



honeywood rise

Make a natural connection.

This Local Development Plan (LDP) applies to all lots within Stages 3 to 5 of the Honeywood Rise Estate, Wandl 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 Wandl (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

- For R20 lots, site cover may be increased to 55% subject to the provision of a 30m² outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the front setback area. Minimum 20m² of the OLA is required to be uncovered.
- For R 25 lots, site cover may be increased to 60% subject to the provision of a 30m² outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the front setback area. Minimum 20m² of the OLA is required to be uncovered.
- For R30 lots, site cover may be increased to 65% subject to the provision of a 24m² outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the front setback area. Minimum 16m² of the OLA is required to be uncovered.
- For R60 lots, site cover may be increased to 70% subject to the provision of a 20m² outdoor living area (OLA) with a minimum dimension of 4 metres and located behind the front setback area. Minimum 13m² of the OLA is required to be uncovered.

*NOTE: Site Coverage includes the floor area of all buildings, including alfresco areas and patios.

Garages / Vehicle Access

- 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 footpaths are provided adjacent to the lot boundary garages are to be set back a minimum of 4.5 metres.
- Where a Lot abuts a rear laneway, vehicle and/or garage access must be from the rear laneway unless otherwise indicated on this LDP.
- All garages shall be enclosed with a door.
- The City of Kwinana, by a planning application, may vary the locations of garages designated on this LDP.
- For lot 2166, an appropriate vehicle manoeuvring area is to be provided within the lot boundary to enable vehicles to exit the lot in forward gear.

Setbacks

- 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. This provision does not apply to Lots 2153 to 2160 and Lots 2198 to 2199. 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.
- 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.
- 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. Garages are permitted to have a nil side setback to both boundaries for Lots 2153 to 2159 and 2198 only.
- Where a nil side setback is permissible but not proposed, side setbacks shall conform to the requirements of the R-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 by a planning application for corner lots or where otherwise the configuration of lots limits compliance with the setback requirements.
- 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.

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, they shall comply with the following:
 - A clear indication of the dwelling entrance.
 - 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.
 - Garages are to be set back at least 0.5 metres behind the dwelling alignment, with the exception of rear laneway lots.
- Where Porticos are provided they may be setback a minimum of 2 meters from the primary street.
- In accordance with the City's Streetscape Policy (LPP2), a minimum of one street tree per lot, and three street trees for corner lots are required. Street trees will be provided by the developer within the road verge, and maintained for a minimum of two years until established. Street trees are to be generally located as shown on this LDP, subject to detailed Landscape design. Refer approved landscape plans (available from City) for detail. Street trees are not to be relocated or removed by landowners.

Fencing

- Front fences within the primary street setback are to be visually permeable above 0.9m, to a maximum height of 1.2m above natural ground level. For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation, with a habitable room addressing the street.
- Any Estate/ Uniform fencing provided on private lots shall not be modified without written approval from the City of Kwinana, and shall be maintained as visually permeable by landowners where applicable.

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.
- All dwellings to provide an appropriate high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features;
 - Articulation in the dwellings facade (i.e. varied wall setbacks);
 - Minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
 - Major habitable room openings incorporating large windows to provide surveillance;
 - Roof forms that incorporate gables;
 - A balcony, portico or verandah; or
 - A built in planter box.

- For Lots 2153 to 2160 and 2198-2199, where vehicle access is gained solely from a rear laneway or right of way, the ceiling height for rooms located on the front elevation shall be a minimum of 32 vertical brick courses (2.7m).

Fire Management

- The land subject to this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level Assessment and certification 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. (Strategen 2018)

Noise Management

- 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) and Australian Standard AS2107-2000.

Noise Insulation Package	Dwellings to be constructed to comply with Noise Insulation Package in accordance with SPP 5.4 and AS2107-2000.
Package A	Lots 2243 - 2244, 2293 - 2294, 2295 - 2296, 2321 - 2322 and 2323 - 2325

- For those lots identified on the LDP as requiring a protected courtyard, the main outdoor living area is to be located on the most protected facade of the lot/dwelling. Where the main outdoor living area is situated fronting or siding on to a noise source (exceeding 60 dB(A)Leq(16-hour)), a solid 2m high fence (eg. Hardifence pinelap or Colorbond) is required between the outdoor living area and the road for the length of the outdoor living area or as long as required to fully screen the line of view from the outdoor living area to the noise source.
- All dwellings on lots with a frontage of 7.5m or less shall be constructed with the following minimum quiet house design requirements:
 - 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;
 - Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw+Ctr23 acoustic rating;
 - Roof / Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42;
 - Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent; and
 - 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; or
 - 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 Wandl South Local Structure Plan.

Principal Planner:

Date: 27 September 2018