

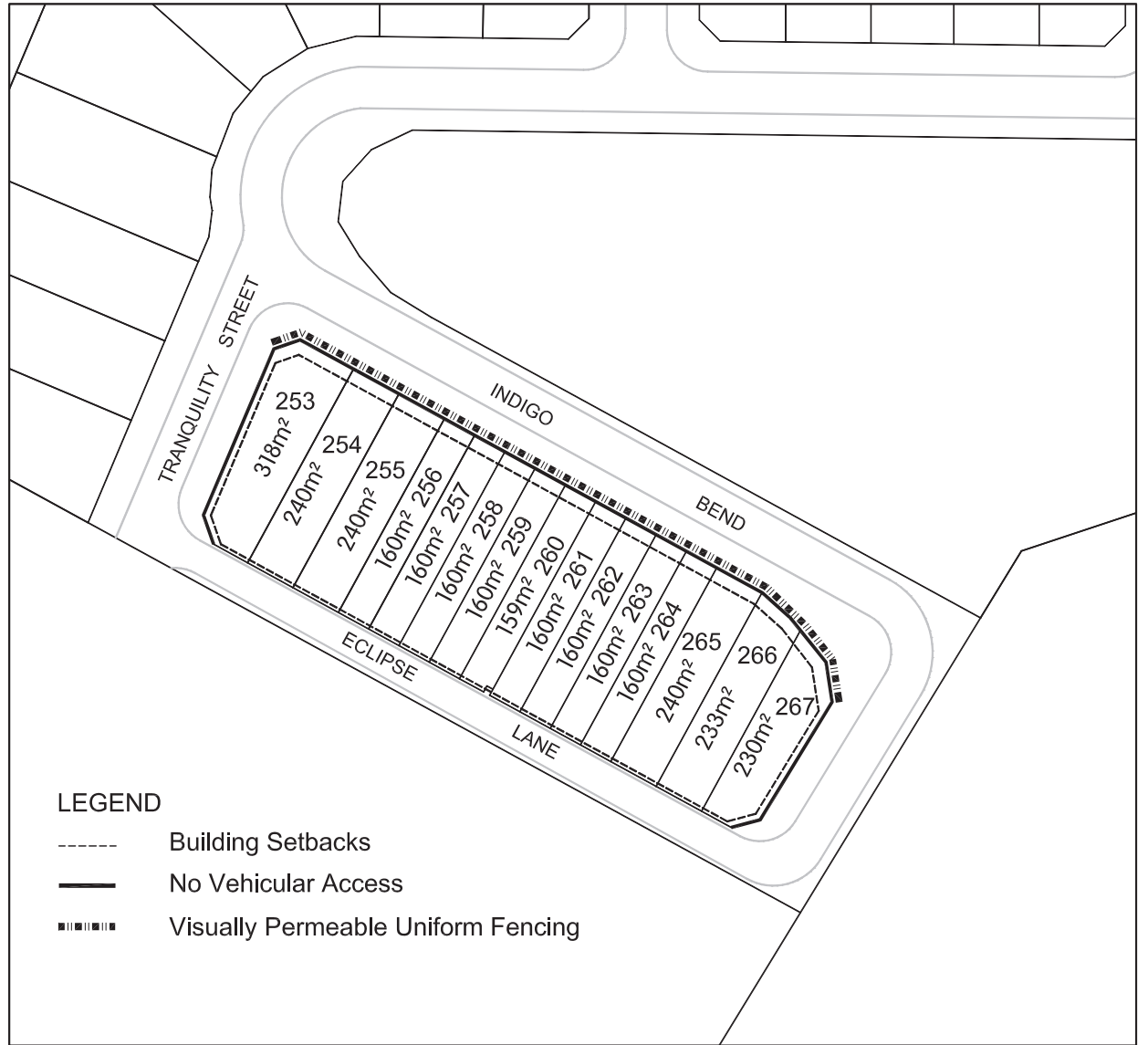


LOCATION PLAN

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


Principal Planner:
City of Kwinana

15 June 2015
Date:



General Design Guidelines

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.

For Lots 253 to 267 the following design requirements shall apply:

1. The density coding applicable to lots within the LDP is R50.
2. Council can permit an increase to the maximum site coverage of up to 75% subject to a 20m² outdoor living area being provided, with a minimum dimension of 4m in accordance with the R Codes requirements. Council has discretion to permit the outdoor living areas to be located within the front setback area.
3. Dwellings shall be orientated to address the Public Open Space and primary street through the use of major openings to a habitable room, verandahs, porticos and other similar features. The main dwelling entrance will be via this frontage.
4. All dwellings shall have nil setbacks on both side boundaries (excluding garages and carports), excluding secondary street boundaries. There is no maximum length provision applicable.
5. Vehicular access to the lots will only be from the rear laneway. The siting of garages shall comply with the vehicular access restrictions as shown on the LDP.
6. Garages and carports shall be setback from the rear laneway boundary a minimum of 0.5m.
7. All garages shall have doors that enclose them.
8. A bin pad shall be provided at a nil setback from the laneway. Fencing shall be setback a minimum of 0.5m from the rear laneway to allow for rubbish bin collection.
9. Each dwelling shall provide at least one car parking bay on site.
10. Dwellings shall suitably address the secondary street through the use of major openings and permeable fencing. Notwithstanding this, fencing located adjacent to the outdoor living area is permitted to be solid to a height of 1.8m from ground level to ensure sufficient privacy.
11. The primary street setback shall be a minimum of 2m and a maximum of 4m (no average applies).
12. The dwelling setback to the rear laneway shall be a minimum of 0.5m for the ground floor and nil for the first floor.
13. Noise requirements; Refer to **Table A**
14. No roller shutters or the like shall be installed on the front elevation of the dwelling or within the front setback of the lot.
15. Clothes lines, rainwater tanks, satellite dishes, etc are not permitted within the front setback area.
16. Lots less than 350m² do not require a planning approval where consistent with these LDP provisions and the Residential Design Codes.
17. The following front elevation features shall be provided in the primary street elevation to promote variety and quality of the built form articulation, with details being provided with the building permit submission:
 - a. Pitched Roof;
 - b. Entry portico or a verandah;
 - c. Accent colours and/or feature lighting;
 - d. Window shade awnings
 - e. A window which is a major opening as defined by the Residential Design Codes,
 - f. Where a bedroom or study is located at the front of the dwelling then a feature panel is to be provided to the gable end of the dwelling by including:
 - i. a secondary/alternative feature colour panel or,
 - ii. a secondary/alternative building material panel such as brick, weatherboard, cedar lining, minorb, or similar material to the satisfaction of the City of Kwinana.
 - g. Where the internal and outdoor living areas are located at the front of the dwelling then a feature panel is to be provided to the gable end of the dwelling by:
 - i. glazing the gable end of the dwelling or,
 - ii. providing a secondary/alternative building material panel such as brick, weatherboard, cedar lining, minorb or similar such material to the satisfaction of the City of Kwinana or a secondary/alternative feature colour panel. A secondary colour/building material panel is only permitted provided 80% or more of the elevation (below the gable end) is glazed.
18. The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the LDP is not required.

TABLE A

Building Element	Requirements
a) Walls	<ul style="list-style-type: none"> • All walls are to be of double brick cavity construction, minimum 90mm thick brick / 50mm cavity/ 90mm thick brick. <ul style="list-style-type: none"> ○ Each brick must be laid with all joints filled solid with mortar; ○ Any alternatives are to satisfy R_w 50 airborne acoustic rating. • For the wall on the zero lot boundary: <ul style="list-style-type: none"> ○ Cavity is to be kept clean so that the bricklayer is to work neatly and minimise mortar droppings and the like. Any mortar that drops onto the anti-vibration ties is to be cleaned off immediately; ○ The inside leaf of brickwork is to be finished with 13mm thick cement render (i.e. not direct stick plasterboard); ○ After completing construction of the wall and assuming the neighbouring lot is vacant, the wall is to be flush so that any mortar does not protrude the line of the brickwork.
b) Windows	<ul style="list-style-type: none"> • Windows to be minimum 4mm thick glass in high quality residential grade frame achieving minimum R_w + C_v 23 acoustic rating
c) Roof/Ceiling	<ul style="list-style-type: none"> • Ceilings to be minimum 10mm thick plasterboard with R.20 insulation laid above, between the ceiling joists. • Alternative roof/ceiling construction to achieve minimum R_w 42. • Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting.
d) Mechanical	<ul style="list-style-type: none"> • Any fans, air-conditioning or the like must be selected on the basis of quiet operation; • Air-conditioning units are to be: <ul style="list-style-type: none"> ○ Roof mounted on appropriate anti-vibration mounts and shall be located as central as practicable on the lot to maximise distance and line of site to adjoining dwellings; or ○ Unit to be no more than 1.5m above ground level and located so that there is a dividing fence between dwellings (e.g. within alcove or rear courtyard).