



LEGEND

- LDP Boundary
- Subject Lots
- Subject Lots - Rear Loaded Terrace
- Subject Lots - Narrow Frontage
- No Vehicle Access
- ← Dwelling Orientation (Provision 6)
- Uniform Fencing by Developer (Provision 6a)
- Boundary Wall Permitted (Provision 8, 9a)
- ⌂ Designated Driveway Crossover (Provision 10b) (indicative design)
- ⊠ Single Garage Location (for narrow frontage lots)
- ⊠ Double Garage Location
- ▨ Reciprocal Right of Access Easement
- 🌳 Trees proposed for retention¹
- Foot Path

NOTES:

¹ Determination of which trees can be retained and which require removal is contingent on review by a qualified arborist to be undertaken as part of civil construction.

**LOCAL DEVELOPMENT PLAN PROVISIONS
STAGE 4 DAWSON VILLAGE**

1. This Local Development Plan (LDP) applies to those lots indicated on the LDP plan.
2. The requirements of the City of Busseton Local Planning Scheme No. 21 and Residential Design Codes are varied as shown on the LDP. The requirements of the Residential Design Codes (R-Codes) and Scheme shall be satisfied in all other matters.
3. Consultation with adjoining or other landowners to achieve a variation provided for by the LDP is not required.
4. Minor variations to the requirements of this LDP may be approved by the City of Busseton.

Street Setbacks, Dwelling Orientation and Fencing

5. Street setbacks shall be as follows:
 - a) 4.0m minimum street setback for Narrow Frontage lots, no averaging permitted.
 - b) With the exception of Narrow Frontage lots, 6.0m minimum setback for lots oriented to Yebble Drive (averaging permitted).
 - c) 2.0m minimum street setback for lots with access from a laneway.
6. Where dwelling orientation is specified on the plan, the dwelling is to address this frontage with clearly defined entry points visible and accessed from the frontage. Street setback and front fence requirements pursuant to the R-Codes are to be applied to this frontage, with the following exceptions:
 - a) For Lot 92 Yebble Drive, a solid masonry wall to a height of 1.8m is permitted to the 11.15m truncation to the Harlequin Boulevard / Yebble Drive intersection.
 - b) For Lots 472, 475 and 476 Yebble Drive, front fencing is to comprise a solid section to a maximum height of 0.75m (excluding Colorbond) with a maximum overall height of 1.2m above ground level.
7. Lot 480 Stylaster Circuit:
 - a) A side setback of 4.0m (no averaging) to Yebble Drive is required; and
 - b) Any side fencing to Yebble Drive is to be visually permeable above 1.2m of natural ground level.

Lot Boundary Setbacks and Building Height

8. For Lots 469 and 62 Harlequin Boulevard, Lots 51 and 52 Yebble Drive and Lots 133 and 481 Flounder Street, walls may be built up to a lot boundary behind the street setback, within the following limits:
 - a) No maximum length where constructed between Lots 469 and 62 Harlequin Boulevard, Lots 51 and 52 Yebble Drive and Lots 133 and 481 Flounder Street; and
 - b) To the other side boundary, walls not higher than 3.5m up to two-thirds the length of the lot boundary behind the street setback.
9. For Lots 69 - 82 Orca Lane:
 - a) Boundary walls permitted to both side boundaries with no maximum length where located behind the street setback (excludes secondary street frontage).
 - b) Building heights (including boundary walls) shall comply with Table 3 (Category B) of the R- Codes, excepting that the top of an external wall (roof above) is permitted to a maximum of 7.0m.
 - c) Boundary Setbacks (including secondary street): 1.0m minimum permissible for wall height 7.0m or less with or without major openings.

Garages and Access

10. For Lots 469 and 62 Harlequin Boulevard, Lots 51 and 52 Yebble Drive and Lots 133 and 481 Flounder Street the following requirements apply:
 - a) Garages are to be setback a minimum of 0.5m behind the dwelling alignment.
 - b) Driveway crossovers shall be shared jointly and consolidated within the Designated Driveway Crossover location depicted on the plan. Consolidated driveway width shall be a maximum 4.0m where intersecting with the road reserve.
 - c) Driveways may be closer than 0.5m from a side lot boundary.
11. The following requirements apply to rear loaded terrace lots:
 - a) Vehicle and garage access must be from the rear laneway.
 - b) Garages are to be setback a minimum of 1.5m from the rear laneway.
 - c) Driveways may be closer than 0.5m from a side lot boundary.



LOCATION PLAN ■ SUBJECT LOTS

Adopted by the City of Busseton pursuant to Local Planning Scheme No. 21 in accordance with delegation S7-01F of Council on the

21st Day of March 2022

Director, Planning and Development Services

ROAD/PATH INFORMATION
 SOURCE: STANTEC
 YYMMDD: 200615
 DWG REF: 200615_Dawson Stage 4B_c Reference Roads
 PROJECTION: PCG94
CADASTRAL INFORMATION
 SOURCE: THOMPSONS
 YYMMDD: 200616
 DWG REF: BASEFILE-Stage4A+B-1,2&5A.dwg

HATCH | RobertsDay

SIZE A3 1:2000



VASSE STAGE 4 - LOCAL DEVELOPMENT PLAN - AMENDMENT NO.2

Dawson Estate
City of Busseton

G	PROV + LEGEND UPDATES	210809	SB	DP
F	PROV UPDATES 2,5,6 & 7	210721	SB	DP
E	PROVISION 9	200903	II	DP
D	COB MODS	200820	II	DP
REV	DESCRIPTION	YYMMDD	DRAWN	APPRD

JOB CODE DRAW NO. REV.
PGPDW RD1 306 G

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY