

Endorsement Page

This structure plan is prepared under the provisions of the City of Busselton Local Planning Scheme No. 21

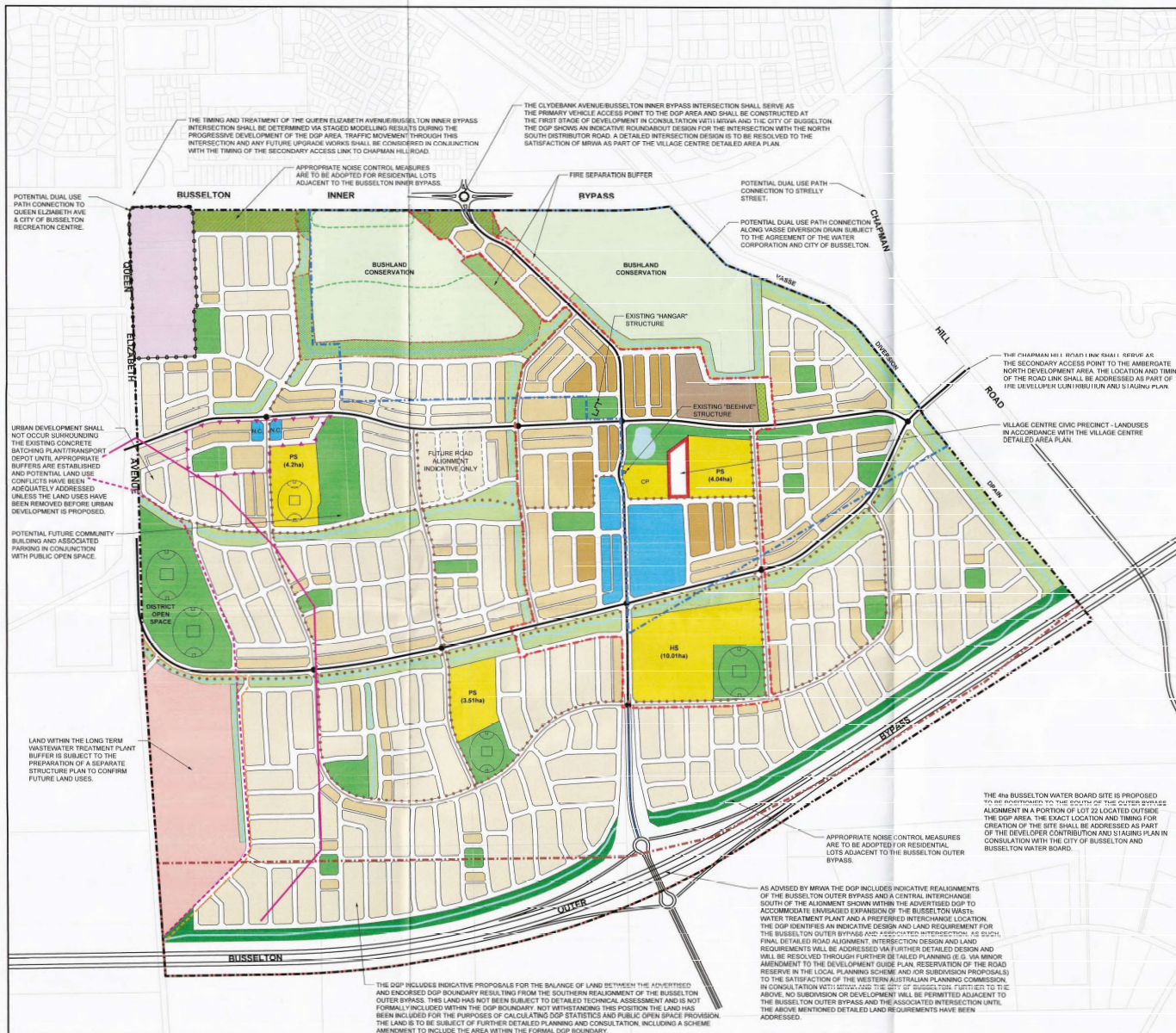
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

18 MARCH 2014

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the Planning and Development (Local Planning Schemes) Regulations 2015.

Date of Expiry:

19 OCTOBER 2028



AMBERGATE NORTH DGP - CONDITIONS

GENERAL

- The Land Use Schedule outlined on the endorsed DGP is indicative only and may be subject to change as part of the endorsed Drafting Phase to follow.

BUSHLAND CONSERVATION & WETLAND AREA

- Requirement at the subdivision stage to provide the following information as part of an Urban Water Management Plan for DGP areas:
 - Detailed information on the current surface and ground water flows and levels for the Bushland Conservation and northern wetland area.
 - Clear determination on the extent and nature of the bushland/wetland area to be used for drainage/compensation/flow path purposes with the following:
 - Mapping of areas required to accommodate 1:1, 1:5, 1:10, 1:25, 1:50 and 1:100 flood events with this (a) includes appropriate erosion control measures and vegetation management to maintain erosion control measures.
 - Information on proposed water quality entering Bushland and wetland areas during the flood events.
 - Comparison with existing levels and flows.
 - Footnote on the DGP showing the location and establishment of the 'bushland/wetland' area within the Bushland Conservation area (including to various vegetation complexes) post development of each stage of the development.
- Prior to subdivision, the vesting and ongoing management of the Bushland Conservation area is to be resolved in consultation with the City of Busseton and Department of Parks and Wildlife (DPAW).

ENVIRONMENT & LANDSCAPE

- The specific location and width, reserve type and revegetation requirements of the vegetation linkage, located south of the outer bypass, shall be determined at the DGP stage in consultation with the DPAW.

PROPOSED BUSSELTON OUTER BYPASS

- The need for and the location of the Busseton Outer Bypass is subject to further detailed investigation by the Department of Planning and Main Roads WA. The alignment shown is indicative only and represents one of the numerous options to be investigated. As such, it should not be construed that the Busseton Outer bypass will form southern boundary of the DGP area in the future.

RESIDENTIAL

- Within the Residential R2 area a dedicated 'vegetation corridor' is to be provided along the eastern edge of this area. The 'vegetation corridor' is to ensure that Vegetation Linkage B (relevant to the bypass) is to be provided abutting local park Reserve. At least two separate 'vegetation corridors' will also be required to link the above mentioned primary vegetation corridor to vegetation on Queen Elizabeth Avenue.

WASTEWATER TREATMENT PLANT BUFFER

- The Interim and Long Term Wastewater Treatment Plant Buffers shown on the DGP have been applied in accordance with advice provided by the Western Corporation. As part of any future amendments to wastewater development, or required DAP and/or prior to subdivision, the timing of urban development between the Interim and Long Term WWTTP buffers shall be subject to confirmation with the Water Corporation, City of Busseton and Department of Planning.

MANAGEMENT PLANS

- As a condition of subdivision the following management plans are to be prepared and implemented:
 - Foreshore Management Plan for the Vasse Diversion Drain;
 - Kangaroo Management Plan;
 - Bushland Conservation Management Plan for the northern bushland areas; and
 - A Western Ringtail Possum Management Plan.

FIRE MANAGEMENT

- Prior to subdivision approval a fire management plan is to be prepared to the satisfaction of the Department of Fire and Emergency Services, DPAW and City of Busseton.

LAND USE SCHEDULE

LAND USE SCHEDULE	AREA (m ²)	DGP FIELD (m ²)	AREA (%)
RESIDENTIAL			
R2 (500m ² average lot size)	10,247	20	1.74%
R20 (500m ² average lot size)	150,045	3000	25.48%
R20 (200m ² average lot size)	47,843	4,444	8.13%
R40 (240m ² average lot size)	8,766	365	1.49%
R60 (180m ² average lot size)	3,970	220	0.67%
Mixed Use (Shop / 100 / 100m ²)	19,950	121	3.40%
VILLAGE CENTRE			
Business	7,674	-	1.30%
Special Purpose	1,225	0.11%	0.11%
LOCAL CENTRE			
Business	0,502	-	0.09%
RESERVES			
Bushland Conservation	49,739	-	8.45%
District Open Space	10,231	-	1.74%
Multiple Use Corridor (MUC)	30,535	-	5.19%
MUC (with 5m Wetland Buffer)	7,120	-	1.21%
Local / Neighbourhood Parks	23,316	-	3.96%
Vegetation Links (A & B)	4,571	-	0.78%
Village Centre - Water Body	0,626	-	0.11%
Wastewater Treatment Buffer MUC	12,000	-	2.10%
Drains - (MUC)	6,185	-	1.05%
Public Purposes - Community Purpose	1,590	-	0.27%
EDUCATION			
Primary School (x2)	11,742	-	1.90%
High School (x1)	10,090	-	1.71%
MUAS			
Local	125,953	-	21.39%
Busseton Outer Bypass	44,013	-	7.47%
TOTAL	589,895	5175	100%

SUPPORTED EVIDENCE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.
Date: 10/12/2019
Delegated under s.16 of the Planning & Development Act 2005
Michael Stephen Lee, Mayor
Chief Executive Officer Date: 11/12/2019

APPROVED
Adopted by resolution of Council pursuant to City of Busseton District Town Planning Scheme No. 20
On 20/12/2019
Michael Stephen Lee, Mayor
Chief Executive Officer Date: 11/12/2019

AMBERGATE NORTH DEVELOPMENT GUIDE PLAN

