

LEGEND

	Local Development Plan Boundary		R20 Coding
	R25 Coding		R30 Coding
	R40 Coding		Primary Dwelling Orientation
	Retained Trees		Secondary Dwelling Orientation
	Bushfire Attack Level 12.5		Bushfire Attack Level 19
	Bushfire Attack Level 29		Bushfire Attack Level 29
	No Vehicle Access		Bushfire Attack Level 29
	Building Protection Zone		Bushfire Attack Level 29
	Recommended Garage Location		Bushfire Attack Level 29
	4m Building Setback		Bushfire Attack Level 29
	Designated Garage Location		Bushfire Attack Level 29

ENDORSEMENT OF REGISTERED TOWN PLANNER

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

SIGNATURE:

DATE: **16/10/2015**

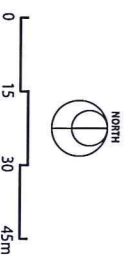
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

Planning Approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (including lots with a land area less than 260m²) except where variations to the provisions of the Local Development Plan are sought.

LOCAL DEVELOPMENT PLAN

Stages 26-27, The Village at Wellard Page 1 of 2

A PEET Limited and Department of Housing Joint Venture Project



Scale: 1:1500@A3
Date: 12/10/2015
Plan: PAC/CW-4-025H

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LDP PROVISIONS – VILLAGE AT WELLARD STAGES 26 & 27

The provisions addressed below and on the reserve plan relate to Stages 26 & 27 within the Village at Wellard Estate, Wellard.

The requirements of the Residential Design Codes apply unless otherwise provided for below.

The following standard represents variations to the Residential Design Codes and constitutes 'Deemed-to-Comply' requirements pursuant to the Codes.

1. R-CODE VARIATIONS

a) Minimum Open Space*:	
R20/R25	40%
R30/R40	35%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling		
– Primary Street		
R20/R25	3.0m#	5.0m
R30/R40	2.0m	4.0m
– Laneway	Nil	-
– POS	2.0m	4.0m
b) Garage Setbacks		
– Primary Street	4.5m	-
– Laneway	0.5m	1.5m
c) Boundary Walls (Parapets)	For R30/R40 lots boundary walls are permitted to both side boundaries (with the exception of side street boundaries) for:	
	<ul style="list-style-type: none"> A maximum of 9m on the northern side boundary. The length of the southern side boundary. 	
d) Secondary Street Setbacks**	As per the R-Codes.	

NOTES – MINIMUM OPEN SPACE

* For R20/R25 lots site cover may be increased to 60% subject to the provision of a 30m² outdoor living area.

For R30/R40 lots site cover may be increased to 65% subject to the provision of a 20m² outdoor living area.

In all instances a minimum dimension of 4m is required with two thirds of this area uncovered and located behind the street setback area.

SPECIAL PROVISIONS – SETBACK REQUIREMENTS

For Lots 653 – 661 and 1668-1671 a minimum 4.0m building setback is required to the lots as noted on the reverse plan and in accordance with the approved Fire Management Plan.

** For Lot 652 and 1672 a minimum 4.0m secondary street setback is required as noted on the reverse plan and in accordance with the approved Fire Management Plan.

3. BUILDING FORM & ORIENTATION

- The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the Local Development Plan. The front elevation shall consist of at least one major opening to a habitable room overlooking the Primary Dwelling Orientation.
- The design of dwellings on applicable lots shall include a side elevation, which has at least one major opening facing the direction of the 'Secondary Dwelling Orientation' arrow shown on the Local Development Plan. The part of the dwelling that includes the required major opening shall not be obstructed by visually impermeable fencing.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- Dual fronted lots fronting POS shall address both front and rear boundaries and provide an alfresco area fronting the POS with its view not obstructed by visually impermeable fencing.
- A maximum of 20% of the dwelling facade may be set beyond the maximum Primary Street Setback.

4. VEHICULAR ACCESS and GARAGES/CARPORTS

- Recommended garage locations apply to lots identified on the Local Development Plan; referencing the side of the lot to which the garage must be located. Recommended garage locations do not prescribe boundary walls.
- All garages are to have doors to enclose them.

5. UNIFORM ESTATE BOUNDARY FENCING

- Any Estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.

6. INCIDENTAL DEVELOPMENT

- Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

7. FIRE MANAGEMENT

- All properties are subject to compliance with the approved Fire Management Plan. 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, equal to or greater than 1 hectare in area, shall be constructed to the appropriate Bushfire Attack Level (BAL) rating, in accordance with AS3959.
- This LDP shall be read in conjunction with the approved Fire Management Plan.
- A proposed reduction to the nominated BAL rating as specified within the Fire Management Plan for any development will require a planning application for consideration. The submission is to include the detailed method for determining bushfire attack level by a suitably qualified consultant – Method 2 from AS3959 supporting the lower rating demonstrating compliance with AS3959, WAPC Guidelines Planning for Bushfire Protection Policy.

8. TREES

- Trees identified on the Local Development Plan are located within road reserve and are the property of Council. These trees shall not be removed without the prior written consent of Council.

9. NOTIFICATION TO PROSPECTIVE PURCHASES

- The Developer is required to give prospective purchases a complete copy of all the requirements of this Local Development Plan prior to Offer and Acceptance being made.

ENDORSEMENT OF REGISTERED TOWN PLANNER

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SIGNATURE:  DATE: 16/10/2015

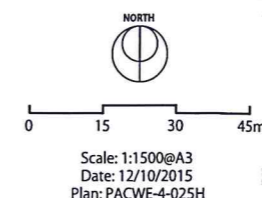
LOCAL DEVELOPMENT PLAN

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