

24 May 2023

CITY REF: DA10525

Rowe Group
369 Newcastle Street
Northbridge WA 6003

Dear Sir / Madam

Local Development Plan – Little Bert Estate – Lot 501 (214) Bertram Road, Wellard

Thank you for your application for the abovementioned Local Development Plan (LDP). This letter is to inform you that your application has been approved in accordance with Clause 52 of the Deemed Provisions.

A copy of the approved LDP is enclosed for your records.

Should you have any queries regarding this matter, please do not hesitate to contact Jared Veenendaal of the City's Planning Department on 9439 0424.

Yours faithfully,

Asha Logan
Coordinator Statutory Planning



LOCAL DEVELOPMENT PLAN PROVISIONS - LITTLE BERT, WELLARD

1. GENERAL

- a) This Local Development Plan (LDP) applies to lots zoned R40 at Lot 501 Bertram Road, Wellard and includes the following lots; Lots numbered: 1-4, 8-9, 16-20, 22-24, 26-27, 30-31, 33, 35, 38, 40-41, 44-45, 47-49, 51-52, 59-60, 65-66.
- b) Unless otherwise varied by this LDP, all development shall be in accordance with the City of Kwinana Local Planning Scheme No. 2, the Residential Design Codes and the Lot 500 and 501 Bertram Road, Local Structure Plan.

2. STREET SETBACKS

- a) All dwellings are to be set back in accordance with the provisions of the R-Codes.
- b) A portico, porch, veranda or similar may project into the front setback area to a maximum of 1.0m, provided the total area of such projections does not exceed 50% of the frontage at any level.
- c) For corner lots, the following provisions apply:
 - Fencing on the secondary street boundary shall be visually permeable above 1.2metres for a minimum length of 1/3 of the length of that boundary or 6 metres (whichever is the lesser), from the truncation:
 - A minimum of 1 major opening from a habitable room of the dwelling is to face the secondary street, adjacent to where the visually permeable fencing is located;
 - Solid fencing on the secondary street boundary is to be constructed of Brick or Masonry.

3. LOT BOUNDARY SETBACKS

- a) For all lots, a nil side setback is permissible behind the primary street setback line to a minimum of 4 metres from the rear boundary. Where the boundary is a secondary street, the provisions of the R-codes apply.

4. GARAGES / VEHICLE ACCESS

- a) Garages are to be located as designated on this LDP.
- b) 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.
- c) 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.
- d) 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 facade, and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
 - Garages are to be set back at least 0.5 metres behind the dwelling alignment.
- e) For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the primary street, only a single width garage/carport (including tandem) is permitted.
- f) Double garages are permitted on lots less than 10m wide where dwellings are two storeys and where major openings to habitable rooms are provided on the primary street frontage.
- g) For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.

5. STREETScape

- a) 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 facade (i.e. varied wall setbacks);
 - A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);
 - Major habitable room openings incorporating large windows to provide surveillance;
 - Roof forms that incorporate gables;
 - A balcony, portico, or veranda; or
 - A built in planter box

6. SOLAR ACCESS

- a) To maximise solar access outdoor living areas are to be positioned on the northern or eastern portion of the lot.

7. STREET TREES AND LANDSCAPING

- a) Street trees are to be generally located as shown on this LDP and are not to be relocated or removed by Landowners without approval of the City of Kwinana.