

LEGEND:



- Subject Site
- Retaining Wall
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated Crossover
- H Homestead Lot
- Building Attack Level (BAL) 12.5
- Building Attack Level (BAL) 29
- 14m 'Low Fuel' Building Protection Zone
- Tree Preservation Area
- Indicative Building Envelope
- Pathways

LOCATION PLAN

ENDORSEMENT OF REGISTERED TOWN PLANNER
This Local Development Plan has been adopted by Council and signed by the Principle Planner.

SIGNATURE: _____ DATE: _____

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<div><div>NORTH</div></div>		<div>Scale 1:2000 @ A3</div> <div></div> <div>020406080100m</div>	
COMPILED: DPS\FUGRO\TABEC		DRAWN BY: LW	
DATE: 30/11/2013		REVISED: 04/07/2014	
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LDP PROVISIONS – VILLAGE AT WELLARD HOMESTEAD LOTS

The provisions addressed below and on the reverse plan relate to various lots within Stages 20, 21 & 24 of The Village at Wellard approved by WAPC reference 141159, 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. SETBACK PROVISIONS for Lots 475–477, 318–320, 115, 113, 218–224	
	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback	4.0m
c) Rear Setback*	12.0m/14.0m

NOTES

* Buildings will be setback a minimum of 12.0m from the rear boundary with the exception of Lots 475-477, 318-320 & 113, which shall be setback a minimum of 14m from the rear boundary in accordance with the Building Protection Zone imposed by the Wellard Village Fire Management Plan.

2. SETBACK PROVISIONS for Lots 315–317	
	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback	8.0m Nil Nil 8.0m
Lots 315 and 317	
North Boundary Side Setback	
South Boundary Side Setback	
Lot 316	
North Boundary Side Setback	
South Boundary Side Setback	
a) Rear Setback	14.0m

3. SETBACK PROVISIONS for Lots 114 and 225	
	Minimum
a) Dwelling – Primary Street	5.0m
b) Eastern Boundary Side Setback	14.0m
c) Western Boundary Side Setback	4.0m
d) Rear Setback	4.0m

4. SETBACK PROVISIONS for Lot 321	
	Minimum
a) Dwelling – Primary Street	5.0m
b) Abutting POS	14.0m
c) Side Setback	4.0m
d) Rear Setback	4.0m

5. BUILDING FORM & ORIENTATION

- a) 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 or POS, whichever applies.
- b) 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 which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- c) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- d) Indicative Building Envelopes are identified on the Local Development Plan. Actual building envelopes will range from approximately 600m² – 750m² and will be defined at Building Permit stage.
- e) Development shall take into account the TPS 2 requirements as detailed in Schedule IV – Development Area 2 Clause 8 (b) with regard to construction materials.

6. VEHICULAR ACCESS and GARAGES/CARPORTS

- a) All garage/carports for single dwellings shall accommodate a minimum of two cars parked side by side.
- b) Designated crossover locations apply to lots identified on the Local Development Plan.

7. UNIFORM ESTATE BOUNDARY FENCING

- a) 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.

8. INCIDENTAL DEVELOPMENT

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

9. TREES

- a) Vegetation shall not be removed from the Tree Preservation Area, except where necessary to maintain an appropriate BPZ, or where exempt under the City of Kwinana Fire Breaks Notice.
- b) Trees identified on the Local Development Plan located within road reserves are the property of Council, and are not to be removed.

10. FIRE MANAGEMENT

- a) Development shall take into account the TPS 2 requirements as detailed in Schedule IV – Development Area 2 Clause 8, the requirements of the Fire Management Plan for the Village at Wellard, this Local Development Plan and the City of Kwinana Fire Breaks Notice.
- b) Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan or within 100m from any bushland, greater than 1 ha in area, shall be constructed to the appropriate BAL rating, in accordance with Australian Standard 3959.
- c) 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 Planning for Bushfire Protection Policy.

12. NOTIFICATION TO PROSPECTIVE PURCHASES

- a) 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.

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ENDORSEMENT OF REGISTERED TOWN PLANNER

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HOMESTEAD LOTS LOCAL DEVELOPMENT PLAN TEXT - STAGES 20, 21 & 24

The Village at Wellard
Page 2 of 2

for: A PEET Limited and Department of Housing Joint Venture



NORTH	
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