



LEGEND

Building Height and Lot Boundary Setbacks

For the purpose of Development Provisions 7 and 12 of this LDP, the maximum building heights and lot boundary setbacks shall be in accordance with the following.

Height and Setback Zone	Maximum Height above Natural Ground Level	Maximum number of Storeys	Minimum Boundary Setback	
			Side Boundary	Rear Boundary
Orange	6 metres	2	As per Clause 6.1.4 of R-Codes	
Pink	12 metres	4	6 metres	12 metres
Green	15 metres	5	12 metres	18 metres
Blue	18 metres	6	12 metres	45 metres

Natural Ground Level

The Natural Ground Levels of the site are depicted as follows:
 24.0 ----- 24.0

Vehicle Access

— No vehicle access allowed within 35m of corner truncation (measured from MRS Primary Regional Road Reserve)

↔ Indicative vehicle access points

Road Widening

▨ Metropolitan Region Scheme Primary Regional Road Reserve

APPROVAL

This Local Development Plan has been approved by the City of Melville under the provisions of City of Melville Local Planning Scheme No.6.

Signature: _____

Date: _____

LOCATION PLAN



DEVELOPMENT PROVISIONS

Application of Local Development Plan

1. This Local Development Plan ('LDP') applies to Lot 1 (No.287) Canning Highway, corner Carrington Street, Palmyra.
2. The provisions of the City of Melville Local Planning Scheme No.6 ('LPS6') and State Planning Policy 3.1 Residential Design Codes ('R-Codes') are varied as detailed within this Local Development Plan ('LDP').
3. Despite Clause 32 (1) and (2) of LPS6, the provisions applicable to the Mixed Use Zone as set out in Table 7 of Clause 32 do not apply to this LDP, regardless of whether there is an Activity Centre Plan for the adjoining Centre.
4. All other requirements of LPS6 and the R-Codes shall continue to apply.

Residential Design Code

5. The R-Code applicable to the LDP is R50 as per LPS6.

Building Size

(LPS6 Table 7 Item 3 (3); R-Code Design Element 6.1.1)

6. There is no maximum plot ratio requirement for development within this LDP.

Building Height

(LPS6 Table 7 Item 3 (2); R-Code Design Element 6.1.2)

7. Maximum building heights shall be in accordance with this LDP.

8. For the purpose of calculating wall and building height, the relevant definitions set out in the R-Codes and 'Local Planning Policy No.CP-066 – Height of Buildings', shall apply.

9. For the purpose of determining the Natural Ground Level below each wall or portion of a building, the Natural Ground Levels depicted on this LDP shall apply.

10. For the purpose of calculating the maximum number of storeys, any floor of a building that has more than 50% of its volume below Natural Ground Level shall not be included as a storey.

Primary and Secondary Street Setback

(LPS6 Table 7 Item 3 (1); R-Code Design Element 6.1.3)

11. Development may have a nil setback to Canning Highway and Carrington Street.

Lot Boundary Setbacks

(LPS6 Table 7 Item 3 (1); R-Code Design Element 6.1.4)

12. Minimum lot boundary setbacks shall be in accordance with this LDP.

Open Space and Landscaping

(LPS6 Table 7 Item 3 (4); R-Code Design Element 6.1.5)

13. A minimum of 20% of the site area shall be set aside as communal open space accessible to occupants of the development.

14. A minimum of 12% of the site area shall comprise landscaping within deep soil zones with a minimum dimension of 6 metres.

Design of Car Parking Spaces

(R-Code Design Element 6.3.4)

15. Visitor car parking spaces may be located behind a security barrier subject to the provision of an intercom system to enable residents to control and provide access for visitors.

Vehicle Access

(R-Code Design Element 6.3.5)

16. The location of vehicle access points is to be consistent with this LDP.