

Local Development Plan
Lot 501, 113 Vasse Highway, Yalyalup (“Willow Grove”)
Proposed Lots 120 - 124 and 134 - 142

Application of Local Development Plan

Local Development Plan - Lot 501, 113 Vasse Highway, Yalyalup (“Willow Grove”)
Proposed Lots 120 - 124 and 134 - 142

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.

Variations to R-Codes


- The primary street setbacks for buildings and carports under Table B, Part B and clauses 5.1.2 and 5.2.1 C1.2 and C1.4 of the R-Codes are varied (i.e. reduced) for Lots 120 - 123 and 135 - 142, as shown by the ‘habitable building footprints’ and setbacks detailed on this local development plan, which are to be implemented as minimum setbacks with no averaging, in order to retain significant trees and remnant vegetation.
- The secondary street setbacks for buildings and carports under Table B, Part B and clauses 5.1.2 of the R-Codes are varied (i.e. increased) for Lots 123 and 135, as shown by the ‘habitable building footprints’ and setbacks detailed on this local development plan, in order to retain significant trees and remnant vegetation.
- The lot boundary setbacks (i.e. rear and other / side boundary setbacks) for habitable buildings under Table B, Part B and clauses 5.1.3 and 5.2.1 C1.2 and C1.4 of the R-Codes are varied where and as required (i.e. increased), as shown by the ‘habitable building footprints’ and setbacks detailed on this local development plan, in order to retain significant trees and remnant vegetation.
- The primary street and secondary street setback requirements for outbuildings under 5.4.3 C3 i. and ii. of the R-Codes are varied such that outbuildings must not be located in any area forward of the approved single house.
- The lot boundary setbacks (i.e. rear and other / side boundary setbacks) for outbuildings under clause 5.4.3 under of the R-Codes are varied such that all outbuildings are required to be located-
 - in the side and rear ‘asset protection zone(s)’ of each lot, but avoiding all ‘significant trees’ as detailed on this local development plan; and / or
 - the ‘habitable building footprints’,in order to retain ‘significant trees’ and remnant vegetation generally.
The minimum setback requirements of Table 2a, Part B still apply.
- No development is to be located in the ‘development exclusion area’.

Special Provisions

- Dwellings must be orientated toward the streets or reserves as indicated on this local development plan and must present a feature streetscape elevation to these primary and secondary street frontages or reserves where applicable. In this respect, a feature streetscape elevation is expected to incorporate articulated / staggered sections of walls, fenestration and forward expressed roof element (i.e. full gable, Dutch gable, nested gable etc.).
- Dwellings on Lots 124 and 134 shall be designed to ensure major openings, as defined in the R-Codes, address the public open space.
- Vegetation within the asset protection zone(s) and undeveloped portions of the habitable building footprints 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.
- No trees in the asset protection zone(s), shown as significant trees on this local development plan shall be felled or removed except where dead, diseased or dangerous.
- No vegetation in the development exclusion area [i.e. Land outside the habitable building footprints and asset protection zone(s)] may be felled or removed.
- Side boundary (dividing fence) fencing for Lots 120 -123 and 135 - 142 is limited to the extent of the asset protection zone(s) and must be constructed from non-combustible materials (e.g. metal panel or metal post and wire).
- Rear fencing for Lots 120 -123 and 135 - 136 is limited to the extent of the asset protection zone(s) and must be constructed from non-combustible materials (e.g. metal panel or metal post and wire).
- Side boundary fencing within the rear setback for Lots 124 and 134 must be constructed from non-combustible materials (e.g. metal post and wire).
- Rear boundary fencing adjoining a reserve must be open metal grille.
- Lots 124 and 134 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



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