



- LOCAL DEVELOPMENT PLAN PROVISIONS LOTS 1501 TO 1504 DEPUCH CLOSE, EAGLE BAY**
- General:**
- Unless provided for below, the provisions of the City of Busselton Local Planning Scheme No. 21, the Residential Design Codes apply.
This LDP operates in conjunction with the R-Codes by applying additional controls or by varying "Deemed-to Comply" requirements. Where this LDP varies any requirements to the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those standards is not required.
- Habitable Buildings:**
- No habitable buildings shall be located within the habitable building exclusion area as designated on this LDP.
- Vegetation:**
- Significant trees and other vegetation to be protected and retained as identified by this Local Development Plan (LDP) shall not be cleared without prior development approval of the local government.
 - A development application to clear any significant trees and other vegetation must be accompanied by a report prepared and signed by a certified arborist, and will only be supported where necessary for:
 - Achieving adequate fire protection in accordance with SPP 3.7 Planning in Bushfire Prone Areas and the Guidelines for Planning in Bushfire Prone Areas; or
 - The safety of life and property, particularly where vegetation is dead, dying or dangerous.
- Effluent Disposal Systems:**
- Effluent disposal systems shall comply with the following requirements:
 - to be in accordance with AS1547-2012
 - Development approval will be required where the effluent disposal system will modify the natural ground level by greater than 500mm.
- Vehicle Access:**
- For Lot 1504, vehicle access is restricted to the portion of the Depuch Close frontage as shown.
- Parks and Recreation Reserve:**
- No development is permitted within the area identified by the Local Development Plan as "Recreation Reserve" pursuant to Local Planning Scheme No. 21
- Outbuildings and Other Non-Habitable Buildings:**
- On all lots, outbuildings and other non-habitable buildings shall comply with the following requirements:
 - Sufficiently separated from the habitable building in accordance with AS 3959 (as amended).
 - Sited behind the dwelling frontage, and to not detract from the amenity of the streetscape.

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

..... 7 day of November, 20.24

Signature:

LOCATION PLAN

LEGEND

- LOCAL DEVELOPMENT PLAN BOUNDARY
- R2.5 LOTS
- EASEMENT
- NO VEHICLE ACCESS
- SIGNIFICANT TREES
- RETAINED VEGETATION
- RECREATION RESERVE
- HABITABLE BUILDING EXCLUSION AREA

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

Revision	Date	Item
B	16/04/24	BAL adjustment
A	08/03/24	Initial Issue

LOCAL DEVELOPMENT PLAN
Lots 1501 - 1504 Depuch Close, NATURALISTE

John D'espeissis	:	CLIENT
A3@1:1,000	:	SCALE
24 October 2024	:	DATE
DSP-LDP-001	:	PLAN No
E	:	REVISION
P.G.	:	PLANNER
B.L	:	DRAWN

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