



### Experience a true village lifestyle.

**The first walkable transit-oriented development on the Perth-Mandurah train line, The Village at Wellard is an award-winning village community located within Perth's flourishing southern corridor.**

Here, you'll enjoy a convenient, modern lifestyle like no other. All blocks are located within 800m of Wellard Train Station, which puts Perth CBD an easy 31-minute train ride away. Wellard Square is just a short stroll from the station, and boasts a Woolworths, 17 specialty stores, a café and a range of proposed amenities.

A range of transport links and a close connection to Kwinana Freeway puts the established cities of Rockingham, Mandurah and Fremantle on your doorstep, with their shops, restaurants, beaches and more.

Blocks in the Stage 26 Release are located walking distance from the beautiful new Somerford Park, with plenty of opportunities to enjoy a family picnic or an afternoon with the kids. A proposed primary school is just a short walk away, and a range of established schools can all be found close by.

With all this and more on your doorstep, don't miss your chance to enjoy a vibrant, connected lifestyle at The Village at Wellard today.



the village at  
**Wellard**

# RELEASE PLAN

## PROMENADE RELEASE (STAGE 26)

### RELEASE LEGEND

- Current Release
- Previous Release
- Retaining Wall
- 15.17 Lot Height
- Street Tree (Landscaping shown is purely conceptual)
- Garage – recommended position
- Retained by Department of Housing
- Retained Tree (Indicative size and location only)
- Sold



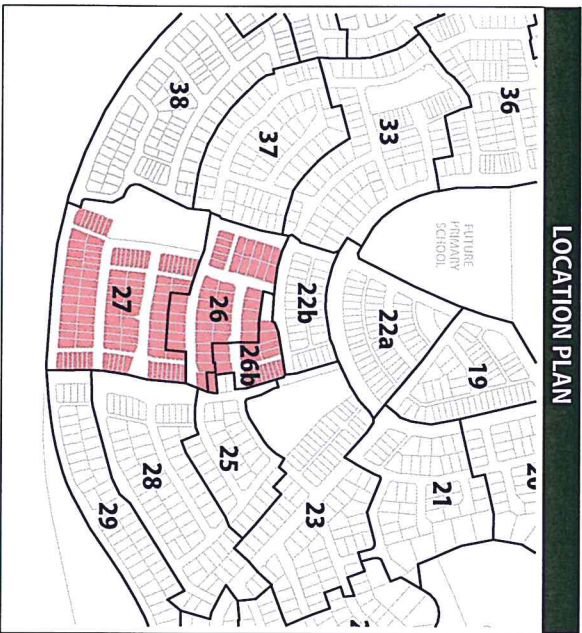
Whilst every care has been taken with the preparation of these particulars, which are believed to be correct, they are in no way warranted by the selling agent or its clients in whole or in part and should not be construed as forming part of any contract. Any intending purchasers are advised to make necessary enquiries to satisfy themselves on all matters in this respect. All areas and dimensions are subject to survey. April 2017. 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

R20 Coding

R25 Coding

R30 Coding

R40 Coding

Primary Dwelling Orientation

Secondary Dwelling Orientation

Retained Trees

Bushfire Attack Level 12.5

Bushfire Attack Level 19

Bushfire Attack Level 29

No Vehicle Access

Building Protection Zone

Recommended Garage Location

Designated Garage Location

4m Building Setback

**ENDORSEMENT OF REGISTERED TOWN PLANNER**

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

SIGNATURE:

DATE: 16/10/2015

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) except where variations to the provisions of the Local Development Plan are sought.



## LDP PROVISIONS – VILLAGE AT WELLARD STAGES 26 & 27

The provisions addressed below and on the reserve plan relate to Stages 26 & 27 within 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. R-CODE VARIATIONS

a) Minimum Open Space*:	
<b>R20/R25</b>	40%
<b>R30/R40</b>	35%

### 2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling		
– Primary Street	3.0m#	5.0m
<b>R20/R25</b>	2.0m	4.0m
<b>R30/R40</b>	Nil	-
– Laneway	2.0m	4.0m
– POS		
b) Garage Setbacks		
– Primary Street	4.5m	-
– Laneway	0.5m	1.5m
c) Boundary Walls (Parapets)	For R30/R40 lots boundary walls are permitted to both side boundaries (with the exception of side street boundaries) for: <ul style="list-style-type: none"><li>A maximum of 9m on the northern side boundary.</li><li>The length of the southern side boundary.</li></ul>	
d) Secondary Street Setbacks**	As per the R-Codes.	

### NOTES – MINIMUM OPEN SPACE

\* For R20/R25 lots site cover may be increased to 60% subject to the provision of a 30m<sup>2</sup> outdoor living area.  
For R30/R40 lots site cover may be increased to 65% subject to the provision of a 20m<sup>2</sup> outdoor living area.  
In all instances a minimum dimension of 4m is required with two thirds of this area uncovered and located behind the street setback area.

### SPECIAL PROVISIONS – SETBACK REQUIREMENTS

# For Lots 653 – 661 and 1668-1671 a minimum 4.0m building setback is required to the lots as noted on the reverse plan and in accordance with the approved Fire Management Plan.  
\*\* For Lot 652 and 1672 a minimum 4.0m secondary street setback is required as noted on the reverse plan and in accordance with the approved Fire Management Plan.

### 3. 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.
- 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 that includes the required major opening shall not be obstructed by visually impermeable fencing.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- Dual fronted lots fronting POS shall address both front and rear boundaries and provide an alfresco area fronting the POS with its view not obstructed by visually impermeable fencing.
- A maximum of 20% of the dwelling facade may be set beyond the maximum Primary Street Setback.

### 4. VEHICULAR ACCESS and GARAGES/CARPORTS

- Recommended garage locations apply to lots identified on the Local Development Plan; referencing the side of the lot to which the garage must be located. Recommended garage locations do not prescribe boundary walls.
- All garages are to have doors to enclose them.

### 5. 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.

### 6. INCIDENTAL DEVELOPMENT

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

### 7. FIRE MANAGEMENT

- All properties are subject to compliance with the approved Fire Management Plan. Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan or within 100 metres from any bushland, equal to or greater than 1 hectare in area, shall be constructed to the appropriate Bushfire Attack Level (BAL) rating, in accordance with AS3959.
- This LDP shall be read in conjunction with the approved Fire Management Plan.
- A proposed reduction to the nominated BAL rating as specified within the Fire Management Plan for any development will require a planning application for consideration. The submission is to include the detailed method for determining bushfire attack level by a suitably qualified consultant – Method 2 from AS3959 supporting the lower rating demonstrating compliance with AS3959, WAPC Guidelines Planning for Bushfire Protection Policy.

### 8. TREES

- Trees identified on the Local Development Plan are located within road reserve and are the property of Council. These trees shall not be removed without the prior written consent of Council.

### 9. 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.

#### ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE:  DATE: **16/10/2015**

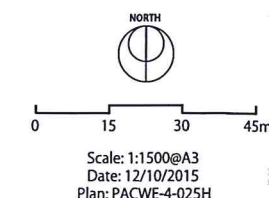
## LOCAL DEVELOPMENT PLAN

Stages 26-27, The Village at Wellard Page 2 of 2

A PEET Limited and Department of Housing Joint Venture Project

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.



A 28 Brown St, East Perth WA 6004  
P (08) 9325 0200  
E [info@creativedp.com.au](mailto:info@creativedp.com.au)  
W [creativedp.com.au](http://creativedp.com.au)



Copyright Creative Design + Planning. No part of this plan may be reproduced in any form without prior consent from CDP. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to final survey. Cartography depicted on plan are diagrammatic only.