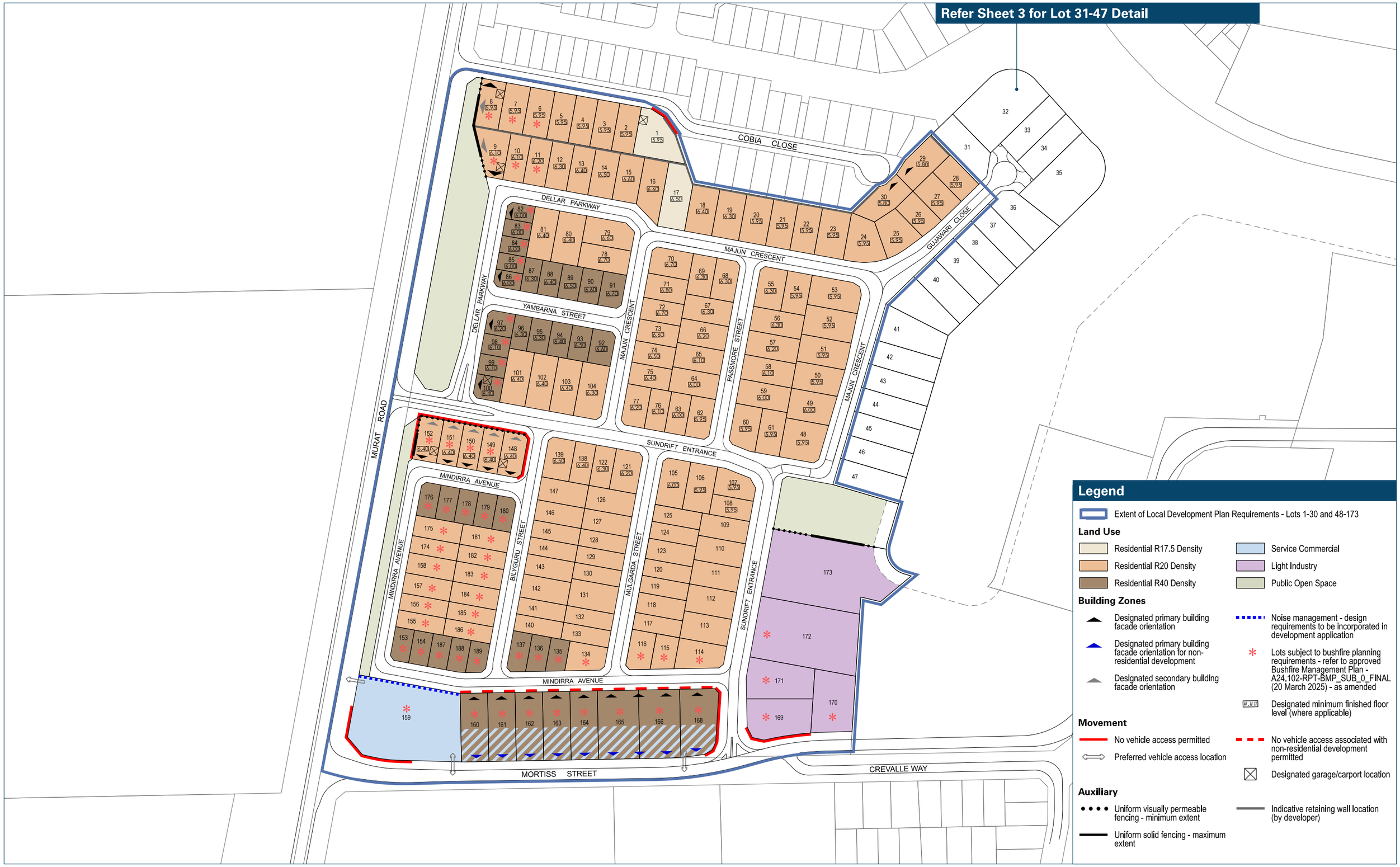

SUNDRIFT

Fowler GROUP

Scale	Date	Plan
1:2500@A3 1:1250@A1	06/10/2026	24/049/011P
0 25 50	N	Grid MGA94-50

Local Development Plan - Dry Lots (Sheet 1 of 5)

SUNDRIFT ESTATE

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Local Development Plan R-Code Provisions

1.0 GENERAL PROVISIONS

1.1 The requirements of the Shire of Exmouth Local Planning Scheme No. 4 and the Residential Design Codes Volume 1 (R-Codes) apply, unless otherwise provided below.

1.2 The following standards amend, replace and/or augment deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.

1.3 Planning approval is not required, but a building permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (LDP) except where variations to the provisions of the LDP and R-Codes are sought. Any proposal to further reduce the setback requirements in the tables under provisions 3.1 and 4.1 below, will require a Development Application and assessment against the design principles of the R-Codes.

2.0 LAND USE ZONING AND R-CODE DENSITY

2.1 Development of the type and density as per the land use table in the scheme and in accordance with the applicable zones and density codes shown on the LDP, as if they are designated in the scheme.

3.0 STREET SETBACK REQUIREMENTS

3.1 Buildings setback from the street boundary in accordance with the following table:

Lots Applicable	R-Code	Location	Building Type	Minimum	Requirements
Lots 1 - 8 and 29 - 30	Lot 1 – R17.5 Lots 2-8 and 29-30 – R20	Primary Street	Building	As per R-Codes	• In accordance with R-Codes Table B
Lots 82 – 100, 135-137, 153-154, 176-180 and 187-189	Lots 82-100, 135-137, 153-154, 176-180 and 187-189 – R40	Primary Street	Dwelling	2.0m	• Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.
			Porch, balcony, verandah	1.0m	• The total of such projections shall not exceed 50% of the frontage at any level.
			Garage	4.5m	• No reduction is permitted to the minimum setback. • Not permitted forward of the dwelling alignment.
			Carport	2.0m	• No reduction is permitted to minimum setback (C1.2)
All remaining lots	Lot 17 – R17.5 Lots 9-16, 18-28, 48-81, 101-158 and 174-189 - R20 Lots 160-166 and 168 – R40	Primary Street	Dwelling	4.0m	• Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.
			Porch, balcony, verandah	2.0m	• The total of such projections shall not exceed 50% of the frontage at any level.
			Garage and carport	4.5m	• No reduction is permitted to the minimum setback. • Not permitted forward of the dwelling alignment.
		Secondary Street	Building - all levels	1.0m	• No reduction is permitted to the minimum setback.

4.0 LOT BOUNDARY SETBACK REQUIREMENTS

4.1 Buildings setback from lot boundaries (other than street boundaries) in accordance with the following table:

Lots Applicable	Location	Building Type	Minimum	Requirements
Lots 82 – 100, 135-137, 153-154, 176-180 and 187-189	Side and rear site boundary	Building - Ground level	1.0m	• Permitted wall height 7.0m or less
		Building - Upper level	1.5m	
All remaining lots	Side and rear site boundary	Building - all levels	As per R-Codes	• In accordance with R-Codes Table B and Tables 2a and 2b
Lots 8, 9, 152 and 173	Public Open Space boundary (POS)	Building siding onto POS - all levels	1.5m	• Averaging of the minimum is not permitted. • Building design must achieve surveillance requirements detailed on this LDP.

4.2 Boundary Walls – Buildings built up to lot boundaries (other than street boundaries and Public Open Space boundaries) in accordance with the following table:

Lots Applicable	Building Type	Minimum	Requirements
All Lots	Carports and garages only	0.0m	• Permitted wall height 4.0m or less. • Maximum length of 12.0m and located behind the specified primary street setback. • Any exposed garage boundary wall must be suitably finished to match the external walls of the building, unless otherwise agreed with the local government.

5.0 PUBLIC REALM SURVEILLANCE (STREET AND POS)

5.1 For all lots, the major entry and primary building façade of the dwelling shall be oriented as specified on the LDP plan. Secondary building facades, where specified, shall provide surveillance of the adjoining public realm (street and/or POS).

5.2 For Lots 8, 9 and 152, where visually permeable fencing is provided to the adjoining Public Open Space (POS), the dwelling design shall include at least one habitable room that has a major opening with an unobstructed view of the POS.

5.3 For Lots 148-152, where visually permeable fencing is provided to the adjoining boundary with Sundrift Entrance, the dwelling design shall include at least one habitable room that has a major opening with an unobstructed view of Sundrift Entrance.

5.4 For all corner lots, dwellings shall have at least one habitable room that has a major opening with an unobstructed view of the Secondary Street frontage and must not be obscured by visually impermeable fencing.

5.5 Where uniform fencing has been constructed by the Developer with visually permeable components, the fence shall not be altered, and the visually permeable portions shall not be obscured.

6.0 PUBLIC REALM INTERFACE

6.1 Where outbuildings are proposed in a location that is visible from the public realm (POS, street, canal waterway), they must be designed and constructed to compliment the dwelling.

7.0 SITE WORKS AND FINISHED LOT LEVELS

7.1 For Lots 1-30, 48-108, 121-122, 138-139 and 148-152, the minimum finished floor level shall be in accordance with the designated level shown on the LDP main plan.

7.2 For remaining lots that do not have a designated finished floor level shown on the LDP main plan, the provisional finished floor level shall be at or above 5.95mAHD (this floor level may alter for these lots only following detailed engineering design).

7.3 For all lots, any development application or building permit submitted to the Shire of Exmouth is to include a site feature survey with finished floor levels shown relative to Australian Height Datum (AHD).

8.0 OUTDOOR LIGHTING

8.1 Non-residential development (lots 159-173) shall be designed to limit light pollution having regard to Dark Sky Principles, refer to the Western Australian Planning Commission Position Statement Dark sky and astrotourism. A Lighting Management Plan shall be submitted as part of any development application for non-residential development, to ensure that lighting is designed and maintained to comply with AS/NZS 4282:2023 Control of the Obtrusive Effects of Outdoor Lighting.

9.0 STORMWATER MANAGEMENT

9.1 All lots that are equal to or greater than 350m^2 must retain and infiltrate the first 15mm of rainfall for the entire lot, on-site only, with excess stormwater (>15mm) permitted to be discharged to the road drainage network.

9.2 All lots that are less than 350m^2 can discharge stormwater directly to the lot connection pit, with no stormwater retention required on-site.

9.3 The landowner/builder to demonstrate the stormwater retention (where applicable as per provision 9.1 above) and number of soakwells as part of the information submitted with a development approval / building permit.

10.0 BUSHFIRE PLANNING REQUIREMENTS

10.1 Lots 159-166 and 168 are affected by a Bushfire Attack Level (BAL) rating of BAL19 for a depth of 8.5m from the Murat Road boundary and are subject to the building requirements specified in an approved Bushfire Management Plan.

10.2 For other lots designated on the LDP, a BAL rating of BAL12.5 is applicable, and these lots are subject to the requirements specified in an approved Bushfire Management Plan (*Approved Report No. A24.102-RPT-BMP_SUB_0_FINAL dated 20 March 2025 – as amended*).

11.0 CANAL WATERWAY INTERFACE – LOT 173

11.1 For Lot 173, the canal/waterway walls are not to be altered, extended or removed without prior written approval of the Shire of Exmouth.

11.2 Lot 173 is responsible for the stability of the interface between the lot and the canal/waterway which is required to be maintained to the satisfaction of the waterways manager, being the Shire of Exmouth.

11.3 No jetty structure, mooring structure or vessel mooring is permitted for Lot 173.

12.0 OUTBUILDINGS

12.1 Where outbuildings are proposed, in addition to addressing provision 6.1 above, the requirements for large outbuildings (B. Large and multiple outbuildings) shall be in accordance with the following table:

Lots Applicable	Requirements for Large Outbuildings (augmenting R-Codes Volume 1 clause 5.4.3 C3) This requirement is not applicable to Lots with R40 density coding.
All Lots coded R17.5 and R20	i. Individually does not exceed 90m^2 in floor area; ii. Set back as per the R-Codes Table 2a; iii. Does not exceed a wall height of 3.6m; iv. Does not exceed a ridge height of 5.4m; v. Not located within the primary or secondary street setback area; vi. Does not reduce the open space and outdoor living area requirements in Table B; and vii. The stormwater retention and soakwell information (refer provision 9.0 above) to incorporate any proposed Outbuilding.

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Scale	Date	Plan
NTS	06/10/2026	24/049/011P

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MGA94-50

Local Development Plan - Dry Lots (Sheet 2 of 5)

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Legend

Extent of Local Development Plan Requirments - Lots 31-47

Land Use

- Residential R17.5 Density - Nett Development Area
- Residential R17.5 Density - Conditional Development Area
- Public Open Space

Building Zones

- Designated primary building facade orientation
- Designated secondary building facade orientation
- Indicative jetty envelope
- #.## Designated minimum finished floor level (where applicable)
- Indicative mooring envelope

Movement

- Designated garage/carport location
- Indicative pathway (refer Canal Interface Indicative Section - Lots 31-35)

Auxiliary

- Uniform visually permeable fencing - minimum extent
- Uniform solid fencing - maximum extent
- Canal setout line
- Indicative retaining wall location (by developer)

SUNDRIFT

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Scale	Date	Plan
1:1500@A3 1:750@A1	06/10/2026	24/049/011P
0 10 20 30	N	Grid MGA94-50

Local Development Plan - Canal Lots (Sheet 3 of 5)

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Local Development Plan R-Code Variations

1.0 GENERAL PROVISIONS

1.1 The requirements of the Shire of Exmouth Local Planning Scheme No. 4 and the Residential Design Codes Volume 1 (R-Codes) apply, unless otherwise provided below.

1.2 The following standards amend, replace and/or augment deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.

1.3 Planning approval is not required, but a building permit is required, for the construction of a dwelling on any lot within the area covered by the Local Development Plan (LDP) except where variations to the provisions of the LDP and R-Codes are sought. Any proposal to further reduce the setback requirements in the tables under provisions 3.1 and 4.1 below, will require a Development Application and assessment against the design principles of the R-Codes.

2.0 LAND USE ZONING AND R-CODE DENSITY

2.1 Development of the type and density as per the land use table in the scheme and in accordance with the applicable zones and density codes shown on the LDP, as if they are designated in the scheme.

3.0 STREET SETBACK REQUIREMENTS

3.1 Buildings setback from a street boundary in accordance with the following table:

Lots Applicable	Location	Building Type	Minimum	Requirements
Lots 31 - 47	Primary Street	Dwelling	4.0m	• Averaging of the minimum (as per R-Codes C2.1 iii) is not permitted.
		Porch, balcony, verandah	2.0m	• The total of such projections shall not exceed 50% of the frontage at any level.
		Garage and carport	4.5m	• No reduction is permitted to the minimum setback. • Not permitted forward of the dwelling alignment.
	Secondary Street	All building	1.0m	• No reduction is permitted to the minimum setback.

4.0 SIDE BOUNDARY SETBACK REQUIREMENTS AND BUILDINGS BUILT UP TO A SIDE LOT BOUNDARY REQUIREMENTS

4.1 Buildings setback from **a side lot** boundary (i.e. **other than street and canal frontages**) in accordance with the following table:

Lots Applicable	Location	Building Type	**Minimum** (from canal property boundary)	Requirements
Lots 31 - 47	Side site boundary	Building - all levels	As per R-Codes	• In accordance with Table B and Tables 2a and 2b.
Lots 40, 41 and 47	Public Open Space boundary (POS)	Building siding onto POS - all levels	1.5m	• Averaging of the minimum is not permitted. • Building design must achieve surveillance requirements detailed on this LDP.

4.2 Boundary Walls – Buildings built up to **a side lot** boundary (**other than street and canal frontages, and Public Open Space boundaries**) in accordance with the following table:

Lots Applicable	Building Type	Minimum	Requirements
Lots 31 - 47	Dwelling only	0.0m	• Permitted wall height 3.5m or less. • Maximum length of two-thirds the length of the balance of the site boundary behind the front setback, to up to two site boundaries. • Any exposed boundary wall must be suitably finished to match the external walls of the building, unless otherwise agreed with the local government.
	Carports and garages only	0.0m	• Permitted wall height 4.0m or less. • Maximum length of 12.0m and located behind the specified primary street setback. • Any exposed garage boundary wall must be suitably finished to match the external walls of the building, unless otherwise agreed with the local government.

5.0 CANAL SETBACK REQUIREMENTS

5.1 A dwelling, outbuilding and any load-bearing structure (restricted to 80kPa maximum) shall be contained within the Nett Development Area, as depicted on the face of the Local Development Plan (refer Sheet 3 of 5), and in accordance with applicable street and boundary setback requirements (per provisions 3.0 and 4.0 above).

5.2 Any proposed landscaping, paving, stairs, retaining, or light load-bearing structure (not exceeding 6.5kPa maximum) may be considered within 'Zone A' of the Conditional Development Area (refer Sheet 5 of 5). Subject to compliance with all other requirements relating to this land, a structural loading exceeding 6.5kPa may be approved by Council subject to the proposed structure being certified by a qualified structural engineer that it will not place additional loading on the embankment and retaining walls. A dwelling/outbuilding is not permitted in the 'Zone A' of the Conditional Development Area.

5.3 Stairs, lawn, mulch and garden beds may be installed within 'Zone B' of the Conditional Development Area (refer Sheet 5 of 5). No additional structural surcharge loading is permitted. Subject to compliance with all other requirements relating to this land, any structure proposed in Zone B may be approved by Council subject to the proposed works/structure being certified by a qualified structural engineer that it will not place additional loading on the embankment and retaining walls.

5.4 To assist the local government, landowners and builders, the following requirements demonstrate how development works may comply with provisions 5.1 - 5.3 inclusive:

Lots Applicable	Location	Building Type	**Minimum** (from canal property boundary)	Requirements
Lots 31-32 and 35-47	Nett Development Area (NDA detailed on LDP)	Building - all levels (restricted to 80kPa maximum)	21.0m from canal / waterway lot boundary	• NDA extent is the area of a lot >21.0m setback from the canal/waterway lot boundary (CDA) and the primary street lot boundary (as dimensioned on the LDP plan). • For lots 32 and 35, this setback is applicable to the long 'side' boundary only (as dimensioned on the LDP plan). • No reduction is permitted to the minimum setback.
Lots 32-35	Nett Development Area (NDA detailed on LDP)	Building - all levels (restricted to 80kPa maximum)	22.0m from canal / waterway lot boundary	• NDA extent is the area of a lot >22.0m setback from the north-eastern canal/waterway lot boundary (CDA) and the primary street lot boundary (as dimensioned on the LDP plan). • No reduction is permitted to the minimum setback.
Lots 31-32 and 35-47	All works proposed within the Conditional Development Area (CDA) will require engineering certification to confirm the proposed structural loading is in accordance with the details specified below.			
	Conditional Development Area – Zone A (CDA detailed on LDP)	Building consisting of light structural loading only (restricted to 6.5kPa maximum)	18.5m from canal / waterway lot boundary	• CDA Zone A extent is the area of a lot >18.0m and <21.0m setback from the canal/waterway lot boundary, measured horizontally and perpendicular. • For lots 32 and 35, this setback is applicable to the long 'side' boundary only (as dimensioned on the LDP plan). • A structural loading exceeding 6.5kPa shall require approval by the Shire and certification by a structural engineer (refer cl 5.2) • No structural loading is permitted within 0.5m setback from the crest of the earthworked batter. • No reduction is permitted to the minimum setback.
	Conditional Development Area – Zone B (CDA detailed on LDP)	Stairs, lawn, mulch and garden beds permitted as-of-right	12.5m from canal / waterway lot boundary	• CDA Zone B extent is the area of a lot >12.0m and <18.0m setback from the canal/waterway lot boundary, measured horizontally and perpendicular. • For lots 32 and 35, this setback is applicable to the long 'side' boundary only (as dimensioned on the LDP plan). • No structural loading is permitted within 0.5m setback from the face of the retaining wall. • No reduction is permitted to the minimum setback. • No additional structural surcharge loading is permitted. Any structure proposed in Zone B shall require Shire approval and certification from a structural engineer (Refer cl 5.3).
Lots 32-35	All works proposed within the Conditional Development Area (CDA) will require engineering certification to confirm the proposed structural loading is in accordance with the details specified below.			
	Conditional Development Area – Zone A (CDA detailed on LDP)	Building consisting of light structural loading only (restricted to 6.5kPa maximum)	19.5m from canal / waterway lot boundary	• CDA Zone A extent is the area of a lot >19.0m and <22.0m setback from the canal/waterway lot boundary, measured horizontally and perpendicular. • A structural loading exceeding 6.5kPa shall require approval by the Shire and certification by a structural engineer (refer cl 5.2). • No structural loading is permitted within 0.5m setback from the crest of the earthworked batter. • No reduction is permitted to the minimum setback.
	Conditional Development Area – Zone B (CDA detailed on LDP)	Stairs, lawn, mulch and garden beds permitted as-of-right	12.5m from canal / waterway lot boundary	• CDA Zone B extent is the area of a lot >12.0m and <19.0m setback from the canal/waterway lot boundary, measured horizontally and perpendicular. • No structural loading is permitted within 0.5m setback from the face of the retaining wall. • No reduction is permitted to the minimum setback. • No additional structural surcharge loading is permitted. Any structure proposed in Zone B shall require Shire approval and certification from a structural engineer (Refer cl 5.3).

6.0 PUBLIC REALM SURVEILLANCE (STREET AND POS)

6.1 For all lots, the major entry and primary building façade of the dwelling shall be oriented as specified on the LDP plan. Secondary building facades, where specified, shall provide surveillance of the adjoining public realm (street and/or POS).

6.2 For Lots 40, 41, and 47, where visually permeable fencing is provided to the adjoining Public Open Space (POS), the dwelling design shall include at least one habitable room that has a major opening with an unobstructed view of the POS.

6.3 For all corner lots, dwellings shall have at least one habitable room that has a major opening with an unobstructed view of the Secondary Street frontage and must not be obscured by visually impermeable fencing.

6.4 Where uniform fencing has been constructed by the Developer with visually permeable components, the fence shall not be altered, and the visually permeable portions shall not be obscured.

7.0 PUBLIC REALM INTERFACE

7.1 Where outbuildings are proposed in a location that is visible from the public realm (POS, street, canal waterway), they must be designed and constructed to compliment the dwelling.

8.0 SITE WORKS AND FINISHED LOT LEVELS

8.1 For Lots 31 - 47, the minimum finished floor level shall be in accordance with the designated level shown on the LDP main plan.

8.2 For all lots, any development application or building permit submitted to the Shire of Exmouth is to include a site feature survey with finished floor levels shown relative to Australian Height Datum (AHD),

8.3 All works proposed within the Conditional Development Area (CDA) and Building Exclusion Zone, will require engineering certification to confirm the proposed structural loading is in accordance with the table details at section 5.4 above.

8.4 All works proposed within CDA Zone A shall incorporate erosion protection measures to ensure that the crest position of the batter is maintained.

9.0 CANAL WATERWAY INTERFACE

9.1 The canal/waterway walls are not to be altered, extended, removed or otherwise modified without the prior written approval of the Shire of Exmouth.

9.2 Jetty structures, mooring piles, mooring lines, vessel berthing areas and associated private boating infrastructure must be located wholly within the jetty envelope and/or mooring envelope shown on the LDP, unless otherwise approved by the Shire of Exmouth as Waterways Manager and, where required, the Department of Transport.

9.3 The jetty envelopes and mooring envelopes shown on the LDP are indicative only and identify the intended location and maximum spatial extent for private jetty and mooring arrangements. The envelopes have been prepared based on a maximum vessel length of 10 metres for Lot 31 and 15 metres for Lots 32–35, and may be refined through the separate jetty, mooring and/or waterways approval process.

9.4 The identification of a jetty envelope or mooring envelope on the LDP does not constitute approval for a jetty, mooring, vessel, mooring pile, mooring line or associated structure. All such structures and activities remain subject to any separate approval, licence, permit or consent required by the Shire of Exmouth, the Waterways Manager, the Department of Transport and any other relevant authority.

9.5 No jetty structure, mooring structure or vessel mooring is permitted for Lots 36–47 or along the eastern canal/waterway boundary of Lot 35.

9.6 Lot owners are responsible for maintaining the stability and integrity of the interface between the lot and the canal/waterway, including any canal/waterway wall, revetment, retaining structure or stabilised surface, to the satisfaction of the Shire of Exmouth as Waterways Manager.

10.0 STORMWATER MANAGEMENT

10.1 All lots must retain and infiltrate the first 15mm of rainfall for the entire lot on-site only, with excess stormwater (>15mm) permitted to be discharged to the road drainage network for the Nett Developable Area, or the canal for the Conditional Development Area.

10.2 The landowner/builder to submit details of the stormwater retention (where applicable as per provision 10.1 above) and number of soakwells as part of the information submitted with a development approval / building permit.

11.0 OUTBUILDINGS

11.1 Where outbuildings are proposed, in addition to addressing provision 7.1 above, the requirements for large outbuildings (B. Large and multiple outbuildings) shall be in accordance with the following table:

Lots Applicable	Requirements for Large Outbuildings (augmenting R-Codes Volume 1 clause 5.4.3 C3)	
Lots 31 - 47	i. Individually does not exceed 90m² in floor area; ii. Set back as per the R-Codes Table 2a; iii. Does not exceed a wall height of 3.6m; iv. Does not exceed a ridge height of 5.4m;	v. Not located within the primary or secondary street setback area; vi. Does not reduce the open space and outdoor living area requirements in Table B; and vii. The stormwater retention and soakwell information (refer provision 10.0 above) to incorporate any proposed Outbuilding.

12.0 EROSION CONTROLS NOTATION

12.1 Areas adjoining the canal interface may be subject to erosion and require ongoing stabilisation. Landowners are responsible for proposing, implementing and maintaining appropriate long-term erosion control and slope stabilisation measures to protect the integrity of the canal embankment and minimise sedimentation into the waterway, to the satisfaction of the local government.

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NTS	06/10/2026	24/049/011P
		Grid MGA94-50

Local Development Plan - Canal Lots (Sheet 4 of 5)

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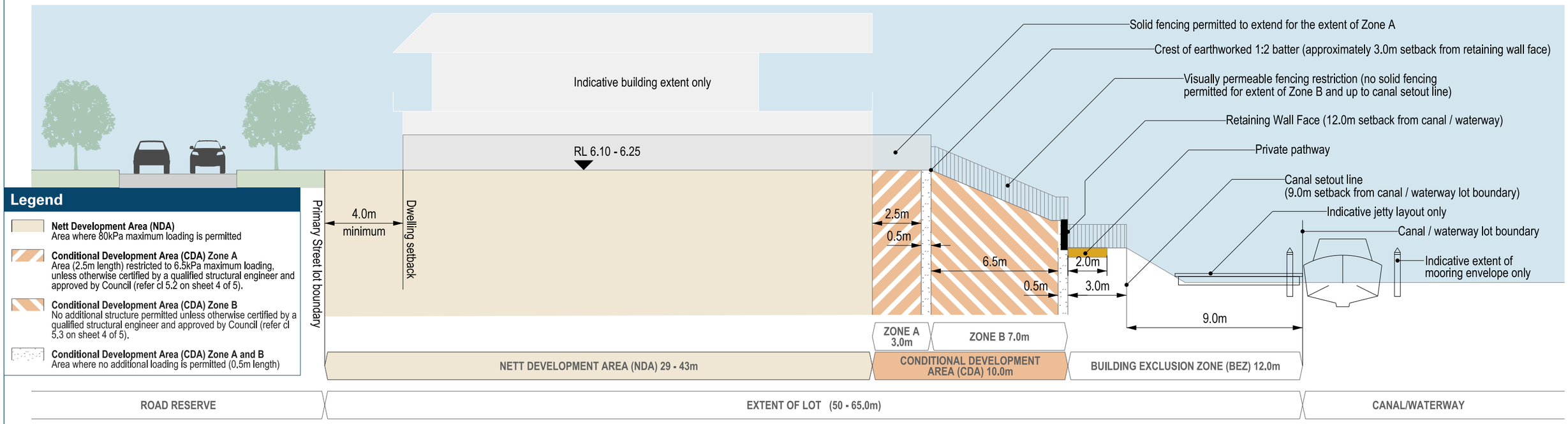
Canal Interface Indicative Section - Lots 31 - 35

Section below is an illustration of the LDP requirements for explanatory purposes only, and LDP Sheet 3 & 4 detail should be referred to for specific lot requirements.

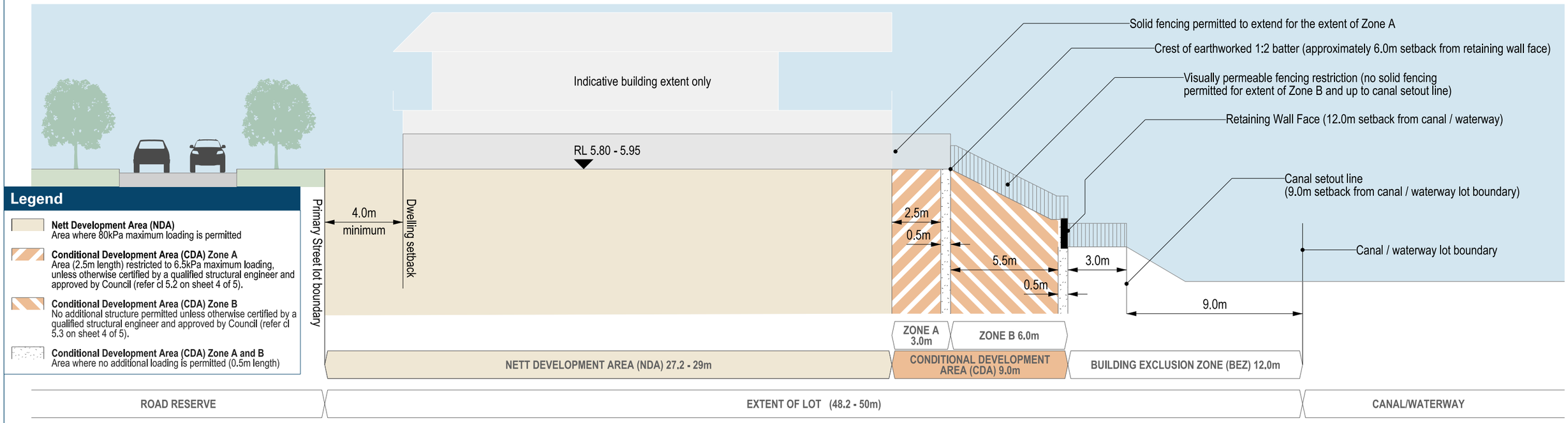


Legend

- **Nett Development Area (NDA)**
  Area where 80kPa maximum loading is permitted
- **Conditional Development Area (CDA) Zone A**
  Area (2.5m length) restricted to 6.5kPa maximum loading, unless otherwise certified by a qualified structural engineer and approved by Council (refer cl 5.2 on sheet 4 of 5).
- **Conditional Development Area (CDA) Zone B**
  No additional structure permitted unless otherwise certified by a qualified structural engineer and approved by Council (refer cl 5.3 on sheet 4 of 5).
- **Conditional Development Area (CDA) Zone A and B**
  Area where no additional loading is permitted (0.5m length)

Canal Interface Indicative Section - Lots 36 - 47

Section below is an illustration of the LDP requirements for explanatory purposes only, and LDP Sheet 3 & 4 detail should be referred to for specific lot requirements.



Legend

- **Nett Development Area (NDA)**
  Area where 80kPa maximum loading is permitted
- **Conditional Development Area (CDA) Zone A**
  Area (2.5m length) restricted to 6.5kPa maximum loading, unless otherwise certified by a qualified structural engineer and approved by Council (refer cl 5.2 on sheet 4 of 5).
- **Conditional Development Area (CDA) Zone B**
  No additional structure permitted unless otherwise certified by a qualified structural engineer and approved by Council (refer cl 5.3 on sheet 4 of 5).
- **Conditional Development Area (CDA) Zone A and B**
  Area where no additional loading is permitted (0.5m length)

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Scale	Date
1:200@A3 1:100@A1	06/10/2026
0 1 2	**Plan** 24/049/011P

Local Development Plan - Canal Lots (Sheet 5 of 5)

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