
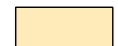













**LEGEND**

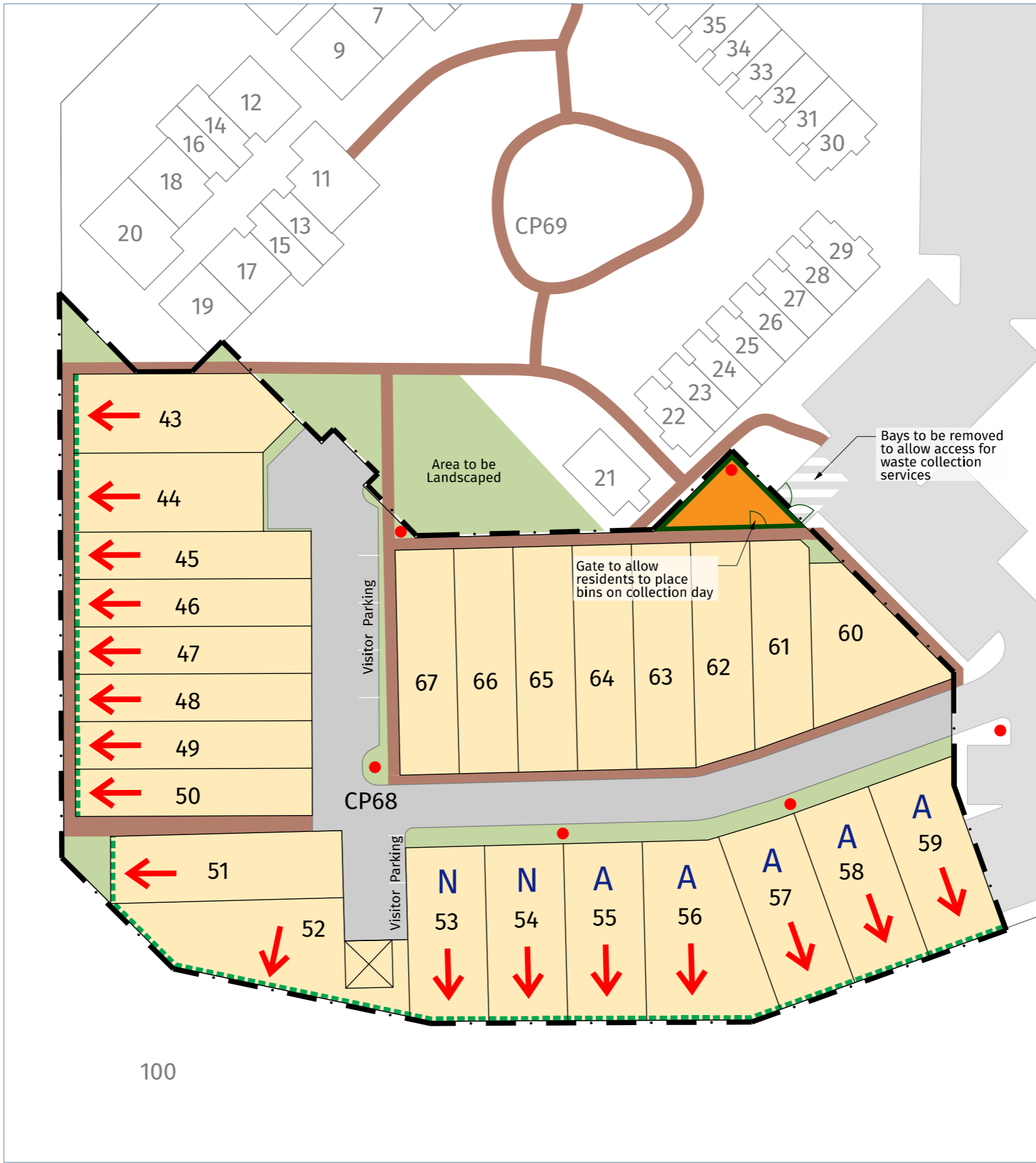
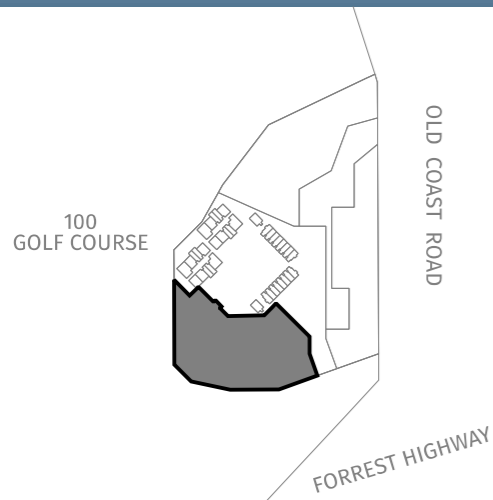
-  Lots Subject to this LDP
-  Residential R40
-  Landscaping
-  Waste Storage Area
-  Driveway
-  Garage Location
-  Footpath
-  Primary Dwelling Orientation
-  Visually Permeable Fence
-  Screen Wall
-  Lighting
-  Package A Quiet House Design and Notification
-  Notification on Title (Noise)

**APPROVAL**

This LDP has been approved by the City of Bunbury under Schedule 2, Part 6, Clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature \_\_\_\_\_ Date \_\_\_\_\_

**LOCATION MAP**



**APPLICATION OF LOCAL DEVELOPMENT PLAN**

This Local Development Plan (LDP) applies to the development of proposed strata lots 43 to 67 and Common Property 68 (CP68) within Lot 105 on D86280, Old Coast Road, Pelican Point.

**Unrestricted Length of Stay**  
Subject to the local government having exercised its discretion by granting development approval, Holiday Accommodation and Serviced Apartment land uses, developed in accordance with the R-Codes and specific requirements of Building Class 1a, 2 or 3 of the Building Code of Australia, may be occupied either permanently as a dwelling, or temporarily for short term purposes.

**Residential Design Codes**  
Dwellings will be assessed against the density coding of 'R40' in accordance with the Residential Design Codes of Australia, Volume 1 (Part C) and the City of Bunbury Local Planning Scheme No. 8. All lots are to be developed in accordance with R40 standards, unless otherwise identified on this LDP.

**Access**  
1. Vehicle access to the development is limited to the existing access point from Old Coast Road at the north eastern portion of Lot 105.

**Noise**  
2. Lots 55 to 59 are subject to Noise Package A Quiet House Design and a Notification on Title advising of the potential for noise impacts from the nearby major road and rail corridors.  
3. Lots 53 and 54 are subject to a Notification on Title advising of the potential for noise impacts from the nearby major road and rail corridors.

**Orientation and Design Elements**  
4. Lots 43 to 59 directly abut the golf course and shall include habitable rooms, outdoor living areas and courtyards to be orientated in the direction of the golf course as identified on the LDP map and referred to as the Primary Orientation for these lots.  
5. Verandas, pergolas, patios and similar structures on the Primary Orientation outlook shall be constructed in materials to compliment the dwelling.  
6. All garages are to be orientated towards the internal road (CP68).

**Incidental Development**  
7. Enclosed, non-habitable structures such as storage sheds are only permitted if clad in complimentary finishes to that of the dwelling unless screened from public view.  
8. All clothes drying and storage areas to be screened from the CP68 and Primary Orientation as identified on the LDP.

**Setbacks**  
9. Development setbacks to lot boundaries generally in accordance with the RCodes V2.

**Fencing**  
10. Solid side fencing shall not exceed 1.8m in height.  
11. Fencing associated with the Primary Orientation of lots 43 to 59 shall be uniform and permeable above 1.2m in height to allow for passive surveillance of the adjoining Golf Course.

**Building Standards**  
12. Construction of Building are to be in accordance with AS3959 Construction in Bushfire Prone Areas, consistent with the approved Bushfire Management Plan (dated February 2024).

**Waste**  
13. Bins are to be collected from Bin Storage areas on designated collection days from the waste storage area as shown on the LDP map and as detailed in the Waste Management Plan.

**LOCAL DEVELOPMENT PLAN**

Lot 105 on Diagram 86280 (SP33623) Old Coast Road, PELICAN POINT

Plan No.   24010-02	BUNBURY OFFICE: 21 Spencer Street, BUNBURY WA 6230 T: 08 9792 6000 E: bunbury@harleydykstra.com.au W: www.harleydykstra.com.au	COPYRIGHT: This document is and shall remain the property of HARLEY DYKSTRA. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.
Date   19/12/24	ALBANY   BUNBURY   BUSSELTON   FORRESTDAL   PERTH	
Drawn   NP		
Checked   KS		
Revision   F		
Scale   1:600@A3	0 5m 10m 15m	

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey