



PROVISIONS

This Local Development Plan ("LDP") applies to Lot 9503 Bailey Boulevard, Dawesville (WAPC Ref 156363 and 160971).

Unless otherwise provided for below, the requirements of the City of Mandurah Local Planning Scheme No. 3, State Planning Policy 7.3 - Residential Design Codes ('R-Codes') and the Melros Beach Outline Development Plan apply.

Unless otherwise defined on this LDP, the relevant density code provisions of the R-Codes apply to all lots subject to this LDP. The R-Codes do not apply where varied below.

Development which meets the Deemed-to-Comply provisions of this LDP does not require a Development Application, as per the *Planning and Development (Local Planning Schemes) Regulations 2015*.

SETBACKS

1. Unless otherwise identified on this LDP, building setbacks shall achieve the following minimum setbacks:

	R20	R30
PRIMARY STREET	3.0m	2.0m
SECONDARY STREET	1.0m	1.0m

2. No average setbacks apply.

OUTDOOR LIVING AREAS

- 3. For lots coded R20, open space may be reduced to 40%, subject to provision of a 24m² outdoor living area with a minimum dimension of 4 metres.
- 4. For lots coded R30, open space may be reduced to 35%, subject to provision of a 24m² outdoor living area with a minimum dimension of 4 metres.

SECONDARY DWELLING ORIENTATION

- 5. Dwellings located on corner lots are to address both the primary and secondary frontages, as required by this LDP. The entrance to the dwelling may provided at either the primary or secondary street.
- 6. Secondary dwelling frontages must include a minimum of one (1) major opening to a habitable room.
- 7. Secondary street elevations should be generally consistent with the colours and finishes of the primary elevation.

VEHICULAR ACCESS & GARAGES

- 8. Garages are to be located as designated on this LDP. Minor variations to the locations may be permitted.
- 9. Front loaded garage and supporting structures are to be located at least 0.5m behind the dwelling primary dwelling line.

BUSHFIRE MANAGEMENT

- 10. The land subject to this LDP is located within a bushfire prone area, as designated by the Department of Fire and Emergency Services. Those lots identified on this LDP as being subject to a Bushfire Management Plan ("BMP") require a Bushfire Attack Level Assessment and certification to be provided in conjunction with the Application for Building Permit, in accordance with Australian Standard 3959.
- 11. This LDP shall be read in conjunction with the approved BMP (Envision Bushfire Protection, May 2021).

APPROVAL

This Local Development Plan has been approved by the City of Mandurah, pursuant to Clause 52 of the Deemed Provisions of the City of Mandurah Local Planning Scheme No. 3.

Signature _____ Date 12 May 2022