



What is a Local Development Plan?

Local Development Plans (LDP) were introduced by the *Planning and Development (Local Planning Schemes) Regulations 2015*. They are a planning tool that can be utilised to implement additional development considerations at certain sites.

The process for assessing an LDP is outlined under Schedule 2, Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

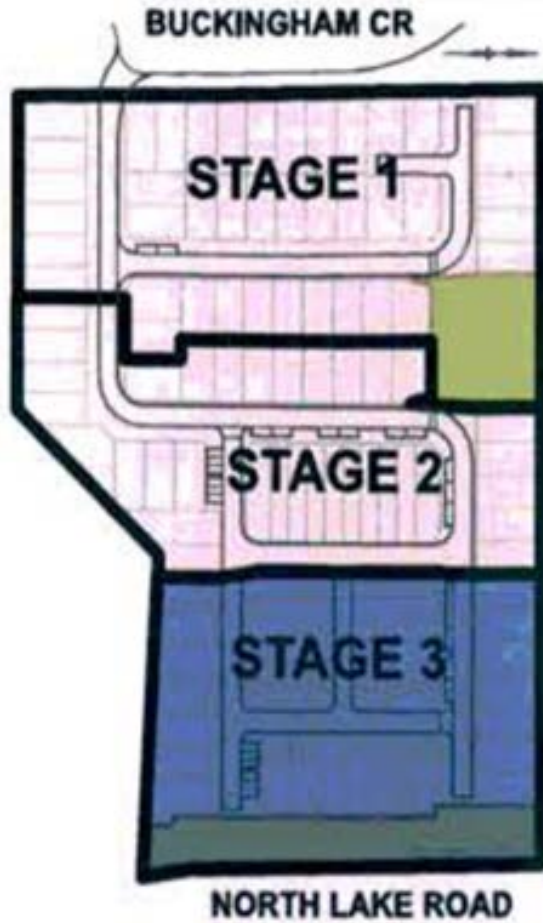


Figure 1: Aerial image of the site

Figure 2: Staging Plan



LOCAL DEVELOPMENT PLAN PROVISIONS

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

- a) Communal Street (front) setbacks are to be a minimum 1.5m setback.
- b) Communal Street (secondary) setbacks are to be a minimum 1.0m
- c) 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.
- d) Single storey boundary walls are permitted to both side boundaries behind the street setback line and to a height in accordance with the R-Codes.
- e) Two storey boundary walls are permitted for all lots as shown on the LDP. Wall heights are to be no higher than 7.0m and to an average height of 6.0m. The length of the two storey boundary walls are restricted by the areas within the setback dimensions provided on the LDP site plan.

2 UNIFORM FENCING & INTERFACE WITH PUBLIC OPEN SPACE

- a) Uniform Estate Fencing will be constructed by the developer along the Public Open Space boundaries, & Lots 93, 94, 99, 100-105.
- b) 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 VEHICLE ACCESS & GARAGES

- a) Designated garage locations apply to some lots as identified on the LDP.

4 INCIDENTAL DEVELOPMENT

- a) Clothes drying, storage, hot water storage tanks and wall mounted air-conditioning condensers are to be screened from public view.

5 OPEN SPACE

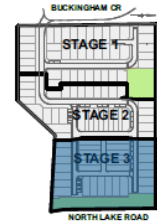
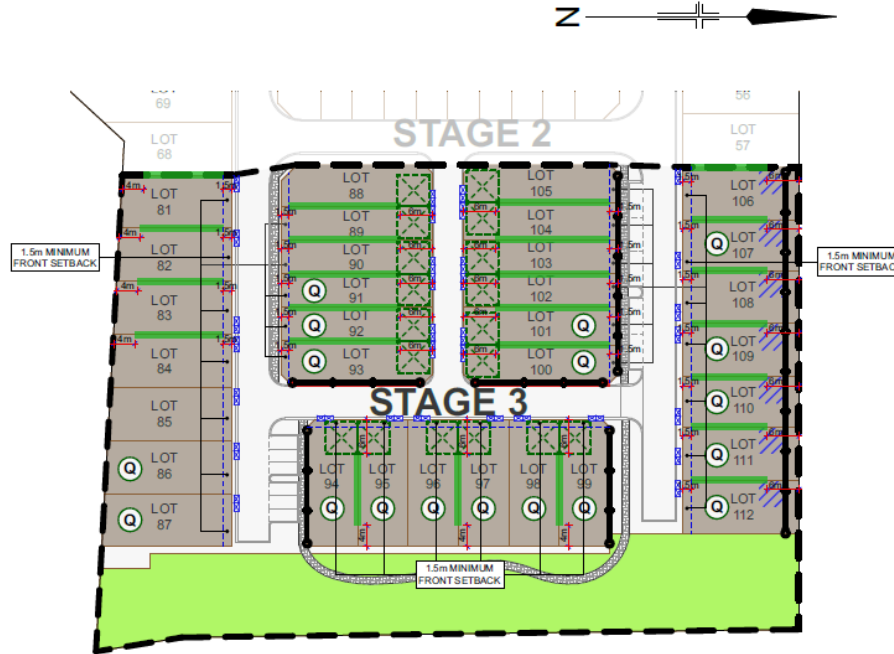
- a) To be provided for each lot in accordance with clause 5.1.4 of the Residential Design Codes.

6 SOLAR ACCESS

- a) Solar Access Provisions do not apply.

7) QUIET HOUSE DESIGN PRINCIPALS

- a) 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/m²; and
 - Construction standards in accordance with Table 5-1 (refer overleaf) or approved equivalent.



LEGEND

- Extent of Local Development Plan
- Lot Boundaries
- No Vehicular Access
- Footpath
- Potential Bin Collection Location
- Permitted Two Storey Boundary Wall
- Uniform Estate Fencing
- Recommended Outdoor Living Area Location
- Garage Locations
- R60 Density
- Quiet House Design

23 BUCKINGHAM CRESCENT, KARDINYA
SURVEY STRATA PLAN 72429

LOCAL DEVELOPMENT PLAN - STAGE 3

Drawn: A02 Scale: 1:750 Date: 4/11/20

Rev: **A**



Development Guidance for Lots <260 sqm

- Primary & Secondary Street Setbacks;
- Boundary Walls;
- Garage Setbacks
- Street Fences
- Vehicle Access & Garages and
- Incidental Development
- Solar Access
- Quiet House Design Principles



Recommendation.

That the Council, in accordance with clause 52 of schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015, approves the Local Development Plan for Buckingham crescent Kardinya as recommended.

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