



Experience the best of both worlds.

The Village at Wellard is a vibrant estate offering life's conveniences within a stunning natural environment. With a train station at its heart and a Village Centre boasting Woolworths and a range of specialty shops, cafes and services, everything you need is right on your doorstep.

Providing a true village lifestyle, The Village at Wellard is just a 28-minute train ride from the Perth CBD, and an easy drive from the nearby cities of Fremantle and Rockingham.

Blocks are now selling, allowing you to enjoy the best of both worlds. Surrounded by natural bushland and all the

space you need to build your dream home, peace and quiet is yours to enjoy.

Available blocks are located just a short walk from the Village Centre and Wellard train station and minutes from a choice of established schools, beaches and recreational facilities. Closer to home, over 30 hectares of landscaped parks, 17 hectares of natural bushland and 10 hectares of conservation wetlands provide a stunning natural backdrop.

It's these touches and more that make the Village at Wellard an active, healthy and vibrant community, where living life to the full comes easy.



LEGEND

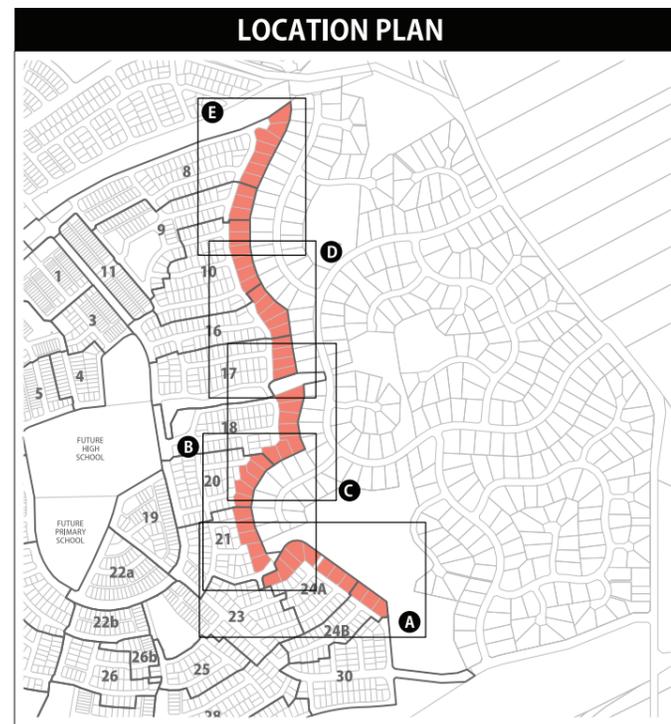
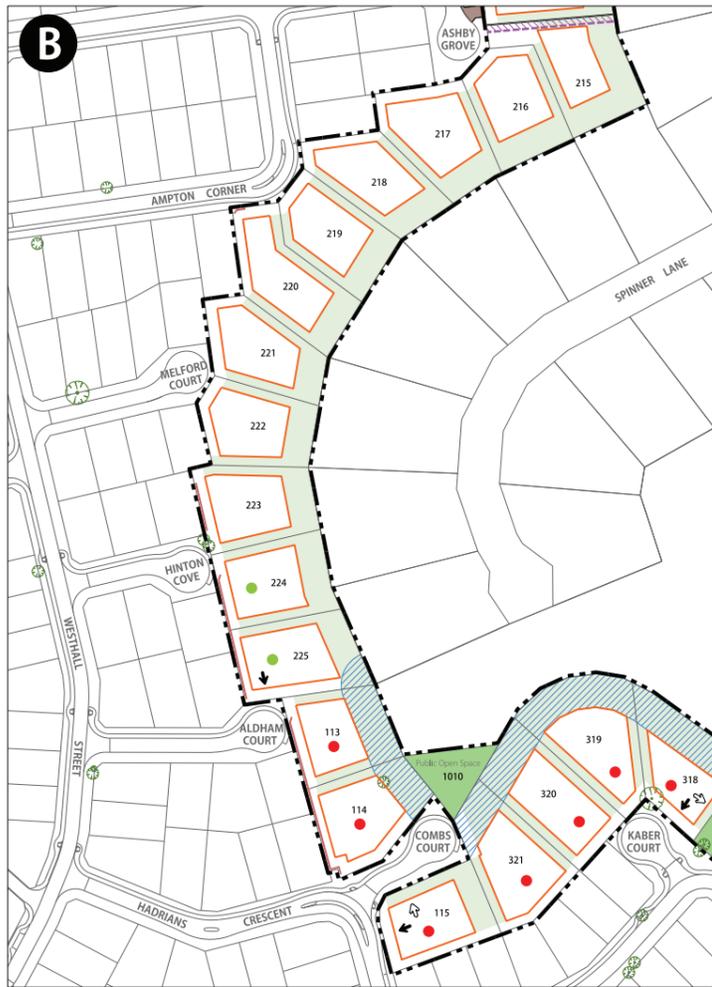
- Latest Release
- Previous Release
- Retaining Wall
- Garage - designated position
- Sold
- Street Tree (Landscaping shown is purely conceptual)
- Retained Tree (Indicative size and location only)

Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey, November 2014. In particular, the location of the services (sewer, electricity, water, drainage, retaining wall and stairs) as depicted on this plan may be varied to satisfy the conditions imposed by the Western Australian Planning Commission and other relevant authorities for the approval of the subdivision to create the lots shown on this plan.



Government of Western Australia
Housing Authority

PEET



LEGEND

- Local Development Plan Boundary
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Bushfire Attack Level 12.5
- Bushfire Attack Level 29
- Retaining Wall
- 14m "Low Fuel" Building Protection Zone
- Tree Preservation Area
- Indicative Building Envelope
- Public Open Space/PAW
- Designated Driveway Crossover
- 3m Stormwater Drainage Easement
- Trees to be Retained

LOCAL DEVELOPMENT PLAN

Homestead Lots, The Village at Wellard Page 1 of 2

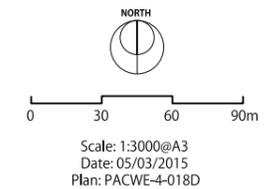
A PEET Limited and Department of Housing Joint Venture Project

ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE:

DATE: 10 April 2015



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LDP PROVISIONS – VILLAGE AT WELLARD HOMESTEAD LOTS

The provisions addressed below and on the reverse plan relate to various lots within The Village at 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. SETBACK PROVISIONS for Lots 113, 115, 211-214, 216-225, 311-335, 475-477 & 318-320 Kaber Court

	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback	4.0m
c) Rear Setback*	12.0m/14.0m

NOTES

* Buildings will be setback a minimum of 12.0m from the rear boundary with the exception of Lots 475-477, 318-320 Kaber Court & 113, which shall be setback a minimum of 14.0m from the rear boundary in accordance with the Building Protection Zone imposed by the Wellard Village Fire Management Plan.

2. SETBACK PROVISIONS for Lots 114 Combs Court

	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback Eastern Boundary Western Boundary	14.0m 4.0m
c) Rear Setback	4.0m

3. SETBACK PROVISIONS for Lots 315–317 Brantwood Turn

	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback Lot 315 Northern Boundary Southern Boundary Lot 316 Northern Boundary Southern Boundary	8.0m Nil Nil 8.0m

3. SETBACK PROVISIONS for Lots 315–317 Brantwood Turn cont.

b) Side Setback Lot 317 Northern / Southern Boundary	4.0m
c) Rear Setback	14.0m

4. SETBACK PROVISIONS for Lot 321 Combs Court

	Minimum
a) Dwelling – Primary Street	5.0m
b) Side Setback Northern Boundary Eastern / Western Boundary	14.0m 4.0m
c) Rear Setback	4.0m

5. SETBACK PROVISIONS for Lot 215 Ashby Grove

	Minimum
a) Dwelling – Primary Street	N/A
b) Side Setback Eastern Boundary Western Boundary	12.0m 4.0m
c) Rear Setback	12.0m

6. BUILDING FORM & ORIENTATION

- 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 or POS, whichever applies.
- 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.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- Indicative Building Envelopes are identified on the Local Development Plan. Actual building envelopes will range from approximately 600m² – 750m² and will be defined at Building Permit stage.
- Development shall take into account the TPS 2 requirements as detailed in Schedule IV – Development Area 2 Clause 8 (b) with regard to construction materials.
- Retaining walls are permitted outside the building envelope for side boundaries, subject to the preservation of existing vegetation. The City may request the landowner undertake a tree planting programme within the tree preservation area if identified by the City as being deficient in vegetation cover, resulting from retaining wall construction.

- Development of swimming pools and outdoor living areas within the Primary Street Setback is permitted, where the front of the lot is retained by a minimum 1.8m from the verge height.

7. VEHICULAR ACCESS and GARAGES/CARPORTS

- All garage/carports for single dwellings shall accommodate a minimum of two cars parked side by side.
- Designated crossover locations apply to lots identified on the Local Development Plan.
- All garages are to have doors to enclose them.

8. 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.

9. INCIDENTAL DEVELOPMENT

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

10. TREES

- Vegetation shall not be removed from the Tree Preservation Area without the written approval of Council, except where necessary to maintain an appropriate BPZ, or if vegetation is considered not worthy of retention as determined by the City of Kwinana.
- Trees identified on the Local Development Plan located within road reserves are the property of Council, and are not to be removed.

11. FIRE MANAGEMENT

- Development shall take into account the TPS 2 requirements as detailed in Schedule IV – Development Area 2 Clause 8, the requirements of the Fire Management Plan for the Village at Wellard, this Local Development Plan and the City of Kwinana Fire Breaks Notice.
- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan or within 100m from any bushland, greater than 1 ha in area, shall be constructed to the appropriate BAL rating, in accordance with Australian Standard 3959.
- A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The submission is to include the detailed method for determining bushfire attack level – Method 2 from AS 3959 supporting the lower rating demonstrating compliance with AS 3959, WAPC Guidelines Planning for Bushfire Protection Policy.

12. NOTIFICATION TO PROSPECTIVE PURCHASES

- 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.

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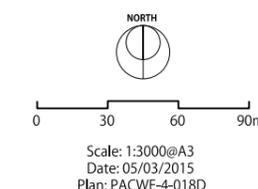
The requirement to consult with adjoining or other land owners to vary the Residential Design Codes in accordance with the Local Development Plan is not required except where variations to the provisions of the Local Development Plan are sought.

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

Homestead Lots, The Village at Wellard Page 2 of 2

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