

## **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:

**26 JULY 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**



LAND USE	AREA	% OF SITE
CONSERVATION LOTS (LOTS 1 TO 6)	19.86ha	19.8%
PROPOSED FORESHORE RESERVE	8.66ha	8.6%
PROPOSED WETLAND RESERVE	67.81ha	67.6%
PROPOSED ROAD RESERVE	3.70ha	3.7%
ROAD WIDENING	0.29ha	0.3%
TOTAL	100.32ha	100%

## ENDORSED STRUCTURE PLAN

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

Date 26/7/2012 *[Signature]*  
 Delegated under s.16 of the  
 Planning & Development Act 2005

### ADOPTION

Adopted by resolution of Council pursuant to  
 Shire of Busselton District Town Planning  
 Scheme No. 20

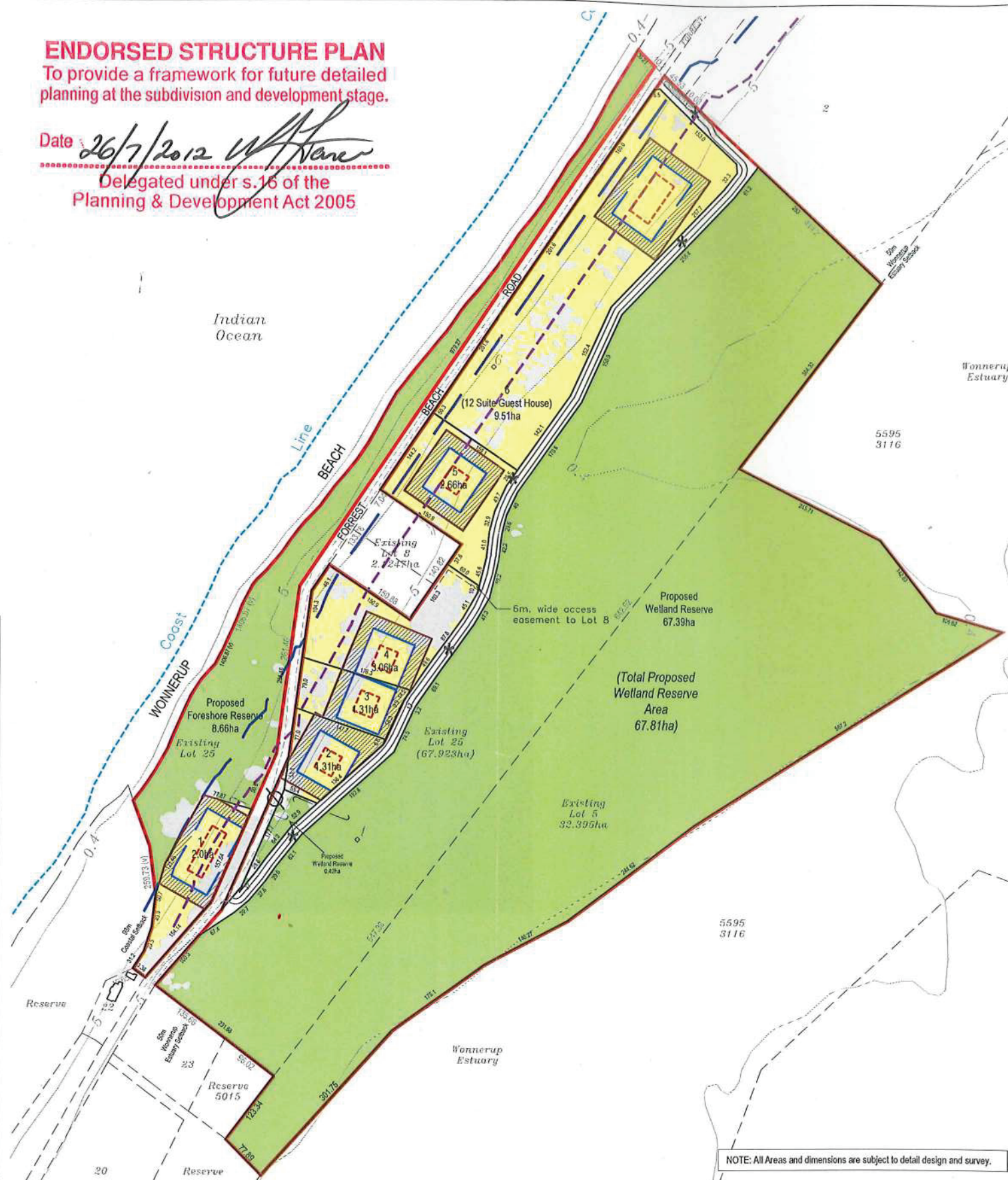
On 14 Dec 2011

Chief Executive Officer

Date 4/7/2012

### Legend

- Boundary - Lot 25 & Lot 5
- - - Existing Lot Boundaries
- Proposed Road (unsealed)
- Proposed Lot Boundaries
- - - Existing Road (sealed)
- Existing Vegetation
- Existing Spot Levels
- Existing Contours
- Note: Proposed road widening to rectify existing encroachment of Forrest Beach Road over Lot 25
- 98m Coastal Setback
- Hypothetical Coastal Setback based on SLR of 0.9m.
- \* Future Road and Pedestrian Access Reserve (20m wide)
- Recreation Reserve
- Conservation Zone
- Building Envelopes
- Building Protection Zone (20m)
- Hazard Separation Zone (20m)



### Development Guide Plan Provisions

- This Development Guide Plan provides a framework for future subdivision and development of the land. Subdivision and development shall be generally in accordance with this Development Guide Plan. No further subdivision of any lots shown on the Development Guide Plan will be supported by Council or the Western Australian Planning Commission.
- This Development Guide Plan shall be read in conjunction with the Foreshore Management Plan, and Fire Management Plan adopted by Council for the land.
- A Foreshore Management Plan (FsMP) is to be prepared by the proponent to the specification and satisfaction of the Shire on advice from the Department for Planning prior to subdivision and development occurring on the land for all land within the Coastal Setback Line.
- The FsMP required under 3. above shall address amongst other matters the following, having regard to the implications of the development of the subject land on the need for foreshore management; revegetation, rehabilitation; land management practices; pests and weeds and their control/elimination; control of and the location and design of beach access (including pedestrian access, four wheel drive access and public car parks). Works and improvements arising from the FsMP are to have regard to coastal processes and state planning policy requirements.
- All Conservation zoned lots are subject to Conservation Covenant between the landowner, the Shire, the Department for Planning and Infrastructure and the Department of Environment and Conservation, whereby all land use and development (including subdivision) shall comply. These Covenants will be required as a pre-requisite to subdivision clearance and are to incorporate, inter alia, relevant management obligations identified pursuant to provisions 3, 4, 5, 7 and 8.
- A Fire Management Plan is required to be prepared by the proponent to the specification and satisfaction of the Shire and FESA including, inter alia, access, egress, building envelopes, building protection and hazard separation zones.
- A vegetation survey to determine the presence of any declared rare flora (DRF) and identifying significant vegetation is to be conducted with proposed lots prior to the issue of clearances of subdivision. The location of building envelopes and access tracks (as necessary) will be identified and covenanted accordingly pursuant to 6 above according to the results of any vegetation survey. The position of building envelopes thereafter will be subject to no further modification.
- The maximum height for any development is 6 metres above natural ground level.
- All development is to be limited to a single storey.
- Use of prescribed materials and dark tones are required as identified under the Landscape Value Area Scheme provision.
- Fencing along the common boundaries between proposed lots, shall be of post and wire construction only or as otherwise recommended on the relevant management plans.
- The proposed future road and pedestrian access reserve is to be ceded free of cost to the Crown at time of subdivision. The southern alignment is subject to detailed design.
- All development, including effluent disposal, shall adhere to the relevant development setbacks from wetlands and the coast as identified on the Development Guide Plan.
- The minimum finished floor level for any development on private land is to be 1.95 AHD.
- Lot boundaries may require minor modification at the subdivision stage to ensure that boundary fencing does not result in the removal of WA Peppermint trees.
- All building envelopes will be subject of an aboriginal heritage survey prior to clearance of titles. Any archaeological site identified by the survey and to be left in-situ will be notified on the title of the relevant lot.
- Any effluent disposal system as part of the development of the lots herein shall incorporate an approved Alternative Treatment Unit capable of nutrient retention/removal.
- The access easement connecting existing Lot 8 to the new road reserve is to be subject to a restriction preventing such access until such time as the new road reserve contains a constructed road.

FIGURE 5

## DEVELOPMENT GUIDE PLAN

### LOT 5 AND 25 FORREST BEACH ROAD

### WONNERUP

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DATE: 14.6.2012  
 DESIGNED: FC  
 DRAWN: FC  
 LOCAL AUTHORITY  
 CITY OF BUSSELTION  
 PROJECT-PHASE-PLAN NUMBER  
 P5057-SK15  
 SCALE AT A3: 1:7500  
 CHECKED: MS  
 APPROVED: MS  
 REVISION  
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