

### LEGEND

- Local Development Plan Boundary
- R25 Coding
- R30 Coding
- R40 Coding
- Primary Dwelling Orientation
- Secondary Dwelling Orientation
- Designated Garage Location
- Footpaths
- Retaining Wall
- BAL Affected Lots
- Asset Protection Zone
- 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.
- Retained Tree

This Local Development Plan has been approved by Council under the provisions of the City of Kwinana Local Planning Scheme No.2

Coordinator - Statutory Planning: \_\_\_\_\_

Date: **30 April 2024** City Ref: **DA10752**

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 260m<sup>2</sup>) except where variations to the provisions of the Local Development Plan are sought.

# LOCAL DEVELOPMENT PLAN

Stages 38 & 40 The Village at Wellard Page 1 of 7

A PEET Limited and Department of Housing Joint Venture Project

NORTH

Scale: 1:1500 @ A3

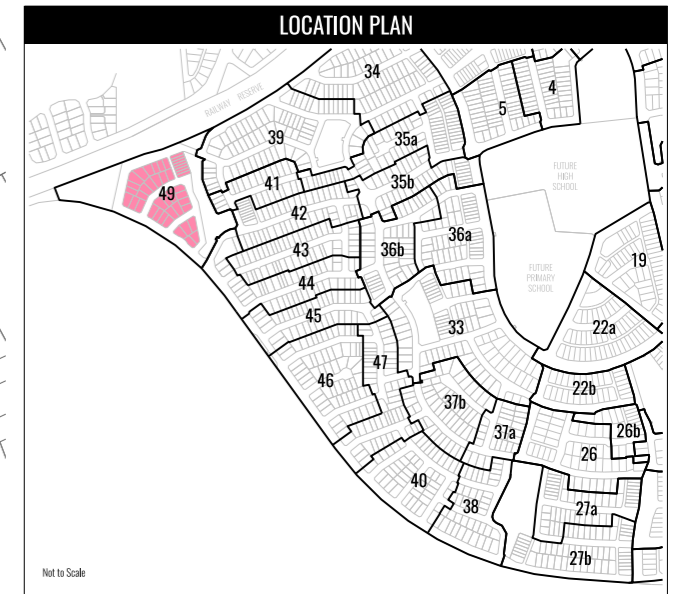
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PLAN: PACWE-4-042 REVISION: A  
 DATE: 21/03/2024 DRAWN: JP  
 PROJECTION: PCG 94 PLANNER: CH  
 DATUM: AHD CHECK: CH



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- Local Development Plan Boundary
- R25 Coding
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- Designated Garage Location
- Primary Dwelling Orientation
- BAL Affected Lots
- Secondary Dwelling Orientation
- Asset Protection Zone
- Footpaths
- Retaining Wall
- No Vehicle Access
- 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.
- Retained Trees
- Upper Floor - Package A  
Ground Floor - Standard Construction
- Upper Floor - Package A  
Ground Floor - Package A
- Upper Floor - Package B  
Ground Floor - Package A
- Upper Floor - Package B  
Ground Floor - Package B

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# LOCAL DEVELOPMENT PLAN

Stage 49 The Village at Wellard Page 2 of 7

A PEET Limited and Department of Housing Joint Venture Project

NORTH

Scale: 1:1500 @ A3

PLAN: PACWE-4-042 REVISION:  
 DATE: 13/02/2024 DRAWN: JP  
 PROJECTION: PCG 94 PLANNER: KG  
 DATUM: AHD CHECK: CH

**Town Planning & Urban Design**

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## LOCAL DEVELOPMENT PLAN PROVISIONS - THE VILLAGE AT WELLARD STAGE 38, 40, 49

The provisions addressed below and on the reverse plan relate to Stage 38, 40 & 49 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 R-Codes.

1. R-CODE VARIATIONS	
a. Minimum Open Space:	
i. R25:	40%
ii. R30	35%
iii. R40:	30%
NOTES:	
<p>*NB:</p> <ul style="list-style-type: none"> <li>Minimum open space may be reduced to: <ul style="list-style-type: none"> <li>40% for R25 lots, subject to the provision of a 30m<sup>2</sup> Outdoor Living Area.</li> <li>35% for R30 lots, subject to the provisions of a 20m<sup>2</sup> Outdoor Living Area.</li> <li>30% for R40 lots, subject to the provision of a 20m<sup>2</sup> Outdoor Living Area.</li> </ul> </li> <li>In all instances, a minimum of 4m is required, with two-thirds of this area uncovered and located behind the street setback area.</li> </ul>	

2. SETBACK PROVISIONS		
	Minimum	Maximum
a. Dwelling:		
i. Primary Street:		
R25	3.0m	5.0m
Lots 1783 – 1786 & 1801	3.0m	6.0m
R30 & R40	2.0m	4.0m
b. Garage:		
i. Primary Street	4.5m	-
ii. Secondary Street (No Footpath)	Nil	-
iii. Secondary Street (With Footpath)	1.5m	-
c. Boundary Walls (Parapets):	For all R30 & R40 lots, and lots with a frontage of 11 metres 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).	

### 3. BUILDING FORM, ORIENTATION & DWELLING FAÇADE

- 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.
- 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:
  - Articulation in dwelling façade (i.e. varied wall setbacks);
  - A minimum of two building materials, colours and/or finishes (e.g. render, brick, cladding);
  - Major habitable room openings incorporate large windows to provide surveillance;
  - Roof forms that incorporate gables;

- A balcony, portico, or verandah; or
  - A built-in planter box.
- Where possible, dwellings are to be designed to take advantage of northern solar orientation.
  - A 4m<sup>2</sup> store room shall be provided for all single dwellings on lots with a frontage of 7.5m or less, in accordance with the requirements of Clause 5.4.4 C4.5 of *State Planning Policy 7.3 Residential Design Codes Volume 1*.
- #### 4. VEHICULAR ACCESS & GARAGES/CARPORTS
- All garages are to have doors to enclose them.
  - Designated garage locations apply to lots identified on the Local Development Plan; this is referencing the side of the lot to which the garage location is recommended. Designated garage locations do not prescribe boundary walls.
  - 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.
  - Where lots have a frontage of ≤12 metres, garages may exceed 50% of the primary lot frontage to a maximum of 60% of the primary lot frontage.
  - Where garages exceed 50% of the primary lot frontage, they shall comply with the following:
    - A clear indication of the dwelling entrance.
    - The dwelling entrance shall be the dominant feature of the façade, and shall include a portico or verandah, forward of the dwelling alignment with a minimum depth of 1.5 metres.
    - Garages are to be setback at least 0.5 metres behind the dwelling alignment.
  - For any single storey dwelling with a frontage ≤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.
  - Double garages are permitted on lots <10 metres wide where dwellings are two-storeys and where major openings to habitable rooms are provided on the primary street frontage.
  - For all lots where a footpath adjoins the boundary, the garage must be setback a minimum of 4.5 metres where it adjoins the primary street setback.
- #### 5. 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.
- #### 6. FENCING
- Front fences within the primary street setback shall be visually permeable above 0.9 metres, to a maximum height of 1.2 metres above natural ground level.
  - For secondary street boundaries, fencing shall be visually permeable above 1.2 metres behind the primary street setback, for a minimum length of 3 metres behind the truncation, with a habitable room addressing the street.
  - For corner lots, with a boundary of over 25m which have a garage located to the primary street, fencing along the secondary street boundary shall be visually permeable above 1.2 metres behind the primary street setback, for a minimum length of 6 metres behind the truncation, with a habitable room addressing the secondary street.
- #### 7. BUSHFIRE MANAGEMENT
- The land subject of this LDP is within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan require a Bushfire Attack Level (BAL) Assessment prior to construction, in accordance with AS 3959.
- #### 8. STREET TREES
- In accordance with the City's Streetscape Policy, a minimum of one street tree per 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.

#### 9. ACOUSTICS

- 'Package A' and 'Package B' – Deemed to satisfy Construction Standards are required for upper and lower floor dwellings as identified on the LDP in accordance with the recommendations of the *Transport Noise Assessment Report – Lloyd George Acoustics, April 2023 (Reference: 14012644-03)*.
  - Building permit applications to the City of Kwinana must demonstrate compliance with the relevant 'Deemed to Satisfy Construction Standards', including the provision of mechanical ventilation.
- #### 10. NOTIFICATION TO PROSPECTIVE PURCHASERS
- 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

Stages 38, 40 & 49 The Village at Wellard Page 3 of 7

A PEET Limited and Department of Housing Joint Venture Project

PLAN: PACWE-4-042  
DATE: 21/03/2024  
PROJECTION: PCG 94  
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REVISION: A  
DRAWN: JP  
PLANNER: CH  
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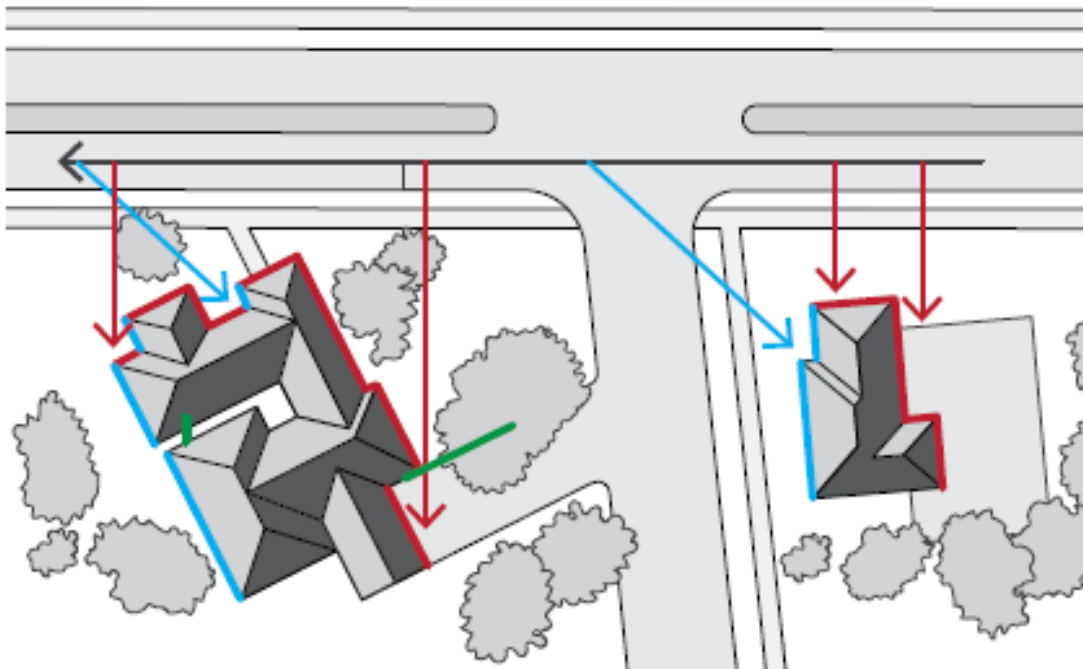
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The packages and information provided on the following pages are taken from *Road and Rail Noise Guidelines* (September 2019).

Where outdoor and indoor noise levels received by a noise-sensitive land-use and/or development exceed the policy's noise target, implementation of quiet house requirements is an acceptable solution.

With regards to the packages, the following definitions are provided:

- **Facing** the transport corridor (red): Any part of a building façade is 'facing' the transport corridor if any straight line drawn perpendicular (at a 90 degree angle) to its nearest road lane or railway line intersects that part of the façade without obstruction (ignoring any fence).
- **Side-on** to transport corridor (blue): Any part of a building façade that is not 'facing' is 'side-on' to the transport corridor if any straight line, at any angle, can be drawn from it to intersect the nearest road lane or railway line without obstruction (ignoring any fence).
- **Opposite** to transport corridor (green): Neither 'side on' nor 'facing', as defined above.



## Quiet House Package A

56-58 dB  $L_{Aeq}(\text{Day})$  & 51-53 dB  $L_{Aeq}(\text{Night})$

Element	Orientation	Room	
		Bedroom	Indoor Living and Work Areas
External Windows	Facing	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 28</math>):               <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 10mm single or 6mm-12mm-10mm double insulated glazing;</li> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 31</math>):               <ul style="list-style-type: none"> <li>Sealed awning or casement windows with minimum 6mm glass.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Up to 40% floor area (<math>R_w + C_{tr} \geq 25</math>):               <ul style="list-style-type: none"> <li>Sliding or double hung with minimum 6mm single or 6mm-12mm-6mm double insulated glazing;</li> </ul> </li> <li>Up to 60% floor area (<math>R_w + C_{tr} \geq 28</math>);</li> <li>Up to 80% floor area (<math>R_w + C_{tr} \geq 31</math>).</li> </ul>
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less or max % area increased by 20%.	
	Opposite	No specific requirements	
External Doors	Facing	<ul style="list-style-type: none"> <li>Fully glazed hinged door with certified <math>R_w + C_{tr} \geq 28</math> rated door and frame including seals and 6mm glass.</li> </ul>	<ul style="list-style-type: none"> <li>Doors to achieve <math>R_w + C_{tr} \geq 25</math>:               <ul style="list-style-type: none"> <li>35mm Solid timber core hinged door and frame system certified to <math>R_w 28</math> including seals;</li> <li>Glazed sliding door with 10mm glass and weather seals.</li> </ul> </li> </ul>
	Side On	As above, except $R_w + C_{tr}$ values may be 3 dB less.	
	Opposite	No specific requirements	
External Walls	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 45</math>:           <ul style="list-style-type: none"> <li>Two leaves of 90mm thick clay brick masonry with minimum 20mm cavity; or</li> <li>Single leaf of 150mm brick masonry with 13mm cement render on each face; or</li> <li>One row of 92mm studs at 600mm centres with:               <ul style="list-style-type: none"> <li>Resilient steel channels fixed to the outside of the studs; and</li> <li>9.5mm hardboard or fibre cement sheeting or 11mm fibre cement weatherboards fixed to the outside;</li> <li>75mm thick mineral wool insulation with a density of at least 11kg/m<sup>3</sup>; and</li> <li>2 x 16mm fire-rated plasterboard to inside.</li> </ul> </li> </ul> </li> </ul>	
Roofs and Ceilings	All	<ul style="list-style-type: none"> <li><math>R_w + C_{tr} \geq 35</math>;</li> <li>Concrete or terracotta tile or metal sheet roof with sarking and at least 10mm plasterboard.</li> </ul>	
Outdoor Living Areas		At least one outdoor living area located on the opposite side of the building from the transport corridor and/or at least one ground level outdoor living area screened using a solid continuous fence or other structure of minimum 2 metres height above ground level.	