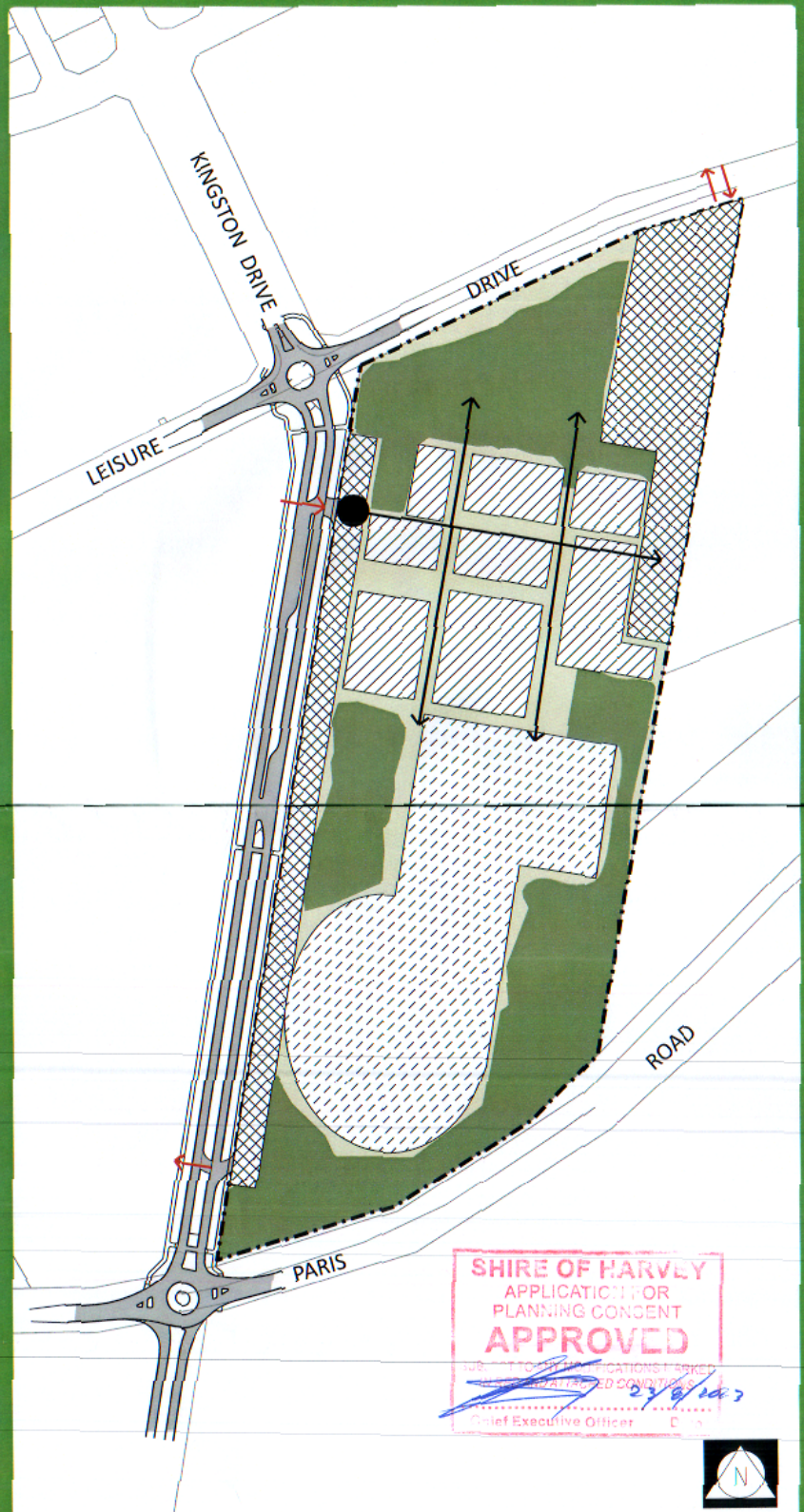


CONTEXT PLAN



- LEGEND**
- MAJOR CONNECTOR ROAD
 - PUBLIC OPEN SPACE
 - PUBLIC AND EDUCATION FACILITIES
 - SUBJECT LOT

SITE PLAN



SHIRE OF HARVEY
APPLICATION FOR
PLANNING CONSENT
APPROVED

23/8/2023
Chief Executive Officer

PROVISIONS

- GENERAL STANDARDS FOR LAND USE & DEVELOPMENT**
 - Land Use & Development**
The development of premises is to be in accordance with the requirements of -
 - Detailed Area Plan - Lot 150 Leisure Drive, Australind; and
 - the applicable zone provisions under the Scheme; and
 - relevant Local Planning Policies or Local Laws; and
 - applicable Australian Standards.
 - Detailed Area Plan Requirements**
 - Vehicle Access and Parking**
 - Vehicular access is to be in accordance with the Detailed Area Plan map.
 - Parking area and service access is to be provided generally in accordance with the Detailed Area Plan map.
 - Paving should be used to enhance and identify pedestrian access.
 - Any car parking or open areas facing streets shall be enhanced with extensive tree planting, to present a quality street frontage.
 - Building Form**
 - Building Setbacks**
The location of buildings on the site shall be generally in accordance with those identified on the DAP map.
 - Building Height**
The maximum building height of any building on any lot shall not exceed three storeys.
 - Facades**
 - All street elevations shall provide a high degree of architectural design detail at the pedestrian scale;
 - Long straight, unrelieved, horizontal lines at the pedestrian level will be avoided;
 - Plant rooms, servicing areas shall be screened from Kingston Drive and Leisure Drive.
 - Landscaping and Revegetation Plan**
A detailed landscaping and revegetation plan shall be required as a condition of planning approval. The plan shall include details of planting, lighting and paving as well as revegetation areas in accordance with the relevant environmental approvals for the development. The design of the planting component must comply with the general principles identified on the Detailed Area Plan map. Information provided shall include all plants clearly labelled and located, proposed numbers, sizes and spacing of plants and details of soil improvement and reticulation.
 - Drainage**
Water management to be addressed in accordance with water sensitive urban design principles. Drainage is to manage all flows up to the 1:100 ARI flood event, with all flows up to the 1:10 being detained back to predevelopment levels.
 - Car Parking**
Car parking is to be provided in accordance with the requirements of the Town Planning Scheme No. 7.
 - Matters not considered by the DAP**
The requirements of the Scheme shall be satisfied with respect to all other matters to the satisfaction of the Local Government.
 - VARIATION OF DEVELOPMENT REQUIREMENTS**
 - Development in accordance with this DAP is deemed to comply.
However, alternative designs may be considered subject to demonstration that the proposed land use and/or development is in keeping with the intent of the DAP to the satisfaction of the Local Government.
 - DEVELOPMENT IMPACT STATEMENT**
 - Where an application proposes a variation to one or more of the DAP requirements, or is considered to have a significant impact on the existing conditions of a locality, the Local Government shall require a Development Impact Statement to be submitted for assessment as part of an application for planning approval, unless the requirement has been waived by the Local Government.
 - The report is to be undertaken to the satisfaction of the Local Government and contain the following information in sufficient detail to permit the Local Government to make a proper development assessment of any proposed variation as part of a planning application -
 - the location of the subject site and the specific design of the proposed development and all facilities proposed to be provided;
 - site analysis showing the location of existing and proposed buildings on the premises, relationship to adjoining and surrounding buildings and the designs of existing and likely development including the environmental values of the site, the character of the streetscape in the vicinity of the subject lot/development site; and
 - any other relevant information requested by the Local Government.

LEGEND

- SUBJECT LAND
- INDICATIVE BUILDING FOOTPRINTS
- VEHICULAR ZONE
- SPORTS AND RECREATION AREAS
- RETAINED AND ENHANCED VEGETATION
- LANDSCAPING

- VEHICULAR ACCESS
- PEDESTRIAN MOVEMENT
- MAIN ENTRY