



LOCAL DEVELOPMENT PLAN

Application of the Local Development Plan

- This Local Development Plan (LDP) applies to Survey Strata Lots 501 to 510 Leisure Drive, Lots 511 to 515 Corston Circuit and Lots 516 to 518 Fenn Court, Australind

Residential Design Code

- All Survey Strata Lots identified on the LDP are to be developed in accordance with R30 standards, unless otherwise varied as detailed on this LDP.

Fencing

- Clause 5.2.4C4.1 of the Residential Design Codes 2021 is varied to permit:
 - Fencing and access gates facing Leisure Drive, Corston Circuit and Fenn Court are to be installed by the subdivider at the time of subdivision and shall be uniform, permeable and not exceed 1.2m above the retaining wall level.
 - 1.8m high side fences shall taper to 1.2m high for the 4.0m primary street setback to Leisure Drive, Corston Circuit and Fenn Court.
- Rear boundary fencing shall be no higher than 1.8m with any fencing above 1.2m being constructed with visually permeable materials (as defined under the Residential Design Codes).
- Fencing may be constructed to the rear access laneway provided landscaping is incorporated within the fencing design to the satisfaction of the Shire.
- Solid side fencing to the secondary street (including rear corner truncation) for lots 501, 510, 511 & 518 shall be no higher than 1.5m on top of retaining, raking down to 1.2m in height (over 1.0m) to the front fencing in the 4.0m primary street setback.

Dwelling Orientation

- Clause 5.2.3 of the Residential Design Codes 2021 is varied to permit:
 - For those lots directly abutting the primary street being Leisure Drive, Corston Circuit and Fenn Court, the design of the dwellings shall include habitable rooms, outdoor living areas and courtyards orientated as per the 'Primary Dwelling Orientation' (arrow) shown on the LDP.
 - Verandahs, pergolas, patios and the like shall be constructed in materials to complement the dwelling.

Incidental Development

- Clause 5.4.4 of the Residential Design Codes 2021 is varied to permit:
 - No Outbuildings or external fixtures/structures, clothes drying and storage areas are to be located in the primary street setback to Leisure Drive, Corston Circuit and Fenn Court or secondary street setback.
 - Outbuildings or external fixtures/structures, clothes drying, storage areas and rubbish bins are to be screened from public view and must not be visible from any street.
- Clause 5.3.2, C2.2, preferred location of tree is within the front setback of those lots subject to the primary dwelling orientation. A list of tree species is available upon request from the Shire of Harvey.

Setbacks

- Clause 5.1.2C2.1 and table 1 of the Residential Design Codes 2021 is varied to permit:
 - With the exception of the requirement set out in Clause 10.2 below, the Primary Street Setback to Leisure Drive, Corston Circuit and Fenn Court is 4.0m minimum to 6.0m maximum (no average setback applies).
 - Primary setback for Lot 510 to Leisure Drive is 4.0m minimum to 8.0m maximum (no average setback applies).
 - Notwithstanding the primary street setback set in clause 10.1 above, the eastern portion of lot 518 primary setback is to be assessed as a setback to a secondary street.
- Clause 5.2.1 of the Residential Design Codes 2021 is varied to permit:
 - Rear/Laneway (for Lots 501 to 518) 0.5m minimum garage/carport setback and 3.0m maximum setback.
- Clause 5.1.3C3.2ii of the Residential Design Codes 2021 is varied to permit:
 - A nil setback is permitted on the side boundaries identified for Lots 501 to 518 on this LDP, to a maximum of 2/3 length of the side boundary as identified on the Local Development Plan.
- Clause 5.1.3 C3.1i of the Residential Design Codes is varied to permit:
 - A minimum second storey setback on the side boundary identified for Lots 501 to 518 on this LDP to a maximum of 2/3 length as referenced on the Local Development Plan.

Other

- The dwelling location and design for Lot 518 is to adhere to any current Fire and Noise covenant requirements as prescribed by Western Power in relation to the adjacent power transformer

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.

SHIRE OF HARVEY

APPROVED

CHIEF EXECUTIVE OFFICER

DATE

NOTE: Base Data supplied by MNG
Areas and dimensions shown are subject to final survey calculations.

Revision	Date	Item
B	30/11/2023	Setback adjustments / Provision revisions
A	11/09/2023	Initial Issue

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- PRIMARY DWELLING ORIENTATION
- NO VEHICLE ACCESS
- CONTROL FENCING (PERMEABLE)
- DESIGNATED NIL SETBACK (IF REQUIRED)
- MINIMUM 4.0m SETBACK TO LEISURE DRIVE, CORSTON CIRCUIT & FENN COURT (NO AVERAGE SETBACK APPLIES)

- 1.5m MINIMUM SECOND STOREY SETBACK (IF REQUIRED)
- GATED ACCESS TO PRIMARY STREET
- 0.5m REAR SETBACK FOR GARAGES / CARPORTS & OUTBUILDINGS
- RETAINING WALL
- DESIGNATED GARAGE / CARPORT LOCATION
- PREFERRED GARAGE / CARPORT LOCATION
- FOOTPATH
- BIN COLLECTION PAD

Australian Vanguard Pty Ltd

A3@1:750

30 November 2023

00071-10-002

B

G.A

B.L

CLIENT

SCALE

DATE

PLAN No

REVISION

PLANNER

DRAWN



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LOCAL DEVELOPMENT PLAN

LOT 296 LEISURE DRIVE, AUSTRALIND - STAGE 11 KINGSTON ESTATE