



**LOT DETAILS**

The Local Development Plan (LDP) applies to:

- Lot 858
- Lot 873 to 877; and
- Lot 962 to 965.

**PURPOSE OF LDP**

The purpose of the LDP is to provide further development control for the subject lots, which supplement the provisions of the Residential Design Codes of WA (**R Codes**). Where there is a conflict between the Shire of Murray Town Planning Scheme and this LDP, the provisions of the Scheme prevail to the extent of any inconsistency.

**RESIDENTIAL DESIGN CODE (R CODE)**

The density codes which apply to the subject lots are Residential R20 and R30.

**DESIGN ELEMENTS**

**Lots adjacent to POS - Lots 858 and 873:**

1. To enable casual passive surveillance of the public open space (**POS**):
  - (a) dwellings constructed on Lots 858 and 873 are to incorporate an outdoor living area and a habitable room with a major opening orientated towards the POS. Additionally, should the dwelling contain a second storey, an upper storey balcony orientated towards the POS is to be provided; and
  - (b) fencing along the POS boundary is to be visually permeable above 1.2m.
2. Dwellings must be set back a minimum of 1.0m from the POS boundary.
3. No outbuildings, pool pumps/filters or utility areas (including clothes drying areas, hot water systems) are to be located between the dwelling and the POS boundary.
4. Where any developer constructed fencing along the POS boundary is proposed to be replaced, the new fencing is to be consistent with the style of the developer constructed fencing.

**Lots with frontages directly opposite POS (separated by a road reserve) - Lots 874 to 877 and 962 to 965**

5. For lots with frontages directly opposite public open space (i.e. separated by a road reserve), a verandah shall be provided on the front elevation of the dwelling. The verandah is to have a minimum depth of 2.4 metres and its length shall be a minimum of 50% of the width of the front of the dwelling or 4.0 metres, whichever is lessor.

*Note: The Shire has approved the construction of a dwelling on Lot 964, which will act as the developer's sales office, with a front verandah depth of 1.0m (which is below the stated 2.4m minimum depth requirement of Design Element 5 of this LDP). This Approval (Shire Ref: P141/2015) was granted prior to the LDP being formally adopted by Council. Any subsequent dwelling constructed on Lot 964 is required to comply with Design Element 5 of this LDP.*

**LEGEND**

- RESIDENTIAL R20 (R CODE DENSITY)
- RESIDENTIAL R30 (R CODE DENSITY)



**SCALE**

