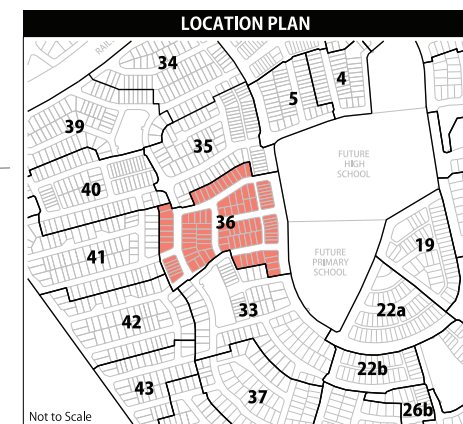




LEGEND

- Local Development Plan Boundary
- R25 Coding
- R35 Coding
- R40 Coding
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Footpaths
- Retaining Wall
- No Vehicle Access
- Retained Trees



ENDORSEMENT OF REGISTERED TOWN PLANNER

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

SIGNATURE:  DATE: **19/09/2016**

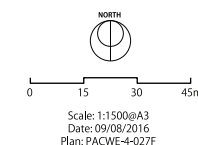
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

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LOCAL DEVELOPMENT PLAN

Stage 36, The Village at Wellard Page 1 of 2

A Peet Limited and Housing Authority Joint Venture Project



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LDP PROVISIONS – VILLAGE AT WELLARD STAGE 36

The provisions addressed below and on the reverse plan relate to Stage 36 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 Codes.

1. R-CODE VARIATIONS

a) Minimum Open Space*:	
i. R25:	40%
ii. R35 and R40:	35%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling:		
i. Primary Street:		
- R25:	3.0m	4.0m
- R35 and R40:	2.0m	4.0m
ii. Rear Laneway:	Nil	-
b) Garage Setbacks:		
i. Primary Street:	4.5m	-
ii. Rear Laneway:	0.5m	1.5m
iii. Secondary Street:	Nil	-
c) Boundary Walls: (Parapets)	For all R35 and R40 lots and lots with a frontage of 10m 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).	

NOTES – MINIMUM OPEN SPACE

*NB:

- For R25 lots, minimum open space may be reduced to 40%, subject to the provision of a 30m² Outdoor Living Area.
- For R35 and R40 lots, minimum open space may be reduced to 35%, subject to the provision of a 20m² Outdoor Living Area.
- In both instances a minimum dimension of 4m is required with two thirds of this area uncovered and located behind the street setback area.

3. BUILDING FORM & ORIENTATION

- a) 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'.

- b) 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) Dwellings on Lots 1360 – 1367, 1379 – 1386 and 1431 – 1436 are to provide an appropriate, high quality interface with the surrounding streetscape, through the use of the following architectural features:
- Articulation in the dwelling façade (i.e. varied wall setbacks);
 - A mix of building materials, colours and finishes (e.g. render, brick, cladding);
 - Major habitable room openings, incorporating large windows to provide street surveillance;
 - Roof forms that incorporate either gables, eaves, veranda or a feature portico; and
 - The wall plate height on the front elevation shall be a minimum of 28 courses.
- d) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- e) A 4m² store room shall be provided for all single dwellings on lots with a frontage of 7.5m in accordance with the requirements of Clause 5.4.5 C5.1 of the Residential Design Codes.

4. VEHICULAR ACCESS & GARAGES/CARPORTS

- a) All garages are to have doors to enclose them.
- b) For 10m wide front loaded lots, garage doors and supporting structures are permitted to be up to 6m wide when setback more than 1.0m behind the building façade.
- c) Recommended garage locations apply to lots identified on the Local Development Plan; this referencing the side of the lot to which the garage location is recommended. Recommended garage locations do not prescribe boundary walls.

5. UNIFORM ESTATE BOUNDARY FENCING

- a) 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.

6. INCIDENTAL DEVELOPMENT

- a) Outbuildings are to be screened from public view unless constructed from the same materials as the dwelling.

7. ACOUSTICS

- a) The following noise requirements will be met for Lots 1360 – 1367, 1379 – 1386 and 1431 – 1436:

BUILDING ELEMENTS	REQUIREMENTS
a) Walls:	- All walls are to be of double brick cavity construction, minimum 90mm thick brick / 50mm cavity/ 90mm thick brick. - Each brick must be laid with all joints filled solid with mortar; - Any alternatives are to satisfy R_w 50 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;

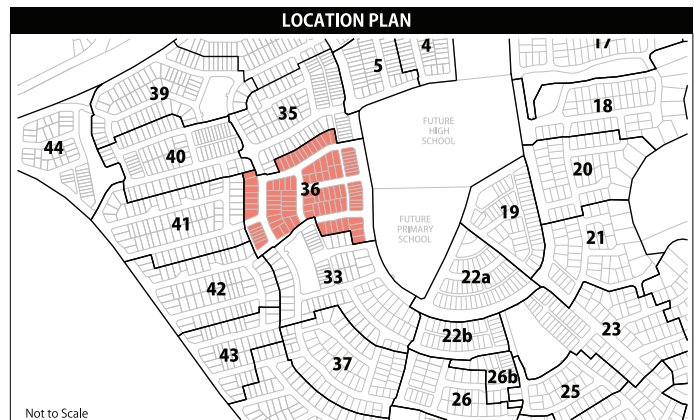
	- The inside leaf of brickwork is to be finished with 13mm thick cement render (i.e. not direct stick plasterboard); - After completing construction of the wall and assuming the neighbouring lot is vacant, the wall is to be flush so that any mortar does not protrude the line of the brickwork.
b) Windows:	Windows to be minimum 4mm thick glass in high quality residential grade frame achieving minimum R_w + C_{tr} 23 acoustic rating.
c) Roof/ Ceiling:	- Ceilings to be minimum 10mm thick plasterboard with R 2.0 insulation laid above, between the ceiling joists. - Alternative roof/ceiling construction to achieve minimum R_w 42. - Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting.
d) Mechanical:	- Any fans, air-conditioning or the like must be selected on the basis of quiet operation; - Air-conditioning units are to be: - Roof mounted on appropriate anti-vibration mounts and shall be located as central as practicable on the lot to maximise distance and line of sight to adjoining dwellings; or - Unit 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 rear courtyard).

8. NOTIFICATION TO PROSPECTIVE PURCHASERS

- a) 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.

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LOCAL DEVELOPMENT PLAN

Stage 36, The Village at Wellard Page 2 of 2

A Peet Limited and Housing Authority Joint Venture Project

ENDORSEMENT OF REGISTERED TOWN PLANNER

This Local Development Plan has been adopted by Council and signed by the Principal Planner.

SIGNATURE:  DATE: 19/09/2016

Scale: 1:1500@A3
Date: 09/08/2016
Plan: PACWE-4-027F

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