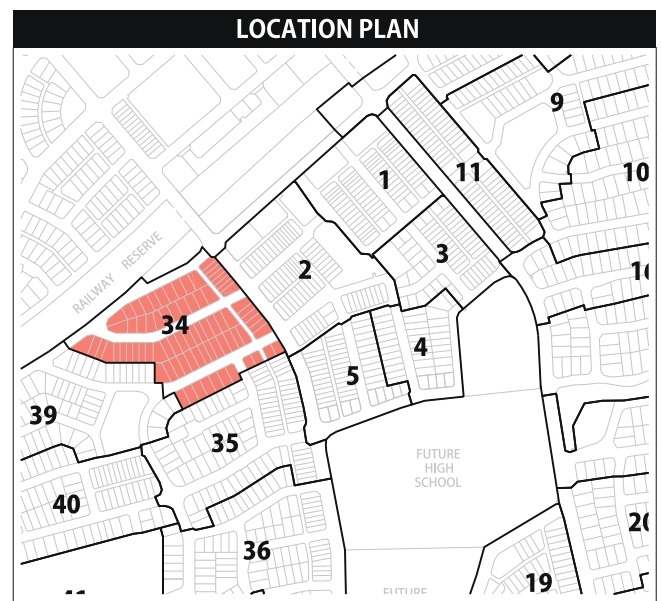




LEGEND

- Local Development Plan Boundary
- R35 Coding
- R40 Coding
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Recommended Garage Location
- Quiet House Design Requirement
- Lots subject to Provision 4b
- Duplex Lot Potential
- Footpaths
- Retaining Wall
- No Vehicle Access



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**

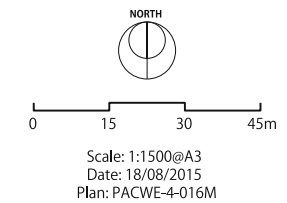
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LOCAL DEVELOPMENT PLAN

Stage 34, The Village at Wellard Page 1 of 2

A PEET Limited and Department of Housing Joint Venture Project



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LDP PROVISIONS – VILLAGE AT WELLARD STAGES 34

The provisions addressed below and on the reverse plan relate to Stage 34 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*:	35%
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2. SETBACK PROVISIONS

	Minimum	Maximum
a) Dwelling – Primary Street R35	3.0m	4.0m
R40 – Laneway	2.0m Nil	4.0m -
b) Garage Setbacks – Primary Street – Laneway	4.5m 0.5m	- 1.5m
c) 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).	

NOTES – MINIMUM OPEN SPACE

* Site cover may be increased to 65% (for R35/R40 lots) subject to the provision of a 20m² outdoor living area with a minimum dimension of 4m, two thirds of this area uncovered and located behind the street setback area.

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 which includes the required major opening shall be well articulated and its view not obstructed by visually impermeable fencing.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
- A 4m² store room shall be provided for all single dwellings in accordance with the requirements of the Residential Design Codes pursuant to Clause C5.1.

4. VEHICULAR ACCESS and GARAGES/CARPORTS

- All garages are to have doors to enclose them.
- For 10m wide front loaded lots, garage doors and supporting structures are permitted to be up to 6m wide when setback more than 1.0m behind the building facade.
- 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.

5. QUIET HOUSE DESIGN

- 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 5.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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 6mm (min) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Living and work areas	Facing road/rail corridor	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 6mm (min) laminated glazing Closed eaves Mechanical ventilation/air-conditioning
	Away from corridor	No requirements
Other indoor areas	Any	No requirements

6. 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.

7. INCIDENTAL DEVELOPMENT

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

8. 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.

9. ACOUSTICS

- The following noise requirements will be met for Lots 1175 – 1182.

BUILDING ELEMENTS	REQUIREMENTS
a) Walls	<ul style="list-style-type: none"> 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"> Each brick must be laid with all joints filled solid with mortar; Any alternatives are to satisfy R_w 50 airborne acoustic rating. For the wall on the zero lot boundary: <ul style="list-style-type: none"> 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; The inside leaf of brickwork is to be finished with 13mm thick cement render (i.e. not direct stick plasterboard); 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Any fans, air-conditioning or the like must be selected on the basis of quiet operation; Air-conditioning units are to be: <ul style="list-style-type: none"> 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 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).

LOCAL DEVELOPMENT PLAN

Stage 34, The Village at Wellard Page 2 of 2

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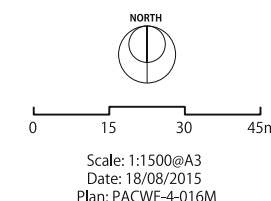
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