

LOCAL DEVELOPMENT PLAN

Application of Local Development Plan

This Local Development Plan (LDP) applies to Lots 1 to 7, Tourmaline Ridge within stage 9G, Treendale as shown in the plan.

Residential Design Code

The Residential Design Coding for the subject lots as per the adopted Treendale Farm Structure Plan is 'R20'. All lots to be developed in accordance with R20 standards, unless otherwise identified on the LDP.

Orientation and Design Elements

- The design of the dwellings shall include articulated primary orientation in the direction of the foreshore area and as shown 'Orientation of Dwelling' (arrow) shown on the LDP.
- Verandas, pergolas, patios and the like on the primary and secondary orientation shall be constructed in materials to complement the dwelling.
- All garages are to be orientated towards the Iolite Lane.
- Vehicular access to all lots shall be from the Iolite Lane.

Setbacks

- Development setbacks to lot boundaries must comply with the Residential Design Codes (R20) and approved Bushfire Management Plan with the exception of the Primary Street setback, which can be an average of 3m provided that the area of dwelling intruding into the setback area is compensated for by at least an equal area of open space between the setback line and line drawn parallel to it at twice the setback distance. The Bushfire Management Plan requirements have hierarchy over the primary street setback variation.
- Outdoor Living areas may be proposed in the primary street setback, subject to all other requirements of the Residential Design Codes, Section 5.3.1 Outdoor Living Areas being met.

Incidental Development

- Enclosed, non-habitable structures such as storage sheds, are only permitted if are to be clad in complimentary finishes to the dwelling, unless screened from the public view.
- All clothes drying and storage areas are to be screened from public view from the primary street.
- Outbuildings are to be positioned on the secondary street frontage (Iolite Lane). No outbuildings or external fixtures, utilities and facilities are to be located within the primary or secondary street setback.

Fencing

- Solid side fencing is not to exceed 1.8m in height and be consistent in material and colour.
- Fencing facing the primary street shall be permeable to allow passive surveillance of the adjoining foreshore.
- The primary street fencing is not to exceed 1.2m above lot level, be uniform and aesthetically pleasing from the direction of the foreshore.
- The primary street fencing may not be modified without the approval of the Shire of Harvey.

Building Height

- Any building shall not exceed 3 storeys.

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.
- For lots 1 to 7, the BALs are identified in the plan. Where multiple BAL ratings apply to a building footprint, the highest BAL rating is to be applied to the whole of dwelling, except where shielding provisions under Australian Standard AS3959 apply. More information on BALs can be found in the Bushfire Management Plan.

Approval

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

6 May 2020

Signature

Date

LEGEND

Lot Boundary

700m² Lot Area

Primary Orientation

Retaining Wall

Permeable fencing

Bushfire Attack Level (BAL)

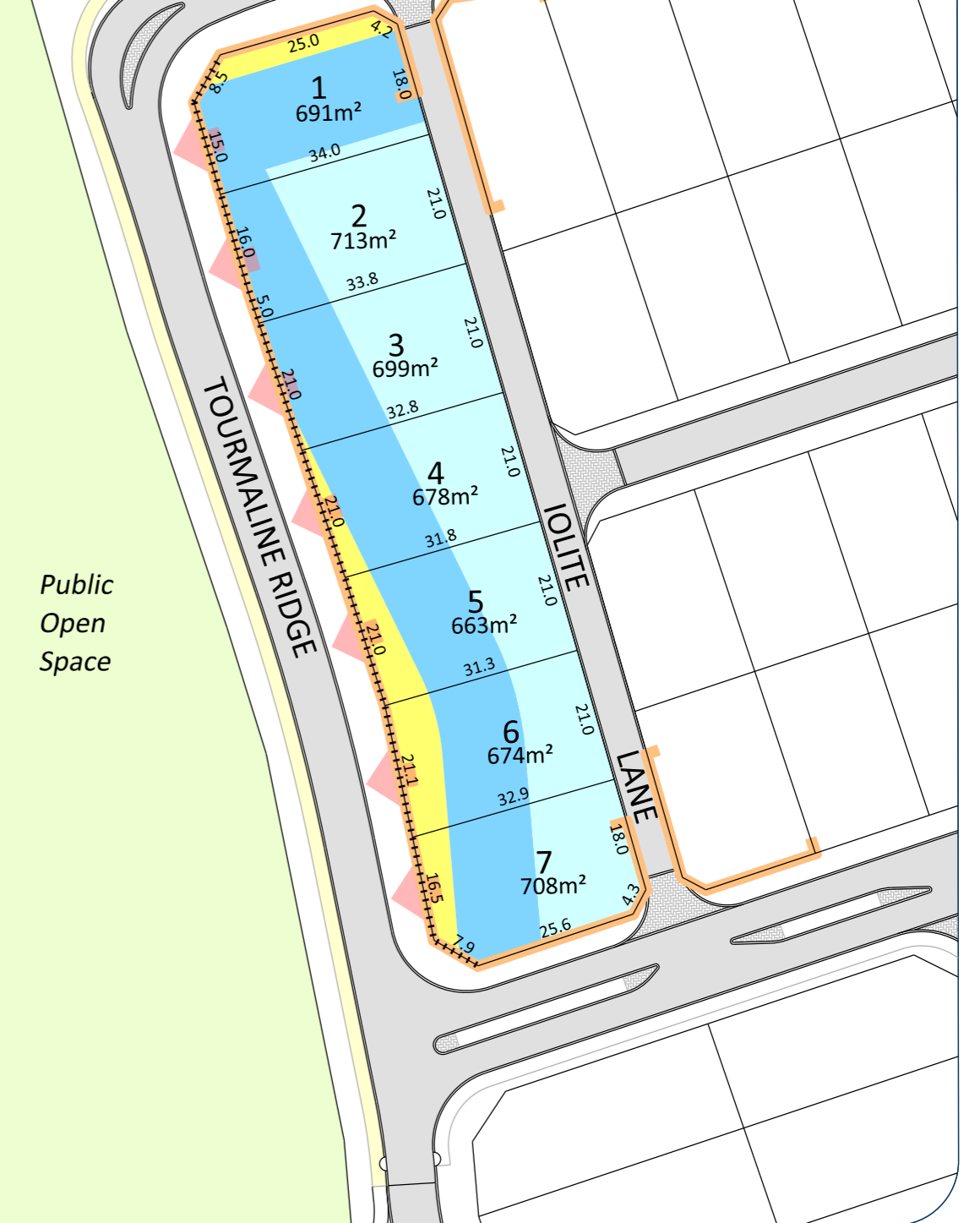
BAL-29

BAL-19

BAL-12.5

Public
Open
Space

Public
Open
Space



LOCAL DEVELOPMENT PLAN

Lots 1 - 7 Tourmaline Ridge, Treendale

Plan No: 19-000209P-DP-01B



Date: 05.05.2020
Rev: B
Scale: A3 @ 1:1000
Co-ords: MGA
Aerial:



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