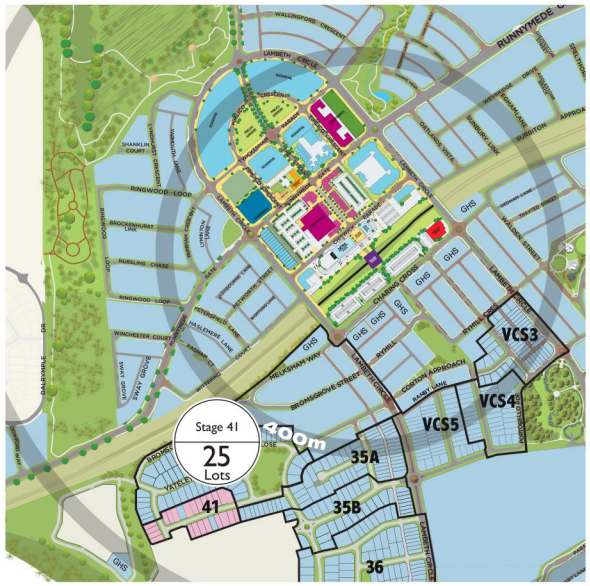
the village at Wellard

STAGE PLAN
STAGE 41 RELEASE



RELEASE LEGEND

- Latest Release
- Previous Release
- Future Release
- Sold
- Retaining Wall
- 15.17 Lot Height
- Street Tree (Landscaping shown is purely conceptual)
- Garage – recommended position
- Retained by Department of Communities
- 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

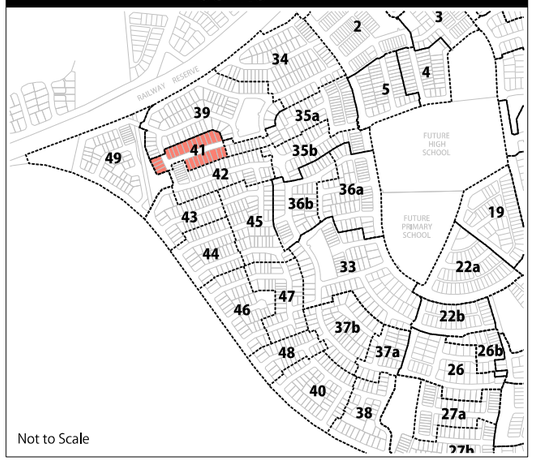
OPENING DOORS To Affordable Housing

PEET

PVIL0464.180416



LOCATION PLAN



Not to Scale

LEGEND

- Local Development Plan Boundary
- R25 Coding
- R40 Coding
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Footpaths
- Retaining Wall
- No Vehicle Access
- 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 260m²) except where variations to the provisions of the Local Development Plan are sought.

LOCAL DEVELOPMENT PLAN

Stage 41, The Village at Wellard *Page 1 of 2*

A PEET Limited and Department of Housing Joint Venture Project

NORTH

0 10 20 30m

Scale: 1:1000@A3
Date: 12/02/2018
Plan: PACWE-4-031

A 28 Brown St, East Perth WA 6004
P (08) 9325 0200
E info@creativedp.com.au
W creativedp.com.au

Creative DESIGN+PLANNING

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LDP PROVISIONS – VILLAGE AT WELLARD STAGE 41

The provisions addressed below and on the reverse plan relate to Stage 41 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. R40:	35%

2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling:		
i. Primary Street:		
- ***R25:***	3.0m	4.0m
- ***R40:***	2.0m	4.0m
b) Garage Setbacks:		
i. Primary Street:	4.5m	-
ii. Secondary Street:	Nil	-
c) POS Setback	2.0m	4.0m
d) Boundary Walls: (Parapets)	For all 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:

- For R25 lots, minimum open space may be reduced to 40%, subject to the provision of a 30m² Outdoor Living Area.
- For R40 lots, minimum open space may be reduced to 35%, subject to the provision of a 20m² Outdoor Living Area.
- In both instances a minimum dimension of 4m is required with two thirds of this area uncovered and located behind the street setback area.

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) 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.

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

e) 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.

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

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. 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 41, The Village at Wellard *Page 2 of 2*

A PEET Limited and Department of Housing Joint Venture Project

Not to Scale @ A3
Date: 12/02/2018
Plan: PACWE-4-031

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E info@creativedp.com.au
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