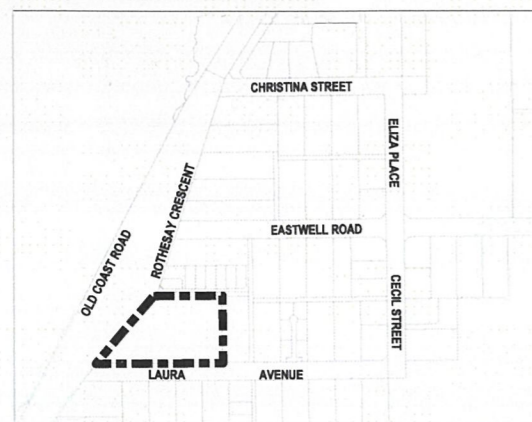


LOCALITY PLAN



LEGEND

- SUBJECT LAND
- EXISTING ROAD PAVEMENT AND KERB LINE
- EXISTING CADASTRE
- PROPOSED CADASTRE
- FUTURE CADASTRE
- FUTURE 2.5m WIDE EASEMENT FOR SERVICES
- FUTURE STRATA LOT
- PROPOSED RETAINING WALL
- PROPOSED DRIVEWAY LOCATION
- LOTS AFFECTED BY BAL 12.5
- BIN PAD AREA TO BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF SUBDIVISIONAL WORKS. (FOR RESIDENTS OF FUTURE STRATA SUBDIVISION OF LOT 11 ONLY).

APPLICATION OF LOCAL DEVELOPMENT PLAN

All land in this plan is to be developed in accordance with R Code R30 and the Residential Design Codes, the *Shire of Harvey District Planning Scheme No.1* and the *Shire of Harvey Local Planning Policy 4.1.12 Development Guidelines (South Australind)*, except as identified and varied by this Local Development Plan.

Density

- Only a single dwelling may be developed on Lots 1-10 and any future Strata Lots created in Lot 11.

Streetscape

- Dwellings must be oriented towards the primary street.
- For dwellings on a corner lot, dwelling orientation is towards Rothesay Crescent.

Fencing

- Clause 5.2.4 of the Residential Design Codes 2015 is varied as follows:
 - For Lots 5, 6, 7, 8, 9 and 10, any street walls and fences within the primary street setback area shall be visually permeable 0.9m above natural ground level and not exceed 1.6m in height above natural ground level.
 - For Lots 1, 2, 3 and 4, street walls and fences within the primary street setback area to Rothesay Crescent shall be visually permeable and not exceed 1.2m in height above any retaining walls. This includes the first 6m along the southern side boundary of Lot 4 extending east from Rothesay Crescent beside Laura Avenue.
 - For Lot 11 and any future strata subdivision of this lot, any street walls, and fences within the primary street setback area fronting Meloy Lane shall be visually permeable 0.9m above natural ground level and not exceed 1.6m in height above natural ground level.
 - For Lot 11 and any future strata subdivision of this lot, any street walls, and fences along the first 6m of the northern side boundary extending east from Rothesay Crescent beside Meloy Lane, shall be visually permeable and not exceed 1.2m in height above any retaining walls.
- Solid side and rear fencing is not to exceed 1.8m in height and is to be consistent in material and colour.
- Fencing along Rothesay Crescent and the first 6m extending from Rothesay Crescent into Meloy Lane and Laura Avenue associated with retaining shall be uniform, permeable, and not exceed 1.2m above retaining.

Other requirements

- Carports constructed forward of the building line are to be designed and constructed of materials and finishes to match the dwelling, including a similar roof pitch.
- Enclosed, non-habitable structures such as storage sheds are only permitted if clad in complementary finishes to the dwelling, unless screened from public view of the street.
- All clothes drying areas are to be screened from public view from the street.
- Outdoor living areas may be proposed in the primary street setback for Lots fronting Rothesay Crescent subject to the remaining requirements of Clause 5.3.1 of the Residential Design Codes 2015.

Bushfire Management

- Indicative Bushfire Attack Level (BAL) ratings for individual Lots are shown and are as defined in the BAL Contour Assessment (Lushfire BMP Ref 20-048 July 2020). These may be revised through certified BAL Assessment / Compliance reporting. Construction Standards in accordance with AS3959:2018 apply to identified Lots.

APPROVAL

This Local Development Plan 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*.

for: 27/8/2021
Signature Date

Planned Focus

Town planning & strategy
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LOCAL DEVELOPMENT PLAN

Lot 22 Rothesay Crescent, Lots 22 & 23 Laura Avenue, Australind

Plan No: 1055-LDP-001

Date: 26.08.2021
Rev: D
Scale: A3 @ 1:500
Co-ords: MGA 50, GDA 94
Aerial:



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