

Local Development Plan

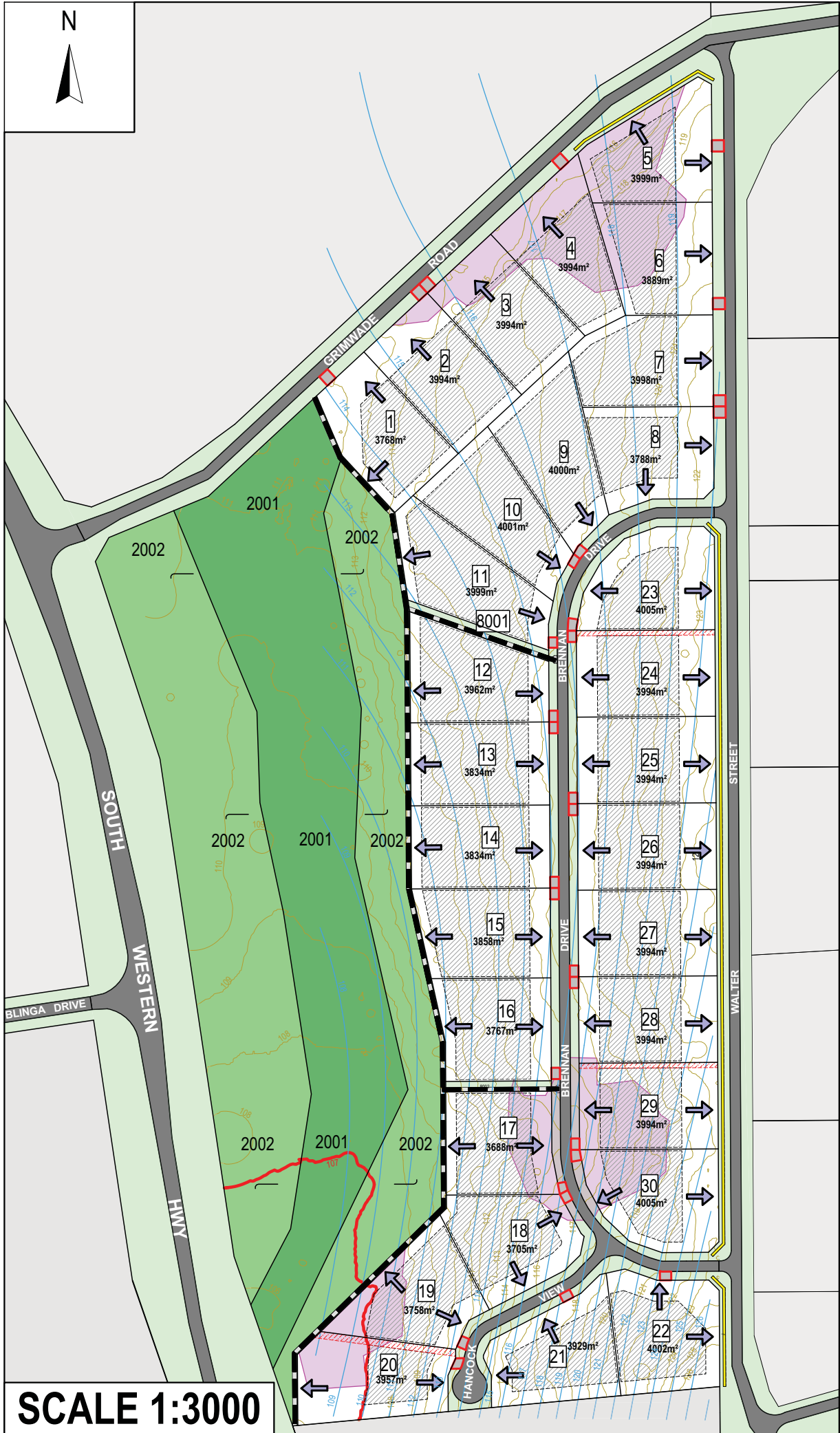
Lot 72 Grimwade Road / Walter Street, Balingup

LEGEND

- PRIMARY DWELLING ORIENTATION
- INDIVIDUAL CROSSOVER
- SHARED CROSSOVER
- EFFLUENT DISPOSAL EXCLUSION AREAS
- FOOTPATHS
- HABITABLE BUILDING ENVELOPES
- NO VEHICLE ACCESS
- DRAINAGE EASEMENT
- RESERVE FOR RECREATION AND DRAINAGE
- RESERVE FOR PUBLIC OPEN SPACE
- 1m SURFACE CONTOURS
- 1 IN 100-YEAR FLOOD LEVEL
- GROUND WATER CONTOURS



LOCATION PLAN



SCALE 1:3000

Application of Local Development Plan

Local Development Plan - Lot 72 Grimwade Road / Walter Street, Balingup

- The provisions of the *Shire of Donnybrook-Balingup Local Planning Scheme No.7* and *State Planning Policy 7.3: Residential Design Codes Volume 1* (R-Codes) are varied as detailed within this LDP.
- All other requirements of the local planning scheme and R-Codes shall be satisfied in all other manners.

Residential Design Code

The R-Code applicable to these lots is R5 as per the *Shire of Donnybrook-Balingup Local Planning Scheme No. 7*.

Variations to R-Codes

- Outbuildings on lots 11, 12, 16, and 17 are to comply with the setbacks of the Habitable Building Envelopes identified for each of these lots. All other Outbuildings are to comply with the R-Codes and relevant Shire Policies and Local Planning Scheme provisions.

Special Provisions

- No further subdivision of lots shown on this local development is permitted.
- Dwellings must be orientated toward the streets and reserves as indicated on this local development plan and must present a feature streetscape elevation to both the street(s) and reserve where applicable.
- All boundary fencing is to consist of a minimum of termite and fungicide treated pine post and Ringlock, hinge joint or similar product, 1-1.4m high. Cellulose fibre cement, metal sheeting or wooden pickets or similar solid fencing will not be permitted.
- No indigenous trees or substantial vegetation shall be felled or removed except where:
 - trees are dead, diseased or dangerous;
 - required for the establishment of a firebreak is required under the regulation or by law;
 - access to the building site is required and approved; and / or
 - an area up to 1 m in width is required to be cleared for the purpose of erecting and maintaining a fence line.
- Lot 20 on this local development plan must be designed and constructed to comply with the specific quiet house design requirements / package assigned under the approved acoustic report prepared by Eco Acoustics dated 21 December 2021 (Ref. 21111006 - 01).
- Effluent disposal systems can only be developed in the 'potential land application areas' as per the approved site and soil evaluation (SSE), which exclude the 'effluent disposal exclusion areas' shown on this local development plan and must be setback 1.8 m from lot boundaries, and subject to all other requirements of the SSE and *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*.

Approval

This LDP has been approved by the Shire of Donnybrook-Balingup under Schedule 2, Part 6, Clause 52(1) of the Planning and Development (Local Planning Schemes) Regulations 2015.



Signature

20/05/2025

Date

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