











Legend

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|---|---|---|---|
|  | Local Development Plan Area |  | 1.2m high permeable fencing |
|  | Residential R20 |  | 1.2m high pine post & rail fencing |
|  | Residential R10 |  | Primary frontage orientation |
|  | No vehicular access from secondary street |  | Vehicular access to be provided from primary street |

Provisions

The provisions of the Shire of Dardanup Town Planning Scheme No. 3 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 1026, 1700, 1701 and 1702 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 1026, 1700, 1701 and 1702 shall be located such that the view from at least one major opening to a habitable room overlooking the public open space is not obstructed.

Setbacks

- Dwellings shall be set back from primary and secondary streets as designated on the LDP and in accordance with the R-Codes if not designated on the LDP.
- For lots 1027 and 1028, the western boundary abutting the public open space reserve shall be the “primary frontage” for the purposes of assessment of house design compliance with the R-Codes.
- Dwellings on lots 1026, 1700, 1701 and 1702 shall be set back at least 3.0m from the boundary with the public open space and drainage reserve.

Access

- Vehicular access for lots 1024, 1028 and 1040 shall be from Appleton Bend only. No vehicular access is permitted from the secondary street for these lots.
- The primary vehicular access for lot 1046 shall be from its primary street frontage as designated on the LDP. Secondary vehicular access is permitted for lot 1046 from the secondary street frontage.

Fencing

- For lots 1026, 1700, 1701 and 1702, fencing to 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.
- For lots 1027 and 1028, fencing on the western boundary abutting the public open space reserve and for side boundaries to the extent depicted on the LDP plan, shall be pine post and rail with ringlock infill and shall not be removed or altered without first obtaining the approval of the Shire of Dardanup.
- Uniform fencing shall be provided on all other boundaries abutting the public open space and drainage reserve and shall not be removed or altered without first obtaining the approval of the Shire of Dardanup.

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*.

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24 December 2024
Date

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