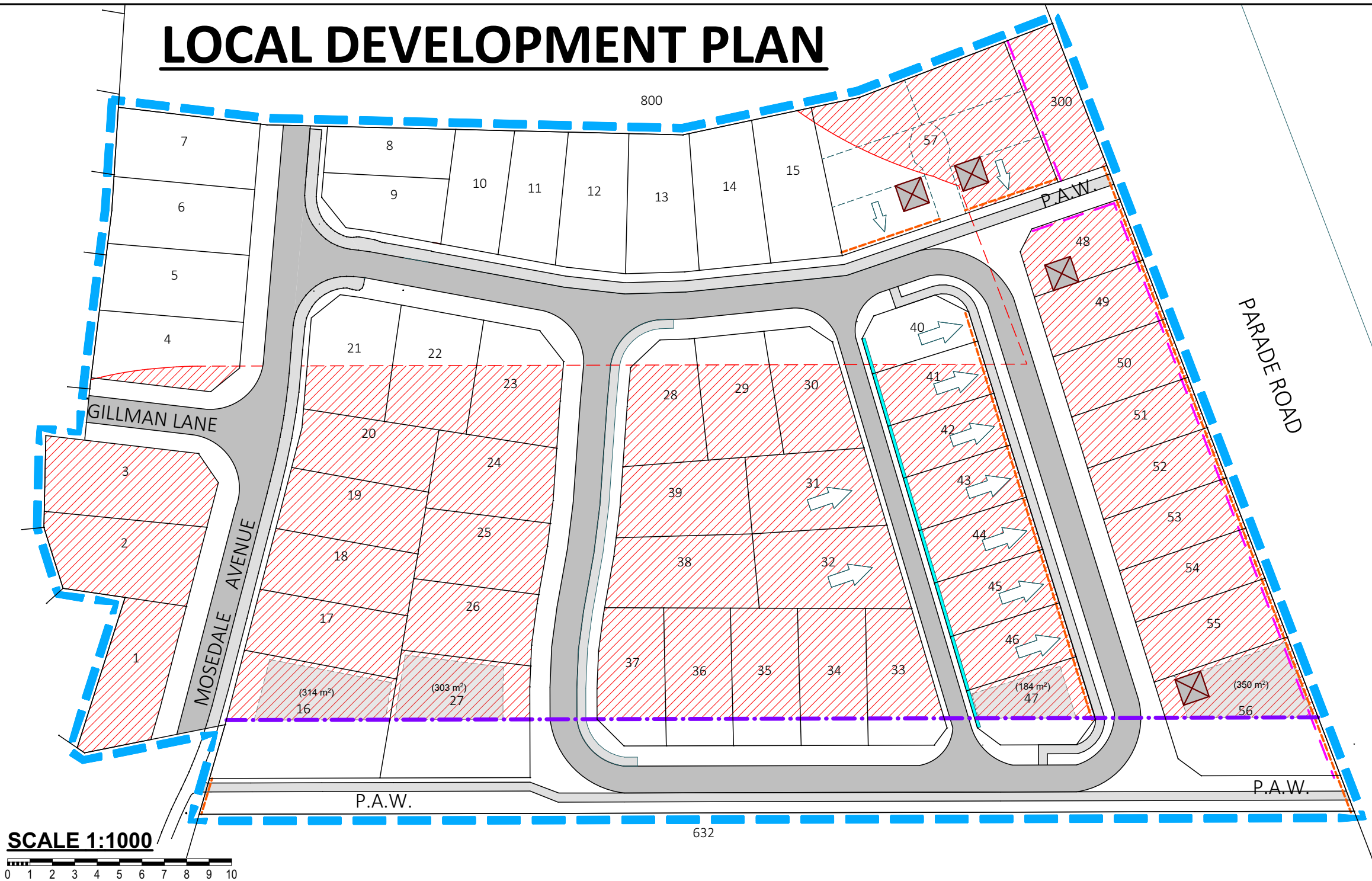


LOCAL DEVELOPMENT PLAN



LEGEND

- SUBJECT LAND
- UNIFORM OPEN FENCING
- NO VEHICLE ACCESS
- 1m MINIMUM SETBACK TO GARAGES
- DESIGNATED GARAGE LOCATION
- BUILDING ENVELOPE AND AREA (325m²)
- DWELLING ORIENTATION WITH HABITABLE ROOMS AND AT LEAST ONE MAJOR OPENING TO FRONT PRIMARY STREET
- P.A.W. DUAL USE PATH TO BE BUILT TO CURRENT AUSTRALIAN STANDARD
- 21m BUILDING EXCLUSION AREA
- BAL RATING AREA (BAL-12.5, BAL-19 AND BAL-29)

CITY OF BUNBURY

LOCAL DEVELOPMENT PLAN APPROVAL GRANTED

**Approval No. DD16/2016//2/2
Council Ordinary Meeting Date:
31/08/2021
Council Decision No. 183/21**

LOT 801 PARADE ROAD, WITHERS

Date: 05-07-21
Drawn: TL Checked: AB
Local Authority: City of Bunbury Sheet 1 Of 1
Revision: V1 ORIGINAL: A3



LOCAL DEVELOPMENT PLAN REQUIREMENTS

1.0 Local Development Plan

- (a) The R-Codes are as per the endorsed 'Tuart Brook Structure Plan'.
- (b) Subject to the Residential Design Codes (the "R-Codes"), permitted variations to the R-Codes requirements are to be in accordance with the Local Development Plan (LDP) text and map.
- (c) Lots 40 - 47 may have a minimum 1 metre setback to the garage. Building to comply with the secondary street setback requirements.

2.0 Fencing

- (a) Uniform opening fencing shall be provided in areas identified in the LDP map by the sub-divider and shall not be altered or removed and shall be wholly contained within the private lots. Fencing is to have a maximum height of 1.8m above natural ground level and consist of wall and piers constructed of masonry material with open metal picket (pool style) infill above the height of 750mm above natural ground level

3.0 Vehicle Access

- (a) Lots 31 and 32 and lot 40-47 shall obtain all vehicular access and vehicle parking access from the laneway.
- (b) Parking of vehicles in laneways shall not be permitted at any time.

4.0 Fire Management

- (a) No Buildings and structures permitted within the 21m Building Exclusion Area.
- (b) For Lots 16, 27, 47 and 56 all buildings and structures shall be contained within the building envelope.
- (c) BAL Ratings in accordance with AS 3959-2009 to be determined at Building Permit stage.
- (d) Public Access Way to be a low fuel zone (e.g.. bitumen, concrete).

5.0 R40 Site (Lot 57)

- (a) Indicative subdivision design only and subject to normal WAPC approval process.
- (b) Preference for access to site via 6m wide central access leg.