



#### APPLICATION OF LOCAL DEVELOPMENT PLAN

This Local Development Plan (LDP) applies to the development of Lot 999 on DP 46635 McLean Road, Denmark

#### LOCAL DEVELOPMENT PLAN (LDP) PROVISIONS

##### 1. DEVELOPMENT

All development requires the local government's Development Approval and must comply with:

- the Bushfire Management Plan, and
- the Residential Design Codes (R-Codes) R5 density, except that no development, including outbuildings, will be permitted outside the building envelope.

##### 2. BUILDING AREA

Building Envelopes are shown with 12m street setbacks and 6m on other boundaries unless otherwise shown. Corner lots are shown with two 12m street setbacks whereas a secondary street setback may be reduced to 6m.

##### 3. ACCESS

No access is permitted from Lots 1 and 11 to Karsley Road.

##### 4. FENCING

No boundary fencing shall be constructed of fibre-cement or metal sheeting. If boundary fencing is utilized, it shall be of rural construction such as pine posts/steel posts and 6 strand 'ringlock' to the satisfaction of the local government.

##### 5. BUILDING HEIGHTS

All dwellings on the lots shown with a star on the plan above, shall be single storey and shall not exceed 5.5 metres in total building height. Total building height is to be measured vertically from the natural ground level shown by the contours on the plan above and the R-Codes (Part B Figure Series 7 - Building height refers).

##### 6. CLEARING

Individual trees are to be retained as shown, management of vegetation may include clearing of undergrowth to enable low fuel conditions for fire management purposes in accordance with the Bushfire Management Plan.

#### LOCAL GOVERNMENT APPROVAL

This Local Development Plan has been approved by the Shire of Denmark pursuant to Schedule 2 Part 6 Clause 52 (1) of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015.

Signature .....

Date 05/02/26

# LOCAL DEVELOPMENT PLAN

PLANWEST (WA) Pty Ltd

Lot 999 on DP 46635 McLean Road, Denmark

13 January 2026