



LOCAL DEVELOPMENT PLAN (AMENDED)
Wellard Glen Estate
 LOT 90 AND PART LOT 378 MILLAR ROAD, WELLARD EAST
 PREPARED FOR DJM MacCORMICK PROPERTY GROUP

LOCAL DEVELOPMENT PLAN PROVISIONS

This Local Development Plan (LDP) applies to all lots contained within the Wellard Glen Estate Structure Plan area.

Unless otherwise varied by this LDP, a proposal shall be designed and assessed in accordance with the Residential Design Codes of WA (R Codes), City of Kwinana Town Planning Scheme No. 2 and any applicable local planning policies.

The following design requirements shall apply in conjunction with the requirements annotated on the plan.

Minimum Open Space and Outdoor Living

Residential R25:

- The site coverage may be increased to 65%, subject to a 30m² outdoor living area being provided with a minimum length and width dimension of 4.0m and two thirds of this outdoor living area remaining uncovered and located behind the street setback area.

Residential R40:

- The site coverage may be increased to 70%, subject to a 20m² outdoor living area being provided with a minimum length and width dimension of 4.0m and two thirds of this outdoor living area remaining uncovered and located behind the street setback area.

Garages and Carports

- Where lots have frontages of 12m or less, garages shall not exceed 60% of the frontage and the following shall be provided:
 - a clear indication of the dwelling entrance;
 - shall incorporate a verandah or projecting portico; and
 - the dwelling entrance shall be the dominant feature of the facade, and shall include a projecting portico or verandah with a minimum depth of 1.5m.
- Where garages exceed 50% of the lot frontage to the primary street they shall be setback at least 1.0m behind the dwelling alignment.
- Garages are to be setback a minimum of 3.0m from the primary street. This provision does not apply to laneway lots.
- Where a lot abuts a rear laneway, vehicle access and/or garages will only be from the rear laneway. The siting of garages shall comply with the vehicular access restrictions as shown on the LDP.
- For laneway lots, garages and carports shall be setback a minimum of 0.5m from the rear laneway boundary. (Note that dwelling setbacks to the laneway will be in accordance with Table 2(a) and 2(b) of the R Codes.)
- All garages are required to have a door that encloses the garage.

Setbacks

Primary and secondary street setbacks

- For all R25 and R40 lots:

Dwelling Setbacks	minimum (m)	maximum (m)
Primary Street	R25: 3.0 R40: 2.0	R25: 5.0 R40: 4.0
Secondary Street	R25 and R40: 1.0	-
Verandah Setback (laneway lots only)	R40 (laneway lots): 1.5	R40 (laneway lots): 3.0

Note: The front setback averaging provision of the R Codes does not apply.

- A porch, balcony or verandah or the equivalent may project no more than 1.0m into the primary street setback area, provided that the total of such projections does not exceed 50% of the frontage. This provision does not apply to the laneway lots.

Side setbacks

- For lots with frontages of 11.0m or less, nil setbacks for dwellings (including garages and carports) are permitted to both side boundaries simultaneously. No maximum length provision is applicable.

Storage

- For laneway lots, storage areas with a minimum internal area of 4m² and a minimum dimension of 1.5m are to be provided at the time of construction of the dwellings. Storage areas shall be constructed under the main roof of the residence or garage, and shall be accessible from either the exterior or within the garage.

Streetscape

- For laneway lots, dwellings are to provide an appropriate, high quality interface with the surrounding streetscape, through the use of the following architectural features:
 - articulation in the dwelling facade (i.e. varied wall setbacks);
 - a mix of building materials, colours and finishes (e.g. render, brick, cladding);
 - major habitable room openings incorporating large windows to provide street surveillance;
 - roof forms that incorporate either gables, eaves, veranda or a feature portico;
 - the wall plate height on the front elevation shall be a minimum of 28 courses.

Acoustic

- Dwellings on lots identified under the Traffic Noise Assessment as being at risk of noise (as shown on the LDP) shall be constructed in accordance with the Australian Standard (2107:2000).
- This LDP shall be read in conjunction with the Traffic Noise Assessment, prepared by Lloyd George Acoustics (January 2012).
- The following House Design Package applies to the lots listed in the table below (details of the House Design Package are contained within Appendix A of the Traffic Noise Assessment):

House Package	Dwelling to be constructed to comply with AS 2107:2000
A	Lot 501-543 Lot 563-578 Lot 648-693 Lot 708-722 Lot 736-742

- For laneway lots, all dwellings shall be constructed with the following minimum quiet house design requirements:
 - walls shall be double leaf cavity brickwork, such as two leaves of 90mm thick bricks with 50mm air gap. Any alternatives shall achieve a minimum Rw50 acoustic rating.
 - Windows shall be minimum 4mm laminated glazing in a high quality residential grade frame to achieve a minimum Rw-Cw23 acoustic rating.
 - Roof/Ceiling - to be minimum 10mm thick plasterboard with R2.0 insulation between ceiling joists. Combined with roof, acoustic performance to be minimum Rw42.
 - Eaves are to be enclosed using a minimum 4mm thick compressed cement sheeting or equivalent.
 - Air conditioning units, or the like, must be selected on the basis of quiet operation and units shall be roof mounted on appropriate anti-vibration mounts, or be no more than 1.5m above ground level.
 - Any alternative construction methods shall be supported by a report undertaken by a suitably qualified acoustic consultant.

Fire Management

- Dwellings constructed on lots identified as being at risk of bushfire attack under the approved Fire Management Plan (as amended by the BAL Report - Stage 3 Wellard Glen (dated 16 February, 2017) and included as an Addendum to the Fire Management Plan), or within 100m from bushland greater than 1.0 hectare in area, shall be constructed to the appropriate BAL rating in accordance with Australian Standard (AS3959) as shown on the LDP.
- A proposed reduction to the nominated BAL rating for any development will require a planning application for consideration. The submission is to include the detailed method for determining bushfire attack level - Method 2 for AS3959, WAPC Guidelines Planning for Bushfire Protection.
- Once land to the east of the Lots identified with an asterisk (*) is developed the rating will no longer be applicable to those subject lots.

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

[Signature]
 Principal Planner
 10/08/2017
 date

PURCHASER ACKNOWLEDGEMENT
 Name:
 Signature:
 date:

LEGEND

- Lots subject to this LDP
- R20 R Code Density
- D Duplex Site
- ☒ Garage Location (mandatory)
- ☑ Garage Location (preferred)
- No Vehicle Access
- House Package A
- BAL 19
- BAL 12.5

Scale: 1:2500 @ A3
 File No: C2078
 Plan No: P2078-12
 Date: 07/06/2017

scale 0 5 10 25 50 100

Amendment No.	Summary of Amendment	Date Endorsed by Local Government
1.	This amendment has been undertaken to include the following provisions: (1) variations to the minimum open space requirements; (2) variations to the primary and secondary street setbacks; (3) dwelling design requirements for laneway lots; (4) garage locations included - Lots 675, 680, 690, 693, 694, 695, 709, 720, 721, 722, 727, 730, 733, 736, 737.	18/10/2017
2.	This amendment has been undertaken to revise the BAL ratings to reflect the updated assessment in the Stage 3 BAL Report by Smith Consulting dated 16 February 2017. BAL ratings are revised on the LDP for the following lots: Lots 602 to 606, 611, 613 to 635, 661, and 670.	

PETER D WEBB AND ASSOCIATES
 CONSULTANTS IN TOWN PLANNING & URBAN DESIGN
 PO BOX 920 SUBIACO WA 6904 TEL: 9388 7111
 UNIT 2/19 YORK STREET SUBIACO FAX: 9388 7240