

LDP PLANNING PROVISIONS

General

1.

The provisions of the City of Busseton Local Planning Scheme (the Scheme), the Residential Design Codes (R-Codes) and the City of Busseton Local Planning Policy 3.7 Port Geographe Village Centre (LPP 3.7) are varied as detailed within this Local Development Plan (LDP).

2.

The LDP operates in conjunction with the Scheme, R-Codes and LPP 3.7 by applying additional controls or by varying or augmenting 'Deemed-to-Comply' requirements. In the case of any inconsistency between the Scheme, the R-Codes, LPP 3.7 or this LDP, the provisions of this LDP prevail. All other requirements of the Scheme, the R-Codes and LPP 3.7 shall be satisfied in all other matters, to the discretion of the City of Busseton.

3.

Where this LDP varies any requirements of the Scheme, R-Codes or LPP 3.7, compliance shall be deemed to constitute 'Deemed-to-Comply' and neighbour consultation with respect to those items not required.

Building Height

4.

A maximum 4 storey building height is permitted above ground level, subject to the development meeting the design principles of Part C, clause 3.2 of the R-Codes.

Setbacks

5.

A minimum setback of 1m applies to the pedestrian access way (PAW).

6.

The average setback between the building line and public open space (POS) is to be at least 2m. No minimum setback applies.

Finished Floor Levels

7.

All habitable floor levels are to achieve a minimum height of 3.1m AHD in order satisfy the inundation clearance requirements of State Planning Policy 2.6 State Coastal Planning Policy.

Building Presentation

8.

The building is to be oriented as per the building orientation arrows depicted on the LDP.

9.

The ground floor of the building is to be designed to promote activity facing the foreshore reserve. Examples of activity include but are not limited to a café, major openings to primary living spaces, balconies and/or primary garden areas.

10.

Major openings to habitable rooms are to be provided overlooking the foreshore reserve on all upper storeys.

11.

Any servicing or outdoor storage areas are to be screened from public view and the 'Indicative Access Way' depicted on the LDP.

Access

12.

Vehicular access to the site may only be obtained where depicted on the LDP.

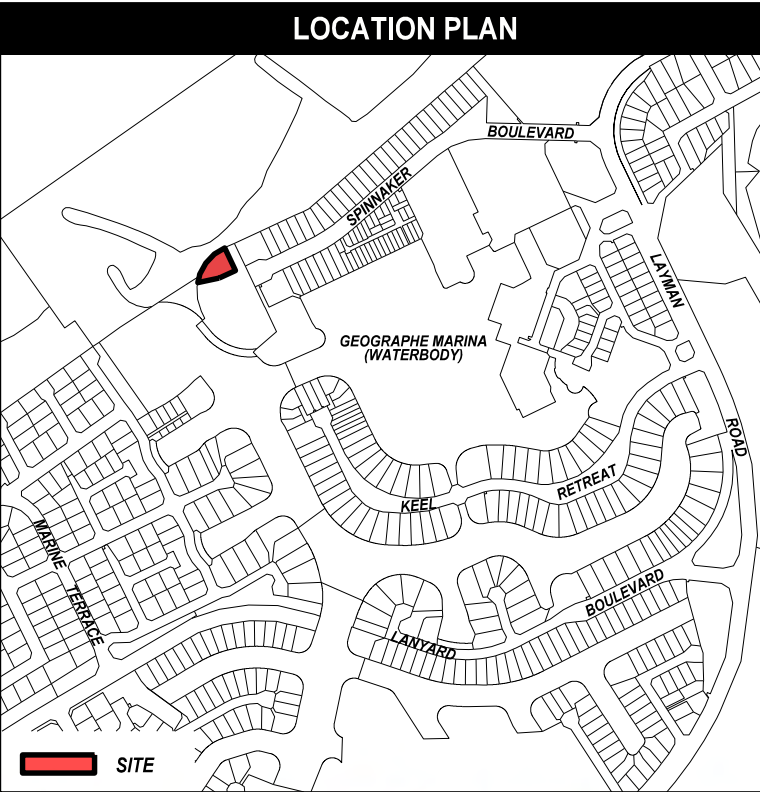
13.

Pedestrian access through the site is to be provided generally where shown by the 'Indicative Access Way' depicted on the LDP.

Fencing

14.

Visually permeable uniform fencing will be provided by the developer adjacent to the foreshore reserve and PAW. The uniform fencing shall not be modified and where applicable maintained visually permeable by landowners.



LEGEND

LOCAL DEVELOPMENT PLAN BOUNDARY

MIXED USE LOTS (R60) (1)

PRIMARY BUILDING ORIENTATION

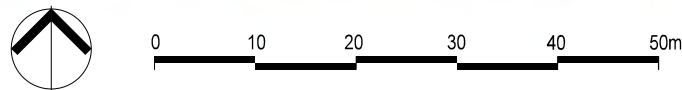
SECONDARY BUILDING ORIENTATION

INDICATIVE ACCESS WAY

INDICATIVE VEHICULAR ACCESS

MINIMUM 1.0m SETBACK

AVERAGE 2.0m SETBACK



LOCAL DEVELOPMENT PLAN

Lot 590 (Proposed Lot 102) Spinnaker Boulevard, PORT GEOGRAPHE

NOTE:
Base Data supplied by Landgate.

Areas and dimensions shown are subject to final survey calculations.

D	30/1/25	Revise LDP Planning Provisions
C	22/11/24	Revise LDP Planning Provisions
B	4/11/24	Revise LDP Planning Provisions
A	11/7/24	Initial issue
Revision	Date	Item

Adopted by the City of Busseton pursuant to Local Planning Scheme No.21 in accordance with delegation S7-01E of Council on the
.....day of.....20.25....

Signature:

- : CLIENT

A3@1:400 : SCALE

30 January 2025 : DATE

102-LDP-001 : PLAN No

D : REVISION

Z.C. : PLANNER

B.L. : DRAWN

