

LDP PLANNING PROVISIONS

Application of Local Development Plan

Lots 1-8 / 417 Marine Terrace, Geographe, WA

The provisions of the City of Busselton Local Planning Scheme No. 21 and State Planning Policy 7.3 Residential Design Codes are varied as detailed within this LDP. All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other manners.

Residential Design Codes

1. The R-Codes development standards applicable to the R-30 density code apply to all lots, except where varied by this LDP.

Setbacks

2. Garages / Carports to be set back min.4.0m from the primary street and 1.5m from the shared laneway boundary.
3. No averaging of primary street setbacks is permitted.
4. Minimum primary street setback 3m
5. Minimum secondary street setback 1.5m.

Streetscape

6. All clothes lines and drying areas shall be screened from the public view and all outbuildings/ storage areas are to be incorporated as part of the main dwelling and constructed of similar building materials.
7. The uniform fencing is to be of masonry wall and pier construction with visually permeable open style infill fencing material and shall not be altered or removed with the exception of maintenance and repair unless otherwise approved by the City of Busselton.
8. Garages and carports, if constructed, shall be located as indicated on this plan unless otherwise approved by the City of Busselton via development approval.
9. Dwellings are to address a frontage with clearly defined and visible major openings to habitable rooms and/or entry points to the dwellings in the primary orientation as specified on the plan.

Design Elements

10. The minimum height for all habitable floor levels is 3.0m AHD.










Approval

This LDP has been approved by the City of Busselton under Clause 52 (1)(a) of the Planning and Development (Local Planning Scheme) Regulations 2015, Schedule 2, Part 6.

Signature: _____

Dated: 26 August 2024

LEGEND

-  SUBJECT LOTS
-  SHARED LANEWAY
-  DESIGNATED GARAGE/ CARPORT LOCATION
-  UNIFORM FENCING (VISUALLY PERMEABLE)
-  NO VEHICLE ACCESS
-  3m SETBACK
-  1.5m SETBACK
-  ACCESS GATE
-  PRIMARY ORIENTATION

LOCATION PLAN



LOCAL DEVELOPMENT PLAN

417 Marine Tce, Geographe
Client: Oceanic Estate Holdings Pty Ltd

ATTACHMENT E - PROPOSED LOCAL DEVELOPMENT PLAN - 417 MARINE TERRACE GEOGRAPHE

PLAN DW_LDP

REVISION 03

SCALE 1:450 @ A3

DATE 14.08.2024

DRAWN SM



IMPORTANT NOTE: All drawings and details here presented are for indicative purposes only and they may be subject to variations following design development, technical checks, fabrication design and site conditions.