



LEGEND

- LDP Boundary
- Subject Lots
- Subject Lots - Narrow Frontage
- No Vehicle Access
- Dwelling Orientation (Provision 6)
- Uniform Fencing by Developer (Provision 8)
- Boundary Wall Permitted (Provision 10)
- Designated Driveway Crossover (Provision 11b for narrow frontage lots) (indicative design)
- Single Garage Location (for narrow frontage lots)
- Double Garage Location
- Reciprocal Right of Access Easement
- Trees proposed for retention¹

NOTES:

- ¹ Determination of which trees can be retained and which require removal is contingent on review by a qualified arborist to be undertaken as part of civil construction.



LOCATION PLAN ■ SUBJECT LOTS

STAGE 5A DAWSON VILLAGE

Local Development Plan Provisions

- This Local Development Plan (LDP) applies to those lots shown on the LDP plan.
- The requirements of the City of Busselton Local Planning Scheme No. 21 (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.
- Consultation with adjoining or other landowners to achieve a variation provided for by the LDP is not required.
- Minor Variations to the requirements of this LDP may be approved by the City of Busselton.

Street Setbacks, Dwelling Orientation and Fencing

- Street setbacks shall be as follows:
 - 4.0m minimum setback to front access lots, no averaging permitted.
 - 6.0m minimum setback for lots oriented to Yebble Drive (averaging permitted).
- 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, with the following exceptions:
 - For Lots 458, 459, 462 and 463 Yebble Drive, front fencing is to comprise a solid section to a maximum height of 0.75m (excluding Colorbond) with a maximum overall height of 1.2m above ground level.
- Lot 454 Talma Circuit and Lots 467 and 468 Minke Entrance only:
 - A side setback of 4.0m (no averaging) to Yebble Drive is required; and
 - Any side fencing to Yebble Drive is to be visually permeable above 1.2m of natural ground level.
- For Lots 166, 482, 167 - 171 and 483 Stylaster Circuit and Lot 173 Talma Circuit, uniform fencing by the developer will comprise limestone piers at boundary corners and a limestone base wall with a 1.5m high open style infill fencing.
- Lot 166 Stylaster Circuit: Along the northern boundary of the lot, the uniform fencing requirement depicted on the LDP may be satisfied by the provision of a boundary wall constructed in accordance with the requirements of Provision 10(b) of this LDP, with the balance of the boundary to the primary setback fenced per Provision 8 above.

Lot Boundary Setbacks and Building Height

- For Lots 166, 482, 171 and 483 Stylaster Circuit, walls may be built up to a lot boundary behind the street setback, within the following limits:
 - No maximum length where constructed between Lots 166 and 482 and Lots 171 and 483 Stylaster Circuit behind the street setback;
 - To the other side boundary, walls not higher than 3.5m with an average of 3.0m or less up to two-thirds the length of the lot boundary behind the street setback.

Garages

- For Lots 166, 482, 171 and 483 Stylaster Circuit the following requirements apply:
 - Garages are to be setback a minimum of 0.5m behind the dwelling alignment.
 - 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.
 - Driveways may be closer than 0.5m from a side lot boundary.

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

1st Day of December 2021.
Director, Planning and Development Services

ROAD/PATH INFORMATION
SOURCE: STANTEC
YYMMDD: 200615
DWG REF: 200615_Dawson Stage 4B_c Reference Roads
PROJECTION: PCG94
CADASTRAL INFORMATION
SOURCE: THOMPSONS
DATE: 210322
DWG REF: BASEFILE-Stages4A+B-1,2&5A_rev36.dwg

HATCH | RobertsDay

SIZE A3 1:2000
0 metres 20 40 60 80 100

G	LOT 171 TEXT	211129	SB	DP
F	LOT 139 GARAGE LOCATION	211116	SB	DP
E	PROV 8 MOD	210902	SB	DP
D	PROVISION MODS	210811	SB	DP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

VASSE LOCAL DEVELOPMENT PLAN NO.2 [STAGE 5A]

Dawson Village
City of Busselton

JOB CODE DRAW NO. REV.
PGPDWA RD1 311 G

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