



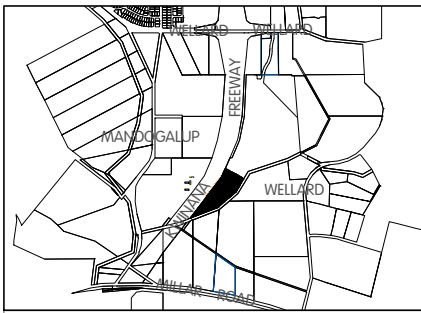
LEGEND

- Residential Density - R25
- Residential Density - R40
- No Vehicular Access
- Primary Street Development Frontage*
- Designated garage and carport location
- Easement
- Outdoor Living Area*
- Bushfire Hazard
- Noise Insulation required, refer to Table 1

NOTE: * In accordance with the variations on plan 2

KEY

- BAL Rating**
- BAL - 29
 - BAL - 12.5
 - 4.5m Asset Protection Zone
 - 3.5m Asset Protection Zone



LOCATION PLAN ■ SUBJECT AREA

This Local Development Plan has been adopted by Council and signed by the Principal Planner:

Principal Planner
City of Kwinana

Date **13 April 2016**



CADASTRAL INFORMATION
 SOURCE: WHELANS
 YYMMDD: 150518
 DWG REF: 12440wellard-14-150518
 PROJECTION: PCG94

SIZE A3
1:1000
 0 metres 10 20 30 40 50

LOCAL DEVELOPMENT PLAN - PLAN 1 OF 2
STAGE 8 - SUNRISE ESTATE
City of Kwinana

REF NO. **AMX WEL** DRAW NO. **RD1 417** REV. **K**

LOCAL DEVELOPMENT PLAN PROVISIONS

The following design requirements shall apply in conjunction with the requirements annotated on the plan. The provisions in the Local Development Plan (LDP) comprise additional Residential Design Code "Acceptable Development" provisions.

Unless varied in the LDP, a proposal shall be designed and assessed in accordance with the Residential Design Codes, City of Kwinana Town Planning Scheme No. 2 and/ or local planning policies.

1. R-CODE VARIATIONS

a) Minimum Open Space		
R25		35%
R40		30%

For the purposes of determining open space as defined in the R-Codes, site coverage includes the floor area of all buildings, alfresco and permanent roof covered patio areas and outbuildings.

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling		
- Primary Street		
R25	3.0m	5.0m
R40	2.0m	4.0m
- Secondary Street		
R25	1.0m	
R40	1.0m	
b) Boundary Walls (Parapets)	Refer to point 11.	

General Provisions

Garages/Carports

- Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway unless otherwise indicated on this LDP.
- Where lots have a frontage of 12 metres or less, garages/ carports may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- All garages and carports are to be setback a minimum of 1.0m behind the front building line (measured from the front most habitable room on the primary street elevation and not the projection of a feature)
- Where garages and carports 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.
- All garages are to have doors to enclose them.
- Garage/Carport side setback - 2.0m minimum secondary street setback for lots 464 and 468.
- Garage/Carport rear setback - 0.5m minimum setback (1.0m for lots 469 and 463)

Building Form and Orientation

- Where lots abut public open space, an outdoor living area is to be provided with a minimum depth of 4 metres abutting the public open space. Courtyards abutting public open space are to be uncovered for a minimum of 3 metres from the boundary of the open space. Courtyards are not required to extend the full extent of the POS boundary.
- Where lots overlook public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space in order to provide adequate passive surveillance of that open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
- 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 12 metres or less, 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.

Storage

- All R40 coded lots shall be provided with a 4m² store, which shall comply with the requirements of Part 5.4.5 of the R Codes.

Fencing

- Fencing along side and rear boundaries where the property adjoins the drainage reserve shall be uniform and visually permeable from 0.7m above ground level to 1.8m.
- Fencing along side and rear boundaries where the property adjoins public open space shall be uniform and visually permeable above 1.2m.

Secondary Street Elevation

- Dwellings shall suitably address the secondary street frontage through the use of major openings and permeable fencing up to a distance of 4.0m as measured from the truncation point closest to the secondary street boundary.

Noise Management

- For those lots potentially affected by noise emanating from the Kwinana Freeway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP, see Table 1. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4).

- The following Noise Insulation Packages apply:

TABLE 1 - QUIET HOUSE DESIGN REQUIREMENTS

Applicable Lot No.	Noise Insulation Package	
	Ground Floor	Upper Floor
444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462	Package A	Specialist Advice Required
512, 513	Package B	Specialist Advice Required
514, 515, 516	Package C	Specialist Advice Required
469	Package A	Package B
463, 464, 465, 466, 467, 468, 470, 471, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 510, 511	Package A	Package A
472, 473, 482, 483, 484, 485, 486, 503, 504, 505, 506, 507, 508, 509	Package A	Not Applicable

Fire Management

- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Bushfire Management Plan and Sunrise Estate Stage 8 BAL Assessment shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.
- This LDP shall be read in conjunction with the approved Bushfire Management Plan.
- For those lots identified in this LDP as subject to a bushfire attack level (BAL) rating, where a second storey is proposed, reassessment of the BAL rating is required.
- A proposed change to the nominated BAL rating for any development will require a planning application for consideration. The Applicant will be required to demonstrate a BAL assessment by a suitably qualified expert has been undertaken as part of the building and planning approval process to determine the BAL in accordance with Australian Standard 3959.
- An Asset Protection Zone is a low fuel area immediately surrounding a building. The Asset Protection Zone can include garden or lawn that is regularly maintained and managed to a low fuel level, pavement areas, driveways, swimming pools and other non-vegetation areas. The building and any structures attached to the building (i.e. patios) should not intrude on the Asset Protection Zone. Other structures such as garden sheds can generally be built within an Asset Protection Zone, however the specific construction standard requirements should be determined in accordance with Australian Standard 3959.

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