

**PROVISIONS**

This Local Development Plan (LDP) applies to all lots within The Wedge Estate, Wellard North.

Unless otherwise defined on this LDP, all development shall be in accordance with the *City of Kwinana Local Planning Scheme No. 2*, the *Residential Design Codes of WA*, and The Wedge Estate, Wellard North 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**

1. Site cover may be increased to 65% subject to the provision of 20m<sup>2</sup> of outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the street setback area. A minimum 16m<sup>2</sup> of OLA is required to be uncovered.

\*NOTE: Site Coverage includes the floor area of all buildings, with the exception of any alfresco areas which are open on at least two(2) sides.

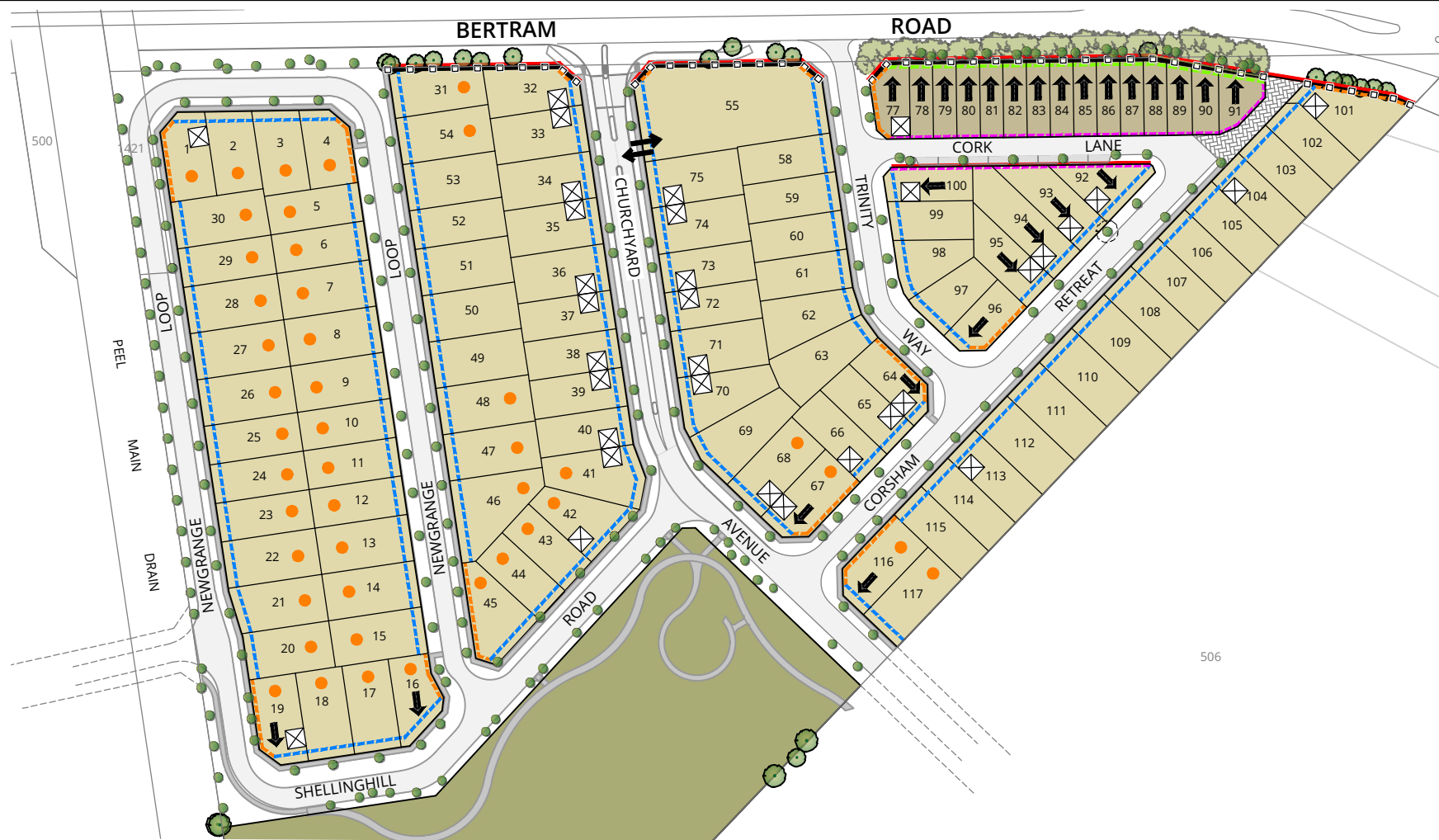
**Garages / Vehicle Access**

2. 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.
3. Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
  - a. The garage alignment complies with the primary setback;
  - b. A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
  - c. A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.
4. 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.
5. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
  - a. A clear indication of the dwelling entrance.
  - b. 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.
  - c. Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of two storey dwellings.
6. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum of 4.5m from that boundary.
7. No direct vehicle access shall be permitted from Bertram Road.
8. All garages are to have doors to enclose them.

**Setbacks**

Dwelling Setbacks	Minimum (m)
Primary Street	3.0m
Secondary Street	1.0m
Laneway	0.5m

9. 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. 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 with frontages less than 11m wide are permitted to have a nil setback to both side boundaries simultaneously.
10. Nil setbacks are not permitted to the secondary street boundary.
11. 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.
12. 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.
13. 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.



**LEGEND**

- LOTS SUBJECT TO THIS LDP
- 7 PROPOSED LOT NUMBERS
- R40
- R40 LANEWAY LOTS
- PUBLIC OPEN SPACE
- 0.5m SETBACK LINE
- 1.0m SETBACK LINE
- 2.0m SETBACK LINE
- 3.0m SETBACK LINE
- NO VEHICULAR ACCESS
- UNIFORM FENCING LOCATION
- DWELLING ORIENTATION
- DESIGNATED GARAGE LOCATIONS
- INDICATIVE FOOTPATH LOCATIONS
- LOT SUBJECT TO BUSHFIRE MANAGEMENT PLAN
- EXISTING TREE LOCATION (TO BE RETAINED AS PER STREET TREE MASTERPLAN)
- POTENTIAL TREE FOR RETENTION
- APPROXIMATE PROPOSED STREET TREE LOCATION (REFER STREET TREE MASTERPLAN AVAILABLE FROM THE CITY OF KWINANA)
- LANDSCAPING TO BERTRAM ROAD TO BE PROVIDED BY THE DEVELOPER
- VEHICULAR ACCESS

**Dwelling Façade Treatment**

**R40 Lots**

14. 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:
  - a. Articulation in dwelling façade (i.e. varied wall setbacks);
  - b. A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
  - c. Major habitable room openings incorporating large windows to provide surveillance;
  - d. Roof forms that incorporate gables;
  - e. A balcony, portico, or verandah; or
  - f. A built-in planter box.

**R40 Laneway Lots**

15. Buildings facades which are visible from the public realm are to contain a minimum of two (2) different finished materials such as face brick, painted render and / or painted weatherboard.
16. All dwellings to provide appropriate, high quality design interface with the surrounding streetscape, through use of at least two of the following architectural design features:
  - a. Roof features such as gable ends (open or finished), flat roofs (where concealed by parapet walls), skillion roofs or dormer windows.
  - b. Wall features such as decorative parapet walls, feature walls (including rendered foam and cladding), and exposed brickwork.
  - c. Protruding feature elements around major openings;
  - d. Window awnings or window lintels;
  - e. Verandah or Portico features; and
  - f. Decorative treatment / moulding to parapet walls, lintels or window sills.
17. Where more than two dwellings are adjacent and constructed by the same purchaser/builder, diversity in the front façade between the dwellings is required; in colour, material, texture and Architectural features.
18. For lots where vehicle access is gained solely from the laneway or right-of-way, the ceiling height for rooms located on the front elevation shall be a minimum of 32 vertical brick courses (2.7m).

**Design Elements**

19. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
20. 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.

**Front Fences**

21. Front fences visually permeable above 0.9m, to a maximum height of 1.2m above natural ground level.
22. For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback for a minimum length of 3m behind the truncation, with a habitable room addressing the street.

**Uniform Fencing**

23. Any Estate / Uniform fencing provided on private lots shall not be modified without the written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.

**Landscaping**

24. For all R40 Laneway Lots, the front setback area to Bertram Road is to comprise a mix of hard and soft landscaping, with a minimum of 25% of the total setback area to be provided as soft landscaping.

**Street Trees**

25. In accordance with the *City of Kwinana Local Planning Policy No. 2 - Streetscapes*, a minimum of one street tree per lot, and three street trees for corner lots are required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this LDP, subject to a detailed Landscape design. Refer to approved landscape plans (available from the City) for detail. Street trees are not to be relocated or removed by landowners.

**Fire Management**

26. The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

**Noise Management**

27. All dwellings on lots with a frontage of 7.5m or less shall be constructed with the following minimum quiet house design requirements:
  - a. 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.
  - b. Windows shall be minimum 4mm laminated glazing in high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
  - c. 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.
  - d. Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
  - e. 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.
  - f. Any alternative construction methods shall be supported by a report undertaken by a suitable qualified acoustic consultant.

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No.2 and the Lots 670 and 1338 Bertram Road Wellard Local Structure Plan.

Director of City Development and Sustainability: *Maria Cooke*

Date: **30 July 2021**

8894-LDP01AA\_20210723\_Wellard (Local Development Plan) - DRAWN: W.C. DATE CREATED: 2021.07.23 - PROJECTION: MGA50 GDAS4 - CADASTRE: LANDGATE - CITY OF KWINANA LOCAL PLANNING SCHEME NO. 2 - THE WEDGE ESTATE, WELLARD NORTH LOCAL STRUCTURE PLAN - ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY