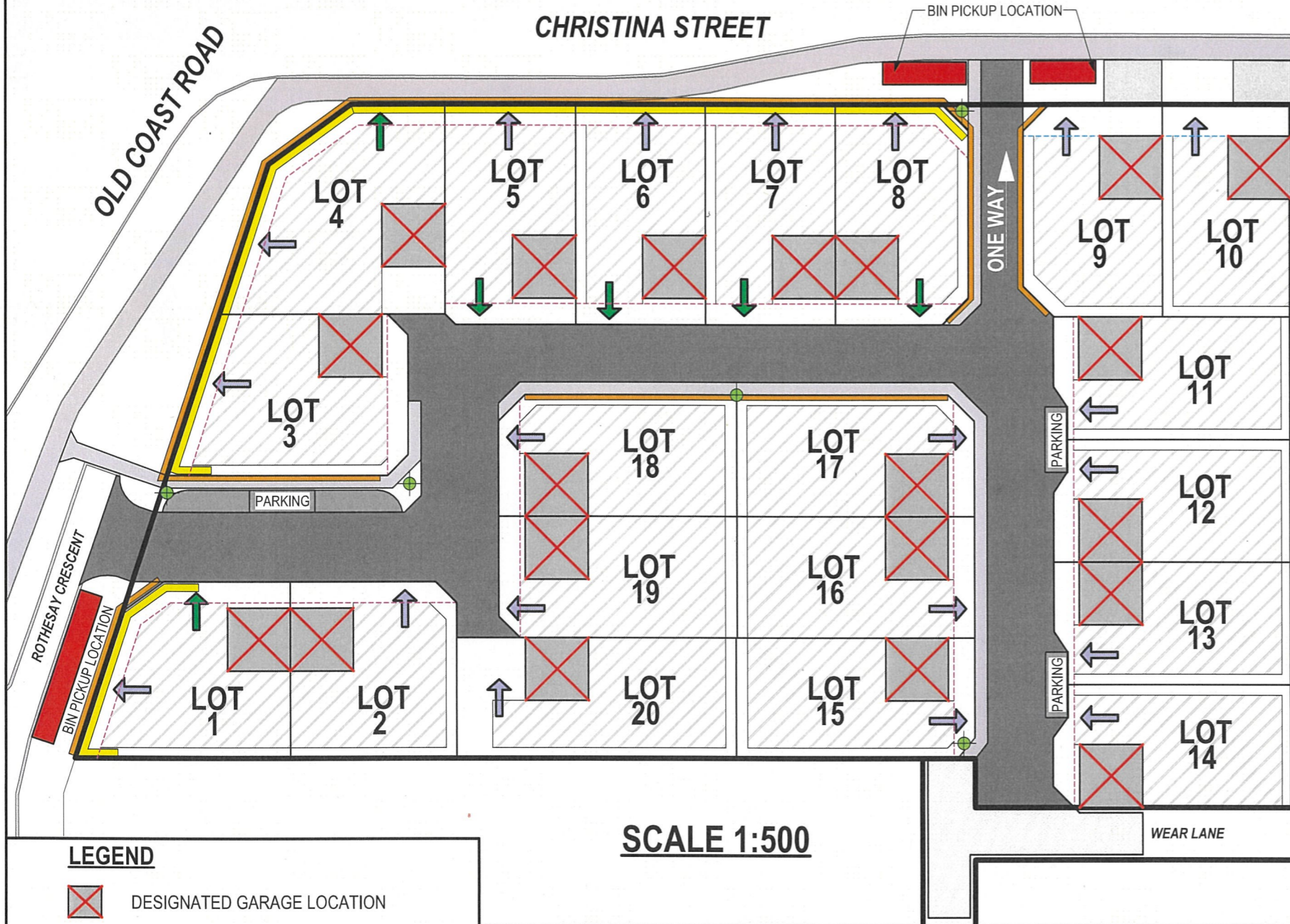


# Local Development Plan - Lots 5, 6 & 7 Christina Street, Australind



SCALE 1:500

## LEGEND

- DESIGNATED GARAGE LOCATION
- BUILDING AREA
- PRIMARY DWELLING ORIENTATION
- SECONDARY DWELLING ORIENTATION
- NO VEHICLE ACCESS
- MAXIMUM 1.2m UNIFORM FENCING ATOP INTEGRATED RETAINING WALL
- DESIGNATED BIN PICK UP AREA
- 2m MINIMUM SETBACK- 4m AVERAGE
- 3m MINIMUM SETBACK-NO AVERAGING
- PATH LIGHT
- SEALED/PAVED HAMMERHEAD



## Application of Local Development Plan

Local Development Plan - Lots 5, 6 & 7 Christina Street, Australind

- The provisions of the *Shire of Harvey District Planning Scheme No. 1* and *State Planning Policy 7.3 Residential Design Codes (R-Codes)* are varied as detailed within this LDP.
- All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

### Residential Design Code

The R-Code applicable to these lots is as per the *Shire of Harvey District Planning Scheme No. 1*.

### Streetscape

- Dwellings must be orientated toward the street, communal open space and / or internal driveway as indicated on the sketch and must present a feature streetscape elevation to these primary and secondary frontages where applicable. In this respect, a feature streetscape elevation is expected to incorporate articulated / staggered sections of walls, fenestration and forward expressed roof element (i.e. full gable, dutch gable, nested gable etc.)
- Uniform feature walls (visually permeable above 1.2m) must be developed in the locations shown on the sketch.
- Designated garage locations are indicated on the sketch but may be altered subject to amended plans or a lot-specific application for development approval.
- No structures, except for letterboxes, permeable fences 1.2m high or less and sections of the uniform fence, are to be built in the communal street setback area
- No Clothes drying areas, Bin Storage or out buildings shall be constructed within the Christina street setback.

### Design Elements

- Owners of lots 1, 3 and 4 are actively encouraged to integrate lofts or two-storey sections into the dwelling design to provide variety and interest to the external streetscape.

### Setbacks

- 5.1.3 C3.2 iii. of the R-Codes is varied to permit a wall, not higher than 3.5m with an average of 3m or less, to be no longer than 15m to both boundaries. Boundary walls are not permitted where there is 500mm or greater difference in finished ground levels between the lots.
- Garages are to be setback 2.5m from communal streets and 3m from primary streets.
- All other setbacks are standard for the R-Code applicable to the lots.

### Garage Width

- 5.2.2 C2 Garage door and its supporting structures are not to occupy more than 60% of the frontage(excluding Lots 9 & 10) The entrance to the dwelling must be clearly visible from the primary street or internal driveway.

### Open Space/Site Coverage

- Open space requirements are standard for the R-Code zoning of R30 applicable to the lots.
- 5.3.1 C1.1 is varied to permit outdoor living areas forward of the street setback area to Christina Street for lots 5-8 and Rothesay Crescent / Old Coast Road for lots 1, 3 and 4.

### Incidental Development

- All dwellings are required to have an allocated store area which may be an extension to the garage and accessible from within.
- Any outbuildings must comprise materials that generally match that applied to the main dwellings. Painted steel (Colorbond or similar) outbuildings must be in a colour that matches the roof or gutter / fascia / downpipes of the dwelling.

### Bushfire Management Plan

- This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is subject to a Bushfire Management Plan. Additional planning and building requirements apply to development on this land.

### Approval

This LDP has been approved by the Shire of Harvey under Schedule 2, Part 6, Clause 52(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Signature

Date

11 February 2020