

This LDP applies to all lots within Stages 5 & 6 of the Honeywood Estate. 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 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

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. Where garages exceed 50% of the lot frontage in accordance with provisions 13 and 14 of this LDP garages shall be set back at least 0.5 metres behind the dwelling alignment, except where abutting a rear laneway.
- Where a lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway unless otherwise indicated on this LDP.

Setbacks

- For all lots, a nil side setback is permissible to the southernmost or westernmost boundary behind the primary street setback line and 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. 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.
- 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 10 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 Residential Design 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 lot limits compliance with setback requirements.

Dwelling Orientation

- Where lots abut public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space.
- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.
- 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. Courtyards abutting public open space are to be uncovered for a minimum of 3 metres from the boundary of the open space. Courtyards are not required to extend the full extent of the POS boundary.
- 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.

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, the following shall be provided:
 - A clear indication of the dwelling entrance; and
 - The dwelling entrance shall be the dominant feature of the facade. Dwelling frontages shall be of a high standard to the satisfaction of the City of Kwinana. Figures 1 and 2 provide examples of the types of treatments considered acceptable to the City of Kwinana.
- 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.
- Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.
- Where porticos are required and/or provided they may be setback a minimum of 2 metres from the primary street.

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.

Fire Management

- 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 shall be read in conjunction with the approved Fire Management Plan.

The following Bushfire Attack ratings apply:

Heat Flux 5kW/m ²	Lots 583-590, 695-702, 722-725, 736-739, 745-748, 762-765
BAL 12.5	Lots 591, 592, 693, 694, 717-721, 740-744, 749-760, 767-773, 780-785
BAL 19	Lots 766, 786-796, 807-819
BAL 29	Lots 774-776, 797-806, 858-868

- Any development that does not comply with provisions 20 and 21 above will require planning approval. This application is required to include an assessment from a suitably qualified bushfire consultant, demonstrating compliance with Australian Standard 3959, the approved Fire Management Plan and WAPC Guidelines Planning for Bushfire Protection Policy.
- 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.
- Where lots are identified as having a heat flux of 5kW/m², they are subject to lower construction standards than for BAL12.5. Construction standards for these lots are subject to agreement with the City of Kwinana, and may include:
 - Boxed in eaves;
 - Metal mesh window screens;
 - 20 metre Building Protection Zone; and
 - Evaporative air conditioners to have a metal mesh screen fitted to the roof top unit.

Noise Management

- 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 LDP. 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	Lots 583-591, 694-706, 708-709, 715-716, 722-726, 734-739, 745-752, 755-765, 769 - 773
Package B	Lots 592, 693, 717-721, 740-744, 766 - 768

For Lots 766-773, measures to protect outdoor living areas are not required. All other requirements of the relevant noise insulation packages apply.

- Where two-storey dwellings are proposed for any of the lots listed above, a floor plan specific acoustic assessment to demonstrate compliance with SPP 5.4 and AS2107-2000 will be required for the upper floor.



Figure 1



Figure 2



The following provisions apply to lots depicted:

R-Coding	R40
Minimum Open Space	35%
Site Cover	65%

Setbacks	Minimum (m)	Maximum (m)
Primary Street	3.0	5.0
Secondary Street	1.0	-
Rear Laneway	0.5	-
Side Laneway	1.0	-

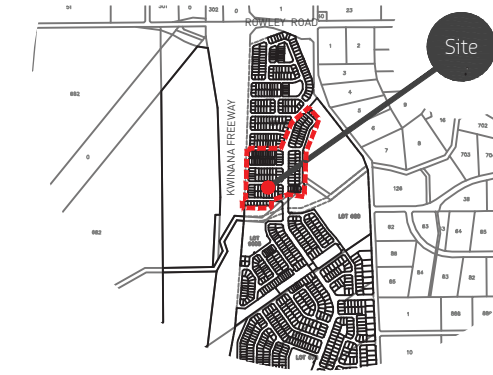
*No average setbacks apply.
*Site cover includes the floor area of all buildings, fully enclosed alfresco and permanently enclosed patio areas, and outbuildings. Open space is to be provided as defined under the R-Codes.

The following provisions apply to lots depicted:

R-Coding	R60
Minimum Open Space	30%
Site Cover	70%

Setbacks	Minimum (m)	Maximum (m)
Primary Street	2.0	6.0
Secondary Street	1.0	-
Rear Laneway	0.5	-
Side Laneway	1.0	-

*No average setbacks apply.



Legend

- Red dashed line: Lots subject to this Local Development Plan
- Blue dashed line: Minimum 3m primary street building setback line
- Orange dashed line: Minimum 2m primary street building setback line
- Light blue dashed line: Minimum 0.5m primary street building setback line
- Green dashed line: Nil setbacks permitted to side boundary
- Light green box: Public Open Space
- Light yellow box: R40
- Light brown box: R60
- Red hatched box: Outdoor Living Area
- Box with 'X': Designated garage location

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: 16/10/2015



REVISIONS

Rev	Date	Drawn
M	2014.01.22	M. Winfield
N	2014.01.22	M. Winfield
O	2015.06.15	M. Sullivan
P	2015.08.10	W. Clements



w: www.rowegroup.com.au
e: info@rowegroup.com.au
p: 08 9221 1991

Date Drawn: 2013-06-04
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Client: Satterley
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Local Development Plan 9

Stages 5 & 6 Honeywood Estate, Wandri