



**LEGEND**

- Local Development Plan Boundary
- R25 Coding
- R40 Coding
- DX Duplex
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Footpaths
- Retaining Wall
- BAL Affected Lots
- Acoustic Provisions apply - refer Provision 9
- Approximate street tree location. Refer to approved Landscaping Plan available from the City for detail. Street trees are not to be removed or relocated by landowners.

**ENDORSEMENT OF REGISTERED TOWN PLANNER**

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

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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 260m<sup>2</sup>) except where variations to the provisions of the Local Development Plan are sought.

# ANNEXURE N

**Scale: 1:1000 @ A3**

0 10 20 30m

PLAN: PACWE-4-037  
DATE: 19/03/2021  
PROJECTION: PCG 94  
DATUM: AHD

REVISION:  
DRAWN: JP  
PLANNER: MT  
CHECK: CH

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LOCAL DEVELOPMENT PLAN PROVISIONS - THE VILLAGE AT WELLARD STAGE 44

The provisions addressed below and on the reverse plan relate to Stage 44 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-CODE VARIATIONS	
a. Minimum Open Space*:	
i. R25:	40%
ii. R40:	30%
NOTES -	
*NB:	
• Minimum open space may be reduced to:	
— 40% for R25 lots, subject to the provision of a 30m² Outdoor Living Area.	
— 30% for R40 lots, subject to the provision of a 20m² Outdoor Living Area.	
• In both instances, a minimum of 4m is required, with two-thirds of this area uncovered and located behind the street setback area.	

2. SETBACK PROVISIONS		
	Minimum	Maximum
a. Dwelling:		
i. Primary Street:		
R25:	3.0m	5.0m
R40:	2.0m	4.0m
b. Garage:		
i. Primary Street:	4.5m	
ii. Secondary Street:	Nil	
c. Boundary Walls (Parapets):	For all R40 lots, and lots with a frontage of 11m 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).	

3. BUILDING FORM, ORIENTATION & DWELLING FAÇADE

- 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. 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:
- i. 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.
- 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 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

- i. All garages are to have doors to enclose them.
- ii. Recommended garage locations apply to all lots identified on the Local Development Plan: this is referencing the side of the lot to which the garage location is recommended. Recommended garage locations do not prescribe boundary walls.
- iii. 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.
- iv. 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.
- v. 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.
- vi. For any single storey dwelling 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.
- vii. Double garages are permitted on lots less than 10 metres wide where dwellings are two-storeys and where major openings to habitable rooms are provided on the primary street frontage.
- viii. For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5 metres where it adjoins the primary street setback.

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. FENCING

- a. 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 level.
- 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 truncation with a habitable room addressing the street.

7. BUSHFIRE MANAGEMENT

- a. 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 Australian Standard 3959

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 tress are not to be relocated or removed by landowners.

9. ACOUSTICS

- a. The following noise requirements will be met for Lots 1946, 1947, 1950 and 1951:

BUILDING ELEMENT	REQUIREMENT
i. Walls:	<ul style="list-style-type: none"><li>All walls are to be of double brick cavity construction, minimum 90mm thick brick/50mm cavity/90mm thick brick.<ul style="list-style-type: none"><li>Each brick must be laid with all joints filled solid with mortar;</li><li>Any alternatives are to satisfy Rw50 airborne acoustic rating.</li></ul></li><li>For the wall on the zero lot boundary:<ul style="list-style-type: none"><li>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.</li><li>The inside lead of brickwork is to be finished with 13mm thick cement render (i.e. not direct stick plasterboard).</li><li>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.</li></ul></li></ul>
ii. Windows:	<ul style="list-style-type: none"><li>Windows are to be minimum 4mm thick glass in high quality residential grade frame achieving minimum Rw + Ctr 23 acoustic rating.</li></ul>
iii. Roof/Ceiling:	<ul style="list-style-type: none"><li>Ceilings to be minimum 10mm thick plasterboard with R 2.0 insulation laid above, between the ceiling joints.</li><li>Alternative roof/ceiling construction to achieve minimum Rw 42.</li><li>Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting.</li></ul>
iv. Mechanical	<ul style="list-style-type: none"><li>Any fans, air-conditioning or the like must be selected on the basis of quiet operation.</li><li>Air-conditioning units are to be:<ul style="list-style-type: none"><li>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</li><li>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).</li></ul></li></ul>

10. 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.

LOCAL DEVELOPMENT PLAN

Stage 44, The Village at Wellard    Page 2 of 2

A PEET Limited and Department of Housing Joint Venture Project

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