



## Application of Local Development Plan

### Local Development Plan McRae Lane, Millbridge

1. The provisions of the Shire of Dardanup Local Planning Scheme No. 3 and the State Planning Policy 3.1 *Residential Design Codes (R-Codes)* are varied as detailed within this LDP.
2. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

### Surveillance

3. Dwellings on lots 1, 2, 3, 4, 5 and 6 shall provide at least one major opening to a habitable room to the dwelling overlooking the public open space and drainage reserve.
4. Outbuildings on lots 1, 2, 3, 4, 5 and 6 are to be located such that the view from major openings to habitable rooms of dwellings overlooking the public open space is not obstructed.

### Setbacks

5. All buildings on lots 1, 2, 3, 4, 5 and 6 shall have a minimum rear setback of 3.0m from the boundary with the public open space and drainage reserve.
6. All dwellings shall have a minimum setback of 1.5m from the boundary with McRae Lane.
7. Lots 7, 8, 9, 10, 11, 12 and 13 shall have a minimum of 40% of the street elevation of the dwelling setback 4.0m from the boundary with Clayton View.
8. An unenclosed porch, balcony, verandah or equivalent may not project into the 4.0m setback.
9. Averaging of the 4.0m setback requirement to Clayton View is not permitted.

### Fencing

10. The fencing abutting the public open space and drainage reserve and Clayton View shall not be removed or altered without first obtaining approval of the Shire of Dardanup.

### Garages

11. Garages are to be located towards the side boundary designated on the LDP and have a minimum setback of 1.5m from McRae Lane.
12. Garage doors and their supporting structures on lots 1, 2, 3, 4, 5 and 6 may occupy more than 50% of the frontage up to a maximum of 9.0m.

### Bin storage

13. Refuse / storage areas are to be located within garage and/or adequately screened from view of the public realm.

### Approval

This LDP has been approved by the Shire of Dardanup pursuant to Schedule 2, Part 6, Clause 52(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015.

