



- Legend:**
- LDP 2 Boundary
  - R30 Coded Lots
  - R40 Coded Lots
  - Indicative layout for grouped housing sites subject to separate survey strata and development approval
  - Nil Setback Line
  - Designated Garage Location
  - Building Attack Level (BAL) 12.5
  - Building Attack Level (BAL) 19

**Local Development Plan Provisions and R-Code Variations**

**General Requirements**  
 Unless otherwise provided, 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 varied by this LDP, the provisions of the R30 and R40 code as relevant to the lots within this LDP is applicable. Development approval will not be required where it can be demonstrated that a proposal complies with the provisions of this LDP.

**Setbacks**

- Primary Street - Minimum 2m/maximum 5m. No average setback applies.
- Side - Nil setbacks are permitted to the boundaries identified in the Local Development Plan.
- Secondary Street - Minimum 1m.
- Garages are not to be forward of the dwelling alignment. Garages may be setback to a minimum of 3.5m, provided the garage is not forward of the dwelling alignment. Garages may be parallel to the dwellings provided they do not exceed the 3.5m setback line.
- Where garages exceed 50% of the lot frontage and single dwellings are constructed, porticos are required to be provided and situated in front of the garage setback line. Porticos may be setback a minimum of 2.0m. This provision does not apply for double storey dwellings.
- Garages shall have doors that enclose them.

**Storage**

- For all lots less than 300m<sup>2</sup>, storage areas with a minimum internal area of 4m<sup>2</sup> and a minimum dimension of 1.5m are to be provided at the time of construction of the dwellings. 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.

**Dwelling Orientation**

- Where lots overlook public open space, dwellings are to be situated so at least one habitable room is oriented towards the public open space in order to provide adequate passive surveillance of that 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.

**Fencing**

- Fencing within the front setback area and overlooking public open space shall be visually permeable above 1.2m and shall be of a high standard to the satisfaction of the City of Kwinana.
- Fencing along the secondary boundary shall be visually permeable above 1.2m for the length of 3.0m from the end of the truncation.

**Site Coverage**

- The maximum site coverage for all lots may be increased to 65%. Site coverage includes the floor area of all buildings, alfresco and permanent covered areas, and outbuildings.

**Solar Orientation**

- Dwelling design and orientation is to maximise opportunities for solar access and responsiveness to climatic conditions.
- Outdoor living areas should be located in the northernmost or easternmost location where appropriate, in order to maximise solar passive design.

**Design Elements**

- Clothes drying areas shall be screened from public view.
- Dwelling entrances are to provide adequate surveillance to the street through the use of window features and other such mechanisms.
- Sheds and outbuildings that do not match the construction materials and colours of the dwelling are not to be visible from the primary street or adjoining public open space.

**Fire Management**

- 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.
- 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.

**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 below. Noise Insulation Package requirements are set out under the Implementation Guidelines for State Planning Policy 5.4 (SPP 5.4) and Australian Standard AS 2107-2000.
- The following Noise Insulation Packages apply for single storey development:

Noise Insulation Package	Dwellings to be constructed to comply with Noise Insulation Package in accordance with SPP5.4 and AS 2107-2000
Package A	Lots 156 - 159

- The following Noise Insulation Packages apply for two storey development:

Noise Insulation Package	Dwellings to be constructed to comply with Noise Insulation Package in accordance with SPP5.4 and AS 2107-2000
Package A	Lots 156 - 159

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 **24 April 2015**

<b>PROJECT</b>		<b>LOT 12</b>	
<b>HONEYWOOD AVENUE, WANDI</b>			
Job Ref. 3984	Date 19 MARCH 2015		
Comp By. BC / KCH	DWG Name. 3984-3-001k.dwg		
Locality WANDI	Local Authority CITY OF KWINANA		

CLIENT	<b>WANDI DEVELOPMENTS PTY LTD</b>
	<b>LOCAL DEVELOPMENT PLAN - LDP 2</b>

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Scale	Sheet	Plan Ref	Rev	
1 : 2000	A3	<b>3984-3-002</b>	<b>K</b>	