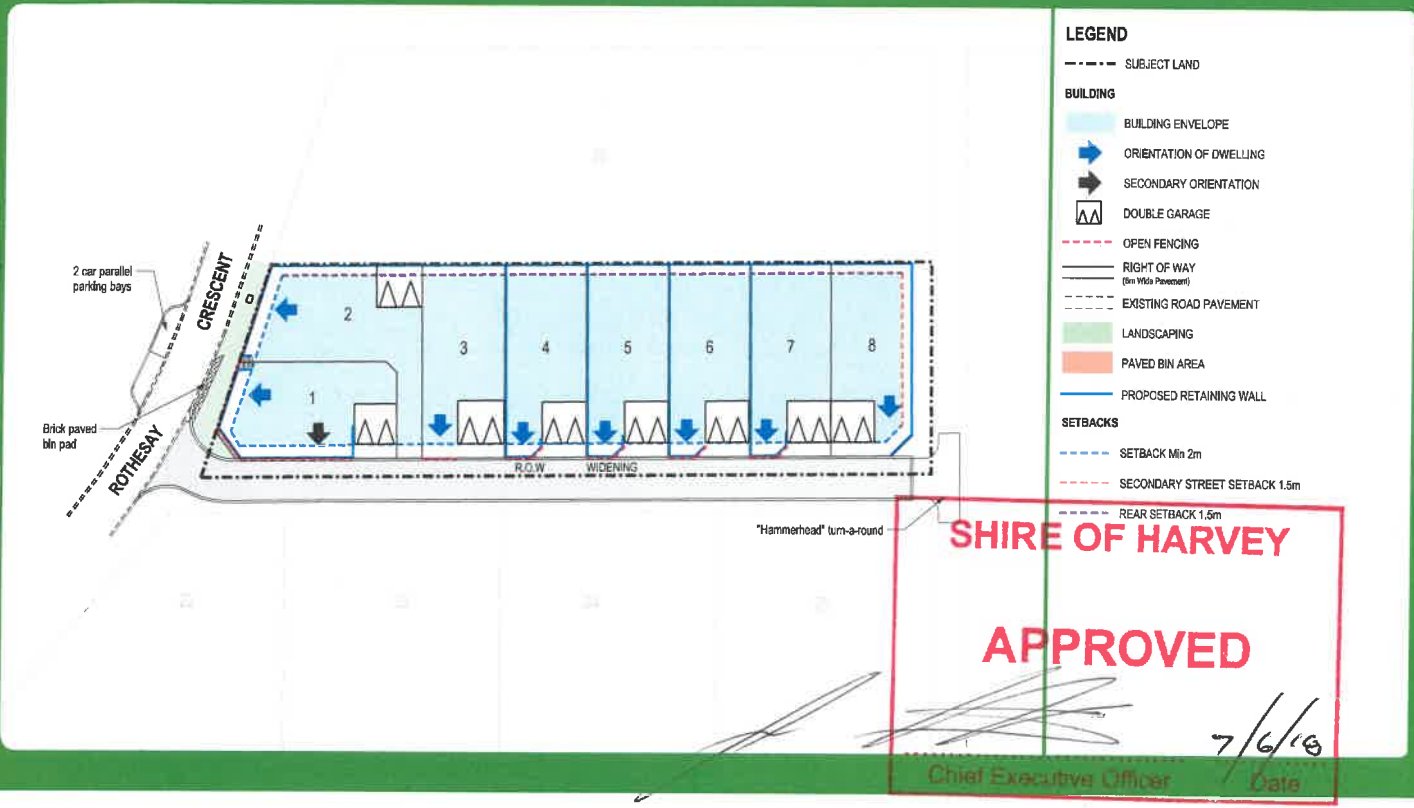




LOCAL DEVELOPMENT PLAN



PROVISIONS

GENERAL PROVISIONS

All lots to be developed in accordance with R30 standards, unless otherwise identified on the Local Development Plan (LDP).

DESIGN ELEMENTS

- Unless otherwise approved by the Shire of Harvey, all dwellings, outbuildings and garages/ carports shall be constructed within the nominated building envelopes as depicted on the plan.
- The design of the dwellings shall include articulated primary orientation in the direction of the 'Orientation of Dwelling' (arrow) shown on the LDP.
- Dwellings shall be designed to address the primary orientation street frontage with the main entry access via this frontage.
- Dwellings are required to suitably address all adjacent streets through the use of major openings to habitable rooms.
- Secondary street elevations shall feature a suitable level of detail including windows in a manner consistent with the primary street elevation.
- Verandahs, pergolas, patios and the like on the primary and secondary orientation shall be constructed in materials to complement the dwelling.
- Enclosed, non-habitable structures such as storage sheds, are only permitted if attached to the dwelling and constructed of the same materials as the dwelling, unless screened from the public view.
- All clothes drying and storage areas are to be screened from public view from the street.
- Where proposed, two-storey areas shall be contained within the front 65% of the lot from the nominated orientation of dwelling.
- Where it can be demonstrated via the cone of vision that there will be no overlooking of major openings or outdoor living areas, then the development is considered to meet the Performance Criteria of the R-Codes for visual privacy.
- Designated garage locations are shown on the LDP. Alternative garage locations to that shown on the LDP may be approved, by way of a formal application to the Shire of Harvey.
- All lots shall gain vehicular access from the Right of Way (R.O.W).
- Uniform fencing to a height of up to 1.8 metres shall be provided along the boundary of the site as depicted on the LDP. The fencing is to be open from 1.2 metres above ground level and include such detail to be aesthetically pleasing from Rothesay Crescent and the R.O.W.
- Uniform fencing around the boundary of the development site may not be modified without the approval of the Shire to ensure a consistent finish and presentation.

LOCATION PLAN



R-CODES VARIATIONS

The Shire of Harvey District Planning Scheme No.1 and the Residential Design Codes apply unless otherwise provided for below.

The following Standards represent variations to the R-Codes and operate as acceptable Development requirements:

R-Coding	R30	
	Minimum	Maximum
Building Setbacks		
Primary Street	2m	4m
Secondary Street	1.5m	
Garages	2m	