



### LDP PLANNING PROVISIONS

- General**
- Unless provided for below, the provisions of the City of Busselton Local Planning Scheme No.21, the Port Geographe Development Plan and the Residential Design Codes apply.
  - This LDP operates in conjunction with the R-Codes by applying additional controls or by varying "Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.
- Floor Levels**
- All habitable floor levels are to achieve a minimum height of 3.4m AHD, in order to satisfy the inundation clearance requirements of State Planning Policy 2.6 State Coastal Planning Policy.
- Setbacks**
- For lots 1-17 and 72-76, minimum dwelling and garage setbacks to public roads, common property and lot 614 are as depicted on this LDP. Averaging of these setbacks is not permitted.
  - Setbacks for lots 67-71 are as per the R-Codes and are not subject to provision 4 of this LDP.
- Garage Locations**
- Where indicated on this LDP, Garages / carports shall be located generally in accordance with the "preferred garage location".
  - Vehicular access is not permitted between Lots 11-17, 67 and 71 and Spinnaker Boulevard, Layman Road or Lot 614, as depicted on this LDP
- Streetscape Interface**
- Each dwelling on a lot with a Primary dwelling orientation arrow is to be designed with its primary façade, including at least one major opening to a habitable room, facing in the direction of the arrow.
  - Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the road if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
  - All clothes drying areas shall be screened from public view from Spinnaker Boulevard.
- Uniform Fencing**
- Uniform fencing will be provided by the developer as identified on this LDP. The uniform fencing on the boundaries of Lots 11-17 shall be maintained visually permeable by landowners and may only be modified with written approval from the City of Busselton.

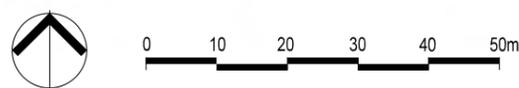
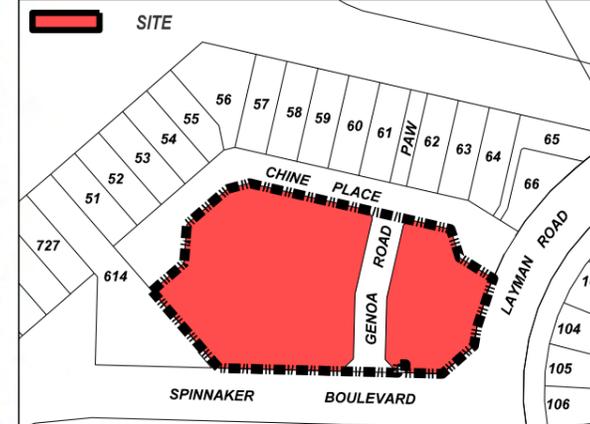
### APPROVAL

Adopted by the City of Busselton pursuant to Local Planning Scheme No. 21 in accordance with delegation S7-01E of Council on the

12th Day of February 2024

Signature: 

### ORIGINAL LAND HOLDING



### LOCAL DEVELOPMENT PLAN Lot 1000 Spinnaker Boulevard, PORT GEOGRAPHE

#### NOTE:

Base Data supplied by MNG.  
Areas and dimensions shown are subject to final survey calculations.

Revision	Date	Item
E	4/12/2023	MINOR REVISION TO SITE PLAN/REVISE PROVISIONS
D	20/11/2023	MINOR REVISION TO LEGEND/REVISE PROVISIONS
C	9/11/2023	ADD LOTS 67-71/REVISE PROVISIONS
B	25/10/2023	REVISE PROVISIONS; ADJUST R-CODING

#### LEGEND

-  LOCAL DEVELOPMENT PLAN BOUNDARY
-  R30 STRATA LOTS (6)
-  R40 GREEN TITLE LOTS (9)
-  R40 STRATA LOTS (12)
-  PRIMARY DWELLING ORIENTATION
-  PREFERRED GARAGE LOCATION
-  2.0m DWELLING SETBACK
-  0.5m DWELLING SETBACK AND 0.5m GARAGE SETBACK
-  0.5m DWELLING SETBACK AND NIL GARAGE SETBACK
-  UNIFORM FENCING AND RETAINING
-  NO VEHICULAR ACCESS
-  1.0m SETBACK

Heath Development Company : CLIENT  
A3@1:750 : SCALE  
4 December 2023 : DATE  
612-LDP-001 : PLAN No  
E : REVISION  
C.L. : PLANNER  
B.L. : DRAWN

**Rise Urban**  
AGILE PLANNING FOR THE NEW NORMAL