



SCALE 1:2,000 @ A3



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This DAP applies to all lots within Stage 3 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 varied below, 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.

Setbacks

1. A minimum 3 and a maximum 5 metre Primary Street setback applies to all lots subject to this DAP. No average setback applies.
2. 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.
3. For corner lots, where the major dwelling entry (front door) is oriented toward the secondary street, secondary street setbacks still apply.
4. For lots 568, 517 and 545 only primary street setbacks may be reduced to 1.5 metres.
5. Porticos may be setback a minimum 2 metres from the Primary Street.
6. Garages may be setback to a minimum of 3.5 metres, provided the garage is not forward of the dwelling alignment. Garages may be aligned with the dwelling provided they do not exceed the 3.5 metre setback line. For lots 568, 517 and 545 only, garages are required to be set back a minimum of 6 metres to facilitate a driveway with an appropriate gradient.
7. For lots 568, 517 and 545, garages are to be setback a minimum of 1.0 metres from the northern most boundary.
8. 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.
9. For all lots, a nil setback is permissible to the southern-most boundary for up to two-thirds the length of the side boundary behind the primary street setback line and a minimum of 4m from the rear boundary, unless otherwise designated on the DAP.
10. Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the Residential Design Codes.

Dwelling Orientation

11. Where lots abut public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space, in order to provide adequate passive surveillance of that open space.

12. Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.

Site coverage

13. Maximum site coverage may be increased to 65%.

Open Space

14. 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 to provide for the passive surveillance and treatment of the public open space.
15. Fencing abutting the public open space shall be uniform and visually permeable above 1.2 metres.

Design Elements

16. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
17. Where appropriate, outdoor living areas shall be located to enhance maximum solar penetration from the north.
18. 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 the 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.
19. 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.

Fire Management

20. 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 should read in conjunction with the approved Fire Management Plan.

The following Bushfire Attack Level ratings apply:

Bushfire Attack Level (BAL) Rating	Dwellings to be constructed to comply with BAL Rating in accordance with AS 3959
BAL 19	Lots 531-533, 557-567, 582
BAL 12.5	Lots 527-530, 534-536, 546-556, 577-581

21. Any development that does not comply with provision 21 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.
22. 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

23. 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 525-531, 569-581
Package A - for all floors	Lot 582

LEGEND

- Lots subject to this Detailed Area Plan
- Minimum 3m building setback line
- Minimum 1.5m building setback line
- R30 Density Code
- R40 Density Code
- Outdoor Living Area
- Public Open Space
- Designated garage location
- Reduced garage setbacks permitted in accordance with provision 8 of the Detailed Area Plan

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