable rooms and visually permeable fencing;
- Promotes design variety through design features and use of materials;
- Mitigates the potentially dominating visual presence of any garage structures;
- Promotes visual presence of the dwelling to the street (i.e. gable end).

- Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.

Design Elements

- 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 260m² or less, storage areas with a minimum internal area of 4m² 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 properties 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 greater than 1 hectare in area, 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.

- A proposed reduction to the nominated BAL rating 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 or verandah) into the building setback area is proposed, a reassessment of the BAL is required.

Noise Management

- All dwellings on Lots 1-25, 27, 28, 37-45, 69-75, 104, 124, 125 and 198-201 shall be constructed with the following minimum quiet house design requirements:

- Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
- Windows shall be minimum 4mm laminated glazing in high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
- Roof/ Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be a minimum of Rw42.
- Eaves are to be enclosed using a minimum 4mm thick compressed cement sheathing or equivalent.
- Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.

- Any alternative construction methods shall be supported by a report undertaken by a suitable qualified acoustic consultant.

REVISIONS

Rev	Date	Drawn
J	2016.07.28	W. Clements
K	2016.08.03	W. Clements
L	2016.08.04	W. Clements
M	2016.09.20	M. Sullivan



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Client:	ABN Group
Designer:	P. Caddy
Drawn:	M. Sullivan
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This Local Development Plan has been approved by Council under the provisions of the City of Kwinana. Town Planning Scheme No.2 and the Wandl South Local Structure Plan.

Principal Planner: 
Date: 25 November 2016



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