

Stage 46, The Village at Wellard Page 1 of 2

A PEET Limited and Department of Housing Joint Venture Project



PLAN: PACWE-4-039 REVISION: A DATE: 18/08/2022 DRAWN: JP PROJECTION: PCG 94 PLANNER: KG



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LOCAL DEVELOPMENT PLAN PROVISIONS - THE VILLAGE AT WELLARD STAGE 46

The provisions addressed below and on the reverse plan relate to Stage 46 within The Village at Wellard Estate, Wellard. The requirements of the Residential Design Codes (R-Codes) apply, unless otherwise provided for below.

The following standards represent variations to the R-Codes and constitute 'deemed-to-comply' requirements, pursuant to the R-Codes.

1.	R-C	R-CODE VARIATIONS			
a.	Mini	Minimum Open Space*:			
	i.	R25:	40%		
	ii.	R30	35%		
	iii.	R40:	30%		

- Minimum open space may be reduced to:
- 40% for R25 lots, subject to the provision of a 30m² Outdoor Living Area.
- 35% for R30 lots, subject to the provisions of a 20m² Outdoor Living Area. 30% for R40 lots, subject to the provision of a 20m² Outdoor Living Area.
- In all instances, a minimum dimension of 4m is required, with two-thirds of this area uncovered and located behind the street setback area.

2. SETBACK PROVISIONS				
	Minimum	Maximum		
Dwelling: i. Primary Street:				
R25 R30 & R40	3.0m 2.0m	5.0m 4.0m		
Garage: i. Primary Street ii. Secondary Street (No Footpath) iii. Secondary Street (With Footpath)	4.5m Nil 1.5m	- - -		
Boundary Walls (Parapets): For all R30 & R40 lots, and lots with a frontage of 11 metres or less, lot boundary walls are permitted to both side boundaries for a maximum length prescribed by the front and rear setback requirements (with the exception of side street boundaries).				
Lots with an Asset Protection Zone (APZ) - Bushfire Management Plan:	Where the APZ setback illustrated on the LDP exceeds the standard minimum setbacks (Provisions 2a-2c), this provision applies. For those lots with a boundary within the APZ, dwellings are required to be setback a minimum of 27m from the 'Classified Vegetation' line. The minimum setback for these affected lots will vary and is therefore to be determined on an individual basis, generally in accordance with the APZ illustrated on the LDP. The APZ may vary from that illustrated on the LDP, subject to further Bushfire Attack Level Assessment on an individual lot basis, provided that a Development Application is lodged for the City's assessment and determination. Building permit applications for lots affected by an APZ must clearly indicate the APZ on the site plan.			
	Dwelling: i. Primary Street: R25 R30 & R40 Garage: i. Primary Street ii. Secondary Street (No Footpath) iii. Secondary Street (With Footpath) Boundary Walls (Parapets):	Dwelling: i. Primary Street: R25 R30 & R40 Carage: i. Primary Street 4.5m iii. Secondary Street (No Footpath) iiii. Secondary Street (With Footpath) 1.5m Boundary Walls (Parapets): For all R30 & R40 lots, and lots with a boundary walls are permitted to both s prescribed by the front and rear setbac side street boundaries). Lots with an Asset Protection Zone (APZ) - Bushfire Management Plan: Where the APZ setback illustrated on t minimum setbacks (Provisions 2a-2c). For those lots with a boundary within tis setback a minimum of 27m from the 10 minimum setback for these affected lot determined on an individual basis, gene illustrated on the LDP. The APZ may value subject to further Bushfire Attack Leve basis, provided that a Development Api assessment and determination. Building permit applications for lots affected primary of the control of t		

- 3. BUILDING FORM, ORIENTATION & DWELLING FAÇADE
- The design of dwellings shall include an articulated front elevation in the direction of the 'Primary Dwelling Orientation' arrow shown on the Local Development Plan. The front elevation shall consist of at least one major opening to a habitable room overlooking the 'Primary Dwelling Orientation'.
- The design of dwellings on applicable lots shall include a side elevation, which has at least one major opening facing the direction of the 'Secondary **Dwelling Orientation**' arrow shown on the Local Development Plan.

The part of the dwelling which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.

- c. All dwellings to provide an appropriate, high quality design interface with the surrounding streetscape, through the use of at least three of the following architectural design features:
 - Articulation in dwelling façade (i.e. varied wall setbacks);
 - ii. A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);

- iii. Major habitable room openings incorporate large windows to provide surveillance;
- iv. Roof forms that incorporate gables;
- v. A balcony, portico, or verandah; or
- vi. A built-in planter box.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- A 4m² store room shall be provided for all single dwellings on lots with a frontage of 7.5m or less, in accordance with the requirements of Clause 5.4.4 C4.5 of State Planning Policy 7.3 Residential Design Codes Volume 1.

4. VEHICULAR ACCESS & GARAGES/CARPORTS

- All garages are to have doors to enclose them.
- Designated garage locations apply to lots identified on the Local Development Plan; this is referencing the side of the lot to which the garage location is recommended. Designated garage locations do not prescribe boundary walls.
- Garages are not to be forward of the dwelling alignment. Garages may be aligned with the dwelling, provided they do not exceed the dwelling setback
- Where lots have a frontage of ≤12 metres, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
 - i. A clear indication of the dwelling entrance.
- ii. The dwelling entrance shall be the dominant feature of the façade, and shall include a portico or verandah, forward of the dwelling alignment with a minimum depth of 1.5 metres.
- iii. Garages are to be setback at least 0.5 metres behind the dwelling alignment.
- f. For any single storey dwelling with a frontage ≤10 metres in width and where vehicle access is gained solely from the primary street, only a single width garage/carport (including tandem) is permitted.
- Double garages are permitted on lots <10 metres wide where dwellings are two-storeys and where major openings to habitable rooms are provided on the primary street frontage.
- h. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum of 4.5 metres where it adjoins the primary street setback.

5. UNIFORM ESTATE BOUNDARY FENCING

Any estate provided fencing/retaining on private lots shall not be modified without written approval from the City and shall be maintained as visually permeable by landowners where applicable.

- Front fences within the primary street setback shall be visually permeable above 0.9 metres, to a maximum height of 1.2 metres above natural ground
- b. For secondary street boundaries, fencing shall be visually permeable above 1.2 metres behind the primary street setback, for a minimum length of 3 metres behind the truncation, with a habitable room addressing the street.

BUSHFIRE MANAGEMENT

The land subject of this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level (BAL) Assessment prior to construction, in accordance with AS

8. STREET TREES

- a. In accordance with the City's Streetscape Policy, a minimum of one street tree per lot is required (or as agreed with the City). Street trees will be provided by the developer within the road verge and maintained for a minimum of two years until established (or as
- agreed with the City). Street trees are to be generally located as shown on the Local Development Plan, subject to detailed landscape design and crossover locations. Refer to approved Landscape Plans (available from the City) for detail. Street trees are not to be relocated or removed by

9. ACOUSTICS

The following noise requirements will be met for Lots 1854, 1855, 1865 and 1866:

	BUILDING ELEMENT	REQUIREMENT
		 All walls are to be of double brick cavity construction, minimum 90mm thick brick/50mm cavity/90mm thick brick.
i.	Walls:	 Each brick must be laid with all joints filled solid with mortar;
		 Any alternatives are to satisfy R_w50 airborne acoustic rating.
		For the wall on the zero lot boundary:

		 Cavity is to be kept clean so that the bricklayer is to work neatly and minimise mortar droppings and the like. Any mortar that drops onto the anti-vibration ties is to be cleaned off immediately.
		 The inside lead of brickwork is to be finished with 13mm thick cement render (i.e. not direct stick plasterboard).
		 After completing construction of the wall and assuming the neighbouring lot is vacant, the wall is to be flush so that any mortar does not protrude the line of the brickwork.
ii.	Windows:	Windows are to be minimum 4mm thick glass in high quality residential grade frame achieving minimum R _w + C _{tr} 23 acoustic rating.
iii.	D ((0.1))	Ceilings to be minimum 10mm thick plasterboard with R 2.0 insulation laid above, between the ceiling joints.
	Roof/Ceiling:	Alternative roof/ceiling construction to achieve minimum R _w 42.
		Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting.
		Any fans, air-conditioning or the like must be selected on the basis of quiet operation.
		Air-conditioning units are to be:
iv.	Mechanical	 Roof mounted on appropriate anti-vibration mounts and shall be located as central as practicable on the lot to maximise the distance and line of site to adjoined dwellings; or
		 Units are to be no more than 1.5m above ground level and located so that there is a dividing fence between dwellings (e.g. within alcove or near courtyard).

10. NOTIFICATION TO PROSPECTIVE PURCHASERS

The developer is required to give prospective purchasers a complete copy of all the requirements of this Local Development Plan prior to Offer and Acceptance being made.

LOCAL DEVELOPMENT PLAN

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