

27 July 2022

Rowe Group  
LEVEL 3  
369 Newcastle Street  
NORTHBRIDGE WA 6003

PARCEL: 13647  
ASSESS: 17502

Dear Sir / Madam

**DEVELOPMENT APPLICATION: 10232 - Local Development Plan - Florence Estate  
Stages 1-6 - Lot 9002 Hoffman Road MANDOGALUP**

Thank you for your application for the abovementioned Local Development Plan (LDP).

I am pleased to inform you that your application has been approved in accordance with Clause 52 of the Deemed Provisions.

Please find enclosed an endorsed copy of the approved LDP for your records.

Should you have any queries regarding this matter, please do not hesitate the undersigned on 9439 0427.

Yours faithfully,

Asha Logan  
**Coordinator Statutory Planning**



Legend

- LOTS SUBJECT TO THIS LDP
- PUBLIC OPEN SPACE
- SCHOOL
- RESIDENTIAL - R30
- RESIDENTIAL - R40
- RESIDENTIAL - R60

QUIET HOUSE DESIGN REQUIREMENTS

- NOISE PACKAGE A (GROUND FLOOR)
- NOISE PACKAGE B (GROUND FLOOR)
- NOISE PACKAGE C (GROUND FLOOR)

BUILDING REQUIREMENTS

- DESIGNATED GARAGE LOCATION
- PRIMARY DWELLING ORIENTATION
- ALTERNATE PRIMARY DWELLING ORIENTATION
- VISUALLY PERMEABLE FENCING
- INDICATIVE STREET TREE LOCATION

Endorsement Table

This Local Development Plan has been approved by the City of Kwinana, Under the provisions of the Mandogalup East Local Structure Plan and the City of Kwinana Town Planning Scheme No.2.

Director of City Development and sustainability:

Coordinator Statutory Planning:

Date: 27 July 2022

## GENERAL

- This Local Development Plan (LDP) applies to all lots as shown on the plan.
- The requirements of this LDP constitute variations to the corresponding requirements of the Residential Design Codes (R-Codes) and the City of Kwinana Local Planning Scheme No.2 (LSP2). Unless otherwise varied by this LDP, the requirements of the R-Codes (as amended) and LPS2 prevail in all other matters.
- Development Approval is exempt for any Single House that is compliant with the applicable requirements of this LDP and the R-Codes (as amended).
- The density code for each lot is as per the Mandogalup East Local Structure Plan and/or prevailing Residential Code Plan.

## SETBACKS

R30	Minimum	Maximum
Primary Street – Dwelling	3.0m	5.0m
Secondary Street / Laneway	1.0m	-

*No average setbacks apply.*

R40	Minimum	Maximum
Primary Street – Dwelling	2.0m	5.0m

*No average setbacks apply.*

R60	Minimum	Maximum
Primary Street – Ground Floor	2.0m	-
Primary Street – Upper Floor	1.0m	-
Public Open Space (POS)	2.0m	-

*No average setbacks apply.*

## LOT BOUNDARY SETBACKS

- For R60 lots, boundary walls may be built to two side boundaries behind the street setback with no maximum length, and to a maximum wall height of 7.0 metres subject to:
  - compliance with the applicable visual privacy and overshadowing deemed-to-comply requirements of the R-Codes (as amended); and
  - boundary walls, or portions of boundary walls, which are visible from the public realm or adjoining lots, are to be finished in a colour and style consistent with the dwelling façade. The use of face brick is an acceptable finish, where the use of mortar joints such as concave finish or flat is used, and the bricks are cleaned.
- For Lots 1, 4, 9, 10, 27 and 54, the primary street setback may be reduced by half in accordance with the compensating area requirements of the R-Codes (as amended), except that any unenclosed porch, balcony, verandah is to be included in the area of encroaching building, while a garage/carport is not.

## OPEN SPACE AND OUTDOOR LIVING

- Open space may be reduced to 35% of the site area subject to:
  - the provision of an outdoor living area (or equivalent) that complies with all applicable deemed-to-comply requirements of the R-Codes (as amended); and
  - for lots with an area of 260m<sup>2</sup> or less, a storage area with a minimum internal area of 4m<sup>2</sup> and with a minimum dimension of 1.5 metres when provided external to a garage or 1.0 metre when provided within a garage. Storage areas shall be accessible from outside the dwelling.

## GARAGES / VEHICLE ACCESS

- Garage setbacks from the primary street may be reduced to 4.0 metres where an existing or planned footpath is located more than 0.5 metres from the street boundary.
- Garages/carports may be located as designated on this LDP subject to the design of secondary street fencing (where proposed) in accordance with the requirements detailed in provisions 6 and 7 of this LDP.

## FENCING

- Front fences within the primary street setback are to be visually permeable above 0.9m, to a maximum overall height of 1.2m above natural ground level. For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a major opening addressing the street.
- For Lots 1, 4, 9, 10, 27, and 54, where fencing is proposed, the secondary street visually permeable fencing requirements detailed in provision 6 of this LDP shall be applied to the full extent of the secondary street boundary.
- Any Estate/ uniform fencing provided on private lots shall not be modified without written approval from the City of Kwinana, and shall be maintained as visually permeable by owners/occupiers at all times (where applicable).

## SURVEILLANCE AND STREETScape

- For lots abutting public open space (POS), the dwelling must address the POS with clearly definable entry points and at least one major opening from a habitable room.
- All dwellings to provide an appropriate, high quality design interface with the primary street frontage or abutting public open space (as applicable), through the use of at least three of the following architectural design features:
  - articulation in dwelling facade (e.g. blade wall which projects sideways or vertically beyond the building, or projecting sill course);
  - minimum of two different building materials, colours and/or finishes (e.g. feature render/stone wall, brick, cladding);
  - a major opening (window) to provide surveillance;
  - roof forms that incorporate gables or roof gablet;
  - verandah or balcony with a minimum depth of 1.5 metres for at least 50% of the elevation;
  - portico with a minimum width of 1.5 metres;
  - built-in planter box.
- In accordance with the City of Kwinana Streetscape Policy (LPP2), a minimum of one street tree per lot, and three street trees for corner lots are required. Street trees will be provided by the Developer 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 LDP, subject to detailed Landscape design. Refer approved landscape plans (available from City) for detail. Street trees are not to be relocated or removed by owners/occupiers.

## NOISE MANAGEMENT

- For those lots affected by Quiet House design (QHD) requirements, dwellings are to be constructed with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP for ground floor construction. Where dwellings are constructed to two or more storeys, construction is to comply with the noise insulation package requirement specified in an approved Noise Management Plan available from the City of Kwinana, including at least one outdoor living area screened from the noise source by the dwelling and/or a minimum 2.4 metre high solid fence.
- Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4) and Australian Standard AS2107-2000.
- Notwithstanding the requirements of the Noise Management Plan, all dwellings on lots with a frontage of 7.5m or less shall be constructed with the following minimum QHD requirements:
  - Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating;
  - Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating;
  - Roof / Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42;
  - Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent; and
  - Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level; or
  - Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustic consultant.