

Local Development Plan 4 - Provisions

This Local Development Plan (LDP) applies to Lot 163 Honeywood Avenue, Wandí (as subdivided under WAPC Approval 152498). 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. All lots subject to this LDP are coded R30.

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

1. Site cover may be increased to 65% 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.

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

Garages

2. 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.
3. All garages are to have doors to enclose them.
4. 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

5. Primary Street setbacks shall be a minimum of 3.0 metres and a maximum of 5.0 metres. No average setbacks apply.
6. 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.
7. 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.
8. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-Codes.
9. 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.

Streetscape

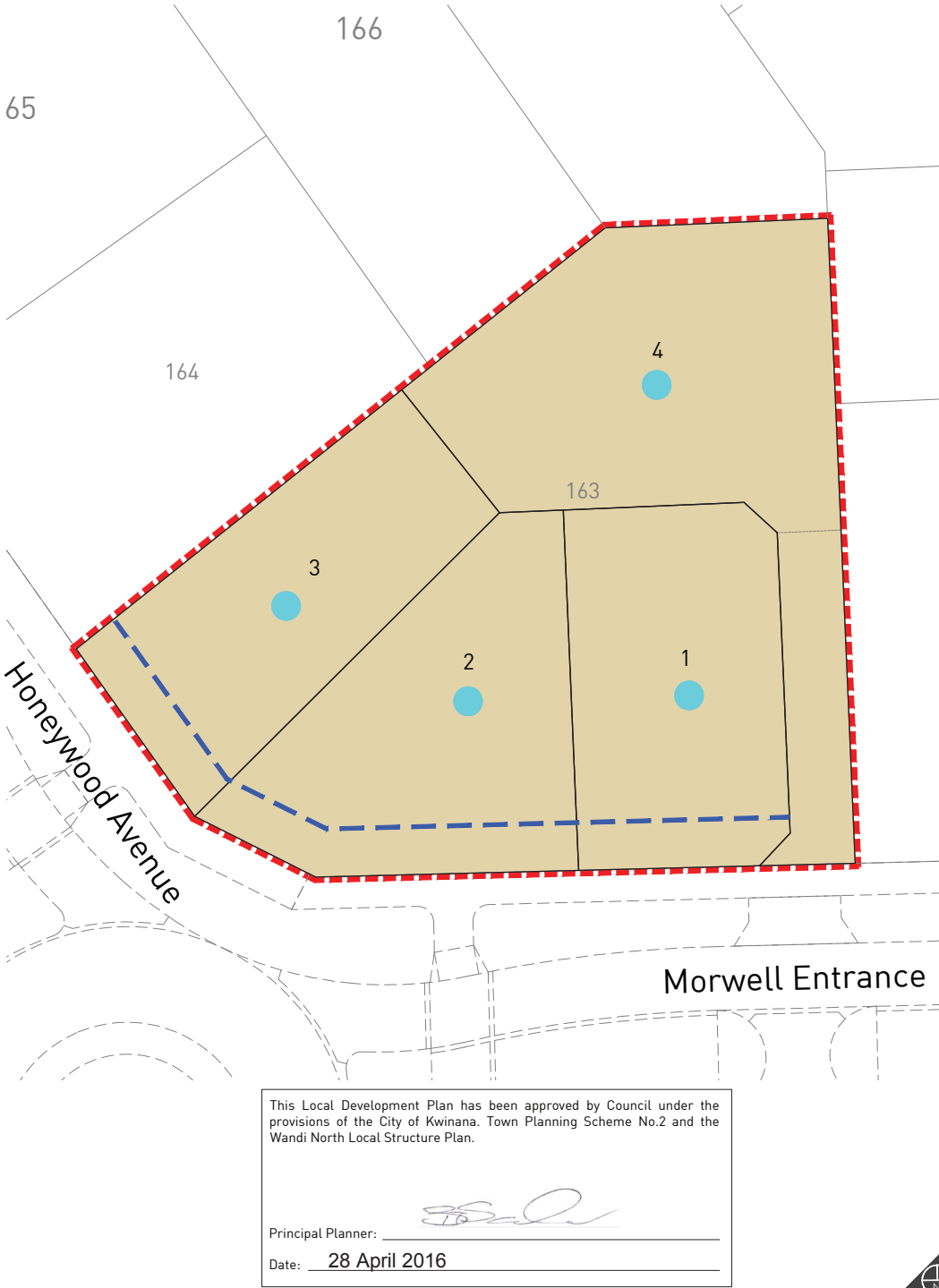
10. Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
11. Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - a. A clear indication of the dwelling entrance.
 - 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.

Design Elements


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

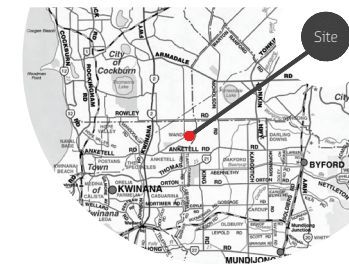
Fire Management

13. 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.
14. This LDP shall be read in conjunction with the approved Fire Management Plan (for the Wandí North Local Structure Plan).
15. 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.
16. 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.



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 North Local Structure Plan.

Principal Planner: 
 Date: **28 April 2016**



LEGEND

- - - Lots Subject to this LDP
- - - 3.0m Setback Line
- R30
- BAL 12.5

REVISIONS

Rev	Date	Drawn
A	2015.12.08	M. Sullivan
B	2016.03.09	W. Clements



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Date Drawn: 2015-12-08
 Job Ref: 8411
 Scale: 1:300 @ A3
 Client: D. Crocos
 Designer: R. Cumming
 Drawn: M. Sullivan
 Projection: PCG94
 Plan ID: 8411-LDP-01-B

Local Development Plan 4

**Lot 163 Honeywood Avenue
 Wandí (Stage 1, Honeywood Estate)**

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