

Valid until 19/10/2030

LOCAL DEVELOPMENT PLAN PROVISIONS

THE LOCAL DEVELOPMENT PLAN PROVISIONS:
THE REPORT THAT ACCOMPANIES THIS PLAN IS FOR EXPLANATORY PURPOSES ONLY.

1. ANY DEVELOPMENT FOR A DWELLING ON ALL LOTS SHOWN ON THE PLAN THAT COMPLY WITH THE FOLLOWING PROVISIONS, RELEVANT COUNCIL POLICIES, R-CODES AND THE SCHEME WILL NOT REQUIRE PLANNING APPROVAL ANY INCONSISTENCIES BETWEEN THE PLAN AND THE SCHEME, THE SCHEME PREVAILS TO THE EXTENT OF THE INCONSISTENCY. ANY INCONSISTENCIES BETWEEN THE PLAN, THE R-CODES OR COUNCIL POLICY, THE PLAN PREVAILS TO THE EXTENT OF THE INCONSISTENCY.
2. ALL CROSSOVERS TO BE CONSTRUCTED OF CONCRETE, BITUMEN / HOT MIX OR BRICK PAVERS IN ACCORDANCE WITH THE SHIRES CROSSOVER GUIDELINES. THE PORTION OF SHARED CROSSOVER BETWEEN THE ROAD AND THE FOOTPATH IS REQUIRED TO BE CONSTRUCTED FROM BITUMEN SEAL / HOT MIX ONLY.
3. SHARED CROSSOVERS TO BE CONSTRUCTED AT THE TIME OF DEVELOPMENT. THE FIRST LANDOWNER TO DEVELOP IS REQUIRED TO CONSTRUCT HALF THE CROSSOVER TO A MINIMUM WIDTHS OF 3.0m. THE REMAINING HALF IS TO BE CONSTRUCTED BY THE SECOND LANDOWNER AND MUST BE CONSTRUCTED USING THE SAME TYPE, COLOUR AND SIZE OF MATERIAL. CONSTRUCTION OF CROSSOVERS SHALL BE IN ACCORDANCE WITH THE SHIRE'S CROSSOVER GUIDELINES.
4. INTERNAL DRIVEWAYS TO BE CONSTRUCTED AT THE TIME OF DEVELOPMENT. MANEUVERING AREAS ARE TO BE PROVIDED AS SHOWN ON THE PLAN OR AS APPROVED BY THE LOCAL GOVERNMENT TO ENSURE VEHICLES ENTER THE STREET IN FORWARD GEAR. CONSTRUCTION OF INTERNAL DRIVEWAYS AS SHOWN ON THE PLAN SHALL BE TO THE SAME SPECIFICATIONS AS THE SHIRE'S CROSSOVER GUIDELINES.
5. THE SINGLE CROSSOVER TO BE CONSTRUCTED AT THE TIME OF DEVELOPMENT.
6. IN ADDITION TO THE NOTIFICATION OF TITLE ADVISING OF THE PROXIMITY OF THE SITE TO THE FINISHING PLANT, ALL FUTURE DWELLINGS ARE RECOMMENDED TO BE CONSTRUCTED USING QUIET HOUSE DESIGN CRITERIA AS OUTLINED IN THE REPORT.
7. ALL LOTS HAVE BEEN FILLED TO 2.6m AHD TO PROTECT DEVELOPMENT FROM A 1 IN 100 YEAR FLOOD EVENT.
8. ALL BUILDINGS OR VEGETATION SHALL NOT EXCEED A HEIGHT OF 16m AHD.



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Title: LOCAL DEVELOPMENT PLAN
LOTS 32 & 33 OLD COAST ROAD, AUSTRALIND
Plan No: 18-008 C01
Original Size: A3 Date: FEB. 2022
Revision: C

LEGEND

- LOCAL DEVELOPMENT PLAN AREA
- INTERNAL MANEUVERING AREAS
- SHARED CROSSOVER (IN ACCORDANCE WITH SHIRE GUIDELINES)
- SINGLE CROSSOVER (IN ACCORDANCE WITH SHIRE GUIDELINES)

SHIRE OF HARVEY

APPROVED

Elizabeth
Edwards

CHIEF EXECUTIVE OFFICER

Digitally signed by Elizabeth
Edwards

Date: 2022.07.04 14:45:08

DATE

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SCALE 1:500 (@ A3)