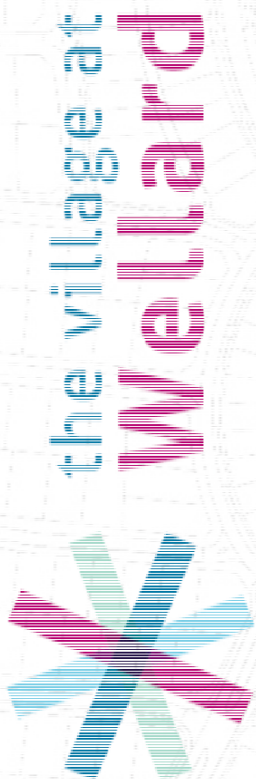
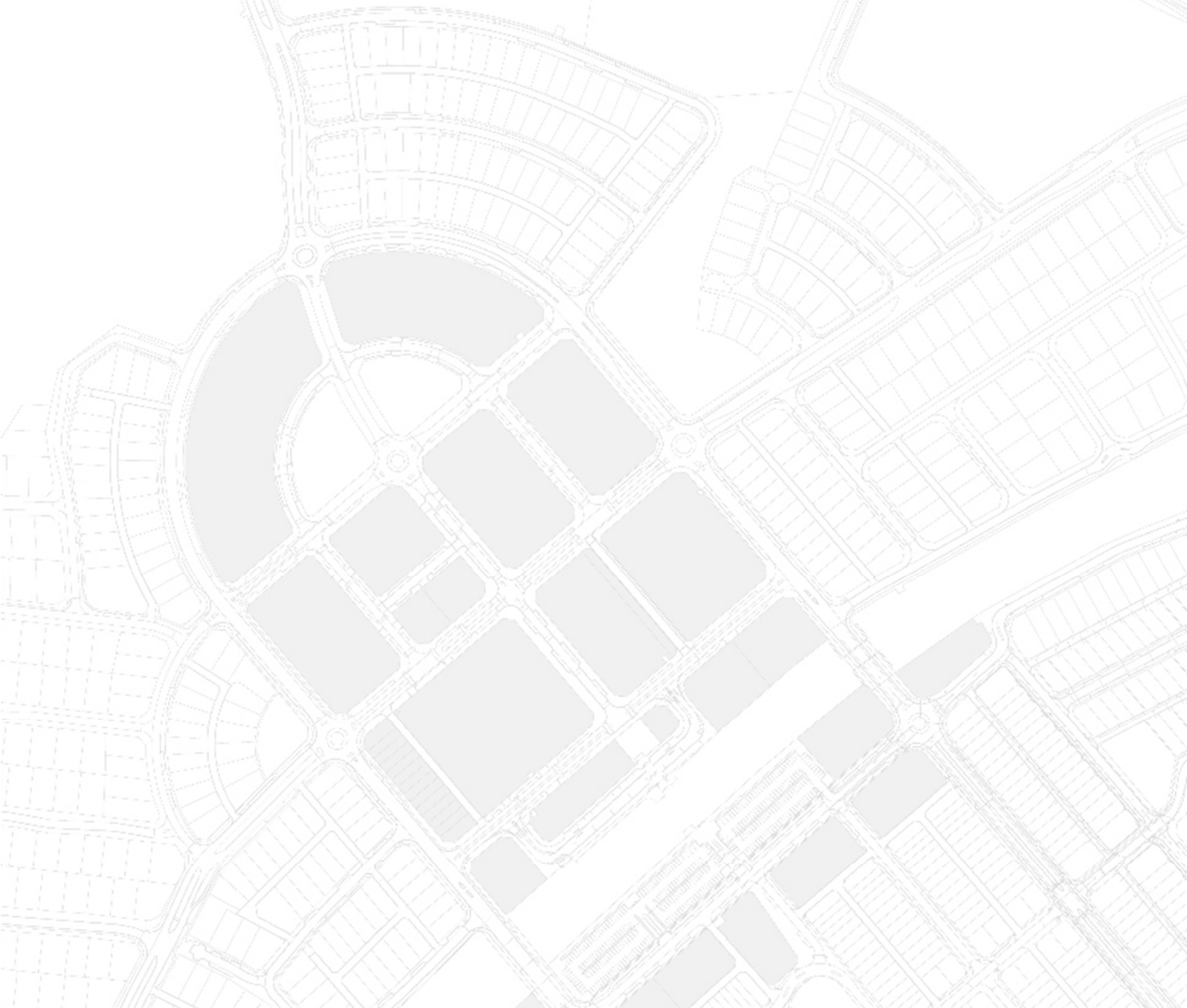


Wellard Village Centre

Design Guidelines and Local Development Plan





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Introduction

The Village at Wellard is a 320ha Transit Oriented Development (TOD) in the localities of Wellard and Leda. The Wellard Village Centre is located centrally within The Village at Wellard and is intended to comprise a mix of medium/high density residential development, together with a diverse mix of retail and commercial activities located around the Wellard rail station.

The Village at Wellard will accommodate a mix of residents of all ages, with services and activities to fulfil the everyday needs of the community, all within walking distance of public transport. The community features a mix of lifestyle choices with medium and high density residential options together with a diversity of retail and commercial opportunities.

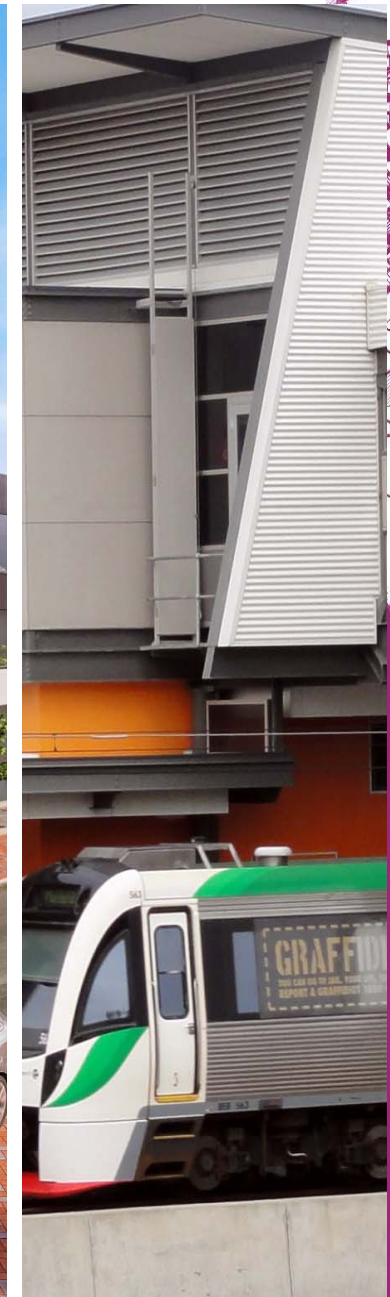
These Design Guidelines have been prepared to inform the development of the 'Neighbourhood Centre' lots, as per the requirements of the City of Kwinana *Town Planning Scheme No.2* provisions, and cover the area identified as 'Village Centre', by the *Wellard Village Structure Plan*.

The Design Guidelines will facilitate implementation of the vision for the Wellard Village Centre and the continuation of built form by identifying desired outcomes and establishing parameters for the design of development sites located within the Wellard Village Centre. This higher level of control over development for these sites will facilitate quality and desirable built form outcomes.

The Design Guidelines are divided into three main sections:

- Section 1 – Overview; provides a general introduction containing contextual information including the vision for the adjacent Wellard Village Centre which these sites are to complement, and the development approval process.
- Section 2 – Guidelines; contains the design requirements for development of these sites.
- Section 3 – Local Development Plan.

These guidelines are applicable to development on sites identified on the Local Development Plan (refer Section 3).



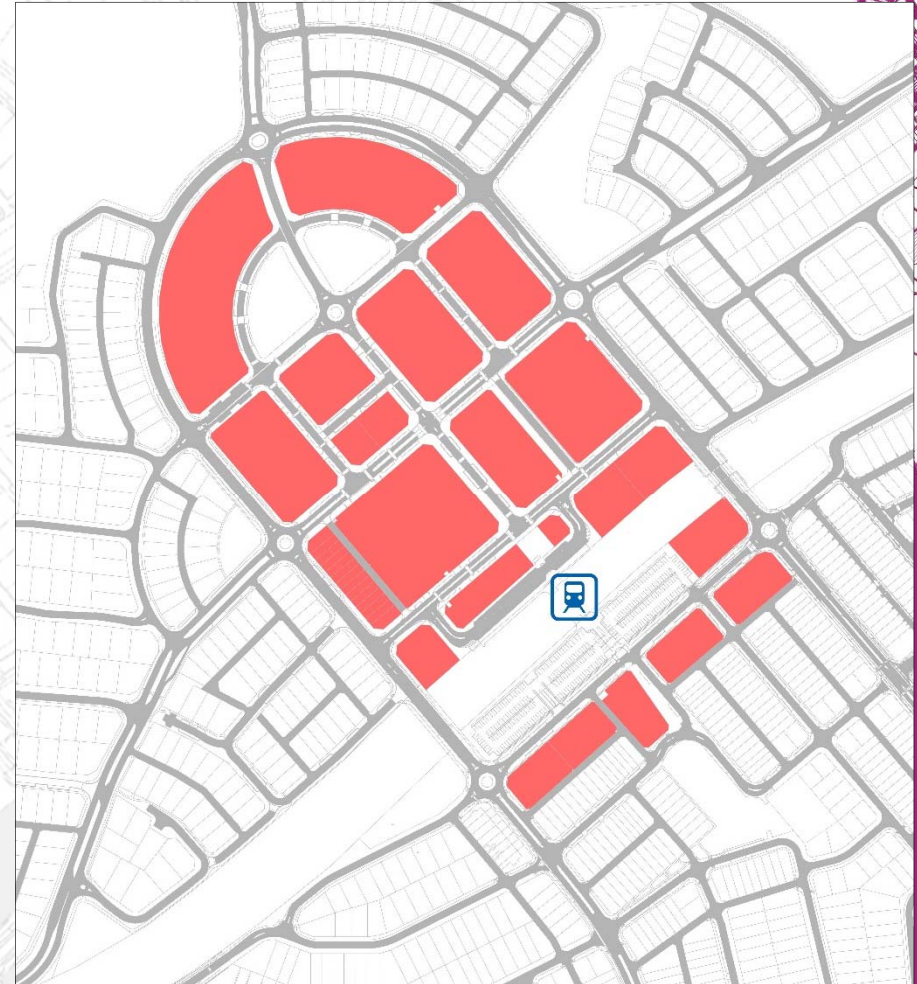
1. Overview

1.1. Wellard Vision

The vision for the Wellard Village Centre is to:

“Create a Village Centre that supports a variety of economic opportunities through the provision of proper land uses and a solid resident base, accommodated within a robust, contemporary architectural form”

The Wellard Village Centre will be the centrepiece of The Village at Wellard community. The Wellard Village Centre will feature vibrant, residential/mixed use development with retail/commercial activities within a robust contemporary architectural form, underpinned by the Wellard community. Associated public uses and facilities such as parking, open space, cycle ways, street furniture, public art and extensive landscaping will further increase the attraction of the Wellard Village Centre as a destination within The Village at Wellard and the broader Kwinana community.



Wellard Neighbourhood Centre

1.2. Statutory Context

The Design Guidelines have been prepared in accordance with the requirements of Schedule IV – Development Area 2: Wellard Village, of the City of Kwinana *Town Planning Scheme No. 2* (Scheme). These Design Guidelines will address detailed design matters and be supplemented by Local Development Plans (formerly Detailed Area Plans) which will address any variations to the *State Planning Policy 3.1: Residential Design Codes (R-Codes)*.

The Wellard Village Centre Design Guidelines and Local Development Plan have been adopted by the City of Kwinana as a Local Development Plan pursuant to Part 6 – Local development plans, Schedule 2 – Deemed provisions for local planning schemes of the *Planning and Development (Local Planning Schemes) Regulations 2015*. In determining any application for *Approval to Commence Development*, the City of Kwinana will have due regard to the provisions of these Design Guidelines.

In the event of there being any inconsistency or conflict between any provision of any Council policy and these Design Guidelines, the Design Guidelines shall prevail. If there is any inconsistency or conflict between any provision of the Design Guidelines and a Local Development Plan, the Local Development Plan shall prevail.

1.2.1. Land Use

The Wellard Village Centre is identified as 'Neighbourhood Centre R80' (incorporating retail, office, residential and community facilities) on the approved *Wellard Village Structure Plan* (Structure Plan). Schedule IV – Development Area 2: Wellard Village of the Scheme states that uses within the 'Neighbourhood Centre (R80)', as identified on the Structure Plan, shall be in accordance with the provisions of the 'Commercial' zone, with the exception of a Single House which is to be considered a permitted use.

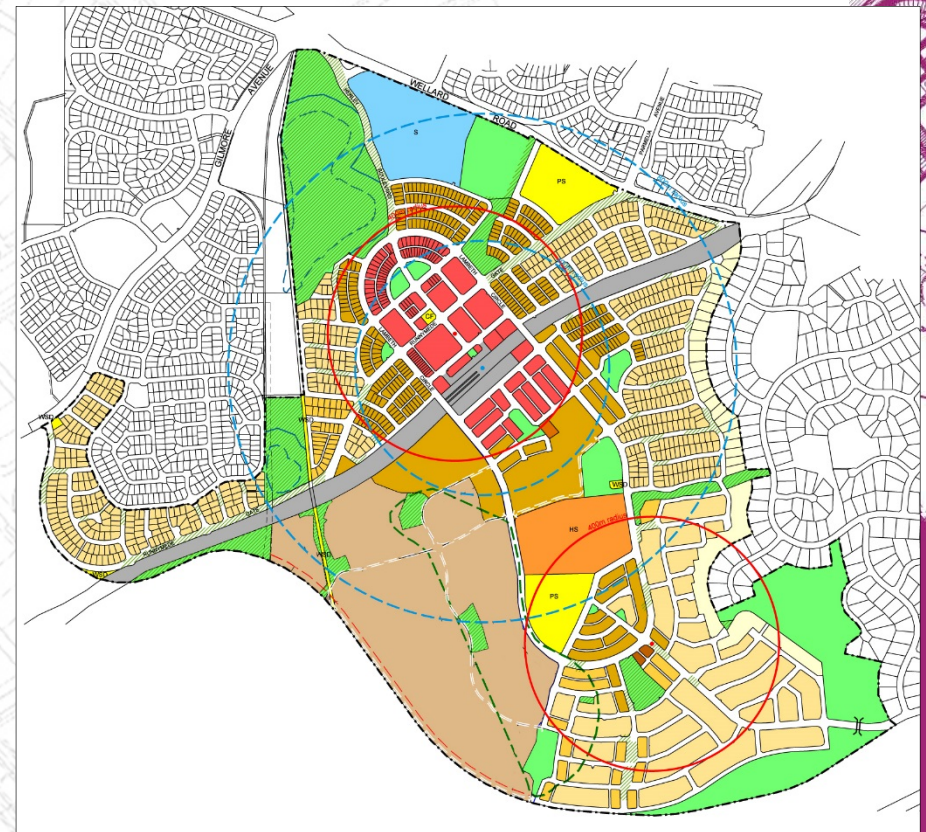
Development for solely residential use may be pursued in the Wellard Village Centre, with ground floor units developed in a manner that will enable the building to be converted for commercial activities as demand develops. Ground floor units along The Strand, Runnymede Gate, Chiswick Parade, and Charing Cross shall be developed to this standard, with ground floor height provided in accordance with Section 2.1.5. An exemption to this standard may be permitted at the discretion of Council.

Residential development within the Wellard Village Centre is encouraged, with a residential coding of R80 applicable for sole residential or mixed use development.

1.2.2. Local Development Plans

Local Development Plans (LDP) have been prepared for lots within the Wellard Village Centre as part of the subdivision statutory approval process to illustrate such elements as permissible building envelopes, R-Codes variations, vehicle access and parking requirements, special fencing requirements, etc.

Where development provisions of the R-Codes are not referred to or varied by the Design Guidelines or Local Development Plan, the provisions of the R-Codes prevail.



Wellard Village Structure Plan

1.2.3. Restrictive Covenants

Where lots are encumbered by Restrictive Covenants these are intended to benefit all property owners by ensuring minimum standards of development are met and the amenity of all properties is optimised. Restrictive Covenants are a legal instrument which is imposed by the seller of the property and any related queries are to be addressed directly to Peet Ltd.

The Guidelines are to be read in conjunction with the applicable Wellard Village Centre LDP's, Restrictive Covenants and any other relevant and current statutory documents including the following:

- *Building Code of Australia (BCA);*
- *Residential Design Codes of Western Australia (R-Codes); and*
- *City of Kwinana Town Planning Scheme No.2.*

1.3. Approval Process

Development proposed within the sites subject to these Design Guidelines, will require at least one pre-application meeting by the Wellard Village Centre Design Guideline Review Panel (WVCDGRP), together with endorsement by Peet Ltd prior to the formal lodgement of an Application for Planning Approval / Building Permit with the City of Kwinana.

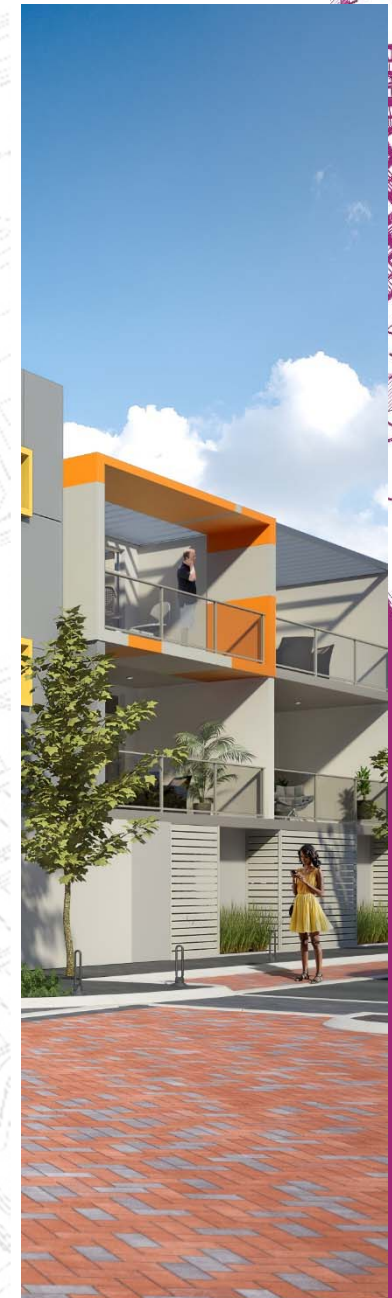
Following the preparation of preliminary design drawings and prior to lodgement of a DA, a meeting with the WVCDGRP will be required as part of the Development Application (DA) process.

The WVCDGRP will consist of City of Kwinana (2 x Councillor/s and/or Senior Planning Officer/s), a Peet Ltd representative/s and relevant specialist/s as deemed appropriate by the panel (Architect or Urban Designer). The WVCDGRP will review the proposal and provide Peet Ltd with comments and recommendations to assist Peet Ltd in the consideration of its pre-DA endorsement. Where Peet Ltd is the proponent, the above process shall proceed as described, and Peet Ltd shall take the comments and recommendations of the WVCGRP into consideration in finalising design drawings and formally lodging a DA.

The review and assessment process by Peet Ltd is required to ensure development achieves the required high quality architectural and built form outcomes required under these Guidelines.

Three (3) copies of drawings, which shall include a site plan, floor plans and elevations illustrating the proposed built form, together with an 'External Materials, Colours and Finishes Schedule' and 'Landscape Plan' (not applicable to residential development) shall be submitted to Peet Ltd for approval.

Following assessment and endorsement by Peet Ltd, two (2) copies of the application will be stamped approved and returned with at least one of the stamped copies to be included in any application for Planning Approval or a Building Permit subsequently made to the City of Kwinana.



1.4. Performance Based Approach

The Design Guidelines are intended to be predominately performance based. The Guidelines provide specific design objectives that must be achieved, but are intended to provide flexibility in the means of achieving the design objectives.

The applicant is to demonstrate that the design solution meets the design objectives and is consistent with the vision for the Wellard Village Centre.

Variations to the standards detailed in the guidelines **may** be proposed and will be considered on a case by case basis, subject to approval by the City of Kwinana, in accordance with the approval process detailed in Section 1.3.



2. Design Guidelines

The intention of the Design Guidelines is to prescribe key elements which optimise urban design outcomes, while providing enough flexibility to allow for innovation and market responsiveness for individual lot development. The primary focus is to deliver a cohesive and quality Village Centre by achieving an appropriate interface between individual buildings and the public realm.

All development within the Wellard Village Centre is to be designed to meet the following building design objectives 2.1.1 to 2.1.14.

2.1. Building Design

2.1.1. Architectural Design

- All new developments are to be of a high quality, contemporary architectural design, that responds to the context of the development and the established character and quality of Wellard Village Centre.
- Architectural design and building detail is to be used to provide strong articulation of buildings and reduction in building bulk.
- Buildings shall address the street and/or public realm in a manner that promotes visual interest, variety and fine-grained form. Entrances, balconies and openings should create an engaging interface with the street that encourages interaction between people within the building and the public realm.
- All buildings are to be designed in a manner that maximises solar access and passive ventilation and minimises overshadowing of adjacent buildings.

2.1.2. Articulation of Facades

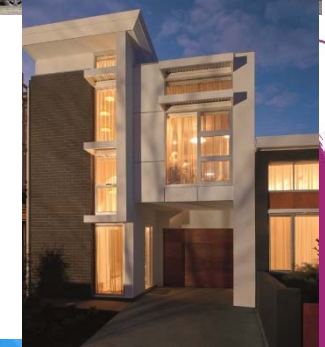
To ensure a high quality public realm, elevations to streets, rear laneways, rear entrances from carparks, and public open spaces are to be articulated to feature clearly defined architectural elements, including:

- Defined front entries which are clearly identifiable from the street;
- Avoidance of blank facades through the use of balcony projections, changes in material, projections and indentations in the floor plan with the resultant shadow effects and corresponding roof elements; and wall panels articulated through the use of glazing;
- Application of awnings and other shading devices;
- Neutral colours throughout the street highlighted by bold colours or accent material changes applied to specific elements of the built form;
- Continuous pedestrian cover at street level for commercial activities located within the Wellard Village Centre;
- Extensive glazing at ground level (i.e. controlled shopfronts) for commercial activities; and
- For upper floor residential: smaller individual openings which are more consistent with residential development.



Architectural elements of the built environment greatly contribute to public realm and provide visual interest.

The material and colour selection adopted within the Village Centre shall respond to contemporary architectural character.



2.1.3. Building Materials & Colours

Material and colour selection shall respond to contemporary architectural character with the following materials and colours encouraged within the Wellard Village Centre:

Materials - Modular construction methods are encouraged within the Wellard Village Centre as a sustainable and efficient alternative to traditional build. Such methods will be subject to facades and finishes complying with these Design Guidelines.

Visible roofing - Corrugated metal roof sheeting is to be of low or neutral visual impact from the range of Colorbond colours (for example Surfmist, Shale Grey or Dune) or Zincalume finish. Dark, heat absorbing colours are only acceptable to achieve a suitable design outcome.

Walls – Modular construction, masonry material or pre-cast concrete is to be complemented by elements of alternate materials or finishes, as well as glazing. Examples of suitable materials include: face and rendered/painted brickwork or blockwork, stone cladding; sheet metal cladding; compressed fibre cement; clear glazing.

Colours - Bold accent colours are encouraged, in conjunction with panels of alternative materials being used to accentuate colour or character differences.

2.1.4. Roof Forms

Roof forms are not restricted; rather a mix of contemporary roof elements is encouraged to provide varied and interesting streetscapes.

Given the contemporary architectural character promoted within the Wellard Village Centre, a range of roof profiles may be provided including: conventional hipped and gabled roofs of varying pitches, low pitched skillions and flat or parapet style roofs.

It is also envisaged that the roofs of single houses will predominantly be traditionally pitched while larger multi-residential or retail developments will incorporate parapet or skillion roof forms.



2.1.5. Building Height

The maximum permitted height within the Wellard Village Centre varies between 3-5 storeys with an additional level permitted on corners identified for landmark buildings, as defined on the **Local Development Plan** (refer Section 3).

For development on Lots 813, 814, 815, 882 and 915 on the Local Development Plan a 4th storey setback of a minimum of 5 metres applies to a laneway (where it abuts single dwelling lots) to provide an adequate transition in building height.

For development on single lots with a frontage less than 7.5m, a minimum 2 storey height limit applies.

Maximum Building Height shall be as follows:

3 Storeys:	maximum height
• Top of wall (roof over)	10.8m
• Top of wall (parapet)	12.3m
• Top of pitched roof	16.8m
4 Storeys:	maximum height
• Top of wall (roof over)	14.0m
• Top of wall (parapet)	15.5m
• Top of pitched roof	20.0m
5 Storeys:	maximum height
• Top of wall (roof over)	17.2m
• Top of wall (parapet)	18.7m
• Top of pitched roof	23.2m
6 Storeys Landmark Elements:	maximum height
• Top of wall (roof over)	20.4m
• Top of wall (parapet)	21.9m
• Top of pitched roof	26.4m

Ground level floor-to-floor height shall be a minimum of 3.2m to all development along *The Strand* and *Chiswick Parade* to accommodate future commercial adaptability. An exemption to this standard may be permitted at the discretion of Council. Ground level floor-to-floor heights of 3.2m to development outside of *The Strand* and *Chiswick Parade* is encouraged but not mandatory.

Vertical (building height) articulation of the building is encouraged within the building height limits applicable to each site, to assist with reduction of building bulk, to create a pedestrian scale at ground level and to maximise solar access within the public realm.



Landmark locations provide opportunities for point of orientation and legibility and should be treated with additional architectural emphasis such as increased building height, distinctive roof forms, and bold colours complemented by material changes.



2.1.6. Plot Ratio / Site Coverage

Maximum plot ratio for each individual lot shall be a maximum of 1.5 (inclusive of non-residential floor space).

Minimum Open Space (% of site) for residential development is:

- **20%** for single residential dwellings on lots with a frontage less than 7.5m;
- **30%** for grouped dwellings, multiple dwellings and single residential dwellings on lots with a frontage greater than 7.5m.

The following elements are included as part of Open Space:

- Open areas of accessible and usable flat roofs and outdoor living areas above natural ground level (including rooftop gardens and balconies);
- Areas beneath eaves;
- Unroofed open structures (e.g. pergolas); and
- Uncovered driveways and uncovered parking spaces.

2.1.7. Setbacks

Setbacks for development are specified on the **Local Development Plan** (refer Section 3). The extent of setbacks should generally reflect those shown on the Local Development Plans.

For single dwellings on lots with a frontage less than 7.5m, two-storey boundary walls are permitted, subject to meeting the design principles of Clause 5.1.3 of the R-Codes.

For single dwellings on lots with a frontage greater than 7.5m, the boundary walls shall meet the requirements of the R-Codes.

2.1.8. Landmark Locations / Element

In order to facilitate orientation and legibility within a neighbourhood, built form at the landmark locations identified on the Local Development Plan (refer Section 3) shall be treated with additional architectural emphasis such as distinctive roof forms and colours, complemented by a contrast in materiality.

To further emphasise these corner sites, built form at these landmark locations is **permitted an additional storey in height** to that identified on the Local Development Plan (refer Section 3). This 'additional storey in height' shall be setback from the landmark corner, and the extent of the landmark element is to be at Councils discretion.

2.1.9. Secondary Street Elevations

Development on corner lots is required to address both the primary and secondary streets. A secondary street elevation is to be articulated and feature a suitable level of detail including windows, in a manner which is consistent with that of a primary street elevation.

Development on Lots 538 and 543 is to provide a high quality design and suitable articulation to both Chiswick Parade and the Transperth 'Kiss and Ride' road; whilst development on Lot 542 is to provide a high quality design and suitable articulation to the Wellard 'Village Square' facade.

Buildings on these above lots shall be designed to provide activation of both street edges through the use of glazing and other architectural features. Where activation is limited by services or bin stores and/or similar, these areas shall be screened to the satisfaction of Council.



2.1.10. Glazing

For commercial/retail activities glazing to the street elevation shall be optimised with at least 70% of the ground floor façade (including doorways) to be glazed.

Glazing may comprise window panels to floor level or with sills set approximately 0.75m above floor level, with fixed opening sashes as the use may dictate.

2.1.11. Stores

For each grouped or multiple dwelling a store shall be provided in accordance with the requirements of the R-Codes.

For single dwellings on lots with a frontage less than 7.5m, a single store with a minimum area of 1.5m² shall be provided and can be accessible from the internal part of the dwelling, including the garage or below the staircase.

For single dwellings on lots with a frontage greater than 7.5m, a single store with a minimum area of 4m² shall be provided and can be accessible from the internal part of the dwelling.

2.1.12. Safety

All development within the Village Centre is to be designed to meet the following safety objectives:

- Developments are to incorporate design principles of Crime Prevention Through Environmental Design (CPTED).
- Fencing between public and private or semi-private spaces should generally be low or visually permeable to promote visibility and cross surveillance.
- The preferred front fence is of solid rendered masonry in a finish which is compatible with that of the main building to a maximum height of 0.75 metres.
- Security and surveillance design measures are to include active street frontages at street level and passive surveillance from upper floor windows and balconies.
- Safety design features are to include external lighting, safe entrances, eliminating entrapment points, and safe commercial loading and storage areas.
- Building entries and service areas are to be well lit to facilitate safe after hours use.
- Building design is to contribute to the creation of safe environment by avoiding the formation of “blind” spaces and facilitate informal surveillance of surrounding open space through the use of window openings and balconies.
- Lighting shall be provided to space beneath pedestrian awnings.

2.1.13. Public Art

Public art is an important element associated with the public realm which can be a source of inspiration and pride for its residents. Elements of public art both permanent and temporary shall be realised throughout the Wellard Village Centre. Temporary art has an important role to play in giving artists a voice to affect change and create opportunities for more spontaneous engagement with residents. Public art installations must consider:

- Long term maintenance and durability of materials;
- Location, setting and relationship with surrounding built form and amenity;
- Public safety standards, and risk management requirements; and
- Scale of the work must be in keeping with surrounding built form.

Note: "All development shall refer to City of Kwinana's Public Art Policy.

2.1.14. Noise Mitigation (incl. Quiet house design)

It is likely, and should be generally accepted, that some noise will be experienced in association with an active mixed use precinct such as the Wellard Village Centre. It is important, however, to ensure a reasonable level of acoustic privacy for residences. Noise generating uses in tenancies should be suitably designed and built, with the use appropriately managed to limit noise and disturbance to nearby residential occupants.

'Quiet Building' design principles should be considered for affected dwellings including:

- Absorbent materials for balcony ceilings to reduce the extent of reflected noise;
- Masonry external walls for example, double brick or solid concrete construction; and
- Windows with compressible acoustic seals or the application of thicker than normal laminated glass to windows and sliding doors.

Air-conditioning Plants

Noise associated with the use of air conditioners can be limited through implementation of the following:

- Air conditioning or evaporative cooling plants are prohibited from roof areas visible from the street or other public areas;
- Where the plant is roof mounted, it is to be located in a position where it is screened from public view (e.g. behind parapet walls or in plant enclosures) and otherwise finished in a colour consistent with the roofing material;
- Where an air conditioning plant is located on a balcony it is to be screened from public view. (e.g. behind fixed screens or within a separate screened enclosure off the balcony area); and



Public art should enhance the public realm and enable people opportunities to engage with the built form and surrounding environment.

- Air conditioning plant is to be located or acoustically screened to minimise the level of noise intrusion into neighbouring properties to within the limits set out in the Environmental Protection (Noise) Regulations 1997.

2.2. Building Context

2.2.1. Sustainable Design

Environmentally sustainable development is encouraged within the Wellard Village Centre. Passive and active design principles are encouraged to minimise the need for artificial cooling and heating or mechanical ventilation.

Dwelling design should optimise winter solar penetration to indoor and outdoor living areas. Daytime living areas should be located to maximise major openings facing north to allow winter sunlight penetration.

Windows facing west should be minimised or protected by means of awnings, screens or other similar devices. The use of solar hot water systems and Photovoltaic cells are encouraged, particularly for single dwellings.

Buildings should be designed to take advantage of prevailing breezes and facilitate natural cross-ventilation.

All residential and commercial development shall satisfy the energy efficiency requirements of the *Building Code of Australia* (BCA). An energy rating assessment shall be undertaken for each commercial building within the Wellard Village Centre and submitted with the planning approval application. All commercial buildings within the Wellard Village Centre shall satisfy a range of sustainability criteria including energy management by achieving a minimum 4 star 'Green Star' rating (Green Building Council of Australia). Buildings in general should be designed to be energy efficient with particular attention paid to the principles of passive solar design for both residential and commercial buildings which include:

Residential Building Considerations:

- The use of roof and ceiling insulation;
- Light or reflective colours to roofing and walling materials selected from the promoted palette of colours;
- Awnings, balconies, verandahs, pergolas, sunshades, eaves, overhangs, etc. used to control direct solar impact on openings;
- Vertical and horizontal protection of west and east facing openings;
- Larger openings facing north/northeast to maximise winter solar penetration;
- North facing courtyards or balconies for residential development to maximise winter solar penetration;
- Strategically located deciduous trees and shrubs to permit solar penetration in winter whilst limiting its impact in summer; Location of openings to facilitate cross ventilation through buildings and roof spaces;



Windows, openings and balconies address the street to encourage active use of this zone.

- Choice of construction materials from renewable resources;
- The selection of energy efficient services and appliances; and
- The use of quality door and window seals.

Commercial Building Considerations:

- The use of atriums, light wells and shelves to maximise natural light within the building core;
- The use of cross ventilation to minimise the requirement for air-conditioning;
- Thermal massing;
- Tenant and centrally controlled natural ventilation;
- Water efficient appliances and fittings;
- Reduced PVC usage;
- Recycled aggregate in concrete;
- The use of recycled and plantation timbers; and
- Eaves, awnings, blades etc. to limit direct solar gain to windows.



Front entries which are clearly identifiable from the street and well lit, and the avoidance of blank facades provides for a pleasant pedestrian experience.

2.3. Street Integration

2.3.1. Frontage/Articulation and Streetscape

Design and articulation at street level helps to provide for a vibrant and interesting pedestrian experience. It also creates opportunities for passive surveillance of the public realm, contributing to the sense of safety.

Elevations to streets, rear laneways, rear entrances from car parks, and public open spaces are to be articulated, using clearly defined architectural elements. This includes front entries which are clearly identifiable from the street and well lit, the avoidance of blank facades by way of changes in material or articulation, awnings or other shading devices.

Secondary street elevations are to be articulated and feature a suitable level of detail, including windows, in a manner which is consistent with that of a primary street. For two-storey development at rear laneways, windows or balconies providing outlook over the lane are recommended.

The facades of larger developments (multi-residential and commercial) within the Wellard Village Centre should have clearly defined ground floors and utilise finer details and tactile materials which consider the close pedestrian experience. Upper levels are to be viewed in a broader context and this can be reflected in larger scale composition.

Where a residential use fronts the street, windows, openings, balconies and/or courtyards should address the street to encourage active use of this zone and passive surveillance of the street. Where there are residential ground floor uses in multi-residential developments, separate front doors to street level apartments or gates to courtyards are highly desirable.



Clearly defined ground floors enhance public realm, with upper levels providing opportunities for passive surveillance of the public realm.

2.3.2. Retail

Retail activities provide a high level of activation and play an integral role in creating a place which is lively, safe and desirable to experience.

At street level, the building frontage of retail tenancies should be designed to address the street via entries, windows and displays to provide activation. Retail entry points should be clearly defined to orientate visitors and create a desirable identity for the development. Long retail frontages that address primary streets are to be articulated as a series of smaller shop fronts with the character of a traditional retail street. Retail frontages to streets are to be fully glazed, thereby maximising the visual connection between the street and the retail activity. Retail activities that directly engage and extend into the street, such as cafe uses, are encouraged.

2.3.3. Awnings / Canopies

Awnings and canopies are encouraged. Awnings and canopies provide protection from the weather, encourage pedestrian activity and create opportunities for extending retail activities to footpaths. They also create an intimacy of space and can provide identity and detail to a building.

All retail frontages are to be provided with awnings or canopies. For commercial activities, awnings over footpaths shall comply with the following:

- Maximum extension to within 0.5m of street kerb, may not be built over street parking bays, should generally be cantilevered or suspended and provide no obstructions or hazards to pedestrians and should be lightly framed with fine design lines;
- Should generally be cantilevered or suspended and provide no obstructions or hazards to pedestrians;
- Have minimum average clearance of 3.0m over a sidewalk;
- Be lightly framed with maximum fascia depth of 300mm; and
- Lighting shall be provided to spaces beneath pedestrian awnings.

2.3.4. Signage

Signage is important for way-finding and for business identification; its design should be compatible with the building design and streetscape character.

Location, design and content of all signage visible from public spaces or adjoining properties must comply with the City of Kwinana Local Law on signage, and may require planning approval or a sign licence.

Tenant signage will not be permitted on the street front façade above the awnings. Signage suspended below canopies with a minimum 2500mm pedestrian head clearance or integrated into shopfronts are acceptable. Major signage elements or building naming signage may be placed above awning height but below the first floor window height.



The pedestrian experience is enhanced and supported through the provision of awnings and canopies, this also enables retail activities to be extended over the footpath.



2.3.5. Fencing

Fencing design and materials should complement and be consistent with the building design. Fencing should not adversely impact on the safety and security of residents or visitors, or the amenity of the public realm.

In general, where fencing is provided along any primary / secondary street edge, it shall utilise high quality materials. Solid fencing to street boundaries shall be no higher than 750mm. Fencing shall be visually permeable above the solid section and have a maximum total height of 1.5m.

Front fencing is not permitted to be colourbond.

Where provided, laneway fencing is to be to a maximum height of 1.8m with any component of fencing greater than 1.5m required to be visually permeable. Dividing fences between properties shall not project beyond the building line, and be 1.8m in height. Where colourbond is used, it shall not be visible from the public realm.



2.4. Open Space and Landscape

2.4.1. Private Open Space

Outdoor living spaces, including balconies/verandahs, assist to articulate the building facade. Outdoor spaces orientated towards the public realm can also provide people presence, contributing to the liveliness of a place, the opportunity for passive surveillance and the sense of safety of the Village.

Outdoor living spaces in multi-residential developments should directly overlook the adjacent street where possible. In any development which is bounded by a primary and secondary street, outdoor living spaces should be provided to address both streets.

Where private or communal open space is directly visible or accessible from the public realm, landscaping should be carefully considered and may include the provision of public art. Where screening is utilised to separate private open space from the street for security reasons, it should be permeable to provide visual continuity between the public and private realms.

Outdoor Living Areas for grouped and multiple dwellings and single residential dwellings on lots with a frontage greater than 7.5m shall be provided in accordance with the Residential Design Codes.

For single dwellings, on lots with a frontage of less than 7.5m shall provide an Outdoor Living Area with a minimum dimension 2m and area of 7m² is to be provided.

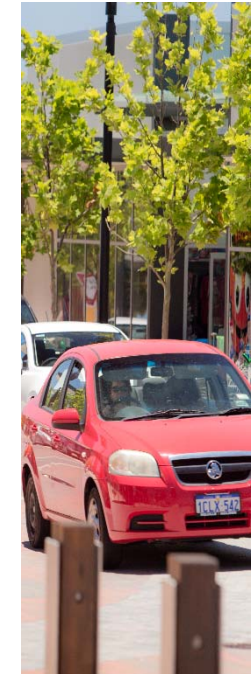
2.4.2. Landscaping

Landscaping provides visual amenity to residents and visitors, and soft landscaping, including trees, provides much needed shade in summer. Accordingly, a high standard of landscaping is encouraged in the Wellard Village Centre. A Landscape Plan shall be prepared and submitted with all applications to Peet Limited for approval, prior to formal lodgement with the City.

For commercial development the minimum extent of landscaping shall be as defined in the town planning scheme, however in line with the aim to produce a superior urban outcome a minimum of 10% of the site area is highly recommended.

Planting should be predominantly plants which are consistent with the existing landscape character of the Village at Wellard, with consideration given to drought tolerant species. Low maintenance landscaping is encouraged.

Care should be taken not to provide excessive areas of paving which will become a heat trap. Alternate materials such as light coloured stone, mulches and garden beds which reduce heat retention and allow for drainage should be provided.



2.5. Parking and Services

2.5.1. Parking

The visual impact of car parking areas is to be minimised to preserve the streetscape for built form and activated frontages. At-grade parking should be designed to incorporate landscaping, along with well-defined pedestrian access to and from the parking area.

Parking is to be provided in accordance with the R-Codes and Scheme. As the subject sites form part of a transit oriented development, and are located within 400m of the Wellard Train Station, an application for a reduction in the required number of bays may be made as part of any application, with Council able to vary the provisions where deemed appropriate.

Parking shall be contained on-site or provided on-street. Parking should be placed to the rear of buildings or where parking areas do occur immediately adjacent to the street, the visual impact of parking areas should be minimised through landscaping. Parking areas which are accessed from secondary streets or laneways are encouraged.

2.5.2. Services

Service elements should be considered during the design phase and sensitively accommodated within the design. Generally waste and vent pipes, cable ducts, air-conditioning units, television antennae, satellite dishes, clothes drying areas and hot water storage tanks are to be concealed from the street or public view.

Storage of rubbish should be screened from public view whilst facilitating access for collection. Loading docks and service areas shall be suitably screened.

Air conditioning units shall be fully concealed from view. Where air conditioning units are located on balconies, they shall be screened from view in a manner that has regard for the overall design of the building. Noise impact to adjacent dwellings shall also be considered and managed.

3. Local Development Plan

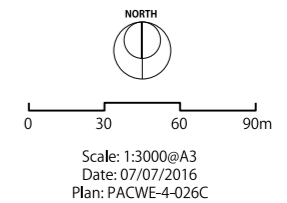
Development of sites within the Village at Wellard shall be undertaken in accordance with the following Local Development Plan, with further guidance on built form from the preceding Design Guidelines elements.

Development shall be undertaken, designed and assessed in accordance with the process detailed in Section 1.3 of the Design Guidelines.



LEGEND	
ZONE & R-CODING	
'Neighbourhood Centre R80'	
SETBACKS	
	Nil Setback
	Nil Setback (5m Minimum Setback to 4th Storey)
	1m Minimum Setback
	1.5m Minimum Setback (3m average)
	2m Minimum Setback (3m average)
	3m Minimum Setback (4m average)
	0.5m Garage Setback
	Minimum Setback as per R-Codes
HEIGHT	
	Maximum 3 Storeys
	Maximum 4 Storeys
	Maximum 5 Storeys
	Landmark Building (additional storey permitted)
OPEN SPACE	
30%	Minimum Open Space (% of site)

NOTE
 Information used to prepare this plan has been taken from Approved Local Development Plans, Design Guidelines, Town Planning Schemes and R-Codes



LOCAL DEVELOPMENT PLAN
 Wellard Village Centre, The Village at Wellard
 A PEET Limited and Department of Housing Joint Venture Project

PEET



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