

**CITY OF BUNBURY**  
 Local Development Plan - Approved  
 Approval No. 16.2019.2.1  
 Council Ordinary Meeting Date: 10 December 2019  
 Council Decision No: 351/19

**HAYWARD STREET**

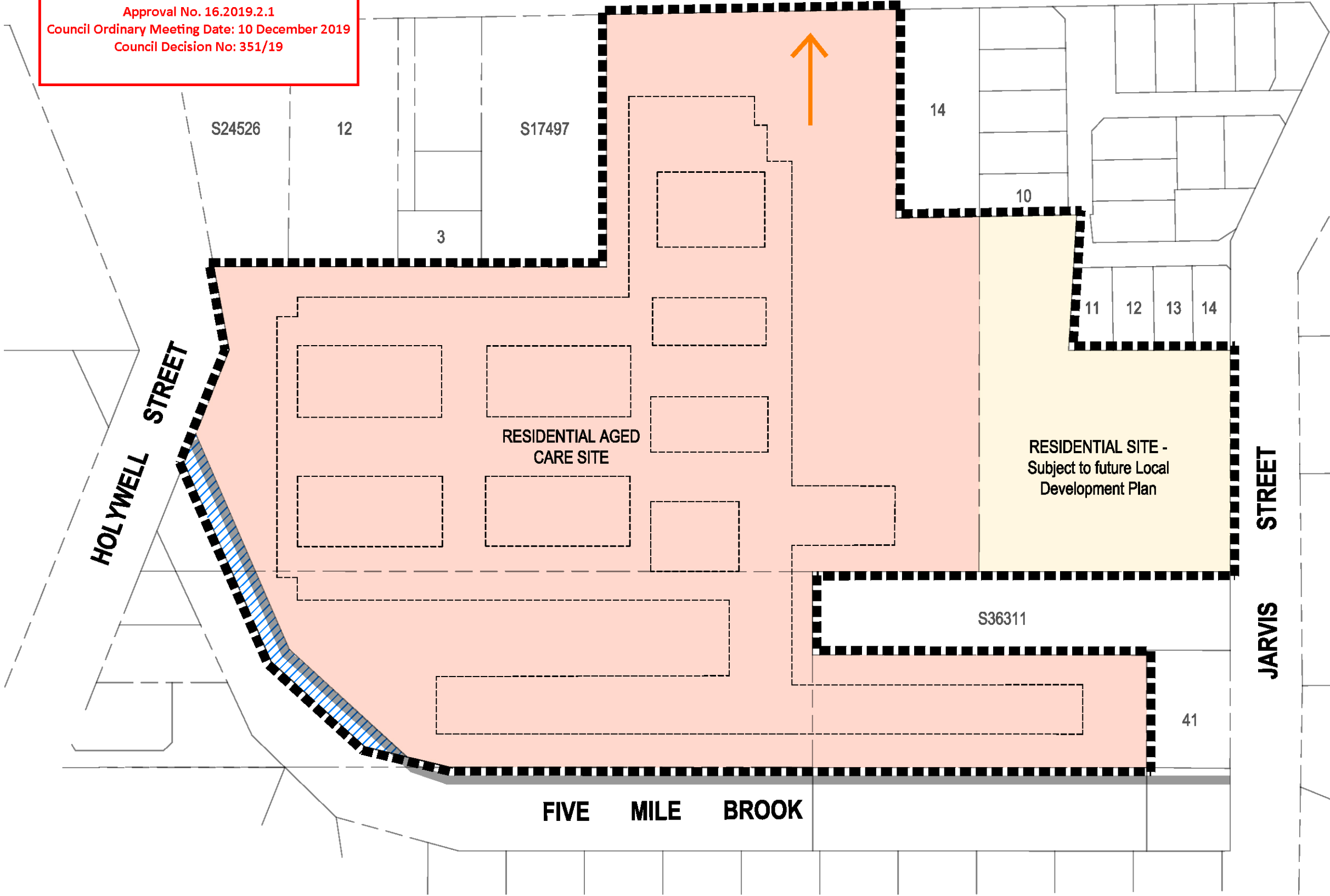
**LEGEND**

- LDP Boundary
- Residential Aged Care Site
- Residential Site (Subject to Future LDP)
- Drainage
- Indicative Vehicle Access
- Indicative Building Locations
- Indicative location of Public Footpath

**PROVISIONS**

1. All development shall comply with the City of Bunbury Local Planning Scheme No.8 ( as amended) and any relevant local planning policy (including LPP3 Zone Development Requirements applicable to the Residential Zone)
2. The residential aged care site shall be developed as a single integrated development.
3. There shall be a single vehicle access point for both the residential aged care site and the residential site, as generally shown on the is plan. All dwellings shall be accessed from this single vehicle access point.
4. Fencing to the street and to Five Mile Brook shall be consistent with the deemed-to-comply primary street fence standards under the Residential Design Codes (Volume 1).
5. The built form of the residential aged care facility shall comply with the applicable development standards of the Residential Design Codes (Volume 1) and LPP3 Zone Development requirements applicable to the Residential Zone.
6. The built form of the residential aged care facility will present prominently to Hayward Street and address Holywell Street.
7. A 5m wide portion of land shall be developed and used for drainage and access purposes in association with the adjoining Five Mile Brook as generally shown on this LDP.
8. Indicative building locations on this LDP are representative of one possible way of developing the LDP. It is not intended to be determinative and other building locations are possible.
9. The Residential Site adjacent to the LDP boundary shall be subject to a separate LDP. No provisions of this LDP are applicable to the Residential Site.
10. A fence shall be erected between the Residential Aged Care Site and the Residential Site.

**APPROVAL**  
 This LDP has been approved by the City under Clause 52 (1) of the deemed provisions of the City of Bunbury Local Planning scheme No. 8.  
 Signature \_\_\_\_\_ Date \_\_\_\_\_



DISCLAIMER: THIS DOCUMENT IS AND REMAINS THE PROPERTY OF PLANNING SOLUTIONS AND MAY NOT BE COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PLANNING SOLUTIONS. ALL AREAS, DISTANCES AND ANGLES ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY. BASEPLAN SOURCE: CROFT DEVELOPMENTS PTY LTD