

LOCAL DEVELOPMENT PLAN



LOCAL DEVELOPMENT PLAN PROVISIONS

The Cove, Dunsborough Lakes - Local Development Plan 3

The provisions of the City of Busselton Local Planning Scheme No. 21 (the Scheme) and State Planning Policy 3.1 Residential Design Codes (R-Codes) are varied as detailed within this Local Development Plan (LDP). Unless otherwise detailed on this LDP, all development shall be in accordance with the Scheme, R-Codes and the approved Dunsborough Lakes Local Structure Plan.

Density

1. The R-Code density site requirements applicable to the subject lots is R30.

Setbacks

2. Garages/Carports to be setback 4.0m from the primary street.
3. The minimum primary street setback 3m.
4. The minimum building setback (including patios or alfresco areas) to the rear of lots 160 to 169 is 3m.

Streetscape

5. All clothes lines and drying areas shall be screened from public view and all outbuildings/storage areas are to be incorporated as part of the main dwelling and constructed of similar building materials.
6. Fencing along the secondary boundary for corner lots shall be visually permeable above 1.2m for the length of 1.5m from the truncation.
7. Uniform fencing shall be provided to lots by the subdivider as identified by this LDP and wholly contained within the lot.
8. Uniform fencing to lots 160 to 169 shall consist of masonry wall and pier construction with open style infill fencing material, at a maximum height of 1.2m above natural ground level and shall not be altered or removed with the exception of maintenance and repair or otherwise permitted by the City of Busselton, using materials that are as close as practical to those used in the original construction.
9. Gates to rear of Lots 168 & 169 to allow pedestrian access to Dunsborough Lakes Drive and for bin collection, shall be provided by the subdivider.

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: 17/11/21

LOCATION PLAN



LEGEND

- SUBJECT LOTS
- PRIMARY STREET DWELLING ORIENTATION
- VEHICLE ACCESS RESTRICTIONS
- 3m DEVELOPMENT SETBACK
- UNIFORM FENCING - BRUSHWOOD STYLE
- UNIFORM FENCING - VISUALLY PERMEABLE
- PREFERRED GARAGE/CARPORT LOCATION
- MANDATORY GARAGE/CARPORT LOCATION
- ACCESS GATES
- FOOTPATH

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 : LOT 1150 PTY LTD
SCALE : 1:1,000 @ A3
DATE : 6 July 2021
PLAN No : DL-4-010
REVISION : A
PLANNER : SLB
DRAWN : BL

LOCAL DEVELOPMENT PLAN 3
THE COVE, DUNSBOROUGH LAKES



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