

Structure Plan

Lot 3965 Commonage Road, Yallingup

This structure plan has effect from the date of approval by
the Western Australian Planning Commission for a period of 10 years
(refer to Approval Page)

Endorsement Page

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

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

11 NOVEMBER 2025

Signed for and on behalf of the Western Australian Planning Commission:



An officer of the Commission duly authorised by the Commission pursuant to section 24 of the *Planning and Development Act 2005* for that purpose, in the presence of:

Rhianne Fiander
----- Witness

14 November 2025
----- Date

14 November 2035
----- Date of Expiry

Table of Amendments

Amend No.	Summary (in bullet points)	Date approved by the WAPC

23006 | April 2024

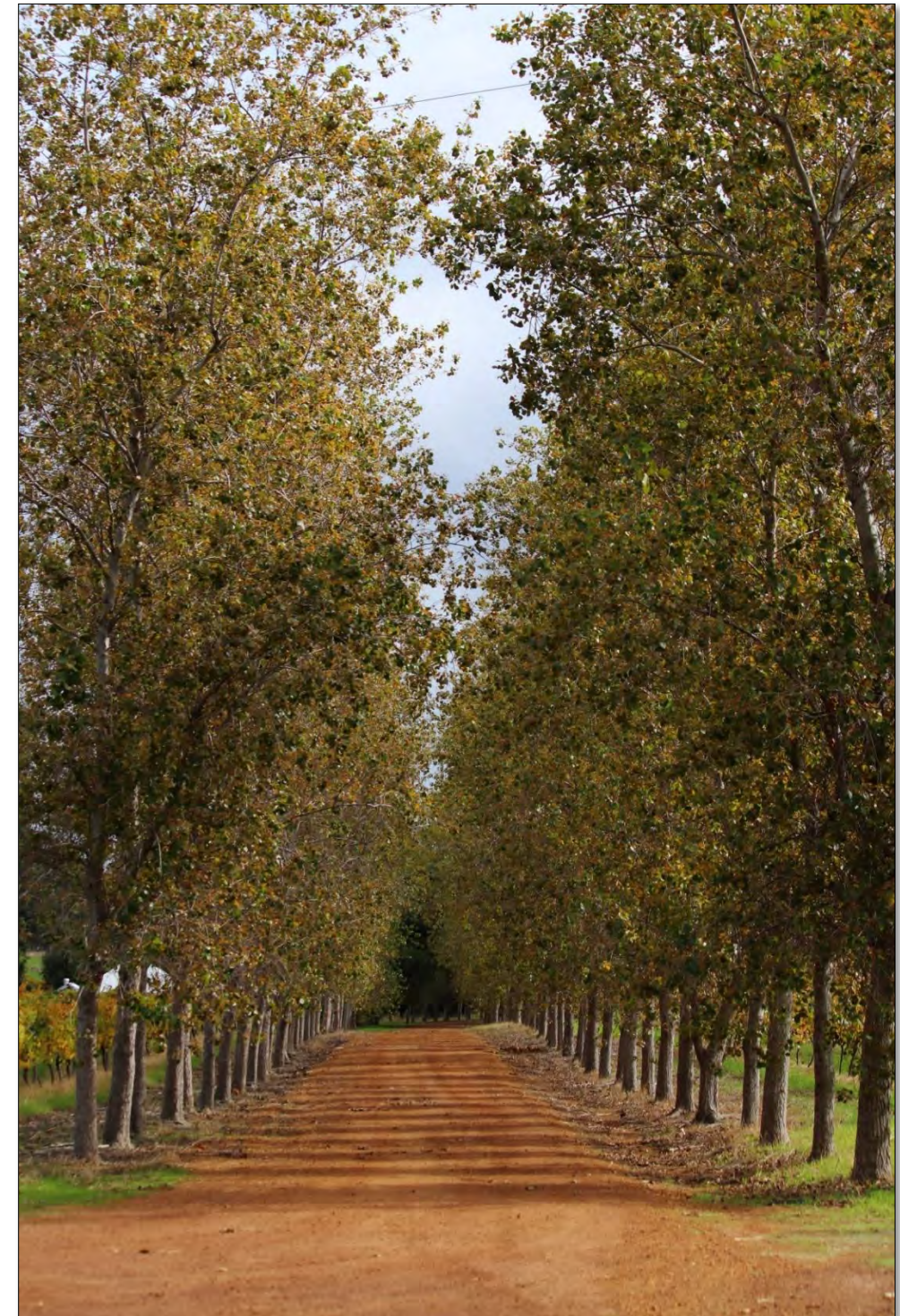
Lot 3965 Commonage Road Yallingup

Structure Plan Report

PREPARED FOR SPRINGFIELD HEIGHTS PTY LTD



Larry Guise Planning Pty Ltd Trading as Across Planning | ABN 97 630 344 679
Final edits: Harley Dykstra



EXECUTIVE SUMMARY

This structure plan applies to the land comprising Lot 3965 (769) Commonage Road, Yallingup (the subject land) in the City of Busselton. The subject land forms part of the *Commonage Policy Area Consolidated Structure Plan* area (Commonage Structure Plan) which is one of the one of the City's principal rural living areas.

The purpose of the structure plan is to facilitate a high-quality rural residential estate by guiding progressive subdivision, development and use of the subject land.

Lot 3965 is elevated, undulating and predominantly cleared. Formerly known as 'Springfield Farm', the subject land has previously been used for a variety of rural and agricultural pursuits including grazing and viticulture. It is one of few large properties in the Commonage area yet to be subdivided and developed for rural residential purposes. A recent change of ownership has paved the way for its transition to a rural residential estate consistent with the adopted planning framework, including the 'Rural Residential' zoning.

The vision and design ethos is to create a high-quality rural living estate that:

- embraces the undulating topography using a gently meandering road network that responds to the natural land contours;
- maximises retention of existing vegetation including remnant native vegetation, belts of mature eucalypts and the contrasting deciduous Poplars along the property frontage and providing a semi-formal avenue lining the entry road;
- provides for a variety of rural lifestyle opportunities; including open-pastured and partly-wooded lots and others with views of the dam or treed backdrops;
- achieves an efficient design and layout that respects the limited supply of rural residential land;
- offers generous building envelopes that comply with bushfire protection requirements while providing flexibility for placement of dwellings;

- enhances connectivity with the surrounding area via new road and emergency access way linkages;
- highlights the existing waterways by retaining the existing large dam and two small dams and providing for landscape planting that enhances the waterway edges;
- contributes to the important landscape of the area, including filtered views of the rural and natural areas mosaic when seen from the adjoining Commonage Road travel route corridor and creating a strong sense of place for residents and visitors; and
- complies with the applicable statutory and policy framework.

This structure plan will contribute to efficient use of land, services and infrastructure within the existing Commonage Rural Residential area. Additional community benefit is demonstrated by the planned retention and enhancement of environmental and landscape values and improved community connectivity and safety provided by new access roads, emergency access ways and three water tanks for fire-fighting purposes.

The subject land falls within the *West Commonage Special Rural Zone – Precinct 5B Development Guide Plan* (Precinct 5B DGP) endorsed by the WAPC in 2002. The structure plan broadly conforms to most elements of the DGP, however much of the DGP is now already developed or inconsistent with current policies, guidelines and standards.

Under Clause 28 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the Precinct 5b DGP will expire on 19 October 2025. The WAPC has recommended that the City rescind the portion of Precinct 5B DGP containing the subject land (Lot 3965).

The WAPC has also recommended that, in identifying any subsequential changes required to update the Commonage Structure Plan, this structure plan include a recommendation that the City amend the Commonage Structure Plan to reflect the outcomes as part of the envisaged review of the Commonage Structure Plan. Accordingly, it is recommended that, as part of the envisaged review, the City amend the Commonage Structure Plan to reflect the outcomes of this structure plan.

Structure Plan - Lot 3965 Commonage Road Yallingup

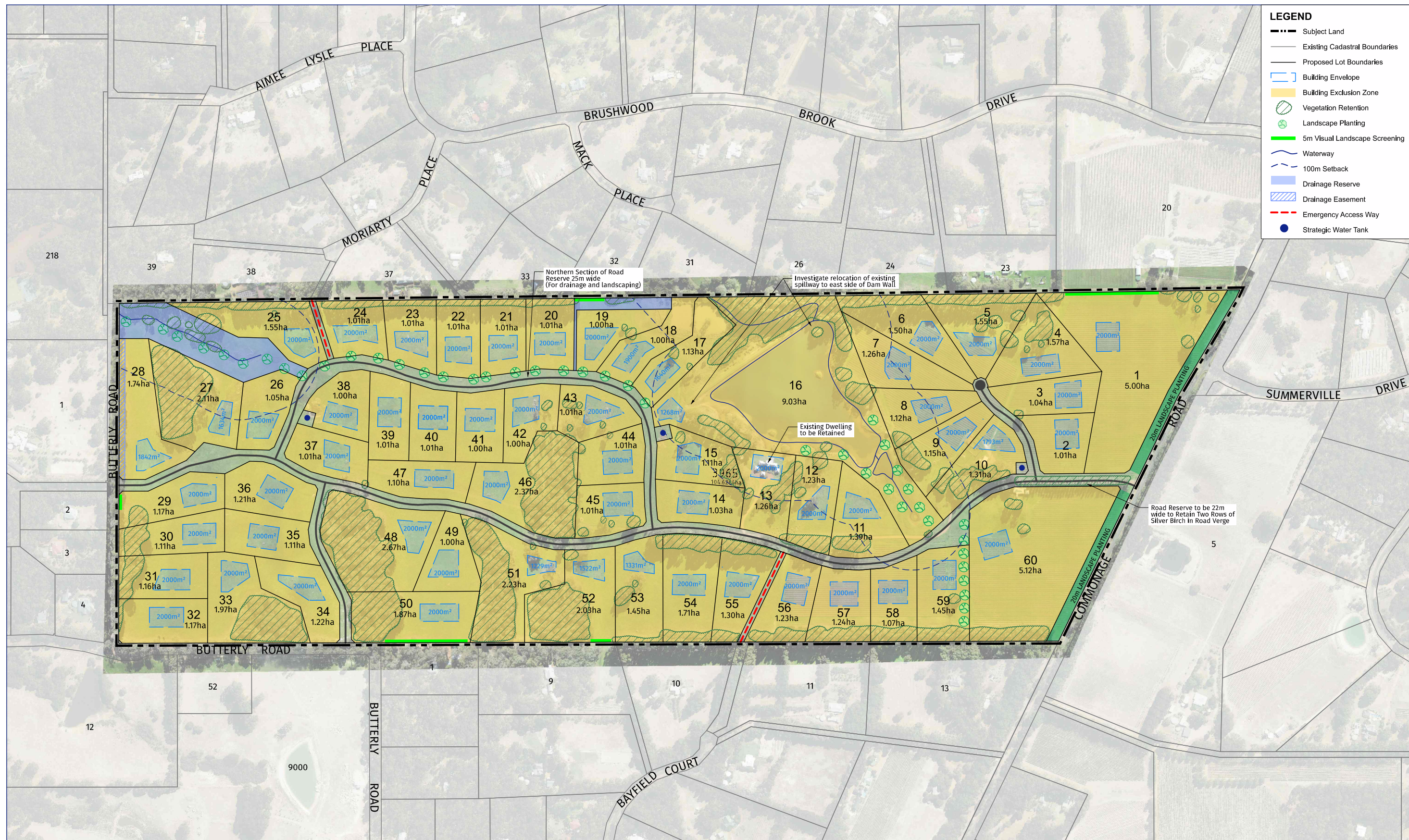
A key component of the structure plan is the Structure Plan Map, which is shown in *Figure 1: Structure Plan Map*.

A summary of key statistics of the structure plan is contained in *Table 1: Executive Summary Table*.

Table 1: Executive Summary Table

Item	Data
Total area covered by Structure Plan	104.63 ha
Area of proposed Rural Residential land use	93.31 ha
Total estimated lot yield	60
Estimated number of dwellings	60
Average lot size	1.55 ha
Estimated population	156 #
Estimated area and percentage given over to public open space, drainage and reserve for landscape protection	3.61 ha 3.45 %
Estimated area and percentage of natural area	26.4 ha 25.3 %

Based on 2.6 average number of people per household, Yallingup locality (ABS QuickStats, 2021)



This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

STRUCTURE PLAN MAP

Lot 3965, 796 Commonage Road

YALLINGUP

Figure 1: Structure Plan Map

Plan No. 23591-08	
DATE	07.10.2025
CO-ORDINATES	MRCG2020
AERIAL	2023
REVISION	K



ACROSS PLANNING

✉ PO Box 151 Australind WA 6233

☎ +61 438 971 207

✉ larry@acrossplanning.com.au

Table of Contents

PART ONE: Implementation.....	9	1. Introduction and purpose.....	16
1. Structure plan area and operation	9	2. Site and context analysis	16
2. Purpose of the structure plan	9	2.1. Physical context	16
3. Staging of implementation	9	2.1.1. Location.....	16
4. Subdivision and development requirements	9	2.1.2. Surrounding area and land use	16
4.1. Land use zones and reserves	9	2.1.3. Tenure, ownership and buildings.....	17
4.1.1. Zones	9	2.1.4. Environment.....	17
4.1.2. Road reserves	10	2.1.5. Physical infrastructure and services	20
4.1.3. Public Open Space	10	2.1.6. People movement.....	20
4.1.4. Other reserves	10	2.2. Community context	20
4.2. Density and development.....	10	2.2.1. People.....	20
4.2.1. Density	10	2.2.2. Housing.....	20
4.2.2. Interface with adjoining areas	10	2.2.3. Economy.....	21
4.2.3. Heritage	11	2.2.4. Culture, values and identify	21
4.3. Other requirements.....	11	2.3. Governance (legislative and policy) context.....	21
4.3.1. Bushfire protection	11	2.3.1. Environment.....	21
4.3.2. Infrastructure arrangements	11	2.3.2. Planning.....	27
4.3.3. Development contributions.....	12	2.3.3. Utilities and service providers	35
4.3.4. Protection or management of environmental or landscape features	12	2.3.4. Existing plans and projects.....	36
4.3.5. Water resource management	12	3. Opportunities and constraints analysis	36
4.4. Additional details	13	4. Stakeholder and community engagement	37
4.4.1. Information to be submitted with an application	13	5. Design response	37
5. Rescinding portion of Precinct 5B Development Guide Plan	13	6. Technical appendices	37
6. Amendment to Commonage Structure Plan.....	13	APPENDIX A: Summary of environmental management measures	38
PART TWO: Explanatory section	16	APPENDIX B: Technical Appendices Index	41

Structure Plan - Lot 3965 Commonage Road Yallingup

Figures

- Figure 1: Structure Plan Map
- Figure 2: Staging Plan
- Figure 3: Former Meleri Winery
- Figure 4: Land Available for Positioning Land Application Areas
- Figure 5: Location Plan
- Figure 6: Aerial photograph
- Figure 7: Jarrah and Marri woodland over grasses
- Figure 8: Isolated Peppermint over grasses
- Figure 9: Structure Plan Map – Environmental Constraints
- Figure 10: Bushfire Attack Level Contour Assessment
- Figure 11: Landscape Classes Map - extract
- Figure 12: Visual Impact Assessment -Proposed Lot 1 Building Envelope

- Figure 13: Visual Impact Assessment - Commonage Road
- Figure 14: SPP 6.1 Land Use Strategy Plan - extract
- Figure 15: Local Planning Scheme No 21 Scheme Map - extract
- Figure 16: Commonage Structure Plan map - extract
- Figure 17: Precinct 5B Development Guide Plan - extract

Tables

- Table 1: Structure Plan summary

Appendices

- Appendix A: Summary of environmental management measures
- Appendix B: Technical appendices index

PART ONE: Implementation

1. Structure plan area and operation

This structure plan applies to the land comprising Lot 3965 Commonage Road, Yallingup in the City of Busselton (the subject land) as shown in *Figure 1: Structure Plan Map*.

The structure plan is in effect from the date stated on the cover (date the decision letter is distributed to the applicant) and for a period of 10 years (or for any other period approved by the WAPC).

The principal instruments informing the structure plan's implementation are:

- City of Busselton Local Planning Scheme No. 21
- subdivision approval(s) granted by the Western Australian Planning Commission (WAPC).

2. Purpose of the structure plan

The purpose of the structure plan is to facilitate a high-quality rural residential estate by guiding progressive subdivision, development and use of the subject land.

Key objectives of the structure plan are:

- Maximizing retention of natural landscape and environmental attributes of the site including undulating topography, remnant vegetation, waterways and capitalizing on attractive internal and external views;
- Providing a variety of site-responsive lots offering a choice of rural lifestyles;
- Promoting neighbourhood connectivity through enhanced road and emergency access way linkages; and

- Enhancing the Commonage rural residential area by creating a contemporary and high-quality estate that makes a positive contribution to the Yallingup locality and the City of Busselton.

3. Staging of implementation

Staging of subdivision will be determined according to market conditions but is anticipated to occur in four stages as shown in *Figure 2: Staging Plan*.

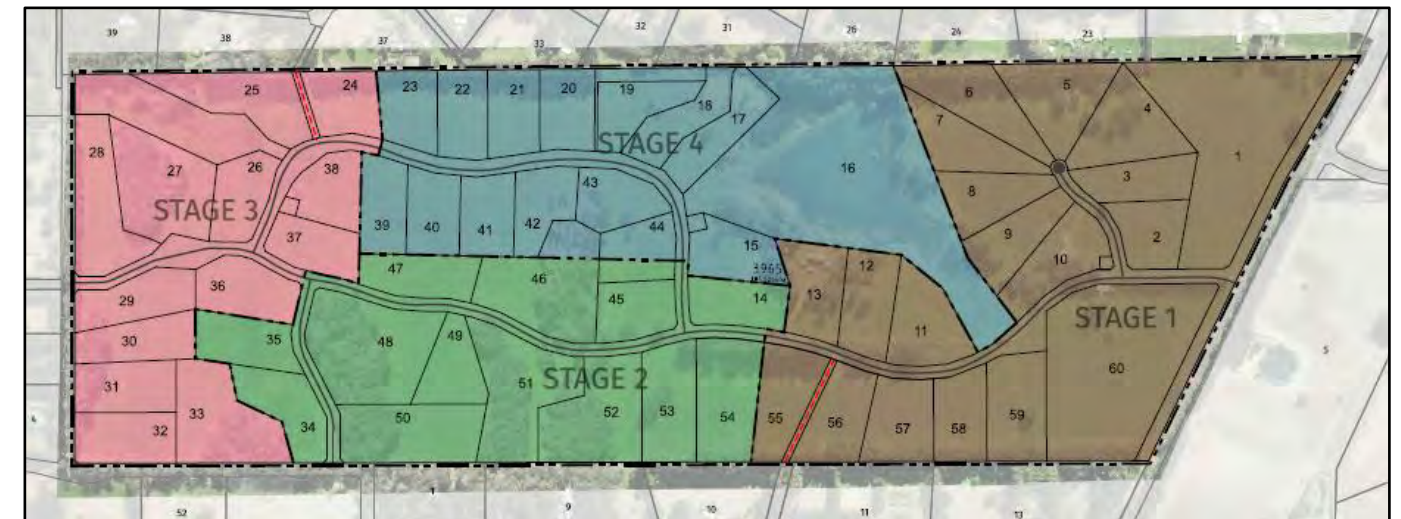


Figure 2: Staging Plan.

4. Subdivision and development requirements

4.1. Land use zones and reserves

4.1.1. Zones

The subject land is zoned 'Rural Residential' under the City of Busselton Local Planning Scheme No. 21 (LPS21).

4.1.2. Road reserves

The subject land has existing frontage to Commonage Road to the east and Butterly Road to the south-west and west. New public road reserves are shown in *Figure 1: Structure Plan Map*. Whilst all proposed roads are categorized as ‘Access Roads’ under the Main Roads WA road hierarchy, the key east-west link is the ‘Primary Access Road’ providing a connection between Commonage Road and Butterly Road. An additional connection is proposed southward to Butterly Road, while there are also two other sections of road for access internal to the estate.

All new roads are intended to be 20m-wide, except portion of the northern ‘loop’ road which is to be 25m-wide to provide additional width for drainage and landscape planting.

In addition to new roads, Emergency Access Ways (EAW) are also required for emergency access purposes. One EAW will connect to an existing EAW at the end of Moriarty Place to the north of the subject land, while another EAW will connect to an existing EAW at the end of Bayfield Court to the south of the subject land. The northern end of Butterly Road (adjacent proposed Lot 20 and Lot 28) is currently unsealed but suitable as an EAW.

Lots adjoining Commonage Road are to obtain vehicle access from the new east-west road as no direct access is permitted to Commonage Road under the *Commonage Policy Area Consolidated Structure Plan* (Commonage Structure Plan).

All roads and the EAW are to be created as conditions of subdivision approval.

4.1.3. Public Open Space

Public Open Space (POS) is not normally required in the ‘Rural Residential’ zone unless deemed necessary to protect particular landscape or environmental features. The existing Commonage Policy Area Consolidated Structure Plan endorsed by the WAPC in October 2004 (Commonage Structure Plan) requires a minimum 20m-wide parkland revegetation area (landscape buffer) adjacent Commonage Road. Accordingly, in this instance, it is intended that this 20m-wide buffer be created as POS at the subdivision stage.

4.1.4. Other reserves

A drainage reserve in the north-western portion of the subject land is to be created at the subdivision stage to formalize the existing waterway and provide a connection from a landscape drainage swale (refer *Figure 1: Structure Plan Map*).

4.2. Density and development

4.2.1. Density

Being located in a Rural Residential zone, the subject land is not subject to the Residential Design Codes (R-Codes). However, in accordance with provisions of LPS21 and the Commonage Structure Plan, the minimum lot size is 1ha. The average lot size is 1.55ha, while lots adjoining Commonage Road are minimum 5ha in accordance with the Commonage Structure Plan.

4.2.2. Interface with adjoining areas

The interface with adjoining areas recognizes that the predominant surrounding land use is rural residential. A belt of mature plantation trees was previously planted along substantial parts of the boundary of the subject land to aid the interface between the past grazing and viticulture practices and the surrounding rural residential properties. This belt of trees is to be retained in the estate.

The existing vineyards at the eastern end of the subject land are being removed and returned to pasture. Most of the existing stands of remnant vegetation and introduced vegetation will be retained (including the line of Poplar trees adjacent Commonage Road and the prominent avenue of Poplars lining the existing entry road), thereby helping maintain the character of the site and its interface with adjoining areas.

The minimum rear building envelope setback to adjoining areas is 20m, but for most lots the rear setback is significantly larger than 20m related to Bushfire Attack Level (BAL) setbacks. Building envelope setbacks adjacent Commonage Road are 100m, consistent with the Commonage Structure Plan.

4.2.3. Heritage

A search of PlanWA reveals that there is no Aboriginal Cultural Heritage or Historic Heritage Places (Heritage Council) associated with the subject land.

Meleri Winery is listed on the City of Busselton Municipal Heritage Inventory as a 'site only'. An early photograph shows the former small winery structure, which was subsequently demolished (refer *Figure 3: Former Meleri Winery*). It is not listed by the National Trust nor on the State Heritage Register.

According to the Municipal Heritage Inventory, the winery was built circa 1920 by the Meleri family who were Italian migrants who bought a property of 560 acres (226ha) in the Yallingup area and eventually cultivated 10 acres (4ha) of grapes.



Figure 3: Former Meleri Winery

4.3. Other requirements

4.3.1. Bushfire protection

A Bushfire Hazard Level (BHL) assessment has been undertaken to inform preparation of the structure plan (*Bushfire Management Plan Ecosystem Solutions*, Rev A, Sept 2025 – refer *Appendix B: Technical Appendices Index*).

The BHL assessment spatially identified portions of the subject land and adjacent areas that have an 'Extreme', 'Moderate' or 'Low' BHL. Post-development (i.e. once subdivision of the estate is completed) the assessment demonstrates that the majority of the subject land is 'Moderate' or 'Low' BHL, with 'Extreme' BHL limited to the principal vegetation retention areas.

The BHL assessment includes a post-development Bushfire Attack Level (BAL) contour map. The BAL contour map demonstrates that all building envelopes sit outside the BAL-29 contour, meaning that all building envelopes achieve BAL Low, BAL-12.5, BAL-19 or maximum BAL-29. This conforms to State Planning Policy 3.7 *Planning for Bushfire Protection* (SPP 3.7) and the associated *Guidelines for Planning in Bushfire Prone Areas*.

The structure plan proposes a road network and emergency access ways consistent with SPP 3.7 and the guidelines. Three strategic water tanks sites are also identified and it is anticipated that provision of three 50,000 litre tanks with suitable couplings for fire fighting purposes be required at the subdivision implementation stage.

A Bushfire Management Plan (BMP) for the subject land should be prepared at the subdivision stage and lodged in support of the application for subdivision.

4.3.2. Infrastructure arrangements

There will be three access roads into the subject land, comprising primary access from Commonage Road, secondary access from Butterly Road (from the south), and minor access from Butterly Road (from the west).

Structure Plan - Lot 3965 Commonage Road Yallingup

Each of the intersections (including the Commonage Road intersection) is to be built at the subdivision stage and will provide for Rural Basic Left Turn and Rural Basic Right Turn movements. Two emergency access ways (EAW) will also be developed at the subdivision stage – one connecting to an existing EAW to the north and one connecting to an existing EAW to the south.

Effluent treatment and disposal will be undertaken on-site. Geotechnical investigation and site and soil analysis (SSE) confirms suitability for on-site effluent treatment and disposal for each lot.

There is no potable water supply system available to the subject land. Potable water will be captured via rainwater tanks on each lot.

Western Power’s network mapping tool shows that there is enough capacity to service the estate from the Busselton Zone Substation. There is an existing 22kV HV power line running along the Commonage Road frontage of the subject land. Liaison with Western Power should be undertaken at the subdivision stage to confirm the existing line can remain. Overhead power currently connected to the main dwelling and caretaker residence will be removed. The caretaker residence will be demolished and underground power supplied to the existing main dwelling (on proposed Lot 13) along with all other lots.

All new lots will be connected to NBN telecommunications consistent with WAPC policy. Currently, the subject land is within a fixed wireless area with no NBN cables in place. A formal application can be submitted to NBN for assessment. Should NBN choose to service the subdivision with fixed line technology, a backhaul charge will be applicable. If not, a dormant NBN pit and pipe system will need to be installed.

4.3.3. Development contributions

This structure plan forms part of the ‘District’ area subject to Development Contribution Area 1 (DCA1) development contributions in accordance with the City of Busselton Developer Contribution Plan 1 – Community Facilities DCP. Development contributions to DCA1 will be implemented at the subdivision stage.

4.3.4. Protection or management of environmental or landscape features

Existing on-site vegetation providing fauna habitat and a landscape feature comprises predominantly open forest of *Eucalyptus marginata*, *Corymbia calophylla*, *Agonis flexuosa* and *Banksia grandis* with stands of introduced eucalypts and deciduous trees. Maximising retention of this vegetation is intended (particularly Black Cockatoo habitat trees with suitable hollows for nesting), as demonstrated by the extensive identified ‘Vegetation Retention’ areas in *Figure 1: Structure Plan Map*. This vegetation will be supplemented with additional 5m-wide landscape planting along all boundaries, unless in areas that feature remnant vegetation, existing or proposed screening vegetation or a road or EAW directly abutting the structure plan area, which will enhance both landscape and ecological values.

Planting shall be undertaken by the proponent at the subdivision stage. The extent of the planting may be reasonably modified following consultation with the owners of neighbouring properties and to achieve appropriate BAL compliance.

No Threatened Ecological Communities (TEC) or Environmentally Sensitive Areas (ESA) have been identified on the subject land.

There are three existing dams. Two small dams will be retained at the rear of Lots 17 and 18, while the large dam previously used for irrigation purposes will be retained on Lot 16 as a landscape feature that will provide views from a number of new lots, but also to be enjoyed by the general public travelling along the new east-west road.

Figure 1 also includes extensive ‘Building Exclusion Zone’ areas that will contribute to the semi-rural landscape creating a patchwork mosaic of open pastures, dwellings and outbuildings, and stands of remnant vegetation.

4.3.5. Water resource management

The existing large dam (and two small dams) will be retained. Although no longer required for irrigation of viticulture, the dam is a significant landscape feature that also has habitat value. Preliminary advice from WML Engineers is that planned relocation of the existing

Structure Plan - Lot 3965 Commonage Road Yallingup

dam spillway from the western end of the dam embankment to the eastern end is technically feasible. Further geotechnical and civil engineering assessment should be undertaken prior to subdivision to confirm this.

The Department of Water and Environmental Regulation (DWER) advises that a water license is not required in relation to water flowing from a spring where water rises to the surface on the property until it passes beyond the boundaries of the land belonging to the property owner. As the tributary/watercourse that fills the dam rises on the property (similar to a spring), the licensing of the dam was previously determined not to apply.

Where practical, and as shown in *Figure 1*, lot boundaries and fencing should be located a minimum 30m from the centre line of waterways, to help protect foreshores and water quality. Vegetation adjacent waterways is to be retained as shown in *Figure 1* and supplemented with additional landscape planting.

Disposal of treated effluent for each lot should be undertaken in accordance with the *Site and Soil Evaluation* (WML, January 2024) and the *Land Available for Positioning Land Application Areas* (WML, March 2024) – refer *Figure 4: Land Available for Positioning Land Application Areas*.

4.4. Additional details

4.4.1. Information to be submitted with an application

The following additional information should be provided at the subdivision stage.

Additional Information / purpose	Approval stage	Responsible agency (consultation required)
Geotechnical and civil engineering assessment confirming the suitability of relocating the dam spillway from the western end to the eastern end of the dam embankment	Subdivision	DWER
Bushfire Management Plan (including Bushfire Attack Level map)	Subdivision	DFES, WAPC

5. Rescinding portion of Precinct 5B Development Guide Plan

The *West Commonage Special Rural Zone – Precinct 5B Development Guide Plan* (Precinct 5B DGP) was endorsed by the WAPC in 2002. The subject land falls within the Precinct and the new structure plan broadly conforms to some elements including retaining most vegetation and the dam, creating environmental linkages and new road connections. However, much of the DGP is superseded and inconsistent with current policies, guidelines and standards.

Under Clause 28 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the approval of a structure plan (including a DGP) is for a period of 10 years commencing on the day on which the WAPC approves the plan, or another period determined by the WAPC when approving the plan. Under Clause 28 (4) of the Regulations, a structure plan approved before 19 October 2015 is taken to have been approved on that day. Accordingly, the Precinct 5b DGP will expire on 19 October 2025.

Having received comments from the City of Busselton with regard to possible rescinding of all or part of the Precinct 5B DGP, the WAPC has recommended that the City rescind the portion of Precinct 5B DGP containing the subject land (Lot 3965).

6. Amendment to Commonage Structure Plan

The *Commonage Policy Area Consolidated Structure Plan* (Commonage Structure Plan) was endorsed by the WAPC in October 2004 as a framework for future detailed planning at the subdivision and development stage.

As described above, under the *Planning and Development (Local Planning Scheme) Regulations 2015*, a structure plan approved before 19 October 2015 is taken to have been approved on that day and is valid for a period of 10 years. Accordingly, the Commonage Structure Plan will expire on 19 October 2025.



This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

PLAN
NOT TO SCALE

Figure 4: Land Available for Positioning Land Application Area

PRELIMINARY DRAWING
NOT TO BE USED FOR CONSTRUCTION PURPOSES

<div><div><div>WML</div><div>Consulting Engineers</div></div><div>Civil Geotechnical Structural</div><div>CONSULTANT DRAWING NUMBER 11141-G1-DG-0002</div></div> <div><div>BUNBURY +61 8 9722 3544 KALGOORLIE +61 8 9021 1811 PERTH +61 8 9722 3566 wml.com.au</div></div>	REVISIONS				NOTE * INDICATES SIGNATURES ON ORIGINAL ISSUE OF DRAWING OR LAST REVISION OF DRAWING	NAMES PRINTED IN FULL		DATE	CLIENT SPRINGFIELD HEIGHTS PTY LTD PROJECT SPRINGFIELD HEIGHTS LOT 3965 COMMONAGE ROAD	DRAWING TITLE SPRINGFIELD HEIGHTS LAND AVAILABLE FOR POSITIONING LAND APPLICATION AREAS SITE PLAN	THIS DRAWING SHALL BE TREATED AS PRELIMINARY AND IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AS APPROVED DRAWING NUMBER 11141-G1-DG-002 REVISION C
	C	LOTS' BOUNDARIES UPDATED	A G	11.09.2025		DESIGNED	A. GORCZYNSKA	MAR 24			
	B	LOTS' BOUNDARIES UPDATED	A G	18.04.2024		DRAWN	C. HICK	MAR 24			
	A	ISSUED FOR REVIEW	A G	08.03.2024		VERIFIED					
	Nº.	DESCRIPTION	APPROVED	DATE		APPROVED					

Structure Plan - Lot 3965 Commonage Road Yallingup

Having received comments from the City with regard to the Commonage Structure Plan, the WAPC has recommended that, in identifying any subsequential changes required to update the Commonage Structure Plan, this new structure plan include a recommendation that the City amend the Commonage Structure Plan to reflect the outcomes of the new structure plan as part of the envisaged review of the Commonage Structure Plan, which is provided for in the City's Local Planning Strategy.

Accordingly, it is recommended that, as part of the envisage review, the City amend the Commonage Structure Plan to reflect the outcomes of the new structure plan.

STRUCTURE PLAN MAP

The Structure Plan Map forming part of this structure plan is shown in *Figure 1: Structure Plan Map*.

PART TWO: Explanatory section

1. Introduction and purpose

Across Planning has been engaged by Springfield Heights Pty Ltd to prepare a Structure Plan over the land comprising Lot 3965 (769) Commonage Road Yallingup. The Structure Plan is intended to guide the subdivision and development of the subject land for Rural Residential purposes.

2. Site and context analysis

2.1. Physical context

2.1.1. Location

The subject land comprising approximately 105ha is located south-east of Yallingup, south-west of Dunsborough and east of Smiths Beach in the Commonage Rural Residential area in the City of Busselton (refer *Figure 5: Location plan*).

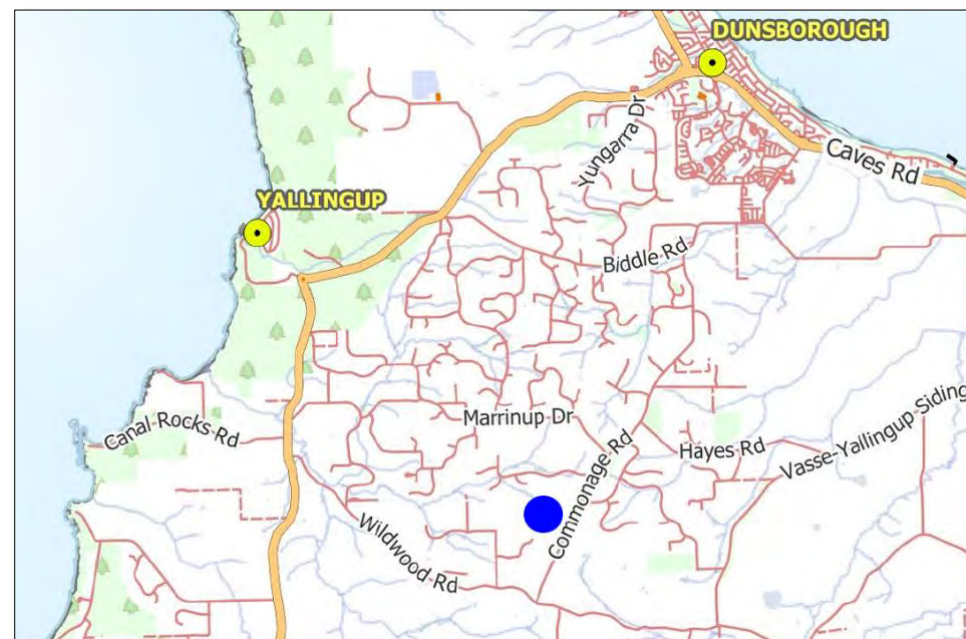


Figure 5: Location plan

2.1.2. Surrounding area and land use

In common with much of the Commonage Rural Residential area, most of the area surrounding the subject land comprises rural residential properties (some with viticulture and low-key agricultural pursuits), cottage industries and tourist-related activities including local café and produce sales (refer *Figure 6: Aerial photograph*).



Figure 6: Aerial photograph

Surrounding properties range from almost fully cleared to semi-cleared, some with extensive remnant vegetation. Although there are some connecting roads, there are also multiple properties in the area with one-way road access only. There are some existing emergency access ways (EAW), but in some instances these lack secondary connectivity to the local road network, meaning they are sub-standard for providing emergency access in their current state. Where possible, the proposed subdivision of the subject land will remedy this situation by providing new road connections and by effectively extending existing EAW to ensure two-way connectivity.

2.1.3. Tenure, ownership and buildings

The subject land is owned in freehold by Springfield Heights Pty Ltd. Existing buildings comprise an architecturally-designed pavilion-style house with associated studio space overlooking the main dam, under cover parking and outbuildings. These will be retained as part of the Rural Residential subdivision. There is also an existing caretaker residence closer to the existing driveway and property entrance. Although externally the caretaker residence appears in good condition, the interior is not. This residence conflicts with the proposed location of the main entry road and will be demolished.

2.1.4. Environment

The topography of the subject land is undulating and generally sloping to the north and north-west. Soil phases can be described as:

- Wilyabrup gentle slope phase: Sideslopes with gradients 5 – 10% containing Forest Grove and Keenan soils.
- Cowaramup gentle slope phase: Gentle slopes (2-5% gradient) with gravelly duplex (Forest Grove) soils.
- Wilyabrup narrow valley floor phase: Narrow v shaped depressions.
- Cowaramup flats phase: Flats (0-2% gradient) with gravelly duplex (Forest Grove) and pale grey mottled (Mungite) soils.
- Cowaramup wet vales phase: Small, broad U-shaped drainage depressions with swampy floors. Gravelly duplex (Forest Grove) soils on sideslopes and poorly drained alluvial soils on valley floor.

According to the DWER broad-scape mapping (DWER 2023), the subject site is classified as having a ‘moderate to low risk’ of potential Acid Sulfate Soils (ASS).

The subject land is located within the Gunyulgup subarea of the RiWI Act proclaimed Cape to Cape North Surface Water Management Area. Surface water features within the subject land are restricted to one large dam and two small dams located in the eastern half of the subject land, plus a small spring in the western half of the subject land.

An Environmental Assessment Report (EAR) for the subject land has been prepared by Accendo Australia (Accendo, 2024) to ensure that environmental values and potential impacts associated with the proposed development can be managed in accordance with legislative and policy requirements (refer **Appendix B: Technical Appendices Index**).

Based on Accendo site observations, the subject site contains areas of remnant vegetation described as follows:

- *Eucalyptus marginata* (Jarrah) and *Corymbia callophylla* (Marri) woodland over grasses with limited understory and mid-storey vegetation due to historical prolonged grazing (refer **Figure 7: Jarrah and Marri woodland over grasses**). Vegetation is likely to be in a Completely Degraded condition.
- Isolated *Agonis flexuosa* (Peppermint) over grasses (refer **Figure 8: Isolated Peppermint over grasses**). The vegetation in this area is in a Completely Degraded condition
- Planted shrubland with *Agonis flexuosa* and other species, the vegetation in this area is in a Degraded condition
- Planted, introduced tree species. Given the absence of endemic vegetation, the vegetation in this area is in a Completely Degraded condition.



Figure 7: Jarrah and Marri woodland over grasses

Structure Plan - Lot 3965 Commonage Road Yallingup



Figure 8: Isolated Peppermint over grasses

This remnant vegetation provides the principal fauna habitat on the subject land. Identified fauna habitats ranged from ‘Completely Degraded’ (cleared pasture) to ‘Degraded’, largely a consequence of historical clearing and ongoing livestock grazing. Given the degree of disturbance the original fauna assemblage within the subject site is likely to be depauperate in many aspects, in particular with respect to ground dwelling species which rely on dense native understory (mid-storey and ground cover) vegetation, which is entirely absent.

Of the abovementioned conservation significant species, based on preferred habitat types, four species have the potential to occur within the subject site. This is further supported by a targeted fauna survey undertaken by SW Environmental (2024) which observed both Western Ringtail Possums (WRP) and evidence of both Baudin’s and Forest Red Tailed Black Cockatoos (FRTBC) within the subject site.

Evidence of foraging of both the Baudin’s and FRTBC species was observed during the targeted fauna survey. Flora species recorded within the subject land and known to be, or are potentially used as, a direct food source by one or more species of black cockatoo were Marri, Jarrah, Peppermint and planted non-endemic eucalypts (various unidentified species).

The proposed development will result in the clearing of 46 trees with diameter at breast height (DBH) of greater than 50cm with no visible hollows and three trees with hollows that are not suitable for black cockatoos.

Approximately 15 ha of vegetation containing habitat suitable for black cockatoos will be retained, including all of the following categories of trees with DBH>50cm:

- Trees with suitable sized hollows with signs of use
- Trees with potentially suitable sized hollow with signs of use
- Trees with potentially suitable sized hollow with no signs of use
- Trees with unsuitable hollows.

Many trees of suitable DBH but without hollows will also be retained, as will many smaller trees.

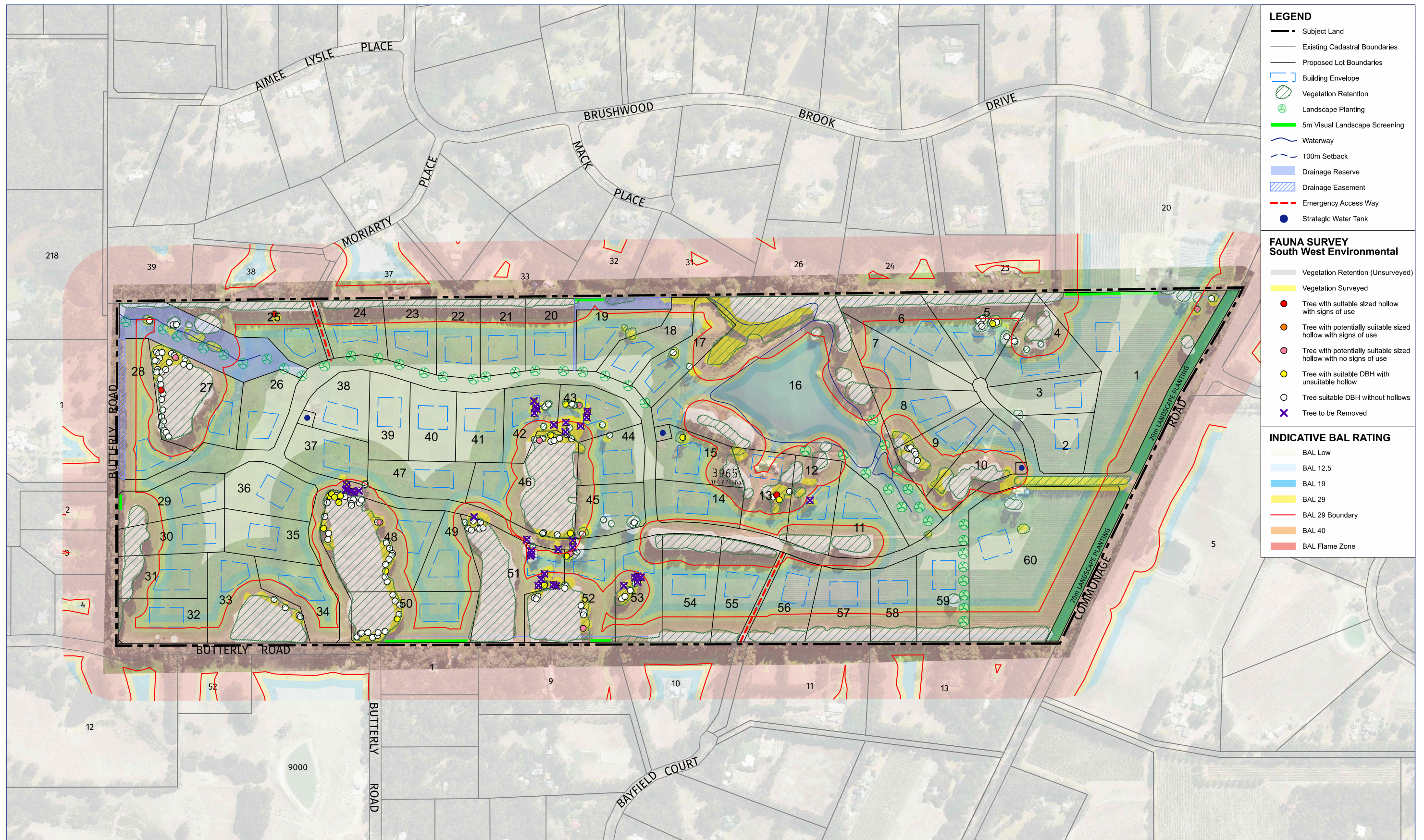
The structure plan seeks to minimize clearing and maximise retention of remnant vegetation. *Figure 9: Structure Plan Map – Environmental Constraints* shows remnant vegetation to be retained, surveyed trees and trees to be removed, along with the structure plan layout and indicative Bushfire Attack Level (BAL) ratings.

Given the amount of tree retention, especially habitat trees, the impact on black cockatoo habitat will be minimal.

During the targeted fauna survey, no WRP dreys were found within the subject site. However, WRP scats were observed in the Peppermint grove 200 m east of the existing dwelling site. The nocturnal surveys identified WRP (two pairs) indicating the animals occur through the subject land in low densities. They are unlikely to utilise the isolated trees as they increase the vulnerability of WRP to fox predation, one of the key threats to the species (SW Environmental 2024).

The EAR (Accendo, 2024) demonstrates that the subject site is relatively unconstrained and is suitable for the proposed subdivision, based on the assessment of existing environmental factors and values.

A summary of the environmental management measures recommended by Accendo can be found in **Appendix A: Summary of environmental management measures**.



This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.

STRUCTURE PLAN MAP- ENVIRONMENTAL CONSIDERATIONS **Lot 3965, 796 Commonage Road** **YALLINGUP**

Figure 9

Plan No. 23591-08	
DATE	07.10.2025
CO-ORDINATES	MRCG2020
AERIAL	2023
REVISION	K



ACROSS PLANNING

✉ PO Box 151 Australind WA 6233

☎ +61 438 971 207

✉ larry@acrossplanning.com.au

2.1.5. Physical infrastructure and services

There is an existing 22kV HV power line running along the Commonage Road frontage of the subject land. Western Power's network mapping tool shows that there is enough capacity to service the estate from the Busselton Zone Substation and liaison with Western Power should be undertaken at the subdivision stage to confirm capacity and that the existing line can remain. Overhead power currently connected to the main dwelling and caretaker residence will be removed. The caretaker residence will be demolished and underground power supplied to the existing main dwelling (on proposed Lot 13) along with all other lots.

There are no existing sewer assets in the Commonage area. Subdivided lots will require onsite treatment and disposal of effluent and the geotechnical assessment (WML 2023) confirms the suitability of the subject land for this purpose for each lot.

There is no available potable water supply system, hence rainwater tanks will be used for domestic requirements – as is the case for other properties in the Commonage Rural Residential area.

In terms of telecommunications, the subject land is currently within a fixed wireless area with no NBN cables in place. A formal application can be submitted to NBN.

2.1.6. People movement

The subject land has an existing cross-over to Commonage Road at the eastern end of the property to provide vehicle access. Commonage Road is sealed and is an important district road. The subject land also abuts Butterly Road to the south and west. Butterly Road is sealed along the southern side of the subject land and along portion of the western side before continuing north as an un-sealed road.

Commonage Road has a posted speed limit of 90 km/hr while Butterly Road has a posted speed limit of 70 km/hr.

A *Transport Impact Statement* – TIS (Flyt, 2024) recommends construction of the Commonage intersection as a Rural Basic Left Turn and Rural Basic Right Turn (refer **Appendix B: Technical Appendices Index**). A Secondary Access to Butterly Road in the south and as a local road connection to the west is proposed. Two emergency access ways (EAW) are also proposed – one linking northward to the existing EAW at the end of Moriarty Place and one linking southward to the existing EAW at the end of Bayfield Court.

2.2. Community context

2.2.1. People

The existing property has a main dwelling and a caretaker's residence. The new estate will provide for approximately 170 residents choosing a rural residential lifestyle, ranging from young families and couples to retirees. These residents and their visiting families and friends will contribute to the vibrancy of the area, supporting local businesses and interacting with the neighbourhood.

2.2.2. Housing

Being in a designated rural residential area (and therefore of relatively low housing density) the estate will make a relatively modest contribution to the City of Busselton's overall housing supply compared to the higher densities delivered in urban areas. However, with an average lot size of 1.42ha and the majority of lots being close to the 1ha minimum, the provision of lots and housing is more efficient than much of the existing Commonage Rural Residential area.

The type of housing to be built will be consistent with delivery of a high-quality rural residential estate and provide for housing and lifestyle choice while also compatible with environmental and landscape objectives of the area.

2.2.3. Economy

Providing homes for approximately 170 new permanent residents within the estate is expected to provide a boost to local businesses including those within walking and cycling distance, such as a local café, wineries and brewery, as well as significant building and construction employment during the construction phase and ongoing maintenance. Although the primary development within the estate will be single residential dwellings, the Rural Residential zone provides opportunities for uses including agricultural and rural pursuits, art gallery, guest house, home business, home occupation, cottage industry, produce sales and restaurant/café that would contribute to the local economy.

2.2.4. Culture, values and identify

As well as new residents connecting with the surrounding area, existing residents will be able to drive, cycle or walk through the estate via the new road network and appreciate the ambience and sense of place, especially the tree-lined entrance avenue, the large dam, restored creek line, and the semi-open rural landscape with dwellings set amidst pastures with substantial stands of remnant vegetation and landmark individual trees.

2.3. Governance (legislative and policy) context

2.3.1. Environment

Relevant Western Australian environmental legislation includes the following.

Biodiversity Conservation Act 2016 (BC Act)

The Department of Biodiversity, Conservation and Attractions (DBCA) lists flora and fauna taxa under the provisions of the BC Act as protected according to their need for protection.

No Threatened Ecological Communities (TEC) or Environmentally Sensitive Areas (ESA) have been identified on the subject land.

A search for known rare and Priority flora within or in proximity to the subject land site was undertaken through a review of the relevant databases. Several species were recorded within 10km of the subject land, however, in consideration of the habitat requirements for the identified conservation significant species and the historical and ongoing anthropogenic disturbances (i.e. livestock grazing), Accendo considers it very unlikely for any flora species of conservation significance to occur within the subject site. This conclusion is supported by the site-specific flora and vegetation survey, whereby no flora of conservation significance were identified (Plantecology 2024).

The subject land contains an area on the northern boundary mapped as a 'palusvale' wetland with no management category assigned. This area is located downstream of the main dam and associated with the creek line waterway. No land use change or development is proposed in this area.

Environmental Protection Act 1986 (EP Act)

The EP Act is administered by the Department of Water and Environmental Regulation (DWER) and DBCA. The EP Act provides for conservation, preservation, protection, enhancement and management of the environment and for matters incidental to or connected with it.

Aboriginal Heritage Act 1972

The purpose of this legislation, regulated and enforced by the Department of Planning, Land and Heritage (DPLH), is to protect relics and significant areas of land from undue interference, while at the same time leaving traditional Aboriginal cultural rights in relation to such objects or areas unaffected, consistent with the provisions of the Act.

An online search for relevant Aboriginal heritage information was undertaken using the DPLH Aboriginal Cultural Heritage Inquiry System (ACHIS) that incorporates both the heritage site register and the heritage survey database (DPLH 2023).

Structure Plan - Lot 3965 Commonage Road Yallingup

Results of the ACHIS database search did not reveal the presence of any Aboriginal sites within the subject land. The closest registered site, 'Yallingup Brook' is located approximately 3 km to the north west of the subject site. The proposal will not result in any direct impacts to this or any other registered sites.

Applicable Federal (Commonwealth Government) legislation includes the following.

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act aims to protect Matters of National Environmental Significance. Under the EPBC Act, the Commonwealth Department of Climate Change, Energy, the Environment and Water (DCCEEW) lists Threatened species, Migratory species and Threatened Ecological Communities (TECs) in certain categories determined by criteria provided within the EPBC Act. Actions likely to cause a significant impact on Matters of National Environmental Significance should be referred to the DCCEEW for assessment pursuant to the EPBC Act.

Black Cockatoos and WRP are listed under the EPBC Act, however referral to the DCCEEW is not considered necessary in this instance because the minimal removal of existing suitable habitat means the proposal is an action not likely to cause a significant impact on these listed species.

Bush fire

The subject land is bush fire prone and the structure plan and subdivision are subject to State Planning Policy 3.7 *Planning for Bushfire Protection* (SPP 3.7) and the associated *Guidelines for Planning in Bushfire Prone Areas*.

A BMP has been undertaken to inform preparation of the structure plan (*Bushfire Management Plan Ecosystem Solutions*, Rev A, Sept 2025 – refer **Appendix B: Technical Appendices Index**).

A post-development Bushfire Attack Level (BAL) contour map (refer **Figure10: BAL Contour Map**) demonstrates that all building envelopes sit outside the BAL-29 contour, meaning

that all building envelopes achieve BAL Low, BAL-12.5, BAL-19 or maximum BAL-29 – conforming to SPP 3.7 and the associated guidelines. This conforms to State Planning Policy 3.7 *Planning for Bushfire Protection* (SPP 3.7) and the associated *Guidelines for Planning in Bushfire Prone Areas*.

A Bushfire Management Plan for the subject land has been prepared to support a application for subdivision.

Water management

State Planning Policy 2.9 *Planning for Water* (2006 and draft, August 2021) and associated guidelines aim to ensure that planning and development throughout Western Australia considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes. A Local Water Management Plan (LWMS) for the subject land has been prepared in accordance with SPP 2.9 (*Local Water Management Strategy WML*, Rev C, Sept 2025 - refer **Technical Appendices Index**).

Landscape protection

State Planning Policy 6.1 Leeuwin-Naturaliste Ridge (SPP6.1) is the WAPC's highest-order regional policy for the Leeuwin-Naturaliste area.

The Statement of Intent for Landscape includes the following:

- *maintenance of the mosaic of land uses evident in existing agricultural areas, while providing for change in agricultural land uses; and*
- *recognition of the role and importance of human activity and its contribution to cultural landscape.*

The Landscape Classes Map (Figure 3) of SPP6.1 identifies the western portion of the subject land as 'Rural Landscape Significance' and the eastern portion as 'General Character', with the adjoining Commonage Road identified as 'Travel Route Corridor' (refer **Figure 11: SPP 6.1 Landscape Classes Map – extract**).

Structure Plan - Lot 3965 Commonage Road Yallingup

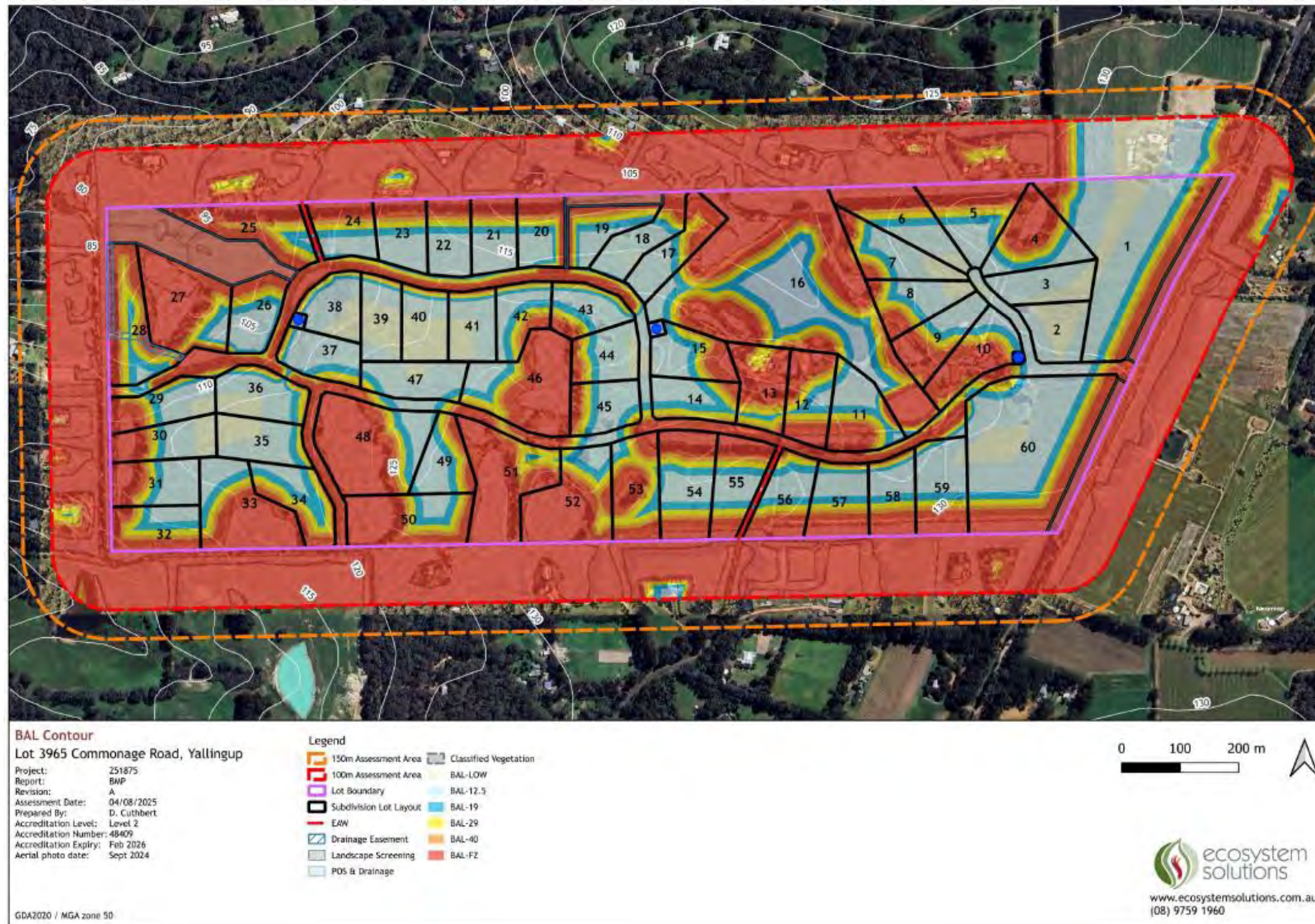


Figure 10: BAL Contour Map

Structure Plan - Lot 3965 Commonage Road Yallingup

Fi

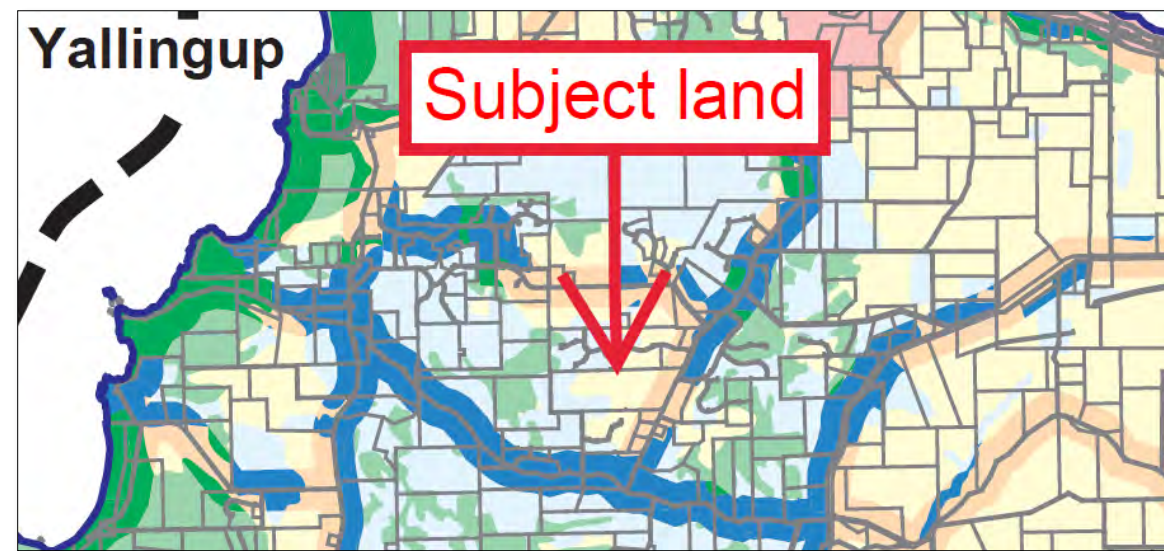


Figure 11: SPP 6.1 Landscape Classes Map – extract

Policy PS 3.6 states that:

“In areas of Rural Landscape Significance, as identified in Figure 3, development or change of use should protect the rural character of the land.”

Policy PS 3.7 states that:

“In areas of General Character, as identified in Figure 3, development or change of use should protect the rural character and conform with policies and guidelines for Travel Route Corridors.”

Theme 4 strategy 10.2 (j) under the City of Busselton Local Planning Strategy states:

“Protect and enhance the visual character of the District by avoiding the further commercialisation of land-use and development visible from:

- i) *key public vantage points (e.g. scenic lookouts, trails) within National Parks and conservation parks; and*
- ii) *regional roads, strategic local roads and travel route corridors (as*

defined in the Leeuwin- Naturaliste Ridge State Planning Policy); as well as providing, wherever possible and consistent with maintaining landscape and visual character values, screening landscaped buffers where development is being undertaken in locations visible from these sites, roads and travel routes.”

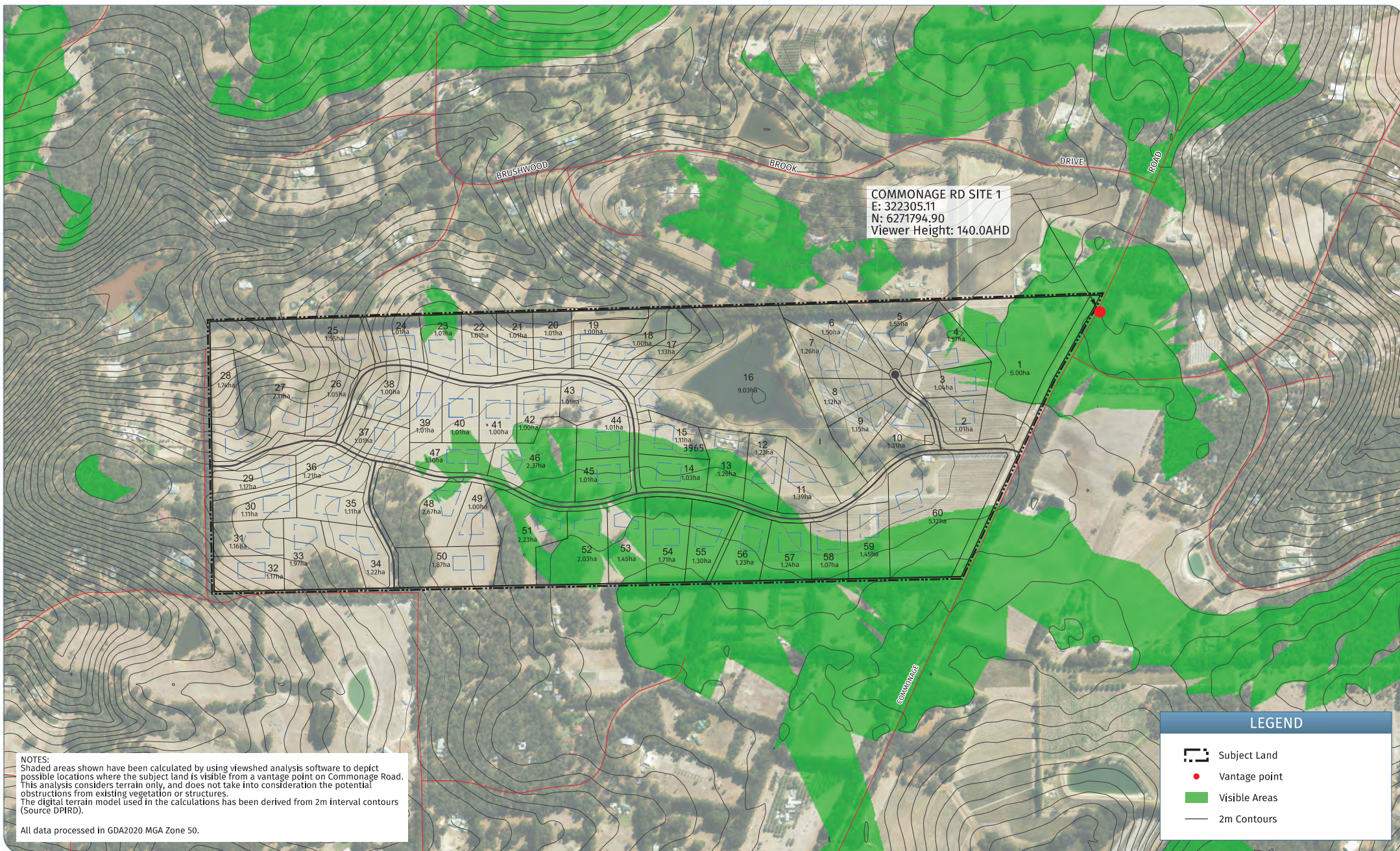
The structure plan conforms to these policies by:

- providing larger lots (minimum 5ha) adjacent Commonage Road
- providing for filtered views of the rural mosaic through a 20m-wide landscape buffer along Commonage Road
- maximizing retention of remnant vegetation within the subject land.

A Visual Impact Assessment (VIA) has been undertaken to describe the existing landscape significance and to help determine the visual impact of the proposed subdivision and land use (*Visual Impact Assessment SW Landscape Collective*, Rev C, Sept 2025 – refer **Technical Appendices Index**). The VIA includes viewshed analyses and related cross sections of views of the subject land from key public vantage points in the area being the Cape to Cape Track (within the Leeuwin-Naturaliste National Park) and Caves Road and Commonage Road (travel route corridors).

Visible areas viewed from the proposed Lot 1 building envelope are shown in **Figure 12: Visual Impact Assessment – Proposed Lot 1 Building Envelope**. Based on landform/terrain only, the VIA identified one location from the Cape to Cape Track and multiple locations to the west and north-east from which the subject land is visible. Including from Caves Road. However, due to these being distant views interrupted by significant vegetation barriers close to the viewer points and 30-40h directly adjacent to the boundary of the subject land, the proposed development works would not be visible from these points.

The development works would be visible from the Commonage Road which runs directly along the eastern boundary of the project site. This is where the development works will have the greatest visual impact with the change from agriculture (vineyard and open paddocks amongst stands of existing vegetation) to rural residential (houses amongst stands of existing vegetation).

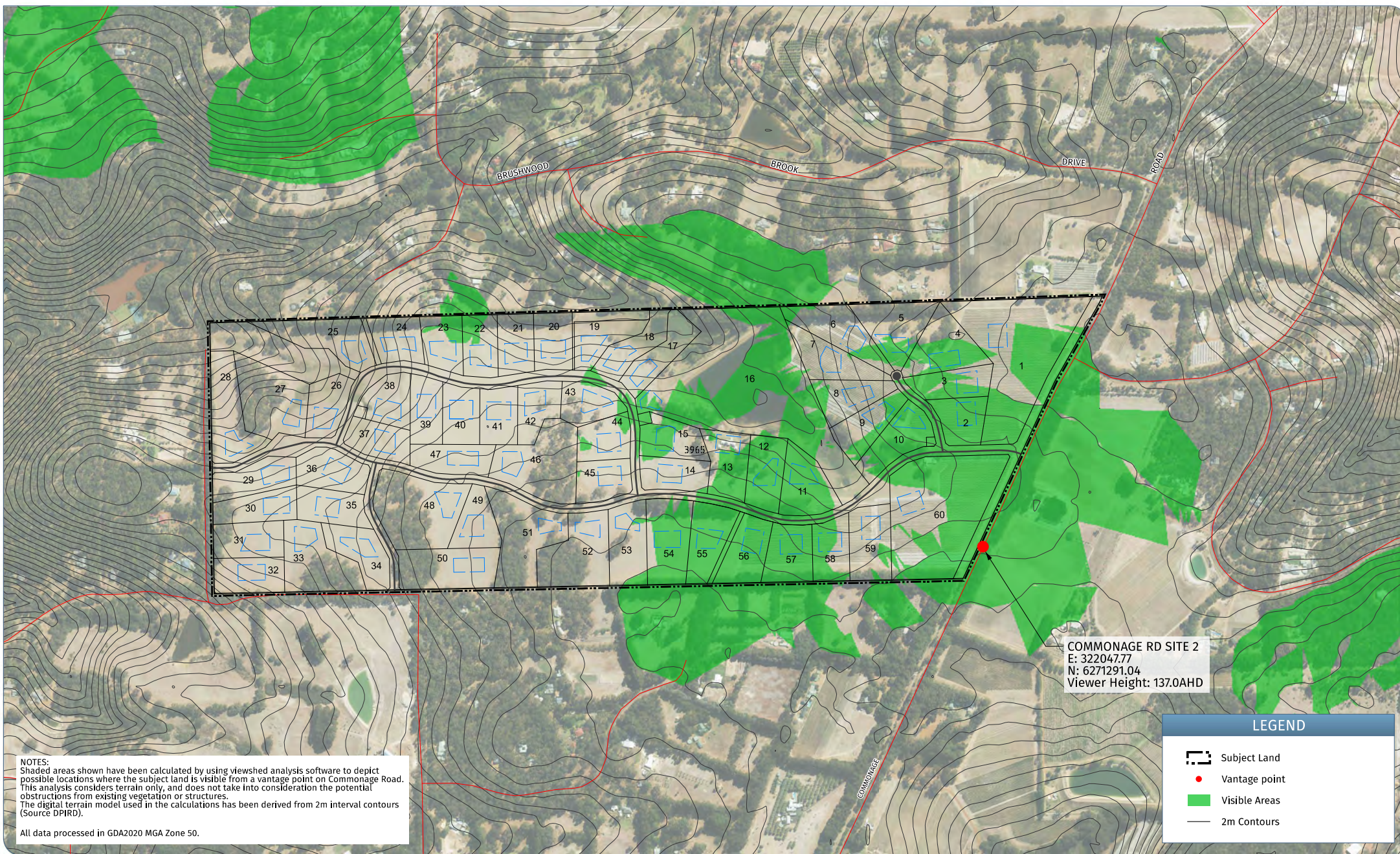


VISUAL IMPACT ASSESSMENT

Commonage Road Site 1

Lot 3965 (#796) Commonage Road, YALLINGUP

Figure 12



VISUAL IMPACT ASSESSMENT

Commonage Road Site 2

Lot 3965 (#796) Commonage Road, YALLINGUP

Figure 13

Plan No. | 23591-12-1
Date | 21/03/24
Drawn | BdR
Checked | KS
Revision | B

BUNBURY OFFICE:
21 Spencer Street,
BUNBURY WA 6230
T: 08 9792 6000
E: bunbury@harleydykstra.com.au
W: www.harleydykstra.com.au

ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:7500@A3

0 100m 200m

COPYRIGHT:
This document is and shall remain the property of HARLEY DYKSTRA. The document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited.

ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH



PLANNING & SURVEY SOLUTIONS

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey

Structure Plan - Lot 3965 Commonage Road Yallingup

Figure 13: Visual Impact Assessment - Commonage Road from the VIA shows the viewshed from Site 1 on the boundary of the subject land (based on landform only). However, only portions of the development are likely to be visible from various locations along Commonage Road. An existing row of Poplars along the western verge of Commonage Road will be retained and further enhanced with 20m visual landscape buffer along the development's interface with Commonage Road. Along with street tree and landscape corridor planting throughout the development site, this will further mitigate any views into the new development area and allow it to blend with the surrounding rural residential landscape character area.

Overall, the viewers' experience travelling along Commonage Road will be consistent with the experience to the north and south of the subject land travelling through the existing rural residential developments.

A high-level landscape management plan (*Landscape Management Plan* (SW Landscape Collective, Rev A, April 2024) has also been prepared to incorporate information from the Bushfire Management Plan, Environmental Management Plan and Local Water Management Strategy into an integrated landscape plan, together with streetscape cross-sections and other landscape elements. These will be further detailed at the subdivision stage.

2.3.2. Planning

State Planning Policies

State Planning Policy 6.1 Leeuwin-Naturaliste Ridge

Under the Land Use Strategy Plan of SPP6.1, the subject land and the wider Commonage area is identified as 'Rural Residential' (blue-grey shading) while Commonage Road is an identified 'Existing Strategic Road' (red-coloured road) in *Figure 14: SPP 6.1 Land Use Strategy Plan – extract*.

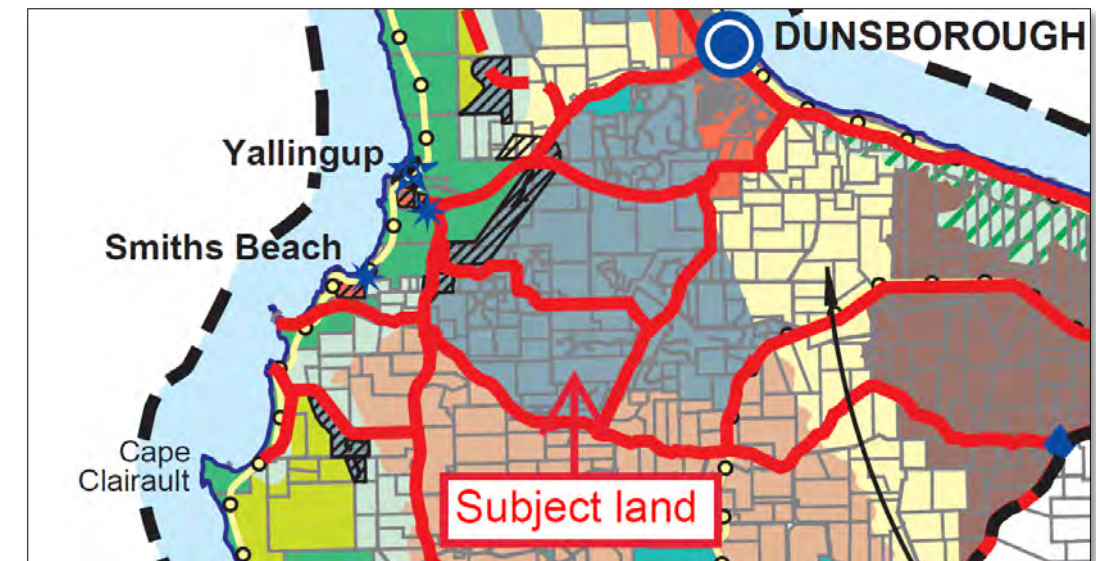


Figure 14: SPP 6.1 Land Use Strategy Plan – extract

SPP6.1 describes Rural Residential as follows:

“The main areas of existing or committed Rural Residential development are shown in the Strategy Plan. These areas contain stands of significant remnant vegetation which are an important contributor to the landscape mosaic of the region. Rural Residential development must recognise this landscape significance and not compromise its character. Parts of these areas also contain potentially productive agricultural land.

It is a general policy of the LNRSP that new areas of Rural Residential subdivision will not be supported, therefore the Strategy does not designate new areas for such uses. Where possible, infill development within areas designated Rural Residential should adopt cluster principles that are more responsive to retaining landscape values and allowing some agricultural pursuits.

Clustered forms of development in designated Enclaves may be permitted, but there is a general presumption against further Rural Residential subdivision and development throughout most of the policy area. In particular, closer settlement will not be supported in productive and potentially productive agricultural areas, conservation areas, around wetlands, in important landscapes, and in locations near designated

Structure Plan - Lot 3965 Commonage Road Yallingup

settlements which would conflict with future urban development. Towns of Eagle Bay, Dunsborough, Margaret River and Augusta have limited surrounding areas designated for Rural Residential. Two other significant areas, known as Ridglands and Commonage, have been created to confine further Rural Residential development throughout the policy area.”

Relevant SPP6.1 policies include:

LUS 1.24 Rural Residential will be restricted to the areas shown in the Land Use Strategy Plan.

LUS 1.25 Subdivision and development design that facilitates better use of land already committed for Rural Residential development will be encouraged. Assessment of proposals will address the following criteria:

- *provision for clustered settlement;*
- *provision of community-based activities and services;*
- *provision for walking, cycling and possible future public transport;*
- *opportunities for local enterprise development such as limited small-scale tourism development, including accommodation, attractions and cottage industries; and*
- *suitability for small-scale intensive agriculture.*

State Planning Policy 3.4 Natural Hazards and Disasters (SPP 3.4)

SPP 3.4 identifies the need for the planning of urban areas to consider natural hazards including flooding, bush fire, landslides, earthquakes, cyclonic activity, coastal erosion, severe storms, storm surge and tsunamis.

Of relevance to this scheme amendment is the risk of bushfire. The subject land is identified as bushfire prone by the Map of Bush Fire Prone Areas (OBRM 2019). However, a Bushfire Management Plan (BMP) has been prepared for the subject land which demonstrates that bushfire risk does not preclude the approval of the proposed structure plan. Refer to section below (SPP 3.7) for further commentary.

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7)

SPP 3.7 seeks to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure. It applies to all higher order strategic planning documents, strategic planning proposals, subdivision and development applications located in designated bushfire prone areas (unless exemptions apply). The accompanying Guidelines for Planning in Bushfire Prone Areas provide supporting information to assist in the interpretation of the objectives and policy measures outlined in SPP 3.7. They provide advice on how bushfire risk is to be addressed when planning, designing or assessing a planning proposal within a designated bushfire prone area.

The subject land is identified within a ‘bushfire prone area’ on the State-wide Map of Bush Fire Prone Areas (OBRM 2019). A BMP has been prepared to inform the structure plan. The BMP demonstrates that bushfire risk does not preclude the approval of the proposed structure plan. Bushfire hazards can be suitably managed through the provision of appropriate setbacks to achieve a bushfire attack level (BAL) of BAL-29 or less, and constructing dwellings in accordance with Australian Standard 3959-2019 *Construction of Buildings in Bushfire Prone Areas*. Appropriate mitigation measures for bushfire can be resolved in further detail at the time of subdivision.

Refer to Bushfire Management Plan in Appendix B: Technical Appendices Index.

State Planning Policy 2.5 – Rural planning (SPP 2.5)

SPP 2.5 is the WAPC’s basis for planning and decision-making for rural and rural living land across the State. Its purpose is to protect and preserve Western Australia’s rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

Amongst other categories, SPP 2.5 applies to land identified for rural living in an endorsed scheme or strategy (as is the case for the subject land and the Commonage Rural Residential area more generally). The structure plan and the wider Commonage Rural

Structure Plan - Lot 3965 Commonage Road Yallingup

Residential area conform to the policy measures of SPP2.5 by:

- being close to an existing urban area (Dunsborough) with access to services, facilities and amenities;
- avoiding conflict with the primary production of nearby rural land, or reducing its potential;
- avoiding areas required for priority agricultural land;
- ability to provide lots with potable water, electricity and appropriate on-site effluent treatment and disposal;
- the land being predominantly cleared of remnant vegetation and the loss of remnant vegetation through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised; and
- bushfire risk and natural hazards can be minimized and managed in accordance with State policy, without adversely affecting the natural environment.

Local Planning Scheme No. 21

Local Planning Scheme No. 21 (LPS21) is the approved statutory scheme controlling land use and development at the local government level (refer **Figure 15: Local Planning Scheme No. 21 Scheme Map - extract**). Along with the wider Commonage area, the subject land is zoned 'Rural Residential' and also within a 'Landscape Value Area' Special Control Area.

The objectives of the 'Rural Residential' zone are:

- a) *To provide for lots primarily for residential purposes generally in the range of 1 ha to 4 ha.*
- b) *To provide opportunities for a range of limited rural and related ancillary pursuits on rural-residential lots where those activities will be consistent with the amenity of the locality and the conservation and landscape attributes of the land.*

- c) *To set aside areas for the retention of vegetation and landform or other features which distinguish the land.*



Figure 15: Local Planning Scheme No 21 Scheme map extract

Under LPS21, special provisions relating to the Rural Residential Zone are set out under clause 4.39, as follows:

4.39 SPECIAL PROVISIONS RELATING TO THE RURAL RESIDENTIAL ZONE

- 4.39.1 *Subject to clause 4.37.2, the provisions of Part 4 of this Scheme relevant to the "Rural" Zone shall apply to all lots greater than 20 hectares within the "Rural Residential" Zone except for the use of "Agriculture - Intensive";*
- 4.39.2 *On any lot in the Rural Residential zone, unless specified otherwise on a Structure Plan, buildings shall not be located –*
 - a) *within 100 metres of Caves Road, Commonage Road, Wildwood Road, Biddle Road or Hayes Road;*
 - b) *within 20 metres of any other road or a front or rear boundary;*
 - c) *within 15 metres of a side boundary.*

Structure Plan - Lot 3965 Commonage Road Yallingup

- 4.39.3 *On any lot in the Rural Residential zone, where conventional and/or reticulated energy sources are to be used, then each dwelling shall be connected to the power supply in the locality by means of underground cable.*
- 4.39.4 *On any lot in the Rural Residential zone, no development, clearing of vegetation or fencing is to occur within 30 metres of the centre line of any creek line.*
- 4.39.5 *On any lot in the Rural Residential zone, in areas of remnant vegetation, fencing will be prohibited except within and on the perimeter of a cleared area. All fencing is to be of farm standard post and wire construction.*
- 4.39.6 *A) No dam or lake shall be developed unless development approval has been granted.*
- a) No dams or lakes shall be developed unless they are shown on a Structure Plan, or in circumstances where the proposed dam or lake:*
- (i) will not adversely affect environmental flows within the catchment or downstream of the dam;*
 - (ii) will only capture sufficient water to be used for domestic requirements, and/or, for the irrigation of a domestic garden, or for the purposes of a water supply to an approved land-use on the site;*
 - (iii) is an off stream dam;*
 - (iv) does not exceed a capacity of 1500 cubic metres or comprises a surface area greater than 500 square metres whichever is the lesser; and*
 - (v) will not significantly or unreasonably diminish the flow of water for use by downstream users including the environment.*
- 4.39.7 *On any lot on which it is permissible within the Rural Residential zone, the keeping of stock may only be approved where it does not require removal of vegetation and such that stock numbers are maintained at levels in accordance with stocking rates to the satisfaction of the Department of Agriculture and Food.*

- Note: 1: Within the Rural Residential zone on any lot less than 1 hectare in area the keeping or rearing of stock is not permissible.*
- 2: Within the Rural Residential zone on any lot less than 4 hectares in area, unless specified on a Structure Plan the keeping or rearing of stock is not permissible, except for domestic purposes and, in such case, shall not exceed one horse or one cow or two sheep.*

In relation to building envelopes in rural areas, provision 4.34.1 states:

“All dwellings and incidental development in the Rural Residential and Rural Landscape zones must be located within an approved building envelope (as may be shown on an approved Structure Plan, Local Development Plan or approved building envelope plan) or in such other manner that may be identified on a Structure Plan or Local Development Plan.”

The whole of the Commonage Rural Residential area is located within a ‘Landscape Value Area’. Clause 5.4 Landscape Value Area of LPS21 includes the following:

- 5.4.1 *Development within the Landscape Value Area requires the prior development approval of the local government.*
- 5.4.2 *The local government shall not grant development approval for the clearing or development of any land identified within a Landscape Value area on the Scheme map, unless it has considered –*
- a) whether the development will be compatible with the maintenance and enhancement, as far as is practicable, of the existing rural and scenic character of the locality;*
 - b) whether the development will materially affect any wildlife refuge, significant wetland, coastal environment or any identified site containing Aboriginal archaeological relics; and*
 - c) disturbance to the natural environment, including –*
 - (i) visual effects of clearing for development;*

Structure Plan - Lot 3965 Commonage Road Yallingup

- (ii) maintenance of rural character; and
- (iii) habitat disturbance.

5.4.3 The local government shall not grant development approval for the carrying out of development on land within the Landscape Value area or on land on or near any ridgelines where, in the opinion of the local government, that development is likely to substantially detract from the visual amenity of the area, having regard to, among other things, the cumulative visual effect of the development related to other development that may be anticipated in the locality and in the area generally.

This structure plan report, inclusive of **Figure 1: Structure Plan Map**, demonstrates compliance with the relevant provisions of LPS21.

Higher-order planning strategies

South West Regional Planning and Infrastructure Framework

The WAPC's *South West Regional Planning and Infrastructure Framework* 2015 (SWRPIF) provides direction for local governments in the preparation of local planning strategies and schemes.

Section 6.2 (Building Sustainable Communities) references relevant reasons that support consolidating density of existing 'Rural Residential' zoned land as follows:

"Constraining low-density urban sprawl through:

- *preventing the creation of new rural residential lots beyond those identified in existing local planning strategies or local town planning schemes, while making provisions for the creation of conservation lots or other forms of lots that provide a mechanism for the protection of existing native vegetation or opportunities for revegetation of previously cleared land with endemic species;*

- *support increasing the density of existing rural residential areas where this is seen as beneficial to the community as a whole and does not adversely impact on the landscape and environmental values of the locality."*

Efficient subdivision of the subject land for Rural Residential purposes with increased density is consistent with the SWRPIF, subject to demonstrating community benefit and no adverse impact on the landscape and environmental values of the locality. As shown in this Structure Plan Report, the structure plan satisfies this requirement.

Leeuwin-Naturaliste Sub-regional Planning Strategy

The primary purpose of the *Leeuwin-Naturaliste Sub-regional Planning Strategy* (WAPC, 2019 as amended) is to manage and plan for growth in the sub-region and to provide background for a proposed review of SPP6.1.

One of the "Strategic Directions" listed in the Sub-regional Strategy states:

"Adopt a presumption against the creation of new urban and rural living areas beyond those identified in existing local planning strategies or local planning scheme."

Under the Strategy Plan and a more detailed Strategy Plan for Geographe Bay, the Commonage area is designated 'Rural Living' consistent with its long-standing identification in SPP6.1, local planning strategies and LPS21 as one of the City of Busselton's principal rural living areas.

Local planning strategy

The *City of Busselton Local Planning Strategy* (2018) establishes the strategic planning directions for the City and presents a guiding rationale for LPS21.

The purpose of the local planning strategy (endorsed by the WAPC in March 2020) is to:

- *set out the long-term (25 years-plus) broad planning direction for the whole of the District of the City of Busselton; and*

Structure Plan - Lot 3965 Commonage Road Yallingup

- *provide a strategic rationale for decisions related to the planning and development of the District, especially decisions related to the progressive review and amendment of the City's local planning scheme over the next 10 -15 years.*

In relation to Settlement and Community, Strategy (g) states:

“Support and pro-actively plan to identify suitable areas for re-subdivision/consolidation of existing rural-residential development in both the Commonage and Dunbarton rural residential areas.”

In relation to Implementation and Review, Strategy (d) includes the following:

“Develop and implement integrated plans within 5 years of adoption of the strategy as follows –

- (i) *Structure plans to guide planning and development for the –*
 - *Regional Airport/Industrial Precinct; and*
 - *Commonage (i.e. review existing structure plan) and Dunbarton rural-residential areas”*

In the explanatory report, the following is stated in relation to Rural Residential:

“In accordance with the South West Regional Planning and Infrastructure Framework (2015) no new rural residential areas are proposed and the strategy provides the scope to consider limited further subdivision and consolidation within the existing rural-residential areas of Commonage and Dunbarton, where there is seen to be a demonstrable community benefit and having regard to environmental, landscape/visual amenity and biodiversity values, as well as bushfire risk. This will contribute to the more efficient use of land, services and infrastructure and will maximise the number of rural residential lots without needing to alienate additional areas of rural land.” (underlining added)

This structure plan will contribute to efficient use of land, services and infrastructure within the existing Commonage Rural Residential area. Additional community benefit is demonstrated by the planned retention and enhancement of environmental and landscape values and improved community connectivity and safety provided by new access roads, emergency access ways and three water tanks for fire-fighting purposes.

City of Busselton Local Rural Planning Strategy

The *City of Busselton Local Rural Planning Strategy* – LRPS (endorsed by the WAPC in November 2007) details the broad land use framework for the rural areas within the City of Busselton. The LRPS identifies eight Precincts, including Precinct 6 – Commonage. Amongst the various issues, the following are noteworthy:

- *Generally high capability for recreational viticulture and grazing.*
- *Very limited groundwater and surface water availability.*

The Vision for Precinct 6 is:

- *Consolidate rural residential land use and provide for a diversification in small-scale and low-key tourist, rural and home based activities in a manner that sustains the existing natural environment, landscape values and residential amenity of the area with well developed pedestrian and habitat/biodiversity links.*
- *Promote the retention of rural amenity and appropriately scaled rural land uses where compatible with rural residential amenity.*

The LNPS lists a range of environmental, economic and social sustainability objectives. Some of these relevant to the subject land include:

- *To protect existing and encourage re-establishment of environmental corridors and buffers particularly in proximity to reserves and particularly in areas of high landscape values.*

Structure Plan - Lot 3965 Commonage Road Yallingup

- To promote the development of appropriately scaled and compatible rural activities that maintain a rural sense of place.
- To maintain and protect the mosaic of rural and natural based landscapes and land uses.
- To maintain the unique landscape values and character of Caves, Commonage and Wildwood Roads.
- To ensure a high level of connectivity and pedestrian access throughout the area and to passive and active recreation facilities.
- To utilise existing and future contributions to provide community facilities.
- To ensure an adequate level of fire management and protection.
- To acknowledge and facilitate an increasing diversity of low-key commercial, agricultural processing and tourist uses to provide sustainable opportunities.

This structure plan report, inclusive of **Figure 1: Structure Plan Map**, demonstrates compliance with these objectives.

Local planning policies

Commonage Policy Area Consolidated Structure Plan

A *Commonage Policy Area Consolidated Structure Plan* (Commonage Structure Plan) was endorsed by the WAPC in October 2004 as a framework for future detailed planning at the subdivision and development stage.

The Commonage Structure Plan map identifies several precincts, with the subject land forming part of Precinct 5B (refer **Figure16: Commonage Structure Plan map - extract**). It also identifies a number of sub-precincts shown as “Boundary of Lot Size Precinct” (orange dashed line). The “Boundary of Lot Size Precinct” over most of the land shows a minimum lot size of 2ha and average 4ha except for the portion adjacent Commonage Road which

appears to be part of the area subject to a minimum lots size of 5ha (which is the size of the lots immediately south of the subject land fronting Commonage Road and extending south to Wildwood Road).



Figure16: Commonage Structure Plan map - extract

The Commonage Structure Plan map also states the following requirements in relation to Commonage Road within Precinct 5B:

- Min 20m-wide parkland revegetation
- 100m building setback
- Restricted access

The map also indicatively identifies “Tree planting area / revegetation buffer / habitat corridor / non-development area” over portion of the subject land (with green borders).

The structure plan map identifies a ‘Cluster Precinct’ in the northern part of the Commonage. The associated Planning Policy Statements for subdivision (June 2004) provide for a general minimum lot size of one hectare outside the Cluster Precinct, subject to achievement of the designated average lot size.

Structure Plan - Lot 3965 Commonage Road Yallingup

“Cluster subdivision proposals will be assessed in relation to the performance criteria specified in the Leeuwin-Naturaliste Ridge SPP, including assessment of visual analysis prior to preparation of a development guide plan for the land”.

In terms of access, Planning Policy Statement 4 states:

“Future road and pedestrian access systems are to provide access opportunities to adjoining lots and to existing road reserves, and connectivity options are to be fully investigated in the preparation of development guide plans. Cul-de-sac road designs are not supported in high fire risk areas. Road rationalization proposals, such as road closures, will require WAPC approval.”

Under ‘Development’, Planning Policy Statement 11 states:

“Strategic firebreaks shall be provided within public access ways and in accordance with the ‘Commonage Area Strategic Firebreak Plan’. Other fire fighting facilities shall be constructed or provided by the subdivider to the satisfaction of the Shire and the Fire and Emergency Services Authority in accordance with WAPC Policy DC 3.7 – ‘Fire Planning’ and the ‘Planning for Bushfire Protection’ guidelines, as amended.”

Under ‘Environment’, Planning Policy Statement 14 states:

No trees or substantial vegetation shall be felled, removed or damaged except for:

- Clearing associated with approved development within the building envelope (this does not mean that the entire building envelope may be cleared, but only that vegetation which needs to be cleared for a dwelling and its curtilage, a water tank and an outbuilding);*
- Establishment of firebreaks as may be required by a Local Law or a notice issued by the Shire or the Fire and Emergency Services Authority;*
- Establishment of driveways in association with approved development; or*

- Removal of vegetation that is dead, dying or dangerous with the written approval of the Shire”.*

Policy Statement 17 states:

“Fencing and lot firebreaks shall not be permitted within areas of remnant vegetation, or as identified on an endorsed development guide plan. No fencing shall be constructed within 20 metres of the centre line of any creek or watercourse. Fencing within designated vegetation/wildlife corridors shall not inhibit fauna movements.”

Policy Statement 20 states that the Commonage Structure Plan is to be considered in conjunction with the endorsed Development Guide Plans, including *West Commonage Special Rural Zone – Precinct 5B Development Guide Plan* (Precinct 5B DGP).

The Precinct 5B DGP was endorsed by the WAPC in 2002. An extract from the Precinct 5B DGP is shown in **Figure 17: Precinct 5B Development Guide Plan- extract** (with pink shading added to highlight the subject land).

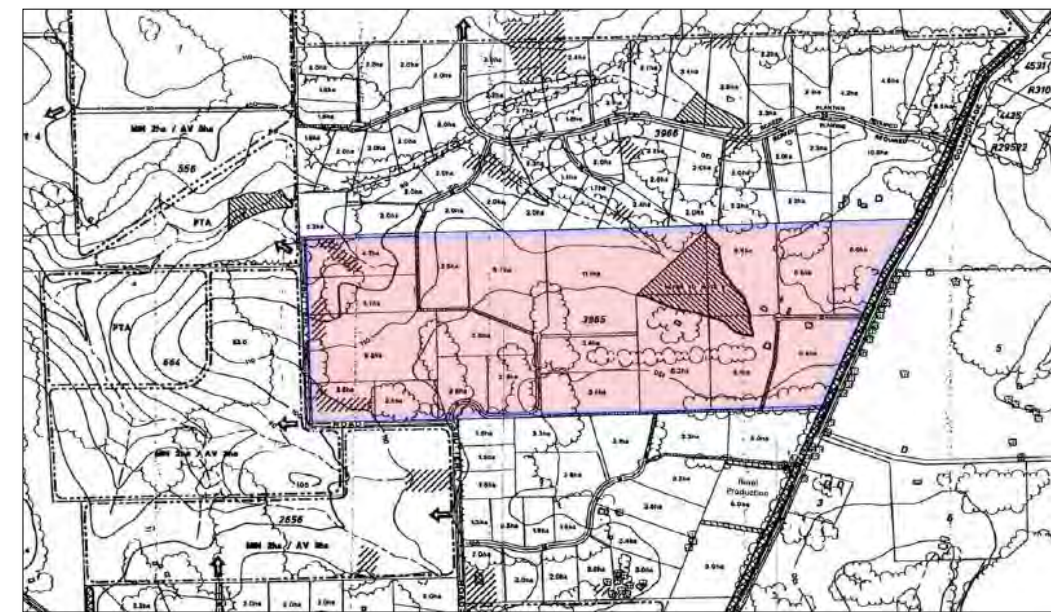


Figure 17: Precinct 5B Development Guide Plan - extract

Structure Plan - Lot 3965 Commonage Road Yallingup

Broadly, the Precinct 5b DGP identified existing vegetation and the dam, together with a new habitat corridor link, and potential rural residential subdivision accessed via two new cul-de-sac associated with “walkway/bridle trail/emergency access/strategic firebreak”. The Brushwood Brook Drive estate to the immediate north of the subject land was subsequently subdivided and developed with a higher yield and smaller lot sizes than those shown for the subject land. It is also readily apparent that various elements of the Precinct 5B DGP are inconsistent with contemporary planning policy, guidelines and standards – not least of which are the *Planning for Bushfire Protection* policy and guidelines.

Under Clause 28 of the *Planning and Development (Local Planning Scheme) Regulations 2015*, the approval of a structure plan is for a period of 10 years commencing on the day on which the WAPC approves the plan, or another period determined by the WAPC when approving the plan. Under Clause 28 (4) of the Regulations, a structure plan approved before 19 October 2015 is taken to have been approved on that day. Accordingly, both the Commonage Structure Plan and the Precinct 5b DGP will expire on 19 October 2025.

Due consideration has been given to both the Commonage Structure Plan and the Precinct 5b DGP in the preparation of the structure plan for the subject land. The variations (improvements) embodied in the structure plan are justified when considered within the context of the overall planning framework.

Furthermore, having received comments from the City of Busselton with regard to possible rescinding of all or part of the Precinct 5B DGP, the WAPC has recommended that:

- the City rescind the portion of Precinct 5B DGP containing the subject land (Lot 3965)
- in identifying any subsequential changes required to update the Commonage Structure Plan, this new structure plan include a recommendation that the City amend the Commonage Structure Plan to reflect the outcomes of the new structure plan as part of the envisaged review of the Commonage Structure Plan, which is provided for in the City’s Local Planning Strategy.

Related action is referred to in Part One: Implementation – sections (5) and (6).

2.3.3. Utilities and service providers

Water

There is no potable water supply system available to the subject land. Potable water will be captured via rainwater tanks on each lot (consistent with other rural residential properties in the Commonage).

Energy

Western Power’s network mapping tool shows that there is enough capacity to service the estate from the Busselton Zone Substation. There is an existing 22kV HV power line running along the Commonage Road frontage of the subject land. Liaison with Western Power should be undertaken at the subdivision stage to confirm the existing line can remain. Overhead power currently connected to the main dwelling and caretaker residence will be removed. The caretaker residence will be demolished and underground power supplied to the existing main dwelling (on proposed Lot 13) along with all other lots.

Waste

Geotechnical investigation and site and soil analysis (SSE) confirms suitability for on-site effluent treatment and disposal for each lot.

Effluent treatment and disposal will be undertaken on-site in accordance with draft *State Planning Policy 2.9 Planning for Water* (SPP2.9) and the associated guidelines. Provision 7.4 (j) states that proposals for on-site wastewater disposal may be considered where the decision maker is satisfied that:

- (i) *reticulated sewerage is not required in accordance with measure 7.4(l) of this policy;*

Structure Plan - Lot 3965 Commonage Road Yallingup

- (ii) *the highest groundwater level is greater than 0.5m from the natural ground surface for rezoning proposals to create unsewered lots less than 1 hectare in size;*
- (iii) *each lot can accommodate on-site wastewater disposal in accordance with AS/NZS 1547:2012 On-site domestic wastewater management where relevant;*
- (iv) *the site requirements for on-site wastewater disposal outlined in the Guidelines can be met; and*
- (v) *development will be serviced by an appropriate on-site wastewater system that will manage risk to the environment and public health where relevant.*

Treatment and disposal of waste water is also consistent with *Government Sewerage Policy 2021*, including that the subject land is not located within a sewage sensitive area and the proposed onsite treatment and disposal complies with *AS/NZS 1547:2012 On-site domestic wastewater management*.

Telecommunications

All new lots will be connected to NBN telecommunications consistent with WAPC policy. Currently, the subject land is within a fixed wireless area with no NBN cables in place. A formal application can be submitted to NBN for assessment. Should NBN choose to service the subdivision with fixed line technology, a backhaul charge will be applicable. If not, a dormant NBN pit and pipe system will need to be installed.

2.3.4. Existing plans and projects

The City of Busselton has commenced a review of the Commonage Structure Plan, including receipt of a Bushfire Hazard Level assessment of the overall Commonage Rural residential area commissioned by the City. The results of that assessment are not yet publicly available, however it is understood that a key objective is to improve bushfire safety in the area including providing for improved road access, supported by additional emergency access ways, where appropriate.

The proposed structure plan for the subject land is consistent with this objective and will improve emergency access and safety for the surrounding area.

3. Opportunities and constraints analysis

Key opportunities for the proposed structure plan and rural residential use include:

- consistent with the adopted planning framework;
- predominantly surrounded by existing rural residential development;
- the subject land is mostly cleared, with attractive stands of remnant vegetation, individual landmark trees, mature tree buffers to many surrounding properties, and Poplar trees along the frontage and providing a distinctive avenue for the main entry road;
- elevated, undulating and mostly well-drained landform providing for internal and external views; and
- existing large dam and two small dams (that do not require a water license due to the source being the subject land itself).

Main constraints include:

- two water courses and associated dampland areas unsuitable for development
- the subject land is part of a wider area classified bush fire prone, with some parts of the subject land rated above BAL 29 (i.e. BAL 40 or BAL Flame Zone) where development must be avoided.

The strengths and opportunities of the subject land significantly outweigh the weaknesses and constraints. Proposed lot boundaries can satisfy waterway setback requirements, while building envelopes can all achieve BAL 29 or lower.

4. Stakeholder and community engagement

Pre-lodgement consultation has been undertaken with the City of Busselton, Department of Planning Lands and Heritage (DPLH) and the Department of Water and Environmental Regulation (DWER). Initial feedback from the City and these agencies has helped guide and direct the technical investigations undertaken by the consultant team.

Preliminary contact has also been made with several local residents about the project, which has provided useful information. Contact details of the owners of all 25 properties neighbouring the subject land have been obtained from City rate records for the purpose of contacting them to inform them of the proposal and to invite them to an informal information session at a local venue. It is intended that the information session occur prior to, or during, the structure plan advertising period.

5. Design response

The design ethos is to create a high-quality rural living estate that:

- embraces the undulating topography using a gently meandering road network that responds to the natural land contours;
- maximises retention of existing vegetation including remnant native vegetation, belts of mature eucalypts and the contrasting deciduous Poplars along the property frontage and providing a semi-formal avenue lining the entry road;
- provides for a variety of rural lifestyle opportunities; including open-pastured and partly-wooded lots and others with views of the dam or treed backdrops;
- achieves an efficient design and layout that respects the limited supply of rural residential land;
- offers generous building envelopes that comply with bushfire protection requirements while providing flexibility for placement of dwellings and associated structures;

- enhances connectivity with the surrounding area via new road and emergency access way linkages;
- highlights the existing waterways by retaining the existing large dam and two small dams and providing for landscape planting that enhances the waterway edges;
- contributes to the important landscape of the area, including filtered views of the rural and natural areas mosaic when seen from the adjoining Commonage Road travel route corridor and creating a strong sense of place for residents and visitors; and
- complies with the applicable statutory and policy framework.

6. Technical appendices

Various detailed technical studies and investigations have been undertaken to inform aspects of the structure plan. Where relevant, they have included recommendations to:

- inform the design rationale of the structure plan;
- determine implementation measures in Part One; and
- specify subsequent plans or studies to be prepared at the subdivision/development stage.

The technical studies and investigations undertaken are listed in *Appendix B: Technical Appendices Index*. Due to large file sizes, the documents may be forwarded separate to the structure plan.

APPENDIX A: Summary of environmental management measures

Aspect	Objective	Management Measure	Timing
Acid Sulfate Soils	Prevent disturbance of ASS material.	<ul style="list-style-type: none"> If determined necessary, undertake preliminary ASS investigation to determine the presence, extent and management requirements for any ASS present within the site, followed by the preparation of an ASSDMP, if required. The requirement for ASS investigation/management will be confirmed in accordance with any WAPC subdivision approval conditions and/or as part of future development once detailed design has progressed. 	Prior to subdivision
Site contamination	To prevent adverse health related and/or environmental impacts to construction personnel from contamination.	<ul style="list-style-type: none"> If any suspected contaminated material is encountered during project implementation, works should cease in the area and the site Project Manager be contacted for advice. 	During construction
Hydrology	To maintain the quantity and quality of water so that existing and potential environmental values, including ecosystem function, are protected.	<p>It is recommended that suitable onsite water management measures be implemented during the design phase taking into consideration approaches associated with water supply and conservation, stormwater management and groundwater management.</p> <p>These measures shall consider the following design objectives:</p> <ul style="list-style-type: none"> Effectively manage the risk to property damage and environmental degradation from water contamination, flooding and waterlogging. Maintain and if possible, improve water quality (surface and groundwater) within the development in relation to predevelopment water quality. Implement best management practices in regards to stormwater management. Maintain existing local drainage patterns and minimise disruption and pollution from potential contaminants such as sediment and hydrocarbons from reaching natural drainage systems. 	Prior to subdivision

Structure Plan - Lot 3965 Commonage Road Yallingup

Aspect	Objective	Management Measure	Timing
Vegetation and Flora	To maintain the abundance, species diversity, geographic distribution and productivity of flora and fauna at species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.	<ul style="list-style-type: none"> Vegetation clearing management measures include: <ul style="list-style-type: none"> Clearing operations should be conducted in accordance with the dieback/weed hygiene requirements. Clearing should be kept to the minimum where possible. The limits of clearing should be clearly marked on site and relevant plans to inform site personnel to contain all activities in the clearing envelope. Trees to be removed should be felled in a manner that ensures they fall within the approved clearing envelope. The remainder of cleared vegetation should be salvaged, chipped on site for in situ site rehabilitation and/or soil stabilisation (note: consider the dieback and weed status of the material and its location of dispersal). Existing cleared areas should be utilised for locating site access, site offices and any temporary laydown areas (but not adjacent to waterways or drainage lines). 	Subdivision design Construction
Fauna	To maintain the abundance, diversity, geographic distribution and productivity of native fauna at the species and ecosystem levels through the avoidance or management of adverse impacts and improvement in knowledge.	<ul style="list-style-type: none"> Retain black cockatoo habitat trees with suitable hollows where possible. Management measures to minimise the impact to fauna and habitat during construction will include: <ul style="list-style-type: none"> Provide map and GPS co-ordinates of trees to be retained to the contractor to ensure no unapproved clearing is undertaken; Clearly mark trees identified for retention with flagging tape and numbered tags; Undertaking preclearing inspections of trees/vegetation proposed for removal/modification by suitably qualified and licensed fauna spotter; Use a suitably qualified and licensed fauna spotter during demolition and clearing works to avoid impacts to fauna wherever possible and to rescue translocatable fauna that are disturbed during clearing works to assist them to disperse safely or capture them for later translocation as appropriate; Contact the DBCA Wildcare Helpline 24 hour emergency hotline if sick or injured animals are encountered. Obtain approval under the EPBC Act where 'significant impacts' are likely. 	Subdivision design Construction

Structure Plan - Lot 3965 Commonage Road Yallingup

Aspect	Objective	Management Measure	Timing
Wastewater Management	Enable the onsite treatment and disposal of both domestic and industrial wastewater without endangering public health or the environment	<ul style="list-style-type: none">Undertake a detailed SSE and provide recommendations relating to the required treatment systems and disposal area requirements for domestic waste.	Subdivision design

APPENDIX B: Technical Appendices Index

- 1. *Environmental Assessment Report* (Accendo Australia, March 2024)
- 2. *Targeted Fauna Survey: Black Cockatoo and Western Ringtail Possum* (SW Environmental, Rev 2, February 2024)
- 3. *Geotechnical Report* (WML, January 2024)
- 4. *Site and Soil Evaluation* (WML, Rev 1, September 2025)
- 5. *Land Available for Positioning Land Application Areas* (WML, Rev C, September 2025)
- 6. *Local Water Management Strategy* (WML, Rev C, September 2025)
- 7. *Visual Impact Assessment* (SW Landscape Collective, Rev C, September 2025)
- 8. *Landscape Management Plan* (SW Landscape Collective, Rev A, April 2024)
- 9. *Transport Impact Statement* (Flyt, February 2024)
- 10. *Bushfire Management Plan* (Ecosystem Solutions, Rev A, August 2025)
- 11. *Engineering Servicing Report* (WML, Rev B, April 2024)