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- PROVISIONS**
- This Local Development Plan (LDP) applies to Lot 120 Honeywood Avenue, within Stage 5A of the Honeywood Estate, Wandl.
- Unless otherwise varied or defined on this LDP, all development shall be in accordance with the City of Kwinana Town Planning Scheme No. 2 and adopted Local Planning Policies, and the Wandl (North) Local Structure Plan.
- For Commercial development, the minimum building setbacks may be varied as follows:
 - Reduced front and side setbacks may be considered by the City at development application stage. In some circumstances, nil setbacks may be considered, subject to design.
 - Minimum rear setback - 6 metres from the adjoining lot boundary.
 - A 6 metre vehicle access way is required along the eastern boundary of the site, between Morwell Entrance and Hartz Way.
 - Parking and vehicular access is to be generally located within the indicative parking and vehicular access zone identified on this LDP. Only one vehicle access point per street (excluding Honeywood Avenue) is encouraged.
 - At least one pedestrian access point is required from Honeywood Avenue and/or Morwell Entrance, per tenancy. This is to be the primary pedestrian access for the development.
 - A pedestrian path, connecting between Morwell Entrance and Hartz Way, is required to be situated adjacent to the eastern interface of the building, between the car park and the building. This will provide for secondary pedestrian access for the development.
 - Activation and passive visual surveillance of the street is required through the use of windows, openings, visually permeable fencing and/or building articulation.
 - The future building design is to ensure passive visual surveillance of the carpark and vehicle accessway.
 - Windows at ground floor level should remain visually permeable at all times, subject to land use and design.
 - The future building should provide for a 'landmark location' at the corner of Morwell Entrance and Honeywood Avenue. Building form at the landmark location shall present to the street with additional emphasis including:
 - Building articulation;
 - Feature landscaping / art features;
 - Additional facade height; and / or
 - Contrast in colours and materials
 - The pedestrian scale of the development should be enhanced through building design considerations at development application stage. This may include the use of windows, door openings, public art and architectural design and detailing at ground level. This may also include consideration for awnings, to provide weather protection for pedestrians, subject to detailed design.
 - A Landscaping Plan is to be provided as part of any development application. Landscaping should be designed to satisfy the following requirements:
 - Enhance and positively contribute to the streetscape;
 - soften the appearance of the building; and
 - provide a buffer between the development and adjoining residential properties.
 - The Provision of bicycle parking facilities is required.
 - The location and screening of bin storage areas shall be addressed at Development Application stage.
 - Any traffic and/or noise management requirements are to be addressed at Development Application stage.
 - The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services, and is therefore subject to a Bushfire Management Plan. A bushfire attack level assessment and certification is required prior to construction, in accordance with Australian Standard 3959. This LDP shall be read in conjunction with the approved bushfire management plan, and any relevant addenda, available from the City of Kwinana.

- LEGEND**
- Lot subject to this LDP
 - 6 metre vehicle access way
 - Indicative parking and vehicle access zone, subject to detailed design
 - Indicative pedestrian path (secondary pedestrian access)
 - Active frontage
 - Indicative primary pedestrian access points, subject to detailed design
 - Landmark building articulation
 - Indicative street trees

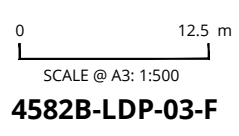
ENDORSEMENT

This Local Development 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.

Director City Development and Sustainability: *Maria Cooke*

Date: **23 August 2021**

LOCAL DEVELOPMENT PLAN 12
 LOT 120 HONEYWOOD AVENUE, WANDL
 STAGE 5A, HONEYWOOD ESTATE



4582B_LDP03F_20210727 Honeywood (LDP 5A) - DRAWN: W. CLEMENTS - DATE CREATED: 2021.07.27 - PROJECTION: MGA50_GDA94 - N:\TOWN PLANNING\4000-4999\562A\DRAWING\4-CAD - WILLIAM CLEMENTS - 2021.07.28