



LOCAL DEVELOPMENT PLAN

Application of the Local Development Plan

1. 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

2. 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

3. Clause 5.2.4C4.1 of the Residential Design Codes 2021 is varied to permit:
- 3.1 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.
- 3.2 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.
4. 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).
5. Fencing may be constructed to the rear access laneway provided landscaping is incorporated within the fencing design to the satisfaction of the Shire.
6. 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

7. Clause 5.2.3 of the Residential Design Codes 2021 is varied to permit:
- 7.1 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.
- 7.2 Verandahs, pergolas, patios and the like shall be constructed in materials to complement the dwelling.

Incidental Development

8. Clause 5.4.4 of the Residential Design Codes 2021 is varied to permit:
- 8.1 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.
- 8.2 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.
9. 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

10. Clause 5.1.2C2.1 and table 1 of the Residential Design Codes 2021 is varied to permit:
- 10.1 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).
- 10.2 Primary setback for Lot 510 to Leisure Drive is 4.0m minimum to 8.0m maximum (no average setback applies).
- 10.3 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.
11. Clause 5.2.1 of the Residential Design Codes 2021 is varied to permit:
- 11.1 Rear/Laneway (for Lots 501 to 518) 0.5m minimum garage/carport setback and 3.0m maximum setback.
12. Clause 5.1.3C3.2ii of the Residential Design Codes 2021 is varied to permit:
- 12.1 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.
13. Clause 5.1.3 C3.1i of the Residential Design Codes is varied to permit:
- 13.1 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

14. 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.

Unsigned version

Signature

Approved 06/03/2024

Date

Valid until 06/03/2034

LOCAL DEVELOPMENT PLAN
LOT 296 LEISURE DRIVE, AUSTRALIND - STAGE 11 KINGSTON ESTATE

Australian Vanguard Pty Ltd : CLIENT
A3@1:750 : SCALE
30 November 2023 : DATE
00071-10-002 : PLAN No
B : REVISION
G.A : PLANNER
B.L : DRAWN



AHOLA PLANNING
TOWN PLANNING | DESIGN

ABN: 315 363 00411 | A: PO Box 1713, Margaret River, WA 6285 | W: aholapanning.com.au
T: (08) 9757 1330 | M: 0413 611 725 | E: glenn@aholapanning.com.au