

honeywood rise

Make a natural connection.

The following provisions apply to lots depicted:

R20	
45%	
55%	
Primary Street	4.0

*No average setbacks apply.

The following provisions apply to lots depicted:

R25	
40%	
60%	
Primary Street	3.0
Primary Street - Lot 2031 Only	4.0
Secondary Street	1.0

*No average setbacks apply.

The following provisions apply to lots depicted:

R30	
35%	
65%	
Primary Street - Lots 2257 to 2259 only	4.0
Primary Street - All other lots	
Secondary Street	1.0

*No average setbacks apply.

The following provisions apply to lots depicted:

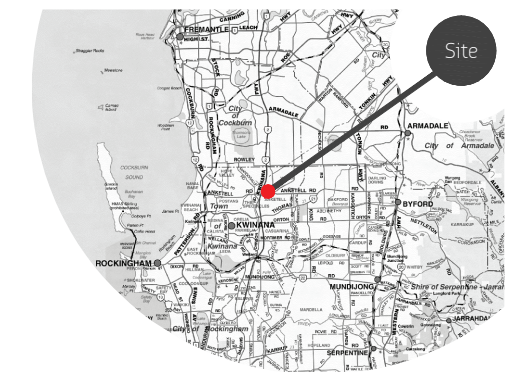
R40	
35%	
65%	
Primary Street - Lots 2087 to 2089 only	2.0
Cordata Avenue Frontage	2.0

*No average setbacks apply.

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana, Town Planning Scheme No.2 and the Wandii South Local Structure Plan.

Principal Planner:

Date: **11 May 2015**



LEGEND

- Red dashed line: Lots Subject to this LDP (Stage 2 Boundary)
- Green dashed line: 1.0m Setback Line
- Orange dashed line: 2.0m Setback Line
- Purple dashed line: 3.0m Setback Line
- Blue dashed line: 4.0m Setback Line
- Black line: No Access
- Green area: Public Open Space
- Yellow area: Public Purpose
- Light yellow area: R20
- Light orange area: R25
- Orange area: R30
- Dark orange area: R40
- Red hatched box: Designated Driveway Location
- Box with X: Designated Garage Locations
- Blue circle: Dwellings to be constructed to comply with BAL rating 12.5 in accordance with AS3959
- Purple circle: Dwellings to be constructed to comply with BAL rating 19 in accordance with AS3959
- Black arrow: Primary Dwelling Orientation
- Purple triangle: Protected Courtyard
- Black star: Grouped Dwelling Site
- Black dot: Noise Insulation - Package A
- Green dot: Lots subject to reassessment of BAL rating where an incursion (including minor incursions) into the building setback area is proposed.

0 50 100 Metres

REVISIONS

Rev	Date	Drawn
G	2014.11.19	K. Trenberth
H	2014.11.19	K. Trenberth
I	2015.03.17	K. Trenberth
J	2015.04.30	M. Sullivan



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Date Drawn: 2014-08-12
 Job Ref: 7926
 Scale: 1:2000 @ A3
 Client: Satterley
 Designer: P. Caddy
 Drawn: K. Trenberth
 Projection: PCG 94
 Plan ID: 7926-LDP-03-J
 Cadastre supplied by McMullen Nolan

Local Development Plan 2

Stage 2 (Page 1 of 2)
Wandi South



honeywood rise

Make a natural connection.

This Local Development Plan (LDP) applies to all lots within Stage 2 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.

Minimum Open Space and Outdoor Living

1. Site cover may be increased to 55% (for R20 Lots) subject to the provision of 30m² of an 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 60% (for R25 Lots) subject to the provision of 30m² of an 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 R30 Lots) subject to the provision of 24m² of an outdoor living area with a minimum dimension of 4 metres, two thirds of this area uncovered and located behind the street setback area.
4. Site cover may be increased to 65% (for R40 Lots) subject to the provision of 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.

Garages

5. 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.
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 verandah 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 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.
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 2086 to 2089, sheds and outbuildings shall not be located within the setback to Cordata Avenue.
15. A porch, balcony, verandah 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

16. 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.
17. 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 verandah with a minimum depth of 1.5 metres.
 - c. Garages are to be set back at least 0.5 metres behind the dwelling alignment.
18. Fencing abutting public open space shall be uniform and visually permeable above 1.2 metres.
19. Where porticos are provided they may be setback a minimum of 2 metres from the primary street.

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.

Fire Management

22. 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.
23. This LDP shall be read in conjunction with the approved Fire Management Plan.

24. A proposed reduction 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.
25. For those lots identified on this LDP, where an incursion (including minor incursions) into the building setback area is proposed, a reassessment of the Bushfire Attack Level is required.
26. A minimum 4 metre building setback from Cassowary Chase applies to Lots 2257 to 2260, to facilitate a suitable building protection zone, in accordance with an approved Fire Management Plan.

Noise Management

27. For those lots potentially affected by noise emanating from the Kwinana Freeway and Anketell Road, dwellings are to be constructed 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).

The following Noise Insulation Package applies:

Noise Insulation Package	Dwellings to be constructed to comply with Noise Insulation Package in accordance with SPP 5.4.
Package A	Lots 2236 - 2237

28. 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 Colour bond).

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



REVISIONS


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