



DEVELOPMENT PROVISIONS

Preliminary

The development standards contained in this Local Development Plan (LDP) apply in addition to those development requirements of the *Shire of Irwin Local Planning Scheme No.5, Lot 4, 5 and 10 Brand Highway, Bonniefield Dongara Structure Plan* and any relevant planning policy and the *Residential Design Codes (R-Codes)*.

This Local Development Plan has been prepared in accordance with Condition 1 of WAPC subdivision approval 200365 dated 2 September 2025.

R-Codes Density

1. All lots are coded R2.5.

Street Setback

2. For lots shown with BAL 19 or 29, primary street setback reduction to 50% is not recommended (refer to cl. C2.1(iii) of the R -Codes).

Vehicular Access

3. For lots with a designated 'Crossover Location', no other vehicular access is permitted.
4. For lots with 'Restricted Vehicle Access', no vehicle access is permitted.

LEGEND

	Lots Subject to LDP		Crossover Location
	BAL 19		Restricted Vehicle Access
	BAL 29		Existing trees to be Retained



ENDORSEMENT

This Local Development Plan has been approved by the Shire of Irwin pursuant to Clause 52(1)(1) of the Planning and Development (Local Planning Schemes) Regulations - 2015 Schedule 2 - Deemed Provisions this Local Development Plan is hereby approved.

Authorised Officer

Date

Local Development Plan Expiry Date

