

18 October 2022

CITY REF: DA10228.2

CDP Town Planning & Urban Design  
PO Box 8002 Cloisters Square  
PERTH WA 6850

Dear Sir / Madam

**Amendment to Local Development Plan – Stage 46 Wellard Village (DA10228.2)**


Thank you for your application for an amendment to the abovementioned Local Development Plan (LDP).

This letter is written to inform you that your application has been approved in accordance with Clause 52 of the Deemed Provisions.

Please find enclosed an endorsed copy of the approved LDP for your records.

Should you have any queries regarding this matter, please contact Marius Le Grange of the City's Planning Department on 9439 0400.

Yours faithfully



Jared Veenendaal  
**Senior Planning Officer**

**City of Kwinana Administration**

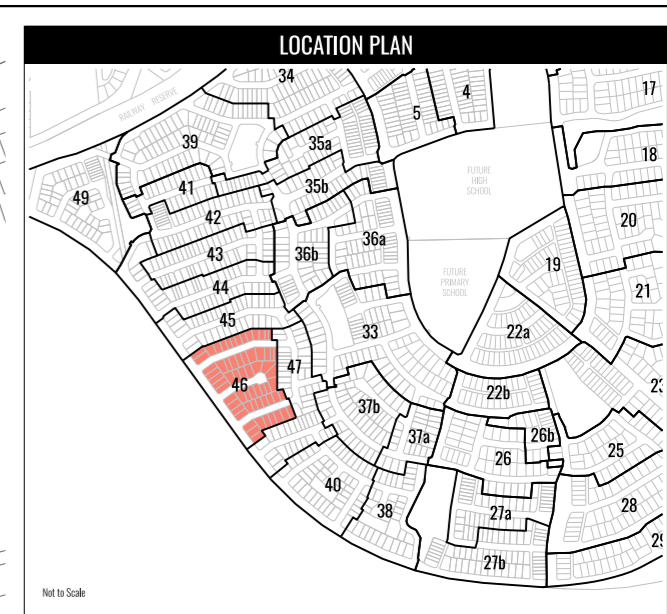
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**LEGEND**

- Local Development Plan Boundary
- R25 Coding
- R30 Coding
- R40 Coding
- DX** Duplex
- 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 Trees

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

Senior Planning Officer: \_\_\_\_\_

Date: 18 October 2022

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

Stage 46, The Village at Wellard Page 1 of 2

A PEET Limited and Department of Housing Joint Venture Project

NORTH

Scale: 1:1000 @ A3

0 10 20 30m

PLAN: PACWE-4-039 REVISION: A  
 DATE: 18/08/2022 DRAWN: JP  
 PROJECTION: PCG 94 PLANNER: KG  
 DATUM: AHD CHECK: CH

**cdp**  
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## LOCAL DEVELOPMENT PLAN PROVISIONS - THE VILLAGE AT WELLARD STAGE 46

The provisions addressed below and on the reverse plan relate to Stage 46 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 dimension 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
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).	
d. Lots with an Asset Protection Zone (APZ) - Bushfire Management Plan:	<p>Where the APZ setback illustrated on the LDP exceeds the standard minimum setbacks (Provisions 2a-2c), this provision applies.</p> <p>For those lots with a boundary within the APZ, dwellings are required to be setback a minimum of 27m from the 'Classified Vegetation' line. The minimum setback for these affected lots will vary and is therefore to be determined on an individual basis, generally in accordance with the APZ illustrated on the LDP. The APZ may vary from that illustrated on the LDP, subject to further Bushfire Attack Level Assessment on an individual lot basis, provided that a Development Application is lodged for the City's assessment and determination.</p> <p>Building permit applications for lots affected by an APZ must clearly indicate the APZ on the site plan.</p>	

### 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.

### 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

- The following noise requirements will be met for Lots 1854, 1855, 1865 and 1866:

BUILDING ELEMENT	REQUIREMENT
i. Walls:	<ul style="list-style-type: none"> <li>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"> <li>Each brick must be laid with all joints filled solid with mortar;</li> <li>Any alternatives are to satisfy R<sub>w</sub>50 airborne acoustic rating.</li> </ul> </li> <li>For the wall on the zero lot boundary:</li> </ul>

	<ul style="list-style-type: none"> <li>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.</li> <li>The inside lead of brickwork is to be finished with 13mm thick cement render (i.e. not direct stick plasterboard).</li> <li>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.</li> </ul>
ii. Windows:	<ul style="list-style-type: none"> <li>Windows are to be minimum 4mm thick glass in high quality residential grade frame achieving minimum R<sub>w</sub> + C<sub>r</sub> 23 acoustic rating.</li> </ul>
iii. Roof/Ceiling:	<ul style="list-style-type: none"> <li>Ceilings to be minimum 10mm thick plasterboard with R 2.0 insulation laid above, between the ceiling joints.</li> <li>Alternative roof/ceiling construction to achieve minimum R<sub>w</sub> 42.</li> <li>Eaves are to be enclosed with minimum 4mm thick fibre cement sheeting.</li> </ul>
iv. Mechanical	<ul style="list-style-type: none"> <li>Any fans, air-conditioning or the like must be selected on the basis of quiet operation.</li> <li>Air-conditioning units are to be: <ul style="list-style-type: none"> <li>Roof mounted on appropriate anti-vibration mounts and shall be located as central as practicable on the lot to maximise the distance and line of site to adjoining dwellings; or</li> <li>Units are 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 near courtyard).</li> </ul> </li> </ul>

### 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

Stage 46, The Village at Wellard Page 2 of 2

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PLAN: PACWE-4-039  
DATE: 18/08/2022  
PROJECTION: PCG 94  
DATUM: AHD

REVISION: A  
DRAWN: JP  
PLANNER: KG  
CHECK: CH



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