

ENDORSEMENT PAGE

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

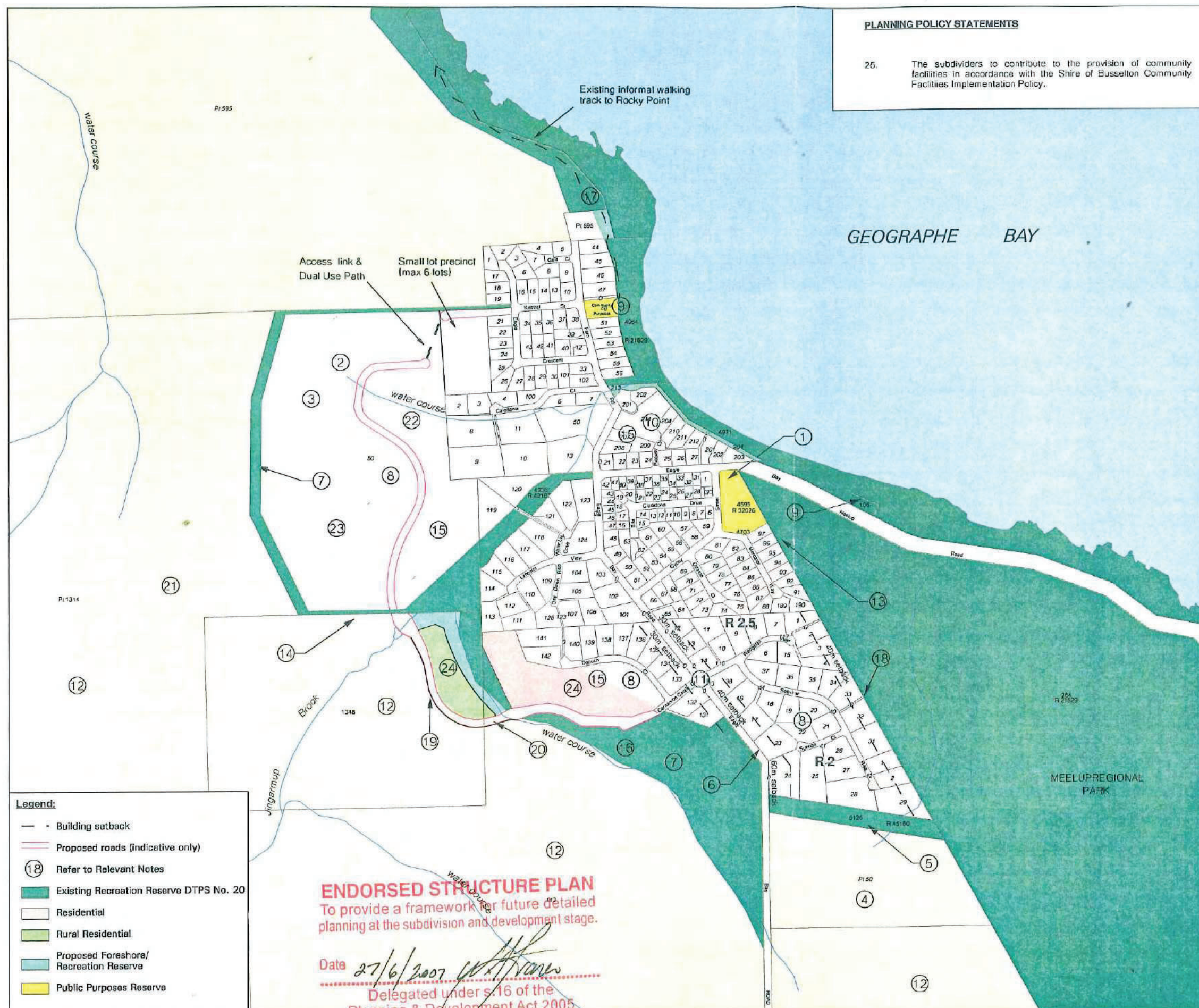
IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

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

- Community facilities site - nature of facilities yet to be determined but to include public toilets and playground.
- Cleared area on Lot 50 is to be rehabilitated to a minimum of 25 trees per hectare with endemic species by the subdivider at the time of subdivision.
- Minimum and average lot size for Lot 50 Eagle Crescent shall be 0.5 ha and 2.0 ha respectively. Larger lots (2-3ha) shall be provided in areas of remnant vegetation in the west of Lot 50. Variation to the average lot size may be considered and must be justified on planning and environmental grounds.
- No further subdivision of remnant portion of Pt Lot 50 Eagle Bay Road.
- Open space barrier 50m wide between development area and part Lot 50 - to be revegetated as habitat corridor.
- Supplement roadside vegetation along eastern side of Eagle Bay Road.
- Provide dual use paths along open space systems to link with existing system.
- All buildings to be restricted to a height of 7.5m above natural surface level with no more than 50% of area of the ground floor of the building to be two storey development. Lots fronting Eagle Bay Road may require height limits of 4.5m to protect the tree canopy line.
- Foreshore carparking reserves to be investigated and improved if necessary.
- Implement foreshore management plan concurrent with future subdivision of Lot 1 Fern Rd.
- A roundabout entry statement to Eagle Bay to be provided as part of subdivision of Lots 5, 50 & Pt Loc 580.
- Development of intervening rural land between Eagle Bay and Cape Naturaliste Roads to be limited to small scale tourism opportunities (e.g. guest houses) and low impact rural subdivision (min lot size 40 ha).
- Pedestrian access to beach via Meelup Park fire break stabilized as part of subdivision works and to link with existing ablation and recreation facilities.
- Establish recreation reserve townsite boundary to reinforce open space buffer in limiting further subdivision.
- Contribution by developers towards provision of infrastructure required as a direct result of their development.
- Acquisition of this open space may involve purchase by Council and is subject to negotiation with landowner.
- Pedestrian access to Rocky Point to be maintained (and shall be subject to landowner consultation where the path crosses private property and an alternative alignment on public land is not practical).
- Management provisions to be introduced under planning scheme to reduce impact of domestic pets and to control access to Meelup Reserve.
- Public access way (PAW) 0.1 metre wide or other mechanism to prohibit further subdivision of Pt Locs 580 & 1348 for rural residential or urban purposes.
- Proposed road access to future subdivision. Road design and construction to be subject to best engineering design and environmental practice particularly in relation to possible impacts on remnant vegetation and streams.
- The extractive industry on Pt Location 1314 Cape Naturaliste Road, Naturaliste shall cease and the extractive industry site shall be rehabilitated prior to the issue of title for lots created on Lot 50 Eagle Crescent/Carnarvon Castle Drive or such other period as may be agreed to in writing by the Shire.
- The issue of stormwater drainage from Lot 50 Eagle Crescent shall be adequately addressed prior to any subdivision or development.
- The area to be cleared for dwellings on Lot 50 Eagle Crescent shall be kept to a minimum on visual and bushland habitat conservation grounds.
- Possible future subdivision in conjunction with construction of Carnarvon Castle Drive to Lot 50 Eagle Crescent. (Max 11 lots total).

SHIRE OF BUSSELTON REF: PSC29

DRAWNDATE: 25/7/2001
MODIFIED: 25/7/2004
MODIFIED: 23/2/2005
MODIFIED: 15/1/2007
MODIFIED: 7/3/2007

PLAN REFERENCE No: SP 29

EAGLE BAY STRUCTURE PLAN

ENDORSEMENT

Adopted by Council as a policy pursuant to District Town Planning Scheme No. 20
13 December 2006.

CEO: [Signature] Date: 2/1 / 2007



SCALE 1:10000

Date printed: 5/1/2007



Produced by the Shire of Busselton
Spatial Development Unit