



City of  
**Melville**

Items P20-3862 – Local Development Plan,  
Buckingham Crescent, Kardinya  
*Peter Prendergast – Manager Statutory Planning*

## **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*.



City of  
**Melville**



Figure 1: Aerial image of the site

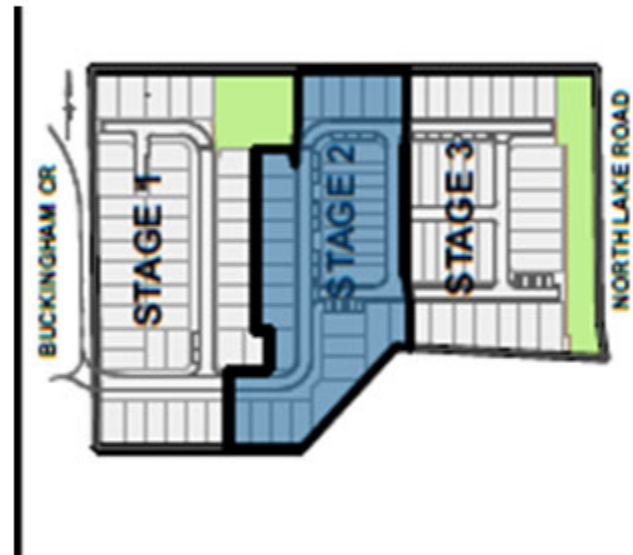


Figure 2: Staging Plan

## 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 705-19 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 a dwelling Development in accordance with the LDP provisions will not require planning approval.

### 1 BUILDING SETBACKS & BOUNDARY WALLS

- Communal Street (front) setbacks are to be a minimum 1.0m for lots 44, 45 - 51, 55, 74, 75, 76 & 77 all other lots are to have a minimum 1.5m setback.
- Communal Street (secondary) setbacks are to be a minimum 1.0m
- Garage setbacks from the Communal Street may be reduced to a minimum 1.5m where either the design protrudes past the garage or the dwelling includes an upper floor with a major opening fronting the Communal Street. For lots 58 - 67 garage setbacks from the laneway may be permitted to a 0.5m setback from the laneway boundary.
- Single stoney boundary walls are permitted to both side boundaries behind the street setback line and to a height in accordance with the R-Codes.
- Two stoney 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 stoney 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

- Uniform Estate Fencing will be constructed by the developer along the Public Open Space boundaries, & Lots 44, 58, 57 & 70.
- 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

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

### 4 INCIDENTAL DEVELOPMENT

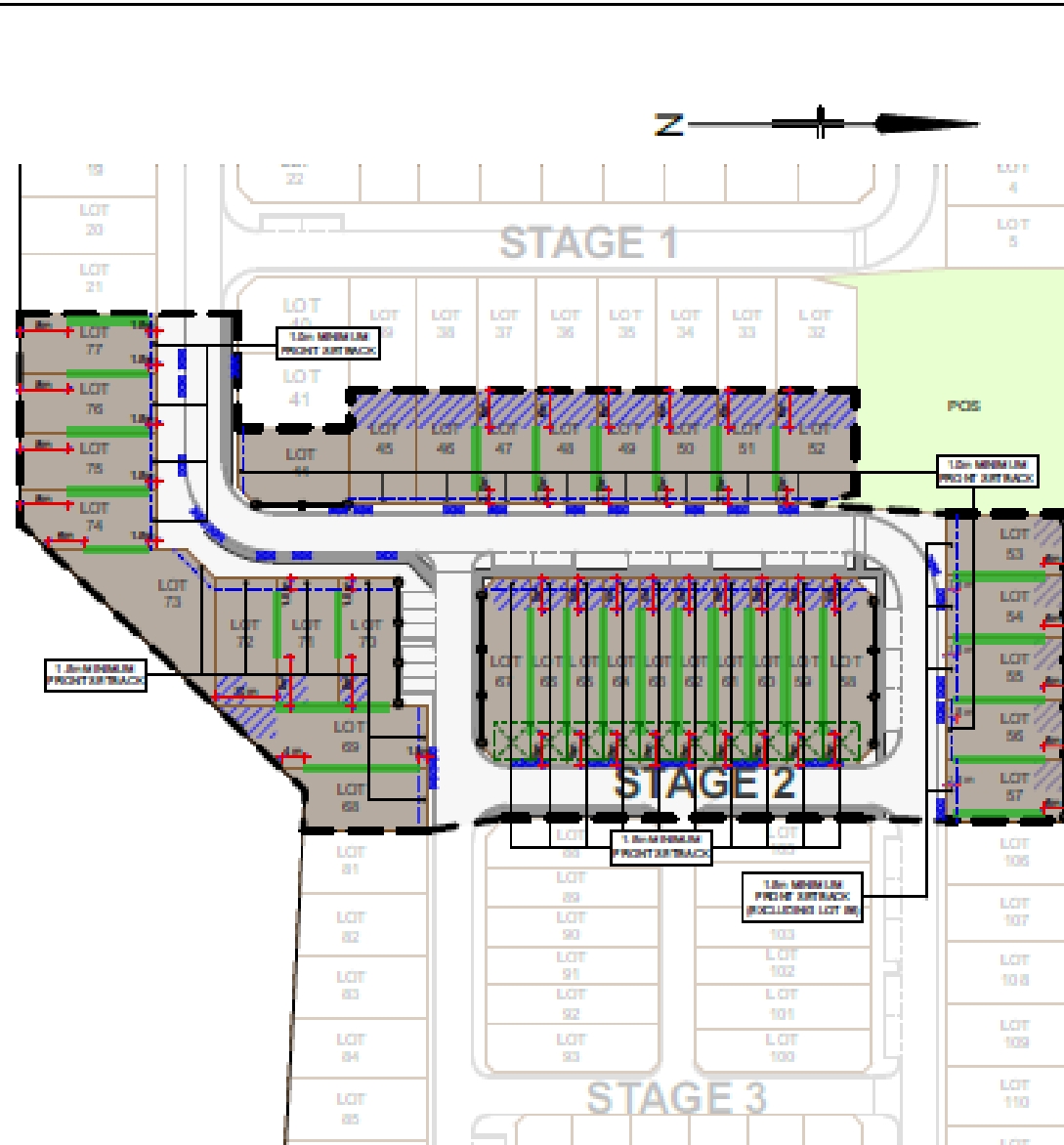
- Clothes drying, storage, hot water storage tanks and wall mounted air-conditioning condensers are to be screened from public view.

### 5 OPEN SPACE

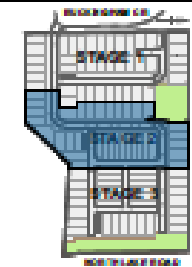
- To be provided for each lot in accordance with clause 3.1.4 of the Residential Design Codes.

### 6 SOLAR ACCESS

- Solar Access Provisions do not apply.



## REFERENCE MAP



## LEGEND

- Not within Local Development Plan
- Lot Boundary
- No side or front setback
- No Vehicular Access
- No path
- No lot or Min. Collector Location
- No wall or Close the Boundary Wall / Refer to Site Plan for Setback From Boundary
- Recreational Use (Min. Living Area Location)
- Utility or Public Provision
- Garage Location
- R60 Density

23 BUCKINGHAM CRESCENT, KARDINYA  
SURVEY STRATA PLAN 2438

LOCAL DEVELOPMENT PLAN - STAGE 2

APP 101 DATE 1-7-20 REV 10/20

A



City of  
**Melville**

## Development Guidance for Lots <260 sqm

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



City of  
**Melville**

## Noise management requirements



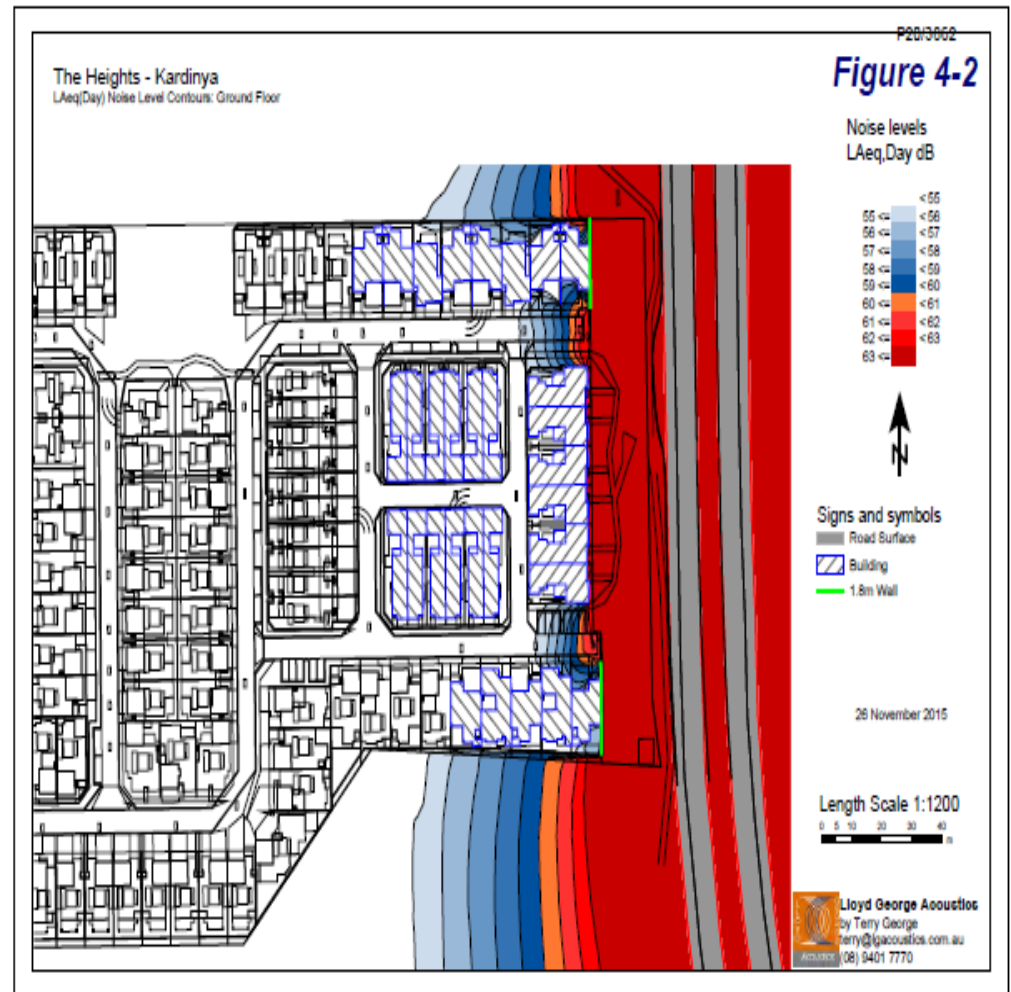
P20/3862  
**Lloyd George Acoustics**  
PO Box 717  
Hilbert WA 6923  
T: 9401 7770 F: 9300 4199  
E: terry@lgaoustics.com.au W: www.lgaoustics.com.au

### Transportation Noise Assessment

Lot 4225 North Lake Road, Kardinya  
"The Heights"

Reference: 15113394-01 Draft.docx

Prepared for:  
Findan





City of  
**Melville**

## **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.

.