



LOCAL DEVELOPMENT PLAN PROVISIONS

APPLICATION OF LOCAL DEVELOPMENT PLAN

1. This Local Development Plan (LDP) applies to Lots shown on the plan, as identified by the 'Subject Site' boundary.
2. Consultation with adjoining or other landowners to achieve a variation provided for by the LDP is not required.
3. Minor variations to the requirements of this LDP may be approved by the Shire of Harvey as part of a building application.

RESIDENTIAL DESIGN CODE

4. Development shall be in accordance with the *Shire of Harvey Local Planning Scheme No.2* and the *Residential Design Codes (R-Codes)* for R30, unless varied as shown on the LDP.

STREETScape

5. For Lot 9, a minimum setback of 1.5 metres to the street is permissible.
6. Where primary dwelling orientation is specified on the plan, the dwelling is to address this frontage with clearly defined entry points visible. Setback and fence requirements pursuant to the R-Codes are to be applied to this frontage except where varied at Provision 11 below.
7. Dwellings on Lots 4-9 are to address both the primary and secondary dwelling orientation through the provision of at least one major opening to a habitable room and architectural articulation on each relevant interface.
8. For corner Lots, vehicle access is permitted from the primary street.

DESIGN ELEMENTS

9. Dwellings on Lots 4-9 are to provide outdoor living areas on the secondary elevation.

SETBACKS

10. For Lots 4-9 a minimum setback of 4 metres is applicable to the secondary elevation (no averaging). Open patios and eaves may encroach up to 2 metres within the minimum setback.
11. Nil setbacks permitted where identified on the LDP. No major openings permitted on this boundary for both single and second storey elevation.

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 Elizabeth Edwards Digitally signed by Elizabeth Edwards
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