



LEGEND

Subject Site Boundary

Trees to be Retained

Building Envelope Area

Designated Crossover Location

Proposed Retaining Wall

- APPLICATION OF LOCAL DEVELOPMENT PLAN
1. This Local Development Plan (LDP) applies to the Lots shown on the plan, as identified by the 'Subject Site' boundary.

Residential Design Code

2. Development shall be in accordance with the City of Busselton Local Planning Scheme No.21 (LPS 21) and State Planning Policy 7.3 Residential Design Codes Volume 1 (R-Codes) for R15 unless varied as part of this LDP.

3. Consultation with adjoining or other landowners to achieve a variation to the R-Codes, as provided by this LDP is not required.

Streetscape

4. Crossover locations are identified on the LDP to minimise clearing of vegetation within the verge and impact to existing infrastructure. Crossover locations may be altered to address site specific design requirements subject to the written approval of the City of Busselton.

Building Envelopes

5. With the exception of soakwells and driveways located within the front 6m setback area, all development shall be located within the designated Building Envelope areas.

Design Elements

6. The minimum height for habitable floor levels for individual lots is to be in accordance with the LDP, unless otherwise approved by the City of Busselton.

7. The finished habitable floor level shall be a minimum of 100mm above the finished lot level and in any instance shall not be less than 2.7m AHD.

Setbacks

8. The finished lot level for each lot (in metres AHD) shall be as indicated on this plan and in accordance with the City of Busselton Technical Standards and Specifications Section 6 Part 2.

9. Walls may be built up to a lot boundary behind the street setback, within the following limits:

a) Where the wall abuts an existing or simultaneously constructed boundary wall of equal or greater dimensions; or

b) Walls not higher than 3.5m, up to a maximum length of the greater of 9m or one-third the length of the balance of the site boundary behind the front setback, to up to two site boundaries.

Vegetation

10. Vegetation identified on the LDP as 'To be Retained' may not be felled or removed and is to be further protected through additional restrictions on the placement of fill and inclusion of urban planting of complimentary species.

Should the establishment of site works, services and/or crossovers within the lots impact on the vegetation identified as 'Trees to be Retained', then written approval will be required from the City of Busselton to remove this vegetation prior to the works occurring
- APPROVAL

This Local Development Plan 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

9 May 2025

Date
- LOCATION MAP
- LOCAL DEVELOPMENT PLAN

Lot 117 (No. 11) Dolphin Road,
WEST BUSSELTON

Plan No. | 23252-03

Date | 19/05/2025

Drawn | TJ

Checked | AR

Revision | G

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Scale | 1:250@A3

0 2.5m 5m

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

Harley Dykstra

PLANNING & SURVEY SOLUTIONS