

Application of Local Development Plan

Local Development Plan - Lot 501 Vasse highway, Yalyalup

1. The provisions of the *City of Busselton Local Planning Scheme No. 21* and *State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes)* are varied as detailed within this LDP.
2. All other requirements of the local planning scheme and R-Codes shall be satisfied in all other manners.

Residential Design Code

The R-Code applicable to these lots is as per the *City of Busselton Local Planning Scheme No. 21* and/or approved structure plan.

Setbacks

- In respect to lots 67 - 87, the R-Codes are varied to require a minimum 1m rear setback to the wall and/or eaves of a dwelling, whichever is the lesser. Outbuildings are exempt from this rear setback requirement but must be located at least 6m from the dwelling, or construction in accordance with Australian Standard AS 3959 will be required.
- In respect to lots 1 - 10, the R-Codes are varied to require a minimum 18m rear setback to the wall and/or eaves of a dwelling, whichever is the lesser. Outbuildings are exempt from this rear setback requirement but must be located at least 6m from the dwelling, or construction in accordance with Australian Standard AS 3959 will be required.

Open Space/Site coverage, Landscaping and Fencing


- Vegetation within the minimum rear setback areas for lots 1 - 10 and 67 - 87 must be installed and maintained in a low threat state, as per the standards of asset protection zones in Element 2 of the Guidelines for Planning in Bushfire Prone Areas - Appendices.
- Side boundary fencing within the rear setback for lots 1-10 must be constructed from non-combustible materials (e.g. metal post and wire).
- Side boundary fencing within the rear setback for lots 67-87 must be constructed from solid, non-combustible materials (i.e. steel, brick, limestone etc.).
- Rear boundary fencing adjoining a Reserve must be open metal grille.

Quiet House Design Requirements

- Lots 1 – 10 inclusive on this local development plan must be designed and constructed to comply with the specific 'quiet house' design requirements / package assigned for these lots under the approved Noise Management Plan prepared by Herring Storer Acoustics dated 28 August 2020 (Ref. 26236-1-20102).

Approval

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



Signature

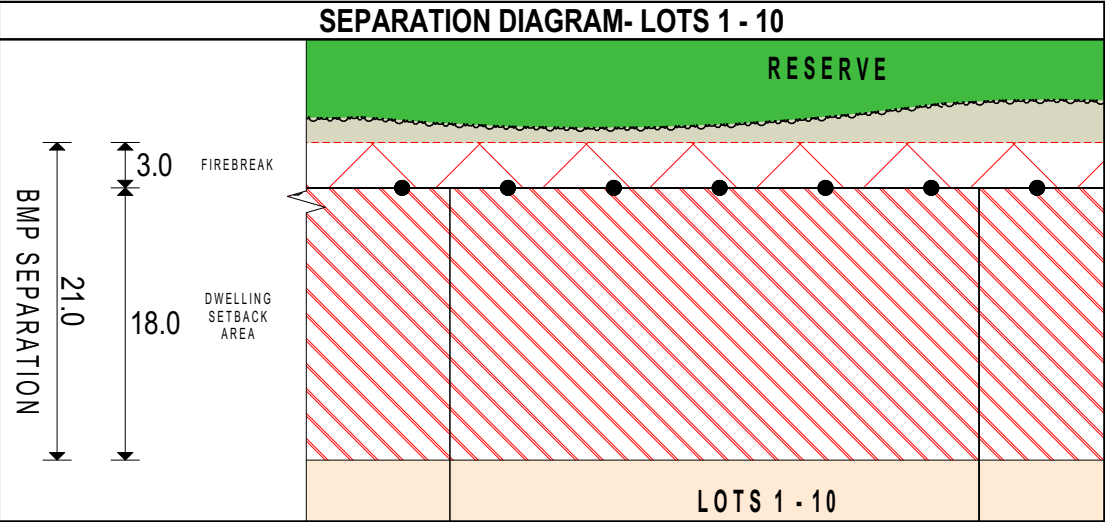
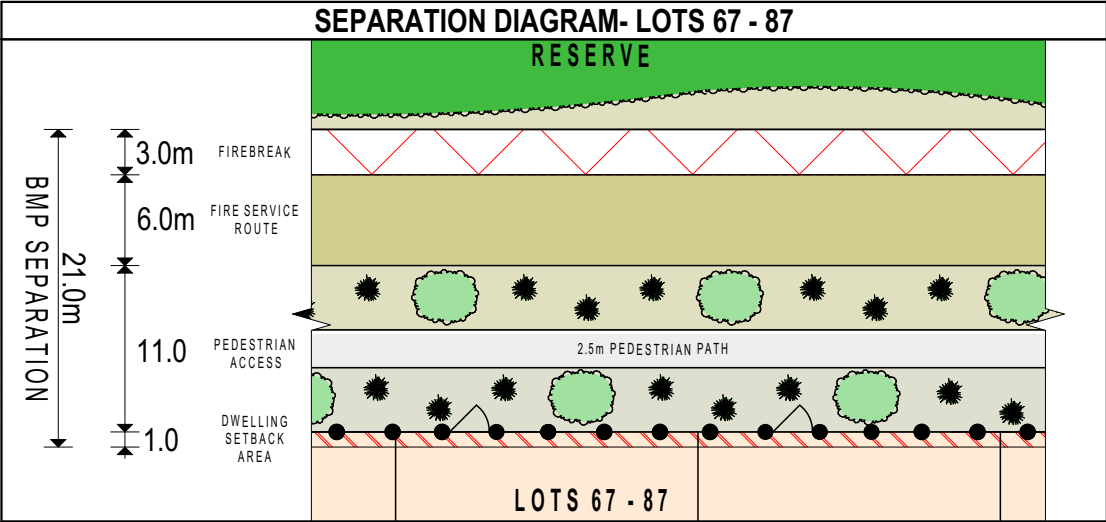
30 August 2024



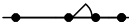







Date

LOCATION PLAN



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LEGEND					
	'FOREST' CLASSIFIED VEGETATION		COMPACTED GRAVEL OR LIMESTONE FIRE SERVICE ACCESS ROUTE		1800mm HIGH OPEN METAL GRILLE FENCING WITH GATE TO EACH LOT
	MANAGED 'LOW THREAT' VEGETATION		PEDESTRIAN PATH		1800mm HIGH OPEN METAL GRILLE FENCING (NO GATES)
	'RESIDENTIAL' ZONE		FIREBREAK		
	R-CODE		SETBACK TO WALLS AND/OR EAVES		