



**REFERENCE MAP**

**LEGEND**

- Extent of Local Development Plan
- Lot Boundaries
- Boundary Setbacks
- No Vehicular Access
- Footpath
- Potential Bin Collection Location
- Permitted Two Storey Boundary Wall - Refer to Site Plan for Setbacks from Front and Rear Boundary Lines.
- Recommended Outdoor Living Area Location
- Uniform Estate Fencing
- Garage Locations
- R60 Density
- Quiet House Design (A/B)
- 1.5m MINIMUM FRONT SETBACK

**CITY OF MELVILLE**

**APPROVED**

REF NO: DA-2021-954  
DATE: 12 OCTOBER 2021

APPROVED AT ORDINARY MEETING OF COUNCIL

This Local Development Plan (LDP) has been prepared in accordance with Part 6 of the Planning and Development (Local Planning Scheme) Regulations 2015 – Schedule 2 Deemed Provisions and in order to satisfy condition 10 under WAPC Approval 765-19 for Lot 42 (No.23) Buckingham Crescent, Kardinya. The requirements for the City of Melville Local Planning Scheme No. 6, the Residential Design Codes (R-Codes) and the City of Melville Local Planning Policy 3.1 – Residential Development apply to the development of each lot, except for where development controls are provided on this LDP. Residential Development is to be assessed against the R60 density code provisions.

The following development standards are to be applied as 'deemed to comply' provisions of the R-Codes and do not require advertising. Development in accordance with the LDP provisions will not require planning approval.

- 1 BUILDING SETBACKS & BOUNDARY WALLS**
- Communal Street (front) setbacks are to be a minimum 1.0-1.5m setback to the eave.
  - Communal Street (secondary) setbacks are to be a minimum 1.0m. Walls are to include articulation via the use of at least one major opening on each floor and different materials.
  - Garage setbacks from the Communal Street may be reduced to a minimum 1.5m where either the dwelling protrudes past the garage or the dwelling includes an upper floor with a major opening fronting the Communal Street. Garage setback a minimum of 0.5m behind the building alignment.
  - Garage setbacks from the laneway may be permitted to 0.5m setback from the laneway boundary
  - Single storey boundary walls are to be setback behind the street setback line and to a maximum height of 3.5m.
  - Two storey boundary walls are permitted up to a max height of 6.5m.
  - All front loaded lots with street frontages, a double garage is permitted to a maximum width of 6m as viewed from the street, subject to:
    - Garage setback a minimum of 0.5m behind the building alignment
- 2 UNIFORM FENCING & INTERFACE WITH PUBLIC OPEN SPACE**
- Uniform Estate Fencing will be constructed by the developer along the Public Open Space boundaries, & Lots 44, 58, 67, 70, 93, 94, 99, 100 - 105.
  - 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.
- 3 INCIDENTAL DEVELOPMENT**
- Clothes drying, storage, hot water storage tanks and wall mounted air-conditioning condensers are to be screened from public view.
- 4 OPEN SPACE**
- An outdoor living area (OLA) with an area of 10% of the lot size or 20m<sup>2</sup>, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
  - At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas
  - The OLA has a minimum 3 x 4m dimension.
  - No other R-Codes site cover standards apply.

- 5 SOLAR ACCESS**
- Solar Access Provisions do not apply.
- 6 OVERSHADOWING**
- No maximum overshadowing.
- 7 PRIVACY**
- Other than lots 45 – 52
    - Major openings which overlook boundary walls, roofs and non-major openings of adjoining dwellings are permitted.
    - Lots with frontage to Alan Edwards Reserve and North Lake Senior Campus must have at least one major opening facing the reserve and the campus.
    - Rear loaded two storey dwellings are permitted to have two major openings up to 1sqm each where more than one habitable room faces the laneway.
- 8 QUIET HOUSE DESIGN PRINCIPALS**
- For lots designated with the 'Quiet House Design' requirements, all plans and supporting information shall be included at the building licence phase and are subject to the following requirements:
    - Notifications on titles;
    - Boundary walls adjacent to North Lake Road for lots 87 & 112 to be a minimum 1.8m high (relative to finished floor level). Walls to be free of gaps, of solid construction and of a material having a minimum surface mass of 12kg/m<sup>3</sup>; and
    - Construction standards in accordance with Lloyd George (Acoustic Report) or approved equivalent.



**23 BUCKINGHAM CRESCENT, KARDINYA**  
SURVEY STRATA PLAN 72429 - LDP STAGE 2 & 3



Scale 1:750@A3 | Date SEPTEMBER 2021 | Project YPGKALDP-1-004

**HEX**

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