



LEGEND

- EXTENT OF LOCAL DEVELOPMENT PLAN
- NO VEHICLE ACCESS PERMITTED
- 8m WIDE RECIPROCAL RIGHTS OF ACCESS EASEMENT - AS PER DETAIL IN STRUCTURE PLAN
- EXTENT OF BOUNDARIES WHERE PROVISION 9.1 APPLIES (DEEMED AS FRONT FENCING)
- ↑ DESIGNATED VEHICLE CROSSOVER (INGRESS AND EGRESS)
- ↑ DESIGNATED VEHICLE CROSSOVER (EGRESS ONLY)
- ↑ DESIGNATED VEHICLE CROSSOVER (INGRESS ONLY)
- ← DIRECTION OF TRAFFIC

LOCAL DEVELOPMENT PLAN PROVISIONS

1 SCHEME AND BUILDING VARIATIONS

- 1.1 The requirements of the Shire of Harvey District Planning Scheme No.1 are varied as described in these notations.
- 1.2 The requirements of the District Planning Scheme No.1 shall be satisfied in all other matters.
- 1.3 Planning approval is not required, but a Building Permit is required, for the construction of a building on any lot within the area covered by the Local Development Plan (LDP) except where variations to the provisions of the LDP are sought.

ELEMENT 1 - STREETScape AND BUILT FORM

2 SETBACKS

- 2.1 Verandahs and awnings shall project up to 2.75m forward of the setback line and shall be a minimum of 2.75m above the footpath; and
- 2.2 Front setback areas shall only be used to contain car parking, landscaping and pedestrian access paths. Loading and unloading shall be at the rear or side of buildings. Signage will only be considered in the front setback if the application is supported by an approved Signage Strategy for the LDP area, to the satisfaction of the Manager of Planning Services.

3 BUILDING HEIGHT

- 3.1 A building shall not exceed a height of 12m.

4 FACADES

- 4.1 Long straight, unrelieved, horizontal lines should be broken by interesting design devices;
- 4.2 Roller doors shall generally be positioned to minimise impact on the street elevations;
- 4.3 The continuity of glazing on street elevations should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays;
- 4.4 Entrances to a building should be clearly visible from the street environment; and
- 4.5 Screening of plant rooms, service areas, waste storage to be shown on plans

5 SIGNAGE

- 5.1 All signage structures and signage shall be of a scale that reflects the related development and be located and maintained in a manner that does not limit sightlines or create potential for public safety issues;
- 5.2 Street numbering shall be integrated within the design of the building or the space in which it is proposed to be placed; and
- 5.3 Signage and advertising on glazed areas shall be of a professional standard and of a style and theme consistent with other advertising integrated within the design of the building.

6 COLOURS

- 6.1 Colour should differentiate between brick, render and wood surfaces and be used to highlight articulation or other architectural features where desirable.

7 AWNINGS AND VERANDAHS

- 7.1 Where verandahs are provided, they and their supports, if any, should be designed to complement the building's architecture and scale, and
- 7.2 Verandah roofs should be of solid light impenetrable material and should provide shade and shelter from sun, wind and rain.

8 MATERIALS

- 8.1 Highly reflective colorbond or zincalume roofs materials are not permitted.

9 FENCING

- 9.1 Front fencing is not supported, unless it is less than 750mm in height, matches with the design, material and colour of the building facade and forms part of a landscaping treatment; and
- 9.2 No fibre cement fencing is permitted.

ELEMENT 2 – LANDSCAPING

10 LANDSCAPING

- 10.1 A detailed Landscaping Plan and associated landscaping bond is to be provided and approved prior to the issue of a Building Permit. The plan shall include details of all plant types clearly labelled and located, proposed numbers, sizes and spacing of plants and details of soil improvement and reticulation, to the satisfaction of the Manager of Planning Services; and

11 STREET FRONTAGES

- 11.1 Landscaping should be in the form of trees and low-level plantings that will not block views between the road and buildings at eye level;
- 11.2 A minimum of 20% of the front setback area shall be landscaped with hard or soft landscaping;
- 11.3 A minimum of 10% of secondary street setbacks areas shall be landscaped with hard or soft landscaping; and
- 11.4 Landscaping is to apply 'Waterwise' principles and predominantly incorporate native plant species.

12 LIGHTING AND PAVING

- 12.1 An external lighting plan to be provided with application for Building Permit;
- 12.2 All external lighting of buildings should be designed to complement the character of the streetscape; and
- 12.3 Paving should be used to enhance and identify pedestrian, cycle and vehicular access ways.

ELEMENT 3 – VEHICULAR MOVEMENT

13. PARKING AND ACCESS

- 13.1 Vehicular access shall be restricted to points as generally indicated on the LDP; and
- 13.2 Sharing of crossovers is encouraged where practical.
- 13.3 A sealed and drained area for loading and unloading being not less than 3.5m in width by 7m with a minimum height clearance of 3.5m shall be provided.

ELEMENT 4 – APPROVALS

14. MATTERS NOT CONSIDERED BY THE LDP

- 14.1 Wherever there are matters not considered or deemed questionable on this LDP, the Shire of Harvey District Planning Scheme No.1 shall prevail.

This LDP has been approved by the Shire of Harvey under Clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015 Approval.

Signature

Date

[Signature]

14/10/20

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LOCAL DEVELOPMENT PLAN
Treendale Commercial Precinct



Plan No: 19-000621P

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Rev: E
Scale: 1:2000 @ A3

This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.