



1960
APPROVED / ENDORSED
 BY THE WESTERN AUSTRALIAN PLANNING
 COMMISSION ON 26 JULY 2011
 FILE REF: SPN/0209/1

- ODP Notes
- maximum 2 storey with high quality, consistent built form
 - development to be in accordance with R30 density code except as varied by this plan and notes
 - maximum of 6 lots / dwellings to be developed on western portion of canal
 - Lot 6 river foreshore setback to average 6 metres with a minimum 3 metres. Side setback of 1.5 metres to the western boundary
 - Lot 1 Banksia Terrace primary street setback to be a minimum of 2 metres and an average of 3 metres
 - all visitor parking bays to be provided within development site
 - landscape and foreshore management plan for all public land adjacent to development to be prepared prior to development and/or subdivision which includes a trafficable dual use path of up to 3.5 metres in width
 - balconies permitted in foreshore setback
 - major openings and outdoor living areas to be orientated to provide passive surveillance over the foreshore reserve
 - all vehicular access to be obtained from the common driveway and garages to both Lot 1 and 7 to be located away from the Banksia Terrace side of the lot in order to provide an improved streetscape to Banksia Terrace.
 - site cover to be maximum of 60% of site
 - a notification on the title of all new lots at the subdivision or development stage sufficient to alert prospective purchasers that boat mooring and / or jetty construction will not be permitted along the canal entrance channel or the Murray River
 - Foreshore fencing to be visually permeable for the full height

Legend:
 ■ ■ ■ Subject site
 — — — Existing lot boundary
 - - - - - Setbacks

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 scale: 1:500 (A3) | sheet: 1 (1110) odp
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title: outline development plan (ODP)
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GREG ROWE & associates
 FOCUSED ON ACHIEVEMENT



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