



**LEGEND**

- Existing Cadastre
- Local Development Plan Boundary
- Proposed Cadastre
- 40m Minimum Rear Habitable Building Setback
- 6m Minimum Rear Setback
- 3m Minimum Side Setback
- 5m Minimum Side/Rear Setback
- 12m Minimum Front Setback
- 15m Minimum Front Setback
- Building Envelope
- Habitable Building Exclusion Area
- Temporary Turning Point
- Path Network
- Finished Floor Level

**BAL CONTOURS**

- Boundary of Hazard / Classified Vegetation
- BAL - 29
- BAL - 19
- BAL - 12.5
- BAL - Low

**APPLICATION OF LOCAL DEVELOPMENT PLAN**  
 Local Development Plan Stonebridge Estate - Lot 2 Kookaburra Way, Busseton

- The Provisions of the City of Busseton Local Planning Scheme No. 2 are varied as detailed within this LDP.
- All other requirements of the Local Planning Scheme shall be satisfied in all other manners

**Streetscape Setback**  
 Lots 1 - 12 & 14 to have a minimum front setback of 15m with no averaging permitted. All other lots to have a minimum front setback of 12m with no averaging permitted.

**Boundary Setbacks**

Lots Applicable	Side Setback	Rear Setback	Secondary Street Setback
20-33	3m	40m for habitable buildings, 6m for outbuildings	N/A
All other lots	3m	5m	5m

**Finished Floor Levels**  
 All lots shown on this LDP are subject to a minimum Finished Floor Level for any habitable building. As shown on the LDP map.

**Bushfire Management**  
 All lots shown on this LDP are subject to an approved Bushfire Management Plan and have been assigned a Bushfire Attack Level (BAL) as per the BAL contours shown on the LDP map. All dwellings constructed on these lots must be constructed in accordance with AS3959 and must comply with any additional planning and built form controls specified in the Bushfire Management Plan and City of Busseton Local Planning Scheme No. 2.

**Approval**  
 This Local Development Plan has been approved by the City of Busseton in accordance with clause 52 of the Planning and Development (Local Planning Schemes) Regulations 2015.

City of Busseton  Date 4/5/18

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**LOCAL DEVELOPMENT PLAN**  
**LOT 2 KOOKABURRA WAY, BUSSETON**

Plan No: 17-000054P-DP-01B  
 Date: 02.05.2018  
 Rev: B  
 Scale: A1 @1:1000, A3 @ 1:2000  
 Co-ords: MGA 50 GDA 94  
 Aerial: NEARMAP FEB 2015