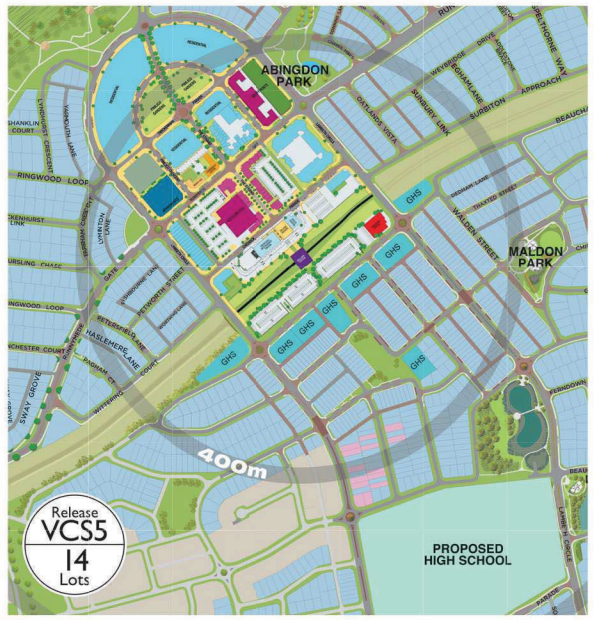
the village at **Wellard**

STAGE PLAN
VILLAGE CENTRE SOUTH 5





RELEASE LEGEND

- Latest Release
- Previous Release
- Sold
- Retaining Wall
- 15.17 Lot Height
- Street Tree (Landscaping shown is purely conceptual)
- 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 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

OPENING DOORS To Affordable Housing

PEET

PVILO590_061117



LEGEND

- Local Development Plan Boundary
- R40 Coding
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Recommended Single Garage Location
- DX — Duplex Lot Potential
- Footpaths
- Retaining Wall
- No Vehicle Access

LOCATION PLAN



ENDORSEMENT OF REGISTERED TOWN PLANNER

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

SIGNATURE: _____ DATE: 19/09/2016

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 for the construction of a dwelling on any lot within the area covered by the LDP (including lots with a land area less than 260m²) except where variations to the provisions of the LDP are sought. A building permit is required for the construction of all dwellings on any lot within the area covered by the LDP.

LOCAL DEVELOPMENT PLAN

Stages 3-5 Village Centre South, The Village at Wellard

A PEET Limited and Housing Authority Joint Venture Project *Page 1 of 2*

NORTH

0 15 30 45m

Scale: 1:1500@A3
Date: 02/05/2016
Plan: PACWE-4-017K

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PROVISION – VILLAGE CENTRE SOUTH STAGES 3, 4 & 5

The provisions addressed below and on the adjacent plan relate to Village Centre South Stages 3, 4 & 5 of The Village at Wellard, 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:	30%
b) Minimum Outdoor Living:	16m²

2. SETBACK PROVISIONS

Setbacks	Minimum	Maximum
a) Primary Street:	2.0m	4.0m
b) Garage: i. Primary Street: ii. Laneway:	 3.0m 0.5m	 - -
c) Garage Side:	Nil	-
d) Laneway: i. Ground Floor: ii. First Floor:	 0.5m Nil	 - -
e) Boundary Walls (Parapets):	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).	

3. BUILDING 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.

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

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

4. VEHICULAR ACCESS and GARAGES/CARPORTS

a) 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 but do not prescribe boundary walls.

b) On lots identifying a Recommended Garage Location, an alternative garage location may be approved by the City of Kwinana subject to the design meeting solar orientation principles, design guidelines and any other statutory requirements to the satisfaction of the City.

c) All lots with access to rear laneways shall obtain vehicular access from the laneway only.

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; and

iii. Garages are to be set back at least 0.5 metres behind the dwelling alignment.

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) An Outdoor living area with a minimum area of 16m², a minimum dimension of 4m and directly accessed from a living area is to be provided in accordance with the Residential Design Codes and located where possible, to take advantage of solar orientation.

b) Outdoor living areas are permitted to be located within the front setback at the discretion of the City.

c) Clotheslines, rainwater tanks, satellite dishes are not permitted within the front setback area.

7. 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.

8. NOISE REQUIREMENTS

a) All dwellings on lots with a frontage of 7.5m or less shall be constructed with the following noise requirements:

NOISE REQUIREMENTS

Building Element	Requirements
a) Walls	• All walls are to be of double brick cavity construction, minimum 90mm thick brick / 50mm cavity/ 90mm thick brick. o Each brick must be laid with all joints filled solid with mortar; o Any alternatives are to satisfy Rw 50 airborne acoustic rating. • For the wall on the zero lot boundary: o 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; o The inside leaf of brickwork is to be finished with 13mm thick cement render (i.e. not direct stick plasterboard); o 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.
b) Windows	• Windows to be minimum 4mm thick glass in high quality residential grade frame achieving minimum $R_w + C_{tr}$ 23 acoustic rating.
c) Roof/ Ceiling	• Ceilings to be minimum 10mm thick plasterboard with R 2.0 insulation laid above, between the ceiling joists. • Alternative roof/ceiling construction to achieve minimum R_w 42. • Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting.
d) Mechanical	• Any fans, air-conditioning or the like must be selected on the basis of quiet operation: • Air-conditioning units are to be: o 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 adjoined dwellings; or o 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).

ENDORSEMENT OF REGISTERED TOWN PLANNER

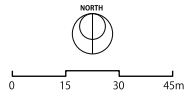
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LOCAL DEVELOPMENT PLAN

Stages 3-5 Village Centre South, The Village at Wellard

A PEET Limited and Housing Authority Joint Venture Project *Page 2 of 2*



Scale: 1:1500@A3
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