



LOCAL DEVELOPMENT PLAN PROVISIONS

GENERAL

1. This Local Development Plan (LDP) applies to lots shown on the plan, as identified by the 'Subject Site' boundary.
2. Development shall be in accordance with the Shire of Harvey District Planning Scheme No.2 and the Residential Design Codes (R-Codes) for R30, unless varied as shown on the LDP.
3. Consultation with adjoining or other landowners to achieve a variation provided for by the LDP is not required.
4. Minor variations to the requirements of this LDP may be approved by the Shire of Harvey as part of a Building Application.

DWELLING ORIENTATION

5. 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.
6. 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.

STREET SETBACKS

7. For Lots 1-4 a minimum street setback of 4 metres is permissible (averaging permitted).
8. For Lot 9 a minimum setback of 1.5 metres is permissible.
9. For Lots 1-4 and 9 garages are to be setback a minimum of 4.5 metres.

LOT BOUNDARY SETBACKS

10. For Lots 4-9 a minimum setback of 4 metres is applicable to the secondary elevation (no averaging), with open patios and eaves to 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.

VEHICLE ACCESS

12. For corner lots, vehicle access is permitted from the primary street.

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 _____ Date _____