

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 766-19 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 1.0m for lots 44, 45 - 51, 56, 74, 75, 76 & 77 all other lots are to have 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. For lots 58 – 67 garage setbacks from the laneway may be permitted to a 0.5m setback from the laneway boundary.
- 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 44, 58, 67 & 70.
- 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

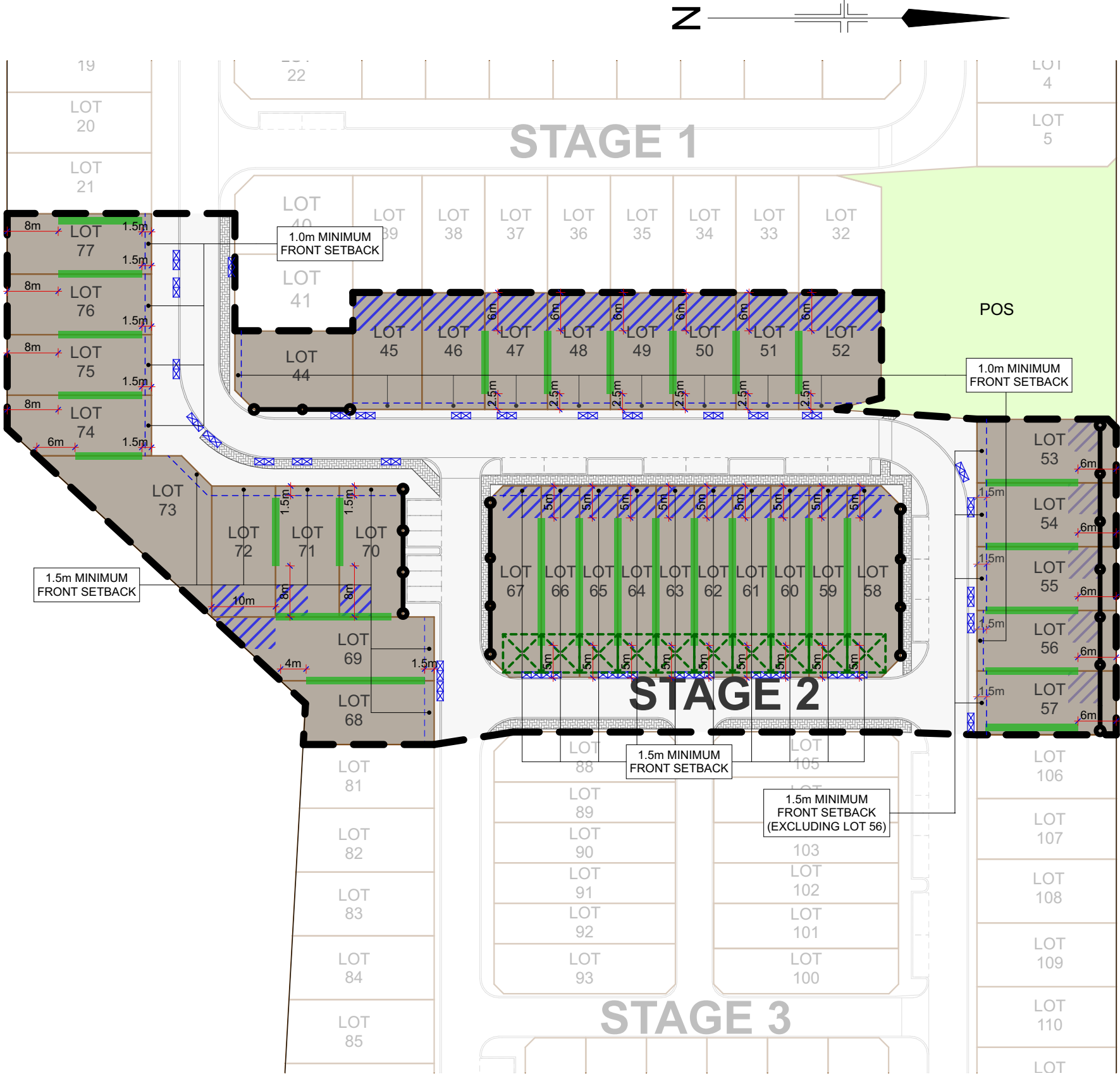
- a) Clothes drying, storage, hot water storage tanks and wall mounted air-conditioning condensers are to be screened from public view.

5 OPEN SPACE

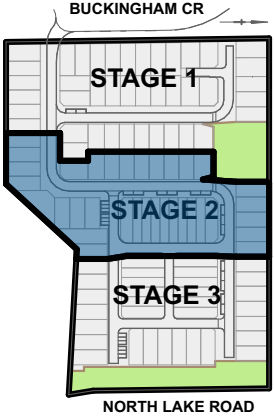
- a) To be provided for each lot in accordance with clause 5.1.4 of the Residential Design Codes'.

6 SOLAR ACCESS

- a) Solar Access Provisions do not apply.



REFERENCE MAP



LEGEND

- Extent of Local Development Plan
- Lot Boundaries
- Boundary Setbacks
- No Vehicular Access
- Footpath
- Potential Bin Collection Location
- Permitted Double Boundary Wall - Refer to Site Plan for Setback From Boundary
- Recommended Outdoor Living Area Location
- Uniform Estate Fencing
- Garage Locations
- R60 Density

23 BUCKINGHAM CRESCENT, KARDINYA

SURVEY STRATA PLAN 72429

LOCAL DEVELOPMENT PLAN - STAGE 2

Dwg N°: A01

Scale: 1:750

Date: 10/7/20

Rev:

A