ANNEXURE "C"

Local Development Plan Provisions

1. DWELLING ORIENTATION (PUBLIC OPEN SPACE SURVEILLANCE)

1.1. For all lots abutting public open space (Lots 15-20 & 56-57) the following must be provided:

- Dwellings shall provide at least one major opening from a habitable room that is oriented towards the public open space;
- An outdoor living area shall be provided with a minimum dimension of 4m abutting public open space and have no permanent roof cover within 2m from the boundary of the public open space.

2. GARAGES

2.1. For lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5 metres from that boundary except where the garage is located to the Secondary Street.

2.2. 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.

2.3. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:

- A clear indication of the dwelling entrance;
- The dwelling entrance shall be the dominant feature of the façade, and shall include a projecting portico or verandah with a minimum depth of 1.5 metres; and
- Garages are to be setback at least 0.5m behind the building alignment.

3. STREETSCAPES

3.1. Where vehicular access is provided to the primary street in lieu of the secondary street (Lots 1, 7, 14, 21, 40 & 41), the following provisions apply:

- As a minimum, fencing on the secondary street boundary shall be visually permeable above 1.2m for a minimum length of 1/3 of the length of that boundary or 6m (whichever is the lesser) from the truncation;
- A minimum of one major opening from a habitable room of the dwelling is to face the secondary street, adjacent to where the visually permeable fencing is located; and
- Where solid fencing on the secondary street boundary is to installed, it is to be constructed of brick or masonry.

3.2. All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:

- Articulation in dwelling façade (i.e. varied wall setbacks of the dwelling when viewed from the street – not including the garage or carport);
- A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
- A roof feature such as gable-ends or dormer windows;
- A verandah or balcony that is a minimum 30% of the width of the façade (excluding the width of the garage or carport) and 1.5 metres deep, with the longest portion parallel to the street;
- A portico; or
- A built-in planter box (minimum 4 courses high).

4. STORAGE

4.1. An enclosed, lockable storage area is to be provided for Lots 15-20 abutting Road 3 (Laneway). The storage area is to be:

- Constructed in a design and material matching the dwelling where visible from the street;
- Accessible from outside the dwelling;
- A minimum dimension of 1.5m when provided external to a garage or 1m when provided within a garage; and
- An internal area of at least 4m².

5. UNIFORM FENCING

5.1. Any Estate/Uniform fencing provided on private lots shall be maintained as visually permeable by landowners, and shall not be modified without the written approval from the City of Kwinana.

6. STREET TREES

6.1. In accordance with the City's Policy, a minimum of one street tree per lot and three street trees for corner lots (with two of the three trees provided on the verge of the longer boundary) is required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until establishment. Street trees are not to be relocated or removed by landowners.

Location Plan

Legend

- Lots Subject to Local Development Plan
- Residential R25
- Residential R30
- Residential R40
- D — Designated Driveway Location
- No Vehicle access

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 LDP is valid for the period specified in this approval.

Delegated Authority City of Kwinana	DA10586 City Ref.	26 Jul 2023 Approval Date
		26 Jul 2026 Expiry Date

Local Development Plan

LOTS 36, 37 & 38 TREEBY ROAD, ANKETELL

HoneyGrove Estate