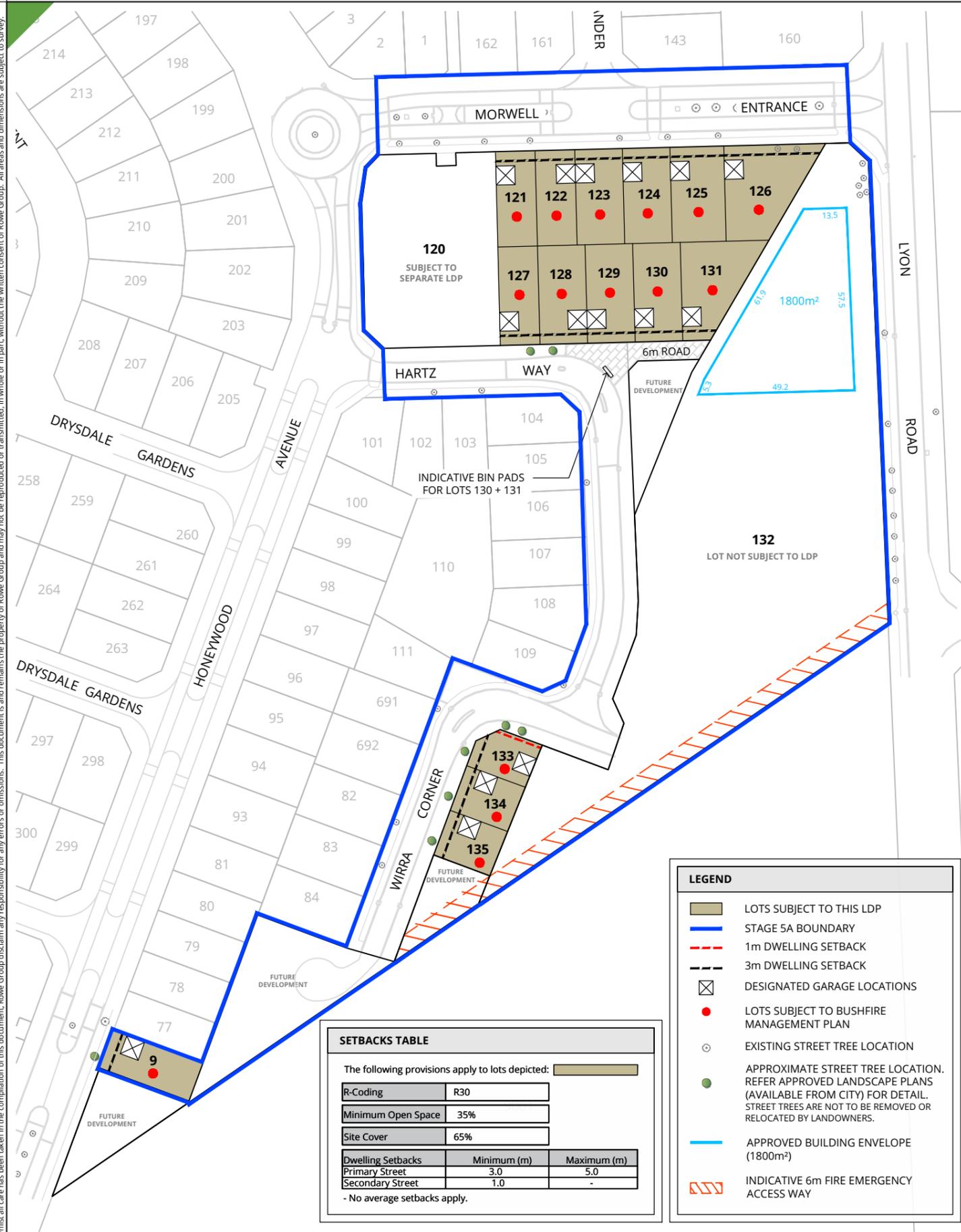


While all care has been taken in the compilation of this document, Rowe Group disclaims any responsibility for any errors or omissions. This document is and remains the property of Rowe Group and may not be reproduced or transmitted, in whole or in part, without the written consent of Rowe Group. All areas and dimensions are subject to survey.



SETBACKS TABLE

The following provisions apply to lots depicted:

| | | |
|--------------------|-------------|-------------|
| R-Coding | R30 | |
| Minimum Open Space | 35% | |
| Site Cover | 65% | |
| Dwelling Setbacks | Minimum (m) | Maximum (m) |
| Primary Street | 3.0 | 5.0 |
| Secondary Street | 1.0 | - |

- No average setbacks apply.

LEGEND

- LOTS SUBJECT TO THIS LDP
- STAGE 5A BOUNDARY
- 1m DWELLING SETBACK
- 3m DWELLING SETBACK
- DESIGNATED GARAGE LOCATIONS
- LOTS SUBJECT TO BUSHFIRE MANAGEMENT PLAN
- EXISTING STREET TREE LOCATION
- APPROXIMATE STREET TREE LOCATION. REFER APPROVED LANDSCAPE PLANS (AVAILABLE FROM CITY) FOR DETAIL. STREET TREES ARE NOT TO BE REMOVED OR RELOCATED BY LANDOWNERS.
- APPROVED BUILDING ENVELOPE (1800m²)
- INDICATIVE 6m FIRE EMERGENCY ACCESS WAY

This Local Development Plan (LDP) applies to all lots within Stages 5A of the Honeywood Estate, Wandri North.

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 Wandri (north) 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.

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

- For R30 lots, site cover may be increased to 65% subject to the provision of a 24m² outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the front setback area. Minimum 16m² of the OLA is required to be uncovered.

*NOTE: Site Coverage includes the floor area of all buildings, including alfresco areas and patios.

Garages / Vehicle Access

- 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.
- Where footpaths are provided adjacent to the lot boundary garages are to be set back a minimum of 4.5 metres.
- All garages shall be enclosed with a door.
- The City of Kwinana, by a planning application, may vary the locations of garages designated on this LDP.

Setbacks

- For all lots, a nil side setback is permissible 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.
- 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 by a planning application for corner lots or where otherwise the configuration of lots limits compliance with the setback requirements.

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 laneway lots.
- Where Porticos are provided they may be setback a minimum of 2 meters from the primary street.

- In accordance with the City's Streetscape Policy (LPP2), a minimum of one street tree per lot, and three street trees for corner lots are required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this LDP, subject to detailed Landscape design. Refer approved landscape plans (available from City) for detail. Street trees are not to be relocated or removed by landowners. Street trees are not required for Lots 129-131.

Fencing

- Front fences within the primary street setback are to be visually permeable above 0.9m, to a maximum height of 1.2m above natural ground level. For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a habitable room addressing the street.
- Any Estate/ Uniform fencing provided on private lots shall not be modified without written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.

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.
- All dwellings to provide an appropriate high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:
 - Articulation in the dwellings facade (i.e. varied wall setbacks);
 - Minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
 - Major habitable room openings incorporating large windows to provide surveillance;
 - Roof forms that incorporate gables;
 - A balcony, portico or verandah; or
 - A built in planter box.

Fire Management

- The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification prior to construction, in accordance with Australian Standard 3959.
- This LDP shall be read in conjunction with the approved Bushfire Management Plan, and any relevant addenda. (Strategen 2018)

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

Director of City Development and Sustainability: *Maria Cooke*

Date: **12 August 2021**

4582B_LDP02E_20210728_Honeywood (LDP 5A) - DRAWN: W. CLEMENTS - DATE CREATED: 2021.07.28 - PROJECTION: MGA50_GDA94 - CITY OF KWINANNA PLANNING/000-499-656/DRAFTING/CAD - WILLIAM CLEMENTS - 2021.07.28