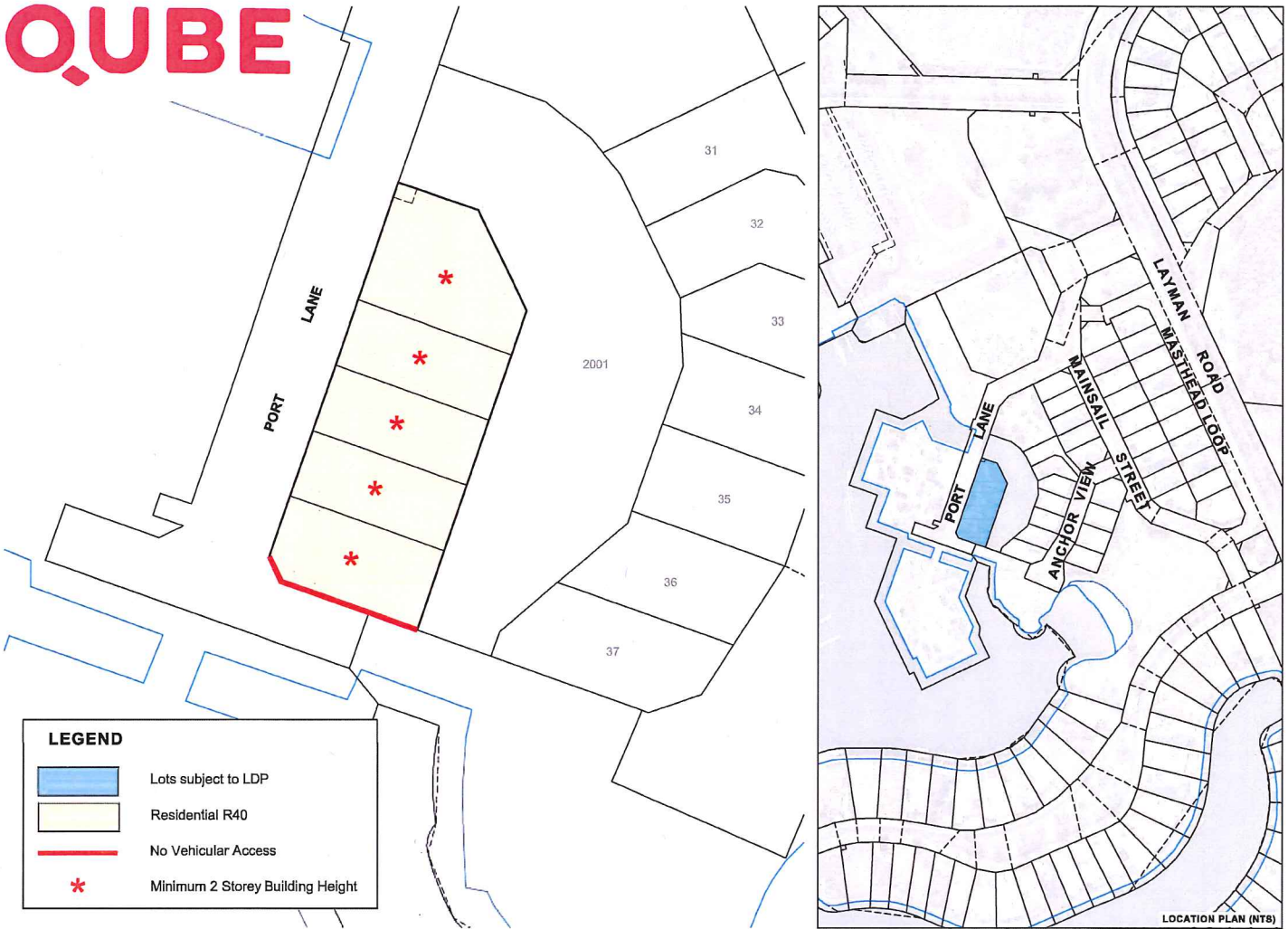


LOCAL DEVELOPMENT PLAN  
LOT 38 PORT LANE, GEOGRAPHE

**QUBE**



**LOCAL DEVELOPMENT PLAN 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.

**Building Height**


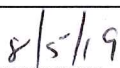
3. Dwellings shall be a minimum of two storeys in height as identified on this LDP.

**Boundary Walls**

4. Two storey boundary walls are permitted to side boundaries only, to a maximum height of 6.5m above natural ground level.
5. Boundary walls are not permitted within the primary street setback area as defined by the R-Codes or within 6.0m from the landward side of the stabilised canal edge.
6. Buildings shall be setback a minimum of 1m from the secondary street.

**Canal Interface**

7. Each Dwelling shall include an outdoor living area and a minimum of one habitable room with a major opening on each floor that has clear view of the canal.
8. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the road or canal 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.

  
 City of Busselton
 
  
 Date

This Local Development Plan has been approved by the City of Busselton under Clause 52 (1) (a) of the *Planning and Development (Local Planning Schemes) Regulations 2015* No.21.