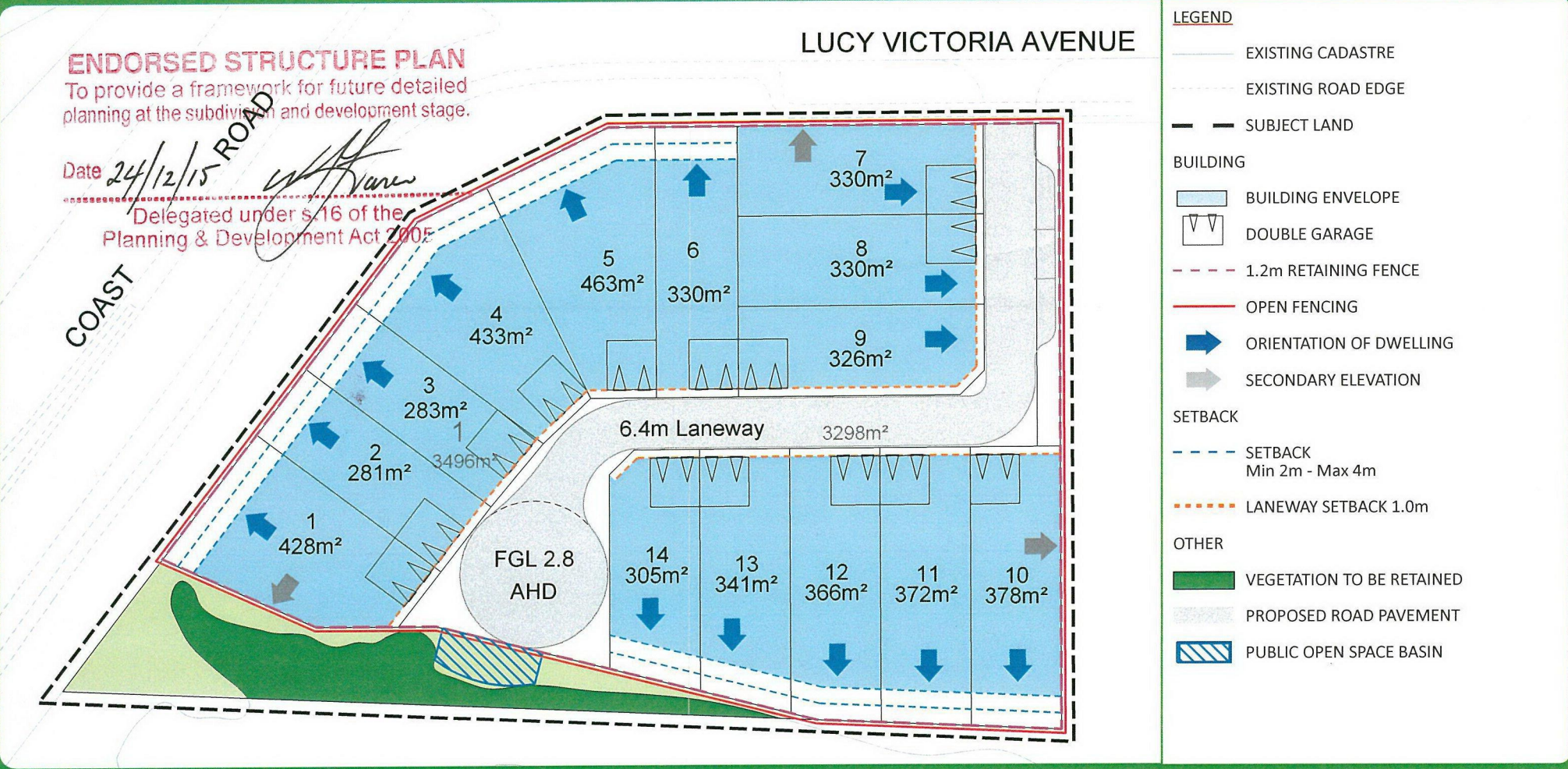


STRUCTURE PLAN

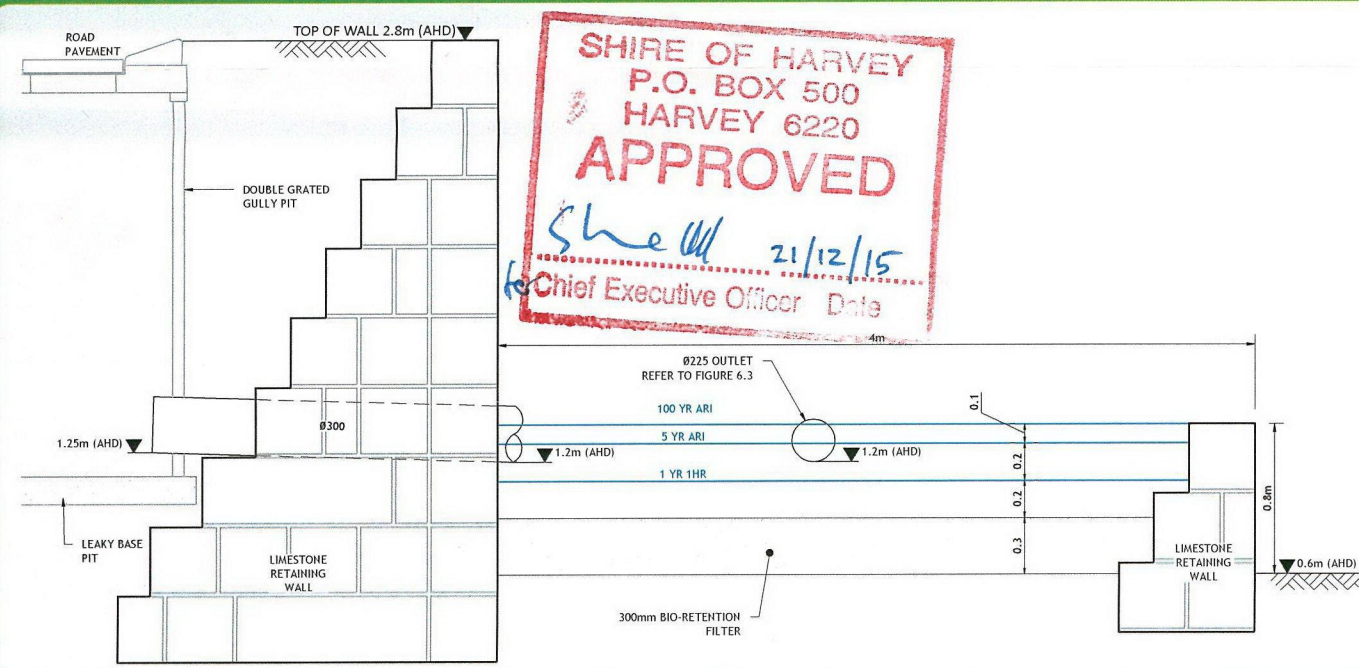


PROVISIONS

GENERAL PROVISIONS

- Unless otherwise approved by the Shire of Harvey, all dwellings, outbuildings and garages/carports shall be constructed within the nominated building envelopes as depicted on the Plan.
- Dwellings on Lots 1 – 6 are to be orientated to face Old Coast Road and Lucy Victoria Avenue while dwellings on Lots 7 – 14 are to be designed to provide surveillance of the adjoining Clifton Community Reserve.
- The design of dwellings shall include an articulated primary orientation in the direction of the "Orientation of Dwelling" arrow shown on the Structure Plan. The primary orientation shall consist of at least one major opening.
- Verandas, pergolas, patios or the like on the primary and secondary orientation (where applicable) shall be constructed as an integral part of the dwelling and be constructed in materials to complement the dwelling.
- Enclosed, non-habitable structures, such as storage sheds, are only permitted if attached to the dwellings and constructed of the same materials as the dwelling.
- All clothes drying and storage areas are to be screened from public view from Public Open Space and the Street.
- Uniform Fencing up to a height of 1.8 metres (above retaining wall) shall be provided along the boundary of the site as depicted on the Structure Plan. The fencing is to be open from 1.2m above ground level and include such detail to be aesthetically pleasing from Lucy Victoria Avenue, Old Coast Road and the POS. Details of the proposed fencing are to accompany an application for strata subdivision or development and are to be to the satisfaction of the local government.
- Uniform Fencing around the boundary of the site and abutting the POS may not be modified without the approval of the Shire to ensure consistent finish and presentation.
- Designated garage locations are shown on the Plan. Alternative garage locations to that shown on the Plan may be approved at the discretion of the Manager, Building Services subject to the development meeting solar orientation principles, streetscape objectives and statutory requirements.
- All lots shall gain vehicular access from the laneway only.
- The site shall be retained and filled to 2.8m AHD as per Figure 2 – Retaining Wall Section.
- A Landscape Plan shall be required as a condition of subdivision or development, detailing landscaping within and external to the site to the satisfaction of the Shire of Harvey. Landscaping is to include semi-mature plants to mitigate the impact of the development.
- A Fire Management Plan is to be prepared to the satisfaction of the Department of Fire and Emergency Services and is to be implemented at the subdivision and/or development stage.
- All housing is to be designed and in compliance with the endorsed Mosquito Management Plan.
- The proposed retaining wall to be designed to mitigate the opportunity for graffiti to the satisfaction of the Shire of Harvey.
- The requirements of the Local Water Management Strategy are to be implemented at the time of subdivision and/or development.
- The requirements of the Acid Sulphate Soils and Environmental Investigation are to be implemented at the time of subdivision and/or development.
- At the time of subdivision, notifications are to be placed on all Certificates of Title of proposed lots notifying landowners of:
  - Potential disturbance from vehicular noise on Old Coast Road.
  - The endorsed Fire Management Plan and that land fire management responsibilities apply to the land.
- All dwellings are to be constructed so as to minimise disturbance from vehicular noise on Old Coast Road, to the satisfaction of the Shire of Harvey.

FIGURE 2 - RETAINING WALL SECTION



R-CODES VARIATIONS

The Shire of Harvey District Planning Scheme No.1 and the Residential Design Codes apply unless otherwise provided for below.

The following Standards represent variations to the R-Codes and operate as acceptable Development requirements:

R-Coding	R30	
Building Setbacks	Minimum	Maximum
Primary Street	2m	4m
Laneway	1.0m	
Garages	1.0m	3m