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This Local Development Plan (LDP) applies to all lots within Stage 1 of the Honeywood Rise Estate, Wandri South. 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 (south) 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.

General Provisions

Minimum Open Space and Outdoor Living

- 1. Site cover may be increased to 60% (for R25 Lots) subject to the provision of a 30m² 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 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.
- 3. 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.

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

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 shall be enclosed with a door.
- 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 2101 to 2109. These lots 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 lots with rear access, outdoor living areas may be situated within the building setback area provided they have a minimum length and width of 4 metres, and remain open and uncovered for a minimum of 2 metres from the lot boundary.
- 15. For Lots 2090 to 2100, sheds and outbuildings shall not be located within the setback to Cordata Avenue.

- 16. A porch, balcony, veranda or the equivalent may project not more than 1m into the street setback area, provided that the total of such projections does not exceed 50% of the frontage at any level.

Streetscape

- 17. 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.
- 18. 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 (6 metres), two storey dwellings and lot 2100 only.
- 19. Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.

Design Elements

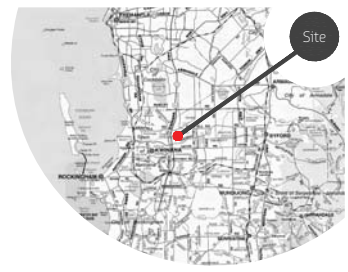
- 20. Where sheds and outbuildings do not match the construction materials and colours of the dwelling they are to be screened from public view.
- 21. For lots with an area of 260m² or less, storage areas with a minimum internal area of 4m² and with a minimum dimension of 1.5 metres are to be provided 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.
- 22. For all lots identified as 'protected courtyard', at least one outdoor living area to be located along the most protected facade or protected by a minimum 2.0 metre high solid fence (e.g. Hardifence, pinelap or Colorbond).

Fire Management

- 23. 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.
- 24. This LDP shall be read in conjunction with the approved Fire Management Plan.
- 25. 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.
- 26. 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.
- 27. A minimum 6 metre building setback from Darling Chase applies to lots 2134, 2135, 2136, 2118, 2119, 2116, 2117 and 2115, to facilitate a suitable building protection zone from the vegetation on the northern side of Darling Chase, in accordance with an approved Fire Management Plan.

Noise Protection

- 28. All dwellings on Lots 4, 5, 6, 7 and 8 Darling Chase shall be constructed with the following minimum quiet house design requirements:
 - a. Walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
 - b. Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating.
 - c. Roof/Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42.
 - d. Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
 - e. Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
 - f. Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustic consultant.



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 South Local Structure Plan.

Principal Planner:

Date: **25 February 2016**

REVISIONS

Rev	Date	Drawn
H	2015.12.02	M. Sullivan
I	2015.12.23	M. Sullivan
J	2016.01.11	W. Clements
K	2016.02.29	M. Sullivan



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Date Drawn: 2014-11-03
Job Ref: 7926
Scale: 1:2000 @ A3
Client: Satterley Property Group
Designer: R. Cumming
Drawn: K. Trenberth
Projection: PCG 94
Plan ID: 7926-LDP-06-K

Local Development Plan 1

N:\TOWN PLANNING\2000-7999\7926\DRAWING\A-CAD\7926_LDP06K_20140229_WANDRI SOUTH (STAGE 1).DWG
Matt Sullivan 29 February 2016

Stage 1 (Plan 2 of 2)
Honeywood Rise





honeywood rise

Make a natural connection.

The following provisions apply to lots depicted:

R25
40%
60%

Primary Street	3.0	5.0
Secondary Street	1.0	-
Primary Street - Lots 2061 and 2042 only	2.0	5.4

- No average setbacks apply.

The following provisions apply to lots depicted:

R30
35%
65%

Primary Street - Lots 2134, 2135, 2136, 2118, 2119 only	6.0	-
Primary Street - All other lots	3.0	5.0
Secondary Street	1.0	-

- No average setbacks apply.

The following provisions apply to lots depicted:

R40
35%
65%

Primary Street (rear vehicle access)	2.0	-
Primary Street (front loaded)	3.0	5.0
Darling Chase - Lots 2115, 2116, 2117 only	6.0	-
Primary Street - Lots 2090 to 2099 only	2.0	-
Primary Street - Lot 2100 only	2.0	5.4
Secondary Street	1.0	-
Rear Laneway	0.5	-
Side Laneway	1.0	-

- No average setbacks apply.

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Principal Planner:

Date: _____



- LEGEND**
- Red dashed line: Lots subject to this Local Development Plan (Stage 1 Boundary)
 - Yellow dashed line: Minimum 6m Building Setback Line
 - Purple dashed line: Minimum 3m Building Setback Line
 - Orange dashed line: Minimum 2m Building Setback Line
 - Green dashed line: Minimum 1m Building Setback Line
 - Black dashed line: Minimum 0.5m Building Setback Line
 - Blue dashed line: Nil Setbacks permitted to both side boundaries
 - Red line: No Vehicle Access
 - Yellow box: Future High School Site
 - Green box: Public Open Space
 - Light brown box: R25
 - Dark brown box: R30
 - Grey box: R40
 - Box with 'X': Designated Garage Location
 - Arrow: Primary Dwelling Orientation
 - Blue circle: Bushfire Attack Level 12.5
 - Purple circle: Bushfire Attack Level 19
 - Green circle: Bushfire Attack Level 29
 - Star: Grouped Housing Site
 - Triangle: Protected Courtyard
 - Green circle: Lots subject to reassessment of BAL rating where an incursion (including minor incursions) into the building setback area is proposed.



REVISIONS

Rev	Date	Drawn
H	2015.12.02	M. Sullivan
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Local Development Plan 1

Stage 1 (Plan 1 of 2)
 Honeywood Rise