LOCAL DEVELOPMENT PLAN

'Ridgeview' Stage 9E Treendale

Application of Local Development Plan

This Local Development Plan (LDP) applies to Lots 99-108 and future lot 'A' Carnelian Avenue 'Ridgeview', 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 'R-20'.

Design Guidelines

The Treendale Estate Annexure 'A' Development Conditions and Building Guidelines are applicable to the subject lots.

Setbacks and Building Envelopes

Development setbacks to lot boundaries as per the Residential Design Codes are:

a. Primary Street: Primary Building Envelope – 3m. Development must comply with the R20 density provisions of the Residential Design Codes with primary street setbacks measured from the primary street boundary.
b. Side boundaries: as per the Residential Design Codes Table 2a (walls with no major openings – minimum is 1m setback for wall heights 3.5m or less and wall length 9m or less) and Table 2b (walls with major openings – minimum is 1.5m setback for wall heights 3.5m or less and any wall length). The actual width of building envelopes is determined by Tables 2a and 2b.
c. Rear boundary: Primary Building Envelope - top of embankment as designated on the plan.
Secondary Envelope - 1.5m.

Primary Building Envelope

Dwellings, garages, carports and sheds must be located within the Primary Building Envelope.

Secondary Envelope

Upper Tier

a. The maximum height of retaining for the Upper Tier is 1.5m above existing ground levels. This is to be constructed from reconstituted limestone blocks.
b. Incidental developments such as pools, spas, shade sails, pergolas, decking, paved areas and gardens in accordance with the Bushfire Management Plan may be constructed.
c. No elevated decks (500mm or more above ground level) or sheds are to be constructed within the secondary envelope Upper Tier.
d. Maximum wall height of incidental development shall not exceed 2.4m – (measured from the primary building envelope ground FFL).
e. Solid side fencing is not to exceed 1.8m in height and shall rake down to 1.2m in height (over 1.5m) to the Upper Tier's Rear fence. Rear fencing to the Upper Tier shall be open style (pool type fencing) 1.2m in height. All side and rear boundary fencing (Primary and Secondary Envelopes) to be consistent in colour.

Lower Tier/s

a. The maximum height of retaining for the Lower Tier is 1.0m. This is to be constructed from reconstituted limestone blocks.
b. Incidental developments such as paved areas and gardens in accordance with the Bushfire Management Plan may be constructed.
c. No structures are to be constructed within the secondary envelope Lower Tier/s other than the abovementioned retaining.
d. Solid fencing 1.2m in height is to be constructed to the side boundaries of lower tiers. Open side (pool type) fencing 1.2m in height is to be constructed to rear boundaries of the Lower Tier/s. All side and rear boundary fencing to be consistent in colour with the balance of fencing on the property.

Landscape planting

Landscape planting of the area between the rear boundary and the top of embankment is limited to low fuel vegetation to avoid increasing the risk of bushfire impact on the Primary Building Envelope.

Bushfire Attack Levels

a. 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.
b. For lots 99-108, the BALs are identified in the plan. The highest BAL rating applies 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.

Approval

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

Elizabeth Edwards

Digitally signed by Elizabeth Edwards
Date: 2022.10.10 15:18:47 +08'00'

Signature Date

LOCAL DEVELOPMENT PLAN

'RIDGEVIEW' TREENDALE

Plan No.	23391-01	
Date	17/08/22	
Drawn	NP	
Checked	KS	
Revision	A	
Scale	1:1000@A3	0 10m 20m 30m

BUNBURY OFFICE:
21 Spencer Street,
BUNBURY WA 6230
T: 08 9792 6000
E: bunbury@harleydykstra.com.au
W: www.harleydykstra.com.au
ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

Harley Dykstra
PLANNING & SURVEY SOLUTIONS