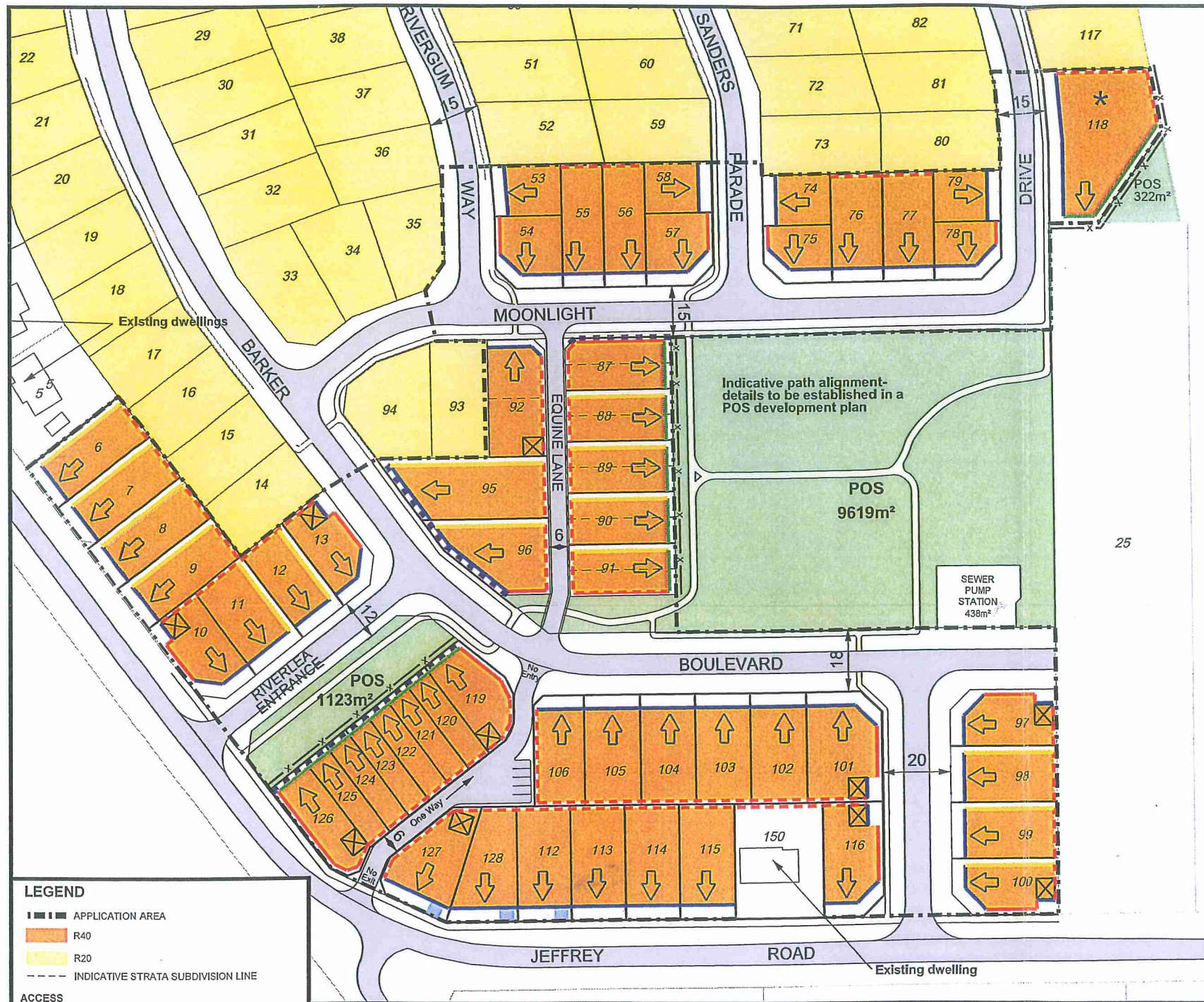


RIVERLEA LOCAL DEVELOPMENT PLAN (LDP)

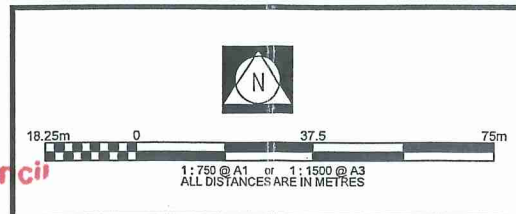
28 January 2015



LEGEND

- APPLICATION AREA
 - R40
 - R20
- INDICATIVE STRATA SUBDIVISION LINE
- ACCESS
 - NO VEHICLE ACCESS
 - LOT LIMITED TO A MAXIMUM OF 2 CROSSOVERS
 - DESIGNATED ACCESS LOCATIONS
- BUILDING ORIENTATION
 - DWELLING ORIENTATION WITH HABITABLE ROOMS AND AT LEAST ONE MAJOR OPENING TO FRONT THE PRIMARY STREET AND/OR POS (REFER TO CLAUSE 6.2.4 DEALING WITH SURVEILLANCE OF THE STREET OF THE R-CODES AND CLAUSE 5.14 DEALING WITH PARKS AND PUBLIC OPEN SPACE OF THE DESIGNING OUT CRIME PLANNING GUIDELINES).
 - DESIGNATED GARAGE LOCATION
- SETBACKS
 - 1m MINIMUM SETBACK
 - 1.5m SECONDARY STREET SETBACK
 - 2m MINIMUM SETBACK
 - 4m SETBACK (AVERAGING MAY BE CONSIDERED)
 - 2m SOLAR ACCESS
- FENCING
 - UNIFORM OPEN FENCING
 - DUAL USE PATH (2m WIDTH)
 - FOOTPATH (1.5m WIDTH)

Adopted by Resolution of the City of Bunbury
 at the Ordinary meeting of the Council
 held on the 18th day of April 2015
 Mayor
 CEO



LOCAL DEVELOPMENT REQUIREMENTS

1.0 Local Development Plan

- Subject to the Residential Design Codes (the "R-codes"), permitted variations to the R-Codes requirements are to be in accordance with the Local Development Plan (LDP) text and map.
- Subject to the R-Codes, consultation with adjoining landowners regarding a variation to a requirement of the R-Codes is not required where development is in accordance with the LDP text and map.
- Subject to the R-Codes and the Local Planning Scheme (the "Scheme"), consultation with adjoining landowners regarding variations to a requirement of the LDP text and /or map is to be in accordance with Part 2 of the R-Codes and clause 5.5 of the scheme.

2.0 Vehicle Access

- An alternative garage/carport location to that shown on the LDP map may be approved by the Local Government subject to the development meeting all other relevant streetscape, surveillance, sight lines, access and parking, solar orientation and solar access objectives and requirements of the R-Codes and Scheme to the satisfaction of the Local Government.
- Lots backing onto rear laneway shall obtain all vehicular access and vehicle parking access from the rear laneway.

3.0 Building Form

- The use of verandas, eaves, balconies, decks and architectural features is encouraged.

4.0 Boundary Walls

- For lots 87-91 inclusive, (including any strata lots created from these lots) boundary walls are only permitted on the southern boundary of the lots. Length and Height of boundary walls to be as per the R-Code requirements.

5.0 Fencing

- Uniform open fencing shall be provided in areas identified in the LDP map by the sub-divider and shall not be altered or removed and shall be wholly contained within the private lots. Fencing is to have a maximum height of 1.8 metres above natural ground level, and consist of wall and piers constructed of masonry material with open metal picket (pool style) infill above the height of 750mm above natural ground level.
- Walls and fences within the primary street setback area forward of the building line shall have a maximum height of 1.8 metres above natural ground level, and must be visually permeable from at least 1.2 metres above natural ground level in accordance with the R-Codes.
- Walls and fences on secondary street frontages of corner lots are to have a maximum height of 1.8 metres above natural ground level.
- Walls and fences fronting to POS or a primary or secondary street are to be designed and constructed of materials and treatments that are complementary to the dwelling design, and should as a minimum be constructed of masonry, timber, wrought iron, spaced pickets or thatching materials.
- Walls and fences fronting on to a rear laneway shall be:
 - truncated at least 1.5 metres x 1.5 metres where it abuts a garage or carport structure;
 - to a maximum height of 1.8 metres above natural ground level and may be solid or permeable; and
 - visually permeable with respect to pedestrian gates.

6.0 Subdivision

- For lots 87-92 inclusive any future strata subdivision must be generally in accordance with the indicative strata subdivision line.
- No further subdivision of lots 119 – 126 inclusive will be supported.
- For all other lots any future subdivision must provide a minimum lot frontage to a public street of 10m for the resulting lots.
- All other provisions of the R-Codes relating to subdivision apply.

7.0 Matters not considered by the LDP

The requirements of the R-Codes and the Scheme shall be satisfied with respect to all other matters to the satisfaction of the Local Government.

13325P-DP-02C