



0 50 100 150 200m

NOTE:
Base Data supplied by Landgate
Areas and dimensions shown are
subject to final survey calculations.

1		
Revision	Date	Item

LEGEND:

- SUBJECT LAND
- LIGHT INDUSTRIAL ZONE
- GENERAL INDUSTRIAL ZONE
- LOT ORIENTATION
- PUBLIC ACCESS EASEMENT
- 15m SETBACK
- NO VEHICULAR ACCESS PERMITTED

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

11 September 2024
.....day of 20.....

Signature

LOCAL DEVELOPMENT PLAN
Lots 22 & 76 Neville Hyder Drive, Yalyalup

: CLIENT
A3 @ 1:3500 : SCALE
5th MAY 2024 : DATE
: PLAN No.
30th AUGUST 2024 : REVISION
N.G. : PLANNER
S.B. : DRAWN

Rise Urban
AGILE PLANNING FOR THE NEW NORMAL

General

- 1. Unless provided for in this LDP, the provisions of the City of Busselton Local Planning Scheme and relevant Local Planning Policies apply to all development subject to the LDP.
- 2. This LDP prevails over any conflicting provision within a Local Planning Policy to the extent of the conflict.

Primary controls

- 3. Site coverage and plot ratio will be guided by the applicable setback, parking, access and landscaping requirements.
- 4. Minimum setback requirements are listed below.
 - 4a. Primary street setbacks: 15m
 - 4b. Secondary street setbacks: 3m
 - 4c. Side and rear lot boundary setbacks: Nil
 - 4d. For Lots 5 and 7, setbacks are to be determined by the primary street orientation in accordance with Provision 5.
 - 4e. Minor projections into the street setback that do not obstruct vehicular or pedestrian movement (such as an architectural feature or awning that forms an integral part of the building) may be permitted at the discretion of the City of Busselton.

Site layout and building design

- 5. The primary street is to be determined by reference to the arrows depicted on the LDP. The primary and secondary streets for lots 5 and 7 may be determined by the predominant orientation of the proposed buildings. Lot 7 is to be treated as having four frontages for the purpose of this requirement.
- 6. For lot 1, no buildings may be constructed within the Western Power easement.
- 7. For lots with frontage to Neville Hyder Drive, the elevation facing Neville Hyder Drive should be designed to address the street and to provide a corporate image and an inviting and legible entrance. To achieve this, the facade could include significant areas of glass, with overhangs or sheltering devices. Entrance points to buildings are to be designed as focus points and should provide protection for pedestrians.

Parking and access

- 8. A public access easement is required to be constructed on Lots 8-23, 28-32 and 36-41 as depicted on the LDP. The Typical Public Access Easement Plan depicted inset on this LDP provides a guide showing the preferred public access easement design.
- 9. For lots with a public access easement, parking is not required to be screened from public view if it is provided within the public access easement.
- 10. Crossover locations are listed below.
 - 10a. For lots 5-23, 28-32 and 36-41, generally one crossover per 40m of site frontage is permitted.
 - 10b. No crossovers are permitted in the locations depicted on the LDP.
 - 10c. The City may exercise discretion and approve additional crossover/s to any of lots 5-7, 12, 14-18, 24-25 and 35 if it is satisfied that:
 - there is an operational need for the additional crossover/s; and
 - the cumulative crossover width is similar to the likely cumulative width of the intended number of crossovers for the site.

Other requirements

- 11. A minimum 2m landscaping strip is to be provided adjacent to all street boundaries.
- 12. For lots with no public access easement, black PVC coated galvanised linkmesh fencing or any fencing of a higher standard at the discretion of the City of Busselton may be provided forward of the building line and along street boundaries.
- 13. Storage areas are not to be located within the street setback areas listed at provision 4. Any storage areas that are visible from the street or adjacent development shall be screened with landscaping or 1.8m walls that appear consistent with the buildings on the site.