

# OUBE



General

1. Unless provided for below, the provisions of the City of Busseton 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 3m AHD or other such level as agreed with the City of Busseton following conclusion of the CHRMAP process, in order to satisfy the inundation clearance requirements of *State Planning Policy 2.6 – State Coastal Planning Policy*.
4. Floor levels shall be raised using brick, masonry materials, concrete or similar to retain fill levels within the floor slab of the dwelling. Other structural supports (such as stumps/piling) may be considered where not visible from view of the street. Filling of the lot beyond the footprint of the dwelling is not permitted.

Visual Privacy

5. Major openings and unenclosed outdoor active habitable spaces which have a floor level of more than 0.5m above the natural ground level and overlook any part of any other residential property behind its street setback line are required to satisfy the deemed-to-comply provisions of section 5.4.1 of the Residential Design Codes Volume 1. This can be achieved through either the setting back of such openings / outdoor areas in accordance with the cone of vision requirements, or provision of permanent screening.

Canal Interface (applies to lots 205 & 206 only)

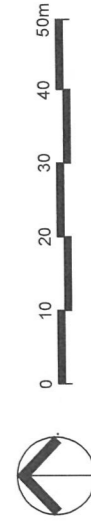
6. Each dwelling shall include an outdoor living area and a minimum of one habitable room with a major opening that has clear view of the canal.
7. Enclosed, non-habitable structures such as storage sheds are only permitted where visible from the road or canal if attached to the dwelling and constructed of the same materials as the dwelling. Unenclosed non-habitable structures such as gazebos, patios and pergolas are exempt from this provision.

Streetscape and Dwelling Orientation

8. Dwellings shall be orientated towards the primary street as indicated on the LDP.

Vehicle Access

9. Vehicle access to all lots shall be from Masthead Loop (in the case of lots 201-203) or Port Lane (in the case of lots 204-206). Direct vehicle access to Starboard Road and Layman Road is prohibited.
10. In the case of lot 205, driveways and crossovers are to be set back a minimum of 5m from the southern boundary in order to provide adequate separation from the canal edge.



Adopted by the City of Busseton pursuant to Local Planning Scheme No. 21 in accordance with delegation TPDI of Council on the

17<sup>th</sup> June Day of June 2021

Director, Planning and Development Services

LEGEND

- LOTS SUBJECT TO LDP
- NO VEHICULAR ACCESS
- DWELLING ORIENTATION & VEHICLE ACCESS POINT
- 204 LOT NUMBER

**LOCAL DEVELOPMENT PLAN**  
Lots 201-203 Masthead Loop and Lots 204-206 Port Lane, Port Geographe

CLIENT	A3 @ 1:1000	SCALE	
	27th MAY 2021	DATE	
		PLAN No.	
		REVISION	
		PLANNER	
		C.L.	
		S.B.	
		DRAWN	

