

ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE:  DATE: **5 Feb 2018**

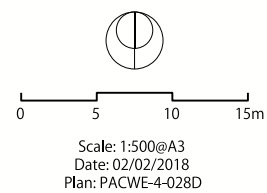
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

Planning Approval is not required, but a Building Permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (including lots with a land area less than 260m²) except where variations to the provisions of the Local Development Plan are sought.

LOCAL DEVELOPMENT PLAN

Stage 8 - Lot 1372, The Village at Wellard Page 1 of 6

A Peet Limited and Housing Authority Joint Venture Project



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LDP PROVISIONS – THE VILLAGE AT WELLARD STAGE 8 – LOT 1372

The provisions addressed below and on the adjacent plan relate to the R40 development site at Lot 1372 in Stage 8 of The Village at Wellard Estate, Wellard.

The requirements of the Residential Design Codes apply unless otherwise provided for below.

The following standard represents variations to the Residential Design Codes and constitutes ‘Deemed-to-comply’ requirements pursuant to the Codes.

1. OPEN SPACE AND OUTDOOR LIVING AREA

a) Minimum Open Space (grouped and multiple dwellings):	30%
b) Minimum Outdoor Living Area (grouped dwellings):	20m ²
c) Minimum Outdoor Living Area (multiple dwellings):	As per R Codes

2. SETBACK PROVISIONS

	Minimum
a) Multiple dwellings: <ul style="list-style-type: none">- all boundaries except Lambeth Circle / Beauchamp Loop corner truncation- Lambeth Circle / Beauchamp Loop corner truncation	 Nil 1m
b) Grouped dwellings <ul style="list-style-type: none">- Beauchamp Loop- Lambeth Circle- Railway reserve and power infrastructure truncation	 1m 2m Nil

3. PLOT RATIO

Multiple dwellings	0.75 maximum
Grouped dwellings	As per R Codes

4. BUILDING HEIGHT

	Maximum
Multiple dwellings <ul style="list-style-type: none">- Top of wall (roof over)- Top of wall (parapet)- Top of pitched roof	 3 storeys 10.8m 12.3m 16.8m
Grouped dwellings	As per R Codes

5. BUILDING FORM AND ORIENTATION

- a) Dwellings must be designed to address the Primary Street, as illustrated by the ‘*Primary Dwelling Orientation*’ shown on the LDP. The front elevation shall consist of at least one major opening to a habitable room overlooking the Primary Dwelling Orientation.
- b) Where possible dwellings are to be designed to take advantage of northern solar orientation.

- 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 facade (i.e. varied wall setbacks);
- A minimum of two building materials, colours and/or finishes (E.g. render, brick, cladding);
- Major habitable room openings incorporating large windows to provide surveillance;
- Roof forms that incorporate gables;
- A balcony, portico, or veranda; or
- A built-in planter box.

6. VEHICLE ACCESS AND GARAGES/CARPORTS

- a) Vehicle access points are indicatively shown on the LDP. Exact and final vehicle access points are to be determined via a development approval process.
- b) All garages are to have doors to enclose them.

The following provisions only apply to Single and Grouped Dwellings where proposed garages face the primary street:

- c) 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 line.
- d) Where lots have a frontage of 12 metres or less, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
- e) Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
- A clear indication of the dwelling entrance.
 - The dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or veranda with a minimum depth of 1.5 metres.
 - Garages are to be set back at least 0.5 metres behind the dwelling alignment.
- f) For any single storey dwelling on a lot with a frontage less than 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.
- g) Double garages are permitted on lots less than 10m wide where dwellings are two storeys and where major openings to habitable rooms are provided on the primary street frontage.

7. LANDSCAPING

- a) The primary street setback area of grouped dwellings which face Lambeth Circle and/or the corner truncation of Lambeth Circle and Beauchamp Loop shall be developed to incorporate a sensitive and soft treatment and interface through the use of landscaping with a minimum of 50% soft landscaping. The entire adjacent verge area shall also be landscaped with semi mature plantings.
- b) The primary street setback area of multiple dwellings which face Lambeth Circle and/or the corner truncation of Lambeth Circle and Beauchamp Loop shall be developed to incorporate a sensitive and soft treatment and interface through the use of landscaping with a minimum of 100% soft landscaping. The entire adjacent verge area shall also be landscaped with semi mature plantings.

8. LANDMARK ELEMENT

- a) Built form at the landmark location identified on the Local Development Plan shall be treated with additional architectural emphasis such as distinctive roof forms and colours, complemented by a contrast in materials.

9. UNIFORM ESTATE BOUNDARY FENCING

- a) Fencing design and materials should complement and be consistent with the building design.
- b) Front fences within the primary street setback being visually permeable above 0.9m to a maximum height of 1.2m above natural ground level.
- c) For secondary street boundaries, fencing shall be visually permeable above 1200mm behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.
- d) Colourbond fencing is not permitted to the street boundary.

* Primary / secondary streets to be determined at development/subdivision stage

10. INCIDENTAL DEVELOPMENT

- a) Clotheslines, rainwater tanks, satellite dishes are to be screened from view from the Primary Street.

11. NOTIFICATION TO PROSPECTIVE PURCHASES

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

12. QUIET HOUSE DESIGN

- a) As defined by the Noise Assessment undertaken by Lloyd George Acoustics (2017) for Lot 1372 Wellard Village Quiet House Design provisions apply to lots as identified on the reverse plan. Building permit applications to the Town of Kwinana must demonstrate compliance with the relevant “Deemed to Comply Construction Standards”, including the provision of air conditioning as part of the Building Permit Application. Alternative construction methodology can be used subject to the Town of Kwinana approval upon advice from a suitably qualified acoustic consultant.
- b) Noise mitigation requirements are as follows for all building floors:

FACADE DIRECTION	MINIMUM “DEEMED TO COMPLY” PACKAGE REQUIREMENT
NW	Package B
NE	Package A
SW	Package A

- c) ‘Package A – Deemed to Comply Construction Standards’ are required as identified by the noise mitigation requirements for buildings affected by rail noise from the Perth to Mandurah Railway.
- d) ‘Package B – Deemed to Comply Construction Standards’ are required as identified by the noise mitigation requirements for buildings affected by rail noise from the Perth to Mandurah Railway.

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SIGNATURE:

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Appendix A

DEEMED TO SATISFY CONSTRUCTION STANDARDS

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Package A

Area	Orientation to Road or Rail Corridor	Package A (up to 60 dB $L_{Aeq(Day)}$ and 55 dB $L_{Aeq(Night)}$)
Bedrooms	Facing	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<ul style="list-style-type: none"> Windows systems: As above.
	Opposite	No requirements
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to be same performance including brush seals.
	Side	<ul style="list-style-type: none"> Windows and external door systems: As above.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> Walls (minimum $R_w + C_{tr}$ 45) – Two leaves of 90mm thick brick with minimum 50mm cavity Roof and ceiling (minimum $R_w + C_{tr}$ 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm compressed fibre cement sheet. Mechanical ventilation – Refer following pages.
Outdoor Living Area		<ul style="list-style-type: none"> Locate on the side of the building that is opposite to the corridor if practicable; or Locate within alcove area so that the house shields it from corridor if practicable.

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.

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Package B

Area	Orientation to Road or Rail Corridor	Package B (up to 63 dB $L_{Aeq(Day)}$ and 58 dB $L_{Aeq(Night)}$)
Bedrooms	Facing	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings.
	Side	<ul style="list-style-type: none"> Windows systems: As above.
	Opposite	<ul style="list-style-type: none"> Windows systems: Glazing up to 40% of floor area (minimum $R_w + C_{tr}$ 25) – 4mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Alternatively, 6mm thick glass (monolithic, toughened or laminated) in sliding frame.
Other Habitable Rooms Including Kitchens	Facing	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 31) – 10mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Sliding glass doors to have laboratory certificate confirming $R_w + C_{tr}$ 31 performance. Alternative, change to hinged door with perimeter acoustic seals and 10mm thick glass.
	Side	<ul style="list-style-type: none"> Windows and external door systems: Glazing up to 60% of floor area (minimum $R_w + C_{tr}$ 28) – 6mm thick glass (monolithic, toughened or laminated) in fixed sash, awning or casement opening with seals to openings. Doors to be either 35mm thick solid timber core door with full perimeter acoustic seals. Glazed inserts to match the above. Glass doors to be same performance ($R_w + C_{tr}$ 28) including brush seals.
	Opposite	No requirements
General	Any	<ul style="list-style-type: none"> Walls (minimum $R_w + C_{tr}$ 50) – Two leaves of 90mm thick brick with minimum 50mm cavity. Cavity to include 25mm thick, 24kg/m³ insulation and where wall ties are required, these are to be anti-vibration/resilient type. Roof and ceiling (minimum $R_w + C_{tr}$ 35) – Standard roof construction with 10mm plasterboard ceiling and minimum R2.5 insulation between ceiling joists. Eaves to be closed using 4mm thick compressed fibre cement sheet. Mechanical ventilation – Refer following pages.
Outdoor Living Area		<ul style="list-style-type: none"> Locate on the side of the building that is opposite to the corridor; or Locate within alcove area so that the house shields it from corridor.

Note: Any penetrations in a part of the building envelope must be acoustically treated so as to not downgrade the performance of the building elements affected. Most penetrations in external walls such as pipes, cables or ducts can be sealed through caulking gaps with non-hardening mastic or suitable mortar.

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Mechanical ventilation/airconditioning

Where outdoor noise levels are above the “target”, both Packages A and B require mechanical ventilation or airconditioning to ensure that windows can remain closed in order to achieve the indoor noise standards.

In implementing Packages A and B, the following need to be observed:

- Evaporative airconditioning systems will not meet the requirements for Packages A and B because windows need to remain open;
- Refrigerative airconditioning systems need to be designed to achieve fresh air ventilation requirements;
- air inlets need to be positioned facing away from the transport corridor where practicable;
- ductwork needs to be provided with adequate silencing to prevent noise intrusion.

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