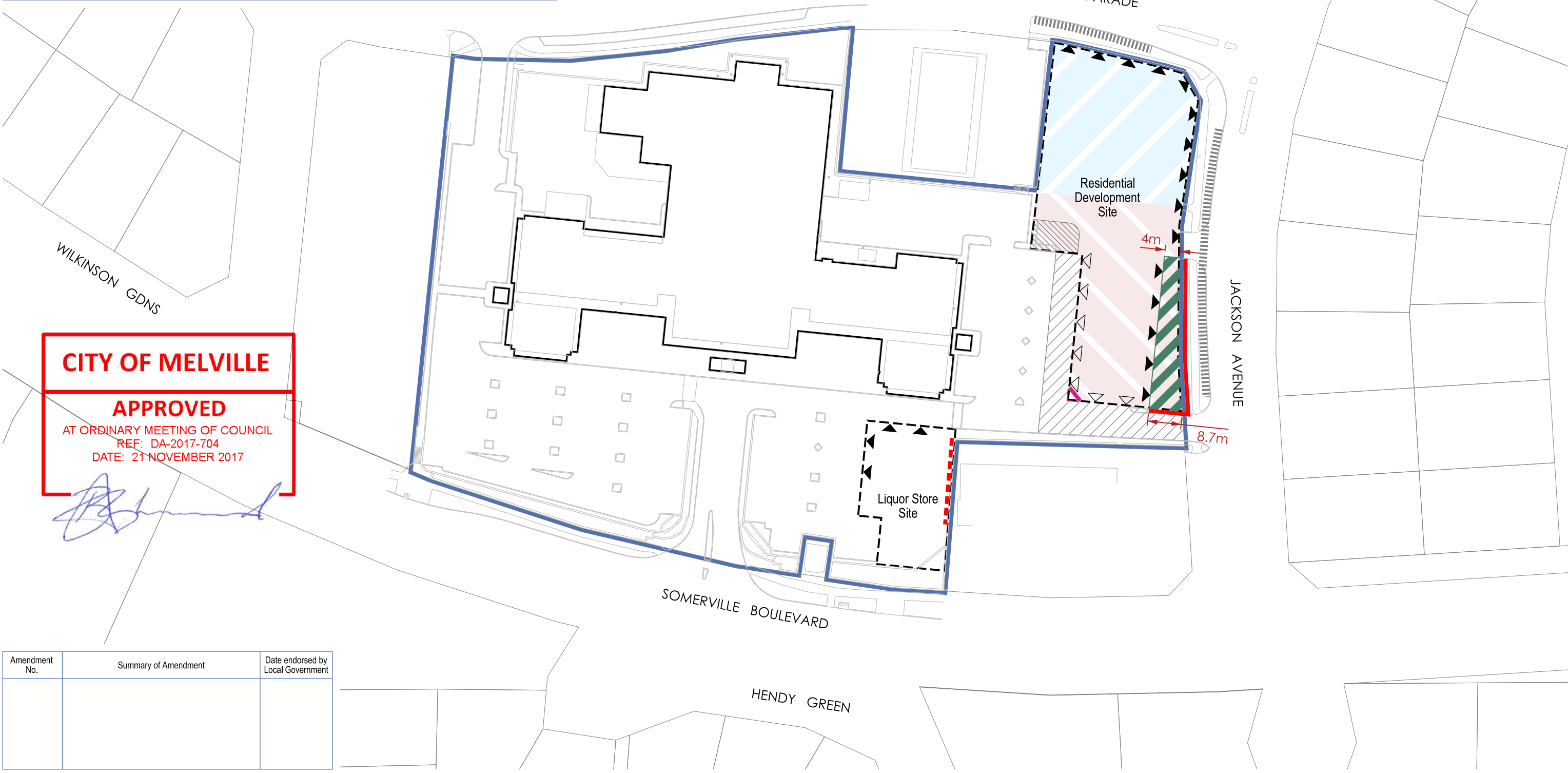


Legend

| | |
|--|---|
| Extent Of Local Development Plan | Primary Building Orientation |
| Building Corner Setback (3m x 3m truncation) | Secondary Building Orientation |
| Nil Setback Area | Access Easement in favour of Shopping Centre |
| No Vehicle Access | Access Easement in favour of Residential Development Site |
| Development Sites | Tree Preservation Area |
| Extent of Existing Shopping Centre Building | Building Height Zone A |
| Areas suitable for on-street parking | Building Height Zone B |

Local Development Plan Provisions

Please refer to Local Development Plan Sheet 2 of 2 overleaf for full provisions



CITY OF MELVILLE

APPROVED

AT ORDINARY MEETING OF COUNCIL
 REF: DA-2017-704
 DATE: 21 NOVEMBER 2017

[Signature]

| Amendment No. | Summary of Amendment | Date endorsed by Local Government |
|---------------|----------------------|-----------------------------------|
| | | |

LOCAL DEVELOPMENT PLAN (SHEET 1 OF 2)
Lot 369 Somerville Boulevard, Winthrop

| | |
|--|---|
| <p>ENDORSEMENT TABLE</p> <p>Local Development Plan approved pursuant to Schedule 2, Part 6, cl. 52 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Authorised Officer _____</p> <p>Date _____</p> | <p>scale: 1:1000@A3</p> <p>0m 5 10 15m</p> <p>designed: SB 16/03/2018 date: 22/02/2018 project: PCG 94</p> <p>drawn: BR</p> <p>Taylor Burrell Barnett Town Planning and Design Level 7, 140 St Georges Terrace, Perth WA 6000 p: (08) 9226 4276 f: (08) 9322 7879 e: admin@tbbplanning.com.au</p> <p><small>© Copyright Taylor Burrell Barnett. All rights reserved. No part of this document may be reproduced in any form or by any other means, electronic, mechanical, photocopying, microcopying or recording without permission in writing from Taylor Burrell Barnett. All areas and dimensions displayed are subject to aerial survey.</small></p> |
|--|---|

LOCAL DEVELOPMENT PLAN PROVISIONS

- The requirements of the City of Melville Local Planning Scheme No. 6 (LPS6) and the Residential Design Codes (R-Codes) apply unless otherwise provided for below.
- Where development meets the provisions contained under the Local Development Plan, further neighbour consultation is not required.
- Compliance with this Local Development Plan (LDP) does not remove the need for Planning Approval.

| | |
|------------------------|----------------|
| Zoning | Density |
| LPS6 Zone: Centre - C4 | R-Coding: R40 |

RESIDENTIAL DEVELOPMENT SITE REQUIREMENTS

1. Land Use

1.1 Only multiple dwelling or grouped dwelling development shall be permitted on this site.

2. Setbacks

| Boundary / Street Frontage | Applicable Location Building Level | Minimum Setback ¹ | |
|--|---|--|---------------------------------------|
| | | Setback to Tree Preservation Area ² | Setback to Street (All Other Areas) |
| Jackson Ave | Basement | 3.0m | Nil |
| | Street level (first level) | 3.0m ³ | As LPS6 |
| | Second level and above (excluding upper level) ⁴ | 3.0m | As LPS6 |
| | Upper Level ⁴ | 7.0m | 4.0m from setback of proceeding floor |
| Hatherley Pde and Street Corner Truncation | Basement | N/A | Nil |
| | Street level and above (excluding upper level) ⁴ | N/A | 3.0m |
| | Upper Level ⁴ | N/A | 7.0m |
| Common Boundary to Lot 370 | Basement | N/A | Nil |
| | Street level (first level) to third level | N/A | As LPS6 |
| | Fourth level | N/A | 2.0m ⁵ |

¹ No averaging permitted to minimum setback.
² Subject to arborist advice. Minimum setback measured from edge of the Tree Preservation Area, as defined on the plan.
³ Outdoor Living Area may be located within setback area, subject to arborist advice.
⁴ Additional setback to upper level only applicable where building height is four storeys or greater.
⁵ Applies to walls with no major openings. Boundary setbacks to walls with major openings are as per LPS6.

2.1 Trees within the Tree Preservation Area depicted on the plan are to be retained, unless otherwise approved by Council.
 2.2 Building corner setback (3m x 3m truncation) within car park to maintain visibility for car park users. Any fencing or wall located within this truncation area is to be visually permeable above 0.75 meters of natural ground level.

3. Building Heights

3.1 The standard building height requirements are as per the LPS6, unless otherwise provided for below or in provision 6.3 - Special Provisions for Development Achieving Best Practice in Sustainability.
 3.2 A minimum building height of two storeys (excluding basement) applies to all development fronting Jackson Avenue and Hatherley Parade.

4. Built Form Orientation and Street Edge Integration

4.1 Every residential street elevation shall be considered as a primary building orientation and designed as such. For dwellings on primary orientations, at least one living space per dwelling shall be located overlooking the street[s] in the form of a habitable room or balcony.
 4.2 Corner street frontages for residential development must present well to the street and contain openings and/or glazing and detailing, design and materials appropriate to the point(s) from which they are visible.
 4.3 Blank walls are not permitted to building frontages facing the shopping centre. Frontages shall contain appropriate articulation, openings and/or glazing and present well to the shopping centre and/or car park.
 4.4 Ground floor residences must have a pedestrian entry from the street or pedestrian pathway.

5. Parking

5.1 Residential visitor parking for multiple dwellings may be located on street where achievable and subject to the approval of the City of Melville. Up to 5 parking bays located within the shopping centre site are available for inclusion within the calculation of visitor parking provisions for multiple dwellings, subject to a reciprocal rights arrangement with the shopping centre and subject to approval by the City of Melville.
 5.2 For residential development which demonstrates 'Australian Best Practice' in sustainability, as outlined in Provision 6.3 below, the minimum number of on-site car parking spaces required under the R-Codes may be reduced by up to 15%.

6. Special Provision for Development Achieving Best Practice in Sustainability (Plot Ratio and Building Heights)

6.1 The standard plot ratio and building height requirements are as per LPS6, unless otherwise provided for below.
 6.2 Plot ratio over the Residential Development Site shall be calculated independently of the shopping centre site, even if it has not been subdivided.
 6.3 Additional building height and plot ratio bonuses apply to development which demonstrates 'Australian Best Practice' in sustainability. Meeting the best practice requirement shall be demonstrated by the development meeting the criteria of a Green Star 4 Star rated development, as assessed by a Green Star Accredited Professional. The development is not required to be formally accredited by the Green Star Building Council of Australia to meet this requirement*. The following special provisions will apply to development which meets the above criteria:

| Planning Requirement | Additional 'Best Practice' Development Requirement | |
|--------------------------------------|--|------------------------|
| Plot Ratio | 1.25 | |
| Building Height | Building Height Zone A | Building Height Zone B |
| Maximum Height (Storeys) | 4 | 5 |
| Maximum Height (Metres) ¹ | 14.0 | 16.0 |
| To eaves | 15.0 | 17.0 |
| External wall Maximum | 16.5 | 18.5 |



¹ Building height is measured to the highest point of a wall or roof of a building vertically above natural ground level. No averaging of 'equal cut and fill' across the site may be used when calculating the maximum height. Maximum building heights exclude 'minor projections'.

LIQUOR STORE SITE DESIGN REQUIREMENTS

7. Setbacks

| Applicable Location | Minimum Setback |
|--------------------------------------|------------------|
| Nil Setback Area (indicated on plan) | Nil ¹ |

¹ Applies to walls with no major openings only.

8. Built Form Orientation and Street Edge Integration

8.1 Liquor Store development frontages noted as Primary Building orientations shall address the existing shopping centre and car park, as per clause 3 of City of Melville Local Planning Policy 2.1 Non-Residential Development Policy.

*The development shall be assessed by a Green Star Accredited Professional using the Green Star rating system to ensure that it has achieved the equivalent of a 4 Star rating. The project will not be submitted to the Green Building Council of Australia (GBCA) for a formal rating, however, this assessment will demonstrate that it has incorporated the sustainability features of an "Australian Best Practice" development.

The process that will be followed includes:

- Prepare a list of Green Star initiatives included in project to the equivalent of 4 Stars using the Green Star Design and As Built v1.1 tool;
- Incorporate these initiatives into the design documentation;
- Provide a report for the Building Licence submission stating how the development achieves the equivalent of 4 Star rating;
- Provide the builder with the list of Green Star equivalent initiatives to incorporate into the development;
- The builder will provide a sign off report demonstrating that they have achieved all of the initiatives included in the Green Star equivalent plan.