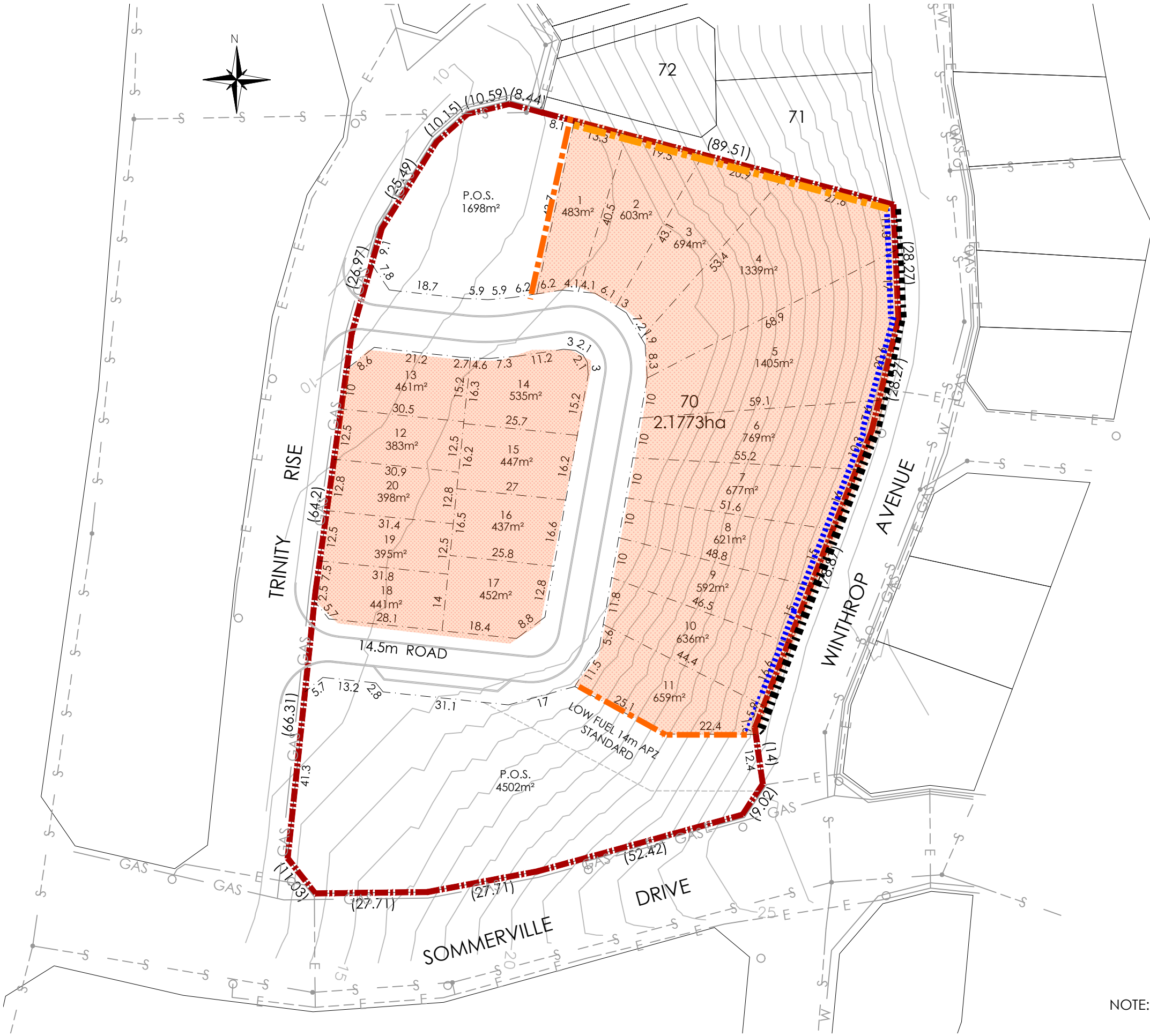


# College Grove Local Development Plan

**LEGEND**

- - - - - LOCAL DEVELOPMENT PLAN AREA
- - - - - PROPOSED BOUNDARIES
- 472m<sup>2</sup> PROPOSED LOT AND AREA
- 4.1 PROPOSED DIMENSION
- 15 (89.51) EXISTING CONTOURS
- - - - - EXISTING LOT DIMENSIONS
- GAS - EXISTING GAS INFRASTRUCTURE
- S - - - EXISTING SEWER INFRASTRUCTURE
- W - - - EXISTING WATER INFRASTRUCTURE
- E - - - EXISTING UNDERGROUND POWER
- ||||| UNIFORM OPEN STYLE FENCING
- ||||| UNIFORM SOLID STYLE FENCING
- ||||| EXTENT VEHICLE ACCESS RESTRICTION
- PUBLIC OPEN SPACE



**Local Development Plan Requirements**

**Setbacks Lots 1- 11**

A minimum primary setback for garages and carports of 4.5m

A minimum primary street setback of 3 m ( excluding garages and carports)

**Fencing**

Uniform open style fencing shall be provided in areas identified in the LDP map by the subdivider and shall not be altered or removed and wholly contained within the private lots. Fencing is to be 1.8m above natural ground level and consist of solid masonry walls with a minimum height of 900mm and masonry piers with open picket (pool style) infill.

Uniform 1.8m solid fencing as identified in the LDP map is to be provided by the subdivider and shall not be altered or removed, and shall be wholly contained in the private lots. All fencing is to have a maximum height of 1.8m above natural ground level and be reduced to a maximum solid height of 1.2m when within the front setback

**Vehicle Access**

Lots 4-11 shall obtain all vehicular access and vehicle parking access from the internal road, with no access permitted from Winthrop Avenue.

**Density**

The R Code density applicable to the lots subject of the LDP is as per the approved Structure Plan ( as amended)

This LDP has been approved by the City of Bunbury under clause 52(1) (a) of the Planning and Development ( Local Planning Schemes) Regulations 2015 Schedule 2 Part 6

**Approval**

This Local Development Plan has been approved by the City of Bunbury under clause 52 (1) of the Deemed Provisions of the the City of Bunbury Local Planning Scheme No 8

Signature \_\_\_\_\_ Date \_\_\_\_\_

**CITY OF BUNBURY**

**Local Development Plan Approval Granted**  
**Approval No.: DD/2023/1/**  
**Council Ordinary Meeting Date: 17 October**  
**2023**

**Council Decision No.: 214/23**

NOTE: DIMENSIONS AND AREAS  
SUBJECT TO SURVEY

1:1000 0 10m 20 30 40 50