





THE PENINSULA, BURSWOOD - LOCAL DEVELOPMENT PLAN 1

(Lots 169-185 Victoria Park Drive, Burswood)



LEGEND

-  LDP Boundary
-  No vehicle access permitted
-  Side setbacks and visual privacy setbacks as per R-Codes
-  Upper floor boundary wall permitted (refer LDP clause 11)

1. The provisions of this Local Development Plan (LDP) are in addition to any requirement under Town Planning Scheme No.1, the Burswood Lakes Structure Plan, the Residential Design Codes (R-Codes) or Local Planning Policy 9 : Design Guidelines for Burswood Lakes.
2. Where there are inconsistencies between this LDP, the Burswood Lakes Structure Plan, the R-Codes or a local planning policy, the provisions of this LDP prevail.
3. Compliance with the LDP provisions below are taken to satisfy the corresponding deemed-to-comply requirement of the R-Codes. The development of a single house compliant with the below LDP provisions and the deemed-to-comply requirements of the R-Codes not varied by this LDP, will be exempt from development approval pursuant to Schedule 2, clause 61 of the Planning and Development (Local Planning Schemes) Regulations 2015.
4. Compliance with the LDP provisions will not require consultation with adjoining and/or other nearby landowners.
5. The density coding of these lots is R-IC as set by the Burswood Lakes Structure Plan.

Setbacks

6. Buildings shall be setback a minimum of 1.5 metres from the Victoria Park Drive boundary.
7. Except where otherwise shown on the LDP and with the exception of walls built 'up to a lot boundary' as defined by the R-Codes, walls shall be setback a minimum of 1 metre from a side boundary irrespective of wall length, height or major openings.
8. Garages shall be setback a minimum of 0.5 metres from the laneway boundary and 1.5 metres from the Bow River Crescent boundary.
9. Buildings above garages may be setback nil from the laneway boundary but shall be setback a minimum of 1 metre from the Bow River Crescent boundary.

Boundary Walls

10. No maximum height or length applies where a boundary wall will abut a simultaneously constructed wall of a similar or greater dimension.
11. An upper floor boundary wall is permitted on the western boundary of lot 169 to a maximum height of 6 metres and for two-thirds the length of the boundary. No ground floor boundary walls are permitted on the western boundary of lot 169.

Open Space

12. Dwellings shall provide a minimum of 30% open space.
13. Dwellings shall not exceed a plot ratio of 1.68.
14. Each dwelling is to be provided with an outdoor living area with a minimum area of 16m² and a minimum dimension of 3 metres and shall be directly accessible from a habitable room.
15. Outdoor living areas are permitted within the Victoria Park Drive setback area.

Garage Width

16. For lots with direct access to Bow River Crescent (lots 169 - 175 inclusive), no maximum garage width applies subject to:
 - a. A minimum side setback of 900mm being provided to one side boundary to allow for pedestrian access; and
 - b. A second storey being provided above the garage which extends a minimum of 80% the width of the garage and protrudes a minimum of 0.5 metres forward of the garage alignment.
17. For garages with direct access from a laneway (lots 176 - 185 inclusive), no maximum garage width applies subject to:
 - a. A minimum side setback of 900mm being provided to one side boundary to allow for pedestrian access; and
 - b. Lots 178-181 and 185 are to have a second storey above the garage, while the remaining lots are permitted to either have a single storey garage or a second storey above the garage. Where a second storey is required or proposed, the second storey is to extend a minimum of 80% the width of the garage and protrude a minimum of 0.5 metres forward of the garage alignment.

Visual Privacy

18. Except where otherwise shown on the LDP, no visual privacy standards apply to major openings that do not directly face a side boundary.

Ancillary Dwellings

19. The minimum lot size of 450m² prescribed under clause 5.5.1 of the R-Codes does not apply.

Fencing

20. The established uniform fencing along Victoria Park Drive shall not be modified with the exception of maintenance and repair, using the same materials as the original construction.

Noise Management

21. Development shall comply with the noise attenuation measures identified in the "Transportation Noise Assessment" (ref number: 18014274, dated 7 Feb 2018) prepared by Lloyd George Acoustics, or alternatively, a separate "Transportation Noise Assessment" prepared by a suitably qualified acoustic consultant and approved by the Town, demonstrating compliance with State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning.



The Peninsula
BURSWOOD

THIS LDP HAS BEEN APPROVED BY THE TOWN UNDER SCHEDULE 2, CLAUSE 52(1)(A) OF THE PLANNING AND DEVELOPMENT (LOCAL PLANNING SCHEMES) REGULATIONS 2015.


MANAGER, DEVELOPMENT SERVICES

26 April 2018
DATE