

### DETAILED AREA PLAN

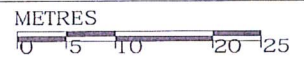
1. THE DETAILED AREA PLAN (DAP) APPLIES TO LOT 1305.
2. THE PURPOSE OF THE DAP IS TO PROVIDE FURTHER DEVELOPMENT CONTROL FOR THE SUBJECT LOT RELATING TO VEHICULAR ACCESS, DWELLING ORIENTATION, FENCING STYLE AND RETENTION OF EXISTING VEGETATION.
3. DEVELOPMENT OF THE LAND THE SUBJECT OF THIS DAP SHALL GENERALLY BE IN ACCORDANCE WITH THE ENDORSED DEVELOPMENT GUIDE PLAN, THE APPROVED PLAN OF SUBDIVISION AND THE SHIRE OF BUSSELTON (THE SHIRE) TOWN PLANNING SCHEME NO.20 (THE SCHEME). THE RESIDENTIAL DENSITY SHALL BE DETERMINED BY REFERENCE TO TABLE 1 OF THE RESIDENTIAL DESIGN CODES OF WA. CLAUSE 58 OF THE SCHEME SHALL NOT BE APPLIED TO THE CONSIDERATION OF A HIGHER RESIDENTIAL DENSITY FOR THE LOT THE SUBJECT OF THIS DAP.
4. NO DEVELOPMENT IS PERMITTED WITHIN THE BUILDING EXCLUSION ZONE, UNLESS WRITTEN APPROVAL FOR OTHERWISE HAS BEEN GRANTED BY THE SHIRE OF BUSSELTON. THE BUILDING EXCLUSION ZONE IS CONSISTENT WITH THE SETBACK FOR THE RESPECTIVE RESIDENTIAL DENSITY, IN ACCORDANCE WITH TABLE 1 OF THE RESIDENTIAL DESIGN CODES OF WA.
5. VEHICULAR ACCESS TO THE LOT SHALL BE RESTRICTED TO THE PRIMARY STREET ONLY.
6. FENCING ALONG THE BOUNDARIES OF THE LOT SHOULD REFLECT THE SHIRE'S RURAL CHARACTER. PREFERENCE IS FOR TIMBER POST, RAIL FENCING AND OTHER RURAL TYPES.
7. DWELLING TO BE DESIGNED TO RESPOND TO BOTH STREET FRONTAGES, WITH SUFFICIENT ARTICULATION OF SECONDARY STREET ELEVATION.
8. EXISTING VEGETATION WITHIN THE LOTS SHALL BE RETAINED UNLESS WRITTEN APPROVAL FOR THE REMOVAL OF VEGETATION HAS BEEN GRANTED BY THE SHIRE OF BUSSELTON.
9. STREET TREE SPECIES TO BE DETERMINED IN CONSULTATION WITH THE SHIRE OF BUSSELTON.

ADOPTED BY THE SHIRE OF BUSSELTON PURSUANT TO SCHEDULE 7, SP23, NO.5 OF DISTRICT TOWN PLANNING SCHEME NO.20 IN ACCORDANCE WITH DELEGATION TP08 OF COUNCIL ON:

3 DAY OF December 2010  
 [Signature]  
 DIRECTOR, LIFESTYLE DEVELOPMENT  
 DATE: 3/12/2010

### Legend

- [Orange box] subject lot
- [Green circle] dwelling orientation (towards primary street frontage)
- [Green hatched box] residential R5
- [Green circle with cross] existing trees (tree survey prepared by Jarley survey, dated 23 April 2009)
- [Grey box] building exclusion zone
- [Green hatched circle] revegetation
- [Blue dashed arrow] vehicular access
- [Brown circle] native vegetation corridor (western ringtail possum habitat corridor)



notes:  
 - cadastral base mapping prepared by Jarley survey.  
 - all lot areas, dimensions and position of existing trees are subject to final survey.

PETER D WEBB AND ASSOCIATES



## LOT 1305 VASSE HIGHWAY, YALYALUP