



Location Plan

- Designated Garage Location
- No Vehicle Access
- Uniform Fencing
- Temporary Fencing
- Solid Masonry Fence
- Primary Dwelling Orientation (Front Entry)

**APPLICATION OF LOCAL DEVELOPMENT PLAN**

1. The provisions of the City of Bunbury Local Planning Scheme No. 7 and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this LDP.
2. All other requirements shall be in accordance with the City of Bunbury Town Planning Scheme No. 7 and the Residential Codes.

**Residential Design Code**

The R-Code applicable to these lots is R40 as per the Local Planning Scheme No. 7 Glen Iris Structure Plan.

**Streetscape**

- Each dwelling facing a public road shall be designed to have its front door and porch facing the street (including future Columbine Terrace extension).
- Fencing to primary streets shall be visually permeable in accordance with the Residential Design Codes.
- Fencing to side and rear boundaries shall be colorbond metal solid fencing to a maximum height of 1.8m.
- Any fencing within the front (building) setback area (2.5m) along Columbine Terrace shall be visually permeable in accordance with the R-Codes as soon as the Columbine Terrace extension has been constructed.

**Design Elements**

- (building envelopes, roof pitch, building height, unique design characteristics)
- Garage / Carport location to be generally in accordance with the LDP

**Setbacks**

- (to boundaries/POS)
- Primary street - min 4.0 metres (concession for Lot 4 to have 2.5m setback from primary street)
  - Secondary street - min 1.0 metres
  - Communal Access - min 1.0 metres
  - Side and rear - as per R codes

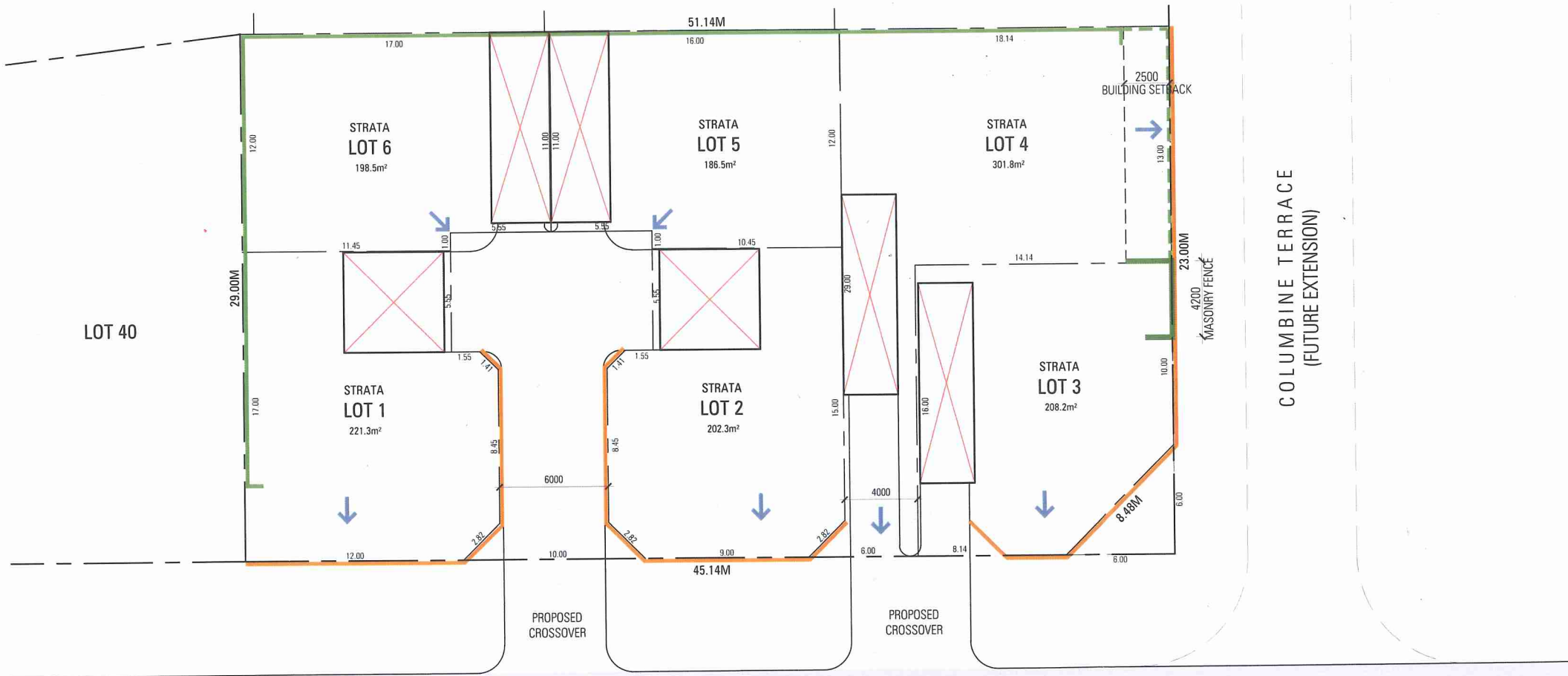
**Open Space/Site Coverage**

- As per the R Codes

The City of Bunbury will have due regard to the Local Development Plan when assessing any Development Application. Any variation to the requirements of this Local Development plan will require the applicant to justify any amendment and comprehensively address the applicable Design Principles of the Residential Design Codes.

**Approval**

This LDP has been approved by the City/Town/Shire/ under clause \_\_\_\_\_ of the City/Town/Shire of \_\_\_\_\_ Local Planning Scheme No. \_\_\_\_\_



JEFFREY ROAD

**Adopted by Resolution of the City of Bunbury**  
**at the Ordinary meeting of the Council**  
**held on the 31<sup>st</sup> day of May 2016**  
**Mayor.....**  
**CEO.....**

**LOCAL DEVELOPMENT PLAN**  
 6 GROUPED DWELLINGS  
 PT LOT 500 JEFFREY ROAD, GLEN IRIS



**ZUIDVELD MARCHANT HUR**  
 ARCHITECTURE PLANNING INTERIOR DESIGN  
 64 Fitzgerald Street Northbridge Western Australia 6003 T 61 8 9227 0900 F 61 8 9227 0600  
 THIS DRAWING IS THE COPYRIGHT OF ZUIDVELD MARCHANT HUR PTY LTD AND SHALL NOT BE RETAINED, COPIED, USED OR TRANSMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE COPYRIGHT OWNER.

DRAWN	EB	DATE	11.05.2016
CHECKED	FZ	DRAWING NUMBER	P2048
0 5 10 15		Scale 1:300 on A3 metres	