



- LEGEND**
- LDP Boundary
  - Existing Cadastre
  - Existing Contours (0.25m)
  - Max. Height 4 Storeys (Ground to Level 3)
  - Max. Height 10 Storeys (Level 4 to 9)
  - Ground Floor Setback
  - Marmion Street / Andrea Lane Active Edge
  - Lakeside Active Edge
  - Semi-Active Edge
  - Back of House
  - Services Connections

**APPROVAL**

This Local Development Plan has been approved by the City of Melville under the provisions of the 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 402 Marmion Street, Booragoon.
2. The provisions of City of Melville Local Planning Scheme No.6 (LPS6), Melville City Centre Structure Plan (Structure Plan), the City's Local Planning Policies and State Planning Policy 3.1 Residential Design Codes (R-Codes) apply unless varied as detailed within this Local Development Plan.
3. In the event of any inconsistency with the Melville City Centre Structure Plan (the Structure Plan) this LDP shall prevail.
4. Compliance with this LDP does not remove the requirement for planning approval.

**Building Height**

5. Maximum building height across the site is 37.5m above the highest point of the site, as shown on this LDP and shall be measured to the highest element of the building. This assumes 4.5m for ground floor level, 3.5m each for levels 1-9 and 1.5m for the roof zone.
6. Maximum building storeys shall be ten (10) including ground floor.

**Building Setbacks**

7. Development shall be contained within the setbacks designated in this LDP.
8. Development shall not impact the existing Lakeside walk path located within the northern ground level setback area, allowing continued pedestrian access to the path.

**South-East Corner Treatment**

9. Ground level setback of future development shall be in accordance with the LDP on the south-east corner of the site.
10. The ground level setback area in the south-east corner of the site shall be paved or sealed and an easement put in place for public access to the setback area to allow for pedestrian and cyclist through movements.

**Ground Floor Building Treatments and Activation**

11. Marmion Street/Andrea Lane Active Edge: development shall include a ground level floor to ceiling height of 4.5m. Development shall recognise the need for strong activation of the Marmion Street & Andrea Lane streetscape, with suitable active articulation at the ground plane. The design shall ensure an active appearance including shopfronts and building entrances. The ground level facade should be of a high standard with a predominantly glazed feel and provide a range of door access points to ensure a level of pedestrian access in the location.
12. Lakeside Active Edge: this zone shall be activated and fronted in a proactive manner with strong levels of glazing and minimal solid

- structures to take advantage of northern aspect and also to provide strong public surveillance over the lake area. Direct access to the Lakeside walk paths is encouraged while any fence structures to be introduced shall be visually permeable and limited to 1500mm in height.
13. Semi-Active Edge: areas marked in this LDP with a Semi-Active Edge are to be developed with a conventional mix of permeable openings for the first four storeys, to support strong public surveillance of the roadway.
14. Areas shown in this LDP for back of house services at ground floor level shall contain back of house facilities and building elements that are operational and service related and need to be located on the ground level. Facades above the ground level in this area shall be consistent with surrounding treatments.

**Access and Egress**

15. Vehicular access (including service vehicles) to the LDP site shall be via the existing crossover as detailed in this LDP.

**Streetscape/Landscaping**

16. Streetscape and landscape design shall reflect and remain consistent with the surrounding streetscape and landscape design on both public and private roads/lots.

**Roof Treatments**

17. All roof services and plant shall be fully screened from view.

**Façade Treatments**

18. Façade treatments shall be one or a combination of the following standards. Facades are to include a variety of wall treatments to complement extensive glazed areas.

**Walls**

- Masonry / concrete with render and paint.
- Faced masonry panels.
- Metal fascia panels.
- Timber / weatherboard panels.

**Balconies**

- Balustrades are to be a minimum of 60% glazed.
- Painted soffits.
- Tiled or timber deck floors.
- Air conditioning units to be screened from view with ventilated framed enclosure on all levels.

**Works**

19. All servicing connections shall be located within the specified area under this LDP to a maximum length of 7.4m along the Marmion Street frontage.
20. Service connections shall be integrated into the built form of the development.

**Local Development Plan**

Lot 402 Marmion Street, Booragoon

