



LEGEND

- LDP Subject Lots
- Habitable Building Exclusion Area
- Residential R10
- Residential R12.5
- Residential R20
- Residential R30
- Retaining Wall
- Uniform Fencing
- Designated Garage Location

Note: Development on affected lots is to comply with the requirements of the Bushfire Management Plan Lots 41 & 9072 Commonage Road, Dunsborough prepared by Ecosystem Solutions and dated 9th November 2022.

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

LOCAL DEVELOPMENT PLAN PROVISIONS

Dunsborough Lakes - Stages 25 and 36 - 38
 The provisions of City of Busselton Local Planning Scheme No.21 (the Scheme) and State Planning Policy 7.3 Residential Design Codes (R Codes) Volume 1 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 Dunsborough Lakes Structure Plan.

Amendment No.	Summary of Amendment	Date endorsed by local government
1.	Amending the lot layout of lots 1812, 1813 and 1814 to represent a DP modification endorsed by the Department of Planning, Lands and Heritage on 16/01/23	

Density
 1. The R Codes density applicable to the lots subject to this LDP is as per the approved Dunsborough Lakes Structure Plan (as amended).

Setbacks
 2. The minimum primary street setback for Lots 1803 – 1811 and 1921 – 1931 is 6 metres. Averaging for primary street setback of these lots can be applied in accordance with Clause 5.1.2 of the Residential Design Codes Volume 1.
 3. The minimum secondary street setback for Lots 1803 and 1811 is 1.5 metres.

Bushfire
 4. In accordance with the Bushfire Management Plan - Lots 41 & 9072 Commonage Road, Dunsborough prepared by Ecosystem Solutions, the construction of habitable buildings, or portions of habitable buildings, is not permitted within the Habitable Buildings Exclusion Area identified on the LDP.

Uniform Fencing
 5. Uniform fencing is required to be provided along the frontage of applicable lots where the lot boundary abuts Public Open Space as shown on the LDP.
 6. All uniform fencing shall be open style in accordance with the City of Busselton's Local Planning Policy 1.1 – Lots Adjoining Public Open Space.

Approval
 This LDP has been approved by the City of Busselton under Clause 52 (1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2, Part 6.

Signature: _____
 Dated: **25/07/2023**