the village at **Wellard**

STAGE PLAN

HEYWOOD RELEASE STAGE 39



RELEASE LEGEND

- Latest Release
- Previous Release
- Sold
- Retaining Wall
- 15.17 Lot Height
- Street Tree (Landscaping shown is purely conceptual)
- Garage – recommended position
- Retained by Housing Authority
- 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 2015. 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

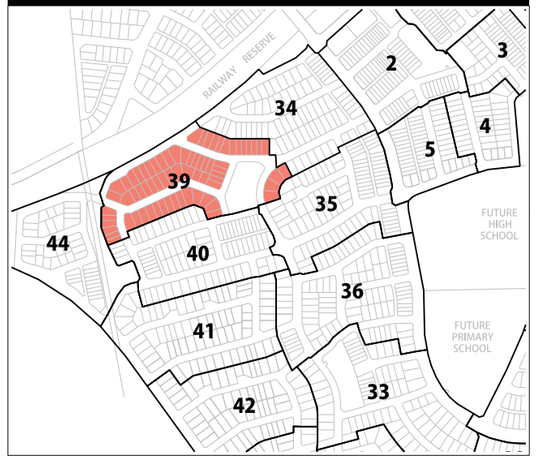
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LEGEND

- Local Development Plan Boundary
- R25 Coding
- R35 Coding
- R40 Coding
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Quiet House Design Requirement
- DX — Duplex Lot Potential
- Footpaths
- Retaining Wall
- No Vehicle Access
- Bushfire Attack Level (BAL) 12.5
- Retained Trees

LOCATION PLAN



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 260m²) except where variations to the provisions of the Local Development Plan are sought.

LOCAL DEVELOPMENT PLAN

Stage 39, The Village at Wellard *Page 1 of 2*

A PEET Limited and Department of Housing Joint Venture Project

NORTH

0 15 30 45m

Scale: 1:1500@A3
Date: 12/10/2015
Plan: PACWE-4-019J

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LDP PROVISIONS – VILLAGE AT WELLARD STAGES 39

The provisions addressed below and on the reverse plan relate to Stage 39 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*:	
R25	40%
R35/R40	35%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling – Primary Street		
R25	3.0m	5.0m
R35/R40	2.0m	4.0m
b) Rear Setbacks	As per R-Codes	
c) POS Setback	2.0m	4.0m
d) Boundary Walls (Parapets)	For R35, R40 lots and R25 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

* For R25 lots site cover may be increased to 60% subject to the provision of a 30m² outdoor living area.
For R35/R40 lots site cover may be increased to 65% subject to the provision of a 24m² outdoor living area.
In all instances a minimum dimension of 4.0 metres is required with two thirds of this area uncovered and located behind the street setback area.

3. BUILDING FORM & ORIENTATION

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.

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) Where possible, dwellings are to be designed to take advantage of northern solar orientation.

d) 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) A 4m² store room shall be provided for all single dwellings in accordance with the requirements of the Residential Design Codes pursuant to Clause 5.4.5, C5.1.

b) Outbuildings are not to be located within 4.0 metres of the Public Open Space boundary

4. VEHICULAR ACCESS and GARAGES/CARPORTS

a) Where garages exceed 50% of the primary lot frontage, the following provision shall apply:
   i. Clear sight lines to the dwelling entrance,
   ii. Dwelling entrance to be the dominant feature of the facade,
   iii. Provision of a projecting portico or veranda with a minimum depth of 1.5 metres, and
   iv. Garages are to be set back at least 0.5 metres behind the dwelling facade.

b) Garages may be aligned with the dwelling facade provided they do not exceed the dwelling setback line.

c) Recommended garage locations apply to lots identified on the Local Development Plan, an alternative design may be approved by the City subject to the design meeting solar orientation principles, streetscape objectives, and any other statutory requirements to the satisfaction of the City. Recommended garage locations do not prescribe boundary walls.

d) All garages are to have doors to enclose them.

e) Access to on-site car parking spaces may be provided from either the primary or secondary street orientation unless otherwise designated on the Detailed Area Plan.

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. INCIDENTAL DEVELOPMENT

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

7. FIRE MANAGEMENT

a) Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan (prepared by Strategen, April 2015), shall be constructed to the appropriate BAL rating, as identified on the LDP, in accordance with Australian Standard 3959.

b) For Lots 1529 - 1537 a minimum 3.0 metre rear setback is required in accordance with the approved Fire Management Plan (prepared by Strategen, April 2015).

c) This LDP shall be read in conjunction with the approved Fire Management Plan.

d) A proposed reduction to the nominated Bushfire Attack Level (BAL) rating as specified within the Fire Management Plan for any development will require a planning application for consideration. The applicant will be required to undertake a new BAL assessment by a suitably qualified consultant, as part of the building and planning approval process to determine the Bushfire Attack Level in accordance with AS3959 and WAPC Guidelines for Bushfire Protection Policy.

8. QUIET HOUSE DESIGN

a) As defined by the Noise Assessment undertaken by Lloyd George Acoustics (2014) for Lot 9041 Wellard Village Quiet House Design provisions apply to lots as identified on the reverse plan. These provisions are outlined in Section 8.b.

b) The following noise insulation package is designed to meet the indoor noise standards for residential developments in areas where noise levels exceed the noise target but are within the limit.

AREA TYPE	ORIENTATION	PACKAGE 'A' MEASURES
Bedrooms	Facing road/rail corridor	• 6mm (min) laminated glazing • Fixed, casement or awning windows with seals • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/air-conditioning
	Side on to corridor	• 6mm (min) laminated glazing • Closed eaves • Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Living and work areas	Facing road/rail corridor	• 6mm (min) laminated glazing • Fixed, casement or awning windows with seals • 35mm (min) solid core external doors with acoustic seals • Sliding doors must be fitted with acoustic seals • Closed eaves • No vents to outside walls/eaves • Mechanical ventilation/air-conditioning
	Side on to corridor	• 6mm (min) laminated glazing • Closed eaves • Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

9. NOTIFICATION TO PROSPECTIVE PURCHASES

a) 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

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SIGNATURE: _____ DATE: 16/10/2015

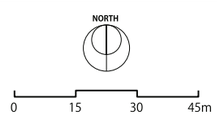
LOCAL DEVELOPMENT PLAN

Stage 39, The Village at Wellard *Page 2 of 2*

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