

LOCAL DEVELOPMENT PLAN PROVISIONS

Dunborough Lakes - Stages 24, 25 and 36-38

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

Density

1. The R Codes density applicable to the lots subject to this LDP is as shown on the LDP and provided for in the LDP legend.
2. Lots not shown with an R Code are not subject to this LDP.

Setbacks

3. The minimum primary street setback for Lots 1883 – 1811 and Lot 1921 – 1931 is 6 metres.
4. The minimum secondary street setback for Lots 803 and 811 is 15 metres.

Bushfire

5. In accordance with the Bushfire Management Plan - Lots 41 & 9072 Commonage Road, Dunborough prepared by Ecosystem Solutions and dated 28 February 2022, the construction of habitable buildings, or portions of habitable buildings, is not permitted within the Development on lots subject to this LDP to comply with all requirements of the Bushfire Management Plan - Lots 41 & 9072 Commonage Road, Dunborough prepared by Ecosystem Solutions and dated 28 February 2022.

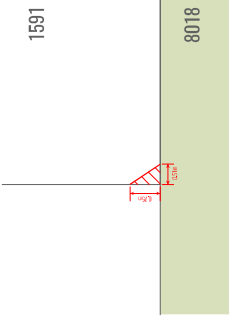
Approval

This LDP has been approved by the City of Busseton under Clause 52 (3)(i) of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2, Part E

Signature: _____

Date: _____

LOT 1591 INSET

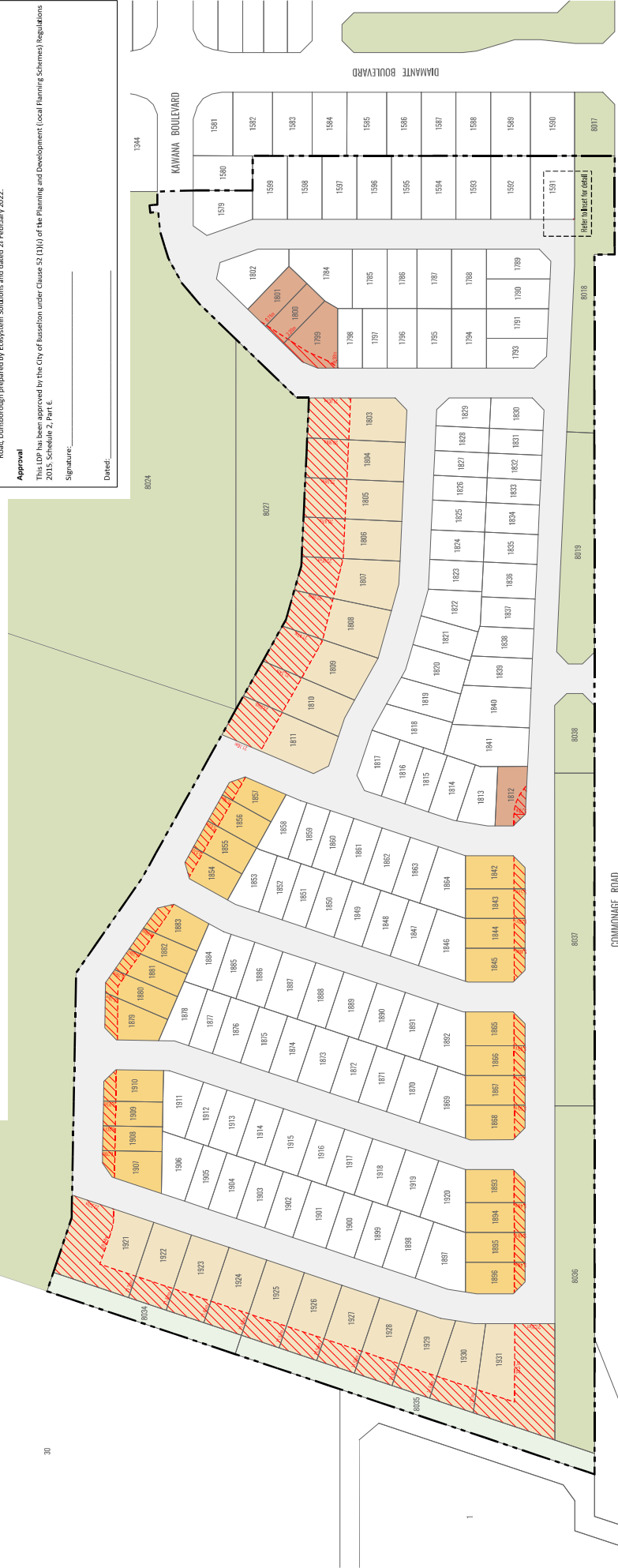


LEGEND

- LDP Subject Site
- Bushfire Building Exclusion Area
- Residential R10
- Residential R20
- Residential R30

Note: Development on affected lots is to comply with the requirements of the Bushfire Management Plan Lots 41 & 9072 Commonage Road, Dunborough prepared by Ecosystem Solutions and dated 28 February 2022.

Lots not shown with an R Code are not subject to this LDP.



Scale: 1:2000 @ A3
 0 20 40 60m
 NORTH
 PLANNED BY: PLANKURD-400
 DATE: 21/04/2022
 PROJECT: HURVEY SA
 DRAWING: PLANNING
 CHECKED: CH

DRAFT

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LOCAL DEVELOPMENT PLAN
 Stages 24-25 & 36-38, DUNSBOROUGH LAKES
 An Urban Quarter Project