

## Provisions

The provisions of the Shire of Dardanup Town Planning Scheme and the State Planning Policy 7.3 Volume 1: Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP).

All other requirements of the Town Planning Scheme and R-Codes shall be satisfied in all other manners.

### Surveillance

- Dwellings on lots 16, 17 and 18 shall provide at least one major opening to a habitable room to the dwelling overlooking the public open space and drainage reserve.
- Outbuildings on lots 16, 17 and 18 shall be located such that the view from at least one major opening to habitable rooms of the dwelling overlooking the public open space is not obstructed.

### Setbacks

- All buildings on lots 16, 17 and 18 shall have a minimum rear setback of 3.0m from the boundary with the public open space and drainage reserve.
- Where designated on the LDP, dwellings shall have a minimum 1.5m setback from the boundary with McRae Lane.
- For lots 19, 20 and 21 the boundary abutting Clayton View shall be the "primary frontage" for the purposes of assessment of house design compliance with the R-Codes.
- Lots 19, 20 and 21 shall have a minimum of 40% of their primary elevation built on the build to line indicated on the LDP.
- For lots 19, 20 and 21 averaging of the build to line requirement is not permitted.









### Fencing

- Fencing to Clayton View and the public open space and drainage reserve must be visually permeable and shall not be removed or altered without first obtaining the approval of the Shire of Dardanup.

### Bin storage

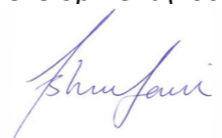
- Bin storage areas are to be located within the garage and/or adequately screened from the view of the public realm.

## Legend

	Local Development Plan Area		1.2m high permeable fencing		Designated garage location
	Mixed Use - R40		Passive surveillance requirements		Minimum setback line
			Primary frontage orientation		Build to line

## Approved

This Local Development Plan 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*.

.....  ..... 12 March 2025 WAPC 164453  
 Date SDA-R1718522  
 LDP Ref. No.