



honeywood

Make a natural connection.

The following provisions apply to lots depicted:

	R30	
	35%	
	65%	
	Minimum (m)	Maximum (m)
Primary Street	3.0	5.0
Secondary Street	1.0	

*No average setbacks apply.

The following provisions apply to lots depicted:

	R40	
	35%	
	65%	
	Minimum (m)	Maximum (m)
Primary Street	3.0	5.0
Secondary Street	1.0	

*No average setbacks apply.
1.0

The following provisions apply to lots depicted:


	R60		
	30%		
	70%		
	Primary Street (rear vehicle access)	2.0	-
	Secondary Street	1.0	-
	Rear Laneway	0.5	-

*No average setbacks apply.

The following Noise Insulation Packages apply:

Package A	Lots 820-830, 831-832, 869-877, 882-903, 908-923, 929-943, 946-953, 958-967, 969, 973-978, 980-983, 985-990, 993-995, 999-1027, 1029-1043, 1047, 1058-1062, 1067-1070.
Package B	Lots 878-881, 904-907, 924-928, 954-957, 968, 996-998.

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.

Principal Planner: 
Date: **22 June 2015**



Planning Design Delivery



- LEGEND**
- Lots Subject to this DAP
 - - - 0.5m Setback Line
 - - - 1.0m Setback Line
 - - - 2.0m Setback Line
 - - - 3.0m Setback Line
 - Noise attenuation wall (2.5m)
 - Portion of Estate wall at 1.9m
 - Public Open Space
 - R30
 - R40
 - R60
 - Outdoor Living Area
 - Designated Garage Location
 - BAL 12.5
 - Lots subject to reassessment of BAL rating where an incursion (including minor incursions) into the building setback area is proposed.

0 40 80 Metres

REVISIONS

Rev	Date	Drawn
P	2015.02.19	K. Trenberth
Q	2015.03.17	K. Trenberth
R	2015.04.30	M. Sullivan
S	2015.07.01	M. Sullivan



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Date Drawn: 2014-07-03
Job Ref: 4582B
Scale: 1:2000 @ A3
Client: Satterley
Designer: R. Cumming
Drawn: K. Trenberth
Projection: PCG 94
Plan ID: 4582B-LDP-01-S
Cadastre supplied by McMullen Nolan

Local Development Plan 10

Stages 7 - 9 (Plan 1 of 2)
Honeywood Estate, Wandri



honeywood

Make a natural connection.

This Local Development Plan (LDP) applies to all lots within Stages 7-9 of the Honeywood Estate, Wandí. 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 (North) Local Structure Plan.

Unless otherwise varied on this LDP, the relevant density code provisions of the Residential Design 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.

General Provisions

Minimum Open Space and Outdoor Living

1. Site cover may be increased to 65% (for R30 Lots) subject to the provision of a 24m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
2. Site cover may be increased to 65% (for R40 Lots) subject to the provision of a 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.
3. Site cover may be increased to 70% (for R60 Lots) subject to the provision of a 16m² of outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.

Garages

4. 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.
5. Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway unless otherwise indicated on this LDP.
6. All garages are to have doors to enclose them.
7. Garages may be forward of the dwelling alignment to a maximum of 1m for two storey dwellings where the following requirements are met:
 - a. The garage alignment complies with the primary setback;
 - b. A balcony with a minimum depth of 1.5m is provided to the front facade of the dwelling; and
 - c. A veranda or portico feature is provided to the front facade of the dwelling which extends in front of the garage.

Setbacks

8. 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. This provision does not apply to lots zoned R60. Those lots zoned R60 are permitted to have a nil setback for the full extent of the lot boundary, provided the dwelling complies with the R-Codes and this LDP for all other requirements.
9. 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.
10. 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.
11. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.

12. 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.
13. 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.
14. For those lots zoned R60, 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 a minimum of 2 metres from the lot boundary.
15. A porch, balcony, veranda or the equivalent may project not more than 1 metre into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

Dwelling Orientation

16. Where lots abut public open space, dwellings are to be situated so that at least one habitable room is oriented towards the public open space.
17. Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
18. Where lots abut public open space, the outdoor living area is to be provided with a minimum depth of 4 metres abutting the public open space. Outdoor living areas abutting public open space are to be uncovered for a minimum of 3 metres from the boundary of open space. Outdoor living areas are not required to extend the full extent of the POS boundary.

Streetscape

19. 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.
20. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - a. A clear indication of the dwelling entrance.
 - b. 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.
 - c. 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.
21. 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.

22. Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.

Design Elements

23. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
24. 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.

Fire Management

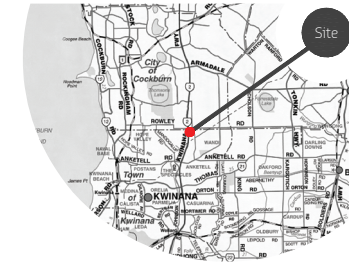
25. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire management Plan, or within 100 metres from any bushland greater than 1 hectare in area, shall be constructed to the appropriate BAL rating in accordance with Australian Standard 3959.

26. This LDP shall be read in conjunction with the approved Fire Management Plan.
27. A proposed change to the nominated BAL rating for any development will require a planning application for consideration. The submission is to include the detailed method for determining Bushfire Attack Level - Method 2 from AS 3959 supporting the lower rating demonstrating compliance with AS 3959, WAPC Guidelines for Bushfire Protection Policy.
28. 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

29. For those lots potentially affected by noise emanating from the Kwinana Freeway and Rowley Road, dwellings are to be constructed to comply 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).
30. Future owners of two storey dwellings are required to submit an acoustic consultants report, verifying that the construction achieves an internal level of 40dB(a) Leg (day) in living and working areas and 35dB(a) Leg (night) in bedrooms, in accordance with the internal noise limits specified in Clause 5.3.1 of SPP 5.4.

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



REVISIONS


Rev	Date	Drawn
P	2015.02.19	K. Trenberth
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 Cadastre supplied by McMullen Nolan

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Principal Planner: 
 Date: 22 June 2015

Stages 7 - 9 (Plan 2 of 2) Honeywood Estate, Wandí

Local Development Plan 10