



DETAILED AREA PLAN (DAP) 6 - STAGE 2B, HONEYWOOD ESTATE, WANDI



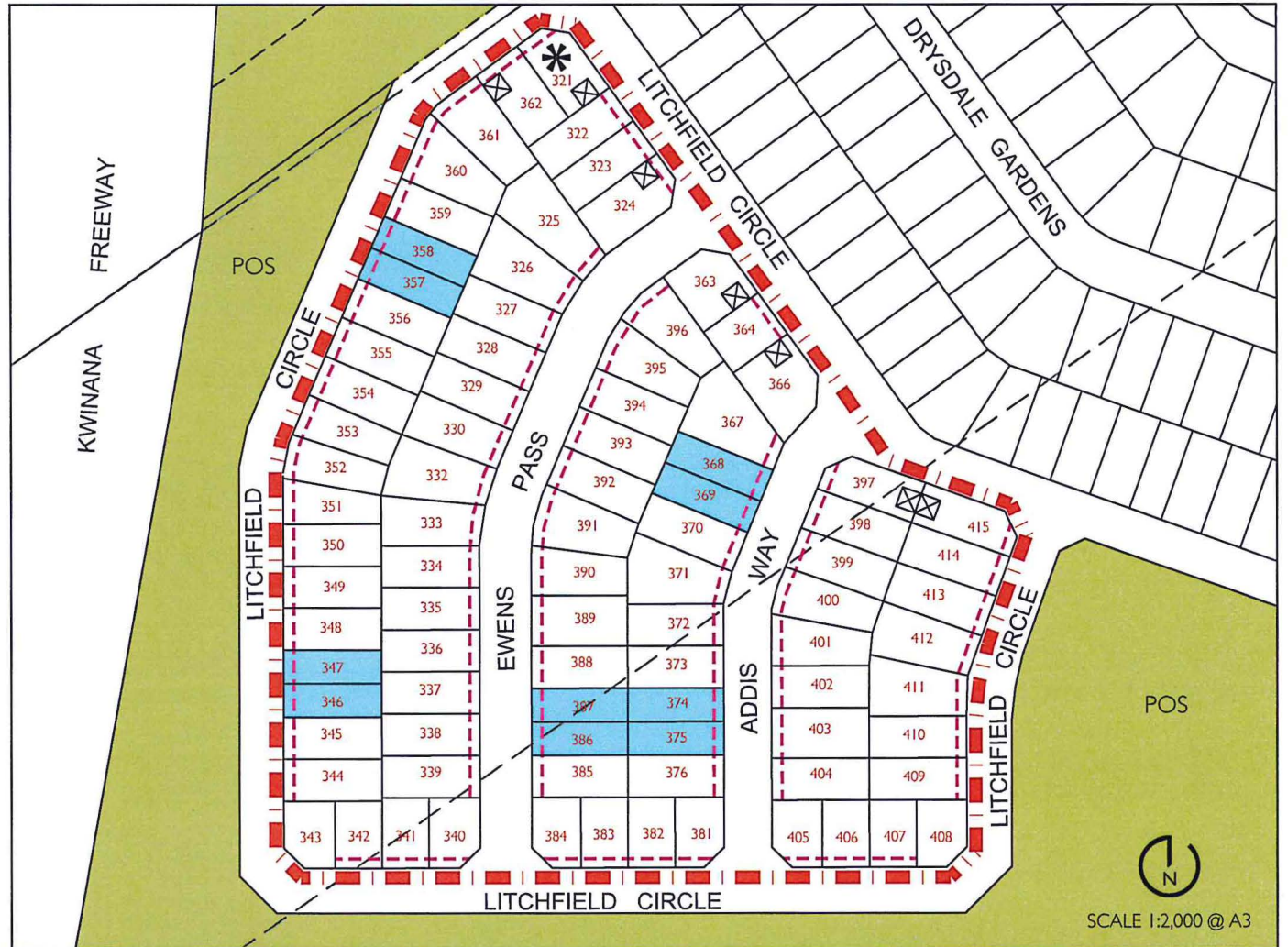
FIGURE 1



FIGURE 2



FIGURE 3



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This DAP applies to all lots within Stage 2B of the Honeywood Estate.

Unless otherwise defined on this DAP, all development shall be in accordance with the Town of Kwinana Town Planning Scheme No. 2, the Residential Design Codes, and the Wand (north) Local Structure Plan.

Unless varied below, the R30 provisions of the Residential Design Codes apply to all lots subject to this DAP. The Residential Design Codes do not apply where varied below.

Compliance with the provisions of this DAP negates the need for planning approval for lots 350m² or less.

Setbacks

1. A minimum 3 metre and a maximum 5 metre Primary Street setback applies to all lots in subject to this DAP. No average setback applies.
2. Setbacks may be varied at the discretion of the Manager, Planning and Development, for corner lots or where otherwise the configuration of the lot limits compliance with setback requirements.
3. For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply.
4. Porticos may be setback a minimum 2 metres from the Primary Street.
5. For all lots, a nil side setback is permissible to the southern-most boundary behind the Primary Street setback line and up to 4 metres from the rear boundary, for up to two-thirds the length of the side boundary.
6. For lots with a frontage of 10 metres or less, nil setbacks are permitted to both side boundaries simultaneously.
7. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
8. Garages may be setback to a minimum of 3.5 metres, provided the garage is not forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the 3.5 metre setback line.

Site coverage

9. Maximum site coverage may be increased to 65%.

Streetscape

10. Where lots have frontage of 12 metres or less, garages shall not exceed 60% of the lot frontage. The following shall be provided:
 - a. A clear indication of the dwelling entrance;
 - b. The dwelling entrance shall be the dominant feature of the facade. Dwelling frontages shall be of a high standard to the satisfaction of the City of Kwinana. Figures 1-9 provide examples of the types of treatments considered acceptable to the City of Kwinana; and
 - c. Shall incorporate architectural design features such as those in Figures 1-9.

11. Where garages exceed 50% of the lot frontage they shall be set back at least 1.0 metre behind the dwelling alignment.

12. Fencing along the secondary street boundary shall be visually permeable above 1.2 metres for the length of 3 metres from the end of the truncation.

Design Elements

13. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
14. For lots with an area of 350m² or less, storage areas with a minimum internal area of 4m² are to be provided at the time of the construction of the dwelling. The storage areas shall be constructed under the main roof of the residence or garage and shall be accessible from either the exterior or within the garage.

Fire Management

15. Dwellings constructed on lots identified under the approved Fire Management Plan as being at risk of bushfire attack shall be constructed to the appropriate BAL rating, in accordance with Australian Standard 3959 (AS3959).

This DAP shall be read in conjunction with the approved Fire Management Plan.

The following Bushfire Attack Level ratings apply:

Bushfire Attack Level (BAL) Rating	Dwellings to be constructed to comply with BAL Rating in accordance with AS 3959
BAL 19	Lots 340-343, 381-384, 405-415
BAL 12.5	Lots 336-339, 344-347, 373-376, 385-388, 397-404

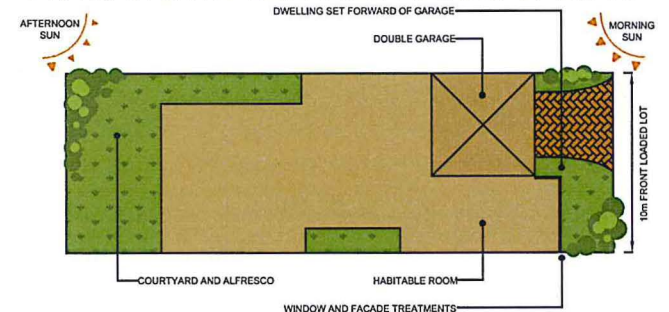
16. Any development that does not comply with provision 16 above will require planning approval. This application is required to include an assessment from suitably qualified bushfire consultant, demonstrating compliance with Australian Standard 3959 and WAPC Guidelines Planning for Bushfire Protection Policy.

17. For all lots, where an incursion (including minor incursions) into the building setback area is proposed, a reassessment of the Bushfire Attack Level is required.

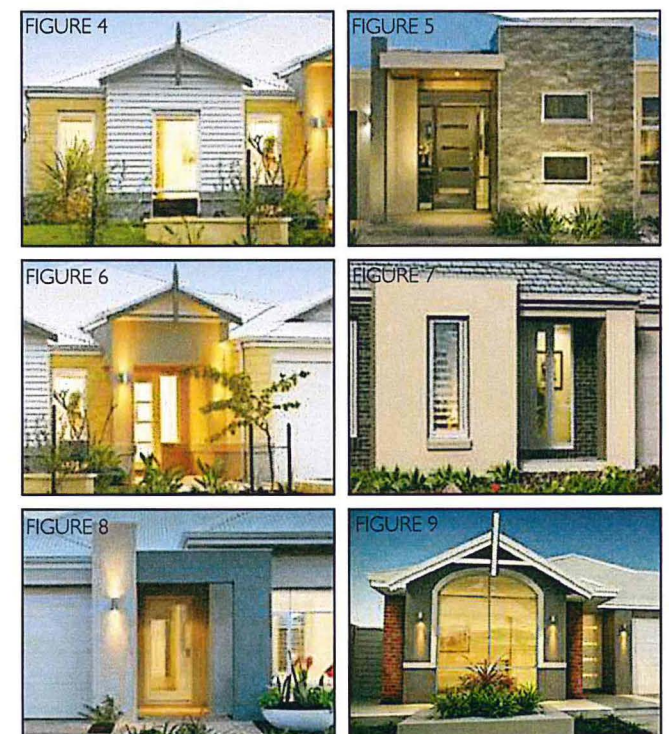
LEGEND

- Red dashed line: Lots subject to this Detailed Area Plan
- Blue dashed line: Minimum 3m building setback line
- Blue shaded area: Nil side setbacks permitted to both boundaries
- Box with 'X': Designated garage location
- Star symbol: 3.5m garage setback required to the secondary street

TYPICAL SITE PLAN FOR NARROW LOTS



EXAMPLE FACADE FEATURE STYLES



This Detailed Area Plan has been approved by Council under the provisions of the City of Kwinana Town Planning Scheme No.2 and the Wand (north) Local Structure Plan.

Principal Planner:

Date: 15/7/2013