

LOCAL DEVELOPMENT PLAN PROVISIONS

The provisions of the Shire of Harvey Local Planning Scheme No.2 and Residential Design Codes (R-Codes) are varied as detailed within this LDP.

Residential Design Code

- The R-Code applicable to these lots is as per the local state Shire of Harvey Local Planning Scheme No.2
- All lots to be developed in accordance with R30 Standards unless otherwise identified on the LDP.

Streetscape

- Dwellings shall be orientated towards the internal street and shall have a 2m average setback from the front boundary.
- Solid side fencing shall not exceed 1.8m above the natural ground line, tapering to a height of 1.2m towards the street and no closer than 1.5m to the road. Fencing to be consistent in colour and material.

Design Elements

- Roller doors to the front of carports/garages are only permitted where they are setback a minimum of 1.5m or greater from the internal street, and shall be automatic lifting.
- Vehicle access to be restricted to corner lots. Crossovers & carports to be located away from intersections.
- Privacy screens shall be setback from boundaries as per building setback requirements.

Setbacks

- Side and rear boundary setbacks may be reduced to a minimum of 500mm from lot boundaries, provided it can be demonstrated that it does not impact the solar access or visual privacy of an existing adjoining residence or outdoor living area.
- Enclosed garages shall be setback a minimum of 1m from side boundaries.
- Garages & carports shall be setback from front boundaries 1.5m.
- Privacy screens to carports allowed with a maximum 50% solid battens.
- Side setbacks to carports with 50% screening may be a minimum of 600mm.
- Structure posts for features such as pergolas may be installed on the boundary, however, the structure must comply with Building Code of Australia 2022 (Vol 2) noting the fire separation must meet the requirements of Part 9.2 of the ABCB Housing Provisions or alternatively a performance solution will be required.

Open Space/Site Coverage Open space requirements shall be as per the R-code zoning of R30.

Incidental Development

- All dwellings are required to have an allocated storage shed with a minimum dimension of 1.5m x 3m
- No Clothes drying areas or bin storage shall be visible from the street.
- Outbuildings must comprise materials that generally match that applied to the main dwelling and painted steel (Colorbond or similar) outbuildings must be in a colour that matches the roof or gutter/fascia/downpipes of the dwelling.
- No caravan or trailers shall be stored on the lot in public view.

Approval

This LDP has been approved by the Shire of Harvey under clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015

Elizabeth Edwards Digitally signed by Elizabeth Edwards
Date: 2025.05.16 09:27:39 +0800

16 / 05 / 2025

SIGNATURE

DATE



LEGEND

A - ACCESSIBLE HOME SITES (9)

— NO VEHICLE ACCESS

LOT 9001 - OVERALL SITE AREA

205 SITES
TYPICAL HOME SITE 12.5m x 21.0m

COMMUNITY AREAS
CENTRAL COMMUNITY AREA - 7026m²
PARKS 5297m²

* Pursuant to clause 57 of the Deemed Provisions, this Local Development has effect until 1 / 12 / 2030 *



RICHARD HAMMOND ARCHITECT
14.05.25
LOCAL DEVELOPMENT PLAN
FOR EDENLIFE COMMUNITIES PTY LTD

SCALE 1:100 @A1