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POS  
8029


Planning Design Delivery



- LEGEND
- Red dashed line: Lots Subject to this LDP (Stage 6 Boundary)
  - Green dashed line: 1.0m Setback Line
  - Orange dashed line: 2.0m Setback Line (Note Location of Stairs)
  - Purple dashed line: 3.0m Setback Line
  - Black line: Retaining Wall
  - Green area: Public Open Space
  - Yellow area: Public Purpose
  - Green hatched area: Designated Outdoor Living Area
  - Green hatched area: Location for Noise Protection
  - Red hatched area: Garage to be Located along this Boundary
  - Black square with 'X': Designated Garage Locations
  - Blue dot: Dwellings to be constructed to comply with BAL rating 12.5 in accordance with AS3959
  - Purple dot: Dwellings to be constructed to comply with BAL rating 19 in accordance with AS3959
  - Green dot: Dwellings to be constructed to comply with BAL rating 29 in accordance with AS3959
  - Black arrow: Primary Dwelling Orientation
  - Black triangle: Protected Courtyard
  - Black circle: Noise Insulation - Package A
  - Blue square: Stairs
  - Black line: Fence shown for clarity along Cordata Avenue
  - Red square: Bin Pads

0 25 50 Metres

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana, Town Planning Scheme No.2 and the Wandi South Local Structure Plan.

Principal Planner:   
Date: 18 January 2017



honeywood rise

Make a natural connection.

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PLANNING DESIGN DELIVERY

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Date Drawn: 2015-04-29  
Job Ref: 7926  
Scale: 1:1,000 @ A3  
Client: Satterley  
Designer: R. Cumming  
Drawn: M. Sullivan  
Projection: PCG 94  
Plan ID: 7926-LDP-10-K  
Cadastral supplied by McMullen Nolan

# Local Development Plan 3

Stage 6 (Page 1 of 2)  
Wandi South

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# honeywood rise

Make a natural connection.

This Local Development Plan (LDP) applies to all lots within Stage 6 of the Honeywood Rise Estate, Wandí South.

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

Unless otherwise varied on this LDP, the relevant density code provisions of the Residential Design Codes (R-Codes) apply to all lots subject to this LDP. The Residential Design Codes do not apply where varied below. All lots within this LDP are coded R40.

Compliance with the provisions of this LDP negates the need for planning approval for lots of 260m² or less.

## Minimum Open Space and Outdoor Living

- Site cover may be increased to 65% (minimum open space 35%) subject to the provision of 20m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.

\*NOTE: Site Coverage includes the floor area of all buildings.

## Garages

- 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.
- All garages shall be enclosed with a door.
- Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
  - The garage alignment complies with the primary setback;
  - A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
  - A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.
- For any single storey dwelling on a lot with a frontage less than 10m in width, and where vehicle access is gained solely from the primary street, only a single car garage/carport is permitted. Notwithstanding, two car parking spaces are required to be provided per lot, within the lot boundary, in accordance with the R-codes. These shall be provided in a tandem configuration. Where two-storey dwellings are provided, double garages are permitted

## Setbacks

6.

Dwelling Setbacks	Minimum (m)	Maximum (m)
Primary Street	3.0	5.0
Primary Street (For Lots 2394 to 2404)	3.0	5.5
Primary Street (Rear Vehicle Access)	2.0	-
Primary Street (For Lot 2352)	2.0	-
Secondary Street	1.0	-
Rear Laneway	1.0	-

-No average setbacks apply.

- For all lots, a nil side setback is permissible to one side boundary behind the primary street setback line to a minimum of 4 metres from the rear boundary, unless otherwise designated on the LDP or where this boundary is to a secondary street. Where possible, nil setbacks should be positioned on the boundary that maximises solar access to the dwelling. The City of Kwinana may vary the location of the nil setback line where appropriate to achieve specific design outcomes.

- Garages are permitted to have a nil side setback to one boundary. The garage nil side setback is not required to be on the same nil side setback boundary as the dwelling.
- For lots with a frontage of 11 metres or less or where otherwise designated on this LDP, 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 R-Codes.
- For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply. Primary street setbacks apply to the other street, as designated on this LDP.
- Setbacks may be varied at the discretion of the Manager - Planning and Development, for corner lots or where otherwise the configuration of the lots limits compliance with setback requirements.
- A porch, balcony, veranda or the equivalent may project not more than 1m into the Primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

## 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, 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, with the exception of rear laneways (6m) and two storey dwellings.
- Fencing abutting public open space shall be uniform and visually permeable above 1.28 metres.
- Fencing along the secondary street boundary shall be visually permeable above 1.28m for the length of 3m from the end of truncation.
- Fencing along Cordata Avenue adjacent to Lots 2537 to 2371 shall be visually permeable above 1.28m.

## 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 260m² or less, storage areas with a minimum internal area of 4m² and with a minimum dimension of 1.5 metres 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.
- Where lots front or adjoin public open space, dwellings are to ensure the visual surveillance of that open space through the provision of a habitable room window, major opening or outdoor living area.

## Fire Management

- All properties are subject to compliance with the approved Fire Management Plan. Dwellings Constructed on lots identified as being at risk of bushfire attack under the approved fire management plan or

within 100 metres from any bushland, equal to or greater than 1 hectare-in area, shall be constructed to the appropriate BAL rating, in accordance with AS3959.

- This LDP shall be read in conjunction with the approved Fire Management Plan.
- A proposed reduction to the nominated BAL rating as specified within the Fire Management Plan and BAL assessment (Strategen 2016) for any development will require a planning application for consideration. The Applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the Bushfire Attack level in accordance with AS3959 and WAPC guidelines for Bushfire Protection Policy.
- For those lots identified on this LDP, where an incursion (including minor incursions such as a porch, balcony, verandah) 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 and Anketell Road, dwellings are to be constructed with the relevant 'Deemed to Comply Noise Insulation Package' specified on this LDP. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP5.4).

### The following Noise Insulation Package applies:


Noise Insulation Package	Dwellings to be constructed to comply with Noise Insulation Package in accordance with SPP 5.4.
Package A	Lots 2357 - 2371, 2382 - 2391 and 2405.

- For those lots identified on the LDP as requiring a protected courtyard, the main outdoor living area is to be located on the most protected facade of the lot/dwelling. Where the main outdoor living area is situated fronting or siding on to a noise source (exceeding 60 dB(A)Leq(16-hour)), a solid 2m high fence (eg. Hardifence pinelap or Colorbond) is required between the outdoor living area and the road for the length of the outdoor living area or as long as required to fully screen the line of view from the outdoor living area to the noise source.
- All dwellings on lots with a frontage of 7.5m or less shall be constructed with the following minimum quiet house design requirements:
  - Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
  - Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
  - Roof / Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42.
  - Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
  - Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
  - Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustic consultant.

## Planning Design Delivery



This Local Development Plan has been approved by Council under the provisions of the City of Kwinana. Town Planning Scheme No.2 and the Wandí South Local Structure Plan.

Principal Planner:   
Date: 18 January 2017

## REVISIONS

Rev	Date	Drawn
G	2015.08.18	W. Clements
H	2015.09.25	W. Clements
I	2015.09.30	M. Sullivan
J	2016.08.02	W. Clements



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Cadastre supplied by McMullen Nolan

# Local Development Plan 3

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William Clements 2 August 2016

## Stage 6 (Page 2 of 2) Wandí South

