

## PLANNING PROVISIONS

### LOCAL DEVELOPMENT PLAN PROVISIONS LOT 62 VALCROS CIRCUIT, DUNSBOROUGH

The provisions of the City of Busselton's Local Planning Scheme No.21 and State Planning Policy 7.3 Residential Design Codes (R-Codes) are varied as detailed within this LDP.

All other requirements of the Local Planning Scheme and R-Codes shall be satisfied in all other matters.

#### Residential Design Codes

The R-Code applicable to these lots is as per the Dunsborough Lakes Structure Plan Residential R40.

#### Streetscape

- The street setback to dwellings shall be a minimum of 1.5 metres to the communal street / right of carriage way.
- The secondary street setback shall be a minimum of 0.5 metres to garages or carports.
- Garages, if constructed shall be located as indicated on the plan unless otherwise approved by Council via application for development approval.
- Garages and stores servicing strata lots 1 to 5 shall be setback 0.5 metres from Valcros Circuit right of carriage way.
- Uniform open style fencing to be established in the section along the Commongage Road frontage (adjacent to common property) shall consist of limestone wall and pier construction with open style infill fencing material at a maximum height of 1.2 metres above retained ground level. The existing colourbond fencing along the balance of the Commongage Road frontage shall be maintained at a uniform standard at approximately 1.2 metres in height.
- If colourbond is used it is restricted to only 60% of the fencing on other parts of the lots unless otherwise specified on this LDP.
- The Valcros Circuit right of carriage way within the Local Development Plan (i.e. in a south/south-east direction) shall be treated as the primary frontage to which dwellings should address.

#### Design elements

'Building areas' shall be generally as depicted. Variations can be considered 'building areas' as long as site coverage requirements are not exceeded otherwise they will be the subject of an application for development approval.

Vehicle access to garages shall be at locations indicated unless otherwise determined via an application for development approval.

#### Setbacks other than front and secondary

Setbacks from common property CP1 shall be treated as a rear setback.

#### Open Space/Site Coverage

No maximum length for boundary/parapet walls located behind the street setback line (excludes secondary street setback).

Open space areas shall be located generally as indicated and accessible from a habitable room.

Site coverage shall be in accordance with the Residential Design Codes unless otherwise determined via an application for development approval.

#### Building Heights

Building heights (including boundary walls) shall comply with Table 3 (Category B) of the R-Codes, excepting that the top of an external wall (roof above) is permitted to a maximum of 7.0m.

#### Carports adjacent to Commongage Road

Parking areas within lots SS6-SS12 may have uniform open carports over a maximum of two parking spaces per lot, with all carports (if developed) to be constructed simultaneously. Applications to construct carports in association with individual strata lots will not be supported. All carports are to have a roof pitch no greater than 3 degrees, a maximum height of 2.7 metres and shall not include any permanent walls. Carports shall be constructed of consistent materials and of a colour consistent with sections of open style fencing fronting Commongage Road.

#### Development Approval

Applications for building permits in accordance with this Local Development Plan will not require development approval.

#### Note:

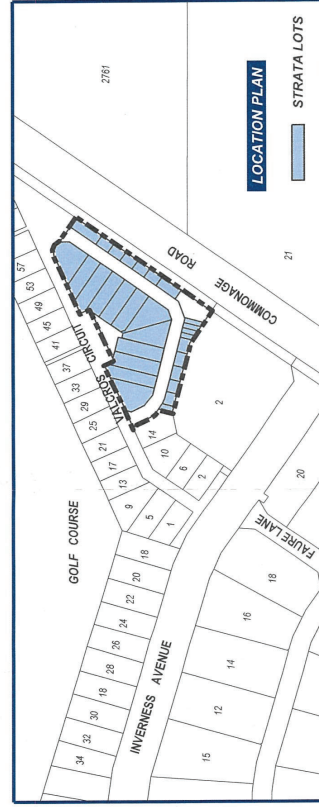
The concept designs supporting this LDP are to assist the DP assessment only and may be varied within the confines of the LDP Planning Provisions or via an application for development approval.

#### Approval

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.

Signature: \_\_\_\_\_

Dated: 8/12/2020



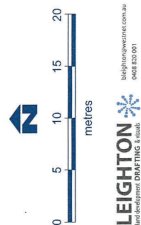
Title: PROPOSED LOCAL DEVELOPMENT PLAN  
LOT 62 VALCROS CIRCUIT, DUNSBOROUGH

Date: November 2020

Scale: 1:500@A3

Revision No: C

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