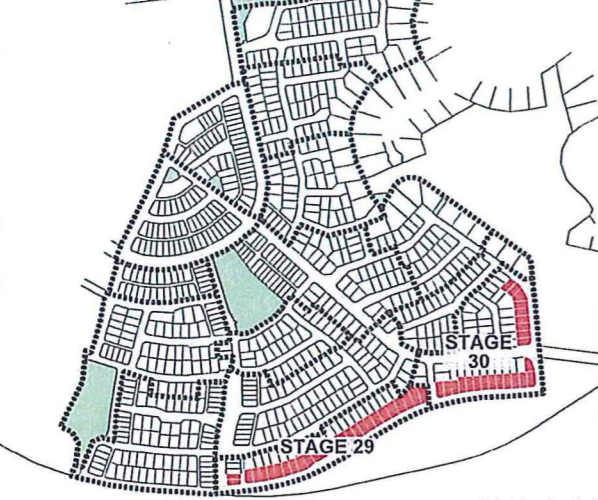
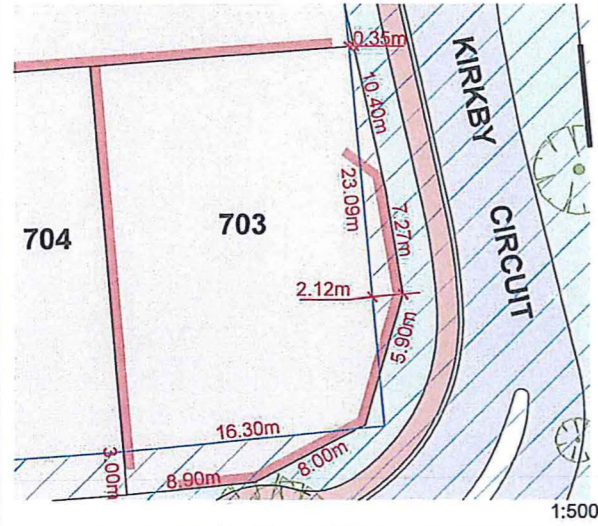


LOCATION PLAN



(Not to Scale)

ENLARGEMENT OF LOT 703



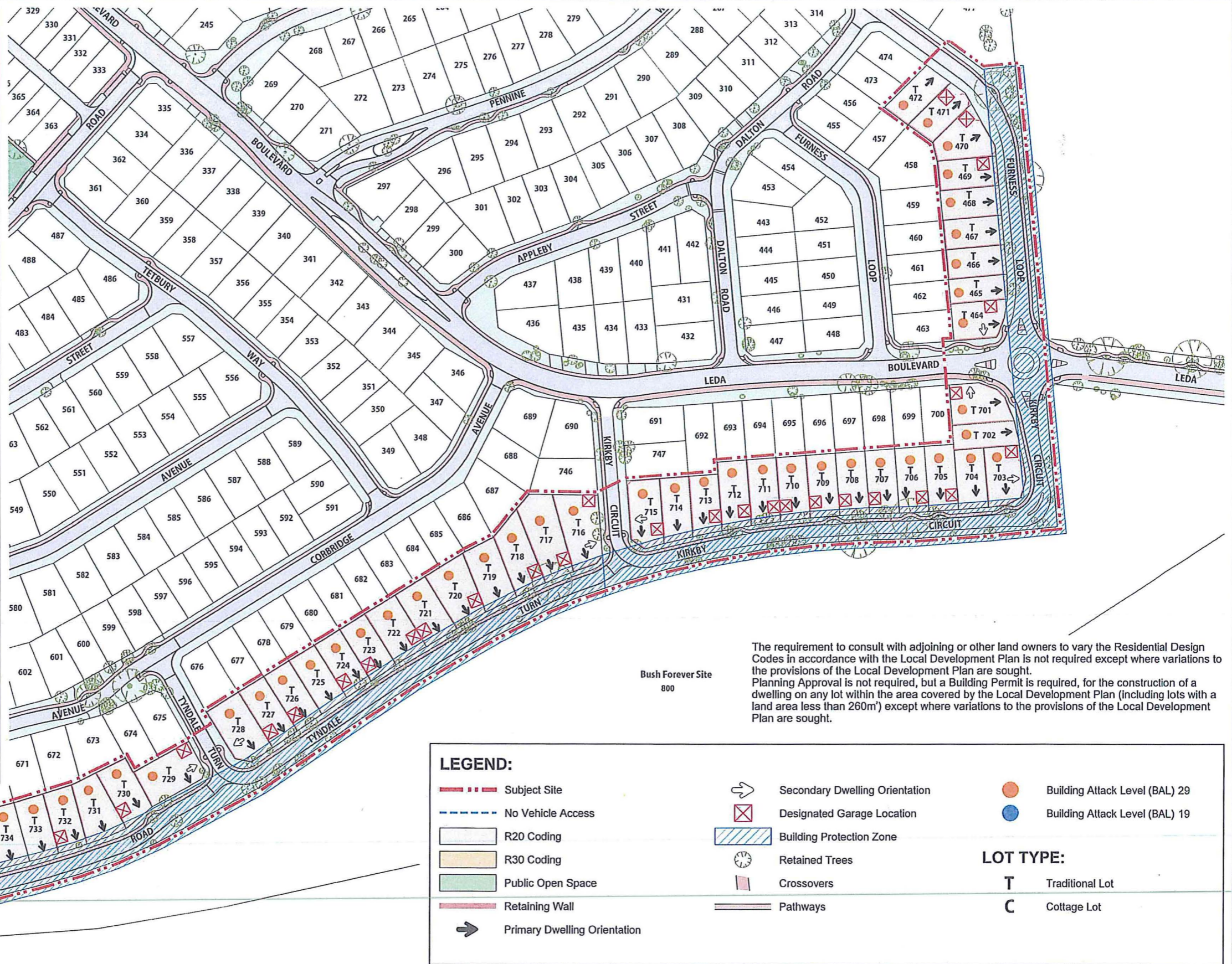
1:500

ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE: DATE: 25/7/14

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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.

Bush Forever Site 800

LEGEND:

- Subject Site
- - - No Vehicle Access
- R20 Coding
- R30 Coding
- Public Open Space
- Retaining Wall
- Primary Dwelling Orientation
- ↘ Secondary Dwelling Orientation
- ⊠ Designated Garage Location
- ▨ Building Protection Zone
- ⊙ Retained Trees
- ⊠ Crossovers
- Pathways
- Building Attack Level (BAL) 29
- Building Attack Level (BAL) 19

LOT TYPE:

- T Traditional Lot
- C Cottage Lot

LOCAL DEVELOPMENT PLAN - STAGE 29 and 30

The Village at Wellard

Page 1 of 2

for: A PEET Limited and Department of Housing Joint Venture



Scale 1:2000 @ A3

0 20 40 60 80 100m

COMPILED: DPS \ FUGRO \ TABEC	DRAWN BY: LW
DATE: 27/03/2014	REVISED: 11/07/2014
GRID: MGA 50	DATUM: AHD
DRAWING NUMBER: PACWE-4-013e	JOB CODE: PACWEDAP
FILE ID: M:\PACWE\BASE\DAP\PACWE-4-013e.dgn	

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LDP PROVISIONS – VILLAGE AT WELLARD STAGES 29 AND 30

The provisions addressed below and on the reverse 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. R-CODE VARIATIONS

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

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling – Primary Street R20 R30 – Laneway	3.0m 2.0m Nil	5.0m 4.0m -
b) Garage Setbacks – Primary Street – Laneway	4.5m 0.5m	- 1.5m
c) 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"> 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

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

SPECIAL PROVISIONS - LOT 662 and 703

For Lot 662 a minimum 3.0m secondary setback is required as noted on the reverse plan and in accordance with the approved Fire Management Plan.

For Lot 703 setbacks are required as per inset on reserve 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 which includes the required major opening and its view not be obstructed by visually impermeable fencing.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- For R30 lots, storage areas with a minimum internal area of 4m² and minimum dimension of 1.5m are to be provided at the time of construction of the dwellings. Storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage.

4. 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.

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

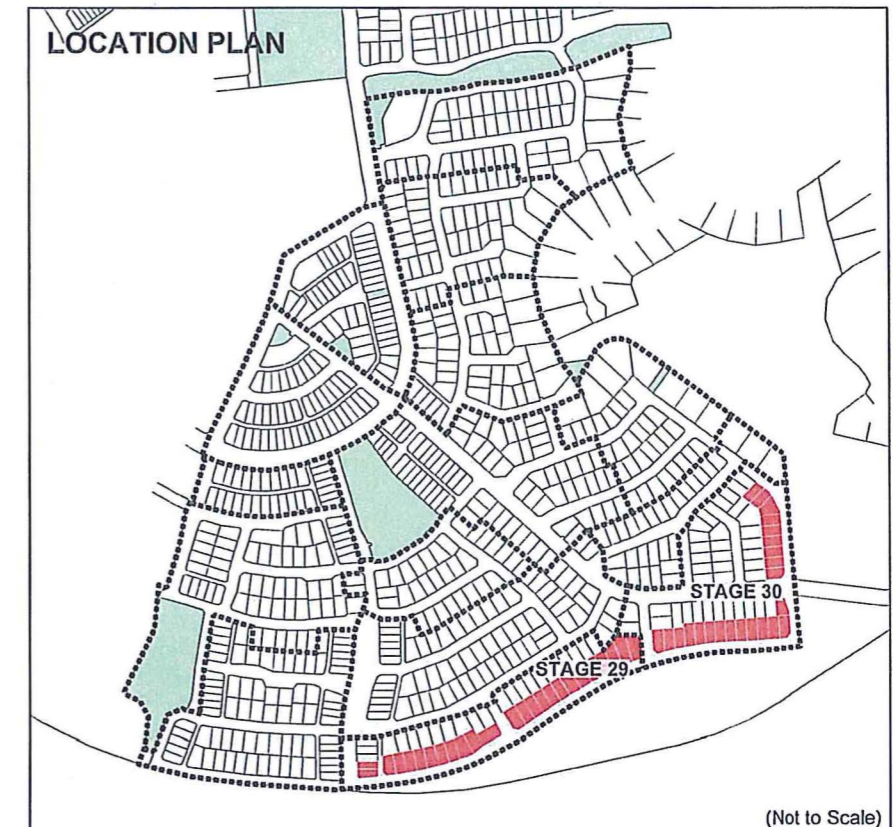
- Development shall take into account the TPS 2 requirements as detailed in Schedule IV – Development Area 2 Clause 8, the requirements of the Fire Management Plan for the Village at Wellard, this Local Development Plan and the City of Kwinana Fire Breaks Notice.
- Dwellings constructed on lots identified 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.
- 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.

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.



(Not to Scale)

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SIGNATURE: _____

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LOCAL DEVELOPMENT PLAN TEXT - STAGE 29 and 30

The Village at Wellard

Page 2 of 2

for: A PEET Limited and Department of Housing Joint Venture

PEET



Scale 1:2000 @ A3

0 20 40 60 80 100m

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DATE: 27/03/2014	REVISED: 23/07/2014
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