

## **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:

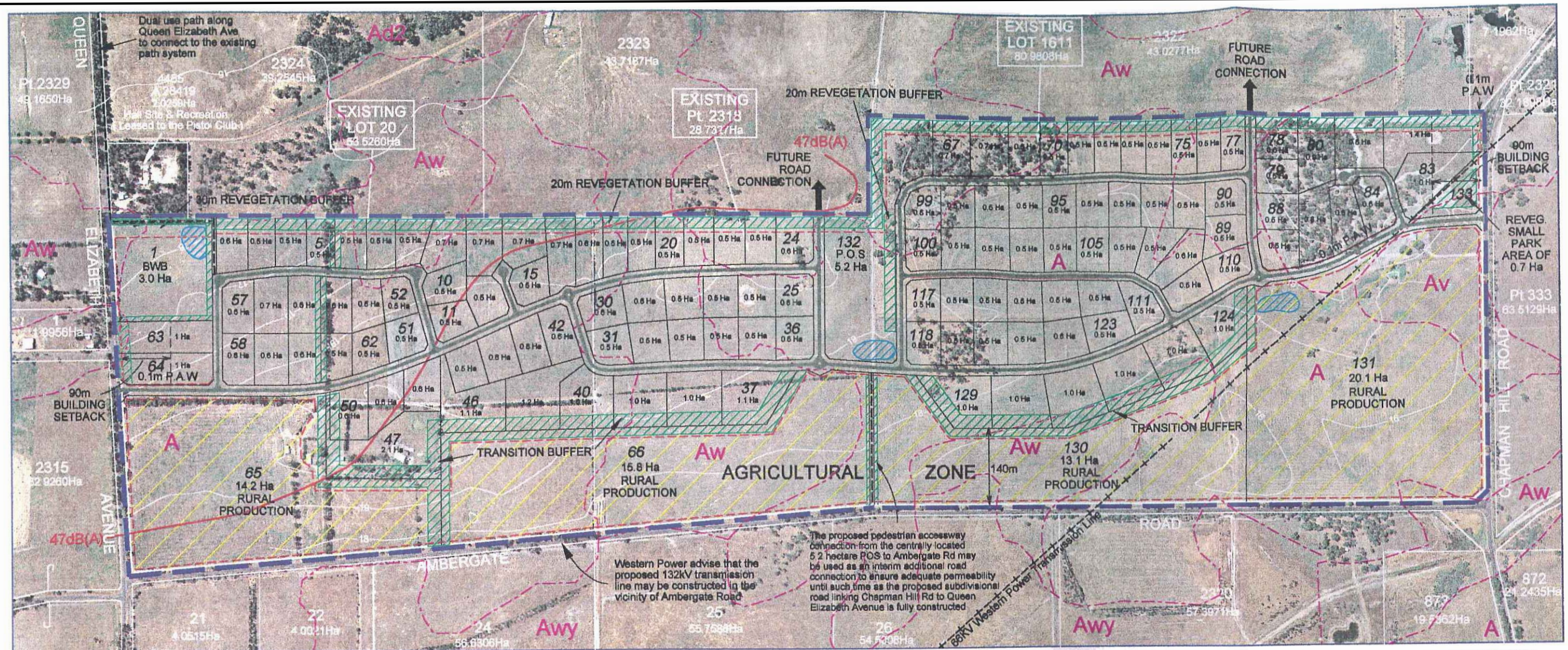
**2015**

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**





## LEGEND

### EXISTING DETAILS

EXISTING BOUNDARIES & LOTS SHOWN IN WHITE  
 CONTOUR LINE  
 SOIL BOUNDARY  
 SUBJECT LAND  
 47 dB(A) CONTOUR

### PROPOSED DETAILS

OUTLINE OF ROADS & LOTS  
 TRANSITION BUFFER  
 BUILDING SETBACK (35m)  
 REVEGETATION BOUNDARY  
 REVEGETATION  
 STRATEGIC FIREBREAK (3m)  
 PEDESTRIAN ACCESSWAY CONNECTIONS  
 0.1m WIDE P.A.W.  
 PROVISIONAL COMPENSATION BASINS



## DEVELOPMENT GUIDE PLAN PROPOSAL

TOTAL SITE AREA 163.17 Ha

ROADS 20m RESERVE - 3735m = 7.5 Ha  
 18m RESERVE - 1717m = 3.1 Ha  
 16m RESERVE - 889m = 1.4 Ha

Total Road Reserve Area = 12 Ha

NETT SUBDIVISION AREA = 151.2 Ha

Lot Yield = 130 lots

4 Rural Production lots - Agricultural Zone, 63.2 Ha (Avg 15.8 Ha)

126 Rural Residential lots - 0.5-2.1 Ha, 79.1 Ha (Avg 0.63 Ha)

Facilities lots = 3 lots

1 Busselton Water Board lot, 3.0 Ha

2 Reserve for Recreation lots, 5.9 Ha

This DGP forms part of Amendment 4 to DTPS No. 20 and provides a framework for future development of the subject land. Actual subdivision requires the subsequent approval of the WAPC.

## PLANNING POLICY STATEMENTS

- Building setback of 20m on either side of the 66 kV Transmission line is recommended by Western Power.
- Revegetation Buffers will be detailed for planting species & densities within the rezoning documentation.
- Provisional compensating basins are nominated on this plan & these will be further detailed within the Stormwater Management Plan, forming part of the rezoning documentation.
- At the subdivision stage lots containing remnant vegetation shall have building envelopes located on existing cleared areas or in such a position that limits the removal of remnant vegetation to Council's satisfaction.
- Revegetation of the lots will be staged along with the subdivision.
- Road hierarchy & traffic controls to be considered at subdivision stage.
- Notations are to be created under Section 70A of the Transfer of Land Amendment Act 1995, and be placed on the Rural Residential lot titles to ensure that prospective purchasers are informed of the existence of the Rural Production lots and the rights of these landowners to undertake agricultural enterprises on these Rural Production lots, which may from time to time, impinge on the customary amenity of a normal rural residential area.
- Notations are to be created under Section 70A of the Transfer of Land Amendment Act 1995, and be placed on the Titles of all the lots to ensure that the prospective purchasers are aware of the potential health risks from chemical spray drift, odour, dust, noise etc. that may emanate from the Rural Production Lots & adjacent farmland from time to time. The surrounding Landowners of the Rural Production lots shall implement farm management practices particularly in relation to pesticide/herbicide spraying, which diminish as much as possible any adverse impact on the neighbouring lots in accordance with the relevant Health Department of Environmental Protection Regulations.
- Areas of Strategic Revegetation, over & above that shown on this plan, will be designed to Council's satisfaction & implemented at time of subdivision.
- During previous seasons Busselton has had a problem with mosquito nuisance & mosquito - borne diseases. At the subdivision stage, the Health Dept may request a monitoring program to assess this risk & if the risk is significant, then appropriately worded Memorials will be needed to be placed on each Certificate of Title.
- The Subdivider is required to prepare a comprehensive Fire Management Plan prior to subdivision approval.
- Residential development is prohibited within the 47dB(A) noise contour/buffer, or on any lot substantially affected by the contour, until the Busselton Pistol Club has permanently ceased operating on Reserve 284-19.
- The Subdivider is aware that any future amendments of the Environmental Protection (Noise) Regulations 1997 may vary the setback for residential development & Council & the Western Australian Planning Commission will be regulated by the legislation of the day & impose the appropriate conditions on the subdivision approvals.
- Notations will be placed on the Titles of all lots in this subdivision advising prospective purchasers of the potential for noise & other impacts on rural residential amenity from the Pistol Club activities.
- The Aboriginal Affairs Dept (AAD) recommends that prior to any subdivision commencing on-site that the subdivider commissions the archaeological surveys & ethnographic consultations with the results to be submitted to the AAD, so that the Subdivider is not in breach of the Aboriginal Heritage Act 1972.
- The subdivider shall prepare an Effluent Disposal & Drainage Management Plan prior to subdivision approval to the satisfaction of the respective Authorities to ensure that untreated water is not released into the Vasse River.
- The proposed pedestrian accessway connection from the centrally located 5.2 hectare POS to Ambergate Rd may be used as an interim additional road connection to ensure adequate permeability until such time as the proposed subdivisional road linking Chapman Hill Rd to Queen Elizabeth Avenue is fully constructed.

## LAND / SOIL CLASSIFICATIONS

LAND UNIT (AFTER TILLE & LANTZKE, 1980)

- A Abba Flats: Flats and low rises with sandy grey brown duplex (Abba) and gradational (Busselton) soils. Also included in areas mapped A are minor areas of A2 - Abba Gentle Slopes: gentle slopes (2-5% gradients) with gravelly sands and grey-brown gradational and duplex soils.
- Ad2 Abba Deep Sandy Dunes: Gently sloping low dunes and rises (0-5% gradients) with deep bleached sands.
- Aw Abba Wet Flats: Winter wet flats and slight depressions with sandy grey brown duplex (Abba) and gradational (Busselton) soils.
- Av Abba Vales: Small narrow depressions along drainage lines. Alluvial soils.

## ENDORSEMENT

Adopted by resolution of Council pursuant to Clause 25 (5) of the Shire of Busselton District Town Planning Scheme No. 20

(CO 211/02 on 13/11/02 and CO 308/302 on 20/04/03)  
 Director, Planning and Building Services

Endorsed by Council pursuant to Clause 25 (8) of the Shire of Busselton District Town Planning Scheme No. 20.

Chief Executive Officer 1-9-03

This drawing is the property of the BUSSELTON SURVEY OFFICE and shall not be copied or reproduced in whole or in part for any other purpose than was originally intended unless written consent is given by the BUSSELTON SURVEY OFFICE  
 COPYRIGHT ©

13	Additional Planning Policy Statement regarding interim road	AM	20-8-03
12	Amend Endorsement Panel	AM	11-2-03
11	Additional Planning Policy Statements	AM	21-1-03
10	Amend noise contour to 47dB(A)	AM	28-10-02
9	Add noise contours & Planning consideration No. 10	AM	17-10-01
8	Amend Planning consideration No. 4	AM	26-2-01
7	Amend roads, subdiv. lots, comp. basins, reveg. & transition buffers	AM	6-2-01
No.	Revision	App.	Date



LICENSED SURVEYORS & PROJECT MANAGERS  
 72 Duchess Street  
 P.O. Box 414  
 Busselton WA 6280  
 Telephone (08) 97 541 188  
 A/H (08) 97 521 990  
 Facsimile (08) 97 542 828

SHIRE OF BUSSELTON

## DEVELOPMENT GUIDE PLAN SUSSEX LOCATIONS 1611 & Pt 2318 & LOT 20 AMBERGATE ROAD, BUSSELTON

Fig. 1

CLIENT	J & B.J TOMCALA, J.W & J.C KRUGER
DWN	BC
SCALE A3	1 : 8000
DATUM	AHD
FILE	738 - 2
DATE	12-2-2003
DGN	738_dgp_rev13