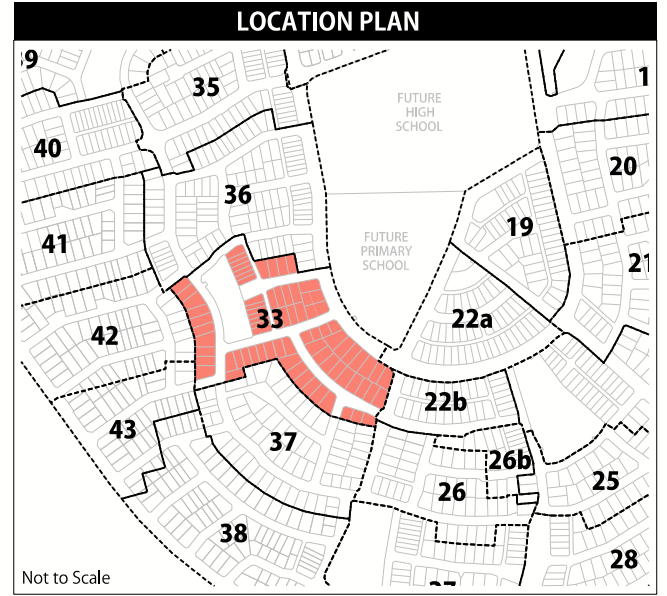




LEGEND

- Local Development Plan Boundary
- R25 Coding
- R35 Coding
- Public Open Space
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Footpaths
- Retaining Wall
- No Vehicle Access
- Retained Trees



ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE: _____ DATE: _____

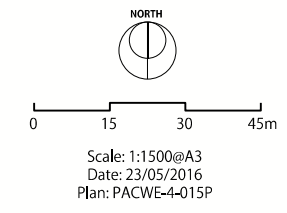
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

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

Stage 33, The Village at Wellard Page 1 of 2

A Peet Limited and Department of Housing Joint Venture Project



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LDP PROVISIONS – VILLAGE AT WELLARD STAGES 33

The provisions addressed below and on the reverse plan relate to Stage 33 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*:	
R25	40%
R35	35%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling	3.0m	4.0m
b) Garage Setbacks	4.5m	-
Lots less than 25m deep	3.0m	-
c) Garage Side Setbacks	Nil	-

3. SPECIAL PROVISIONS LOT 1145 - 1158

	Minimum	Maximum
a) POS	2.0m	4.0m
b) Garage Setback	0.5m	1.5m
c) Laneway setback		
Ground Floor	0.5m	-
First Floor	Nil	-
d) Boundary Walls (Parapets)	Lots boundary walls are permitted to both side boundaries for a maximum length prescribed by the front and rear setback requirements (with the exception of side street boundaries).	

NOTES – MINIMUM OPEN SPACE

* For R25 lots site cover may be increased to 60% subject to the provision of a 30m² outdoor living area.
 For R35 lots site cover may be increased to 65% subject to the provision of a 24m² outdoor living area.
 In both instances a minimum dimension of 4m is required with two thirds of this area uncovered and located behind the street setback area.

4. 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 which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- Where lots abut POS the design of the dwelling shall consist of at least one major opening to a habitable overlooking the Public Open Space and 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.

5. 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.

6. 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.

7. INCIDENTAL DEVELOPMENT

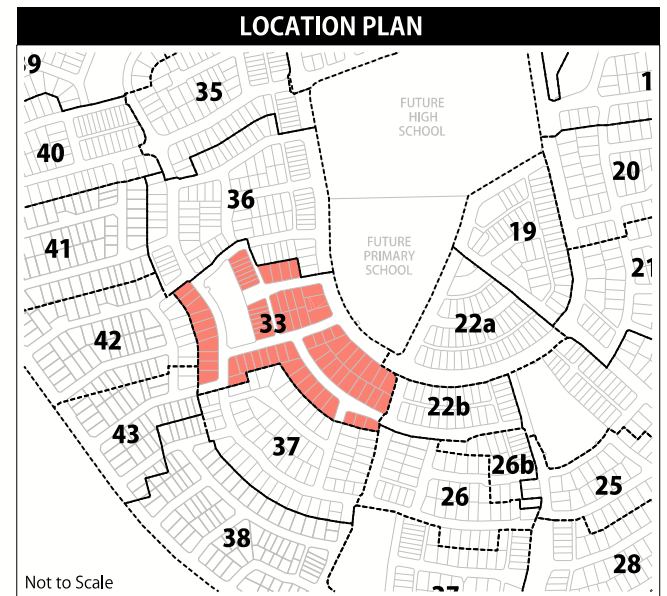
- Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

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: _____

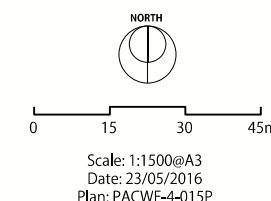
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LOCAL DEVELOPMENT PLAN

Stage 33, The Village at Wellard Page 2 of 2

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