



1. APPLICATION OF THE LDP

The Local Development Plan (LDP) shall apply to the Office Residential Lots located within the District Centre, identified on the plan identified as 'Treendale - District Centre Office Residential (R80) Lots - Detailed Area Plan' being Plan No.12105P-DA-01A dated 19th June 2012.

The LDP is supported by planning design controls that address development issues relevant to the above land.

2. OBJECTIVES AND IMPLEMENTATION OF THE LDP

The key objectives of the LDP and the planning design controls are to address the design issues applicable to Office Residential (R80) lots, including:

- Building orientation (e.g. open space, school, shopping centre, streets)
- Fencing
- Landscaping
- Solar access

The LDP fulfils Condition 15 of the WAPC subdivision approval of Lot 9012 Ditchingham Place, Australind (WAPC Ref: 139363). Implementation of the LDP and these planning design controls is the responsibility of the Shire of Harvey. Building permits will need to be consistent with the LDP and the controls.

Development on all lots included in the LDP shall be in accordance with the Residential Design Codes 2002 (R Codes) and the Shire of Harvey District Planning Scheme No. 1, unless varied by the following planning design controls.

3. SETBACKS AND BUILDING ORIENTATION AND LANDUSE

Element 1 - Building Setbacks

- ❖ The front setbacks shall comply with the following table.

FRONT SETBACKS			
Minimum		Maximum	
Dwelling: 2m	Verandah: 1.5m	Dwelling: 4m	Verandah: 3m

- ❖ There shall be no restriction to the length to side boundary walls with a maximum height of 3.5m and for boundary walls two storeys and/or above 6.5m in height, a maximum length of wall be no greater than 12m.
- ❖ The minimum setback from the laneway shall be 1.5m.

Element 2 - Architectural Form, Building Appearance and Site Layout

- ❖ The "Key Sites" identified on the Detailed Area Plan shall:
 - Be a minimum of 2 storeys;
 - Incorporate architectural features that provide a high degree of architectural design detail at the pedestrian scale and emphasise the prominence of their corner locations
 - Facades to incorporate major openings that overlook the "laneways and access entrances to the District Centre" car parking stations
 - Incorporate a robustness in design to accommodate office or business uses on the ground floor
- ❖ Two storey buildings are encouraged on all other sites.
- ❖ Large areas of blank walls without relief by way of major openings or other measures to diminish building bulk shall not be accepted on the front and/or any street façade or where visible from the street or other public spaces.
- ❖ Where a two-storey dwelling is proposed, at least one habitable room window on the upper floor shall be located to provide for surveillance of the rear laneway.
- ❖ Site cover shall not exceed 75%.
- ❖ Each dwelling shall have direct access to an outdoor living area with a minimum dimension of 4m x 6m, of which no more than 50% may be covered.
- ❖ Outdoor living areas shall not be located forward of the front building line.
- ❖ On corner lots, the secondary street elevation is to be designed and constructed to compliment the front elevation and shall have at least one window from a habitable room with an unobstructed view of the secondary street.
- ❖ Where buildings for a continuous run of lots are being developed by the same builder/developer, adjacent buildings should be paired or grouped together, wherever possible, with a similar form and architectural style to avoid an anarchic streetscape.

- ❖ The inventive use of materials and colours is encouraged.
- ❖ The front elevation should be composed of a minimum of two wall materials or two wall colours.
- ❖ Large areas of blank wall are to be avoided on the front elevation.
- ❖ The front elevation should include a minimum of one of the following features or two if the dwelling has a skillion roof to the front elevation:
 - A painted cement render finish to the walls of the front elevation of the residence
 - An arch with projecting masonry corbels
 - A portico with a minimum width of 1500 mm
 - Gable
 - Roof gablet
 - Projecting sill course
 - A verandah or balcony with a minimum depth of 1500 mm for at least 50% of the elevation.

Roofing

- ❖ The use of Zincalume or any other highly reflective roofing material, as defined by Council Policy is not permitted.
- ❖ Where a traditional pitched roof is visible from the primary frontage, it shall have a minimum roof pitch of 25 degrees.
- ❖ The minimum pitch shall not apply to skillion roofs where the eaves line is perpendicular to the primary frontage, or for secondary roof elements such as verandahs. Areas of flat roof are permitted as part of the main roof provided they don't exceed 50% of the total frontage to the primary street and are hidden behind a parapet.

Element 3 -Solar Access

- ❖ Dwellings shall be cited and planned to best achieve passive solar benefits. Building permit applications for dwellings shall demonstrate that the design has given regard to this requirement.

Element 4 – Landscape and Signage

- ❖ A landscape plan shall be prepared for road verges and medium strip landscaping treatments of Andromeda Road and Constellation Drive to ensure:
 - A unified high quality street presentation;
 - A streetscape that includes a predominance of trees in both the medium and verges to create a shady tree lined boulevard flavour;
 - Opportunities to create vegetated hedges abutting lot boundaries and fences
 - Selection of species and planting densities to mediate between built form and nature and reflect a transition between residential landscaping treatments towards commercial.
- ❖ The building setback area to the street frontage(s) of all lots shall be landscaped in accordance with the typical landscape plan, taking into account the following principles:
 - The principles defined in the Treendale District Centre Landscape Strategy.
 - Passive surveillance being maintained to the street whereby plants will not screen the view from the street, lane or open space areas or surveillance from the street, lane or open space areas.
 - Selected plants being of an appropriate scale that do not dominate the streetscape or affect passive solar requirements for homes.
 - Water Corporation criteria for "Water Wise" gardens.
- ❖ Business signage shall comply with the requirements of the Treendale District Centre Signage Strategy.

Element 5 -Vehicular Access, Traffic Management & Car Parking

- ❖ Lots shall obtain all vehicular access and vehicle parking access from the rear laneway.
- ❖ All parking shall comply with the minimum manoeuvring standard of 6.5 metres.
- ❖ The minimum number of on-site parking spaces per dwelling shall be two (2), with at least one being covered.
- ❖ Where located on a corner allotment, garages shall be located at the furthest point from the intersection of the street and laneway.
- ❖ Parking of vehicles in the rear laneways shall not be permitted at any time.
- ❖ All car parking structures are to be screened from the laneway with roller doors.

Element 6 – Fencing

Front and Corner Lot Fencing

- ❖ A front fence is mandatory and shall comply with the requirements of the following table:

FRONT FENCING	
Maximum Fence Height	1.2m
Max Height of Solid Fencing	0.75m
Visually Permeable Fencing Only	0.75m – 1.2m
Note: The Visually Permeable Component must be at least 25% open	

- ❖ Any fencing visible from the primary street and forward of the building line shall be constructed predominantly in the same material as the house, unless otherwise installed by the Treendale Managers. Front fencing shall not be construed from fibre cement sheeting or metal sheeting products.
- ❖ No modification shall be made to any walls, fencing or landscaping installed by the Treendale Managers, without prior approval by the Treendale Managers.
- ❖ All fencing facing the secondary street, including the truncation, shall be constructed:
 - of brick or limestone piers with metal or wooden ornamental inlays;
 - or of a material similar to the house construction.
 - Alternatively, fencing constructed of the materials stated above, can return to the building at least 4.5m from the front lot truncation.

Side Fencing

- ❖ All side boundary fencing behind the front building line, between adjoining allotments shall generally be not less than 1800mm high. All side boundary fencing behind the front building line must be fully installed on completion of construction of the dwelling prior to occupation and shall consist of Lysaght Neetascreen Colorbond or Neetascreen Plus of Summershade colour with Riversand colour contrasting posts and capping, except for front fencing, or other approved by the Treendale Managers.

Rear Fencing

- ❖ Rear laneway fencing shall be setback in alignment with rear building line.
- ❖ All fencing visible from the rear lane shall be a minimum of 1800mm high and constructed predominantly in the same material as the house. Rear fencing shall not be construed from fibre cement sheeting or metal sheeting products.
- ❖ The location of a gate is encouraged.

Element 7 –Pedestrian Access

- ❖ All front fences shall provide a gate and pedestrian access to the local street.

Element 8 - Maintenance, and Use of Laneways

- ❖ Refuse bins shall not be stored in the laneways.
- ❖ Vehicles or machinery, (including caravans and trailers) of any form shall not be parked in laneways for any period of time.
- ❖ Maintenance vehicles will from time to time require access to rear lanes for pavement repairs and drainage cleanouts.
- ❖ Land owners are responsible for ensuring land adjoining a lane way is maintained in a tidy and clean manner free from debris and weeds.

Element 9 –Services and Ancillary Equipment

- ❖ Roof mounted air conditioning equipment must be in similar colour to the roof material and shall be:
 - positioned or screened from public view from the street where possible;
 - located to minimise nuisance to neighbours (whether by noise or exhaust emissions).
- ❖ External lighting shall be located to minimise glare onto neighbouring properties and the adjacent street.
- ❖ Movement sensors shall be located so as to not be activated by movement outside the lot.
- ❖ Any garages, storerooms, verandahs or other detached structures must be constructed in the same material and theme as the dwelling if visible from the primary street.
- ❖ No television antenna, radio aerial or satellite dish is to be placed on the Residence or Unit unless:
 - a) In the case of a television antenna or radio aerial it is contained wholly within the external surfaces of the Residence or Unit except in the case of a digital television antenna, which may be placed on the roof of the Residence or Unit so long as:
 - a. It is placed so as the highest point of it is not higher than the highest point of the roof;
 - b. It is not on that part of the roof which faces a street frontage or two street frontages in the case of an Encumbered Lot which is on a corner;
 - c. It is on the rear half of the roof measured from the front most point of the roof facing the main street frontage to the rear most point of the roof; and
 - b) In the case of a satellite dish it is not to be visible from the main street frontage of the Encumbered Lot.

Solar hot water units shall be screened from the front elevation of the residence or unit.

Element 10 - Outside Storage

- ❖ Storage of any goods, materials or the like shall not be permitted on access laneways, street car parking areas and road verges.
- ❖ No maintenance of vehicles, boats caravans or other machinery is permitted forward of the house or within the rear setback area.
- ❖ Boats, caravans, trailers, or commercial vehicles over 3.5 tonnes shall not be parked forward of the house or in the rear laneway.

Element 11 – Land Use

- ❖ Land uses shall be in accordance with the District Centre Structure Plan Addendum 2 Land Use Table.
- ❖ Building floor layouts are to clearly demonstrate how the design can accommodate uses other than residential, ensuring adaptability and robustness throughout the life of the building.