



Adopted by Resolution of the City of Bunbury
 at the **ORDINARY** meeting of the Council
 held on the **9th** day of **FEBRUARY 2016**
 Mayor *[Signature]*

MOSEDALE AVENUE LOCAL DEVELOPMENT PLAN REQUIREMENTS

1.0 Local Development Plan

- (a) The R-Codes are as per the endorsed 'Tuart Brook Structure Plan'.
- (b) 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.
- (c) Lots 40 - 47 may have a minimum 1 metre setback to the garage. Building to comply with secondary street setback requirements.

2.0 Fencing

- (a) 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 1.8m above natural ground level and consist of wall and posts constructed of masonry material with open metal picket (pool style) infill above the height of 750mm above natural ground level.

3.0 Vehicle Access

- (a) Lots 31 and 32 and lot 40-47 shall obtain all vehicular access and vehicle parking access from the laneway.
- (b) Parking of vehicles in laneways shall not be permitted at any time.

4.0 Fire Management

- (a) No buildings and structures permitted within the 20m Building Exclusion Zone.
- (b) For lots 16, 27, 47 and 56 all buildings and structures shall be contained within the building envelope.
- (c) BAL Ratings in accordance with AS 3959-2009 to be determined at Building Permit Stage.
- (d) Public Access Way to be a low fuel zone (eg. bitumen, concrete).

5.0 R40 Site (Lot 57)

- (a) Indicative subdivision design only and subject to normal WAPC approval process.
- (b) Preference for access to site via 6m wide central access leg.

LOCAL DEVELOPMENT PLAN



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Client: CATHOLIC DIOCESE OF BUNBURY
 Project: LOT 801 PARADE ROAD WITHERS

Drawing Number: 13036 04
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 Revision C

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