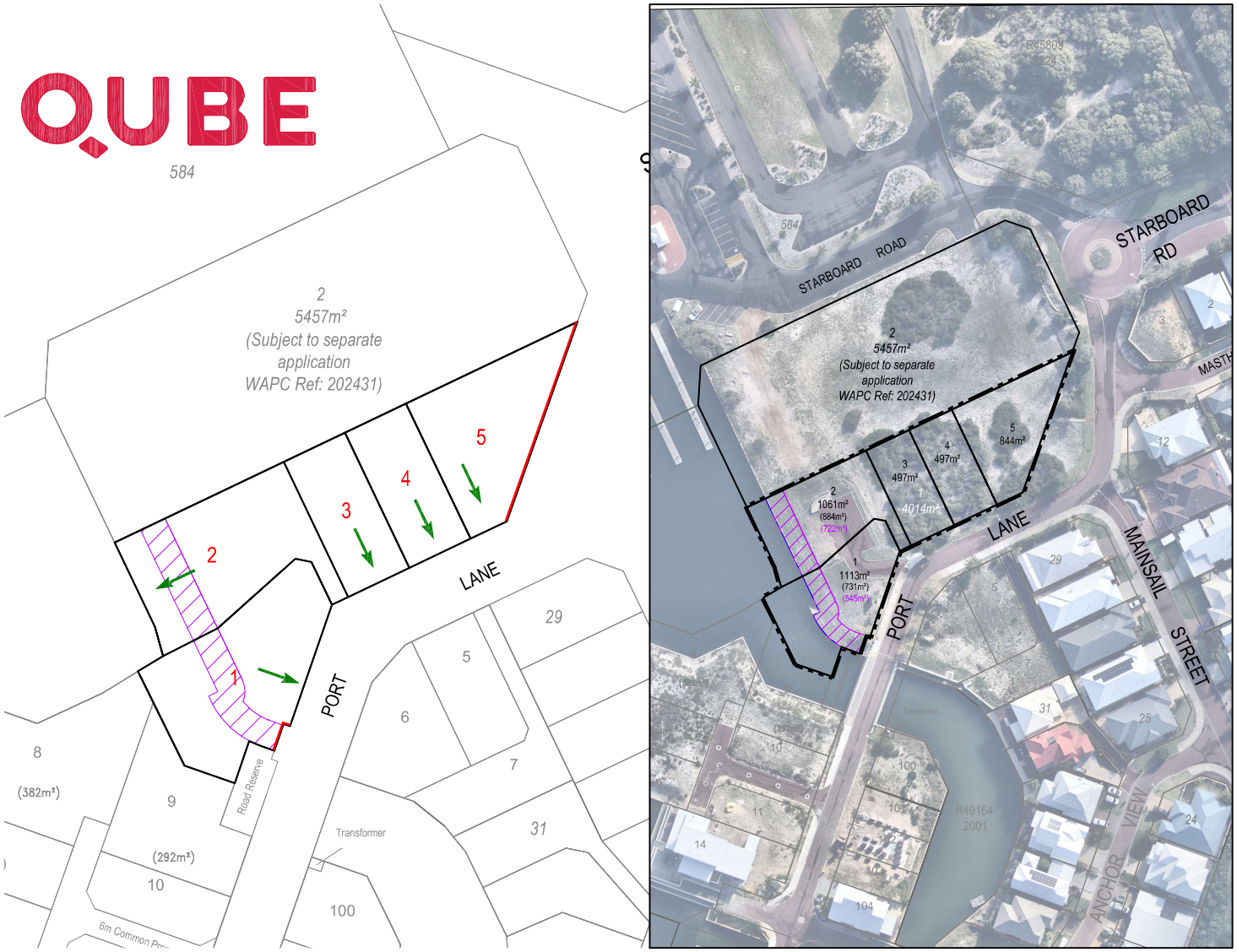
QUBE



LOCAL DEVELOPMENT PLAN PROVISIONS

General Provisions

- The provisions of this Local Development Plan (LDP) are in addition to any requirements under Local Planning Scheme No. 21, Residential Design Codes Volume 1, or any development control provisions prescribed under a Local Structure Plan

Canal Interface - Lots 1 and 2

- Each dwelling shall include an outdoor living area and a minimum of one habitable room with a major opening that has clear view of the canal / waterway.
- Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the road or waterway if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.
- As shown by the approved subdivision plan, all buildings are to be set back a minimum of 6m from the canal edge.

Retaining Walls and Fencing - Lots 1 and 2

- Any new retaining walls and fencing are to be set back a minimum of 6m from the canal edge.

Finished Floor Levels - All lots

- All habitable floor levels are to achieve a minimum height of 3m AHD in order to satisfy the inundation clearance requirement of State Planning Policy 2.6 - Coastal Planning and the City of Busselton's Coastal Hazard Risk Management and Adaptation Plan.
- Floor levels shall be raised using brick, masonry materials, concrete or similar to retain fill levels within the floor slab of the dwelling. Other structural supports (such as stumps/piling) may be considered where not visible from view of the street, Filling of the lot beyond the footprint of the dwelling is not permitted.

Primary Orientation - All Lots

- The primary orientation for Lots 1, 3, 4 and 5 shall be orientated towards Port Lane.
- The primary orientation for Lot 2 shall be orientated towards the canal.

Vehicle Access - Lots 1 and 5

- Vehicle access to these lots is restricted as indicated on this LDP.

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

.....28. day of .October..... 2026.....

Signature:

0 10 20 30 40 50m

LOCAL DEVELOPMENT PLAN

Proposed Lots 1 - 5 Port Lane, Port Geographe

Revision	Date	Item

LEGEND

- LOTS SUBJECT TO LDP
- NO VEHICULAR ACCESS
- DWELLING ORIENTATION
- 6.0m BUILDING SETBACK
- (722m²) LAND AREA

	:	CLIENT
A3 @ 1:1000	:	SCALE
25th SEPTEMBER 2026	:	DATE
	:	PLAN No.
27th OCTOBER 2026	:	REVISION
Z.C.	:	PLANNER
S.B.	:	DRAWN

Rise Urban

AGILE PLANNING FOR THE NEW NORMAL