



RESIDENTIAL DESIGN CODE VARIATIONS

- The provisions detailed below constitute as 'deemed-to-comply' provisions of the Residential Design Codes (R-Codes).
- Unless provided for below, the provision of the City of Kwinana Town Planning Scheme 2 and the R-Codes apply.
- Compliance with the Local Development Plan (LDP) provisions will not require consultation with adjoining and/or nearby landowners.
- The City may vary the provisions of the LDP where considered appropriate to achieve a specific design outcome.
- The density coding of the lots contained within the LDP is R20.
- This LDP shall be read in conjunction with the approved Fire Management Plan.

Street Setback

1. 3m minimum and 5m maximum (no average) from the primary street to the dwelling (as defined by the R-Codes, excluding garages and carports).
2. Notwithstanding Provision 1 above, for Lots 1089 to 1104 (inclusive) and 1106 to 1116 (inclusive), a 4m minimum and 6m maximum setback from the primary street to the dwelling (as defined by the R-Codes, excluding garages and car ports) shall apply.
3. 1m minimum to a secondary street.

Garage/Carport Setback

4. For lots designated as Stage 1 (as shown on this LDP) the garage setback will be a minimum of 0.5m behind the dwelling (as defined by the R-Codes, including any porch, verandah or balcony).
5. For all lots not within Stage 1 (as shown on this LDP) a minimum of 4.5m from the primary street.
6. Garages/ carports may be located as designated on this LDP subject to the design of secondary street fencing (where proposed) in accordance with the requirements detailed in provision 9, where applicable.

Site Cover

7. Site cover may be increased to 60% subject to the provision of 30m² of outdoor living area with a minimum dimension of 4m, two thirds of this area uncovered and located behind the street setback area.

Public Open Space Interface

8. Where lots abut Public Open Space the design of the dwelling shall consist of at least one major opening to a habitable room overlooking the Public Open Space and its view not obstructed by visually impermeable fencing.

Fencing

9. For secondary street boundaries, fencing installed by the landowner shall be visually permeable above 1200mm behind the primary street setback, for a minimum length of 3m behind the truncation with a major opening addressing the secondary street.

Street Trees

10. 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 not to be relocated or removed by landowners.

Noise Affected Lots

11. For those lots affected by Quiet House design (QHD) requirements, dwellings are to be constructed with the relevant 'Deemed to Comply Noise Insulation Package' (A & B) specified in Attachment 1 of this LDP, including at least one outdoor living area screened from the noise source by the dwelling and/or a minimum 2.4m high solid fence.
12. Modifications to the quiet house design requirements may be approved by the City where it can be demonstrated that proposed development will be provided within the acceptable level of acoustic amenity and subject to the development proposal being accompanied by a Noise Assessment undertaken by a suitably qualified professional.

LEGEND

- Subject Area
- Stage 1
- Public Open Space
- BAL Affected Lots
- Retaining Wall
- Designated Garage Location
- Primary Frontage

QUIET HOUSE DESIGN

- Upper Floor - Package B
- Ground Floor - Package B
- Upper Floor - Package A
- Ground Floor - Package A
- Upper Floor - Package A
- Ground Floor - Not Required

This Local Development Plan (LDP) has been approved by the City of Kwinana under the provisions of Local Planning Scheme No.2 and Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This is an amendment to the LDP approved on 15 July 2015 and is valid for the period specified in this approval.

Coordinator Statutory Planning
City of Kwinana

DA8278.5
City Ref.

19/06/2023
Amendment Date
15/07/2025
Expiry Date

PROVISIONS IN ACCORDANCE WITH LLOYD GEORGE PASSENGER TRAIN NOISE & VIBRATION AND ROAD TRAFFIC ASSESSMENTS, DATED JUNE 2016

Package A: Noise levels within the "margin"		
The following noise insulation package is designed to meet indoor noise standards for residential developments in areas where noise levels exceed the noise "target" but are within the "limit".		
Area	Orientation to Road/Rail Corridor	Noise Control Measures
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glass Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air conditioning¹
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glass Closed eaves Mechanical ventilation/air conditioning¹
	Away from corridor	No requirements
Living and work areas ²	Facing corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glass Fixed, casement or awning windows with seals 35mm (minimum) solid core external doors with acoustic seals³ Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air conditioning¹
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glass Closed eaves Mechanical ventilation/air conditioning¹
	Away from Corridor	No requirements
Other indoor areas	Any	No requirements
Package B: Noise levels within 3dB of the "limit".		
The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where noise levels exceed the "limit" but by no more than 3dB.		
Area	Orientation to Road/Rail Corridor	Noise Control Measures
Bedrooms	Facing road/rail corridor	<ul style="list-style-type: none"> 10mm (minimum) laminated glass Fixed, casement or awning windows with seals No external doors Closed eaves No vents to outside walls/eaves Mechanical ventilation/air conditioning¹
	Side-on to corridor	<ul style="list-style-type: none"> 10mm (minimum) laminated glass Closed eaves Mechanical ventilation/air conditioning¹
	Away from corridor	No requirements
Living and work areas ²	Facing corridor	<ul style="list-style-type: none"> 10mm (minimum) laminated glass Fixed, casement or awning windows with seals 40mm (minimum) solid core external doors with acoustic seals³ Sliding doors must be fitted with acoustic seals Closed eaves No vents to outside walls/eaves Mechanical ventilation/air conditioning¹
	Side-on to corridor	<ul style="list-style-type: none"> 6mm (minimum) laminated glass Closed eaves Mechanical ventilation/air conditioning¹
	Away from Corridor	No requirements
Other indoor areas	Any	No requirements

NOTES

- See section on Mechanical ventilation/air-conditioning for further details and requirements.
- These deemed-to-comply guidelines adopted the definitions of indoor spaces used in AS2107-2000. A comparable description for bedrooms, living and work areas is that defined by the Building Code of Australia as a "habitable room". The Building Code of Australia may be referenced if greater clarity is needed. A living or work area can be taken to mean any "habitable room" other than a bedroom. Note that there are no noise insulation requirements for utility areas such as bathrooms. The Building Code of Australia describes these utility spaces as "non-habitable rooms".
- Glazing panels are acceptable in external doors facing the transport corridor. However, these must meet the minimum glazing requirements.

Mechanical Ventilation Requirement

Where outdoor noise levels are above the "target", both Packages A and B require mechanical ventilation or air-conditioning to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing Packages A and B, the following must be observed:

- Evaporative air conditioning systems will not meet the requirements for Packages A and B because windows need to be opened.
- Refrigerative air conditioning systems need to be designed to achieve fresh air ventilation requirements.
- Air inlets need to be positioning facing away from the transport corridor where practicable.
- Duct needs to be provided with adequate silencing to prevent noise intrusion.