



Local Development Plan Provisions and R-Code Variations

General Requirements

Unless otherwise provided, all development shall be in accordance with the City of Kwinana Town Planning Scheme No.2, the Residential Design Codes (R-Codes), and the Wellard (West) Local Structure Plan.

Unless varied by this Local Development Plan (LDP), the provisions of the R25 and R40 code as relevant to the lots within this LDP is applicable.

Planning Approval is not required, but a Building Permit is required for the construction of a single dwelling on any lot within the area covered by the LDP (including lots with a land area less than 260m²) except where variations to the provisions of the Local Development Plan are sought.

The requirement to consult with adjoining or other landowners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

R25 coded lots

Setbacks

- Primary Street - Minimum 2 metres/maximum 5 metres. No average setback applies.
- Secondary Street - Minimum 1 metre.
- Side - A wall may be built up to a common side boundary (zero setback) for up to 70% of each boundary behind the street setback.
- Garages may be setback to a minimum of 3.5 metres provided the garage is not forward of the dwelling alignment. Garages may be parallel to the dwellings provided they do not exceed the 3.5 metre setback line.
- Garages shall be located generally in accordance with the locations shown on the LDP and shall have doors to enclose them.
- Driveways to be setback a minimum of 1 metre from side boundary where underground power domes are situated.

Site Coverage

- The maximum site coverage for all lots may be increased to 65%.

Fire Management

- Dwellings constructed on lots identified under the approved Bushfire Management Plan as being at risk of bushfire attack shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959 (AS 3959).
- This LDP shall be read in conjunction with the approved Fire Management Plan.
- The following Bushfire Attack ratings apply:

Bushfire Attack Level (BAL) Rating	Dwellings to be constructed to comply with BAL Rating in accordance with AS 3959
BAL 12.5	Lots 54 - 104, Lots 107 - 118, Lots 141 - 143 & Lots 149 - 159

R40 coded lots

Setbacks

- Primary Street - Minimum 2 metres/maximum 4 metres. No average setback applies.
- Secondary Street - Minimum 1 metre.
- Side - A wall may be built up to a common side boundary (zero setback) for up to 75% of each boundary behind the street setback.
- Garages may be setback to a minimum of 3 metres provided the garage is not forward of the dwelling alignment. Garages may be parallel to the dwellings provided they do not exceed the 3 metre setback line.
- Garages shall be located generally in accordance with the locations shown on the LDP and shall have doors to enclose them.
- Driveways to be setback a minimum of 1 metre from side boundary where underground power domes are situated.

Site Coverage

- The maximum site coverage for all lots may be increased to 70%.
- For the purposes of determining open space as defined in the R-Codes, site coverage includes the floor area of all buildings, alfresco and permanent covered patio areas and outbuildings.

Dwelling Orientation

- Where lots overlook public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space in order to provide adequate passive surveillance of that open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.

Storage

- All R40 coded lots shall be provided with a 4m² store, which shall comply with the requirements of Part 5.4.5 of the R Codes.

17.5 0 17.5 35 52.5 70 87.5 105 122.5m

Legend:

- LDP Boundary
- R25 Coded Lots
- R40 Coded Lots
- Public Open Space
- Indicative Garage Location
- Underground Power Dome

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

Principal Planner: _____ Date: _____

PROJECT		WELLARD WEST	
Job Ref. 3899	Date 05 NOVEMBER 2015		
Comp By. MD / BC	DWG Name. 3899-03-003L		
Locality WELLARD	Local Authority CITY OF KWINANA		

CLIENT	ARDP Pty Ltd
LOCAL DEVELOPMENT PLAN No. 10	

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