

the village at  
**Wellard**

# STAGE PLAN

## BUILDER'S RELEASE STAGE 35A



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, September 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.

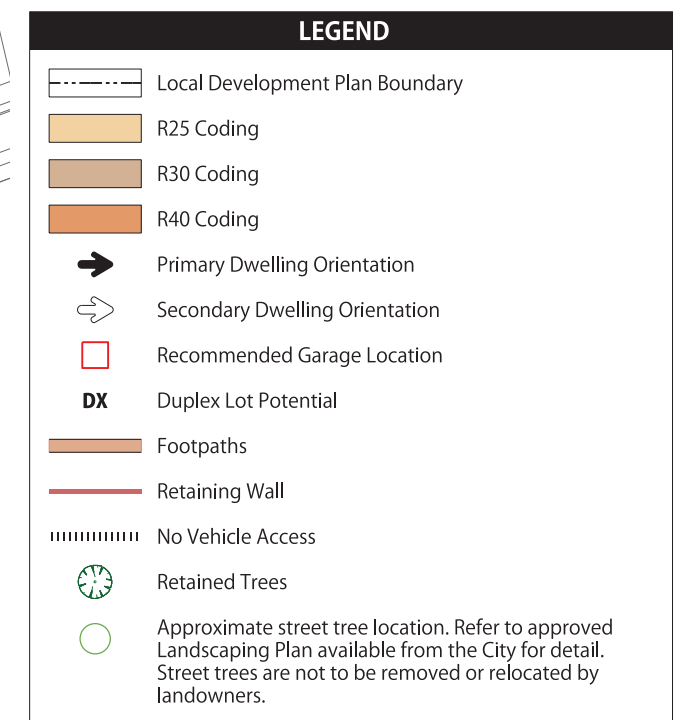
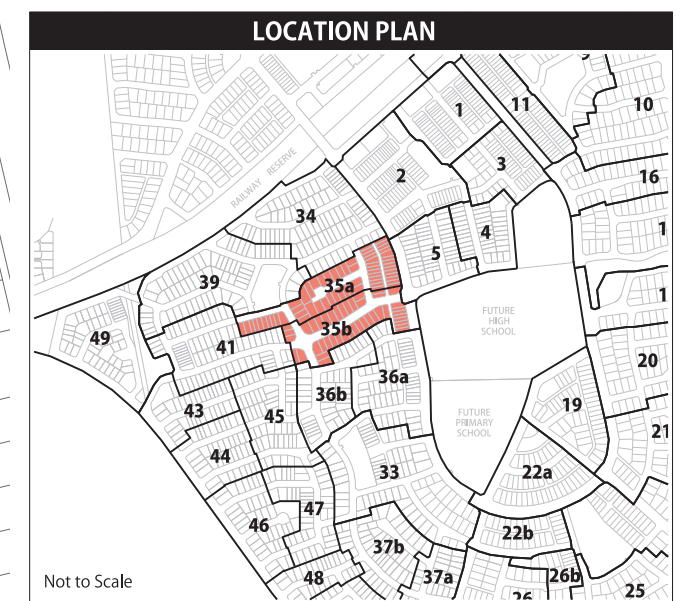


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**ENDORSEMENT OF REGISTERED TOWN PLANNER**

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

SIGNATURE: \_\_\_\_\_ DATE: 1/12/2017

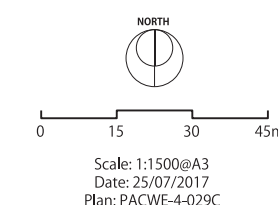
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# LOCAL DEVELOPMENT PLAN

Stages 35A & 35B, The Village at Wellard Page 1 of 3

A PEET Limited and Department of Housing Joint Venture Project



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DESIGN+PLANNING

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LDP PROVISIONS – VILLAGE AT WELLARD STAGE 35A and 35B

The provisions addressed below and on the reverse plan relate to Stage 35A and 35B 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 Codes.

1. R-CODE VARIATIONS		
a) Minimum Open Space*:		
i. R25:		40%
ii. R30 and R40:		35%

2. SETBACK PROVISIONS		
	Minimum	Maximum
a) Dwelling:		
i. Primary Street:		
- <b>R25:</b>	3.0m	4.0m
- <b>R30 and R40:</b>	2.0m	4.0m
ii. Rear Laneway:	Nil	-
b) Garage Setbacks:		
i. Primary Street:	4.5m	-
ii. Rear Laneway:	0.5m	1.5m
iii. Secondary Street:	Nil	-
c) Boundary Walls: (Parapets)	For all R30 and R40 lots and lots with a frontage of 10m 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, minimum open space may be reduced to 40%, subject to the provision of a 30m² Outdoor Living Area.</li><li>For R30 and R40 lots, minimum open space may be reduced to 35%, subject to the provision of a 20m² Outdoor Living Area.</li><li>In both instances a minimum dimension of 4m is required with two thirds of this area uncovered and located behind the street setback area.</li></ul>	

3. BUILDING FORM, ORIENTATION & DWELLING FACADE

- 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 facade (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 incorporating 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) Dwellings on Lots 1256 - 1277, 1329 – 1336, 1646 – 1653 and 1667 are to provide an appropriate, high quality interface with the surrounding streetscape, through the use of the following architectural features:
- i. Articulation in the dwelling façade (i.e. varied wall setbacks);
  - ii. A mix of building materials, colours and finishes (e.g. render, brick, cladding);
  - iii. Major habitable room openings, incorporating large windows to provide street surveillance;
  - iv. Roof forms that incorporate either gables, eaves, veranda or a feature portico; and
  - v. The wall plate height on the front elevation shall be a minimum of 28 courses.
- e) Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- f) A 4m² store room shall be provided for all single dwellings on lots with a frontage of 7.5m in accordance with the requirements of Clause 5.4.5 C5.1 of the Residential Design Codes.

4. VEHICULAR ACCESS & GARAGES/CARPORTS

- a) All garages are 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 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:
- i. A clear indication of the dwelling entrance.
  - ii. 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.
  - iii. 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.
- h) For all lots where a footpath adjoins the boundary, the garage must be setback a minimum 4.5m from that boundary.

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 0.9m to a maximum height of 1.2m above natural ground level.
- b) 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.

7. STREET TREES

- a) In accordance with the City’s Streetscape Policy, a minimum of one street tree 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 trees are not to be relocated or removed by landowners.

8. INCIDENTAL DEVELOPMENT

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

9. ACOUSTICS

- a) The following noise requirements will be met for Lots 1256 - 1277, 1329 – 1336, 1646 – 1653 and 1667:

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 Rw 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>

LOCAL DEVELOPMENT PLAN

Stages 35A & 35B, The Village at Wellard Page 2 of 3

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Not to Scale @ A3  
Date: 25/07/2017  
Plan: PACWE-4-029C

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b) Windows:	<ul style="list-style-type: none"><li>• Windows to be minimum 4mm thick glass in high quality residential grade frame achieving minimum <math>R_w + C_{tr}</math> 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 <math>R_w</math> 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.

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