

Sutton Farm Heritage Precinct Local Development Plan



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1. Introduction

1.1 Objectives

The objectives of this Local Development Plan are to:

- (a) Establish a precinct that integrates with and compliments the existing Sutton Farm heritage buildings/vegetation and the existing residential dwellings and short stay accommodation adjacent to the site.
- (b) Ensure that new development is consistent in terms of the design of the built form and the use of high quality materials. New infill development must creatively interpret and respond positively to the historic context of the heritage place.
- (c) Maintain a strong relationship between the Sutton Farm heritage buildings/vegetation and the adjacent waterway by ensuring that new development does not visually dominate the heritage place.
- (d) Facilitate appropriate and sensitive adaptive reuse of the Sutton Farm heritage buildings whilst respecting their heritage significance.
- (e) Enable the preservation of the Sutton Farm heritage buildings for the broader community.
- (f) Ensure that analysis of the adjacent heritage buildings and surrounding context is taken into account when designing for development within a Heritage Place. The site analysis must demonstrate an understanding of the significance and character of the surroundings.
- (g) Ensure interpretation of the site, utilising the principles of the *Australia ICOMOS Burra Charter 2013*, in the future planning and re-development. Interpretative installation and design of the landscape should assist in telling the stories and cultural significance to visitors and residents.

1.2 Application of the Local Development Plan

- (a) This Local Planning Policy is prepared, advertised and adopted pursuant to Part 6 of the Deemed Provisions for Local Planning Schemes (as set out in the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 2).
- (b) Clause 56(1) and Clause 67(h) of the Deemed Provisions for Local Planning Schemes state that the local government is to have due regard to a local development plan in making a determination under the local planning scheme and applications for development approval.
- (c) The provisions of the relevant local planning policies and the Residential Codes of Western Australia (R-Codes) may be varied as detailed in this Local Development Plan (LDP).
- (d) Any other provision not covered by the Local Development Plan shall be as per the operative Local Planning Scheme and the R40 provisions of the R-Codes.
- (e) The LDP area is within a Place on the State Heritage Register. As a result, all works require development approval unless specified in section 3.9 of this LDP.

The *Heritage Act of Western Australia 1990* requires that development applications for places listed on the State Register be referred to the Heritage Council for comment and advice. Development must be undertaken in accordance with the advice received from the State Heritage Office.

1.3 Format of the Local Development Plan

These guidelines apply in two parts:

- (a) Part Two applies to the re-use of the existing heritage buildings for either residential or commercial purposes, including any alterations and/or additions to the fabric of the heritage buildings;
- (b) Part Three applies to the construction of any new buildings within the curtilage of the heritage buildings.

1.4 Definitions

For the purpose of this LDP, the following definitions shall apply:

Heritage Significance:

means the aesthetic, historic, social and scientific values of a place for past, present or future generations.

Significant Trees:

means the trees identified on the LDP that are included on the Heritage Listing.

Conservation Plan:

means a document that details how to identify and look after the significant cultural values of a place. Its preparation involves systematic consideration, recording and monitoring of actions and decisions relating to all aspects of managing a place. The Heritage Council of WA provides guidelines for the preparation of conservation plans.

Adaptation:

means modifying a place to suit proposed compatible uses.

Alteration:

means the making of structural changes to the outside of the building or work or the making of non-structural changes to the detail, the fabric, finish or appearance of the outside of the building or work not including the maintenance of the existing detail, fabric, finish or appearance of the outside of the building.

Heritage Agreement:

means an agreement entered into pursuant to section 29 of the Heritage of Western Australia Act 1990. It is a legal contract requiring the owner of a place, and the owner's successor's in title, to undertake specified activities to ensure the long term conservation, maintenance and/or interpretation of the place.

Heritage Impact Assessment:

means a report that describes and evaluates the likely impact of a proposed development on the significance of the heritage place and its setting. The report should outline measures by which any detrimental impact may be minimised.

The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013:

A set of principles and procedures to be followed when heritage places are undergoing conservation.

2. Heritage Buildings and Heritage Open Space

2.1 Summary

A Conservation Plan for Sutton's Farm was prepared by Palassis Architects in 2004, and is available at the Battye Library or the State Heritage Office. All development must address the requirements and recommendations contained within the plan.

Adaptive re-use of the heritage buildings will be supported provided that:

- (a) Any proposed use is consistent with the local planning scheme provisions that apply to the Special Use zoning of the site (Refer Appendix 1);
- (b) Any required modifications to the fabric of the buildings do not substantially detract from the heritage significance of the place and are consistent with the provisions of this Local Development Plan;
- (c) An Adaptive Re-Use Strategy (which includes all three heritage buildings) is prepared and approved in advance of or simultaneously with the first development application for re-use;
- (d) A Heritage Impact Assessment (prepared by a qualified heritage architect) is also required to be lodged with all development applications that propose significant alteration to the heritage place, adaptive re-use, significant additions or extensions or any demolition. The City of Mandurah may engage a heritage architect to assist in the assessment of any development application;
- (e) The proposed use will not impact negatively on the amenity of the surrounding area.

2.2 Adaptive Re-Use for Commercial and/or Residential Purposes

The City of Mandurah has determined that some minor works to the heritage buildings do not constitute development and therefore do not require development approval as follows:

- (a) The carrying out of work to the heritage buildings where this work is inside the building only and is isolated to only recently constructed or new building fabric; and does not involve the removal of any heritage fabric or affect any element of heritage significance; and does not involve the change of use or dimensions of the building;
- (b) The carrying out of maintenance work to recently constructed or new building fabric to the interior or exterior of the heritage buildings, or maintenance work which involves the like for like replacement of materials at the discretion of the City of Mandurah.

Note: *An exemption from development approval does not constitute an exemption from the need to gather support from the Heritage Council WA or an exemption of approval under any other legislation, or under any other Commonwealth, State or Local Government requirements.*

2.3 Internal Alterations

Internal alterations to a Heritage Building to suit a compatible future use will be supported where:

- (a) The proposal involves the least possible change to the significant fabric;
- (b) The original internal layout is retained where possible. However, where original internal walls or features are proposed to be removed or modified, these changes should be managed to allow evidence of the original layout to be read (for example by retention of nib walls as evidence of the location of a former wall), to retain a sense of the original use of the space(s);
- (c) Where new internal finishes are proposed, careful consideration must be given to retaining evidence of original materials and finishes. Any new finishes are to utilise sympathetic new material that allows new from old fabric to be easily distinguishable.

2.4 External Alterations and Additions

External alterations and additions will be considered where:

- (a) The proposal does not detract from the heritage significance and is compatible with the siting, scale, architectural style and form, materials and external finishes of the place;
- (b) New work is easily distinguishable from the significant fabric, except where the proposal constitutes restoration work of the significant fabric;
- (c) New openings are proportional in size relative to the original openings of the heritage buildings and utilise sympathetic new materials that allows new from old fabric to be easily distinguishable. New openings are not to match original ones;
- (d) New buildings and structures should not directly copy the style and design of the heritage buildings, and should not attempt to look like old buildings.

Rather they should complement the original fabric and design characteristics of the heritage buildings in terms of its bulk, style, materials, colour scheme, and form, which could include contrasting, contemporary buildings;

- (e) Additions should complement the roof form of the existing building. The roof form and pitch may match the pitch of the existing roof or equally, it may be acceptable for the roof form to be contemporary and varying in pitch;

- (f) Additions may be constructed of materials that are similar to the existing buildings, or provide a respectful contrast that distinguishes new work from old. Where materials are similar to the original, the design and form of the building and/or features should provide the necessary evidence to distinguish new work from old;
- (g) Paint schemes should be complementary to the existing building;

In some instances, variations to the above provisions may be approved if suitable justification is provided in the context of the significance of the building and it is demonstrated that there is no detrimental impact on the existing building or the streetscape.

2.5 Ancillary Structures

New buildings, structures and other features that are located within the curtilage of a Heritage Building have the potential to impact on the heritage significance. Accordingly, the following provisions are applicable:

- (a) Any proposed buildings, structures or hard-standing (including car parking) should not detract from the setting of the Heritage Building and Heritage Open Space;
- (b) New buildings or structures should be designed and located in such a way that they do not overwhelm or dominate the Heritage Buildings. Outbuildings must be constructed to the same architectural standard as the buildings they serve and discreetly located to avoid any adverse impact on the heritage buildings;
- (c) Existing views of the heritage buildings from the street should be preserved to acknowledge the contribution heritage places make to the streetscape;
- (d) The open relationship between the heritage buildings must be maintained;
- (e) Changes to cater for air-conditioning, solar power, communication devices and the like, should be installed to ensure that they are fixed as discreetly as possible without damaging the existing significant heritage fabric. They should not be located on the primary elevations of the buildings, nor attached to chimneys or other roof features where they will be seen from the street. The Heritage Council of WA has a 'Renewable Energy Systems in State Registered Places' Policy for references purposes;
- (f) Services on secondary elevations should be located and/or screened appropriately to reduce their visual impact.

2.6 Car Parking Requirements

- (a) Access driveway locations are to be provided as shown on the LDP;
- (b) Parking for non-residential uses within the Heritage Buildings is to be provided on street (Apollo Place) at the applicants' expense. If this cannot be fully accommodated on-street, additional car parking (as shown on the LDP) may be considered. In the event that the heritage buildings are used for residential purposes, careful consideration must be given to accommodating car parking within the heritage open space;
- (c) Car parking is to be provided in accordance with Table 1.

Table 1 Car Parking for Heritage Uses

Use Category	Requirement (as per Gross Leasable Area)
Residential	• As per R-Codes
Retail (inclusive of restaurant, small bar)	• 3 bays per 100m ²
Office	• 1 bay per 70m ²
Tourist Accommodation	• 1 per room or unit
Reception Centre	• 1 per 3 persons capacity

- (d) Car parking areas shall be designed to address security and lighting, shelter, traffic and pedestrian access,

signage, landscaping, universal access and bicycle parking;

- (e) Any car parking and circulation areas adjacent to the heritage buildings should be appropriate in scale and informal in design to ensure as little impact as possible on the setting of the place and significant fabric. Materials to be used are compacted gravel, crushed limestone or paving. No bitumen or kerbing will be permitted.
- (f) Any signage required to indicate the location of accessible parking spaces should have minimal impact on the significance of the place, its setting or existing significant fabric.

2.7 Public Access to Heritage Open Space

- (a) An Access Management Plan will be required to be prepared and implemented as a condition of subdivision or development application, whichever comes first;
- (b) The Access Management Plan shall detail the following:
 - how public access to the heritage open space around the buildings and emergency access to the canal will be maintained and managed in perpetuity;
 - how the circulation around the heritage open space will be achieved by the provision of well-defined pedestrian access paths (at appropriate grades, widths and materials);
 - how access from new lots into the heritage open space will be incorporated; – see landscape section in part 2;
 - the provision of interpretative signage; and
 - arrangements for the use of private jetties by the public.
- (c) Easements may be required over the heritage open space to ensure that the access arrangements are maintained in perpetuity.

2.8 Fencing/Retaining within Heritage Open Space

- (a) Walls and fences must not dissect the heritage open space or disrupt the open relationship between the three heritage buildings;
- (b) Walls, fences and retaining walls should be of simple design which is complementary to the heritage place in terms of materials, finishes, textures and colours and appropriate to the architectural style.
- (c) In the event that the heritage buildings are used for residential purposes, careful consideration must be given to private open space enclosures to ensure that they are as discreet as possible, are of an appropriate scale to ensure that they do not detract from the openness of the heritage open space and that all ancillary structures are located within the enclosure and screened from view.

Any proposed private open space enclosures must be clearly detailed on any development application and must have a minimal impact on the heritage buildings and the use of the heritage open space where it is a publically accessible area.

2.9 Landscaping and Significant Trees

- (a) Any development application must be accompanied by a Landscaping Plan to detail the proposed hard and soft landscaping for the heritage open space, materials, densities and details regarding how the landscaping will be maintained and managed;
- (b) The retention of the significant trees identified on the LDP, is required. Any new development (including hard-standing) must be a minimum of 3m from the base of the trees.
- (c) New work (both hard and soft landscape features) should be in sympathy with the existing landscape character of the heritage place, maintaining significant views and vistas to and from the heritage building;
- (d) Circulation around the heritage open space must be provided by well-defined pedestrian access paths (at appropriate grades, widths and materials) in accordance with an Access Management Plan and should be located to minimise impacts on the place, fabric and its setting.

2.10 Noise Attenuation

- (a) Any development application for the re-use of the heritage buildings for a noise emitting use must be accompanied by an Acoustic Report (prepared by a qualified acoustic consultant) to detail the noise sources, levels and character and the measures recommended to attenuate the noise;
- (b) Any such noise attenuation measures that impact negatively on the heritage buildings will not be supported.

2.11 Signage

- (a) New signage on the heritage buildings should not be visually dominant, obstruct key features of the heritage buildings or detract from the visual appreciation of the place;
- (b) The colours and materials used for signage should complement the form of the heritage buildings and surrounding streetscape;
- (c) Where wall signage is not appropriate, one freestanding sign of a maximum height of 1.5m, may be permitted, where it is discreetly located to avoid adverse visual impact on the heritage buildings and the heritage open space.

2.12 Jetties/Mooring Structures

- (a) Boat moorings, jetties or any other canal waterways structures will be designed and constructed in accordance with relevant operative Local Planning Policy for Canal Structures, and contained within the mooring envelope indicated on the LDP.
- (b) Any Access Management Plan must include arrangements for the use of private jetties by the public.
- (c) Jetties shown on the LDP are indicative only.

3. Infill Development

Development will be supported within the Northern and Southern Development parcels provided that the proposed development complements the heritage buildings in terms of the built form and achieves a consistency in built form design, materials and colours.

3.1 Subdivision

- (a) Subdivision to allow for the separation of the Northern and Southern Development parcels and the Single Residential Lot from the original lot will be permitted in accordance with the provisions of the LDP and the Scheme:
 - (i) The Northern Development Parcel shall have a minimum lot size of 2800m²;
 - (ii) The Southern Development Parcel shall have a minimum lot size of 1600m².
 - (iii) The Single Residential Lot shall be consistent with the footprint identified on the plan.
- (b) An Access Management Plan, in accordance with Clause 2.7, will be required to be prepared and implemented as a condition of subdivision or development application, whichever comes first.
- (c) Further subdivision of the Northern and Southern Development Parcels will not be permitted unless;
 - (i) The proposed subdivision is consistent with an approved development plan;

- (ii) The proposed subdivision represents a minor boundary adjustment where no additional lots are being created and the future development of the land in accordance with the provisions of this plan are not compromised.

Any consideration of subdivision by the Heritage Council of WA will require a Heritage Agreement to be entered into between the landowner and the Heritage Council, as a condition of subdivision. The Agreement is to ensure the conservation and on-going maintenance of any heritage elements and the implementation of interpretation.

3.2 Built Form

- (a) All buildings within the Northern and Southern Development Parcels must be consistent in terms of their roof form.

Traditional hip, pitch or gable roof pitches of 24.5 degrees minimum, with eaves/wall overhangs of at least 450mm are required;

- (b) All new development shall be constructed with a minimum finished floor level of 2.7m, however allowances may be made circumstances where it can be demonstrated that the impact of increasing the fill levels to such an extent will have a detrimental impact on the area or the amenity of adjacent properties;

- (c) Category B of the R-Codes shall apply for Building Height.

Minor variations may be considered where additional height arises from ensuring that the ground floor is above the flood levels determined by the City of Mandurah and/or the Department of Water;

- (d) Building corners may be articulated by a structure extending one additional storey and with a habitable area of no more than 25sqm;
- (e) New buildings shall have vertically-proportioned openings;
- (f) Balconies or verandahs are required to add articulation and interest, but must be consistent in terms of design and form, for the entire development parcel;

- (g) Access from new lots into the Heritage Open Space must be incorporated. Passive surveillance only is not considered sufficient. The Access Management Plan must include the intended arrangements for this as per Clause 2.7;

- (h) Where a primary frontage is identified on the LDP, buildings must present their main entrance to this frontage and the Heritage Open Space must be overlooked by a habitable room;

- (i) All new buildings must provide passive surveillance of adjacent street from a habitable room. Street elevations must be designed to create visual interest through building form, articulation of walls and openings, architectural features, texture and colour, with particular emphasis given to the ground floor level;

- (j) Any non-active portions of walls must be articulated by means of form, colour and texture to provide visual interest, or screened with vegetation;

- (k) Outdoor living areas are permitted to be located within the Primary Frontage area of the Northern and Southern Development Parcels, overlooking the Heritage Open Space. Terraces, verandahs and paved seating courtyards along the primary frontage must create a strong sense of the dwelling being designed to enable residents to engage with and overlook the heritage open space;

Any exceptions to the above will only be permitted where there is consistency across all of the Development Parcel (north or south) and on their merits;

3.3 Setbacks

- (a) Setbacks to the Primary Frontage shall be 2m minimum.
- (b) A balcony or verandah may project not more than 1m into the primary frontage setback.
- (c) Minor building elements such as sun shading, roof eaves and projecting wall features may project into the setback area.
- (d) Two storey boundary walls are permitted between dwellings on the Development Parcel for an unrestricted length behind the Primary Frontage setback. Solar access on adjoining sites must take into account the extent of the boundary walls.
- (e) Canal setbacks to be as per the provisions of the Local Planning Scheme.
- (f) Any development adjacent to the LDP boundary's northern boundary shall be a minimum of 1.5m (as generally shown on the LDP).

3.4 Vehicular Access and Car Parking

- (a) Parking for the residential uses shall be provided in accordance with the R-Codes. Parking for any non-residential component shall be provided in accordance with Table 1 of the LDP.
- (b) For the Northern Development Parcel, all vehicular access must be from the 6m rear laneway;
- (c) For the Southern Development Parcel, on-site parking must not be located within the primary frontage or adjacent to the road reserve. It must be located internally within the development and accessed from a single entry point;
- (d) Access driveway locations shown on the LDP are mandatory, to ensure that garage doors do not dominate the public face of the buildings and detract from the heritage buildings;
- (e) Within the Northern Development Parcel, a 0.5m setback to carports and garages applies;
- (f) On-street parking on Apollo Place can be included in the calculation for visitor parking as required by the R-Codes.

3.5 Materials

- (a) Wall materials shall be stone or other masonry elements such as red face brick or rendered blocks/panels in muted earthy tones, horizontal timber or composite weatherboarding. Tilt up concrete will not be permitted;
- (b) Wall finishes shall be limited to two predominant materials or colours on any elevation;
- (c) A limit of 80% total wall coverage (excluding windows and openings) applies to the use of any one colour to any publically visible façade;
- (d) Where lightweight wall materials are employed they shall be placed above rather than below masonry wall materials;
- (e) Roofs shall be light-coloured metal roofing. Concrete or clay tiled roofs will not be permitted;
- (f) All gutter and downpipe profiles or treatment shall complement the palette of the rest of the building;
- (g) The following building elements and materials are not permitted where visible from Apollo Place or from a heritage building within the LDP:
 - Primary or other bright colours
 - Dark, tinted or highly reflective (mirror effect) glass
 - External roller security shutters
 - Applied graphics

Any other finishes will be considered on their merits.

3.6 Hard and Soft Landscaping/Significant Trees

- (a) A 1.5m wide path must be provided between the front boundary of the Development Parcels and the adjacent boundary of the Heritage Open Space, as shown on the LDP.
- (b) The retention of the significant trees identified on the LDP is required.

Any new development (including hard-standing) must be a minimum of 3m from the base of the trees.

3.7 Fencing/Retaining adjacent to Heritage Open Space

- (a) Fencing along the Primary Frontage shall be:
 - (i) no more than 1.2m high (measured from the top of the retaining wall);
 - (ii) a maximum of 25% solid portion of the fencing, the remainder to be visually permeable;
 - (iii) posts and supporting columns consisting of limestone blocks, rendered masonry wall or timber.
 - (iv) constructed simultaneously at the time of subdivision/development and be uniform in nature and be retained in perpetuity.
- (b) Fencing to the Street Elevations, Important Elevations (as shown on the LDP) and the Canal Elevation shall be as per the Street Walls and Fences requirements of the R-Codes.

No solid fencing will be permitted in these locations.

- (c) Metal sheet fencing (such as Colorbond) is not permitted within any Primary Frontage, Street Elevations and Important Elevations locations;
- (d) The dimensions, design and positions of all proposed fencing and/or retaining walls that are visible from the Heritage Open Space or the public realm must be provided as part of any development application.
- (e) Any new retaining walls must be constructed in limestone blockwork or in any other material as approved by Council.

3.8 Public Open Space

- (a) Although the Heritage Open Space is retained in private ownership, the City will support its use as the public open space contribution in accordance with the relevant WAPC Policy.
- (b) Unless an Access Management Plan has already been approved, an Access Management Plan, in accordance with Clause 2.7, will be required as a condition of subdivision or development application, whichever comes first.

3.9 Exempt Development

Development approval is not required for the following works:

- (a) The erection of an outbuilding of a maximum size of 10m² that is discreetly located to avoid any adverse impact on the heritage buildings or the heritage open space.

Outbuildings must not be located within the Primary Frontage of the Northern or Southern Development Parcel or on the Single Residential lot.
- (b) The carrying out of work to the inside of a building within the Northern and Southern Development Parcel and the Single Residential Lot, which does not involve the change of use or dimensions of the building.
- (c) The carrying out of maintenance work to the exterior of a building within the Northern and Southern Development Parcel and the Single Residential Lot, which involves the like for like replacement of materials at the discretion of the City of Mandurah or is consistent with the provisions of this LDP.
- (d) Solar collectors, aerial antennae, satellite dishes, rainwater tanks and air conditioning equipment, that are fixed as discreetly as possible and/or screened to ensure that they do not have an adverse visual impact on the Heritage Buildings or the Heritage Open Space.



Development Areas

- Heritage Buildings
- Heritage Open Space
- R40 Northern Development Parcel
- R40 Southern Development Parcel
- R40 Single Residential Lot

Overlays

- Primary Frontage for Infill Development
- Pedestrian Access Paths to be provided (Easements required to provide access to new dwellings from Heritage Open Space)
- Significant Trees to be Retained
- Setbacks from Heritage Buildings to Infill Development
- Vehicular Access Points
- Street Elevation
- Important Elevations

Notes

- ① Existing Sutton Farm Homestead building
- ② Existing 'barn'
- ③ Existing Single Men's Quarters
- ④ 20m Setback to Any New Development Site from Existing Homestead Building
- ⑤ Potential Car Parking Area for uses within the Heritage Buildings and/or Heritage Open Space
- ⑥ 6m Setback to Any New Development Site from Single Men's Quarters and Barn
- ⑦ 6m Access Laneway for Northern Development Parcel
- ⑧ Internal Shared Driveway for Garage Access within Southern Development Parcel
- ⑨ Southern Single Residential Lot being permitted subject to closure of existing Public Access Way
- ⑩ Indicative Jetty and Moorings for New Infill Development and Public Use to access Heritage Open Space

Local Development Plan Boundary

Local Development Plan



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Appendix 1 Special Use No 13

The following is an extract from the local planning scheme provisions that apply to the Special Use zoning of the site:

No	Land Particulars	Permitted Uses	Development Standards / Conditions
13	Lot 506 Apollo Place Halls Head	Single House (only permitted within the heritage buildings and any new lot to the south-west of the Single Men's Quarters); Grouped/Multiple Dwellings (subject to Point 5 under 'Development Standards/Conditions') Shop Office Guesthouse Café/Restaurant Serviced Apartments Tourism Development Arts and Craft Display Bed and Breakfast Reception Centre Small Bar Wine House	- Council requires the preparation of a Local Development Plan (LDP), as per Clause 47 of <i>the Planning and Development (Local Planning Scheme) Regulations 2015</i> prior to subdivision or the issue of a development approval, to address the following matters: - Setbacks - Built form - Orientation - Materials - Retaining walls - Vehicular Access - Fencing - Separation to significant trees - Use of heritage buildings - Public Access - Car parking - Ancillary residential structures and private open space enclosure - Adaptive re-use strategy - The LDP shall be prepared in accordance with the <i>development</i> control principles of State Planning Policy 3.5 – Historic Heritage Conservation. - A minimum distance of 6 metres is required between the heritage buildings and any new development boundaries, at the closest point, unless otherwise varied through the Local Development Plan.

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4. Council shall consider all development applications in accordance with the approved LDP.
 5. All residential development shall reflect a density coding of R40. For the purposes of subdivision, the grouped/multiple dwelling parcel to the north of the heritage buildings shall have a minimum lot size of 2800m². The grouped/multiple dwelling parcel to the south of the heritage buildings shall have a minimum lot size of 1600m².
 6. As required by Clause 61 of *the Planning and Development (Local Planning Scheme) Regulations 2015*, all development on the site shall require development approval due to the site being on the Register of Heritage Places under the *Heritage of Western Australia Act 1990*.
-