



WADANDI TRACK

BERKELEY DRIVE

COLUMBIA STREET

BERKELEY DRIVE

HARVARD COURT

BERKELEY DRIVE

NORTHERLY STREET

BUAYANYUP DRAIN

CAPE NATURALISTE COLLEGE

YEBBLE DRIVE

LOCAL DEVELOPMENT PLAN PROVISIONS

1. This Local Development Plan (LDP) applies to those lots shown on the LDP plan.
2. The requirements of the City of Busselton Local Planning Scheme (Scheme) and Residential Design Codes (R-Codes) are varied as shown on the LDP. The requirements of the R-Codes and Scheme shall be satisfied in all other matters.
3. Consultation with adjoining or other landowners to achieve a variation provided for by the LDP is not required.

Street Setbacks, Dwelling Orientation and Fencing

4. A minimum street setback of 4.0m applies (including to narrow frontage lots and the grouped house site), no averaging permitted.
5. Where dwelling orientation is specified on the plan, the dwelling is to address this frontage with clearly defined entry points visible and accessed from the frontage. Street setback and front fence requirements pursuant to the R-Codes are to be applied to this frontage.

Lot Boundary Setbacks and Building Height

6. For Narrow Frontage lots specified on the plan, walls may be built up to a lot boundary behind the street setback, within the following limits:
 - a) No maximum length where constructed between the respective narrow frontage lots, behind the street setback.
 - b) To the other side boundary, walls not higher than 3.5m up to two-thirds the length of the lot boundary behind the street setback.

Garages and Vehicle Access

7. For Narrow Frontage lots specified on the plan, the following requirements apply:
 - a) Garages are to be setback a minimum of 0.5m behind the dwelling alignment.
 - b) Driveway crossovers shall be shared jointly and consolidated within the Designated Driveway Crossover locations depicted on the plan. Consolidated driveway width shall be a maximum 4.0m where intersecting with the road reserve.
 - c) Driveways may be closer than 0.5m from a side lot boundary.
8. For all other lots, crossover widths are required to be constructed in alignment with the City of Busselton's crossover specifications.
9. For lots where the permitted garage location is designated on this plan, access to the garage is permitted from the primary street frontage.

LEGEND

- LDP Boundary
- Subject Lots
- Subject Lots - Narrow Frontage
- Subject Lots - Grouped Housing Site
- Single Garage Location (for narrow frontage lots)
- Permitted Garage Location
- 2.5m Wide Parallel Drainage Soakwell Location within 0.5m to 3.0m Setback
- Dwelling Orientation (Provision 5)
- Uniform Fencing by Developer (Solid)
- Uniform Fencing by Developer (Open Style)
- Boundary Wall Permitted (Provision 6)
- 4.0m Designated Driveway Crossover (Provision 7b for narrow frontage lots)
- Driveway location
- No Vehicle Access
- TREES PROPOSED FOR RETENTION
NOTE: Determination of which trees can be retained and which require removal will be undertaken as part of civil construction.
- NOTE: Intersection, pavement and path detail subject to engineering approval.



LOCATION PLAN SUBJECT LOTS

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

.....14..... Day of ...April..... 2026.....

Manager, Planning and Development Services



CADASTRAL INFORMATION
SOURCE: PRECAL THOMPSON SURVEYORS
YYMMDD: 230627
DWG REF: 20949PRE-rev8.dwg
PROJECTION: MGA94

HATCH

SIZE A3 1:1500



REV	DESCRIPTION
G	LOT 799
F	ASSESSMENT MODS
E	779, 780, 781, 794
D	FOOTPATH UPDATE
C	UPDATE PAVEMENT DETAIL
B	UPDATE PAVEMENT DETAIL
A	DRAFT

VASSE LOCAL DEVELOPMENT PLAN NO.5 (STAGE 6D)

260311 PS DP
260309 PS DP
260223 PS DP
260123 PS DP
260122 PS DP
251218 PS DP
250530 RG DP

Lot 9562 Bussell Highway

City of Busselton

JOB CODE: **PGP DAW** DRAW NO. **RD1 405** REV. **G**