

ENDORSEMENT PAGE

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

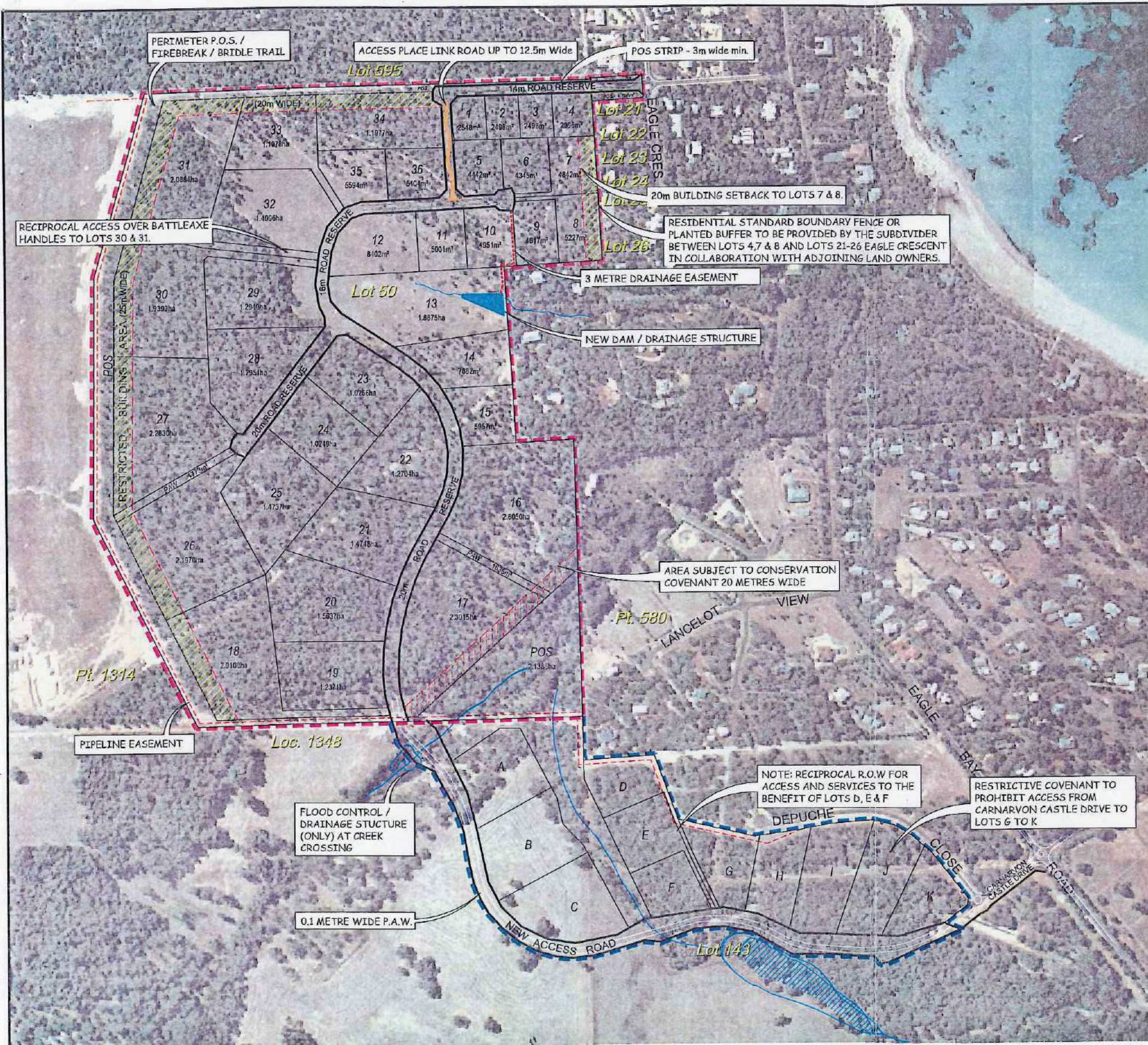
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

27 JUNE 2007

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



Planning Policy Statements

1. This Development Guide provides a framework for future subdivision and development of the land. Actual subdivision, which may vary from the Development Guide's Plan, requires approval from the W.A. Planning Commission.
2. The Revegetation area will be planted with native species of a type and density to the satisfaction of the Shire of Bussellton by the subdivisor prior to the issue of clearances for the subdivision of the land. The effected lots to be subject to positive covenants requiring maintenance of the revegetated areas.
3. (a) This Development Guide Plan shall be read in conjunction with the Fire Management Plan adopted by Council for this land.
(b) The proponents are to provide evidence that the requirements of the Fire & Emergency Services Authority of WA (FESA) and the W.A Planning Commission (WAPC) in relation to Planning for Bushfire Protection policy DC3.7 have been satisfied with respect to meeting the contained fire protection performance criteria, prior to subdivision. This may require modification to the subdivision design and, if the modification is considered significant, re-advertising of the DGP.
4. All buildings shall be limited to a maximum height of 7.5m, measured vertically from any point on a building to natural ground level, with no more than 50 percent of the building footprint to be constructed to two storeys.
5. No buildings or clearing of vegetation, including clearing for fire management purposes, will be permitted in the Restricted Building Area.
6. The area to be subject to a Conservation Covenant will be require owners to protect and enhance riparian vegetation and with a positive covenant placed on Lot titles as a protective mechanism to ensure that those works are maintained.
7. Effluent disposal to be handled via A.T.U systems appropriate to the locality, with effluent disposal areas located at least 50 metres away from watercourses.
8. The proposed new Dam / Drainage Structure is subject to detailed examination within a separate Development Application for consideration under the Dams Policy of the Shire of Bussellton. The structures are to be designed to maintain environmental flows of water to protect and maintain downstream riparian vegetation.
9. The subdivision is to be serviced by underground power.
10. A Foreshore Management Plan in accordance with requirements of CALM is to be submitted and approved for the area of P.O.S containing Jingsup Brook prior to clearance of titles. This plan to provide for a system of connecting trails/pathways to connect to existing paths, rehabilitation/ revegetation of any degraded areas and drainage and weed management. Any fencing in the rehabilitation area is to be of a type that allows for movement of fauna through the area.
11. Covenants to be placed on all lots to prohibit boundary fencing except those boundaries common with a Public Access Way and/or Public Open Space. (Fencing of courtyards and private open space etc within the curtilages of dwellings is permitted).
12. Subdivision or development of Location 1348, Location 580 and Lot 143 Carnarvon Castle Drive as proposed by this Development Guide Plan is not permitted until the land has been suitably rezoned to facilitate the envisaged level of development.
13. No further subdivision of the lots created pursuant to this plan will be permitted.
14. The Shire may require a 'Public Purposes' site of approximately 2,000m² in area generally adjacent to Carnarvon Castle Drive (including the future extension of Carnarvon Castle Drive).
15. Conditions of any subdivision or development approvals on the land will require preparation of a Dust Management Plan to Council's satisfaction prior to commencement of any works on site, and implementation of that plan at each and every stage of the development of the site, including subdivision works.
16. Lots 1 to 4 are subject to building setbacks of 10 metres to the northern boundary of the lots and 5 metres to all other boundaries, except that any building on lot 4 must be setback 15 metres from the eastern boundary of that lot.
17. A single crossover point will be permitted to allow access from the new road, being the extension of Carnarvon Castle Drive, into Location 1348.
18. A Memorial on Title is to be placed on all lots adjoining or adjacent to land in the Agriculture Zone under the Shire of Bussellton District Town Planning Scheme No. 20 advising prospective purchasers that rural production activity in the Agriculture Zone may affect local amenity from time to time.
19. The construction of Carnarvon Castle Drive from Eagle Bay Drive to Eagle Crescent is to occur in the first stage of subdivision, with the exception that up to five lots (off Eagle Crescent) may be subdivided without connection of the loop road.
20. The subdivisors are required to contribute to the provision of community facilities in accordance with the Shire of Bussellton Community Facilities Implementation Policy.
21. Restrictive Covenants will be applied to proposed lots G to K to prohibit access from Carnarvon Castle Drive.

ENDORSED STRUCTURE PLAN

To provide a framework for future detailed planning at the subdivision and development stage.

Date 27/6/2007 *[Signature]*
Delegated under s.16 of the
Planning & Development Act 2005

NOTE - SOUTHEASTERN PORTION OF THE PLAN SUPPLIED BY KOLTASZ SMITH FOR MR. JOHN D'ESPEISSIS (LAND OWNER)

ALL AREAS AND DIMENSIONS ARE SUBJECT
TO DETAIL DESIGN AND SURVEY

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHK'D	APP'D
18.12.06	M	North-Eastern lot redesign, 1m POS strip added to north.	MWS	SB	MWS	MWS
14.10.04	G	Alterations to Lot sizes on Loc. 1349 & 580	MWS	SB	MWS	MWS
31.01.05	H	Alterations to Lot sizes, design and policy statements	MWS	SB	ADW	MWS
08.03.06	I	Addition of policy statement 14 and 15	MWS	SB	SB	MWS
31.03.05	J	Addition of policy statement 16. Modification of design.	MWS	SB	MWS	MWS
08.04.05	K	Notations added and Modified as per Shire	MWS	SB	MWS	MWS
24.11.06	L	Update Planning Policy Statements. Redesign of N-E corner	MWS	SB	MWS	MWS

This drawing has been prepared in accordance with the ISO Quality Management System. It remains the property of Cardno ISO Pty. Ltd. and shall not be used without permission. This drawing shall be preliminary only and/or not for construction until signed approval.

Development Guide Plan for Lot 50 Eagle Crescent and portion
of Lot 143 and Location 1348 Carnarvon Castle Drive, Eagle Bay.

SHIRE OF BUSSELTON

A2
ORIGINAL



**CONSULTING ENGINEERS
TOWN PLANNERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
BUILDING DESIGN**

Cardno BSD Centre 2 Bagel Road
P.O. Box 155 Subiaco
Western Australia 6904
Telephone (08) 9273 3888
Facsimile (08) 9288 9821

Date 11.08.04 Scale 1:4000

Designed JMR	Checked
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Drawn JMR Approved

Local Authority Sheet Of
SHIRE OF BUSSELTON 1 1

Project Number	Drawing Number	Revision
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P03019 P708-C08 M
