

## GENERAL DESIGN PRINCIPLES

The following provisions vary the Residential Design (RD) Codes of WA and shall apply as Deemed to Comply requirements to all lots within this LDP.

1. The open space requirement for Lots 221 - 226 Bluebird Street shall be a minimum of 30%;
2. The open space requirement for all other lots shall be a minimum of 35%;
3. Dwellings on Lots 221 - 226 Bluebird Street shall be oriented to face Bluebird Street (as the primary street) and should incorporate at least one of the following features - verandah or habitable room;
4. R25 lots "A wall may be built up to a common side boundary (zero setback) for up to 70% of the boundary behind the street setback."
5. R40 lots "A wall may be built up to a common side boundary (zero setback) for up to 75% of each boundary behind the street setback."
6. Garages shall be located generally in accordance with the locations shown on the LDP;
6. Primary Setback: R25 minimum 2m maximum 5m,  
R40 minimum 2m maximum 4m,  
(no average applies)
7. Outdoor living areas shall be located on the northern-most or easternmost boundary, where possible;
8. Garages may be setback a minimum of 3.5 metres provided the garage is not forward of the dwelling alignment. Garages may be parallel with the dwelling provided they are setback a minimum of 3.5 metres."
9. For Lots 221 - 226 Bluebird Street, storage areas with a minimum internal area of 4m<sup>2</sup> are to be provided at the time of construction of the dwelling. The 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;
10. Planning Approval is not required, but a Building Permit is required, for the construction of a single dwelling on any lot within the area covered by the LDP (including lots less than 260m<sup>2</sup>) except where variations to the provisions of the LDP are sought;
11. The requirement to consult with adjoining or other landowners to vary the Residential Design Codes in accordance with the LDP is not required except where variations to the provisions of the LDP are sought.

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

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

Signed:

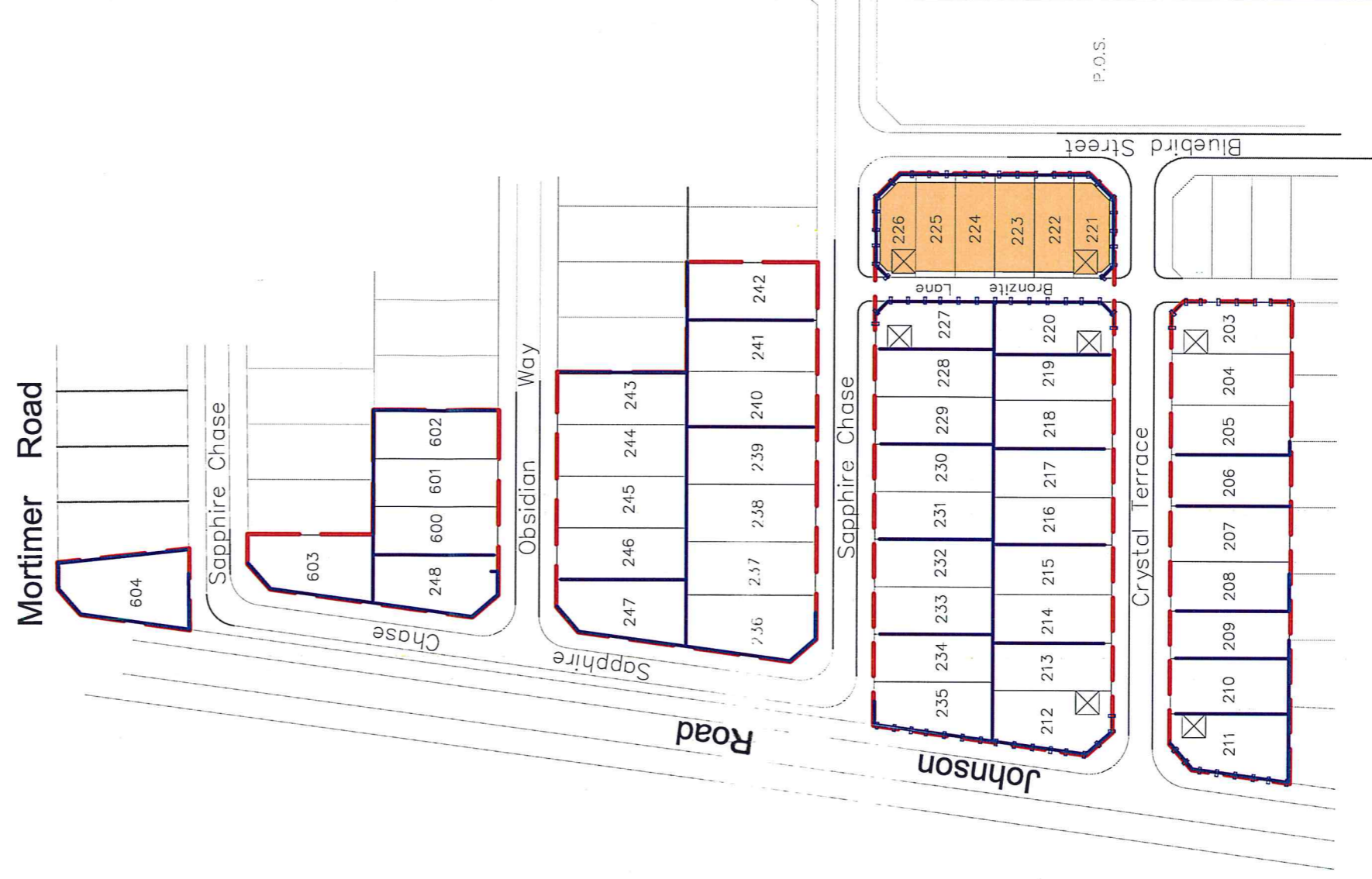


Dated:

28 November 2014

## Local Development Plan 11

Lots 203 - 220 Crystal Terrace, Lots 221 - 226 Bluebird Street, Lots 227 - 235, 236 - 242, 603 & 604 Sapphire Chase and Lots 243 - 248 & 600 - 602 Obsidian Way, Wellard (WAPC: 148473)



Orientation



Scale 1:100 @ A3