

This DAP applies to all lots within Stage 4 of the Honeywood estate. Unless otherwise defined on this DAP, all development shall be in accordance with the City of Kwinana Town Planning Scheme No. 2, the Residential Design Codes, and the Wandl (north) Local Structure Plan.

Unless otherwise varied on this DAP, the relevant density 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 of 350m² or less.

General Provisions

Garages

- Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the front setback line. Where garages exceed 50% of the lot frontage in accordance with provisions 13 and 14 of this DAP garages shall be set back at least 1 metre behind the dwelling alignment.
- Where garages are situated along the secondary street, the garage setback may be reduced to 1.5 metres for those lots indicated with a star on the DAP only.
- For lot 497 the garage must be setback a minimum of 1.0 metre from the northern most boundary.
- For lot 489, the garage is required to be setback a minimum of 7 metres. This may be reduced to a minimum of 3.5 metres where appropriate driveway gradients are achieved, to the satisfaction of the City of Kwinana.
- Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway.

Side Setbacks

- For all lots, a nil side setback is permissible to the southern most or westernmost boundary behind the primary street setback line and to a minimum of 4 metres from the rear boundary, unless otherwise designated on the DAP or where this boundary is to a secondary street. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes.
- For lots with a frontage of 10 metres or less, nil setbacks are permitted to both side boundaries simultaneously.
- Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the Residential Design Codes.

Dwelling Orientation

- Where lots abut public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
- Where lots abut public open space, an outdoor living area is to be provided with a minimum depth of 4 metres abutting the public open space. Courtyards abutting public open space are to be open for a minimum of 3m from the boundary of the open space.
- Where appropriate, outdoor living areas shall be located to enhance maximum solar penetration from the north.

Streetscape

- 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.
- Where garages exceed 50% of the primary lot frontage, the following shall be provided:
 - A clear indication of the dwelling entrance; and
 - 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 to 6 provide examples of the types of treatments considered acceptable to the City of Kwinana.

- 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.
- Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.
- Where porticos are required and/or provided they may be setback a minimum of 2 metres from the primary street.

Design Elements

- Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
- 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 construction of the dwelling. 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.

The following provisions apply to lots depicted:

R-Coding	R30	
Minimum Open Space	35%	
Setbacks	Minimum (m)	Maximum (m)
Primary Street Setback	3.0	5.0
Garage	3.5	-

No average setbacks apply.

The following provisions apply to lots depicted:

R-Coding	R40	
Minimum Open Space	35%	
Setbacks	Minimum (m)	Maximum (m)
Primary Street Setback	3.0	5.0
Primary Street Setback (Lot 497 only)	1.5	-
Laneway	2.0	-
Garage - Primary Street	3.5	-
Garage - Laneway	2.0	-

No average setbacks apply.

The following provisions apply to lots depicted:

R-Coding	R60	
Minimum Open Space	30%	
Setbacks	Minimum (m)	Maximum (m)
Primary Street Setback	2.0	6.0
Laneway	1.0	-
Garage	1.0	-

No average setbacks apply.

- For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply
- It is mandatory for lots 476 - 482 to locate carports and garages at the rear with vehicular access via the rear laneway.
- For lots 447 - 452 and 476 - 482, outdoor living areas may be situated within the building setback area, provided they have a minimum length and width dimension of 4 metres, and remain open and uncovered for that portion within the minimum primary street setback area.
- 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.



Fire Management

- 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 ratings apply:

Bushfire Attack Level (BAL) Rating	Dwellings to be constructed to comply with BAL Rating in accordance with AS 3959
BAL 19	Lots 460-463, 472-482, 509-515
BAL 12.5	Lots 425-427, 458, 459, 464, 465, 483, 484, 494, 496, 505-507

- Any development that does not comply with provision 25 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.
- 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.


Noise Management

- For those lots potentially affected by noise emanating from the Kwinana Freeway, dwellings are to be constructed to comply with the relevant 'Deemed to Comply Noise Insulation Package' specified on this DAP. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4) and Australian Standard AS2107-2000.

The following Noise Insulation Packages apply:

Noise Insulation Package	Dwellings to be constructed to comply with Noise Insulation Package in accordance with SPP 5.4 and AS 2107-2000
Package A - for upper floors only	Lots 497 - 499
Package A - for all floors	Lots 441 - 454, 479 - 496, 500 - 515
Package B	Lots 416 - 440, 455 - 478

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

Principal Planner: 
Date: 15/7/2013