LOCATION MAP

LEGEND

- Area Subject to this LDP
- Residential R30
- Residential R40
- Primary Dwelling Orientation
- Designated Garage Location
- No Vehicular Access Permitted
- Minimum Setback 3.0m
- Minimum Setback 2.0m
- Secondary Setback 1.0m
- Minimum Setback 0.5m

APPLICATION OF LOCAL DEVELOPMENT PLAN

This Local Development Plan (LDP) applies to the development of proposed Lots 212, 234, 241, 257 and 290 (inclusive) as shown on the Plan 14th October 2025.

General

1. Dwellings will be assessed against the density codes of R30 and R40 as identified on the Plan in accordance with the Residential Design Codes (R-Codes) of Australia, Volume 1 (Part B) and the City of Kwinana Town Planning Scheme No.2 and relevant planning policies, unless otherwise varied as part of this LDP.
2. Minor Variations to the requirements of the R-Codes and the LDP may be approved by the City of Kwinana.

Site Coverage

3. A reduction in Open Space per lot is permitted for lots identified as part of this LDP. Lots identified as R30 will be subject to a minimum of 40% open space per lot, with Lots identified as R40 subject to a minimum open space area of 35%.

Street Setbacks

4. Variations to the Street Setbacks have been applied to the Lots the subject of this LDP as identified on the Plan.

Vehicular Access

5. No direct vehicular access is permitted from proposed Lots 225-234 onto Treeby Road.
6. No direct vehicular access is permitted from proposed Lots 221-225 and 250 onto Glenbrook Avenue.
7. The crossover locations for Lots 212-234 are to be located by way of the laneway, unless otherwise approved by the City.

Garages & Storage

8. An enclosed, lockable storage area is to be provided for Lots 212-234 on the laneway side of the lot. The storage area is required to have a minimum internal area of $4m^2$ and have a minimum dimension of 1.5m. Storage areas shall be constructed under the main roof of the residence or garage and shall be accessible from either the exterior of the dwelling or within the garage.
9. For Lots 212-234, a minimum 0.5m garage setback is permitted to the laneways.
10. Designated Garage locations have been identified for Lots 221, 224 and 250 to assist with access restrictions, unless otherwise approved by the City.
11. Where a lot has a frontage at the setback line between 10.5m and 12m a double garage will be permitted where:
    a. Sole access is from a primary street;
    b. The garage is setback a minimum of 0.5m behind the dwelling alignment;
    c. A clear pedestrian entry point to the dwelling is provided; and,
    d. A projecting portico, porch or similar entry feature to the dwelling with a minimum depth of 1.5m is provided.

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NOTE: This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

LOCAL DEVELOPMENT PLAN

STAGES 1 & 2, TREEBY PARK ESTATE (NORTH)

Pt Lot 100 (No. 96) Treeby Road,
ANKETELL

Date	13/10/25
Drawn	TJ
Checked	AR
Base Data	Pre-Cal
Projection	PCG94
Plan No.	24776-01
Rev.	D

Scale: 1:1000 @A3

0 10m 20m 30m

N

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