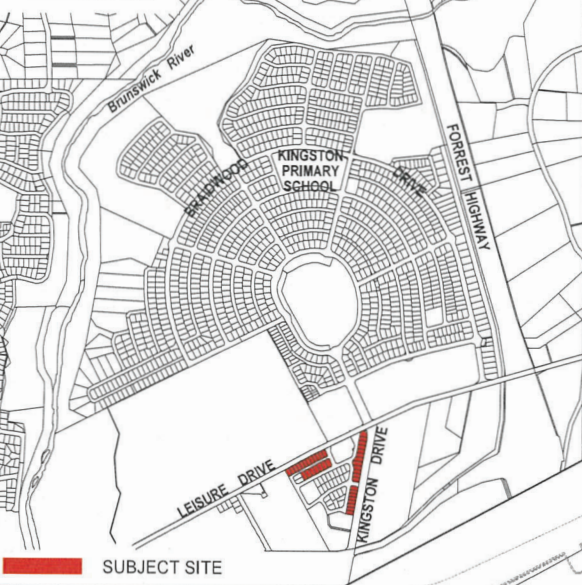


LOCATION PLAN



SUBJECT SITE



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

| Revision | Date | Item |
|----------|------------|---------------|
| A | 17/06/2021 | Initial Issue |

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- PRIMARY DWELLING ORIENTATION
- NO VEHICLE ACCESS
- CONTROL FENCING (PERMEABLE)
- GATED ACCESS TO PRIMARY STREET
- DESIGNATED NIL SETBACK (IF REQUIRED)
- MINIMUM 4.0m SETBACK TO LEISURE DRIVE & KINGSTON DRIVE (NO AVERAGE SETBACK APPLIES)
- SOAK WELLS

- 3.0m REAR SETBACK FOR GARAGES / CARPORTS & OUTBUILDINGS
- 1.5m REAR SETBACK FOR GARAGES / CARPORTS & OUTBUILDINGS (LANEWAY LOTS - ROAD 10)
- RETAINING WALL
- DESIGNATED GARAGE / CARPORT LOCATION
- PREFERRED GARAGE / CARPORT LOCATION
- FOOTPATH
- BUSHFIRE ATTACK LEVEL (BAL)
- BAL 12.5
- BAL 19
- BAL 29

LOCAL DEVELOPMENT PLAN

Application of the Local Development Plan

- This Local Development Plan (LDP) applies to Lots 226 to 236 Leisure Drive, Lots 237 to 243 and Lots 276 to 295 Kingston Drive, Australind

Residential Design Code

- All Lots identified on the LDP are to be developed in accordance with R20 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 facing Leisure Drive and Kingston Drive is 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.
 - Fencing facing the primary street (Road 11 relating to Lots 237 to 243) is to be installed by the subdivider at the time of subdivision and shall be uniform, permeable and not exceed 1.2m above finished ground level to preserve the amenity of the area and to encourage street surveillance.
 - 1.8m high side fences shall taper to 1.2m high for the 4.0m primary street setback to Leisure Drive, Kingston Drive and to Road 11 (relating to Lots 237 to 243)
- Rear boundary fencing for lots 276 to 295 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).
- Rear boundary fencing for laneway lots 226 to 243 shall be no higher than 1.8m
- Fencing may be constructed to the rear access laneway or rear road boundary 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 236, 237, 283 & 284 shall be no higher than 1.5m on top of retaining, raking down to 1.2m in height (over 1.5m) to the front fencing.

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, Kingston Drive and Road 11, 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, Kingston Drive or Road 11 or secondary street setback.
 - Outbuildings or external fixtures/structures, clothes drying and storage areas 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:
 - Primary Street Setback to Leisure Drive and Kingston Drive 4.0m minimum to 6.0m maximum (no average setback applies).
- Clause 5.2.1 of the Residential Design Codes 2021 is varied to permit:
 - Rear/Laneway (for Lots 226 to 236) 1.5m minimum garage/carport setback and 3.0m maximum setback.
 - Rear Laneway (for Lots 237 to 243) 1.5m minimum garage/carport setback and 4.0m maximum setback.
 - Rear Road Access (For Lots 276 to 295) 3.0m minimum garage/carport setback.
- Clause 5.1.3C3.211 of the Residential Design Codes 2021 is varied to permit:
 - A nil setback is permitted on the side boundaries identified for Lots 226 to 236 on this LDP, to a maximum of 2/3 length of the side boundary as identified on the Local Development Plan.

Bushfire Management Plan

- Bushfire Attack Level (BAL) construction standards for dwellings and any outbuildings located within 6m of the dwelling are to comply with BAL assessment provided by a suitably qualified person.
- Lots 226 to 231, 241 to 243 and 276 to 280 are subject to a BAL rating in accordance with the approved Bushfire Management Plan.

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.

Signature: *[Signature]* Date: 18/01/2022

LOCAL DEVELOPMENT PLAN

LOT 101 LEISURE DRIVE, AUSTRALIND - STAGE 11 KINGSTON ESTATE

| | |
|-----------------------------|------------|
| Australian Vanguard Pty Ltd | : CLIENT |
| A3@1:1,500 | : SCALE |
| 20 December 2021 | : DATE |
| 00071-10-001 | : PLAN No |
| F | : REVISION |
| G.A | : PLANNER |
| B.L | : DRAWN |



AHOLA PLANNING
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