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PROVISIONS

Unless otherwise defined on this Local Development Plan, all development shall be in accordance with the *Town of Victoria Park Town Planning Scheme No. 1*, the *East Victoria Park Precinct Plan 12* and the *Residential Design Codes of WA* (the 'R-Codes').

All lot areas and dimensions depicted in the Local Development Plan are consistent with the survey strata and freehold subdivision approvals Western Australian Planning Commission ('WAPC') Ref. 285-20 and 159500.

General

- The Requirements of the R-Codes (Volume 1 or 2 as applicable) apply to the development, unless varied by the Town's Local Planning Policy No. 25 - Streetscape or this Local Development Plan.
- Variations to the requirements of this Local Development Plan may be approved by the Town of Victoria Park at its discretion.
- Where there is an inconsistency between the requirements of this Local Development Plan and another planning instrument, the provisions of this Local Development Plan prevail.

Dwelling Orientation

- Dwellings are to suitably address all street frontages and areas of public open space through the use of high quality architectural design features.

Setbacks

- The following minimum setbacks for the ground and first floors apply to the boundaries of each common accessway:

Lots	Minimum Setback to Accessway (m)					
	A	B	C	D	E	F
1 - 8	0.5	-	0.5	-	-	-
9	-	1.0	1.0	-	-	nil
10 - 19	0.5	-	-	nil	-	nil
20 - 30	-	2.0	nil	nil	nil	-
31 - 40	2.0	-	nil	nil	nil	-

Note: the above setbacks are not applicable to lot boundary truncations.

- For Lots 1 - 8, a minimum ground and first floor setback of 3 metres to the Berwick Street boundary applies.
- For Lots 10 - 19, a minimum ground floor setback of 3 metres to the Edward Millen Reserve boundary applies.
- A 2.5m setback to the Hill View Bushland boundary applies.
- A nil side setback to the accessways for Lots 20, 30, 31 and 40 will be considered, provided windows and horizontal and/or vertical articulation is incorporated.
- Nil side setbacks are permitted to all other side boundaries behind the street setback line, for no maximum height or length of the boundary.

Building Height

- Dwellings are to be constructed to a minimum roof height of two (2) stories, measured to a minimum of 5.4 meters to the top of external wall at the street setback line.
- Maximum building heights are applicable to all lots as per the table below:

Top of external wall (roof above)	11m
Top of external wall (concealed roof)	12m
Top of pitched roof	14m

- Where a pitched roof, such as a hipped or gable end roof, is proposed at Lots 1 - 8, a minimum roof pitch of 25 degrees applies.

Fencing

- Uniform fencing is to be constructed by the developer along the boundaries of all lots abutting public open space (i.e. Lots 10 - 19).
- Where uniform fencing is provided on Lots 10 - 19 abutting public open space, the fencing shall be maintained as visually permeable by landowners.

Pedestrian Access

- Pedestrian access to all lots which do not directly abut Berwick Street is to be provided from the accessways.
- Direct pedestrian access is to be provided from Berwick Street to Lots 1 - 9.

This Local Development Plan has been approved by the Town of Victoria Park under Schedule 2, Clause 52 of *Planning and Development (Local Planning Schemes) Regulations 2015*.

 Manager Development Services
 Town of Victoria Park

 Date



LOCAL DEVELOPMENT PLAN

LOT 3 (No. 384) BERWICK STREET
 EAST VICTORIA PARK



0 20m
 SCALE @ A3: 1:750
 8862-LDP-01-M



ROWE GROUP

8862-LDP01M_20211111 East vic park (Local Development Plan) - DRAWN: W. CLEMENTS - DATE CREATED: 2021.11.12 - PROJECTION: MGA50 GDA94 - CADASTE: LANDGATE