

## LDP PROVISIONS - Stages 24b, 29 and 30

The provisions addressed below and on the adjacent plan relate to various stages 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. GENERAL PROVISIONS

a) R-Coding	Residential 'R20' (Traditional)
	Residential 'R30' (Cottage)

### 2. R-CODE VARIATIONS

a) Minimum Open Space:	
R20	45%
R30	40%

### 3. SETBACK PROVISIONS

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

### NOTES

\* Site coverage includes the floor area of: all buildings, alfresco and permanent covered patio areas, and outbuildings.

### 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.

### 5. VEHICULAR ACCESS and GARAGES/CARPORTS

- Designated garage locations apply to lots identified on the Local Development Plan; referencing the side of the lot to which the garage must be located. Designated garage locations do not prescribe boundary walls.
- All garage/carports for single dwellings shall accommodate a minimum of two cars parked side by side.
- All lots with access to rear laneways shall obtain vehicular access from the laneway only.

### 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. FIRE MANAGEMENT

- 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.
- Dwellings constructed on lots identified under the approved Fire Management Plan as being at risk of bushfire attack shall be constructed to the appropriate Bushfire Attack Level (BAL) rating, in accordance with Australian Standard 3959 (AS3959).
- Any development that does not comply with Clause 8b above will require planning approval. This application is required to include an assessment from a suitably qualified bushfire consultant, demonstrating compliance with AS 3959 and WAPC Guidelines Planning for Bushfire Protection Policy.
- For all lots where an incursion (including minor incursions) into the building setback area is proposed, a reassessment of the BAL is required.

### 9. 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.

### 10. NOTIFICATION TO PROSPECTIVE PURCHASERS

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



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 350sqm) except where variations to the provisions of the Local Development Plan are sought.



## LOCAL DEVELOPMENT PLAN - STAGES 24b, 29 and 30

The Village at Wellard

A PEET Limited and Department of Housing Joint Venture

PEET

### ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE: *[Signature]* DATE: 28/03/2014

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### NORTH



Scale 1: 3000 @ A3

0 25 50 75 100 125 150 metres

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