

LOCAL DEVELOPMENT PLAN



LOCAL DEVELOPMENT PLAN PROVISIONS

1. Unless provided by this Local Development Plan (LDP), the provisions of the *Local Planning Scheme* and the R20 density code requirements will apply.
2. Garages/Carports to be setback a minimum of 3.0m from the primary street.
3. The minimum primary street setback for lots 18 to 22 is 2.0m.
4. No vehicular access to any lot is permitted from Busstell Highway or Cross Road.
5. The crossover locations identified on this LDP may be varied subject to development approval of the City of Busstellon.
6. Uniform fencing shall be provided to lots by the subdivider as identified by this LDP and wholly contained within the lot.
7. All development to be in accordance with the endorsed Bushfire Management Plan (refer attached) including AS3959 construction standards, landscape restrictions within Asset Protection Zones/road verge areas and the identified habitable building exclusion areas.
8. Until such time the existing dwelling on Lot 18 has been demolished, it is exempt from the provisions of the Bushfire Management Plan, as it relates to the habitable building exclusion area.
9. In accordance with 'Option 1' in the Transport Noise Assessment prepared by Lloyd George Acoustics (dated 4 Feb 2022) Quiet House Design Requirement 'Package C' applies to Lots 5, 6, 7, 16, 17 & 'Package A' to Lot 19 for all single-story development. For all two-storey development on Lots 3 to 9 and 14 to 21, an individual assessment is required to be undertaken by a suitably qualified acoustic consultant.
10. Modifications to the Quiet House design requirements may be approved by the City of Busstellon where it can be demonstrated that the proposed development will be provided an acceptable level of acoustic amenity and subject to the development proposal being accompanied by a Transportation Noise Assessment, undertaken by a suitably qualified professional.

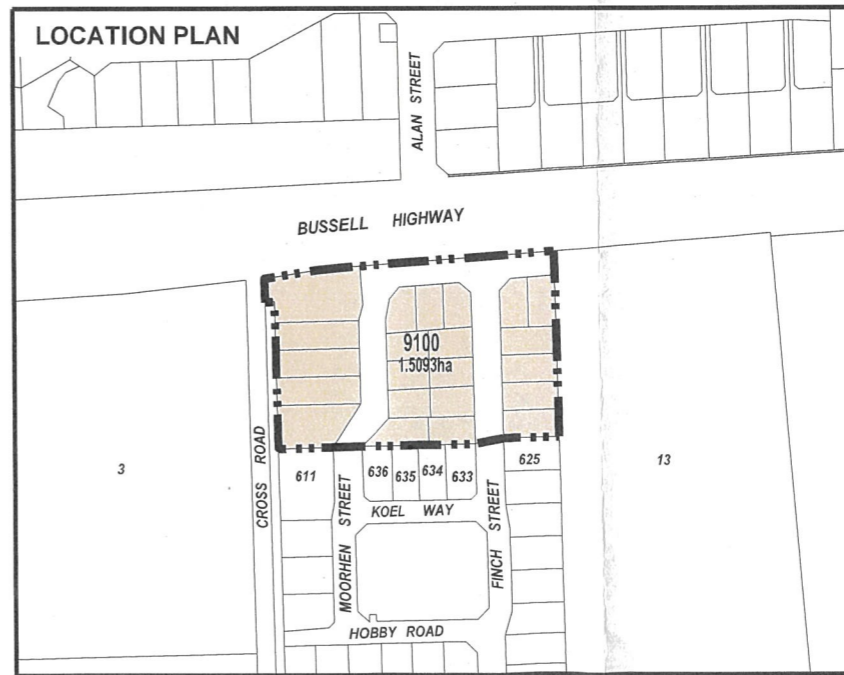
Approval

This LDP has been approved by the City of Busstellon under Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2, Part 6.

Signature: _____

Dated: 24/11/22

LOCATION PLAN



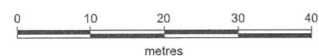
LEGEND

- SUBJECT LOTS
- PREFERRED CROSSOVER LOCATION
- VEHICLE ACCESS RESTRICTIONS
- HABITABLE BUILDING EXCLUSION AREA
- UNIFORM FENCING
- LOTS SUBJECT TO QUIET HOUSE DESIGN REQUIREMENTS AT SINGLE STOREY
- LOTS SUBJECT TO QUIET HOUSE DESIGN REQUIREMENTS AT TWO STOREY

NOTES

Base data supplied by MNG

Areas and dimensions shown are subject to final survey calculations.
 All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.
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CLIENT : BLUEBIRD PROPERTY
 SCALE : 1:1,000 @ A3
 DATE : 23 November 2022
 PLAN No : 9100-4-010
 REVISION : C
 PLANNER : SLB
 DRAWN : BL

LOCAL DEVELOPMENT PLAN
 LOT 9100 BUSSELL HIGHWAY, BUSSELLTON

