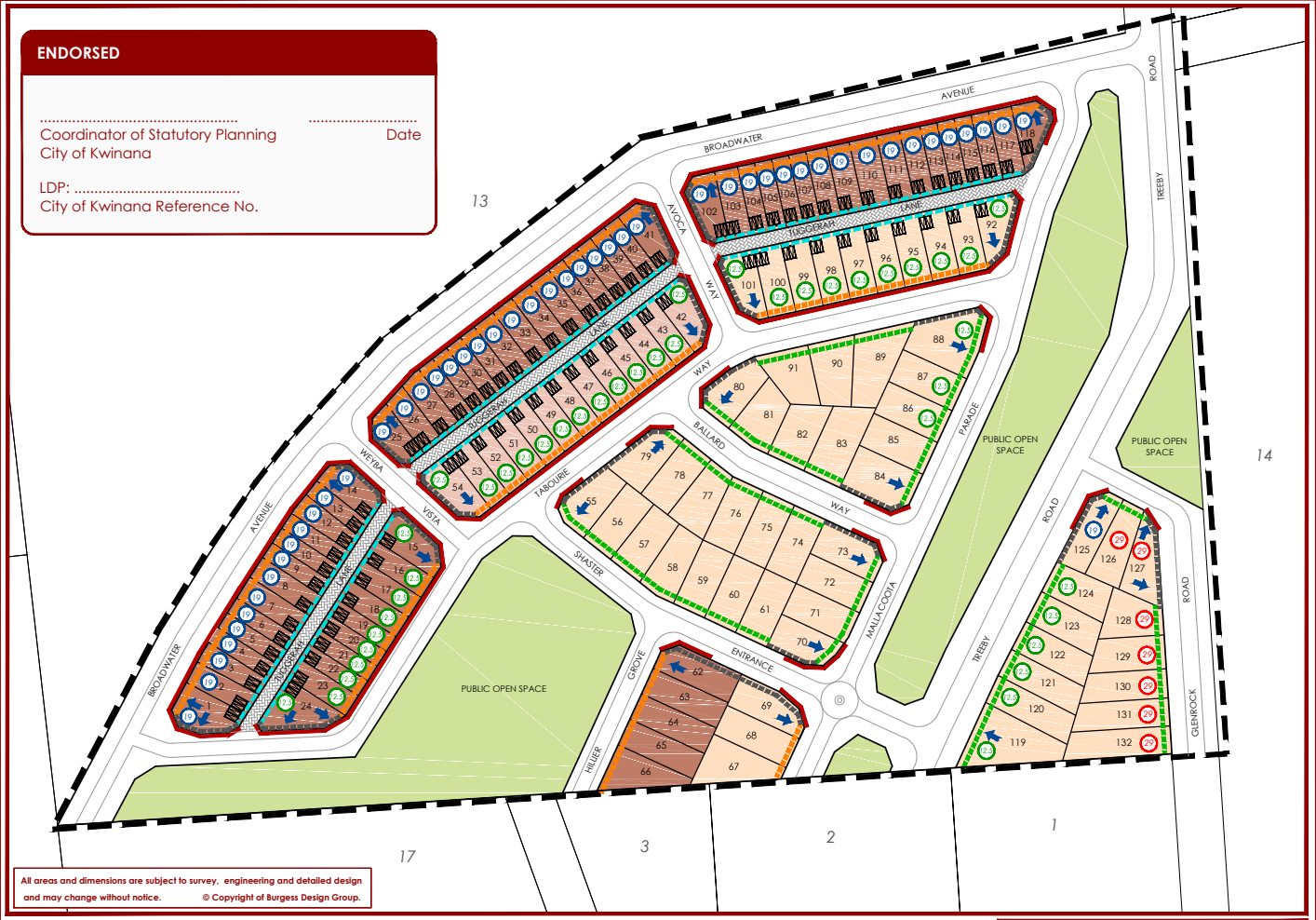


**ENDORSED**

..... Date  
 Coordinator of Statutory Planning  
 City of Kwinana

LDP: .....  
 City of Kwinana Reference No.



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

**LOCAL DEVELOPMENT PLAN R-CODE VARIATIONS**

**General**

- The provisions of the City of Kwinana Town Planning Scheme No.2 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.
- Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Kwinana.

**Open Space and Outdoor Living**

- The minimum total Open Space (% of site) requirement is:
  - 40% for R20 coded lots;
  - 35% for R30 coded lots; and,
  - 30% for R40 coded lots.

**Streetscape**

- A 2.0m minimum and 4.0m maximum primary street setback is permitted (no averages apply) for all lots coded R30 and R40.
- A 3.0m minimum and 5.0m maximum primary street setback is permitted (no averages applies) for all lots coded R20.
- A 1.0m minimum secondary street setback is permitted (no averages apply) for all lots.
- A 0.5m minimum and 1.5m maximum setback to the laneway applies to all laneway lots.
- A 1m minimum setback to a porch/veranda is permitted for R30 and R40 coded lots, and a 2m minimum setback to a porch/veranda is permitted for R20 coded lots (no maximum length applies to all lots).
- Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence.

**Boundary Setbacks**

- For lots with a frontage of 12m or more, walls not more than 3.5m high may be built up to one side boundary, behind the street setback area and

not within 4m of the rear boundary, unless that boundary is a secondary street. Where possible, boundary walls should only be located along southern and western boundaries to maximise exposure to northern and eastern sun-light.

- For lots with a frontage less than 12m, walls not more than 3.5m high may be built up to both side boundaries, behind the street setback area and not within 4m of the rear boundary or along secondary streets.

**Dwelling Orientation & Streetscape**

- Dwellings shall be designed to orientate towards the primary street as depicted on this LDP.

**Garages**

- Garages shall be setback 4.5m from the primary street, and 1.5m from the secondary street.
- The garage setback to the primary street may be reduced to 4.0m where an existing or planned footpath is located more than 0.5m from the primary street boundary;
- Garages may have a mill side setback, which can be in addition to and separate from any other boundary walls proposed as part of the dwelling (as described under **Provision 11**).
- For lots with a frontage of less than 12m, garages may exceed 50% of the frontage, to a maximum of 60%, where:
  - The garage is set back a minimum of 0.5m behind the building alignment
  - The dwelling provides a major opening to a habitable room directly facing the primary street; and,
  - The dwelling provides an entry feature consisting of a porch or veranda with minimum depth of 1.2m.

**Vehicular Access**

- No vehicular access is permitted across property boundaries in locations depicted on this LDP.

**Fire Management**

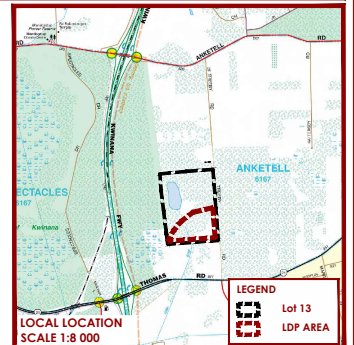
- All development shall comply with the approved Fire Management Plan, which shall be read in conjunction with this LDP. Dwellings on lots

identified as being within a Bushfire Prone Area, or within 100m of any bushland equal to or greater than 1ha in area, shall be constructed in accordance with the applicable BAL standards as specified in AS3959.

- A proposed reduction to the BAL rating specified within the Fire Management Plan will require a planning application for consideration. The Applicant will be required to submit a new BAL assessment prepared by a suitably qualified consultant and in accordance with AS3959.
- For Lots 128-132, a BAL-19 rating can be applied when all structures are setback at least 5m from the primary street.

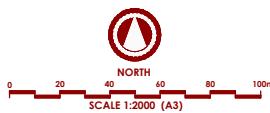
**Quiet House Design**

- Dwellings on lots with a frontage of 7.5m or less shall be constructed in accordance with the following Quiet House Design standards:
  - Walls shall be of double leaf cavity brickwork, such as two leaves of 90mm thick brick with 50mm cavity, or alternatives that meet Rw50 acoustic rating;
  - Windows shall be minimum 4mm thick glass in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating;
  - Ceilings shall be minimum 10mm thick plasterboard with R2.0 insulation between joists, or alternatives that meet minimum Rw42;
  - Eaves to be enclosed with minimum 4mm thick fibre cement sheeting;
  - Any fans, air-conditioning units or the like must be selected on the basis of quiet operation; and,
  - Air-conditioning units are to be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above natural ground level.
- Any alternative construction methods that propose to vary the above requirements shall be supported by a report prepared by a suitably qualified acoustic consultant.



**LEGEND**

- Local Development Plan Area
- R40
- R30
- R20
- Public Open Space
- Minimum 2.0m Primary Street Setback
- Minimum 3.0m Primary Street Setback(R20)
- Minimum 1.0m Secondary Street setback
- Minimum 0.5m Laneway Setback
- No vehicular access
- Preferred Garage Location
- Dwelling orientation
- Dwellings to be constructed to AS3959
- BAL 29
- BAL 19
- BAL 12.5



**LOCAL DEVELOPMENT PLAN  
 TREEBY PARK  
 ANKETELL SOUTH  
 CITY OF KWINANA**

**BURGESS DESIGN GROUP**  
 Town Planning & Urban Design

All Enquiries To Be Directed To  
 The City of Kwinana

Plan No: WEL ANK 8-01b Client: Well Holdings Ltd  
 Date: 16.06.16 Planner: MS