

LOCAL DEVELOPMENT PLAN

Homestead Lots, The Village at Wellard Page 1 of 2

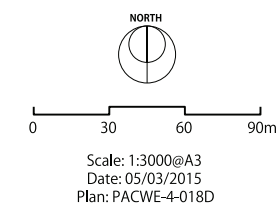
A PEET Limited and Department of Housing Joint Venture Project

ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE:

DATE: 10 April 2015



A 28 Brown St, East Perth WA 6004
P (08) 9325 0200
E info@creativedp.com.au
W creativedp.com.au



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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 The Village at 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 113, 115, 211-214, 216-225, 311-335, 475-477 & 318-320 Kaber Court	
	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 Kaber Court & 113, which shall be setback a minimum of 14.0m from the rear boundary in accordance with the Building Protection Zone imposed by the Wellard Village Fire Management Plan.

2. SETBACK PROVISIONS for Lots 114 Combs Court

	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback	
Eastern Boundary	14.0m
Western Boundary	4.0m
c) Rear Setback	4.0m

3. SETBACK PROVISIONS for Lots 315–317 Brantwood Turn

	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback	
Lot 315	
Northern Boundary	8.0m
Southern Boundary	Nil
Lot 316	
Northern Boundary	Nil
Southern Boundary	8.0m

3. SETBACK PROVISIONS for Lots 315–317 Brantwood Turn cont.

b) Side Setback	
Lot 317	
Northern / Southern Boundary	4.0m
c) Rear Setback	14.0m

4. SETBACK PROVISIONS for Lot 321 Combs Court

	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback	
Northern Boundary	14.0m
Eastern / Western Boundary	4.0m
c) Rear Setback	4.0m

5. SETBACK PROVISIONS for Lot 215 Ashby Grove

	Minimum
a) Dwelling – Primary Street	N/A
b) Side Setback	
Eastern Boundary	12.0m
Western Boundary	4.0m
c) Rear Setback	12.0m

6. 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.
- f) Retaining walls are permitted outside the building envelope for side boundaries, subject to the preservation of existing vegetation. The City may request the landowner undertake a tree planting programme within the tree preservation area if identified by the City as being deficient in vegetation cover, resulting from retaining wall construction.

- g) Development of swimming pools and outdoor living areas within the Primary Street Setback is permitted, where the front of the lot is retained by a minimum 1.8m from the verge height.

7. 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.
- c) All garages are to have doors to enclose them.

8. 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.

9. INCIDENTAL DEVELOPMENT

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

10. TREES

- a) Vegetation shall not be removed from the Tree Preservation Area without the written approval of Council, except where necessary to maintain an appropriate BPZ, or if vegetation is considered not worthy of retention as determined by the City of Kwinana.
- b) Trees identified on the Local Development Plan located within road reserves are the property of Council, and are not to be removed.

11. 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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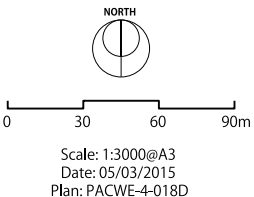
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

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.

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