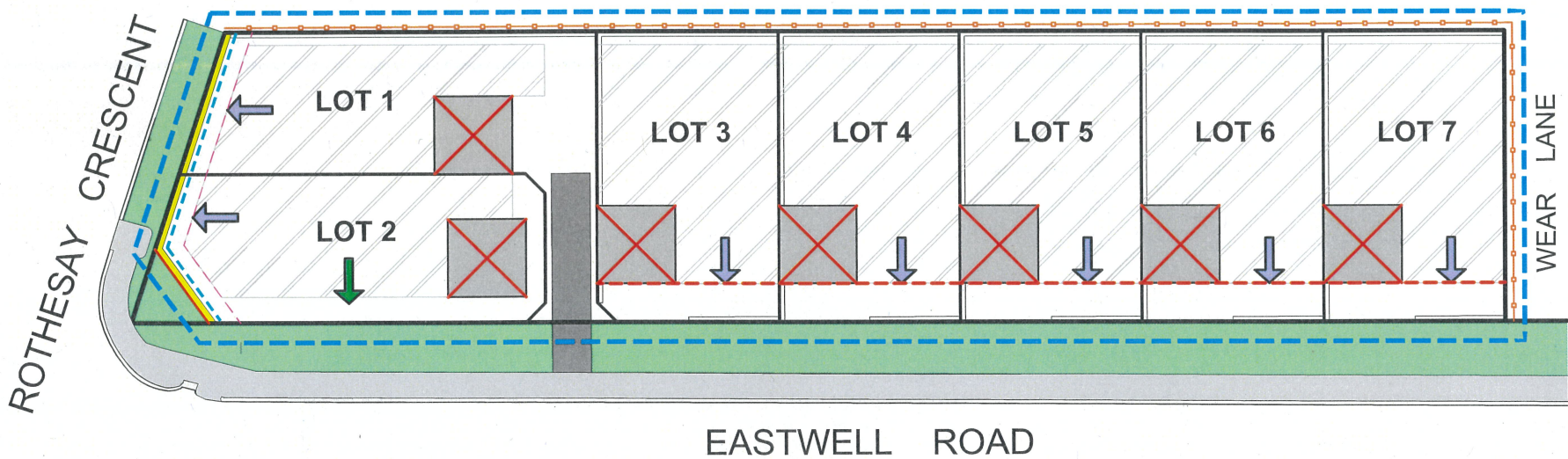


Local Development Plan - Lot 10 Rothesay Crescent, Australind



SCALE 1:500

LEGEND

- SUBJECT LAND
- ⊗ DESIGNATED GARAGE LOCATION
- ▨ BUILDING AREA
- ↖ PRIMARY DWELLING ORIENTATION
- ↗ SECONDARY DWELLING ORIENTATION
- NO VEHICLE ACCESS
- - - 2m MINIMUM SETBACK- 4m AVERAGE
- - - 3m MINIMUM SETBACK-NO AVERAGING
- █ SEALED/PAVED ACCESS WAY
- RETAINING WALL AND MAXIMUM 1.2m PERMEABLE FENCING (MATCHING MATERIALS AND COLOUR)
- 1.8m SOILD FENCING (MATCHING MATERIALS AND COLOUR)



Application of Local Development Plan

Local Development Plan - Lot 10 Rothesay Crescent, 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 Residential Design Code for the subject lots is "R30". All lots are to be developed in accordance with the R30 standards, unless otherwise identified on the approved LDP.

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.).
- 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 clothes drying areas, bin storage or outbuildings shall be constructed within the Eastwell Road and Rothesay Crescent setback.

Design Elements

- Owners of lots 1 and 2 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 the particular boundary of the subject lot is greater than 500mm above the finished ground level of the lower lot adjoining.
- Garages are to be setback 3m from primary streets, except Lot 2 which may be setback 2m
- Rothesay Crescent is determined by the local government to be a primary street for lots 1 and 2 whereby a 2m minimum setback and 4m average setback will apply to this street.
- Table 1 and 5.1.2 C2.1 iii. of the R-Codes is varied in respect to permit a 3m minimum setback (including garages) with no averaging to lots 3 – 7.
- All other setbacks are standard for the R-Code applicable to the lots.

Fencing

- Solid side and rear fencing is not to exceed 1.8m in height and be consistent in material and colour.
- Solid side fencing along Wear Lane is not to exceed 1.8m in height, raking down to 1.2m in height, over a distance of 1.5m.
- Fencing and retaining along Rothesay Crescent associated with lots 1 and 2 is to be undertaken in conjunction with the development of a dwelling and shall include permeable fencing to a maximum height of 1.2 atop of retaining. Retaining walls, fencing, stairs and access gates (if proposed) shall be consistent in material and colour.

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.

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 31/5/21