

LDP PLANNING PROVISIONS

- General**
1. Unless provided for below, the provisions of the City of Busselton Local Planning Scheme No.21, the Port Geographe Development Plan or the Residential Design Codes apply.
  2. This LDP operates in conjunction with the R-Codes by applying additional controls or by varying "Deemed-to-Comply" requirements. Where this LDP varies any requirements of the R-Codes, compliance shall be deemed to constitute "Deemed-to-Comply" and neighbour consultation with respect to those items is not required.
- Floor Levels**
3. All habitable floor levels are to achieve a minimum height of 3.8m AHD or other such level as agreed with the City of Busselton following conclusion of the CHRMAP process, in order to satisfy the inundation clearance requirements of State Planning Policy 2.6 State Coastal Planning Policy.
- Building Height**
4. Maximum building height for lots 101 and 103-110 shall be determined in accordance with the Category C (3 storey) provisions of Table 3 of the R-Codes. All other lots are Category B (2 storey).
- Garage Locations**
5. Where indicated on this LDP, Garages / carports shall be located generally in accordance with the "preferred garage location".
- Foreshore Interface**
6. 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 foreshore reserve and / or marina entry.
  7. No building or outbuilding shall be erected closer than 4.5 metres from the landward side of the boundary to the foreshore reserve or marina edge unless otherwise varied in accordance with clause 5.9.2 (m) (i-iv) of LPS21.
  8. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the road or foreshore 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.
- Mixed Use Site**
9. The mixed use site is subject to a separate LDP to be prepared prior to the submission of a development application. The LDP shall provide for pedestrian connections between the internal road reserve and the foreshore reserve to the satisfaction of the City of Busselton.

LOCATION PLAN

