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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

1. 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.
2. Variations to the requirements of this Local Development Plan may be approved by the Town of Victoria Park at its discretion.
3. 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

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

Setbacks

5. 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.

6. For Lots 1 - 8, a minimum ground and first floor setback of 3 metres to the Berwick Street boundary applies.
7. For Lots 10 - 19, a minimum ground floor setback of 3 metres to the Edward Millen Reserve boundary applies.
8. A 2.5m setback to the Hill View Bushland boundary applies.
9. 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.
10. 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

11. Dwellings are to be constructed to a minimum roof height of two (2) storeys, measured to a minimum of 5.4 meters to the top of external wall at the street setback line.
12. 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

13. 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

14. Uniform fencing is to be constructed by the developer along the boundaries of all lots abutting public open space (i.e. Edward Millen Park and Hill View bushland), but may be of a different type to each boundary.
15. Where visually permeable fencing is provided abutting public open space (i.e. Edward Millen Park and Hill View bushland), the fencing shall be maintained as visually permeable by landowners.

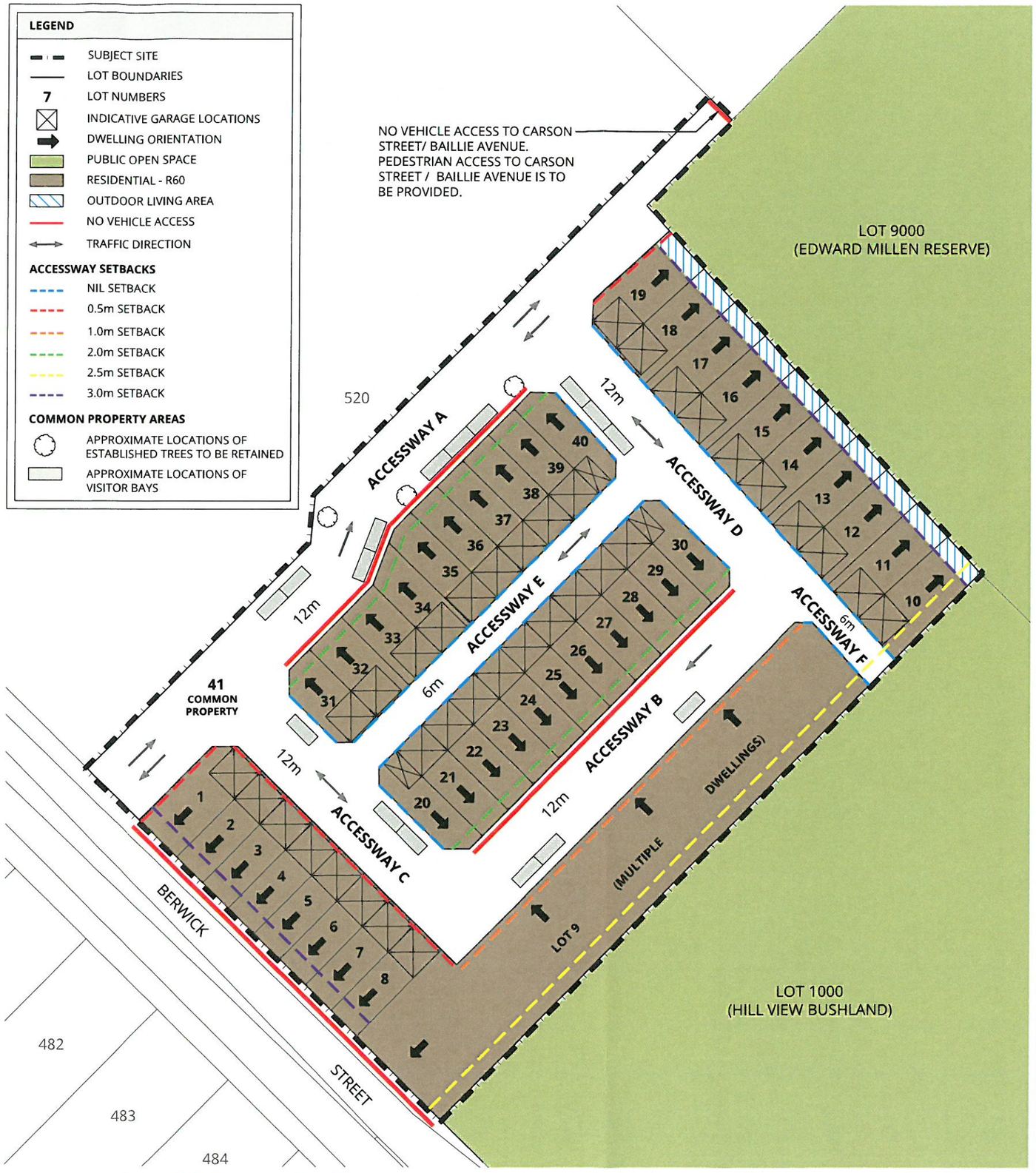
Pedestrian Access

16. Pedestrian access to all lots which do not directly abut Berwick Street is to be provided from the accessways.
17. 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*.

Chief Executive Officer
Town of Victoria Park

Date 21/12/2022



LOCAL DEVELOPMENT PLAN

LOT 100 (No. 384) BERWICK STREET
EAST VICTORIA PARK

NORTH

0 20 m
SCALE @ A3: 1:750

8862-LDP-01-P

ROWE GROUP

8862_LDP01P_20221220 East vic park (Local Development Plan) DRAWN: W. CLEMENTS DATE CREATED: 2022.12.20 PROJECTION: MGA50 GDA94 CADASTE: LANDGATE N:\TOWN PLANNING\16000-89999\8862\DRAFTING\A-CAD - WILLIAM CLEMENTS - 2022.12.20