

LEGEND

- Area Subject to this LDP
- Residential R30
- Residential R40
- Primary Dwelling Orientation
- Designated Garage Location
- No Vehicular Access Permitted
- Minimum Setback 3.0m (R30)
- Minimum Setback 2.0m (R40)
- Secondary Street Setback 1.0m
- Minimum rear laneway Setback 0.5m
- Total visitor carparking bays (16)

APPLICATION OF LOCAL DEVELOPMENT PLAN

This Local Development Plan (LDP) applies to the development of proposed lots as shown on the Plan 3rd November 2025.

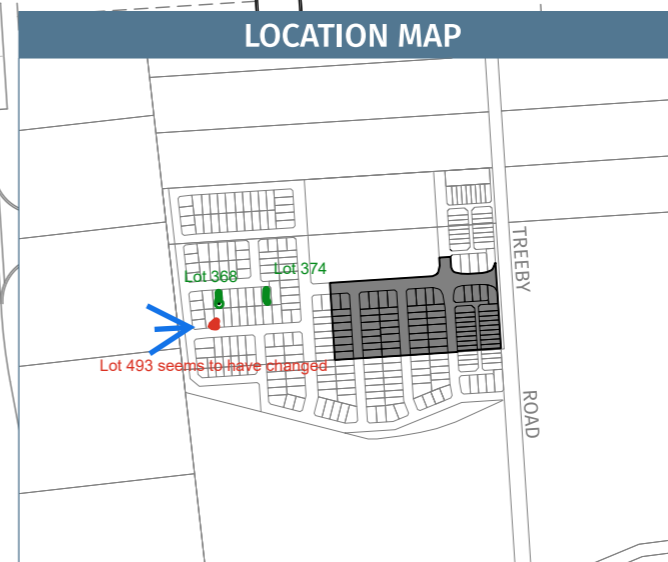
- General**
- Dwellings will be assessed against the density codes of R30 and R40 as identified on the Plan in accordance with the Residential Design Codes (R-Codes) of Australia, Volume 1 (Part B) and the City of Kwinana Town Planning Scheme No.2 and relevant planning policies, unless otherwise varied as part of this LDP.
 - Minor variations to the requirements of the R-Codes and the LDP may be approved by the City of Kwinana.
- Site Coverage**
- A reduction in Open Space per lot is permitted for all lots on this LDP. Lots identified as R30 will be subject to a minimum of 35% open space per lot, with Lots identified as R40 subject to a minimum open space area of 30%.
- Street Setbacks**
- Variations to the Street Setbacks have been applied to all Lots on this LDP as identified on the Plan.
- Vehicular Access**
- No direct vehicular access is permitted from proposed Lots 225-234 onto Treeby Road.
 - No direct vehicular access is permitted from proposed Lots 221-225 and 250 onto Glenbrook Avenue.
 - The crossover locations for Lots 212-234 are to be located by way of the laneway.
- Garages & Storage**
- 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 4m² 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, unless otherwise approved by the City.
 - For Lots 212-234, a minimum 0.5m garage setback is permitted to the laneways.
 - Designated Garage locations have been identified for Lots 221, 224 and 250 to assist with access restrictions.
 - Where a lot has a frontage at the setback line between 10.5m and 12m a double garage will be permitted where:
 - Sole access is from a primary street;
 - The garage is setback a minimum of 0.5m behind the dwelling alignment;
 - A clear pedestrian entry point to the dwelling is provided; and,
 - A projecting portico, porch or similar entry feature to the dwelling with a minimum depth of 1.5m is provided.

Consistent with Planning Bulletin 112/2016 dated April 2016.

APPLICATION OF LOCAL DEVELOPMENT PLAN

The Local Development Plan has been approved by the City of Kwinana under Schedule 2, Clause 52 of the Planning and Development (Local Planning Scheme) Regulations 2015.

Signature _____ Date _____



LOCAL DEVELOPMENT PLAN

STAGES 1 & 2, TREEBY PARK ESTATE (NORTH)

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

Date	22/11/2025
Drawn	NP
Checked	AR
Base Data	Pre-Cal
Projection	PCG94
Plan No.	24776-01
Rev.	F

Scale: 1:1000 @A3

Harley Dykstra

SURVEYING | TOWN PLANNING | PROJECT MANAGEMENT

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