

Local Development Plan
Lot 176, 604 Rendezvous Road, Vasse
Proposed Lots 1 - 12 & 15 - 24

RESERVE FOR PEDESTRIAN ACCESS & DRAINAGE

RESERVE FOR RECREATION

BERULA WAY

BENDJAR GROVE

SUNRISE VIEW

RENDEZVOUS ROAD

SCALE 1:1200

Dimensions (m): 21, 17, 17, 17, 17, 21, 8, 13, 13, 13, 13, 16, 16, 16, 14, 8, 8, 8, 8.

Lot numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24.

Building footprint on Lot 2.

9500

Application of Local Development Plan

Local Development Plan - Lot 176 on Diagram 63890, 604 Rendezvous Road, Vasse (Certificate of Title 1635/719)

Stage 1 (Lots 1 - 12 and 15 - 24).

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 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 exclusion areas' and setbacks detailed on this local development plan, in order to achieve BAL-29.

No development, including incidental structures, shall be permitted within the 3m wide development exclusion area along the eastern boundary of Lot 1, as identified on this Local Development Plan (LDP).

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*.



2 July 2025

Signature

Date

LEGEND

	HABITABLE BUILDING EXCLUSION AREA
	RESIDENTIAL R10
	RESIDENTIAL R5
	RESERVE FOR RECREATION
	RESERVE FOR PEDESTRIAN ACCESS & DRAINAGE
	CROWN WATER WAY
	EXISTING DWELLING
	LIMESTONE MAINTENANCE ACCESS TRACK
	CONCRETE FOOTPATH
	BITUMEN ROAD / TRACK
	CROSSOVER PAVEMENT
	TEMPORARY TURNING HEAD EASEMENT IN GROSS
	3m WIDE DEVELOPMENT EXCLUSION AREA

LOCATION PLAN

