



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 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.
- 3. Consultation with adjoining or other landowners to achieve a variation provided for by the LDP is not required.
- 4. Minor Variations to the requirements of this LDP may be approved by the City of Busselton.

Street Setbacks, Dwelling Orientation and Fencing

- 5. A minimum street setback of 4.0m applies, no averaging permitted.
- 6. 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

- 7. For the narrow frontage Lots 496, 497, 513, 514, 559 and 560 walls may be built up to a lot boundary behind the street setback, within the following limits:
  - a) No maximum length where constructed between Lots 496 and 497, Lots 513 and 514 and between Lots 559 and 560, 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

- 8. For Lots 496, 497, 513, 514, 559 and 560 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.
- 9. For lots where no vehicle access is possible due to retaining walls, access to the garage / on site car parking may be provided from the primary street frontage.
- 10. For Lot 485 a garage constructed in the location specified in the LDP may be closer than 6m to the tangent point of the primary street frontage.

LEGEND

LDP Boundary

Subject Lots

Subject Lots - Narrow Frontage

No Vehicle Access

Dwelling Orientation (Provision 6)

Boundary Wall Permitted (Provision 7)

Designated Driveway Crossover (Provision 8b for narrow frontage lots)

No Vehicle Access: Retaining Wall (Provision 9)

2.5m Wide Parallel Drainage Soakwell Location within 0.5m to 3.0m Front Setback

Single Garage Location (for narrow frontage lots)

Double Garage Location

Reciprocal Right of Access Easement

Trees proposed for retention<sup>1</sup>

NOTES:

<sup>1</sup> 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.

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

24. Day of June 2022

Director, Planning and Development Services

HATCH | RobertsDay

CADASTRAL INFORMATION  
SOURCE: MAPS  
YYMMDD: 220311  
DWG REF: 20589PRE1-rev6.dwg  
PROJECTION: MGA94



B	CoB MOD REQUESTS	221517	SB	DRAFT
A	FIRST ISSUE	220315	SJ/SB	DP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

JOB CODE: PGP DAW  
DRAW NO: RD1 403  
REV: B

VASSE LOCAL DEVELOPMENT PLAN NO.3 [STAGE 5B]  
Lot 9562 Bussell Highway  
City of Busselton

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY