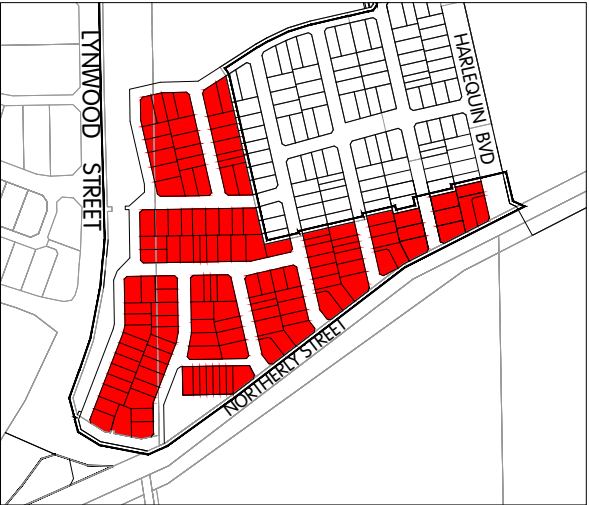


Adopted by the City of Busselton pursuant to Local Planning Scheme No. 21 in accordance with delegation to S7-01F of Council on the

.....20th..... Day of .....September..... 20..24.....

Manager, Planning and Development Services



LOCATION PLAN      ■ SUBJECT LOTS

LOCAL DEVELOPMENT PLAN PROVISIONS

- 1. This Local Development Plan (LDP) applies to those lots shown on the LDP plan.
- 2. The requirements of the City of Busselton Local Planning Scheme No. 21 (Scheme) and Residential Design Codes (R-Codes) are varied as shown on the LDP. The requirements of the R-Codes and Scheme shall be satisfied in all other matters.
- 3. Consultation with adjoining or other landowners to achieve a variation provided for by the LDP is not required.

Street Setbacks, Dwelling Orientation and Fencing

- 4. Street setbacks shall be as follows:
  - a) A minimum street setback of 4.0m applies, no averaging permitted.
  - b) For Lots 685 - 692 Sweep Lane a minimum street setback of 2.0m applies, no averaging permitted.
- 5. Where dwelling orientation is specified on the plan, the dwelling is to address this frontage with clearly defined pedestrian entry points visible and accessed from the frontage. Street setback and front fence requirements pursuant to the R-Codes are to be applied to this frontage.

Uniform Fencing

- 6. Uniform fencing shall be as follows:
  - a) Uniform fencing of the front setback of Lots 685-691 Sweep Lane is to be visually permeable with a maximum height of 1.8m (lesser height permissible). Solid fencing to the adjacent open space is permitted for the side boundary of Lot 685 Sweep Lane behind the primary setback line.
  - b) Uniform fencing of the front setback of Lots 630, 631, 640, 641, 650 - 652, 665 and 666 Northernly Street is to be visually permeable with a maximum height of 1.6m (lesser height permissible).
  - c) For Lots 632, 639 and 664 Northernly Street, solid fencing to a height of 1.8m will be provided by the developer to Northernly Street behind the primary setback line.

Lot Boundary Setbacks and Building Height

- 7. For Narrow Frontage lots specified on the plan, walls may be built up to a lot boundary behind the primary setback line, within the following limits:
  - a) No maximum length where constructed between the respective narrow frontage lots, behind the street setback.
  - b) To the other side boundary, walls not higher than 3.5m up to two-thirds the length of the lot boundary behind the street setback.
- 8. For Lots 685 - 692 Sweep Lane where specified on the plan, no maximum length for boundary walls located behind the primary setback line (excludes secondary street frontage).

Garages and Vehicle Access

- 9. For Narrow Frontage lots specified on the plan, the following requirements apply:
  - a) Garages are to be set back a minimum of 0.5m behind the dwelling alignment.
  - b) Driveway crossovers shall be shared jointly and consolidated within the Designated Driveway Crossover locations depicted on the plan. Consolidated driveway width shall be a maximum 4.0m where intersecting with the road reserve.
  - c) Driveways may be closer than 0.5m from a side lot boundary.
- 10. For Lots 685 - 692 Sweep Lane, the following requirements apply:
  - a) Vehicle and garage access must be from the rear laneway.
  - b) Garages are to be setback a minimum of 1.5m from the rear laneway.
  - c) Driveways may be closer than 0.5m from a side lot boundary.
- 11. For lots designated on this plan where vehicle access is restricted due to retaining walls, access to the garage may be provided from the primary street frontage. The designation of a retaining wall does not prevent access to incidental on-site parking from the relevant frontage.

LEGEND

- LDP Boundary
- Subject Lots
- Subject Lots - Narrow Frontage
- Subject Lots - Rear Loaded
- ⊠ Single Garage Location (for narrow frontage lots)
- ⊠ Preferred Garage Location
- ▨ 2.5m Wide Parallel Drainage Soakwell Location within 3.0m Setback
- ▨ 2.0m Wide Parallel Drainage Soakwell Location within 0.5m to 2.5m Rear Setback
- ▨ 2.3m Wide Parallel Drainage Soakwell Location within 2.1m to 4.4m Side Setback
- ➡ Dwelling Orientation (Provision 5)
- Uniform Fencing by Developer (Provision 6)
- Boundary Wall Permitted (Provisions 7 and 8)
- ⊠ 4.0m Designated Driveway Crossover (Provision 9b for narrow frontage lots)
- Retaining Wall (Provision 11)
- ⊠ TREES PROPOSED FOR RETENTION  
NOTE: Determination of which trees can be retained and which require removal will be undertaken as part of civil construction.



CADASTRAL INFORMATION  
SOURCE: PRECAL THOMPSON SURVEYORS  
YYMMDD: 230627  
DWG REF: 20949PRE-rev8.dwg  
PROJECTION: MGA94



HATCH

SIZE A3\_1:2500



|     |                                   |        |       |        |                                               |          |      |  |  |
|-----|-----------------------------------|--------|-------|--------|-----------------------------------------------|----------|------|--|--|
| M   | MODIFY RETAINING WALLS            | 240911 | SB    | DP     | Lot 9562 Bussell Highway<br>City of Busselton |          |      |  |  |
| L   | PER ON-Q - REVISE LEGEND NOTATION | 240806 | SB    | DP     |                                               |          |      |  |  |
| K   | PER STANTEC - TREE RETENTION      | 240806 | SB    | DP     |                                               |          |      |  |  |
| J   | PER STANTEC - C1-200-RW-P01       | 240802 | SB    | DP     |                                               |          |      |  |  |
| I   | PRECAL ADJUSTMENTS-20949PRE-rev17 | 240724 | SB    | DP     |                                               |          |      |  |  |
| H   | PRECAL ADJUSTMENTS                | 240530 | RG    | DP     |                                               |          |      |  |  |
| REV | DESCRIPTION                       | YYMMDD | DRAWN | APPR'D | JOB CODE.                                     | DRAW NO. | REV. |  |  |
|     |                                   |        |       |        | PGP DAW                                       | RD1 404  | M    |  |  |

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY