

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 facades facing the primary street shall provide well-articulated facades 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 verandah or balcony which is a minimum 30% of the width of the façade (excluding garage or carport) and 1.5m deep with the longest portion parallel to the street;
 - A substantial entrance feature to pronounce the main entry to the dwelling such as a portico, open pergola, arbor, gate house or attached feature wall;
 - A roof feature such as gable-end, gambrel, dormer windows, window hood or architectural beams;
 - A feature material such as recycled face brick, Corten steel, recycled/weathered timber, mini-orb, stone or light-weight cladding such as weatherboard;
 - Living area with substantial glazing (i.e., full height, overlooking the street or public reserve); or
 - 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 built up to lot boundaries (other than street 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 and R30 Lots | 35% | <ul style="list-style-type: none">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 323 and 326)	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
Lots 323 and 326	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.

5.3 For lots with a street frontage width less than 12.0m, a double garage is permitted to a maximum width of 6m as viewed from the street where they comply with the following:
 - A clear indication of the dwelling entrance.
 - The dwelling entrance shall be the dominant feature of the facade.
 - A projecting portico or veranda is included with a minimum depth of 1.5m.
 - Garages are to be set back at least 0.5 metres behind the dwelling alignment (two storey dwellings exempted).

6.0 VEHICLE ACCESS

6.1 Vehicle access is permitted as per the locations shown on the LDP plan for Lots 73, 74, 283, 336, 339, 505, 508 and 559, subject to the design of secondary street fencing (where proposed) in accordance with the requirements of provision 7.2 of this LDP.

6.2 Vehicle crossover widths are restricted for Lots 73, 74, 336, 339, 505, 508 and 559 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 73, 74, 283, 336, 339, 505, 508 and 559, 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.

8.0 STREET TREE REQUIREMENTS

8.1 A minimum of one street tree per lot is required. Street trees will be provided by the develcper 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.
- Location Plan

Legend

Extent of Local Development Plan

R25 Subject Lots

R30 Subject Lots

R40 Subject Lots

Designated Secondary Street Frontage

Indicative Retaining Wall Location

Footpath Alignment (Planned)

Shared Path Alignment (2.5m)

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

Designated Vehicle Driveway Location

Designated Vehicle Crossover Location

Intersection Tangent Point
- Oakebella

Local Development Plan

OAKEBELLA ESTATE STAGE 9, 10 & 14, WELLARD

A Satterley Group Project
- DRAFT
- Endorsement Table:

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

Prindpal Planner:

Date:
- scale:

1:1500@A3 | 1:750@A1

0 15 30m
- plan:

15/007/080

date:

11/10/2024
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