



GLENDALE

PRIVATE ESTATE

LOCAL DEVELOPMENT PLAN

Anketell Road Anketell Western Australia



LEGEND

- Residential R30
- Residential R40
- Public Open Space
- Uniform Fencing as per Local Planning Policy 7
- Street Lights
- Dwelling Orientation
- Approximate Street Tree Locations
- Lots Subject to Bushfire Management Plan
- Garage Location

PROVISIONS

This Local Development Plan (LDP) is made under the provisions of the City of Kwinana Local Planning Scheme No. 2 (TP52) and provides variations to the 'Deemed-to-comply' provisions of the Residential Design Codes (R-Codes), TPS2 and Local Planning Policies as shown on the plan and written below. Development Approval is exempt for any Single House that is compliant with the provisions of this LDP, the R-Codes, TP52 and all relevant Local Planning Policies. The Residential Design Codes do not apply where varied below. Minor variations to the requirements of this Local Development Plan may be approved by the City of Kwinana.

MINIMUM OPEN SPACE AND OUTDOOR LIVING

1. Site cover may be increased to 65% subject to the provision of 16m² of outdoor living area with a minimum dimension of 4 metres, uncovered for a minimum of 2 metres from the lot boundary.
* NOTE: Site Coverage includes the floor area of all buildings, Excluding alfresco/ portico/ verandahs with more than two open sides.
2. Site cover may be increased to 70% (for lots 414-418 inclusive) Subject to provision of 16m² outdoor living area with a minimum dimension of 4m.

GARAGES / VEHICLE ACCESS

3. Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the dwelling setback line.
4. For all lots where a footpath adjoins the lot boundary, the garage must be setback a minimum 4.5 metres from that boundary.
5. Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
6. Where garages exceed 50% of the lot frontage, they shall comply with the following:
 - a. A clear indication of the dwelling entrance;
 - b. The dwelling entrance shall be the dominant feature of the facade and
 - c. Garages are to be setback at least 0.5 metres behind the building alignment, or at least 0.2 metres if there is a footpath within 0.3m of the front lot boundary.

STREET SETBACKS

7. Primary street setbacks may be reduced to a minimum of 2 metres and a maximum of 5 metres for all lots.

8. Where porticos or other similar facade treatments are provided they may be setback a minimum of 2 metres from the primary street.
9. Secondary street setbacks may be a minimum of 1 metre.

NIL LOT BOUNDARY SETBACKS

10. A nil side setback is permissible behind the primary street line and to a minimum of 2 metres from the rear boundary, or where this boundary is to the secondary street.
11. 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.
12. Garages are permitted to have a nil side setback to one boundary. The garage nil setback is not required to be on the same nil setback side boundary as the dwelling.
13. For lots with a frontage of 11 metres or less, nil setbacks are permitted to both boundaries simultaneously.
14. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.

DWELLING ORIENTATION

15. Where lots abut public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space.
16. 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. Outdoor living areas abutting public open space are to be open for a minimum of 2 metres from the boundary of the open space.

OUTDOOR

17. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
18. For lots with an area of 260m² or less, storage areas with a minimum internal area of 4m² and with a minimum dimension of 1.5 metres are to be provided at the time of construction of the dwelling. Storage areas shall be constructed under the main roof of the residence or garage and shall be accessible from either the exterior or within the garage.

FRONT FENCES

19. Front fences within the primary street setback shall be visually permeable above 0.9m, to a maximum height of 1.2m above natural ground level.

20. Front fences for secondary street boundaries, shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a habitable room addressing the street.

UNIFORM FENCING

21. Any Estate / Uniform fencing provided on private lots shall not be modified without the written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.
22. Proponent to ensure an acoustic wall to the height of 1.8 metres is constructed according to the requirements of the City's Uniform Fencing Policy along the rear boundaries of lots 401-411 to provide protected outdoor recreation areas.

DWELLING FACADE TREATMENT

23. All dwellings are to provide an appropriate, high quality interface with the surrounding streetscape, through the use of at least three of the following architectural design features:
 - a. Articulation in dwelling facade (i.e. varied wall setbacks);
 - b. A minimum of two building materials, colours and/or finishes (e.g. render, brick cladding);
 - c. Major habitable room openings, incorporating large windows to provide surveillance;
 - d. Roof forms that incorporate gables;
 - e. A balcony, portico, or verandah; or
 - f. A built-in planter box.

STREET TREES

24. In accordance with the City's Streetscape Policy (LPP2), a minimum of one street tree per lot and two street trees for corner lots are required. Street trees are to be generally located as shown on this LDP, subject to detailed landscape design.

FIRE MANAGEMENT

25. The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.

This Local Development Plan has been endorsed by Council under Clause 52(1)(a) of the Deemed Provisions.
Coordinator, Statutory Planning
City of Kwinana
28 October 2020

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DISCLAIMER: Issued for illustrative purposes only. All areas and dimensions are subject to detail design and survey.

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