



**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 retention<sup>1</sup>
- 👤 Foot Path

**NOTES:**

<sup>1</sup> 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 Busselton 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 Busselton.

**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

**APPROVED**

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

21<sup>st</sup> 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-Stages4A+B-1,2&5A.dwg

**HATCH | RobertsDay**

SIZE A3 1:2000

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

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	APPR'D

**Dawson Estate**  
City of Busselton

JOB CODE: PGPDAW  
DRAW NO.: RD1306  
REV.: G

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

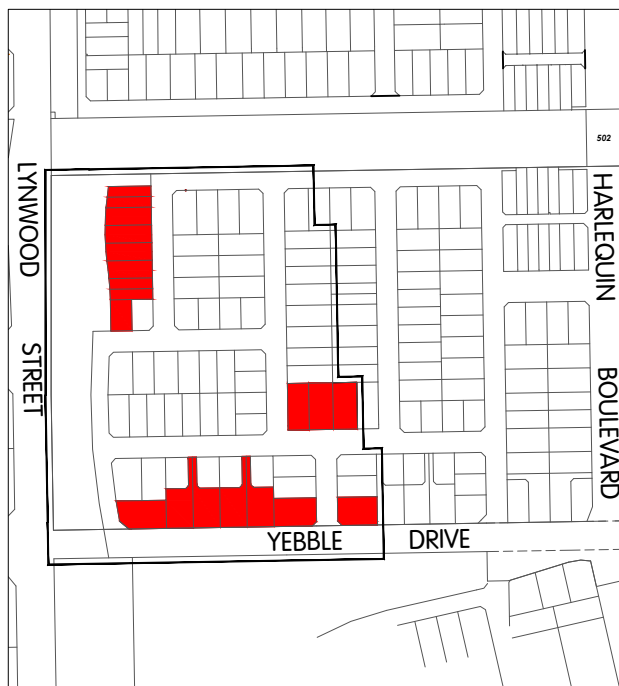


**LEGEND**

- LDP Boundary
- Subject Lots
- Subject Lots - Narrow Frontage
- - - No Vehicle Access
- ← Dwelling Orientation (Provision 6)
- Uniform Fencing by Developer (Provision 8)
- Boundary Wall Permitted (Provision 10)
- Designated Driveway Crossover (Provision 11b for narrow frontage lots) (indicative design)
- Single Garage Location (for narrow frontage lots)
- Double Garage Location
- Reciprocal Right of Access Easement
- Trees proposed for retention <sup>1</sup>

**NOTES:**

<sup>1</sup> 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.



**LOCATION PLAN** ■ SUBJECT LOTS

**STAGE 5A DAWSON VILLAGE**

**Local Development Plan Provisions**

1. This Local Development Plan (LDP) applies to those lots shown on the LDP plan.
2. The requirements of the City of Busselton Local Planning Scheme No. 21 (Scheme) and Residential Design Codes (R-Codes) are varied as shown on the LDP. The requirements of the 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 Busselton.

**Street Setbacks, Dwelling Orientation and Fencing**

5. Street setbacks shall be as follows:
  - a) 4.0m minimum setback to front access lots, no averaging permitted.
  - b) 6.0m minimum setback for lots oriented to Yebble Drive (averaging permitted).
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 Lots 458, 459, 462 and 463 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 454 Talma Circuit and Lots 467 and 468 Minke Entrance only:
  - 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.
8. For Lots 166, 482, 167 - 171 and 483 Stylaster Circuit and Lot 173 Talma Circuit, uniform fencing by the developer will comprise limestone piers at boundary corners and a limestone base wall with a 1.5m high open style infill fencing.
9. Lot 166 Stylaster Circuit: Along the northern boundary of the lot, the uniform fencing requirement depicted on the LDP may be satisfied by the provision of a boundary wall constructed in accordance with the requirements of Provision 10(b) of this LDP, with the balance of the boundary to the primary setback fenced per Provision 8 above.

**Lot Boundary Setbacks and Building Height**

10. For Lots 166, 482, 171 and 483 Stylaster Circuit, 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 166 and 482 and Lots 171 and 483 Stylaster Circuit behind the street setback;
  - b) To the other side boundary, walls not higher than 3.5m with an average of 3.0m or less up to two-thirds the length of the lot boundary behind the street setback.

**Garages**

11. For Lots 166, 482, 171 and 483 Stylaster Circuit 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 locations 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.

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

1st Day of December 21, 20...

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  
 DATE: 210322  
 DWG REF: BASEFILE-Stages4A+B-1,2&5A\_rev36.dwg

**HATCH | RobertsDay**

SIZE A3\_1:2000



VASSE LOCAL DEVELOPMENT PLAN NO.2 [STAGE 5A]

**Dawson Village**

City of Busselton

G	LOT 171 TEXT	211129	SB	DP
F	LOT 139 GARAGE LOCATION	211116	SB	DP
E	PROV 8 MOD	210902	SB	DP
D	PROVISION MODS	210811	SB	DP
REV	DESCRIPTION	YYMMDD	DRAWN	APPR'D

JOB CODE **PGPDAW** DRAW NO. **RD1 311** REV. **G**



**LOCAL DEVELOPMENT PLAN PROVISIONS**

1. This Local Development Plan (LDP) applies to those lots shown on the LDP plan.
2. The requirements of the City of Busselton Local Planning Scheme No. 21 (Scheme) and Residential Design Codes (R-Codes) are varied as shown on the LDP. The requirements of the 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 Busselton.

**Street Setbacks, Dwelling Orientation and Fencing**

5. A minimum street setback of 4.0m applies, no averaging permitted.
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.

**Lot Boundary Setbacks and Building Height**

7. For the narrow frontage Lots 496, 497, 513, 514, 559 and 560 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 496 and 497, Lots 513 and 514 and between Lots 559 and 560, behind the street setback.
  - b) To the other side boundary, walls not higher than 3.5m with an average of 3.0m or less up to two-thirds the length of the lot boundary behind the street setback.

**Garages**

8. For Lots 496, 497, 513, 514, 559 and 560 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 locations 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.

**LEGEND**

- LDP Boundary
- Subject Lots
- Subject Lots - Narrow Frontage
- - - No Vehicle Access
- ← Dwelling Orientation (Provision 6)
- - - Boundary Wall Permitted (Provision 7)
- Designated Driveway Crossover (Provision 8b for narrow frontage lots)
- ⊠ Single Garage Location (for narrow frontage lots)
- ⊠ Double Garage Location
- ▨ Reciprocal Right of Access Easement
- Trees proposed for retention<sup>1</sup>

NOTES:  
<sup>1</sup> 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.

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

..... Day of ..... 20.....

Director, Planning and Development Services

