



LEGEND

- Subject Land
- Lot Boundary
- Strata Lots
- Primary Orientation
- Retaining Wall (no vehicle access)
- No Vehicle Access to The Boulevard
- Vehicle Access Point to Lot
- Permeable fencing
- Bin Collection Pads
- Bushfire Attack Level (BAL)**
 - BAL-40
 - BAL-29
 - BAL-19
 - BAL-12.5

LOCAL DEVELOPMENT PLAN

Application of Local Development Plan

This Local Development Plan (LDP) applies to Strata development on lots 530, 531 and 532, Carnelian Avenue, Treendale South as shown in the plan.

Residential Design Code

The Residential Design Coding for the subject lots as per the adopted Treendale South Structure Plan is 'R40'. All lots to be developed in accordance with R40 standards, unless otherwise identified on the LDP.

Orientation and Design Elements

Foreshore Lots

- For those lots directly abutting the foreshore, the design of the dwellings shall include habitable rooms, outdoor living areas and courtyards orientated in the direction of the foreshore area as per the 'Orientation of Dwelling' (arrow) shown on the LDP.
- Verandas, pergolas, patios and the like on the primary orientation shall be constructed in materials to complement the dwelling.

General

- All garages are to be orientated towards the internal road or local street.

Incidental Development

- Enclosed, non-habitable structures such as storage sheds are only permitted if clad in complimentary finishes to the dwelling, unless screened from public view.
- All clothes drying and storage areas are to be screened from public view from the primary street.

Setbacks

- Development setbacks to lot boundaries as per the Residential Design Codes and approved BMP.

Fencing

- Solid side fencing is not to exceed 1.8m in height and be consistent in material and colour.
- Fencing facing the foreshore reserve and public accessways shall be uniform, permeable and not exceeding 1.2m, to allow passive surveillance of the adjoining foreshore.
- The fencing associated with the Foreshore Reserve and Public Accessway may not be modified without the approval of the Shire of Harvey.

Building Height and Standards

- Any building shall not exceed 3 storeys.
- Construction of Building as per AS3959 Construction of Building in Bush Fire Prone Areas, consistent with the approved Bushfire Management Plan (Version B, dated December 2016).

Bushfire Attack Levels

- Bushfire Attack Level (BAL) construction standards for dwellings and any outbuilding located within 6m of the dwelling are to comply with a BAL assessment prepared by a suitably qualified persons.
- BALs are identified in the plan. Where multiple BAL ratings apply to a dwelling site, the highest BAL rating is to be applied to the whole of the dwelling, except where shielding provisions under Australian Standard AS3959 apply. More information on BALs can be found in the Bushfire Management Plan (Version B, dated December 2016).

Landscaping

- Landscaping is to be maintained as low threat vegetation/ low fuel zones as defined in AS3959.

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

31/03/2020

Date

