



**LEGEND**

Local Development Plan Boundary

R25 Coding

R30 Coding

R40 Coding

Primary Dwelling Orientation

Secondary Dwelling Orientation

Recommended Garage Location

Footpaths

Retaining Wall

No Vehicle Access

Uniform Estate Fencing

BAL Affected Lots

Retained Trees

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.

LOCAL DEVELOPMENT PLAN PROVISIONS - VILLAGE AT WELLARD STAGE 27B

RESIDENTIAL DESIGN CODE VARIATIONS

The provisions addressed below and on the reverse plan relate to Stage 27B 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 VARIATION		
a) Minimum Open Space*: i. R25: ii. R30: iii. R40:		40% 35% 30%
2. SETBACK PROVISIONS		
	Minimum	Maximum
a) Dwelling: i. Primary Street R25: R30 and R40:	3.0m 2.0m	5.0m 4.0m
b) Garage Setbacks: i. Primary Street: ii. Rear Laneway: iii. Secondary Street:	4.5m 0.5m Nil	- 1.5m -
c) Boundary Walls (Parapets)	For all R30 and 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).	
NOTES - MINIMUM OPEN SPACE		
*NB: <ul style="list-style-type: none"><li>For R25 lots, a minimum open space may be reduced to 40%, subject to the provision of a 30m<sup>2</sup> Outdoor Living Area.</li><li>For R30 and R40 lots, minimum open space may be reduced to 35% and 30% respectively, subject to the provision of a 20m<sup>2</sup> Outdoor Living Area.</li><li>In all instances, a minimum dimension of 4m is required, with two-thirds of this area being uncovered and located behind the street setback area.</li></ul>		

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.
- This 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);
- i. A minimum of two building materials, colours and/or finishes (i.e. render, brick, cladding);
- ii. Major habitable room openings incorporating large windows to provide surveillance;
- iii. Roof forms that incorporate gables;
- iv. A balcony, portico or verandah; or
- v. Built-in planter box.

- d) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- e) For lots where vehicle access is gained solely from a rear laneway, the ceiling height for rooms located on the front elevation shall be a minimum 32 vertical brick courses (2.7m).
- f) A 4m<sup>2</sup> 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 the 2019 **R-Codes - Residential Design Codes Volume 1**.

4. VEHICULAR ACCESS & GARAGES/CARPORTS

- a) All garages to have doors to enclose them.
- b) 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.
- 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 12m 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:
- 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 veranda, forward of the dwelling alignment with a minimum depth of 1.5m.
- iii. Garages are to be setback at least 0.5m behind the dwelling alignment.
- f) For any single storey dwelling on a lot with a frontage less than 10m 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.
- h) For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m, where it adjoins the primary street boundary.

5. UNIFORM ESTATE BOUNDARY FENCING

- a) Uniform fencing is required to be provided as shown on the Local Development Plan.
- b) 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 0.9m to a maximum height of 1.2m above natural ground level.
- b) For secondary street boundaries, fencing shall be visually permeable above 1.2m behind the primary street setback, for a minimum length of 3m behind the truncation with a habitable room addressing the street.

7. BUSHFIRE MANAGEMENT

- a) The land the subject of this Local Development Plan 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 of a Bushfire Management Plan require a Bushfire Attack Level 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 is required per standard lot and a minimum of one tree on the primary street and two trees on the secondary street is required per corner lot (or as agreed by 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 landowners.

9. ACOUSTICS

- a) The following noise requirements will be met for Lots 2089 - 2091, 2108 - 2112 and 2129 - 2133,:

BUILDING ELEMENTS	REQUIREMENTS
a) 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 R<sub>w</sub> 50 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 leaf 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>
b) Windows:	<ul style="list-style-type: none"><li>Windows to be minimum 4mm thick glass in high quality residential grade frame achieving minimum R<sub>w</sub> + C<sub>r</sub> 23 acoustic rating.</li></ul>
c) 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 joists.</li><li>Alternative roof/ceiling construction to achieve minimum R<sub>w</sub> 42.</li><li>Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting.</li></ul>
d) 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 distance and line of site to adjoining dwellings; or</li><li>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).</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 27B, The Village at Wellard Page 2 of 2

A PEET Limited and Department of Housing Joint Venture Project

Not to Scale @ A3

PLAN: PACWE-4-036  
DATE: 18/08/2020  
PROJECTION: PCG 94  
DATUM: AHD

REVISION:  
DRAWN: JP  
PLANNER: MT  
CHECK: MT



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