

## **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:

**03 MAY 2012**

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*.

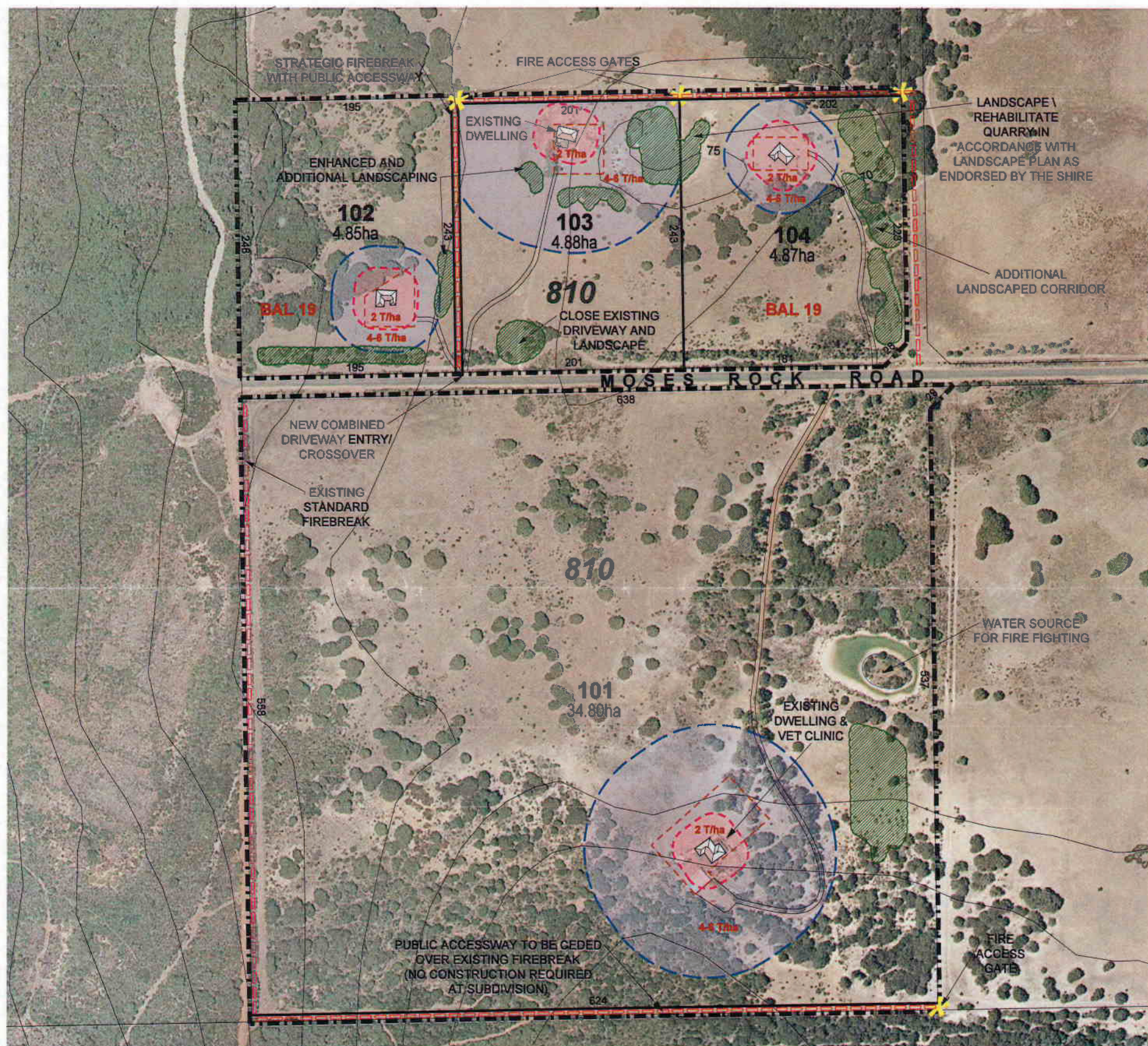
Date of Expiry:

**19 OCTOBER 2028**



# DEVELOPMENT GUIDE PLAN PROVISIONS / NOTATIONS

1. Subdivision and development of the lots shall generally be in accordance with this Development Guide Plan adopted by Council and endorsed by the Western Australian Planning Commission.
2. All built development shall be contained within the building envelopes as provided on the Development Guide Plan.
3. The Development Guide Plan shall be read in conjunction with an approved Fire Management Plan which shall be prepared and implemented as a condition of subdivision. A notification shall be placed on the Certificate of Titles for all lots to ensure that prospective purchasers are aware of the requirement to comply with the Fire Management Plan.
4. Unless otherwise specified by notation on this plan, all development shall comply with the requirements of Clause 68 of District Planning Scheme No. 20. Clause 68 outlines specific provisions for the land located within the 'Rural Landscape' Zone in addition to provisions which are generally applicable to such land under the Scheme.
5. On lots 101, 103 and 104, overall height for future construction shall not exceed 6.0m and development on lot 102 shall not exceed 4 metres. Height shall be determined by a measurement of the perpendicular distance from the buildings highest point of natural ground level.
6. At subdivision, a weed eradication program shall be prepared and implemented to target species such as Arum Lily and Apple of Sodom.
7. As a condition of subdivision, a Landscape Plan shall be prepared and implemented specific to the landscape buffers as indicated on the Development Guide Plan. Revegetation is primarily to be undertaken with *Agonis flexuosa* planted at 2.5m spacing.
8. On Lot 102 Dwelling design elements to comply with the following in addition to the 4metre height limit.
  - Roofing materials coloured mid-grey or grey-green;
  - Ensure windows are setback under deep roof overhangs or are of low reflectivity glass
  - Water tanks to be integrated with the buildings or located to the ease of the building and designed so that a maximum of 3m is above the ground. Cladding to be mid grey or grey-green.
  - Satellite dishes shall not extend above the roofline and shall be painted grey-green.
9. The Development Guide Plan endorsed December 2nd 2005 by the WAPC is revoked.
10. A memorial to be placed on the titles of proposed Lots 101 and 102 advising that the land adjoins the Leeuwin-Naturalists National Park which is managed for the purposes of recreation consistent with the maintenance and restoration of the natural environment, the protection of indigenous flora and fauna and the preservation of any feature of archaeological, historic or scientific interest.
  - Pets are generally not permitted in the Park, and the Department of Environment and Conservation may undertake poison baiting for wildlife predator control, the application of herbicides and other chemicals for weed and plant disease control, and prescribed use of fire for conservation and protection purposes.
  - Prospective purchasers should contact the local office of the Department of Environment and Conservation (or the government agency that manages the land) for advice about activities that may occur in the Park.



## LEGEND

- APPLICATION BOUNDARY
- PROPOSED BOUNDARY

- BUILDING PROTECTION ZONE - (2 T/ha)
- HAZARD SEPARATION ZONE - (4-6 T/ha)
- BUILDING ENVELOPE
- DRIVEWAY ACCESS / FIRE TRACK
- EXISTING STANDARD FIRE BREAK (6.0m Bare Earth)
- STRATEGIC FIRE BREAK (6m) (Standards to satisfy Planning for Bushfire and DC 3.7)
- LANDSCAPE BUFFER

LOT 101	34.47ha
LOT 102	4.85ha
LOT 103	4.88ha
LOT 104	4.87ha
LOT AVERAGE -	12.23ha
P.A.W.	1.21ha

This Development Guide Plan has been endorsed by the WAPC

Signed *[Signature]* Date 3/5/2012

This Development Guide Plan has been endorsed by the Shire of Busselton

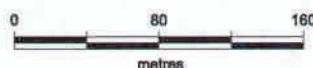
Signed \_\_\_\_\_ Date \_\_\_\_\_

This concept has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation, agreement or contract (or any part thereof) of any kind whatsoever.

Although care has been taken on the compilation of this document by Halsall & Associates, all parties associated with the proposed property development disclaim any responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is expressly disclaimed by Halsall & Associates for any loss or damage which may be sustained by any person acting on any visual impression gained from this drawing.

All areas and dimensions shown on this drawing are subject to final survey.



## HALSALL & ASSOCIATES Town Planning Consultants

Title: SUBDIVISION GUIDE PLAN  
LOT 810 MOSES ROCK ROAD, WILYABRUP

Figure: 1 Scale: 1:4,000 Revision No: H Drawn: GB  
Date: January 2012 Designer: M. Halsall Job No: - E Reference: AUG 09