

LOCAL DEVELOPMENT PLAN

'Treendale Riverside' Stage 4B Treendale South

Valid until 20/08/2030

Application of Local Development Plan

This Local Development Plan (LDP) applies to Lots 600-615 Carnelian Avenue, Treendale South as shown in the plan.

Residential Design Code

The Residential Design Coding for the subject lots as per the adopted Treendale South Structure Plan is 'R-MD 30'. All lots to be developed in accordance with the R30 standards, unless otherwise identified on the LDP.

Orientation and Design Elements

- 1. For those lots directly abutting the foreshore, the design of the dwellings shall include habitable rooms, outdoor living areas and courtyards orientated in the direction of the foreshore area as per the Orientation of Dwelling (arrow) shown on the LDP.
- 2. Verandas, pergolas, patios and the like on the primary orientation shall be constructed in materials to complement the dwelling.
- 3. All garages are to be orientated towards the local street.
- 4. Enclosed, non-habitable structures such as storage sheds are only permitted if clad in complimentary finishes to the dwelling, unless screened from public view.

Setbacks

- 5. Development setbacks to lot boundaries as per the R-MD Codes and approved BMP with exception of front boundaries (fronting Carnelian Avenue) being 4m in accordance with the R codes.

Fencing

- 6. Upper tier solid side fencing is not to exceed 1.8m in height raking down to 1.2m in height, over 1.5m at the upper tier rear fence.
- 7. All lower tier fencing and the upper tier rear fence shall be uniform, permeable and not exceeding 1.2m, to allow passive surveillance of the adjoining foreshore. A gate shall be fitted to allow access via the steps to the lower tier.
- 8. All side and rear fencing shall be consistent in material and colour.
- 9. The fencing associated with the Foreshore Reserve may not be modified without the approval of the Shire of Harvey.

Upper Tier

- 10. Dwellings, garages, carports and sheds must be located within the Upper Tier.
- 11. Incidental developments such as pools, spas, shade sails, pergolas, decking, paved areas and gardens in accordance with the Bushfire Management Plan may be constructed.

Lower Tier

- 12. Incidental developments such as paved areas and gardens in accordance with the Bushfire Management Plan may be constructed.
- 13. No structures are to be constructed within the lower tier.
- 14. Landscape planting of the lower tier (and to within 6m of the dwelling) is limited to low fuel vegetation to avoid increasing the risk of bushfire impact.

Bushfire Attack Levels

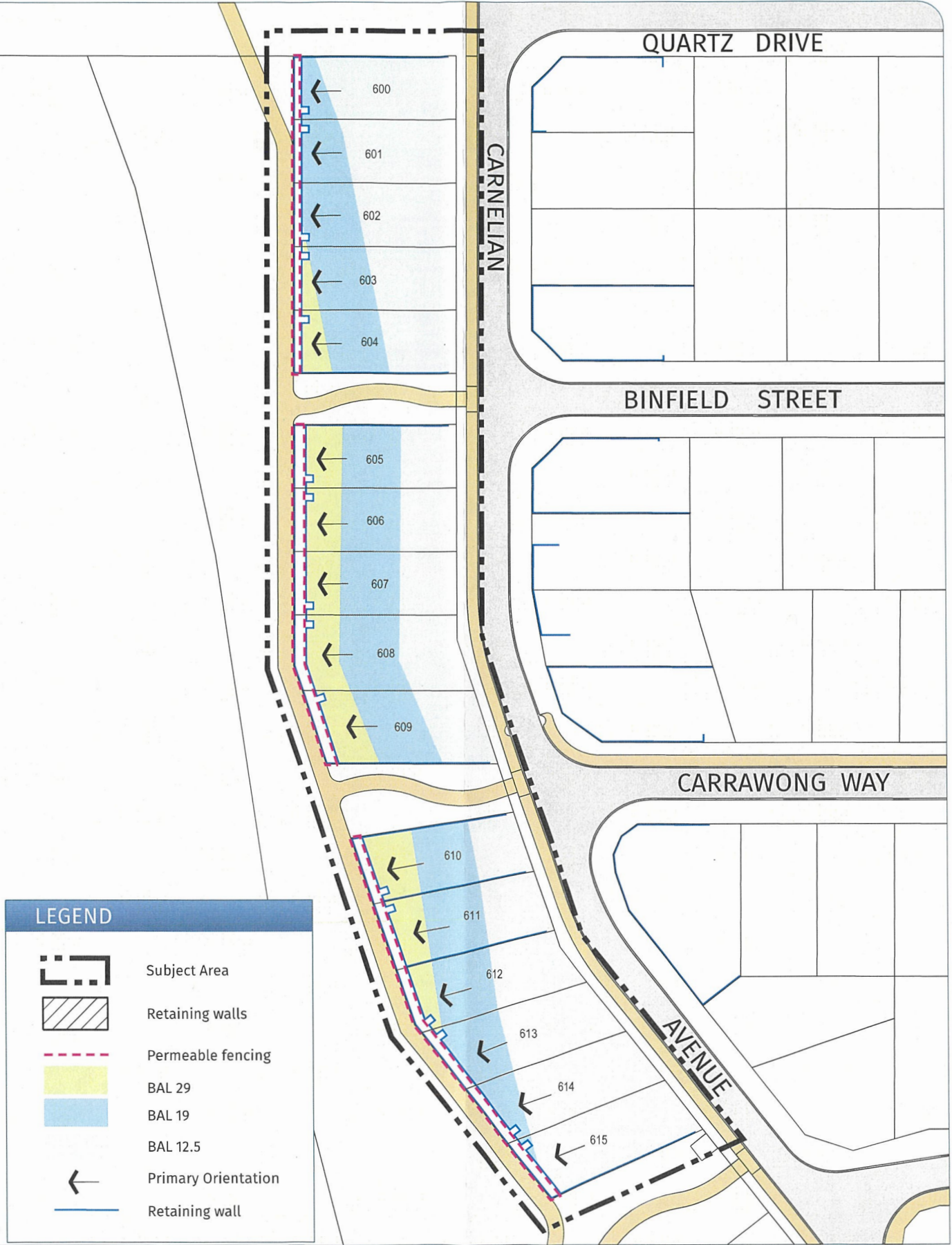
- 15. Bushfire Attack Level (BAL) construction standards for dwellings and any outbuilding located within 6m of the dwelling are to comply with a BAL assessment prepared by a suitably qualified persons.
- 16. BALs are identified in the plan. Where multiple BAL ratings apply to a dwelling site, the highest BAL rating is to be applied to the whole of the dwelling, except where shielding provisions under Australian Standard AS3959 apply. More information on BALs can be found in the 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

20/8/20
Date



LOCAL DEVELOPMENT PLAN
600-615 Carnelian Avenue,
'Treendale Riverside' Stage 4B
TREENDALE SOUTH

Plan No. | 22275-01
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Checked | LB
Revision | B
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Harley Dykstra
PLANNING & SURVEY SOLUTIONS