

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

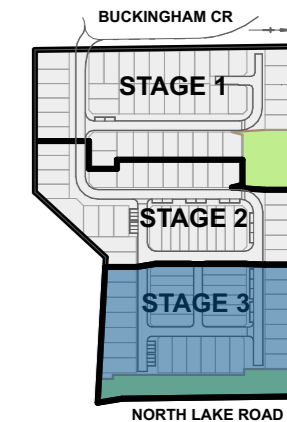
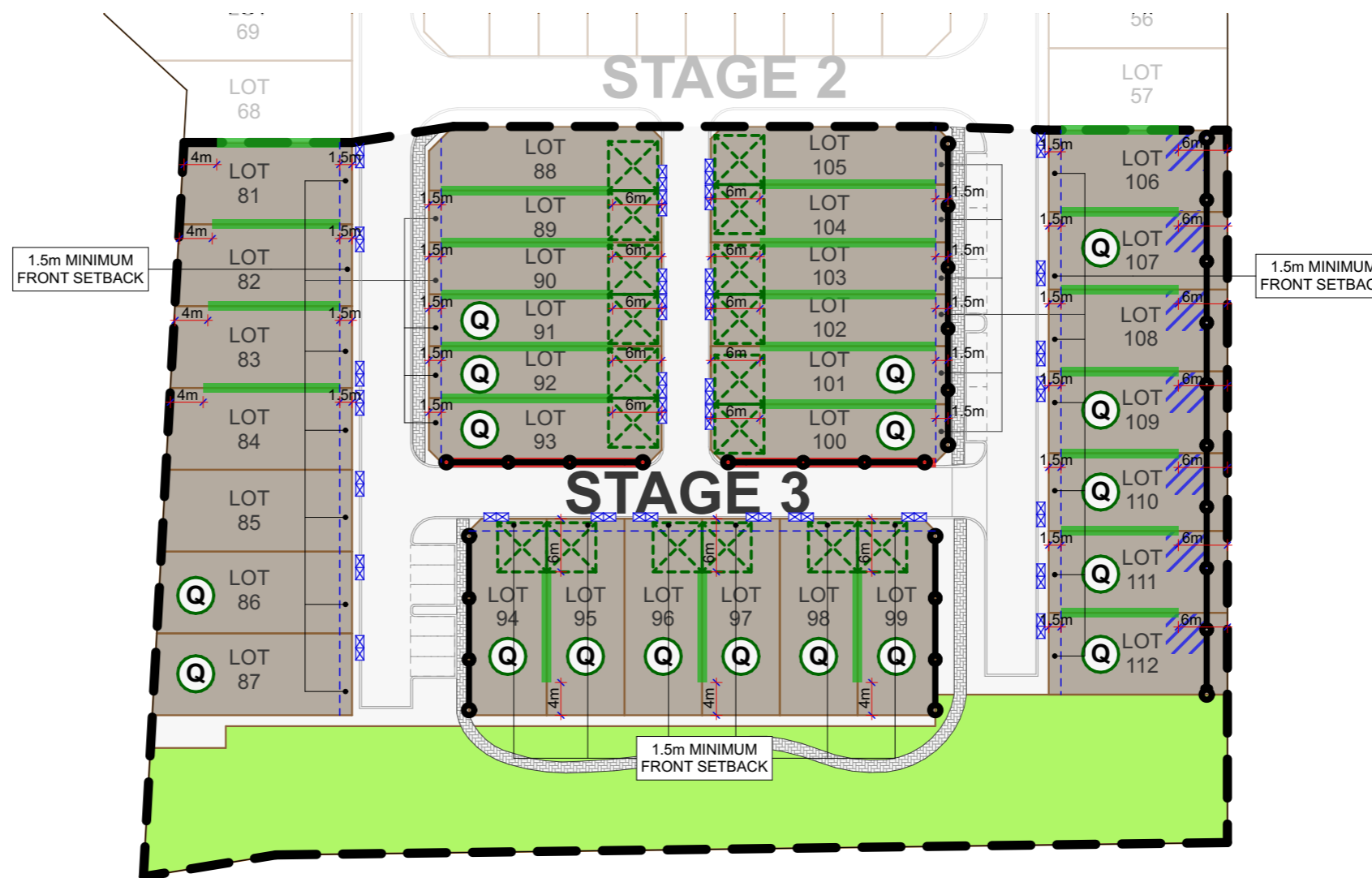
- a) To be provided for each lot in accordance with clause 5.1.4 of the Residential Design Codes’.

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/m³; 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

Dwg N°: A02 | Scale: 1:750 | Date: 4/11/20

Rev: **A**

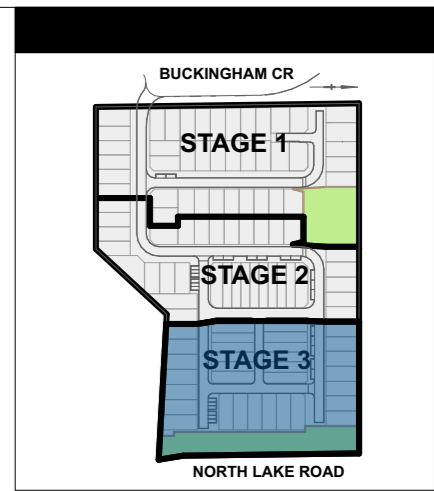


Table 5-1 Required Upgrades to Achieve Satisfactory Indoor Noise Levels

Lot/ Room	Recommended Construction
Lot 110 – living room Lot 87 - living room	Glass to be minimum 6mm thick. Sliding door frame to be good quality with perimeter brush or acoustic seals.
Lot 93 & 100 – activity room Lot 107 – Bed 2 Lots 87, 91, 92, 93, 100, 101, 107, 109 – Bed 3 Lot 107 – Bed 4 Lot 109 - Living Lot 111 - Kitchen	Glass to be minimum 6mm thick. Window frames to be good quality sliding with brush seals or awning with compressible foam seals.
Lot 112 – Living	Glass to be minimum 6.38mm thick. Sliding door frame to be good quality with perimeter double row brush seals or acoustic seals.
Lots 87, 110 & 112 – Bed 1 Lots 95, 96, 97, 98, & 110 - Bed 2 Lots 110 & 112 – Bed 3 Lot 110 – Bed 4 Lots 87 & 112 – Kitchen Lot 86 – Living	Glass to be minimum 6.38mm thick. Window frames to be good quality awning with compressible foam seals.
Lots 94 - 99 – Bed 1 Lots 94 & 99 – Bed 2	Glass to be minimum 6.5mm thick Vlam Hush. Window frames to be good quality awning with compressible foam seals. External wall to have a minimum 50mm thick, 15kg/m3 glass wool or polyester insulation between studs.
Lots 94 – 99	Glass to be minimum 10.38mm thick laminated. Window frames to be good quality awning with compressible foam seals. Ceiling to be 1 x 13mm sound-rated plasterboard. Lights to be surface mounted or recessed downlights to be acoustically rated to Rw 30 or boxed over in plasterboard. External wall to have a minimum 50mm thick, 14kg/m3 glass wool or polyester insulation between studs.
Lots 86, 87, 111 & 112 – Entry	Entry door to be 25mm, solid core door with full perimeter seals. Any glass inserts to be minimum 6mm thick.

23 BUCKINGHAM CRESCENT, KARDINYA

SURVEY STRATA PLAN 72429

LOCAL DEVELOPMENT PLAN - STAGE 3

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