

Endorsement Table:

This LDP has been approved by the City of Busselton under Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2, Part 6.

Authorised Officer: _____

Date: 18 December 2025



Legend

Extent of Local Development Plan

R25 Subject Lots

R30 Subject Lots

Lots subject to Quiet House Design Requirements - Package A

Retaining Wall

Estate Fencing (by developer consisting of limestone piers with open rail fencing at 1.2m height)

Stairwell Location

Designated Vehicle Access Point

Asset Protection Zone (4m wide)

Primary Building Orientation

Secondary Building Orientation

Designated Soak Well Zone (2m wide)

Designated Soak Well Zone (3m wide)

Location Plan

Local Development Plan R-Code Variations

1.0 GENERAL PROVISIONS

1.1 The requirements of the City of Busselton Local Planning Scheme No.21 and the Residential Design Codes (R-Codes) apply, unless otherwise provided below.

1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 73-83, 88, 89, 92, 93-96, 99-116, 122-126, 129, 131-134, 137-139, 147, 148, 159, 160, 162, 163 and 192.	R25
Lots 84-87, 90-91, 97, 98, 117-121, 127, 128, 130, 149-158, 161, 164-168, 180-182 and 186-191.	R30

3.0 STREETScape REQUIREMENTS

DESIGN REQUIREMENTS				
Built Form	Lots Applicable	Setbacks		Minimum (No averaging permitted)
	Lots 150-168	Primary Street	Dwelling Garage	5.0m 5.0m

4.0 NOISE

DESIGN REQUIREMENTS	
Built Form	4.1 'Quiet House' Design Requirements
a)	In accordance with the Noise Management Plan prepared by Herring Storer (dated December 2022) for Lots 74-78 and 89-92 Quiet House Design Requirement 'Package A' applies in accordance with Table 3 of the State Planning Policy 5.4 (2019).

5.0 BUSHFIRE

DESIGN REQUIREMENTS								
Built Form	5.1 Asset Protection Zone							
a)	In accordance with the Bushfire Management Plan prepared by JBS&G (dated 21 June 2024), Lot 92 is affected by BAL 40 and is subject to an Asset Protection Zone (APZ) as shown on this LDP. The APZ is determined by a setback from the lot boundary closest to the bushfire threat. Setback requirements for the affected lots are detailed in Table 3 and the approved BMP. For Lot 92 habitable development is required to be setback 4m from the northern boundary in accordance with the APZ. Non-habitable development may be constructed within the APZ subject to a 6-metre clearance to habitable development being provided.							
	<table><thead><tr><th>Lot</th><th>Lot Boundary</th><th>APZ Setback</th></tr></thead><tbody><tr><td>92</td><td>Side Boundary (North)</td><td>4m</td></tr></tbody></table>	Lot	Lot Boundary	APZ Setback	92	Side Boundary (North)	4m	
Lot	Lot Boundary	APZ Setback						
92	Side Boundary (North)	4m						

6.0 BUILT FORM

DESIGN REQUIREMENTS	
Built Form	6.1 Vehicle Access
a)	Crossovers are to be located as per the Designated Vehicle Access Points indicated on this LDP. Garages are to be set back a minimum of 0.5m behind the dwelling alignment.

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Scale
1:2000 @ A3
1:1000 @ A1

Date
5/12/2025

Plan
22/010/057D

Drawn
MH

Local Development Plan
EMBARK ESTATE (WAPC: 200524)
A Yolk Property Group Project

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