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PROVISIONS

General

- The City of Busselton Local Planning Scheme No.21 and State Planning Policy 7.3 Volume 1: Residential Design Codes are varied herein.

Setbacks & Building Envelopes

- Buildings within Lots 17 & 18 shall be located within the designated building envelopes. Street and boundary setbacks shall be determined in accordance with the R-Codes.
- The primary street setback for Lot 10 shall be 3m. No averaging (cl.5.1.2 C2.1 (ii)) is permitted, but minor projections are allowed per cl.5.1.2 C2.4 of the R-Codes.

Quiet House Design

- In accordance with the Transportation Noise Assessment prepared by Lloyd George Acoustics (dated 17 August 2022), single storey dwellings shall be constructed to the applicable Quiet House Design Package shown on the LDP Map and the applicable specifications at Attachment A to this LDP. Bussell Highway shall be used

for determining orientation in the application of noise mitigation measures.
Two storey dwellings on Lots 1, 2, 3, 13, 14, 15 or 16, and/or alternative noise mitigation measures shall be supported by a report prepared by a qualified acoustical consultant.

Bushfire Risk Management

- All development shall be undertaken in accordance with the Bushfire Management Plan prepared by Strategen JB&G (dated 21 February 2020), including AS3959 construction standards.

- No habitable buildings shall be located within the habitable building exclusion area as designated on this LDP.

- All landscaped areas within lots (including the habitable building exclusion area) and road verges shall be developed and maintained in accordance with the Standards for Asset Protection Zones set out in Schedule 1, Appendix 4 of the Guidelines for Planning in Bushfire Prone Areas (2021), contained at Attachment B to this LDP.

LEGEND

- Local Development Plan Area
- Quiet house design package A
- Quiet house design package B
- Building Envelope
- Habitable building exclusion area
- Bushland to be retained (Subject of Restrictive Covenant)
- 3m Primary Street Setback

APPROVED

This Local Development Plan has been approved by the City of Busselton under clause 52(1) (a) of the deemed provisions of Local Planning Scheme No.21

Authorised Officer: Date: 18/05/23



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Plan No: RNC BRO 08-010-01 Client: GOLD ESTATES HOLDINGS PTY LTD
Date: 05.12.22 Planner: MB

LOCAL DEVELOPMENT PLAN ENCLAVE AT BROADWATER LOTS 1-18 SEDGE PLACE, BROADWATER