



What is a Local Development Plan?

Local Development Plans (LDP) were introduced by the *Planning and Development (Local Planning Schemes) Regulations 2015*. They are used to set out specific and detailed guidance for a future development inc one or more of the following:

- Site and development standards that will apply
- Outline specific exemptions from the need to obtain a DA on the site to which the LDP relates.

The process associated with LDP approval is outlined in the Planning Regulations.

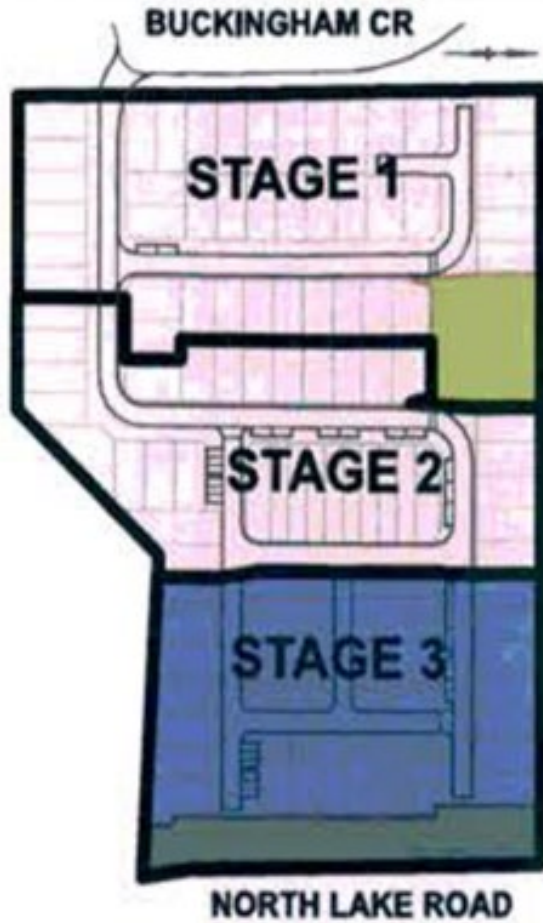
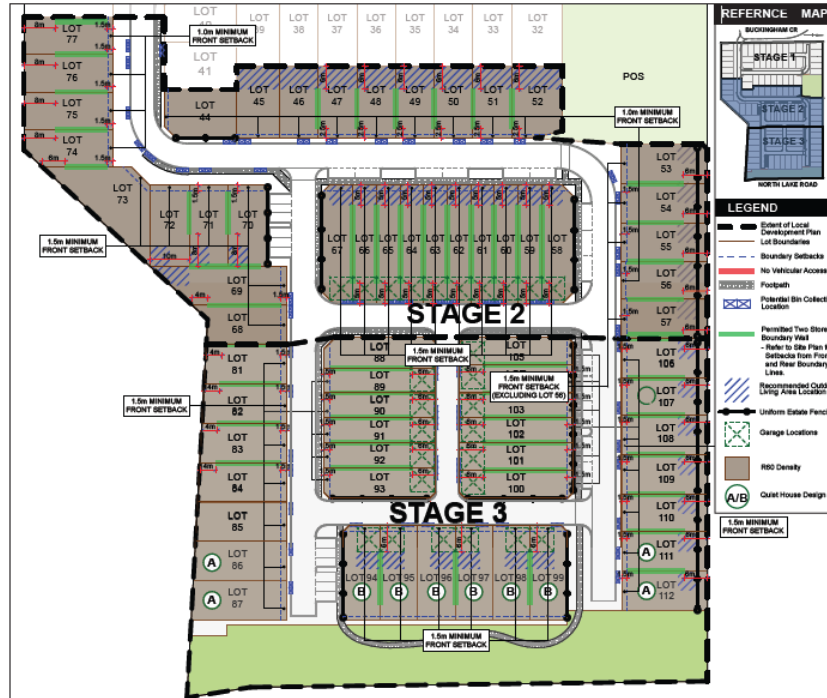


Figure 1: Aerial image of the site

Figure 2: Stages 2 & 3 LDP Combined



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 735-19 for Lot 42 (the 22) Buckingham Crescent, Kardinia. The requirements for the City of Melville Local Planning Scheme No. 8, the Residential Design Codes (R-Codes) and the City of Melville Local Planning Policy 2.1 – 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

- Communal Street (front) setbacks are to be a minimum 1.0-1.5m setback to the eave.
- Communal Street (secondary) setbacks are to be a minimum 1.0m. Walls are to include articulation via the use of at least one major opening on each floor and different materials.
- 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. Garage setback a minimum of 0.5m behind the building alignment.
- Garage setbacks from the laneway may be permitted to 0.5m setback from the laneway boundary
- Single storey boundary walls are to be setback behind the street setback line and to a maximum height of 3.5m.
- Two storey boundary walls are permitted up to a max height of 6.5m.

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, 56, 67, 70, 93, 94, 99, 100-105.
- Any Estate provided fencing/reinforcing 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 INCIDENTAL DEVELOPMENT

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

4 OPEN SPACE

- An outdoor living area (OLA) with an area of 10% of the lot size or 20m², whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area.
- At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas
- The OLA has a minimum 3 x 4m dimension.
- No other R-Codes site cover standards apply.

5 SOLAR ACCESS

- Solar Access Provisions do not apply.

6 OVERSHADOWING

- No maximum overshadowing.

7 PRIVACY

- Other than lots 45-52
 - Major openings which overlook boundary walls, roofs and non-major openings of adjoining dwellings are permitted.
 - Lots with frontage to Alan Edwards Reserve and North Lake Senior Campus must have at least one major opening facing the reserve and the campus.
 - Rear located two storey dwellings are permitted to have two major openings up to 1sqm each where more than one habitable room faces the laneway.

8 QUIET HOUSE DESIGN PRINCIPALS

- For lots designated with the 'Quiet House Design' requirements, all plans and supporting information shall be included in the building licence phase and are subject to the following requirements:
 - No locations on lifts;
 - 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 Lloyd George (Acoustic Report) or approved equivalent.



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



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.

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