

Local Development Plan R-Code Variations

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Kwinana Local Planning Scheme No. 2 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.
- 1.2 The following standards below constitute as 'deemed to comply' provisions of the R-Codes and do not require consultation with adjacent owners.

2.0 STREETScape REQUIREMENTS

Lots Applicable	Location	Minimum Setback	Maximum Setback	Requirements
All Lots (Dwelling)	Primary Street	3.0m	5.0m	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. For determining the maximum setback, facade elements or indentations are permitted to be setback greater than 5.0m where these constitute a minor proportion of the dwelling's front facade.
All Lots (Projections)	Primary Street	2.0m	N/A	<ul style="list-style-type: none"> A porch, balcony, verandah or the equivalent may project forward not more than half of the primary street setback line, provided that the total of such projections does not exceed 50% of the frontage at any level.
All Lots (Dwelling and Projections)	Secondary Street	1.0m	N/A	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.

- 2.1 Dwelling facade facing the primary street shall be well-articulated by providing indentations and projections to the main building line and roof design, and shall provide at least three of the following design features:
 - a) A verandah or balcony which is a minimum 30% of the width of the facade (excluding garage or carport) and 1.5m deep with the longest portion parallel to the street;
 - b) A substantial entrance feature to announce the main entry to the dwelling such as a portico, open pergola, arbor, gate house or attached feature wall;
 - c) A roof feature such as gable-end, gambrel, dormer windows, window hood or architectural beams;
 - d) A feature material such as recycled face brick, Corten steel, recycled/weathered timber, mini-orb, stone or light-weight cladding such as weatherboard;
 - e) Living area with substantial glazing i.e., full height, overlooking the street or public reserve; or
 - f) Features which provide articulation and interest such as, but not limited to: a chimney, feature blade wall or substantially sized planter box (minimum 4 course high).

3.0 LOT BOUNDARY SETBACK REQUIREMENTS

- 3.1 Buildings set back from lot boundaries (other than street boundaries):

Lots Applicable	Location	Minimum Setback	Maximum Setback	Requirements
Lots 612 - 617	POS boundary setback (rear)	3.0m	N/A	<ul style="list-style-type: none"> Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted. No maximum setback is applicable.
Lots 593 and 617	POS boundary setback (side)	1.5m	N/A	

- 3.2 For Lots 593, and 612 - 617, where visually permeable fencing is provided to the adjoining Public Open Space (POS), the dwelling shall include at least one habitable room that has a major opening with a clear view of the POS and achieve an unobstructed view of the POS.
- 3.3 Boundary Walls - Buildings built up to lot boundaries (other than street boundaries and POS boundaries):

Lots Applicable	Building Type	Minimum Setback	Requirements
All Lots with a frontage of 10m or wider (First Boundary Wall)	Maximum 3.5m wall height	Nil	<ul style="list-style-type: none"> The following is applicable to one site boundary only. Maximum length determined by front (Primary Street) setback and a minimum setback of 4m from the rear boundary, for lots with a site boundary length equal or greater than 25.0m (including truncation). Maximum length determined by front (Primary Street) and R-Code rear setbacks for lots having a site boundary length less than 25.0m (including truncation).
All Lots with a frontage of 10m or wider (Second Boundary Wall)	Maximum 3.5m wall height	Nil	<ul style="list-style-type: none"> The following is applicable to a second site boundary. Maximum length of the greater of 9m or 1/3rd the length of the balance of the site boundary behind the front setback.
All Lots with a frontage less than 10m (All Boundary Walls)	Maximum 7m wall height	Nil	<ul style="list-style-type: none"> The following is applicable to both site boundaries. Maximum length determined by front (Primary Street) setback and a minimum setback of 4m from the rear boundary.

4.0 OPEN SPACE REQUIREMENTS

Lots Applicable	Minimum total % of site	Requirements
R25 Lots	35%	Permitted where Outdoor Living Area (OLA) / Primary Garden Area complies with all applicable deemed-to-comply requirements of the R-Codes (as amended).
R40 Lots	30%	

5.0 GARAGE REQUIREMENTS

- 5.1 Garage setbacks to be provided to the primary street as follows:

Lots Applicable	Minimum Garage Setback	Requirements
All Lots (except Lots 537, 594 and 611)	4.5m	<ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. Can be aligned with the dwelling provided it does not exceed the garage minimum setback.

- 5.2 Garage setbacks to be provided to the secondary street as follows:

Lots Applicable	Minimum Garage Setback	Requirements
Lot 537, 594 and 611	1.5m	<ul style="list-style-type: none"> Not permitted forward of the dwelling alignment. Can be aligned with the dwelling provided it does not exceed the garage minimum setback.

- 5.3 For lots with street frontages between 10.5 and 12.0m, a double garage is permitted to a maximum width of 6.0m as viewed from the street where they comply with the following:

- a) A clear indication of the dwelling entrance.
- b) The dwelling entrance shall be the dominant feature of the facade.
- c) A projecting portico or veranda is included with a minimum depth of 1.5m.
- d) Garages are to be set back at least 3.5 metres behind the dwelling alignment (two storey dwellings exempted).

- 5.4 For lots with a frontage less than 10.5m, or not compliant with provision 5.3, require single width or tandem garaging.

6.0 VEHICLE ACCESS

- 6.1 Vehicle access is permitted as per the locations shown on the LDP plan for Lots 529, 533, 537, 540, 562, 577, 593, 594, 595, 601, 604, 611, 612 and 617 subject to the design of secondary street fencing (where proposed) in accordance with the requirements of provision 7.3 of this LDP.
- 6.2 Vehicle crossover widths are restricted for Lots 562, 577, 593, 601 and 604 to achieve a 6.0m minimum separation distance between the crossover location and the tangent point of the adjacent street intersection (as illustrated on the LDP plan). The maximum crossover widths (measured at the street) must be in accordance with the LDP plan annotations. The crossover is permitted to taper in shape from the specified maximum widths to the full width of the driveway at the lot boundary (as shown on LDP).

7.0 FENCING REQUIREMENTS

- 7.1 Front fences located within the primary street setback area shall be visually permeable above 0.9m to a maximum height of 1.2m of natural ground level.
- 7.2 For corner Lots 529, 533, 537, 540, 562, 577, 594, 601, 604, 611 and 612 fencing located within the primary street setback area and along the corner truncation must be visually permeable above 0.9m to a maximum height of 1.2m above natural ground level, to ensure safe visual sight line distances.
- 7.3 For secondary street boundaries, fencing shall be visually permeable above 1.2m of natural ground level for a minimum length of 3m beyond the primary street setback line, with a major opening addressing the secondary street within the corresponding visually permeable length.
- 7.4 Where uniform fencing is supplied by the Developer with visually permeable components, the fence shall not be altered and the visually permeable portions shall not be obscured.

8.0 STREET TREE REQUIREMENTS

- 8.1 A minimum of one street tree per lot is required, except lots with street frontages less than 10.5m. 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 Local Development Plan, subject to 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.



Legend

- Extent of Local Development Plan
- R25 Subject Lots
- R40 Subject Lots
- Designated Secondary Street Frontage
- Indicative Retaining Wall Location
- Footpath Alignment (Planned)
- Shared Path Alignment (2.5m)
- Rain Garden Location
- Uniform Fencing - extent of solid boundary fencing
- Uniform Fencing - extent of visually permeable fencing
- Lots subject to Bushfire Planning Requirements - Refer to Approved Bushfire Management Plans - 2 June 2023 (Stage 9) and 8 April 2024 (Stage 10 and 14) as amended
- Approximate Street Tree Location - street trees not to be removed or relocated by adjacent lot owners
- D Designated Vehicle Driveway Location
- C Designated Vehicle Crossover Location
- TP Intersection Tangent Point

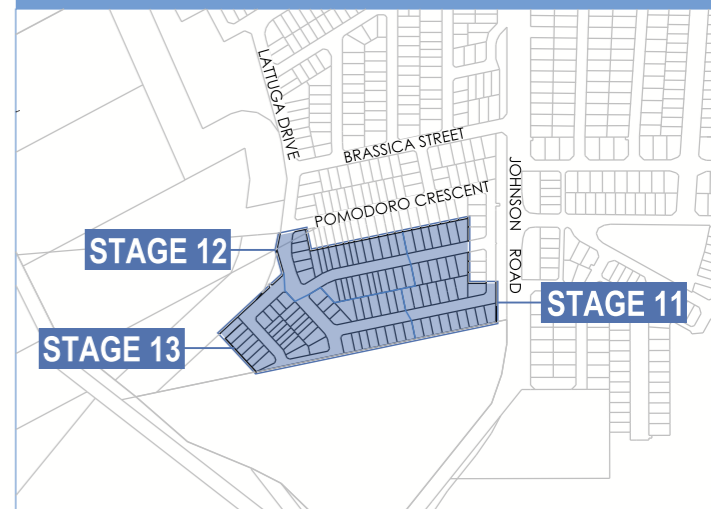
Endorsement Table:

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No. 2

Principal Planner:

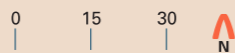
Date:

Location Plan



TBB Planning
 T (08) 9226 4276
 E admin@tbbplanning.com.au
 tbbplanning.com.au

Scale
 1:1500 @ A3
 1:750 @ A1



Date
 01/09/2025

Plan
 15/007/081B

Grid
 PCG 94

Drawn
 CR

Approved
 MB

DRAFT STATUS
 FOR REVIEW PURPOSES

Local Development Plan
 OAKEBELLA ESTATE STAGE 11, 12 & 13 WELLARD

A Satterley Group Project

