

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:

13 AUGUST 2022

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 GENERAL:

1.1 THIS DEVELOPMENT GUIDE PLAN PROVIDES GUIDANCE IN RELATION TO THE FUTURE DEVELOPMENT OF LOCATIONS 4421, 5015, 5016 AND 5037 YALLINGUP BEACH ROAD, YALLINGUP, PURSUANT TO CLAUSE 24 OF THE SHIRE OF BUSSELTON DISTRICT TOWN PLANNING SCHEME NO. 20 (THE SCHEME). ACTUAL DEVELOPMENT OF LOCATIONS 4421, 5015, 5016 AND 5037 WILL BE SUBJECT TO THE APPROVAL OF THE COUNCIL FOLLOWING CONSIDERATION OF A DEVELOPMENT APPLICATION LODGED IN ACCORDANCE WITH THE SCHEME.

2 LOCATION 4421 (CAVES HOUSE TOURIST ACCOMMODATION/ANCILLARY FACILITIES):

2.1 THE LAND IS WITHIN THE LANDSCAPE VALUE AREA PURSUANT TO THE SCHEME AND VEGETATION SHALL NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF COUNCIL.

2.2 A FIRE MANAGEMENT PLAN IS TO BE PREPARED PRIOR TO THE ISSUE OF A BUILDING LICENSE TO THE SATISFACTION OF THE DIRECTOR PLANNING AND BUILDING SERVICES (DPBS) TO ADDRESS, INTER ALIA, THE ISSUES OF FIRE HAZARD, FIRE FIGHTING AND COMMUNITY SAFETY IN THE EVENT OF AN EMERGENCY.

2.3 ALL DEVELOPMENT OF THE LAND SHALL MAINTAIN THE INTEGRITY OF EXISTING REMNANT FOREST AREAS.

2.4 ALL DEVELOPMENT OF THE SITE SHALL BE PROVIDED WITH AN APPROPRIATE METHOD OF EFFLUENT DISPOSAL TO THE SATISFACTION OF THE DPBS.

2.5 A MANAGEMENT PLAN IS TO BE PREPARED PRIOR TO DEVELOPMENT TO THE SATISFACTION OF THE DPBS TO ADDRESS, INTER ALIA:

- 2.5.1 THE CONTROL OF ACCESS AND PARKING.
- 2.5.2 THE PROTECTION OF THE HERITAGE GARDENS, PARTICULARLY WHEN PATRONS ARE USING THE GARDEN BAR FACILITIES.
- 2.5.3 TRAFFIC MANAGEMENT CONCEPT PLAN SHOWING ROAD TREATMENT, ACCESS ARRANGEMENTS, STREET LIGHTING, PEDESTRIAN ACCESS.

3 LOCATIONS 5037, 5115 AND 5116

3.1 PRIOR TO THE ISSUE OF DEVELOPMENT CONSENT THE DEVELOPER SHALL:

- 3.1.1 UNDERTAKE AN ASSESSMENT OF THE EXISTENCE OF DECLARED RARE FLORA (DRF), INCLUDING TREE MATT COMMUNITIES, DURING THE APPROPRIATE SEASON; AND
- 3.1.2 UNDERTAKE AN ASSESSMENT OF THE EXISTENCE OF ABORIGINAL CULTURAL HERITAGE SITES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ABORIGINAL AFFAIRS DEPARTMENT.

DEVELOPMENT SHALL NOT BE SUPPORTED UNTIL RECEIPT OF THE DRF SURVEY AND THE ABORIGINAL HERITAGE ASSESSMENT; AN ASSESSMENT OF THESE HAS BEEN COMPLETED; AND THE PROPOSED DEVELOPMENT MODIFIED IF NECESSARY TO REFLECT THE OUTCOMES.

3.2 A FIRE MANAGEMENT PLAN (FMP) IS TO BE PREPARED PRIOR TO THE ISSUE OF A BUILDING LICENSE TO ADDRESS, INTER ALIA, THE ISSUES OF FIRE HAZARD, FIRE FIGHTING AND COMMUNITY SAFETY IN THE EVENT OF A FIRE EMERGENCY, TO THE SATISFACTION OF THE DPBS.

3.3 THE LAND IS WITHIN THE LANDSCAPE VALUE AREA PURSUANT TO THE SCHEME AND VEGETATION SHALL NOT BE REMOVED WITHOUT THE WRITTEN APPROVAL OF COUNCIL.

3.4 DEVELOPMENT SHALL NOT EXCEED THE HEIGHT OF EXISTING TREES WITHIN A RADIUS OF 100 METRES IN ORDER TO RETAIN AN UNBROKEN VEGETATION CANOPY.

3.5 ALL DEVELOPMENT OF THE LAND SHALL MAINTAIN THE INTEGRITY OF EXISTING REMNANT FOREST AREAS.

3.6 ALL DEVELOPMENT SHALL MINIMISE THE USE OF LEASEHOLD AREAS - AS A GENERAL GUIDE THE LEASEHOLD AREAS SHALL NOT ACCOMMODATE MORE THAN 30% OF THE TOTAL NEW FLOOR SPACE IN ANY DEVELOPMENT.

3.7 ALL DEVELOPMENT OF THE SITE SHALL BE PROVIDED WITH AN APPROPRIATE METHOD OF EFFLUENT DISPOSAL TO THE SATISFACTION OF THE DPBS.

3.8 A MANAGEMENT PLAN IS TO BE PREPARED PRIOR TO DEVELOPMENT TO THE SATISFACTION OF THE DPBS TO ADDRESS, INTER ALIA:

- 3.8.1 THE CONTROL OF ACCESS AND PARKING.
- 3.8.2 THE PROVISION OF TOURIST AND OTHER INFRASTRUCTURE TO THE PATRONS OF THE PROPOSED TOURIST ACCOMMODATION ON LOCATIONS 5037 AND 5115 I.E. PARTICULARLY IN THE EVENT ACCOMMODATION ON LOCATION 5115 IS MANAGED SEPARATELY FROM CAVES HOUSE WHEN PROVISION SHALL BE MADE FOR INFRASTRUCTURE TO BE PROVIDED ON SITE OR PERMANENTLY LINKED TO CAVES HOUSE INFRASTRUCTURE.
- 3.8.3 TRAFFIC MANAGEMENT CONCEPT PLAN SHOWING ROAD TREATMENT, ACCESS ARRANGEMENTS, STREET LIGHTING, PEDESTRIAN ACCESS.

4 LOCATION 5037 (CARAVAN PARK):

4.1 PROPOSED ADDITIONAL DEVELOPMENT OF THE CARAVAN PARK SITE IS SUBJECT TO ENDORSEMENT OF A REVISED DEVELOPMENT GUIDE PLAN (DGP) THAT ADDRESSES THE FOLLOWING:

- 4.1.1 MINIMUM SETBACK FROM ACCOMMODATION SITES TO YALLINGUP BEACH ROAD OF 15 METRES WHERE ADEQUATE BUFFERING VEGETATION OCCURS ON-SITE I.E. WHERE DEVELOPMENT/SITES WILL BE IN-EVIDENT FROM THE ROAD RESERVE, AND 20 METRES ELSEWHERE.
- 4.1.2 MINIMUM SETBACK TO THE NATIONAL PARK AS RECOMMENDED BY CALM IN RELATION TO FIRE SAFETY AND THE IMPACT ON NATURAL ENVIRONMENTAL VALUES AND MANAGEMENT OF THE PARK (I.E. 30 METRES SETBACK TO NATIONAL PARK BOUNDARIES AND 30 METRES NON-FLAMMABLE ZONE AROUND STRUCTURES AND ACCOMMODATION SITES).
- 4.1.3 RETENTION OF VEGETATION PURSUANT TO CLAUSE 26 OF THE SCHEME;
- 4.1.4 SURVEY OF DECLARED RARE FLORA;
- 4.1.5 ADEQUATE PROVISIONS BEING MADE FOR EFFLUENT DISPOSAL;
- 4.1.6 ASSESSMENT OF VISUAL IMPACT OF DEVELOPMENT;
- 4.1.7 INCLUSION OF A NON-DEVELOPMENT AREA IN THE WESTERN PORTION OF THE SITE;
- 4.1.8 A NOTATION ON THE DGP STATING THAT THERE BE NO PERMANENT ACCOMMODATION; AND
- 4.1.9 AN ASSESSMENT OF FIRE HAZARD AND PREPARATION OF A FIRE MANAGEMENT PLAN.

5 LOCATION 5115 (SHORT-STAY ACCOMMODATION):

5.1 QUALITATIVE VISUAL ASSESSMENT SHALL BE CARRIED OUT, AND SUITABLE DESIGN GUIDELINES RELATING TO BUILDING DESIGN, BULK, HEIGHT, LOCATION AND 30 METRES SETBACK TO THE NATIONAL PARK SHALL BE PREPARED FOR ALL PROPOSED CHALET DEVELOPMENT PRIOR TO DEVELOPMENT TO THE SATISFACTION OF THE DPBS.

5.2 APPROVAL OF CHALETS 17-19 WILL ONLY BE SUPPORTED ONCE THE APPLICANT HAS DEMONSTRATED THAT THEY WILL BE VISIBLY IN-EVIDENT IN THE LANDSCAPE AND COMPLY WITH THE VISUAL MANAGEMENT REQUIREMENTS OF POLICIES OF THE STATEMENT OF PLANNING POLICY NO. 7 - (LEUWIN-NATURALISTE RIDGE). ALTERNATIVELY, THE DEVELOPER MAY CHOOSE TO RELOCATE CHALETS 17-19 TO A LESS VISUALLY PROMINENT LOCATION TO THE SATISFACTION OF COUNCIL.

6 LOCATION 5116 (COMMERCIAL DEVELOPMENT):

6.1 THE DEVELOPMENT OF A FUTURE COMMERCIAL NODE WILL FOCUS ON THE EXISTING STORE, WITH A MAXIMUM OF 500m² GROSS COMMERCIAL FLOOR SPACE AND A 30 METRE SETBACK TO THE ADJACENT NATIONAL PARK (IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT), TO THE SATISFACTION OF THE DPBS.

ENDORSED STRUCTURE PLAN

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

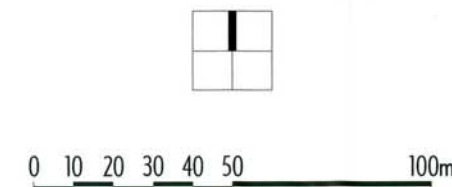
Date 13 Aug 2002
Delegated under s.20(1) WAPC Act 1985



DEVELOPMENT GUIDE PLAN FOR LOCATIONS 4421, 5015, 5016 & 5037
YALLINGUP BEACH ROAD, YALLINGUP - "CAVES HOUSE"
ON BEHALF OF CAPE HOTELS PTY LTD
SK02-H 0114 JUL 2002

THIS IS THE DEVELOPMENT GUIDE PLAN ADOPTED BY THE SHIRE OF BUSSELTON PURSUANT TO CLAUSE 24 OF DISTRICT TOWN PLANNING SCHEME NO. 20 ON THE 13th DAY OF MARCH 2002.

ACTING CEO 31.7.02 DATE



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