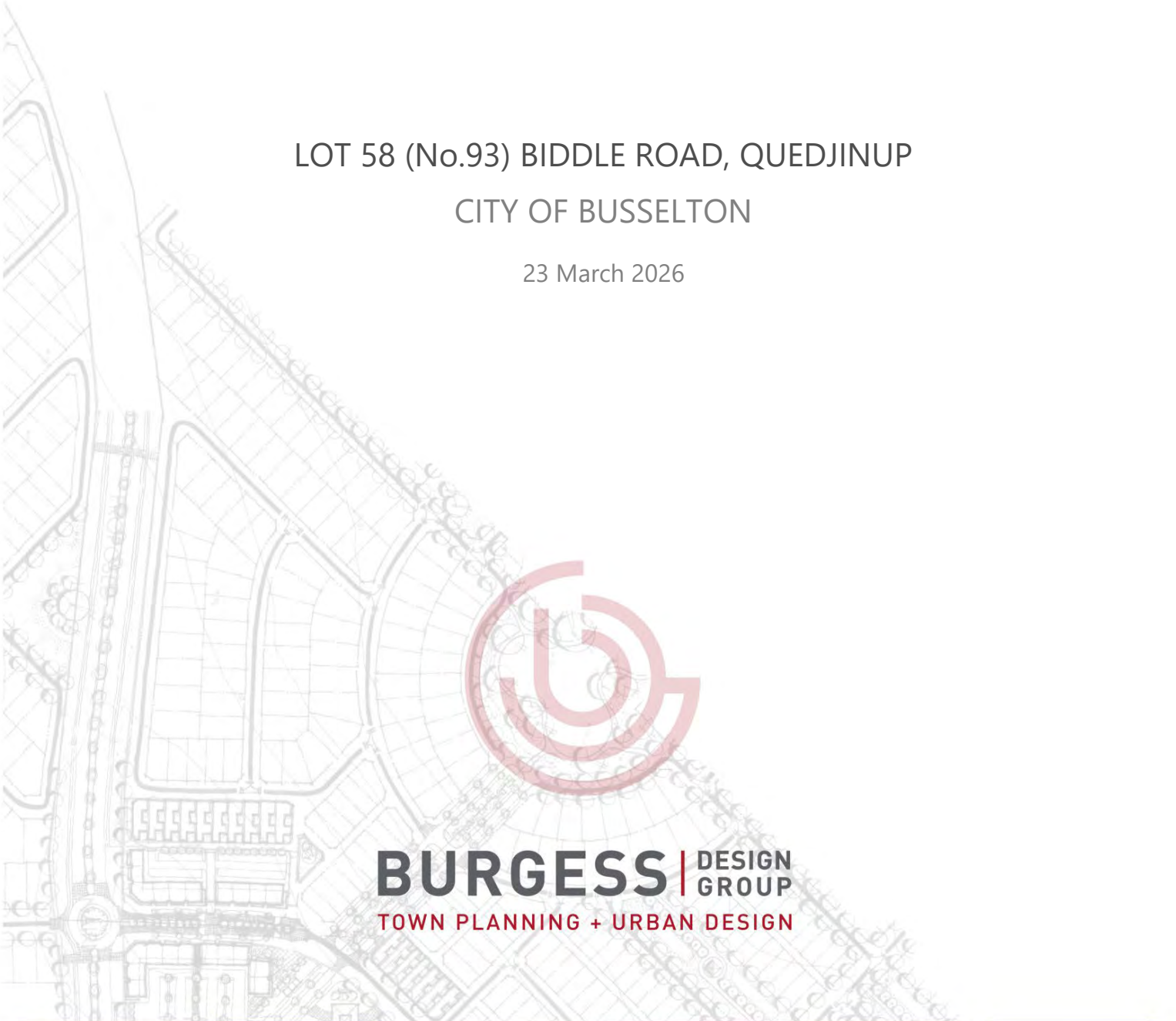




LOCAL STRUCTURE PLAN



LOT 58 (No.93) BIDDLE ROAD, QUEDJINUP
CITY OF BUSSELTON

23 March 2026



BURGESS | DESIGN
GROUP
TOWN PLANNING + URBAN DESIGN



ENDORSEMENT PAGE

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

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

16 APRIL 2026 Date

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:



Witness

21 APRIL 2026 Date

21 APRIL 2036 Date of Expiry

TABLE 1: TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

Prepared for:	Elberton Property
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File reference	260303 LSP Report WAPC Modifications

Revision:	Date:	Description:	Author:	Reviewer:
0	20/05/24	First issue - draft	CT/JB	JB
1	21/05/24	Final draft	JB	JB
2	02/07/24	Final submitted	JB	JB
3	23/03/26	WAPC Modifications	CT	JB

EXECUTIVE SUMMARY

1.1 VISION

Bettering – not changing.

Lot 58 Biddle Road is a place with natural beauty in the iconic south-west region of Western Australia.

The Quedjinup, Yallingup and Dunsborough locality is characterised by that barefoot freedom, that connection to nature and that understanding that luxury isn't about things, its about moments and space – space to grow, to mess around, and to just be.

It is a place with ample room to grow, a place to build upon with respect. A place where the scent of peppermint trees is salted by the sea breeze. A place of barefoot sun-bleached summers and woolly-jumpered winters.

The vision for this picturesque site is to better, not change its character. To ensure development treads lightly on the ground. To respect the place and its people, its setting and its amenity.

The setting of this vision has involved talking to locals, spending time on the land and researching the attributes of this special area. This is a project being developed by locals for locals.

1.2 DESIGN RATIONALE

The intent of the design is to tread lightly on the ground. To avoid clearing of vegetation on the site (very minimal clearing required only for crossovers), to respect landscape protection areas and to nestle homes into the landscape rich environment.

The design minimises crossovers to Biddle Road and enhances planting and landscaping along this important tourist drive. With homes nestled into the landscape, passers by will continue to enjoy the rural character and heavily treed

streetscape of the place, with only the high quality sensitively presented driveway entrances hinting of the environment that sits behind.

1.3 EXECUTIVE SUMMARY TABLE

This Local Structure Plan applies to Lot 58 (No. 93) Biddle Road, Quedjinup. The site is located at the north-eastern corner of Biddle Road and Caves Road, approximately 6 kilometres from the Dunsborough townsite to the east, 5 kilometres from the Yallingup townsite to the west and some 26 kilometres west of the Busselton townsite.

The site sits within the Commonage Policy Area Consolidated Structure Plan (2004) and the Development Guide Plan – Precinct 3 Policy Area 6 Biddle Road, Busselton (2002).

A summary of all key statistics and planning outcomes of the Local Structure Plan is provided in **Table 2** below:

TABLE 2: SUMMARY TABLE		
ITEM	DATA	REPORT REF.
Total area covered by the structure plan	40.6737 hectares	
Area of each land use proposed:		4.2
- Rural Residential	40.6737 hectares	
Total estimated lot yield	19	4.2
Estimated number of dwellings	19	4.2
Estimated site density	0.5 dwellings/hectare	4.2
Estimated population	57	4.2
Number of high schools	Nil	N/A
Number of primary schools	Nil	N/A
Estimated commercial floor space	Nil	N/A
Estimated area and percentage of public open space	Nil	N/A
Estimated percentage of natural area (to be retained within allotments)	<i>Note: no clearing proposed within lots – except for driveway access only (ie limited)</i>	

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LIST OF ABBREVIATIONS

CCSP	Commonage Policy Area Consolidated Structure Plan (2004)
DGP	Development Guide Plan (2002)
WAPC	Western Australian Planning Commission
DWER	Department of Water and Environmental Regulation
DPIRD	Department of Primary Industry and Regional Development

PART ONE | IMPLEMENTATION

1. LOCAL STRUCTURE PLAN AREA AND OPERATION

This Local Structure Plan applies to Lot 58 (No. 93) Biddle Road, Quedjinup, as shown on Diagram 71923 in Certificate of Title Volume 1771 and Folio 590 (refer **Appendix 1**) and being the whole of the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

The Local Structure Plan is in effect from the date stated on the approval letter issued by the WAPC and is valid for a period of 10 years [or for any other period approved by the WAPC].

2. PURPOSE

This Local Structure Plan has been prepared to guide the subdivision and development of Lot 58 (No. 93) Biddle Road, Quedjinup as identified in the Commonage Policy Area Consolidated Structure Plan (2004) and the Development Guide Plan – Precinct 3 Policy Area 6 Biddle Road, Busselton(2002).

3. STAGING

Given the small size of the project (only 19 lots) and with minimal subdivision works required (again to minimise impacts on local character and amenity), it is intended to develop the property in one stage.

4. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 LAND USE ZONES AND RESERVES

Land use permissibility shall be in accordance with the Structure Plan Map (**Plan 1**) and the corresponding zones and reserves set out in the City of Busselton *Local Planning Scheme No. 21 (LPS21)*.

4.1.1 ZONES AND PRECINCTS

The land use shown on the Structure Plan Map (**Plan 1**) is:

Local Planning Scheme:

- Rural Residential

4.1.2 ROAD RESERVES

The Transport Impact Assessment (TIA) included at **Appendix 2** details the specifications for the movement network adjacent to the Local Structure Plan area. No new roads are proposed within the Local Structure Plan.

4.1.3 PUBLIC OPEN SPACE

As a 'Rural-Residential' development in accordance with the zoning of the land under City of Busselton Local Planning Scheme No. 21, there is no requirement for the provision of public open space.

Notwithstanding the above, the Local Structure Plan proposes to provide amenity through:

- The retention of vegetation on site (minimise clearing)
- The retention of existing Landscape Protection Areas
- The retention of the 'Non-Development Area' shown on the existing Development Guide Plan.

In addition, with a minimum size of one hectare, the proposed rural-residential allotments are capable of providing their own open space amenity.

4.1.4 OTHER RESERVES

No other reserves are proposed within the Local Structure Plan.

4.2 DENSITY AND DEVELOPMENT

4.2.1 DENSITY AND R-CODES

As a rural-residential development with an average density of 0.5 dwellings per hectare, R-Codes do not apply within the Local Structure Plan area.

Development is proposed in accordance with LPS21, being a minimum lot size of 1ha and an average lot size of 2ha. This facilitates a maximum of 20

lots from the 40ha property. Nineteen (19) lots are proposed within the Local Structure Plan area.

4.2.2 DEVELOPMENT LAYOUT

The development layout is proposed in accordance with the vision for the site. That is, to access proposed lots directly from Biddle Road, with shared crossovers to minimise any impacts on streetscape (19 lots accessing via only 7 driveways) and avoiding the need to build any additional roads to service allotments.

This simplistic layout ensures any impacts on the landscape and environment are minimised as detailed further herein.

4.2.3 INTERFACE WITH ADJOINING AREAS

Plan 1 – Structure Plan Map shows a 20m landscaped buffer along Biddle Road and a 100m development buffer to Caves Road as required by the Development Guide Plan.

The Structure Plan Map also shows the Non-development Area within and abutting the subject land, which provides a landscape interface to Caves Road and the existing rural-residential properties to the north.

To the east the interface is a rear lot boundary with existing development and the southern interface is Biddle Road, which will be enhanced by the 20m landscape buffer. This landscape buffer includes significant existing vegetation and proposed supplementary vegetation planting.

No additional roads are proposed within the Local Structure Plan.

4.2.4 HERITAGE

There are no known Aboriginal or European Heritage Sites within the site.

The land includes Yallingup Brook flowing from east to west across the site. This is situated within the 'Non-development Area' and will be protected in perpetuity under the Local Structure Plan.

4.3 OTHER REQUIREMENTS

4.3.1 BUSHFIRE PROTECTION

A Bushfire Management Plan (refer **Appendix 3**) has been prepared as a strategic guide to demonstrate how development compliance will be delivered at the subdivision and home construction stages in accordance with State Planning Policy (the Guidelines).

This BMP will again be submitted at the time of Subdivision application for the project and a BAL Contour Map will be required at the Building Licence stage for each future dwelling.

Future BMPs and BAL Contour Maps are to meet the relevant commitments outlined in the attached BMP and are to address the relevant requirements of SPP3.7, demonstrating in detail how proposed future development will incorporate the appropriate acceptable solutions or meet the performance criteria of the Guidelines.

4.3.2 INFRASTRUCTURE ARRANGEMENTS

An Infrastructure Servicing Report has been prepared by JDSi Consulting Engineers to support the Local Structure Plan (refer **Appendix 4**).

Given the rural-residential nature of the proposed development, provision of reticulated water and sewer infrastructure is not required (nor available). Water supply will be via domestic tanks, dams and/or bores with on-site effluent disposals systems catering for wastewater.

A Site & Soil Evaluation Report to demonstrate on-site effluent capability for each of the proposed lots will be submitted as part of the future application for Subdivision.

Power is available to the site as an extension of existing services. There is no gas infrastructure to service the site. Bottled gas is available to future home owners if required.

Telstra advised that it may be possible to connect the site to the NBN network, however, this is subject to further investigation and agreement.

There are no additional roads to be constructed as part of this development with any upgrade works associated with Biddle Road to be subject to future liaison with the City of Busselton at the Subdivision stage of the project.

No significant earthworks are proposed as part of the development, with only driveways and house-pads requiring disturbance of natural surface.

4.3.3 DEVELOPMENT CONTRIBUTIONS

The site is located within City of Busselton 'Development Contribution Plan No. 1' (DCA-1) Community Facilities under the Local Planning Scheme (refer Appendix 5).

The purpose of the DCA is to provide for district level community infrastructure with costs apportioned across various development areas as shown on the DCA1 Map.

The subject land falls within the 'Rural Remainder' precinct of the DCP. The contribution for this precinct, as of May 2024, is \$1,776.00 per new developed allotment.

4.3.4 PROTECTION OR MANAGEMENT OF ENVIRONMENTAL OR LANDSCAPE FEATURES

The approach to the design of the Local Structure Plan prioritises the retention of existing vegetation to best protect and/or manage existing environmental and landscape features. The Structure Plan Map (**Plan 1**) reflects this notion by:

- siting indicative building footprints in cleared areas
- sharing crossovers and driveways to minimise clearing along Biddle Road
- avoiding development within the Landscape Protection Area or Non-development Area
- acknowledging the 100m buffer to Caves Road and 20m landscape buffer to Biddle Road

4.3.5 WATER RESOURCE MANAGEMENT

A Biophysical Environment Report is attached at **Appendix 6**.

This report notes the subject land is located within the Naturaliste sub-area of the Cape to Cape *Rights in Water and Irrigation Act 1914 (RiWI Act)* proclaimed surface water management area. The Yallingup Brook, mapped in DWER's *Hydrography Linear (Hierarchy)* database as a significant stream, intersects the northern portion of the eastern half of the subject site.

The Yallingup Brook is located within the Non-development Area shown on the Local Structure Plan.

The Yallingup Brook is proposed to be revegetated with native species to restore its environmental value and minimise nutrient loading.

The subject site is above the 1 in 100 year Annual Exceedance Probability (AEP) floodplain level mapped by the DWER.

Lot 58 Biddle Road does not contain any mapped wetlands and there are no mapped wetlands within 500m of the subject site boundaries.

To protect the State's drinking water resources DWER has defined certain Priority Classification Areas within the Public Drinking Water Source Areas (PDWSA) providing three levels of groundwater quality protection. These are based on the principles of risk avoidance (Priority 1), risk minimisation (Priority 2) and pollution limiting (Priority 3). The subject site is not mapped as occurring within a PDWSA, with no PDWSA located within a 5 km radius of the land.

5. EXISTING STRUCTURE PLANS

This Local Structure Plan for Lot 58 Biddle Road, Quedjinup, has been prepared with due consideration for the existing planning policy framework, including the Commonage Policy Area Consolidated Structure Plan (2004) and the Development Guide Plan Precinct 3 Policy Area 6 Biddle Road, Busselton (2202), as outlined in further detail below.

5.1 COMMONAGE POLICY AREA CONSOLIDATED STRUCTURE PLAN

The Commonage Policy Area Consolidated Structure Plan (CCSP) was endorsed by the WAPC in October 2004 and is now more than 20 years old.

The following key elements apply to the proposed Biddle Road Local Structure Plan under the CCSP, with commentary regarding compliance noted thereafter:

- Caves Road
 - Min 20m wide Parkland Revegetation (*complied – site heavily vegetated abutting Caves Road*)
 - 100m Development Setback (*complied – building envelopes outside setback area*)
 - Restricted Access Road (*complied – no access proposed*)

- Biddle Road
 - Min 20m wide landscape buffer (*complied – buffer provided*)
 - Restricted Access Road (*complied – no new roads/intersections proposed*)
 - Shared Lot Access (*complied – 7 crossovers proposed for 19 allotments*)
 - 50m Development Setback (*complied – setback provided*).

- Density
 - The CCSP applies a 2ha minimum lot size and 3ha average lot size to the subject land (not compliant – discretion to apply a 1ha minimum lot size and 2ha average lot size requested).

Regarding the density of development, there are a number of key factors to consider.

The subject land is predominantly self-contained in relation to surrounding development, buffered from the north by the 'Landscape Protection and Revegetation Area', from the north and east by 'Tree Planting Area Revegetation Buffer', from the south by the 20m Landscape Buffer to Biddle Road and from the west by the 100m buffer to Caves Road.

Being self-contained and separated by these landscape features – particularly to the northern boundary – the site has a greater connection to Biddle Road than it does to the existing rural-residential development to the north.

The rural-residential development to the north is designated as a 2ha minimum lot size and 3ha average lot size, whereas there are three rural-residential development areas on Biddle Road, east of the subject land, designated 1ha minimum lot size and 2ha average lot size.

Given the subject land's connection to Biddle Road, the proposed Local Structure Plan seeks discretion to apply the 1ha minimum lot size and 2ha average lot size designation to Lot 58 Biddle Road to be consistent with these other precincts. This minimum and average lot size is consistent with the zoning of the land under LPS21.

The land capability of the subject site also supports development at this density.

This proposed change in density results in 19 lots under the proposed Local Structure Plan in comparison with 13 lots under the CCSP. Importantly, there is limited future supply of rural-residential land within the CCSP area, given constraints under SPP6.1 Leeuwin Naturaliste Ridge Policy (1998) which provides for this form of development to be *"permitted in the designated areas identified in the Land Use Strategy Plan."* We note the subject land is one of these designated areas.

With no additional rural-residential areas proposed within this region (under the current planning framework), it is essential to maximise the efficiency of the available precincts, subject to land capability, to meet future demand for this lifestyle product.

5.2 DEVELOPMENT GUIDE PLAN PRECINCT 3 POLICY AREA 6

The Development Guide Plan Precinct 3 Policy Area 6 (DGP) mirrors the CCSP with regard to:

- Development setback from Caves Road
- Shared driveway access to Biddle Road
- 20m landscaping buffer to Biddle Road
- Inclusion of a cul-de-sac road to service allotments

In addition to the above, the DGP includes requirements associated with:

- Landscape Protection Area Revegetation (two additional locations)
- Non-development Area
- Tree Planting Area
- Fire Escape Route/PAW

The proposed Local Structure Plan complies with all of these elements except for the inclusion of the cul-de-sac.

The cul-de-sac shown on the CCSP and DGP is not compliant with current regulations (specifically SPP3.7 with regard to road length) and it would result in the creation of 'double-frontage' lots adjacent to Biddle Road. Moreover, constructing a cul-de-sac road to service future lots results in an additional intersection with Biddle Road, significant earthworks, creation of hard stand, drainage, lighting and visual impact – all elements that would be detrimental to the rural character of the area.

Plus, the cul-de-sac is not needed to service the small number of lots proposed within the Local Structure Plan.

This Local Structure Plan includes the following variations to the CCSP and DGP, for the reasons outlined above:

1. Removal of the cul-de-sac
2. An alternative alignment for the fire escape route
3. Density proposed by way of applying the 1ha minimum lot size and 2ha average lot size in accordance with the zoning of the land under LPS21

Importantly, the provisions of LPS21 provide for variations to these elements under an endorsed Local Structure Plan (4.39.2 of LPS21).

6. ADDITIONAL DETAILS

The Local Structure Plan proposes a simple rural-residential subdivision of only 19 lots. In addition to the Local Structure Plan, required approval processes include Subdivision, Building Licences (single houses) and Development Applications (outbuildings and various uses permitted within the zone).

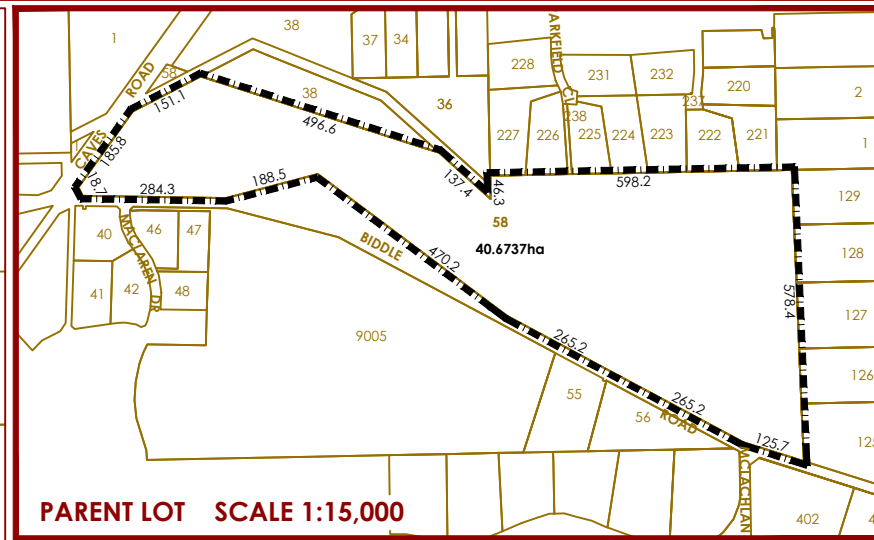
6.1 INFORMATION TO BE SUBMITTED WITH AN APPLICATION

The reports required to be submitted with an application for Subdivision are listed in Table 3.

TABLE 3: ADDITION INFORMATION/PURPOSE		
ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
Bushfire Management Plan	Subdivision	Department of Fire and Emergency Services
Site & Soil Evaluation	Subdivision	City of Busselton and DWER

6.2 STUDIES TO BE REQUIRED UNDER CONDITION OF SUBDIVISION AND/OR DEVELOPMENT APPROVAL

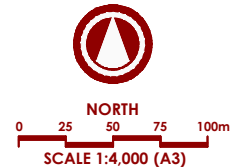
TABLE 4: CONDITIONS OF SUBDIVISION APPROVAL	
CONDITIONS OF SUBDIVISION APPROVAL	RESPONSIBLE AGENCY
Landscape Management Plan	Department of Biodiversity, Conservation and Attractions, and City of Busselton



LEGEND

- Subject Land
- Rural - Residential
- EAW** Emergency Access Way
- Building Envelope (1500 - 2000m²)
- Indicative Building Footprint 500m²
- Landscape Protection Area
- Non-Development Area
- 20m Landscape Buffer to Biddle Road
- 100m Buffer to Caves Road
- Shared Access Easement
- Shared Access

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PLAN 1 - STRUCTURE PLAN MAP
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP

PART TWO | EXPLANATORY SECTION

1. PLANNING BACKGROUND

1.1 INTRODUCTION AND PURPOSE

This Local Structure Plan has been prepared on behalf of Elberton Property 15 Pty Ltd in accordance with the WAPC's *WA Planning Manual: Guidance for Structure Plans* (August 2023) and the deemed provisions of the City of Busselton *Local Planning Scheme No. 21* to guide the subdivision and development of land on Lot 58 (No. 93) Biddle Road, Quedjinup.

The Local Structure Plan has been prepared by Burgess Design Group with inputs from a multidisciplinary team comprising:

- PJA Transport Impact Assessment (TIA)
- Bushfire Prone Planning Bushfire Management Plan
- JDSi Consulting Engineers Infrastructure Servicing Report
- Accendo Australia Biophysical Environment Statement
- Emerge Associates Landscape Report
- Emerge Associates Environmental Assessment Report
- Emerge Associates Targeted Flora Survey

Given the separation of the lots to Caves Road (with existing vegetation buffering) and to Biddle Road with existing and proposed landscaping, this Local Structure Plan has not included a Transport Noise Assessment.

Given the large size of the lots, the collection and storage of roof water, that no roads or hard surface are proposed and that building envelopes have been carefully located to provide separation to both vegetation and the water course, this Local Structure Plan does not include a Local Water Management Strategy.

Given no clearing of vegetation or associated habitat is proposed within Lot 58 to facilitate development, this Local Structure Plan does not include a Spring Flora or Vegetation Assessment or Fauna Assessment.

This Local Structure Plan provides a synthesis of all available information and sets out a planning framework to guide the future development of Lot 58 (No. 93) Biddle Road, Quedjinup.

1.2 LAND DESCRIPTION

1.2.1 LOCATION

Lot 58 Biddle Road is located approximately 26 kilometres west of the Busselton town centre and 250 km south-west of the Perth Central Business District. The site is situated approximately halfway between Dunsborough and Yallingup townsites.

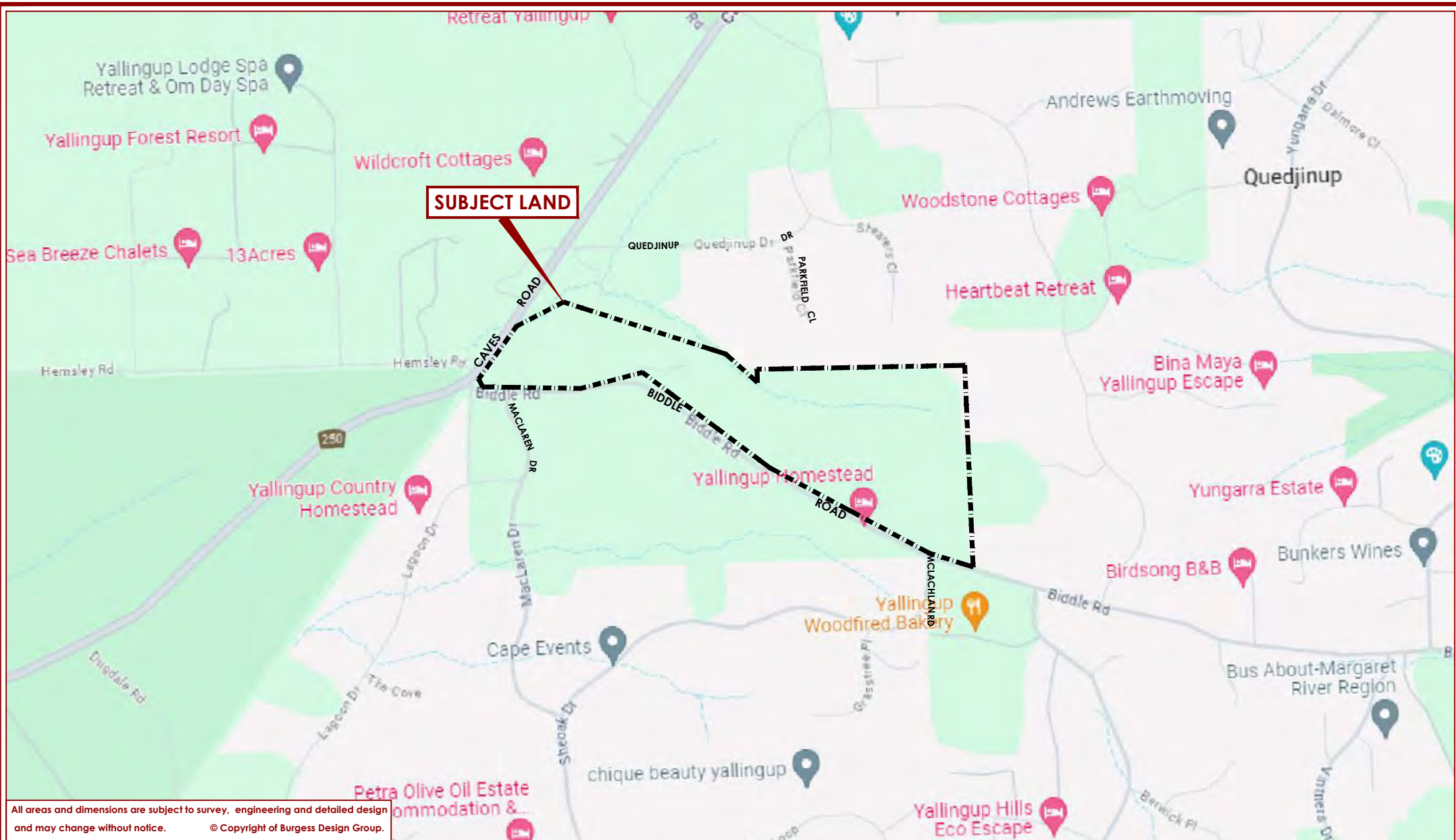
The site is generally bound by Caves Road to the west, Biddle Road to the south and existing rural-residential development to the north and east (refer **Figure 1 – Location Plan**).

1.2.2 AREA AND LAND USE

The Local Structure comprises Lot 58 Biddle Road, Quedjinup, being a landholding with an area of 40.6737ha.

The site has been predominantly used for rural purposes, including a long established equestrian riding school (Mirrivale Riding School). It includes a homestead, various outbuildings, stables and other associated equestrian facilities (refer **Figure 2 – Aerial Photograph**).

Surrounding land uses include rural and rural-residential. The locality is identified as a 'Rural-Residential' area in the Land Use Strategy Plan of SPP6.1 Leeuwin Naturaliste Ridge Policy (refer **Figure 3**), the Commonage Policy Area Consolidated Structure Plan (refer **Figure 4**) and the Development Guide Plan Precinct 3 Policy Area 6 Biddle Road, Busselton (refer **Figure 5**).



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NORTH

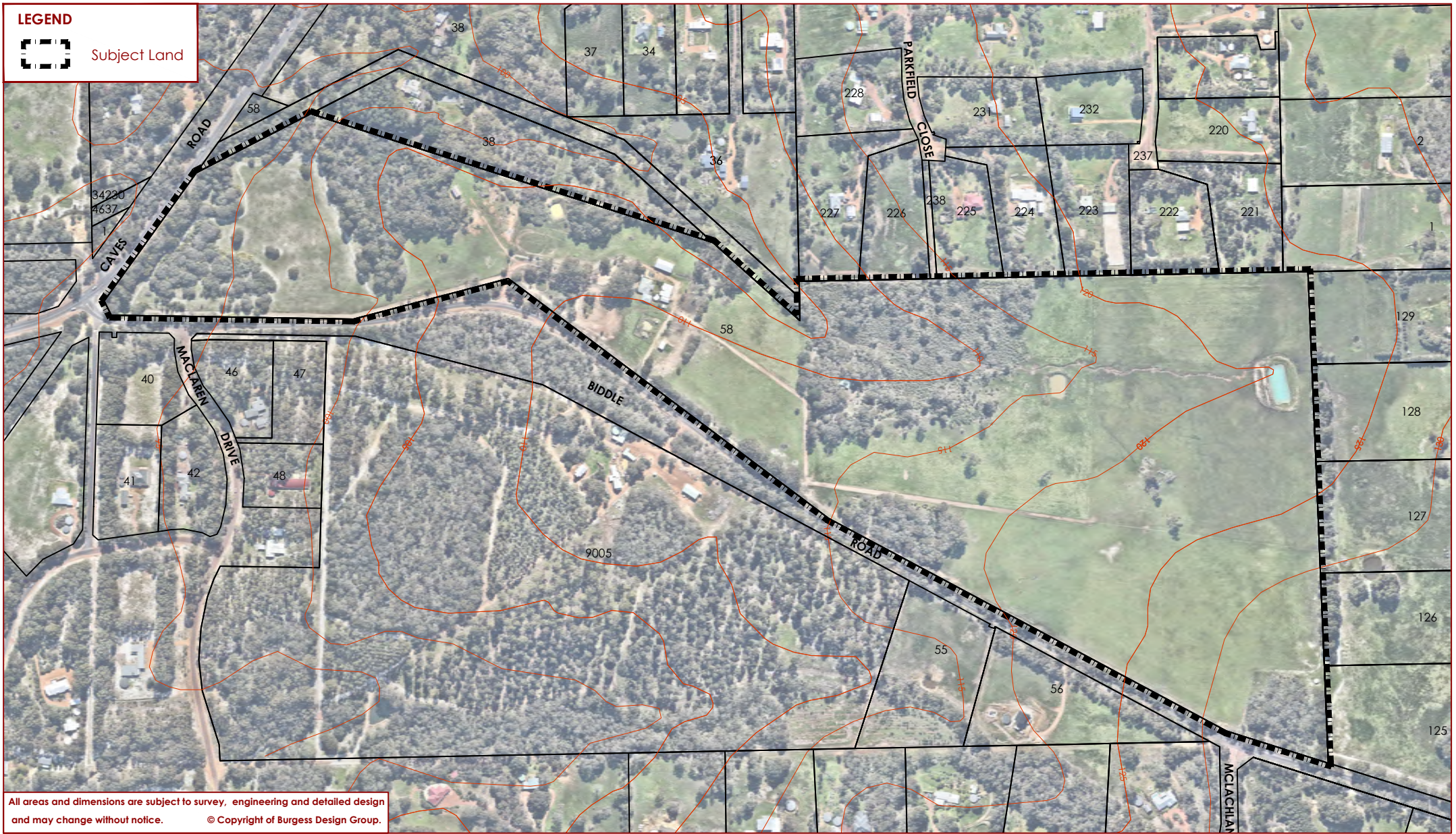
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**FIGURE 1 - LOCATION PLAN
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP**

LEGEND

 Subject Land



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NORTH



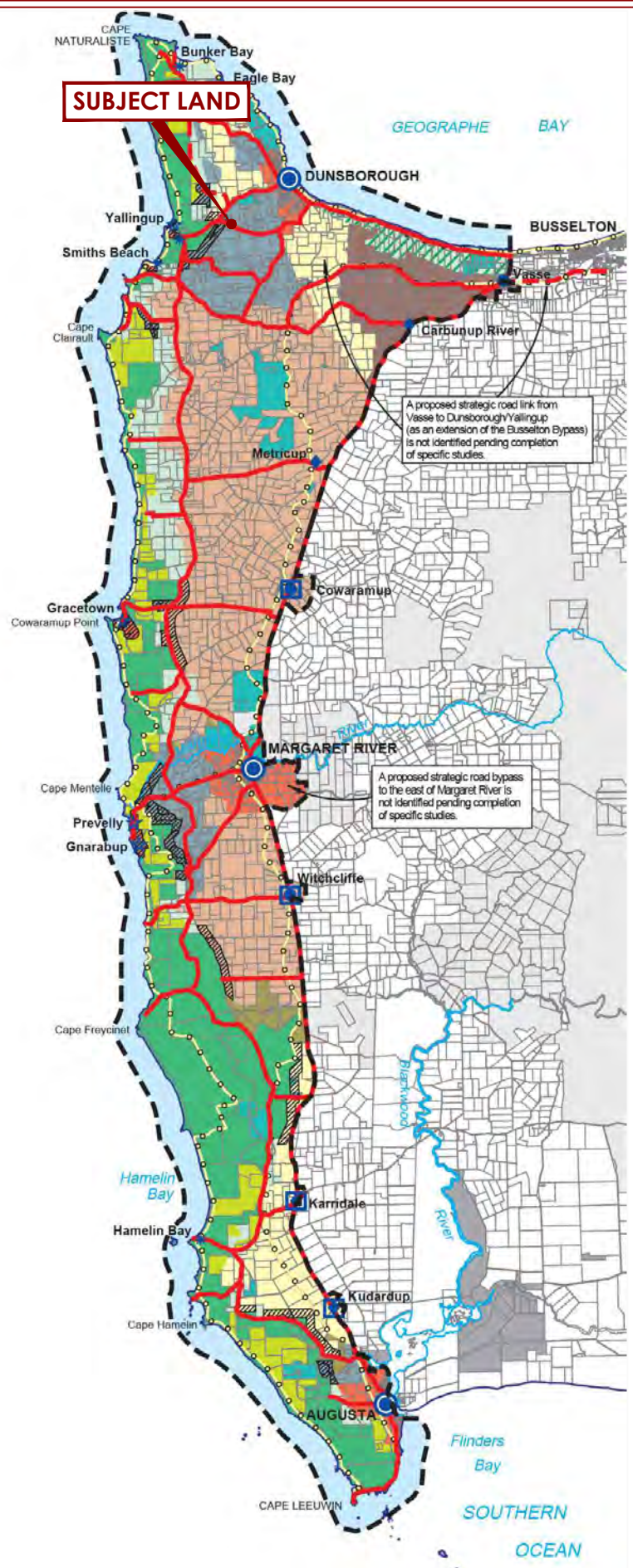
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**FIGURE 2 - AERIAL PHOTOGRAPH
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP**

SUBJECT LAND

LEGEND

- Policy Area Boundary
- Settlement Hierarchy**
 - Principal Centre
 - Village
 - Village with Enclaves
 - ◆ Hamlet
 - ◆ Hamlet with Enclaves
 - ★ Coastal Node
 - * Tourist Node
- Development Investigation Area
- Rural Residential
- Existing Conservation Reserves**
 - National Park
 - State Forest
 - Conservation Reserves (Existing and Proposed)
 - National Park (outside Policy Area)
- Natural Landscape Amenity**
 - Principal Ridge Protection Area
 - Ridge Landscape Amenity Area
 - National Park Influence Area
 - Regional Environmental Corridor
 - Wetland Amenity Area
 - Marine Management / Conservation
- Agricultural Protection**
 - Principal Agriculture (Viticulture and Grazing)
 - Principal Agriculture (Horticulture and Grazing)
 - Agriculture and Rural Landscape
- Primary Transport Network**
 - Existing Strategic Road
 - - - Proposed Strategic Road
 - ○ ○ Walk, Cycling or Other Strategic Trails



A proposed strategic road link from Vasse to Dunsborough/Yallingup (as an extension of the Busselton Bypass) is not identified pending completion of specific studies.

A proposed strategic road bypass to the east of Margaret River is not identified pending completion of specific studies.



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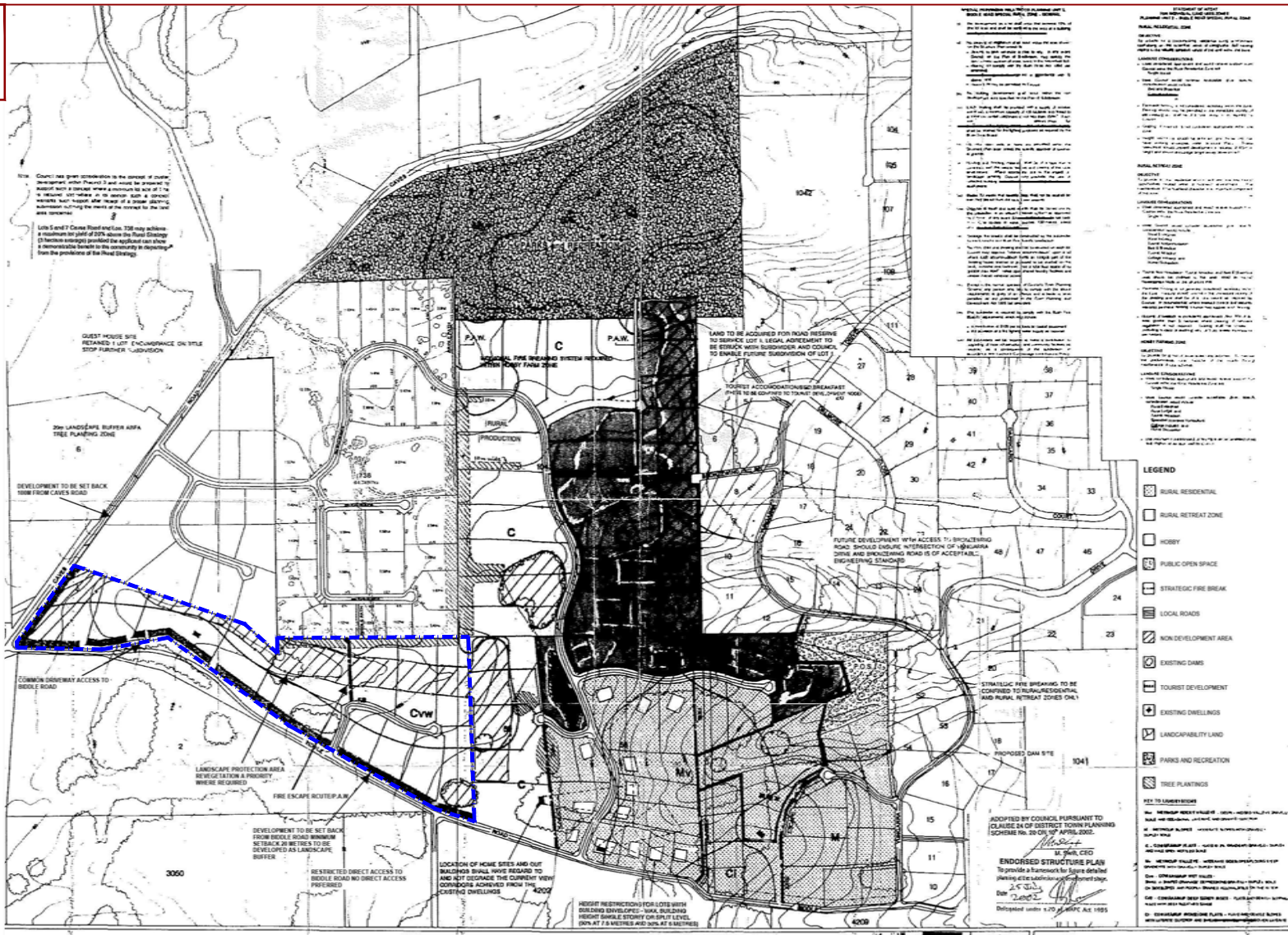


NORTH
NOT TO SCALE

**FIGURE 3 - LAND USE STRATEGY PLAN
LOT 58 (NO.93) BIDDLE ROAD
QUEDJINUP**

LEGEND

 Subject Land



**DEVELOPMENT GUIDE PLAN - PRECINCT 3, POLICY AREA 6
BIDDLE ROAD, BUSSETON**

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NOT TO SCALE

**FIGURE 5 - DEVELOPMENT GUIDE PLAN MAP
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP**



1.2.3 LEGAL DESCRIPTION AND OWNERSHIP

This Local Structure Plan applies to Lot 58 (No. 93) Biddle Road, Quedjinup, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.

The land is owned by Elberton Property 15 Pty Ltd.

The subject land is described as being Lot 58 on Diagram 71923 on Certificate of Title Volume 1771 and Folio 590, refer **Appendix 1**.

1.2.4 PROPONENT

This Local Structure Plan has been prepared by Burgess Design Group and the technical consulting team listed in section 1.1, on behalf of Elberton Property 15 Pty Ltd.

The proponent, Mr Charlie Ball, is a Quindalup local and the project team members assembled to assist with this project all have historical/family ties to rural areas within the south-west of Western Australia, providing an important and unique perspective when formulating the sensitive approach to the design of the Local Structure Plan.

2. PLANNING FRAMEWORK

2.1 ZONING AND RESERVATIONS

2.1.1 CITY OF BUSSELTON LOCAL PLANNING SCHEME NO 21

The subject land is zoned 'Rural Residential' under the City of Busselton Local Planning Scheme No. 21 (LPS21), refer **Figure 6 – LSP21 Map**.

The Objectives of this zone include:

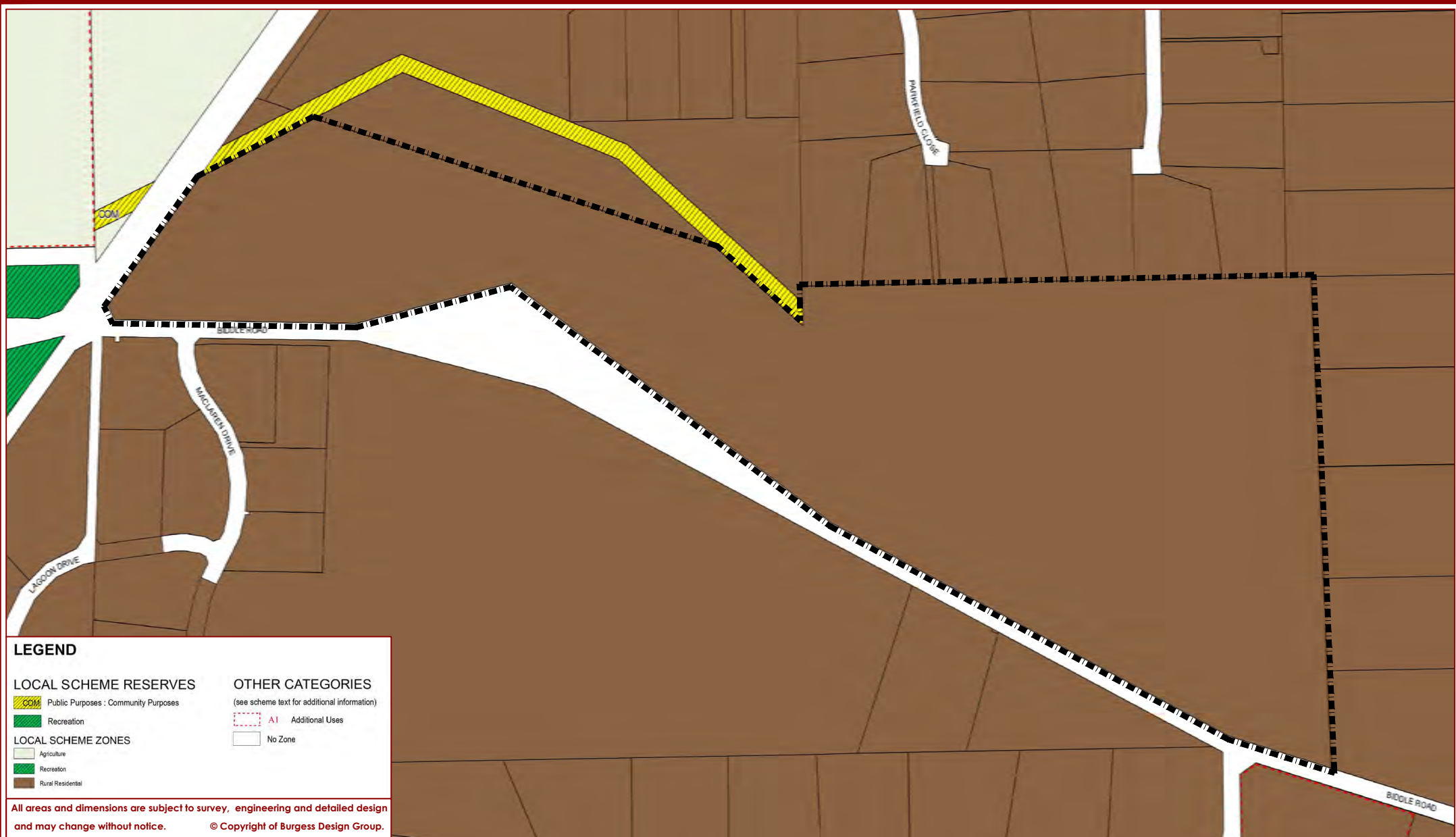
- a) To encourage development for the purpose of closer rural settlement on land which is suitable for such a purpose, and is in reasonable proximity to existing urban areas
- b) To ensure that development maintains the rural character of the locality, maintains a high level of residential amenity and minimises disturbance to the landscape through construction of buildings and structures, clearing, earthworks and access roads
- c) To enable a range of activities and land uses associated with the residential occupation of land
- d) To discourage or prohibit development not compatible with the predominantly rural nature and residential amenity of the zone
- e) To enable the development of land for other purposes where it can be demonstrated by the applicant that suitable land or buildings for the proposed purposes are not available elsewhere, and where such purposes would not detrimentally affect the rural residential character of nearby land
- f) To direct and control the form rural residential subdivision takes to prevent a demand for the unreasonable and uneconomic provision or extension of services and facilities
- g) To promote and encourage cluster subdivision and other innovative rural residential designs, having consideration for conservation values
- h) To discourage ribbon development along Caves Road and other roads and to maintain the rural and natural ambience of transport corridors generally

The proposed Local Structure Plan is aligned with these objectives.

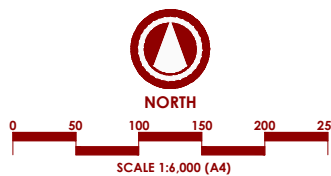
The Policies of this zone include:

- a) To encourage rural residential subdivision by permitting a range of lot sizes in conventional subdivision subject to a general minimum lot area of 1 hectare with an average minimum lot area of approximately 2 hectares; and providing greater flexibility for lots created within appropriate cluster subdivisions or by strata or survey strata subdivision, dependent upon the special physical characteristics of the land
- b) To ensure the provision of road, electricity, postal and telephone services and, where appropriate and practical, water services
- c) To ensure the provision of community facilities and emergency services in the vicinity of rural residential developments
- d) To ensure that services and facilities are centrally located
- e) To encourage generally, and require specifically in rural residential subdivision, the provision of vegetation and fauna corridors and the revegetation of the land
- f) To adequately protect any areas or sites of conservation value within the design of any subdivision and development
- g) To provide flexibility for the development of appropriately located and scaled tourist facilities consistent with preservation of residential amenity
- h) To implement and adhere to the adopted recommendations and outcomes of the Local Rural Planning Strategy, adopted by local government and endorsed by the Commission
- i) To provide opportunities for small-scale agriculture on cleared land of a type that will not lead to land use conflicts with the rural residential use of adjoining land

The proposed Local Structure Plan is aligned with these policies, including the stated 1ha minimum and 2ha average lot size.



**FIGURE 6 - LOCAL PLANNING SCHEME NO. 21 MAP
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP**



2.2 DEVELOPMENT CONTRIBUTION AREA

2.2.1 DCA 1 – COMMUNITY INFRASTRUCTURE

The Local Structure Plan area is included within DCA 1 – Community Infrastructure as outlined in Schedule 10 of LPS21 and identified on the Scheme Map (refer **Figure 6** and **Appendix 5**).

As described in Part One, the purpose of the DCA is to provide for district level community infrastructure with costs apportioned across various development areas as shown on the DCA1 Map, specifically to:

- a) Enable the application of development contributions to develop new community infrastructure and the upgrading of existing community infrastructure which is required as a result of the growth of population in the contribution area
- b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners
- c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area

The subject land falls within the 'Rural Remainder' precinct of the DCA. The contribution for this precinct, as of May 2024, is \$1,776.00 per new developed allotment.

2.3 PLANNING POLICIES

2.3.1 STATE PLANNING POLICY 6.1 LEEUWIN NATURALISTE RIDGE POLICY

The subject land is situated within the Leeuwin Naturaliste Ridge Policy area.

The Policy states *"the majestic ridge line, rugged cliffs and capes, exposed slopes and incised valleys of the Leeuwin-Naturaliste Ridge provide a spectacular backdrop for those who live in or visit this south-western corner of Western Australia. Combined with both open and protected sandy beaches, diverse vegetation and a rich mosaic of landscapes and land uses, the Leeuwin-Naturaliste Ridge policy area provides a wide range of outstanding opportunities for recreation, lifestyle, tourism and commercial activity."*

The Policy states as its purpose:

"...to provide the strategic planning framework for the policy area for the next 30 years by providing greater vision, guidance and certainty of land use. It promotes sustainable development, conservation, and land and resource management. It seeks to provide assistance to those managing land use change, enable greater consistency between the two local governments, give clear regional-level advice to proponents of development, and provide a reference to guide development and conservation by improving the information available to the community."

The Policy provides guidance in relation to Overall Objectives, Policy Statements, Land Use Strategy and Implementation.

The Land Use Strategy Map (refer **Figure 3**) shows the subject land as 'Rural Residential' and includes the following commentary and Policies.

"Rural Residential

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..."

"Policies

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:

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

The proposed Local Structure Plan accords with the vision, purpose and policies of SPP6.1.


It incorporates and protects significant remnant vegetation, enhances the landscape mosaic of the region with additional planting, sensitive use of materials and carefully considered touch points with the existing community and it proposes to maximise the efficiency of the site (in accordance with its zoning) noting SPP6.1 doesn't support new areas of rural-residential development.


2.3.2 STATE PLANNING POLICY 3.7 PLANNING IN BUSHFIRE PRONE AREAS

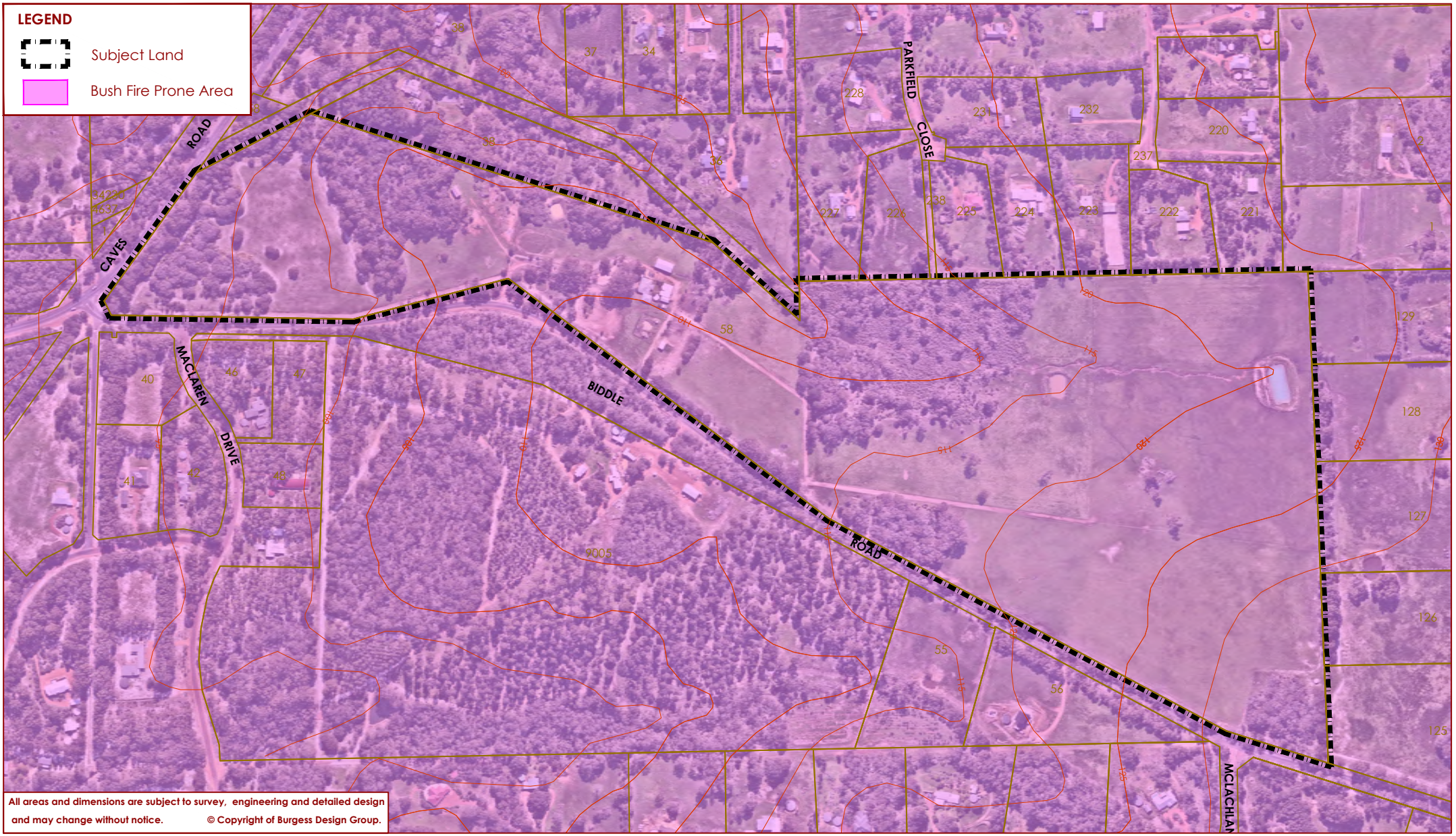
State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015) aims to preserve life and reduce the impact of bushfire on property and infrastructure.

The whole of the subject land is included within an area identified as being bushfire prone, refer **Figure 7 Bushfire Prone Area**.

LEGEND

 Subject Land

 Bush Fire Prone Area



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FIGURE 7 - BUSHFIRE PRONE AREA MAP
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP

As such a Bushfire Management Plan has been prepared by Bushfire Prone Planning to address the objectives of the policy and respond appropriately and pro-actively to bushfire risk, as set out in Section 3.5 of this report and attached at **Appendix 3**.

2.3.3 CITY OF BUSSELTON LOCAL PLANNING STRATEGY (2019)

The City of Busselton Local Planning Strategy was prepared in 2019 with its vision being to provide *"a local planning strategy that supports the ongoing development of a vibrant and cohesive community that protects its natural environment, meets the needs of its population and ensures that future development maintains the City's unique character, lifestyle and community values."*

The Local Planning Strategy states as its purpose to *"set out the long-term (25 years-plus) broad planning direction for the whole of the District of the City of Busselton; and 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 our local planning scheme over the next 10 -15 years."*

Under Theme 4 'Environment, Landscape and Heritage' the Strategy states its objectives as being:

- a) Protect and enhance the natural environment and biodiversity of the District
- b) Manage environmental risks such as flooding, bush fire and coastal erosion
- c) Preserve and enhance the natural, rural and urban landscapes of the District
- d) Preserve Aboriginal and European historical and cultural heritage

The Strategy includes a Local Planning Strategy Map (refer **Figure 8**) which identifies the subject land as 'Rural Residential' and Biddle Road as a 'Planned/Potential Strategic Local Road.'

Local Planning Strategy Map

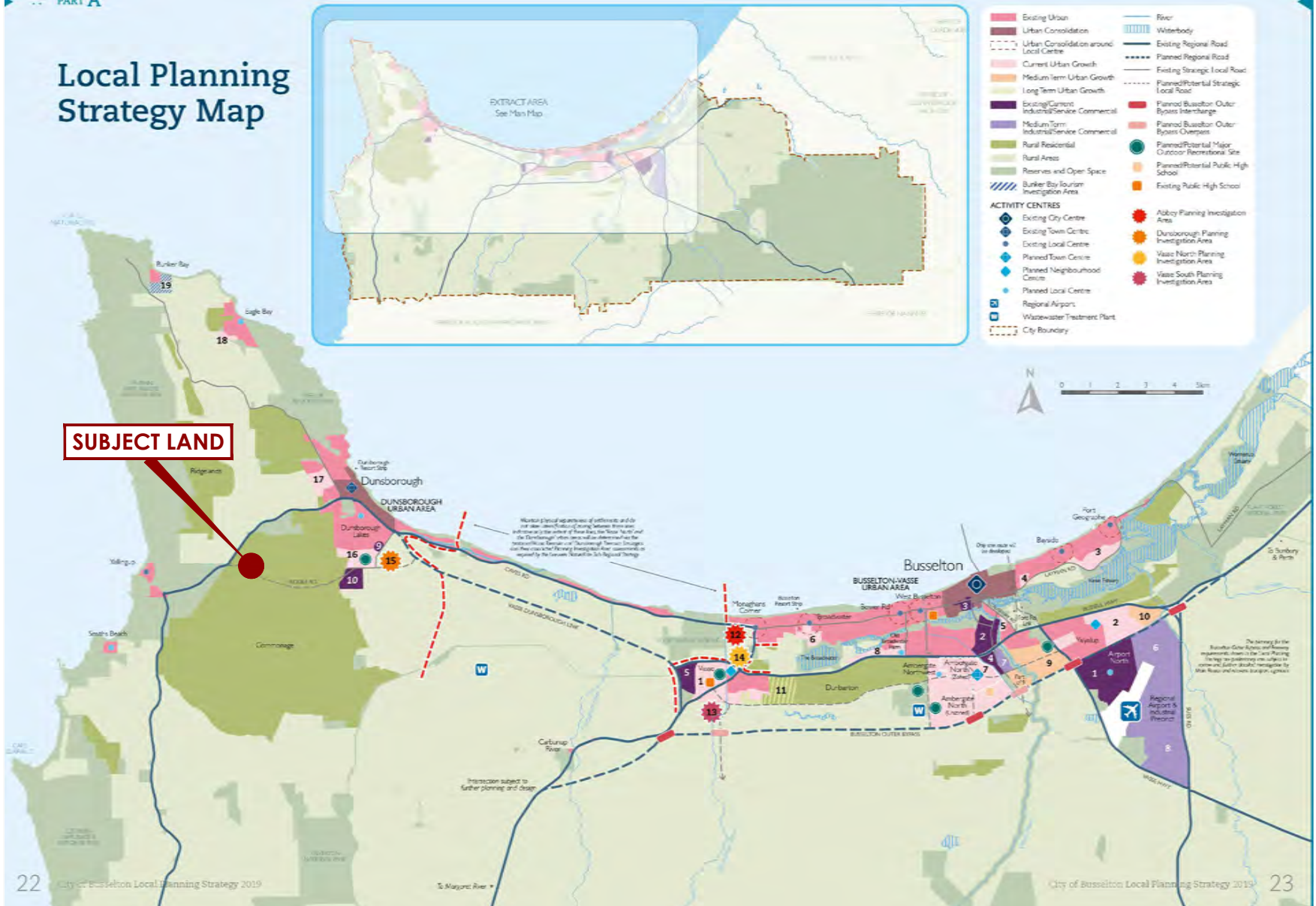


FIGURE 8 - LOCAL PLANNING STRATEGY MAP
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP



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At 10.2 'Theme 4 Strategies' and in relation to Biddle Road being identified as a 'Planned/Potential Strategic Local Road', the 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 proposed Local Structure Plan considers this classification of Biddle Road, incorporating the 20m landscape buffer, acknowledging the Landscape Protection Areas and designating shared access driveways.

Importantly, at 2.3 under 'Population and Settlement' the Local Planning Strategy states:

"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."

The Strategy further states at 7.2(r) that it doesn't support the rezoning of any further land for rural-residential development.

The passages above clearly highlight the importance of maximizing efficiency when developing existing, planned areas for this land use, such as the subject land, which is located in the Commonage rural-residential area.

2.3.4 LANDSCAPE VALUE AREA

The subject land is located in a Landscape Value Area, which is land identified within a Special Control Area on the LPS21 Scheme Map.

The City's information sheets states:

"Landscape Value Areas are considered to have a high level of natural visual amenity and therefore additional provisions apply to ensure proposed development does not compromise the amenity or scenic character of the area."

"The lodgement of a Development Application for planning approval is required for all proposed development and/or clearing of vegetation on land identified within a Landscape Value Area to ensure the rural character is not compromised by future development. Please refer to the Residential Development Application Checklist to ensure the submitted application is complete."

"The primary objective of development within Landscape Value Areas is to preserve the visual amenity and rural scenic character of the area by minimising disturbance to the natural environment, and discouraging the use of reflective building materials that have the potential to cause visual distraction and amenity impact arising from sunlight reflection and glare."

The information sheet also provides advice and guidance in relation to the use of reflective building materials, specifically restricting a number of roof colours within Landscape Value Areas.

Future development on allotments within the Local Structure Plan area will respond to these and other relevant Local Planning Policies as required.

2.4 COMMUNITY AND PRE-LODGE MENT CONSULTATION

The Local Structure Plan for Lot 58 Biddle Road is small in nature, proposing only 19 rural-residential allotments. However, given the sensitivity of the region, the quality of the existing landscape and the importance of maintaining and respecting local character and values, the proponent has undertaken a well-researched and collaborative preparation process.

In addition to numerous project team meetings and ongoing casual conversations with residents of the region, the following important touch points have occurred:

- o Project team meeting at site on Monday 13th November 2023 to spend time understanding the values, amenity and character of the property

- o A meeting with officers of the City of Busselton (at the CoB office) and DPLH (via Teams) on Monday 13th November 2023 to commence collaboration on the proposal
- o A project team (and including local experts) workshop on vision, values, branding and community on Thursday 29th February 2024
- o A meeting at site on Tuesday 16 April 2024 with City of Busselton officers and members of the project team
- o A meeting with officers at the City of Busselton on Tuesday 21st May 2024, as a pre-lodgement meeting for the Local Structure Plan submission.

This ongoing liaison with the City of Busselton and DPLH officers has been instrumental in shaping the Local Structure Plan and will continue to do so during the assessment period. Consultation touch points are outlined below in Table 5.

TABLE 5: PRE-LODGE MENT CONSULTATION			
AGENCY	DATE	METHOD	OUTCOME
Background research	13.11.23	Site Meeting	Values, amenity, character
LGA and DPLH	13.11.23	Meeting	Commence collaboration
Local reps and team	29.02.24	Workshop	Values, character, market
LGA	16.04.24	Site Meeting	Site walk and review
LGA	21.05.24	Meeting	Pre-lodgement meeting

3. SITE CONDITIONS AND CONSTRAINTS

Following are the environmental considerations relevant to development of the subject land in accordance with the proposed Local Structure Plan.

3.1 ENVIRONMENTAL ASSESSMENT

The subject land is characterised by stands of existing remnant vegetation along its western boundary to Caves Road, its northern boundary to existing development and in the central east portion. It also has three stands of vegetation, two adjacent to Biddle Road, mapped under the DGP as being Landscape Protection Area.

The site also contains a portion of Yallingup Brook, traversing from east to west in the north-east part of the land.

There is also some existing vegetation located abutting or close to Biddle Road and it is intended to enhance this through planting of a landscaping strip along this tourist corridor.

No clearing is required for implementation of building envelopes, all of which have been placed to avoid existing vegetation. For those envelopes abutting tree stands it is proposed homesites be located far enough away from the existing vegetation to avoid clearing as part of bushfire protection measures.

Limited clearing may be required for driveways and crossovers, however, as mapped on site, the location of these has been carefully planned to minimise impacts on existing vegetation.

3.2 BIODIVERSITY AND NATURAL AREA ASSETS

As shown on the CCSP and DGP, the site contains Landscape Protection Areas and a Non-development Area. No clearing within these areas is proposed (or permitted) and even fencing will be limited in accordance with Scheme and Policy provisions.

The site also contains a portion of Yallingup Brook. No development is proposed within the brook and any fencing (if required) will include kangaroo gates to facilitate free movement across the site.

3.2.1 FLORA

A Targeted Flora Survey was conducted by Emerge Associates to support the approval of this proposed LSP. The survey was conducted on a portion of proposed Lot 4, a portion of proposed Lot 10, the crossover for proposed Lots 6 and 7, and the crossover for proposed Lots 12-15.

No threatened or propriety flora were recording during the survey.

Regardless, there is no intention of clearing existing remnant vegetation on the site, no Spring Surveys have been undertaken for this Local Structure Plan.

The Targeted Flora Survey can be found attached at **Appendix 9**.

3.2.2 FAUNA

Given there is no intention of clearing existing remnant vegetation on the site, no fauna surveys have been undertaken for this Local Structure Plan. Two potential nesting trees were recorded within the Biddle Road reserve, which were found in the abovementioned Targeted Flora Survey. However, none of these trees currently have hollows suitable for black cockatoo nesting. Any habitat trees will remain on the land and, as described previously, fencing across the open areas and (if required) the Yallingup Brook will include kangaroo gates to facilitate free movement across the site.

The subject land has been an active equestrian property for many years and comprises a number of cleared paddocks and yards. Constant activity across the property ensures any ground living fauna is generally restricted to the existing vegetated areas. These vegetated areas will not be disturbed during implementation of the Local Structure Plan.

3.3 LANDFORM AND SOILS

The subject site is predominantly sloping with a topographical elevation of approximately 92 to 132 metres (m) Australian Height Datum (AHD) from west to east. The Yallingup Brook is present through the northern portion of the eastern half of the subject site, refer **Appendix 6 – Biophysical Environment**.

The subject site is located within the Leeuwin Zone, consisting of moderately dissected lateritic plateau on granite with colluvial soils in the valleys. On the western margin the granite is overlain by Tamala Limestone and there are some coastal dunes.

DPIRD's Natural Resource Information Portal maps the subject site as occurring within the Cowaramup Uplands System, consisting of a lateritic plateau with sandy gravel, loamy gravel and grey sandy duplex soils.

The subject site is mapped as containing soils of five phases as follows:

- o Cowaramup vales phase: small, narrow V-shaped drainage depression with gravelly duplex (Forest Grove) soils.
- o Cowaramup deep sandy rises phase: Flats and gently sloping rises (gradients 0-5%), with deep bleached sands. Some areas of low and moderate slopes (gradients 5 – 15%).
- o Cowaramup flats phase: Flats (0-2% gradient) with gravelly duplex (Forest Grove) and pale grey mottled (Mungite) soils.
- o Cowaramup gentle slope phase: Gentle slope (2-5% gradient) with gravelly duplex (Forest Grove) soils.
- o Cowaramup wet vales phase: Small, broad U-shaped drainage depressions with swampy floors. Gravelly duplex (Forest Grove) soils on side slopes and poorly drained alluvial soils on valley floor.

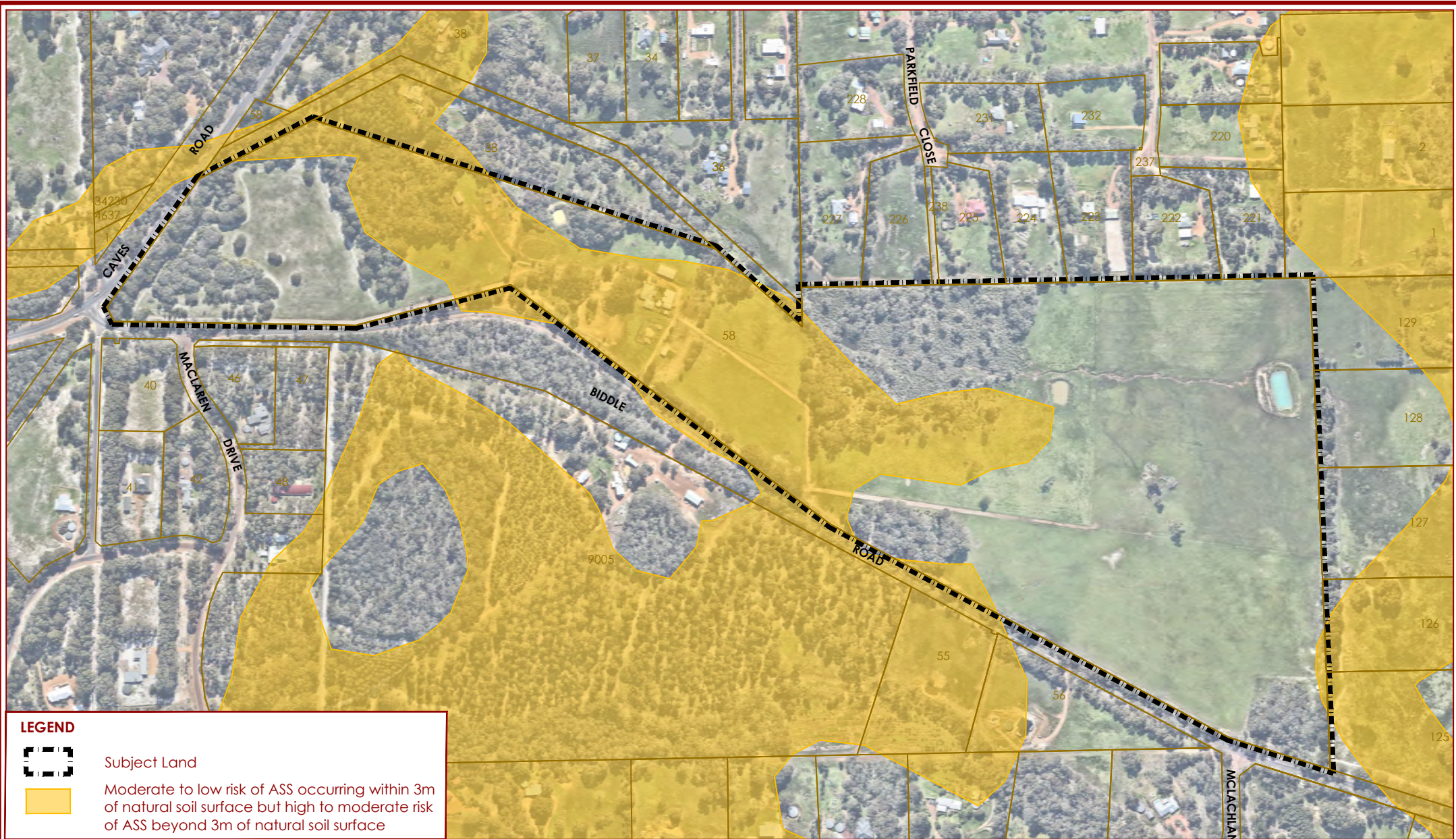
3.3.1 ACID SULPHATE SOILS

Acid sulphate soils (ASS) contain iron sulphide materials and are generally present in waterlogged anoxic conditions. In its natural state, ASS do not present any risk to the environment. However, when oxidised (such as when disturbed by excavation for earthworks), ASS produce sulphuric acid, which

can pose risks to the surrounding environment, infrastructure, and human health.

Local ASS risk mapping indicates that the predominantly central portions of the site have a 'moderate to low' risk of ASS occurring within 3m of the natural soil surface, refer **Figure 9 – Acid Sulphate Soils Risk Map**.

Given the limited development works to occur on the site (ie no road construction or bulk earthworks) the potential risk of ASS impacts is considered very minor.



LEGEND



Subject Land



Moderate to low risk of ASS occurring within 3m of natural soil surface but high to moderate risk of ASS beyond 3m of natural soil surface



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NORTH



SCALE 1:6,000 (A4)

FIGURE 9 - ACID SULPHATE SOILS RISK MAP

LOT 58 (NO. 93) BIDDLE ROAD

QUEDJINUP

3.3.2 CLIMATE

The climate at the subject site can be described as Mediterranean with warm and dry summers and cold and wet winters. According to data from the Cape Naturaliste weather station, the annual average rainfall is approximately 796.3 mm, with the highest monthly rainfall of 160.2 mm recorded in June and the lowest, 10.6 mm, recorded in January.

The average monthly maximum temperatures range from 26 °C in February to 16.4 °C in July and the average monthly minimum temperatures range from 15.7°C in February to 10.1°C in July.

3.4 HYDROLOGY

3.4.1 GROUNDWATER

The subject site is located within the Cape to Cape North subarea of the RiWI Act proclaimed Busselton – Capel Groundwater Area.

The site is not mapped as being within a Public Drinking Water Source Area.

3.4.2 SURFACE WATER

The subject site is located within the Naturaliste sub-area of the Cape to Cape Rights in Water and Irrigation Act 1914 (RiWI Act) proclaimed surface water management area.

The Yallingup Brook, mapped in DWER's database as a significant stream, intersects the northern portion of the eastern half of the subject site. The brook is located within the 'Non-Development Area' of the DGP, as also reflected on the Local Structure Plan.

The subject site is above the 1 in 100 year Annual Exceedance Probability (AEP) floodplain level mapped by the DWER.

The subject site does not contain any mapped wetlands pursuant to the abovementioned dataset. Furthermore, there are no mapped wetlands within 500m of the subject site boundaries.

3.5 BUSHFIRE HAZARD

The whole of the subject land is mapped as being within a designated 'bushfire prone area', refer Figure 7. As such, a *Bushfire Management Plan* has been prepared to satisfy the requirements of State Planning Policy 3.7: *Planning in Bushfire Prone Areas (2015)* (refer **Appendix 3 – Bushfire Management Plan**).

The *Bushfire Management Plan* demonstrates that the Local Structure Plan responds to the bushfire protection criteria in the following ways:

- **Location**

Future development will be located in areas subject to low or moderate bushfire risk, and outside of areas classified as BAL-40 or BAL-FZ. This will be achieved principally through the careful siting of building envelopes and the location of houses and outbuildings within those building envelopes.

It has been assumed that all vegetation on and surrounding the site will remain unchanged, and thus development of homes within close proximity of some of these areas may need to respond through appropriate application of higher building standards, as necessary.

- **Siting and design**

The Local Structure Plan, through the strategic location of building envelopes and indicative dwelling locations within those building envelopes, provides suitable separation to enable a BAL rating of BAL-29 or lower for future development across the site. The proposed dwelling locations (within the building envelopes) can be amended to further reduce BAL ratings at the Building License stage when the size and location of homes can be determined in detail.

The building envelopes shown on the Local Structure Plan range from 1,500m² to 2,000m² in area, with indicative building footprints of 500m². The envelopes have been carefully placed to avoid vegetation clearing within the allotments and still achieve suitable BAL ratings.

- **Vehicular Access**

Biddle Road is an existing through road constructed to the required standard, that provides each lot, two-way public road access in two different directions to at least two different suitable destinations.

In addition, an Emergency Access Way (EAW) is proposed between Parkfield Close and Biddle Road.

- **Water**

Reticulated water supply is not available to the subject land. As such, a static water supply (tank) for firefighting purposes will be installed on each lot that is additional to any water supply that is required for drinking and other domestic purposes.

It is anticipated this additional water supply will be approximately 10,000 litres.

3.6 HERITAGE

There are no known Aboriginal or European Heritage Sites within the site.

The name Quedjinup means "*place of women*" in the Wardandi dialect of the Noongar language and the Wardandi people used the name to refer to the area that is now Dunsborough.

Yallingup's name means "*Place of caves*" in the local Aboriginal Wardandi dialect, with 'yal' meaning "*large hole*"; the name has been rumoured to mean "*place of love*" due to the popularity of weddings and honeymoons in the town.

Water courses are generally associated with the dreaming figure, the Waugal. According to O'Connor et al. (1989), the Waugal is "*a water-creative spirit force with a serpentine physical manifestation*". Bates (1992) defines the Waugal as "*a controller of the elements with the power to influence sickness and death*".

Water courses and their catchments are also known to be valuable sources for the acquisition of food and water. Food was obtained from red gum (marri), jarrah (djarryl), hakea (toolgan), peppermint (wannang) and grass (nallang) trees.

The land includes Yallingup Brook flowing from east to west across the site. This is situated within the 'Non-development Area' and will be protected in perpetuity under the Local Structure Plan (as also prescribed under the CCSP and DGP).

4. LAND USE AND SUBDIVISION REQUIREMENTS

4.1 VISION, PURPOSE AND OBJECTIVES

Bettering – not changing.

Lot 58 Biddle Road is a place with natural beauty in the iconic south-west region of Western Australia.

The Quedjinup, Yallingup and Dunsborough locality is characterised by that barefoot freedom, that connection to nature and that understanding that luxury isn't about things, its about moments and space – space to grow, to mess around, and to just be.

It is a place with ample room to grow, a place to build upon with respect. A place where the scent of peppermint trees is salted by the sea breeze. A place of barefoot sun-bleached summers and woolly-jumpered winters.

The vision for this picturesque site is to better, not change its character. To ensure development treads lightly on the ground. To respect the place and its people, its setting and its amenity.

The setting of this vision has involved talking to locals, spending time on the land and researching the attributes of this special area. This is a project being developed by locals for locals.

4.2 LAND USE AND DENSITY

The subject land is zoned 'Rural Residential' under LPS21 and the land uses associated with this zoning include various residential (ie single house), rural, tourism, home business, cottage industry and rural pursuit/hobby farm activities.

This zoning and these land uses are consistent with the locality, which has been identified as being 'Rural Residential' for more than 25 years under SPP6.1 and then reinforced more recently under the City of Busselton's Local Planning Strategy (2019).

As a rural-residential development with an average density of 0.5 dwellings per hectare, R-Codes do not apply within the Local Structure Plan area.

Development is proposed in accordance with LPS21, being a minimum lot size of 1ha and an average lot size of 2ha. This facilitates a maximum potential yield of 20 lots from the 40ha property. Nineteen (19) lots are proposed within the Local Structure Plan area. Given one house per allotment, the overall dwelling yield of the site is 19, equivalent to less than 0.5 dwellings/hectare.

Assuming a population density of 3 persons per household, the total estimated population for the site is 57 persons.

The existing homestead is proposed to be retained on future Lot 6 and will be contained within a prescribed building envelope. It is noted that a number of sheds/outbuildings will need to be removed (adjacent to the homestead) in order to meet setback requirements.

4.3 PUBLIC OPEN SPACE

Given the 'Rural Residential' zoning of the subject land under LPS21, there is no requirement for the provision of public open space.

As the site is included in DCA 1, contributions to local community facilities are by way of an established Development Contribution Scheme.

4.4 RURAL RESIDENTIAL

Section 4.39 of LPS21 outlines the '*Special Provisions Relating To The Rural Residential Zone*'. These provisions include the following.

- 4.39.2 *"On any lot in the Rural Residential zone, unless specified otherwise on a Structure Plan, buildings shall not be located*
 - *within 100 metres of Caves Road, Commonage Road, Wildwood Road, Biddle Road or Hayes Road*
 - *within 20 metres of any other road or a front or rear boundary*
 - *within 15 metres of a side boundary*

- 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*
 - b) *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*
 - 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;"

Clause 4.39.2 deals with building setbacks, which apply *"unless specified otherwise on a Structure Plan"*.

We note that the 100m setback specified in the Scheme for Biddle Road is varied in both the CCSP and DGP to 50m and 20m respectively.

The development setback to Biddle Road is proposed to be reduced below 50m for 4 of the proposed 19 lots under the proposed Local Structure Plan, as shown on **Figure 10 – Concept Plan with Aerial**, in order to avoid clearing of vegetation for homesites.

Given the 20m landscape buffer to Biddle Road and extent of existing vegetation on the subject land, the impact of reducing this setback for the 4 lots as proposed, is considered minimal.

4.5 MOVEMENT NETWORKS

The subject land is located at the north-eastern corner of the intersection of Caves Road and Biddle Road in Quedjinup.

Caves Road is an important tourist drive linking the site with Dunsborough to the east (approx. 6kms) and Yallingup to the west (approx. 5kms). Caves Road also provides access to Margaret River, which is approximately 36 kilometres south of Yallingup.

The eastern end of Biddle Road links to Commonage Road, providing access to Dunsborough, Quindalup and Busselton to the east.

Biddle Road is a good quality rural standard road commensurate with local character.

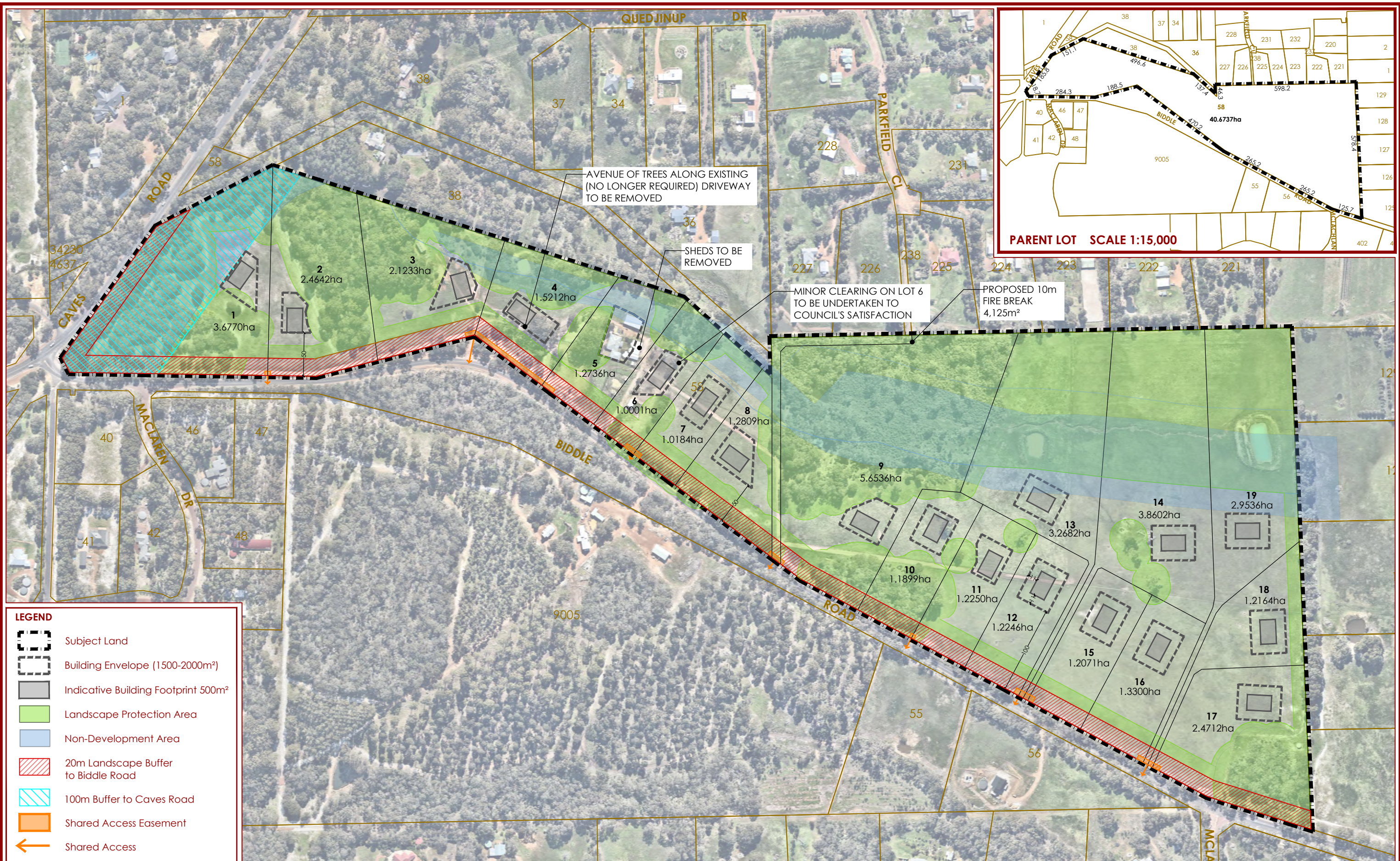
No other new roads are proposed as part of the Local Structure Plan.

4.5.1 PUBLIC TRANSPORT NETWORK

Given its rural location, there is no public transport network servicing the subject land.

4.5.2 CYCLE NETWORK

Given its rural location, there is no cycle network servicing the subject land.



LEGEND

- Subject Land
- Building Envelope (1500-2000m²)
- Indicative Building Footprint 500m²
- Landscape Protection Area
- Non-Development Area
- 20m Landscape Buffer to Biddle Road
- 100m Buffer to Caves Road
- Shared Access Easement
- Shared Access

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.

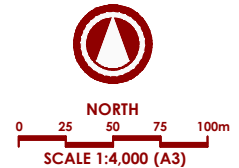


FIGURE 10 - CONCEPT PLAN WITH AERIAL LOT 58 (NO. 93) BIDDLE ROAD QUEDJINUP

4.6 EDUCATION FACILITIES

The subject land is located within a rural community (Commonage Rural-Residential Area) and therefore outside existing and proposed urban areas and townsites.

As such, no educational facilities are proposed in the Local Structure Plan, noting also the small lot yield of 19 allotments. School age residents within the Local Structure Plan area will be able to frequent existing primary and high schools if needed.

4.7 INFRASTRUCTURE COORDINATION, SERVICING AND STAGING

JDSi Consulting Engineers has been engaged by Elberton Property 15 Pty Ltd to assess the infrastructure servicing requirements associated with the proposed development of Lot 58 Biddle Road, Quedjinup (herein referred to as the Site).

The JDSi Infrastructure Servicing Report is attached at **Appendix 4**.

In summary, the report has found that the subject land is suitable for future development with regards to critical infrastructure.

- The Site falls outside the Water Corporation planning areas for both water and sewer reticulation.
- It is likely that power for the site will be provided from High Voltage and underground power feeders that are present adjacent the Site. Prior to development, Western Power will provide updated advice with regards to capacity within the region and connection requirements.
- Reticulated gas is not present within the region, however this is not a critical service and future lot owners will likely provide their own bottled supply if required.
- Communication mains are present adjacent the site. Discussions with NBN indicate there are no major constraints with servicing the site with NBN compliant communications.

The information within the Infrastructure Servicing Report has been provided by relevant servicing Authorities and high-level investigations by the Project team. Future capacities of networks and availability of services will need to be re-evaluated at the time of ultimate development.

4.7.1 EXISTING LANDFORM/TOPOGRAPHY

The Site generally falls in a north-westerly direction with surface elevations ranging from approximately 132m AHD in the southeast of the site to 92m AHD in the northwest of the site. The centre of the Site, surrounding the existing homestead, has minimal grade from east to west and falls approximately 8m from north to south.

4.7.2 EARTHWORKS

Given the small size of the project and with no roads to be developed, bulk earthworks are not proposed within the Local Structure Plan area.

4.7.3 ON-SITE EFFLUENT DISPOSAL

A conventional approach to wastewater disposal is proposed in accordance with standard requirements in rural-residential developments, being via onsite effluent disposal/treatment systems, such as:

- Septic tanks
- Aerobic Treatment Units (ATU)
- Alternative Treatment Systems (ATS).

A Site and Soil Evaluation Investigation will be undertaken by a specialist consultant at the Subdivision stage of the project to provide advice in relation to the suitability of ground conditions for the onsite management of wastewater.

4.7.4 WATER SUPPLY

Water Corporation owns and maintains the nearest reticulated potable water network to the Site and were contacted to provide advice on requirements for servicing the proposed development. They advised this development area falls outside the extent of their water planning, and the tank that services the area is currently at capacity.

As such potable water supply will be via rainwater tanks, dams and/or bores.

The required collection area, being the overall roof area of a house and any outbuildings collecting to a rainwater tank, is based upon the following calculation:

Collection area (m²) = average household water consumption (L) divided by average annual rainfall (-24mm) x 0.85 (efficiency of collection)

The average annual rainfall estimated for the site is 796mm and the Western Australian state average domestic consumption is 106,000 litres per person (assume 3 persons per dwelling). Based on this rainfall and the above calculation, a roof collection area of some 485m² is required for each allotment.

This is an achievable area given the average size and style (verandahs etc) of houses in rural areas, combined with large sheds.

4.7.5 POWER

Western Power owns and operates all electrical supply network assets within the development area and therefore all new electrical supply equipment and cables will need to be installed in accordance with Western Power (West Australian Electrical Requirements), AS3000 specifications and Standards.

The total load for the ultimate development has been estimated to be 95kVA and has been calculated using Western Power's recommended Design After Diversity Maximum Demand (DADMD).

Existing HV cable runs along the full extent of Biddle Road adjacent to Lot 58. With the exception of approximately 270 metres at the western end of the Site, this HV cable is on the same side of the road as Lot 58.

The development is estimated to require two 63kVA transformers (2 x 63kVA = 126kVA) and a new Western Power switchgear kiosk to provide the HV power network for the subdivision. All substation equipment (transformers and switchgear) is required to be installed adjacent to the road reserve, in this instance, within the landscape buffer. Western Power approval would need to be sought and easements provided if these assets are to be set back into the lot.

The location of this infrastructure, particularly with regard to the landscape buffer (which includes currently cleared areas subject to future revegetation), will be subject to further agency discussions to ensure impacts on the local environment and amenity are minimised.

4.7.6 TELECOMMUNICATIONS

Telstra and NBN were both contacted to provide servicing advice for the Site.

Telstra advised that NBN would likely service the site and NBN advised that the nearest fixed line footprint is at the Dunsborough Lakes Estate, which is approximately 6km away, however, they do have existing fibre that runs along Biddle Road as far as Balmoral Drive that could possibly be utilised. NBN services may also be provided by way of satellite communications.

Further liaison with Telstra and NBN will occur at the Subdivision stage of the project.

4.7.7 GAS

There is no gas infrastructure within the Quedjinup area. Reticulated gas is not considered to be an essential service and as such is generally not required as a condition of development. Future homeowners may choose a bottled gas supply to suit their own individual needs.

4.8 STAGING

Given the small size of the Local Structure Plan, being only 19 rural-residential allotments, together with the minimal site works required to implement subdivision, one stage of development is proposed.

4.9 DEVELOPER CONTRIBUTIONS

The site is located within City of Busselton 'Development Contribution Area No. 1' (DCA-1) under Local Planning Scheme No. 21 (refer **Appendix 5**).

The purpose of the DCA is to provide for district level community infrastructure with costs apportioned across various development areas as shown on the DCA1 Map.

The subject land falls within the 'Rural Remainder' precinct of the DCA. The contribution for this precinct, as of May 2024, is \$1,776.00 per new developed allotment.

5. CONCLUSION

This Local Structure Plan has been prepared in accordance with the planning framework adopted by the City of Busselton and the Western Australian Planning Commission, and reflects the advice received during consultation with various approval agencies.

The Local Structure Plan provides for development of an appropriate nature in accordance with the outcomes of a comprehensive technical analysis comprising:

- Town Planning & Urban Design
- Environmental Assessment
- Bushfire hazard assessment and management plan
- Transport impact assessment
- Civil engineering design and infrastructure servicing
- Landscape plan
- Biophysical environment statement

The Local Structure Plan has been prepared in accordance with the WA Planning Manual *Guidance for Structure Plans* (August 2023) and generally follows the guidance of the Leeuwin Naturaliste Ridge Statement of Planning Policy (SPP6.1 - 1998), the Commonage Policy Area Consolidated Structure Plan (2004) and the Development Guide Plan – Precinct 3, Policy Area 6 Biddle Road Busselton (2002).

Acknowledging the age of the two prevailing Structure Plans (2002 and 2004), being more than 20 years old, this Local Structure Plan proposes minor updates to reflect current planning policy and seeks to maximise the potential density of the subject land, in accordance with its zoning under Local Planning Scheme No. 21, given no new areas of rural-residential development are proposed (under the current strategic planning framework) within the region.

The proposals contained herein have been carefully considered to reflect the existing rural environment, character and amenity of the site in order to guide the sensitive future development of Lot 58 (No. 93) Biddle Road, Quedjinup.

APPENDIX 1:
CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1771 590

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 58 ON DIAGRAM 71923

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ELBERTON PROPERTY 15 PTY LTD OF 315 ROKEBY ROAD SUBIACO WA 6008

(T P892896) REGISTERED 20/2/2024

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. L744930 NOTICE OF INTENTION TO TAKE FOR THE DESIGNATED PURPOSE OF ROAD WIDENING TO CAVES ROAD-VIDLER ROAD TO BIDDLE ROAD SECTION, QUEDJINUP. AS TO PORTION ONLY. REGISTERED 28/9/2011.
M059842 PERIOD OF CURRENCY IS NOW INCREASED TO 3 YEARS FROM 28.9.2011. REGISTERED 27/9/2012.
2. P892897 MORTGAGE TO WATERMARK INVESTMENTS PTY LTD OF 24 MOREAU MEWS APPLECROSS WA 6153 REGISTERED 20/2/2024.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1771-590 (58/D71923)
PREVIOUS TITLE: 1771-589
PROPERTY STREET ADDRESS: 93 BIDDLE RD, QUEDJINUP.
LOCAL GOVERNMENT AUTHORITY: CITY OF BUSSELTON

APPENDIX 2:
TRANSPORT IMPACT ASSESSMENT



Elberton Property I5 Pty Ltd
Lot 58 Biddle Road, Quedjinup
Transport Impact Assessment

May 2024

Project Code: 07864

PJA
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Perth WA 6000
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Version Control and Approval

Version	Date	Main Contributor	Issued by	Approved by
A – Draft	20 March 2024	PR/RD	RD	TM
B – Final Address comments from client with updated concept plan	17 May 2024	RD	RD	TM

Prepared for

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WA 6008



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I Summary

- 1.1.1 PJA has been commissioned by Elberton Property 15 Pty Ltd to prepare this Transport Impact Assessment (TIA) in relation to the development proposal for Lot 58, Biddle Road, Quedjinup WA. The approving authority is the City of Busselton.
- 1.1.2 The development proposal comprises the structure planning of the existing rural lot into 19 lots of still a large 1ha to 4.2ha areas, rural residential development. All dwellings will be accessed directly from Biddle Road using single or shared crossovers. This report assesses the suitability of each of the crossover locations for safety and meeting technical standards with recommendations where appropriate.
- 1.1.3 The site is covered by a Development Guide Plan (DGP) which was originally created in July 1995, some 30 years ago. Although it bears annotations indicating updates in April 2002, making it still over 20 years old, the precise nature of these updates remains unclear as the only available scanned version of the plan lacks detailed information on the changes made in 2002. Notwithstanding, the DGP proposed a slightly lessor number of dwellings (13 lots) some of which were to be serviced by an internal roadway via a new intersection to be created on Biddle Road, and some lots which were to take direct access onto Biddle Road.
- 1.1.4 The current development proposal will generate only a small number of additional trips as described in this TIA and this will not have an adverse impact on the operation of the road network and unlikely to adversely affect the existing safety situation.



2 Introduction and Background

2.1 Introduction

- 2.1.1 PJA has been commissioned by Elberton Property 15 Pty Ltd to prepare this Transport Impact Assessment (TIA) in relation to the development proposal for Lot 58, Biddle Road, Quedjinup WA. The structure plan sits within the area of an existing Development Guide Plan (DGP) which is outdated¹ but the property falls within the Precinct 3 of this DGP.
- 2.1.2 The site is located on land north of Biddle Road in Quedjinup, a locality adjacent to Dunsborough and within the municipality of the City of Busselton. The site boundary is shown in Figure 2-1.

Figure 2-1: Site Location



¹ The DGP was initially drafted in July 1995, nearly 30 years ago. Although it bears annotations indicating updates in April 2002, making it over 20 years old, the precise nature of these updates remains unclear as the only available scanned version of the plan lacks detailed information on the changes made in 2002.



2.1.3 Lot 58 is presently a largely rural lot containing one dwelling, with the remainder of the lot area being agricultural. The development proposal is to subdivide the large lot into 19 lots which are still large, of *at least* one hectare in size, each to contain one residential dwelling only. All dwellings will be accessed directly from Biddle Road using single or shared crossovers for a total of seven crossovers.

2.1.4 The purpose of this TIA is to review the existing transport conditions in the local area and set out the traffic and road safety impacts of the development proposal. A checklist confirming the items covered by this document is provided as Appendix A.

2.2 TIA Objectives

2.2.1 This TIA has been prepared in accordance with the *Western Australia Planning Commission Transport Assessment Guidelines* (WAPC Guidelines) to both initially support the Structure Plan and then the subsequent subdivision. In line with these guidelines, this TIA seeks to demonstrate that the proposed development would:

- *“Provide safe and efficient access for all modes;*
- *be well integrated with the surrounding land uses;*
- *not adversely impact the surrounding land uses; and*
- *not adversely impact the surrounding transport networks or the users of those networks.”*

2.2.2 This TIA has been prepared in accordance with this guidance.

2.3 Report Structure

2.3.1 This TIA is structured as follows:

- **Section 3** sets out the structure plan proposal;
- **Section 4** reviews the existing transport situation;
- **Section 5** introduces the proposed internal and external transport networks, as well as the development’s integration with the surrounding area;
- **Section 6** presents and analyses the likely traffic impact on the transport network;
- **Section 7** provides a review of road safety data in the vicinity of the site; and
- **Section 8** sets out the TIA’s conclusions.



3 Structure Plan Proposal

3.1 Overview

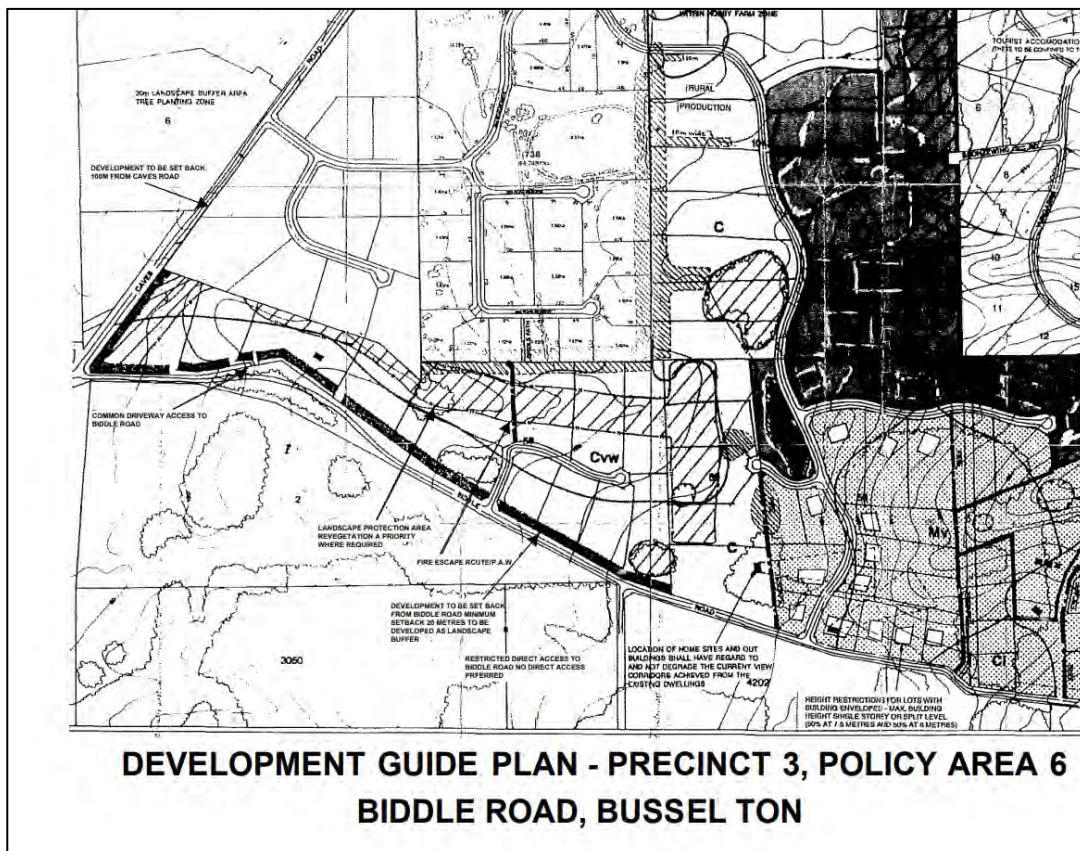
3.1.1 This section provides details of the proposed structure plan, covering the planning context, the proposed land uses, the quantum of development and any specific issues.

3.2 Regional and Structure Plan Context

3.2.1 According to the City of Busselton Local Planning Scheme No. 21, Lot 58 is zoned for rural residential development.

3.2.2 There is a DGP in place and the property falls within the Precinct 3 of the DGP. An update was adopted by the council pursuant to Clause 24 of the District Town Planning Scheme No. 20 on the 10th April 2002. This structure plan was then endorsed on the 25th July 2002 to provide a framework for future detailed planning at future development stages. The DGP proposed a different development style from that now proposed, with some lots accessed via a new roadway and others with direct access onto Biddle Road. It included a minimum 20m set back landscape buffer from Biddle Road which is being retained with this proposal.

Figure 3-1: Development Guide Plan (plan prepared by Roberts Day Group, adopted 2002)





3.3 Proposed Development

- 3.3.1 The development proposal is to ultimately subdivide the existing large rural lot into 19 smaller lots of large area ranging between 1 ha and 4.2 ha. All lots will be developed as single residential dwellings. Any development will have a minimum landscape buffer setback of 20m from Biddle Road, with a 100m buffer between the westernmost lot and Caves Road.
- 3.3.2 All dwellings will be accessed directly from Biddle Road using single or shared crossovers, the locations of which are shown in the layout plan as Appendix B.

3.4 Major Attractors of Traffic

- 3.4.1 The nearest major attractor for the proposed development is Dunsborough town centre, which is approximately 5km away, accessed via Caves Road to the east/north.
- 3.4.2 Yallingup is an attractor for recreation in the south west, especially for surfing, with this townsite located approximately 5km away, accessed via Caves Road to the west/south.
- 3.4.3 Busselton city centre is circa 28km away from the site and has a larger range of amenities available than Dunsborough. It is therefore likely to be a significant attractor. Busselton can be accessed via either Caves Road or Commonage Road at either end of Biddle Road.
- 3.4.4 Other key settlements which may be attractors of traffic to/from the site, particularly for employment, are Margaret River (approximately 35 km away) and Bunbury (approximately 80 km away).

3.5 Specific Issues

- 3.5.1 The key specific transport issue is the 30-year-old DGP legacy requirements for this site. The plan notes several limitations including restricted direct access to Biddle Road, a fire escape route through the site and a proposal for a new intersection on Biddle Road to service an internal roadway where up to eight lots were to be accessed from. These requirements require a re-review based on new standards and guidelines such as Safe System Principles and Australian Standards sight line assessment for road safety and operational impacts.



4 Existing Situation

4.1 Overview

4.1.1 This section describes the existing situation, including the existing land use, existing road network, pedestrian and cyclist networks and public transport routes.

4.2 Existing Land Use

4.2.1 Lot 58 is currently used as agricultural land, with one associated residential dwelling. The land use in the area surrounding the lot is largely rural residential development (with many properties used as holiday lets), agricultural land use and forested areas.

4.3 Road Network

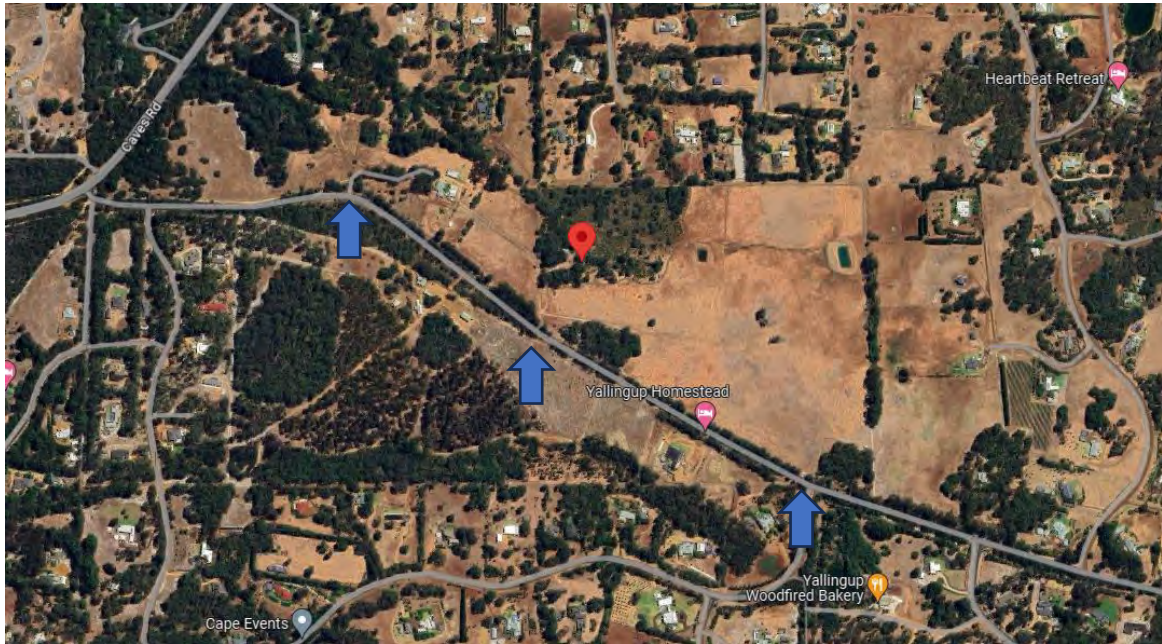
4.3.1 Biddle Road is a two-lane single carriageway road subject to an 80km/h speed limit. Biddle Road is approximately 6.0m wide in sealed carriageway with a centreline (generally double barrier line) with narrow unsealed shoulders.

Figure 4-1: Biddle Road (looking east from near current eastern crossover)



4.3.2 Lot 58 currently has three vehicle access crossovers onto Biddle Road. The western most one of these serves the existing dwelling, and the other two serve the agricultural land use. Refer to Figure 4-2 below showing the location of these existing crossovers.

Figure 4-2: Existing Crossover Locations



Source: Google maps

- 4.3.3 In the southwestern corner of the site, Biddle Road meets Caves Road at a priority intersection. Caves Road runs north to south from Dunsborough to north of Augusta. Caves Road is subject to a 90km/h speed limit, but in the vicinity of the intersection there is a 70km/h advisory speed limit in both directions.
- 4.3.4 Biddle Road also intersects with several minor residential roads along or in the vicinity of the frontage of Lot 58 at priority intersections. These roads include MacLaren Road, McLachlan Road, Balmoral Drive and Quedjinup Road. Biddle Road is largely rural in character and is subject to an 80km/h speed limit.

4.4 Existing Traffic Volumes

PJA contacted the City of Busselton, who kindly provided their latest traffic count data for Biddle Road, a count site located 100m east of Buckingham Grove and a count site on Commonage Road north of Biddle Road.

In addition to the above traffic counts, midblock traffic counts were sourced from the Main Roads WA (MRWA) TrafficMap for Caves Road (Count Site 15126) North of Yallingup Beach Road.



The above information indicates that there are the following daily traffic flows on the key roads near the subject site:

- Caves Road (MRWA) 4,460 vehicles per day (vpd) in 2023/24
- Biddle Road (City) 1,140vpd in February 2021
- Commonage Road (City) 2,990vpd in April 2022.

4.4.1 Traffic on Caves Road was noted to be currently increasing at approximately 95vpd per annum or approximately 2.1% per annum over a 20-year period from 2003 to 2023. Traffic growth on Biddle Road and Commonage Road is likely to be lower as their function is of lower order, however, as there was not enough historical data to determine growth rates for Biddle and Commonage roads, traffic growth has been assumed to be at a similar rate to Caves Road. This is clearly conservative on the high side assumption for Biddle Road and therefore presents a robust assessment.

4.5 Pedestrian and Cyclist Networks

4.5.1 There are no footpaths or cycle lanes along Biddle Road, Caves Road or any of the minor residential roads mentioned above. Given the distance from the site to the nearest town (Dunsborough), walking is unlikely to be an attractive option for most residents, whilst cyclists can use the carriageway or carriageway shoulder despite this not conforming to Safe System thinking due to high posted vehicular speeds.

4.5.2 There are no bus or train routes within walking distance of Lot 58.



5 Internal and External Transport Networks

5.1 Access Provisions

5.1.1 All proposed dwellings will be accessed directly from Biddle Road using single or shared crossovers for a total of seven, replacing existing two, for a net increase of five additional crossovers. All crossovers are to be designed in accordance with appropriate Australian Standards and Main Roads WA visibility guidelines for a posted 80km/h road.

5.1.2 The proposed locations of crossovers were assessed for adequate sight distances in March 2024 in accordance with relevant standards. For an 80km/h posted speed limit on Biddle Road and the City of Busselton recorded 85th percentile speeds of 78-80km/h, a minimum Entering Sight Distance, based on a Stopping Sight Distance (SSD) of 105m is required under the Australian Standard AS/NZS 2890.1:2004.

The on-site sight distances assessed for the crossover locations proposed to be used are noted below in Table 5-1. The current eastern most crossover, just west of McLachlan Road is not proposed to be used as part of this development and proposed to be closed as noted in the table below.

Table 5-1: Assessed Crossover Sight Distances

Crossover (from west to east)	West Approach (m)	East Approach (m)	Required SSD (m)	Acceptable?
1 (proposed)	~130	~120	105	Yes
2 (existing)	~220	~200	105	Yes
3 (proposed)	~140	~200	105	Yes
4 (existing)	~240	~140	105	Yes
5 (proposed)	~160	~130	105	Yes
6 (proposed)	~60	~130	105	NO (west approach)
7 (proposed)	~100	~120	105	NO (west approach)
Crossover, just west of McLachlan Road	To be closed	To be closed	To be closed	Yes

The crossover locations as proposed, were assessed as being able to achieve the required minimum 105m sight distance for safe stopping sight distance. The exceptions are crossovers 6 and 7, the two furthest to the east, from Caves Road.

Crossover 7 is expected to be able to achieve the required sight distance from the western approach by pruning vegetation along the northern verge of Biddle Road on the western side of the crossover location. This would increase the sight distance from 100m to 105m.



Crossover 6 will also need some similar pruning but may also require the removal of some trees to achieve the required sight distance. An additional 35m of sight distance is needed to the west for Crossover 6.

It should be noted that the limitation of sight distances is due to trees and vegetation and not as a result of Biddle Road curves or crests near the proposed crossover locations. As such, these are low-cost mitigation measures to achieve the required design standards.

5.2 Changes to External Transport Networks

5.2.1 No changes are proposed or needed to the external transport network as a result of the proposed development. Furthermore, no changes to be implemented by others including the local government have been identified.

5.3 Integration with Surrounding Area

5.3.1 The proposed development is in a semi-rural location, which means that there are very few attractors within 400 m walking distance or 800 m cycling distance of the structure plan. All everyday amenities are accessible within Dunsborough and/or Busselton, including supermarkets, shops, restaurants, and bars.

6 Analysis

6.1 Internal Transport Networks

6.1.1 This subsection seeks to project the traffic volumes that will be generated by the structure plan land uses. The assessment has been undertaken for the ultimate 19 lot subdivision and through a basic trip generation calculation based on Table 1 of the 'WAPC Transport Impact Assessment Guidelines – Volume 2: Planning Schemes, Structure Plans & Activity Centre Plans', published by the Western Australian Planning Commission in August 2016. For an assessment year, 2031 was chosen as this is likely to be when all lots within the development would be titled and have dwellings constructed on them.

6.1.2 As there is already one existing residential dwelling on the lot, the trips generated are based on 18 dwellings. The resulting generated trips are shown in Table 6-1.

Table 6-1: Trip generation

Land use	AM peak hour			PM peak hour		
	In	Out	Total	In	Out	Total
Trip rate per dwelling	0.2	0.6	0.8	0.5	0.3	0.8
Trips	4	11	14	9	5	14

6.1.3 The estimated 14 trips per hour (two-way) will access the frontage road via the vehicle crossovers proposed above. As each crossover is individual or shared by a few dwellings only, each crossover will only need to service a very small amount of traffic and therefore will be able to accommodate the anticipated peak traffic.

6.1.4 The number of vehicular trips across each of the crossovers will be at worst 3 trips, this being at Crossover 2 in a peak hour near Caves Road. That represents approximately one vehicle every 20 minutes which is hardly noticeable. On the crossover in the peak period, two vehicles would likely exit, and one enter in the AM peak, and this flow reversed in the PM peak.

6.1.5 Pedestrian and cyclists that do take access from the site will use the same accesses as vehicles.



6.2 External Transport Networks

6.2.1 Background Traffic

Traffic flows on Caves Road is currently increasing by approximately 95vpd per annum or 2.1% per annum. Application of this same traffic flow growth to Biddle Road (conservatively high assumption) suggests that Biddle Road in 2024 is carrying approximately 1,210vpd. Assuming this same continued growth to 2031, Biddle Road is then expected to be carrying approximately 1,380vpd. This future estimated traffic flow is still well within the thresholds of Liveable Neighbourhoods guidelines for a typical lower order Access Street that accommodate flows easily up to 3,000vpd, noting Biddle Road is a local distributor under the Main Roads WA hierarchy.

Caves Road in 2031 is then expected to be carrying approximately 5,220vpd.

6.2.2 Traffic Impacts

Based on the proposed 18 additional dwellings on the subject site, this is expected to generate approximately 145 additional vehicle trips per day.

From interrogation of historical TomTom data for the month of October 2022 for developed areas south of Biddle Road near Caves Road (incorporating development accessed via MaLaren Drive and Sheoak Drive) it was noted that traffic flows were roughly split:

- Towards Caves Road 70%
- Towards Commonage Road 30%

At Caves Road the main flow was to the north with the following splits (of the above 70%) noted:

- Towards Dunsborough/Busselton 70%
- Towards Yallingup 30%

At Commonage Road 100% of traffic flows are typically distributed towards the north.

Application of these traffic splits and the assumed future traffic growth on Caves Road and Biddle Road, the expected traffic flows are noted in Table 6-2.

Table 6-2: Future Traffic Flows

Road	2024	2031 without Dev	2031 with Dev	Difference	Difference (%)
Caves Road	4,580	5,220	5,290	+70	+1.3%
Biddle Road	1,210	1,380	1,480	+100	+7.2%
Commonage Road	3,120	3,560	3,605	+45	+1.3%

The traffic flow increases in Table 6-2 on both Caves Road and Commonage Road are less than the variance of traffic flows from year to year on the road network. Accordingly, these low flows are unlikely to be noticeable to the driving public and consequently not have an operational impact on these roads.

Traffic flows on Biddle Road are expected to increase by about 7% over and above the expected flows for Biddle Road, without development. With development, the resultant 1,480vpd will not exceed the capacity for this rural road, which is the order of 3,000vpd.

It is noted that the current traffic flows on Biddle Road would require traffic lanes of 7.0m width plus 2m shoulders either side of the roadway. This is irrespective of if the subject site was developed or not. This is based on Table 4.5 from the Guide to Road Design part 3: Geometric Design (Austroads, 2021), excerpt shown below.

Figure 6-1: Excerpt from Austroads

Element	Design AADT				
	1–150	150–500	500–1000	1000–3000	> 3000
Traffic lanes ⁽¹⁾	3.7 (1 x 3.7)	6.2 (2 x 3.1)	6.2–7.0 (2 x 3.1/3.5)	7.0 (2 x 3.5)	7.0 (2 x 3.5)
Total shoulder	2.5	1.5	1.5	2.0	2.5
Minimum shoulder seal <small>(2),(3),(4),(5),(6)</small>	0	0.5	0.5	1.0	1.5
Total carriageway	8.7	9.2	9.2–10.0	11.0	12.0

Biddle Road / Caves Road intersection

6.2.3 The intersection of Biddle Road and Caves Road is built to accommodate not only the intersection of Biddle Road and Caves Road but the nearby intersection of Hemsley Road with Biddle Road. This creates a staggered T arrangement in such a way that the left turn pocket for Hemsley Road overlaps the intersection of Biddle Road as does the left turn for Biddle Road across Hemsley Road. The existing layout is shown in Figure 6-2 on the following page.



Figure 6-2: Biddle Road intersection with Caves Road



Source: Nearmap

The current traffic flows derived from TomTom data at the intersection of Biddle Road with Caves Road shows that approximately 15% of through traffic on Caves Road in peak periods, turns right into Biddle Road. On the northern approach to Biddle Road, approximately 15% of traffic turns left into Biddle Road in peak periods.

Based on the noted Main Roads traffic count data peak flows and above turn splits, the typical existing volume of left and right turn traffic from Caves Road into Biddle Road is approximately:

- Right Turn approx. 30 vehicles per hour
- Left Turn approx. 27 vehicles per hour.

At this level of existing traffic flows the right turn treatment on Caves Road should technically be an Auxiliary Right Turn (AUR) whilst the left turn treatment a Basic Left turn (BAL). The current right turn treatment (Figure 6-2) is almost a BAR (Basic Right Turn) as the seal width is presently approximately 5.0m between the centre line and the edge of the seal. With Caves Road used as a Restricted Access Vehicle (RAV) Network 4 route, this width should be minimum 7.0m.

The existing left turn treatment is an AUL standard (auxiliary left lane) which exceeds the BAL level of treatment that should be provided.

The proposed development is expected to increase the turn flows from Caves Road to the following:

- Right Turn approx. 32 vehicles per hour
- Left Turn approx. 32 vehicles per hour.

Due to development, the increase in right turn traffic into Biddle Road is expected to be an additional 2 right turn movements per peak hour. Similarly, there is expected to be an increase of approximately 5 left turn movements per hour.

Based on the above existing intersection layout analysis and current traffic flows, the right turn treatment should be updated to at least an AUR treatment irrespective of development.



7 Safety Issues

7.1 Existing Safety Issues

7.1.1 A review of reported road crashes over the last five years to December 2023 has been undertaken using the Western Australia Crash Information Map, available from the Government of Western Australia. The results of this study are illustrated in Figure 7-1 and described below.

Figure 7-1: Road collisions near Lot 58 – five-year history





- 7.1.2 There have been three (3) reported crashes on Biddle Road in the vicinity of Lot 58:
- 02/01/2022: At the intersection of Biddle Road and MacLaren Drive: right-angle collision between two vehicles resulting in a PDO (Property Damage Only) Major crash.
 - 26/09/2020: East of the proposed development site, at midblock on Biddle Road, near intersection with Quedjinup Drive: hit object collision involving one vehicle resulting in a Hospital admission.
 - 08/06/2020: East of the proposed development site, at the intersection of Biddle Road and Quedjinup Drive: right-angle collision between a motorcycle and other vehicle, resulting in a PDO Major crash.
- 7.1.3 There have been four (4) recorded crashes on Caves Road, in the vicinity of its intersection with Biddle Road:
- 27/12/2021: At the intersection of Caves Road and Biddle Road: rear-end collision between two vehicles, resulting in a PDO Minor crash. Both vehicles were travelling south on Caves Road.
 - 26/11/2020: At the intersection of Caves Road and Hemsley Road: right-angle collision involving only one vehicle, resulting in a PDO Major crash.
 - 04/01/2019: Further north of Biddle Road, midblock on Caves Road, around 800m north of its intersection with Biddle Road: rear-end collision involving two vehicles, resulting in a PDO Major crash.
 - 07/04/2020: Further north on Biddle, midblock on Caves Road, around 900m north of its intersection with Biddle Road: rear-end collision involving one vehicle, resulting in a PDO Major crash.
- 7.1.4 There was one (1) other crash recorded on 09/07/2023 outside of the Site Area of Figure 7-1. This crash resulted in the hospital admission of the rider and passenger, this at the end of Quedjinup Drive. It involved a quad bike crashing into a tree after encountering gravel at 1:35AM in the morning. The road was wet and there was no street lighting.
- 7.1.5 There have been a small number of crashes on roads in the vicinity of the site and there is no identifiable pattern of location or cause to indicate a serious road safety issue. Even at the existing intersection of Caves Road and Biddle Road, which technically should have an AUR treatment for the right turn, there has only been one reported crash in the last five years, and this was a rear end of two vehicles travelling southbound (not right turn).
- 7.1.6 Given the above and due to the low number of trips expected to be generated by the development proposal, it is unlikely that the development will cause any increased road safety issues.



- 7.1.7 However, the right turn treatment from Caves Road into Biddle Road should be reviewed and funded for upgrade by Main Roads Western Australia as the road authority of this road, as it is currently a substandard treatment based on the existing traffic flows. It should be upgraded to an AUR treatment.



8 Conclusions

- 8.1.1 This TIA was prepared by PJA on behalf of Elberton Property 15 Pty Ltd in relation to the development proposal for Lot 58, Biddle Road, Quedjinup WA. The proposal is appropriate to the local area, being large 1ha to 4.2ha sized rural lot structure planning, of Lot 58 into 19 single residential dwellings, of which one dwelling already exists.
- 8.1.2 The proposals for access are for individual or shared crossovers onto Biddle Road, which is distinct from the approved Development Guide Plan that suggested a new intersection and clearing for a road. Instead, the proposed direct crossover proposals will allow for less area impact and sufficient visibility along Biddle Road for the proposed crossover points, with two exceptions being the two eastern most crossovers (6 & 7). The required sight lines for 6 & 7 can be easily achieved through pruning and possible tree removal (within the retained 20m landscape buffer) and should be designed in accordance with the most up-to-date standard guidance from AS/NZS 2890.1:2004.
- 8.1.3 The proposed rural residential structure plan is anticipated to generate a small number of additional vehicle movements during peak hours. This TIA demonstrates that this development will not lead to an unacceptable impact upon the operation of the external road network.
- 8.1.4 An analysis of road safety data has concluded that there is no evident crash pattern indicating a road safety issue on the roads in the vicinity of the proposed structure plan. On these grounds, and with analysis presented on sightlines herein, the development proposal would not worsen any existing road safety situation, and therefore the development should not be refused on road safety reasons.
- 8.1.5 The existing intersection of Caves Road and Biddle Road was found to be substandard in consideration of existing traffic flows and current geometry. The right turn approach should be upgraded to an AUR. This treatment finding is independent of and irrespective of the proposed development, and with no nexus, should not be tied to the development proposal.
- 8.1.6 In conclusion, this TIA has demonstrated that the development proposal could proceed on transport engineering grounds, as the proposal does provide safe and efficient access, will be in keeping with the characteristics of the surrounding area and will not lead to an adverse impact on the operation and safety of the external transport networks.



Appendix A Checklist for ultimate Structure Plan

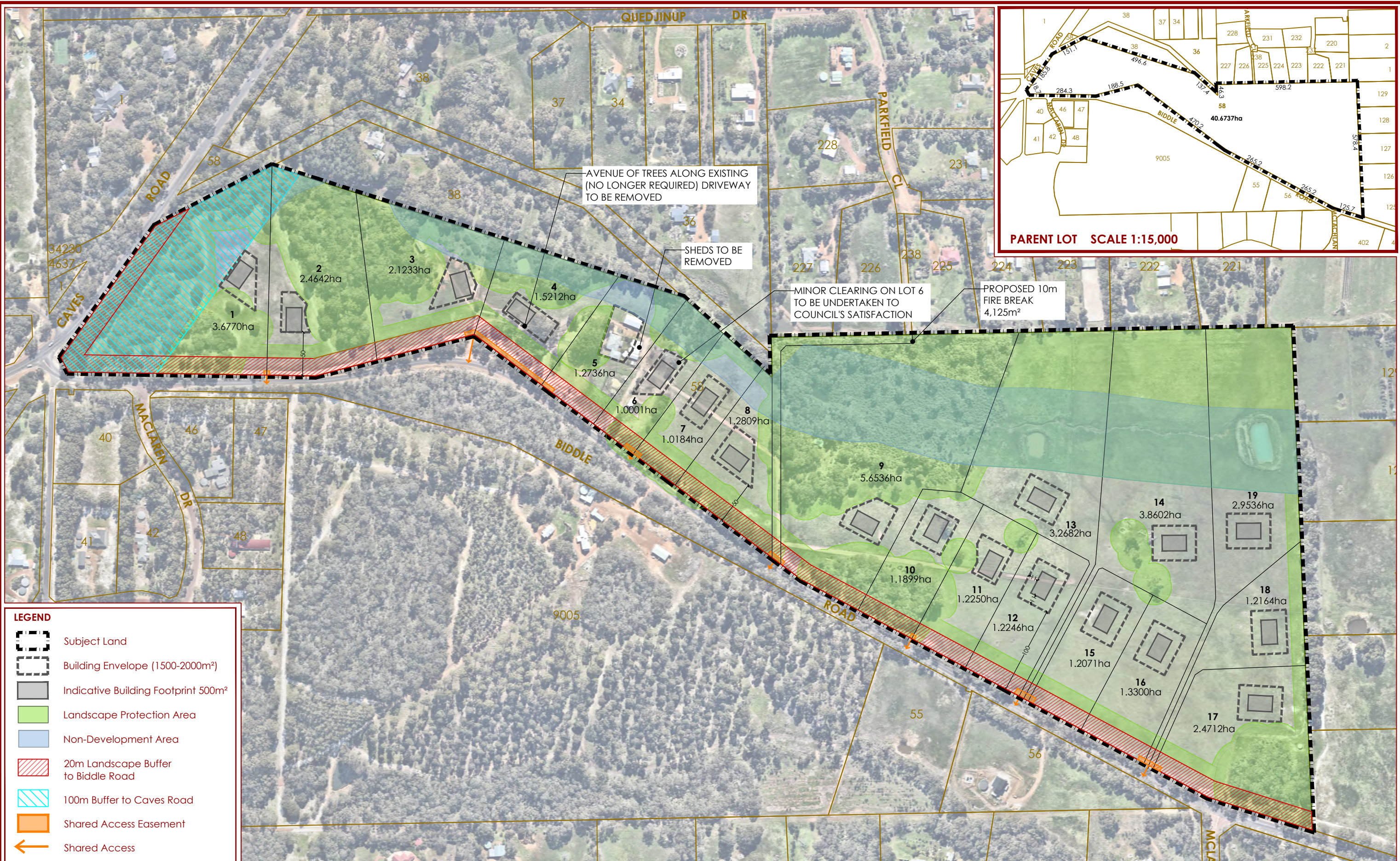
Item	Provided	Comments / Proposals
Summary		
Introduction / Background		
name of applicant and consultant	Y	
development location and context	Y	
brief description of development	Y	
proposal	Y	
key issues	Y	
background information	Y	
Structure Plan proposal		
regional context	Y	
proposed land uses	Y	
table of land uses and quantities	Y	Single land use – table unnecessary
major attractors/generators	Y	
any specific issues	Y	
Existing situation		
Existing land uses within structure plan	Y	
Existing land uses surrounding the Structure Plan	Y	
existing road network within Structure Plan	Y	
existing road network surrounding the Structure Plan	Y	
traffic flows on surrounding roads (usually AM and PM peak hours)		
traffic flows at major intersections (usually AM and PM peak hours)		
operation of surrounding intersections	Y	
existing pedestrian/cycle networks	Y	
existing public transport services surrounding the development	Y	
crash data	Y	
Proposed internal transport networks		
changes/additions to existing road network	Y	
road reservation widths	N/A	No roads within Structure Plan
road cross-sections & speed limits	N/A	
intersection controls	N/A	
pedestrian/cycle networks and crossing facilities	N/A	
public transport routes	N/A	
Changes to external transport network		
road network	Y	No changes identified
intersection controls	N/A	
pedestrian/cycle networks and crossing facilities	N/A	
public transport routes	N/A	
Integration with surrounding area		
surrounding major attractors/ generators	Y	None found within applicable area



Item	Provided	Comments / Proposals
proposed changes to surrounding land uses	Y	None found
travel desire lines from Structure Plan to these attractors/generators	N/A	
adequacy of existing transport networks	N/A	
deficiencies in existing transport networks	N/A	
remedial measures to address deficiencies	N/A	
Analysis of internal transport networks		
assessment years and time periods		
Structure Plan generated traffic	Y	
extraneous (through) traffic	N/A	
design traffic flows	N/A	
road cross-sections	N/A	
intersection sight distances		
intersection operation and method of control	N/A	
frontage access strategy	Y	
pedestrian and cycle networks	Y	
safe walk/cycle to school assessment (residential Structure Plans only)	N/A	Semi-rural Structure Plan not located within walking or cycling distance of schools
pedestrian permeability and efficiency	N/A	
access to public transport	N/A	
Analysis of external transport networks		
base flows for assessment years		
total traffic flows		
road cross sections		
intersection operation		
pedestrian/cycle networks		
Safety issues		
identify issues	Y	
remedial measures	N/A	
Conclusions		



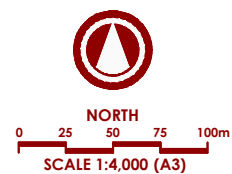
Appendix B Lot Layout Plan



LEGEND

- Subject Land
- Building Envelope (1500-2000m²)
- Indicative Building Footprint 500m²
- Landscape Protection Area
- Non-Development Area
- 20m Landscape Buffer to Biddle Road
- 100m Buffer to Caves Road
- Shared Access Easement
- Shared Access

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



**CONCEPT PLAN WITH AERIAL
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP**

CITY OF BUSSELTON

APPENDIX 3:
BUSHFIRE MANAGEMENT PLAN

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes No

Date of site visit (if applicable): Day Month Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited Level 1 BAL assessor Level 2 practitioner Level 3 practitioner

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

None of the above

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date



Bushfire Management Plan (BMP)

DIRECTION
31 deg(T)

33.63768°S
115.06282°E

ACCURACY 4 m
DATUM WGS84



2025-07-29
12:21:44+08:00

Produced to meet the relevant requirements of STATE PLANNING POLICY 3.7 Planning in Bushfire Prone Areas & Guidelines

Lot 58 (93) Biddle Road, Quedjinup

City of Busselton

Development Type:

Structure Plan/ Subdivision Application

Date: 18th March 2026

Job Reference No: 231048

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1.4	Site Plan Updates (ELB QUE 02-06-01 Concept Plan with Aerial (A3L 4000))				18 March 2026
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Caryen Tan (Burgess Design Group)	Caryen Tan <caryen@burgessdesigngroup.com.au>	1.4	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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LIMITATIONS AND DISCLAIMER

Management of Risks Associated with Bushfire

For the subject planning proposal, the protection measures to be implemented based on information presented in this Bushfire Management Plan, prepared for land-use planning purposes, are the minimum requirements for management of the relevant risks.

The applied protection measures do not guarantee that during a bushfire event, no buildings or infrastructure will be damaged, persons injured, or fatalities occur - either on the subject site or off the site when evacuating.

This is substantially due to the unpredictable nature of fire weather conditions, bushfire behaviour and the actions of landowners and/or operators - including the correct implementation and ongoing maintenance of required and recommended protection measures (including bushfire resistant construction) and complying with public bushfire warnings and directions from emergency services - over which Bushfire Prone Planning has no control.

Provision of Mapping Data

All maps included herein are indicative in nature and are not to be used for accurate calculations. This data has been prepared for bushfire risk management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey.

Bushfire Prone Planning does not guarantee that this data is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.

When the separate provision of Digital Geographic Data (GIS Files) is an agreed project deliverable, these should be used in conjunction with the relevant information presented in the associated report. Areas and/or Dimensions specified in the report will have priority over digital data transmitted and must correspond to the final 'as-built' location of the applicable buildings, other structures or boundaries.

Bushfire Prone Planning's Liability

All surveys, forecasts, projections and recommendations made in this report, associated with the subject planning proposal, are made in good faith based on information available to Bushfire Prone Planning at the time.

Notwithstanding anything contained therein, Bushfire Prone Planning will not, except as the law may require, be liable for any loss or other consequences whether or not due to the negligence of their consultants, their servants or agents, arising out of the services provided by their consultants.

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STATEMENT OF PURPOSE – THE ‘PLANNING’ BUSHFIRE MANAGEMENT PLAN

EXPLANATORY INFORMATION

SITE/USE PLANNING

This BMP is produced to present the information necessary for a planning proposal's assessment against the State's bushfire planning requirements. The developed information is to inform and assist decision-making authorities, planners, landowners/proponents and referral agencies in their implementation WA's State Planning Policy 3.7 Bushfire – and where relevant, any supplementary provisions of a local planning scheme or policy.

Policy Document Versions Applied in This BMP	State Planning Policy 3.7 Bushfire (SPP 3.7)	2015	Planning for Bushfire Guidelines (supporting SPP 3.7)	Version 1.4
---	--	------	---	-------------

The Stated Intent of SPP 3.7 is to *implement effective, risk-based land use planning and development which in the first instance avoids bushfire risk, but where unavoidable, manages and/or mitigates the risk to people, property and infrastructure to an acceptable level. The preservation of life and the management of bushfire impact are paramount.*

SITE OPERATIONS

This BMP is not an 'operational' BMP for property and operations management. Such a BMP would apply additional and more specific bushfire protection measures to more comprehensively reduce the level of risks associated with a bushfire event. These being the potential loss of life, injury, or destroyed or damaged assets which results in personal loss and economic loss.

However, this 'planning' BMP does establish certain responsibilities for the implementation and maintenance of the bushfire protection measures that are considered the minimum for bushfire planning decision making.

BUSHFIRE RESISTENT CONSTRUCTION

This 'planning' BMP is not required to consider the requirement to construct certain buildings, in designated bushfire prone areas, to the standard corresponding to the Bushfire Attack Level (BAL) they are subject to. This requirement is dealt with under the State Building Act 2011/Building Regulations 2012 and the referenced Building Code of Australia.

DETERMINED BUSHFIRE ATTACK LEVEL (BAL) RATINGS AND CONSTRUCTION – CAUTION!

For construction purposes a determined (not indicative) BAL rating is required to be known and a BAL Certificate produced for submission with a building application. This establishes the construction design and materials that are to be complied with in accordance with AS 3959 Construction in bushfire prone areas (as amended) and/or NS 300 NASH Standard Steel Framed Construction in Bushfire Areas (as amended).

This 'planning' BMP cannot necessarily determine a BAL rating that will apply to a future building. All variables required for that calculation may not be known at the assessed stage of planning. For example, actual location of a building footprint on a lot and/or any classified vegetation that will remain, at the time of construction, within the lot or on neighbouring lots.

This 'planning' BMP is only required to identify if a viable sized building can be located on a lot and be subject to a BAL rating not exceeding BAL-29, based on certain allowable assumptions. This is a planning requirement not a building requirement and a BAL contour map can be used to illustrate this information as an 'indicative' BAL rating.

EXECUTIVE SUMMARY

Bushfire Prone Planning (BPP Group Pty Ltd) has been commissioned by 'Elberton Property 15 Pty Ltd.' to prepare a Bushfire Management Plan (BMP) for Lot 58 (93) Biddle Road, Quedjinup, in the City of Busselton. The proposed development site of approximately 40 hectares in size is within a designated bushfire prone area, and the Proposal (*Structure Plan/ Subdivision Application*) requires the application of State Planning Policy No. 3.7 (SPP 3.7): Planning in Bushfire Prone Areas. This BMP has assessed the Proposal against the *SPP 3.7 (October 2015) and the associated Guidelines for Planning in Bushfire Prone Areas (Version 1.4)*.

Against the Bushfire Protection Criteria, the decision maker's assessment of the Proposal will be on the basis of it being able to meet the Acceptable Solutions, once construction and landscaping is complete. The assessed bushfire risk is considered to be manageable and will be achieved by the identified stakeholders implementing and maintaining the bushfire risk management measures that are presented in this Plan. Assessment of the planned location, vegetation and consideration of existing infrastructure indicates that compliance is able to be achieved against all applicable bushfire related legislation, policy, standards and guidelines, including the Bushfire Protection Criteria.

Contained within this bushfire management plan, contour mapping is utilised to visually show the potential radiant heat impacts (from bushfire prone vegetation), as separate Bushfire Attack Level contours across the site. The BAL's have been derived for the proposed Lots within the assessed area. The purpose is to inform future development planning by indicating the Bushfire Attack Levels (BAL's) that future buildings, within the development site, are potentially subject to.

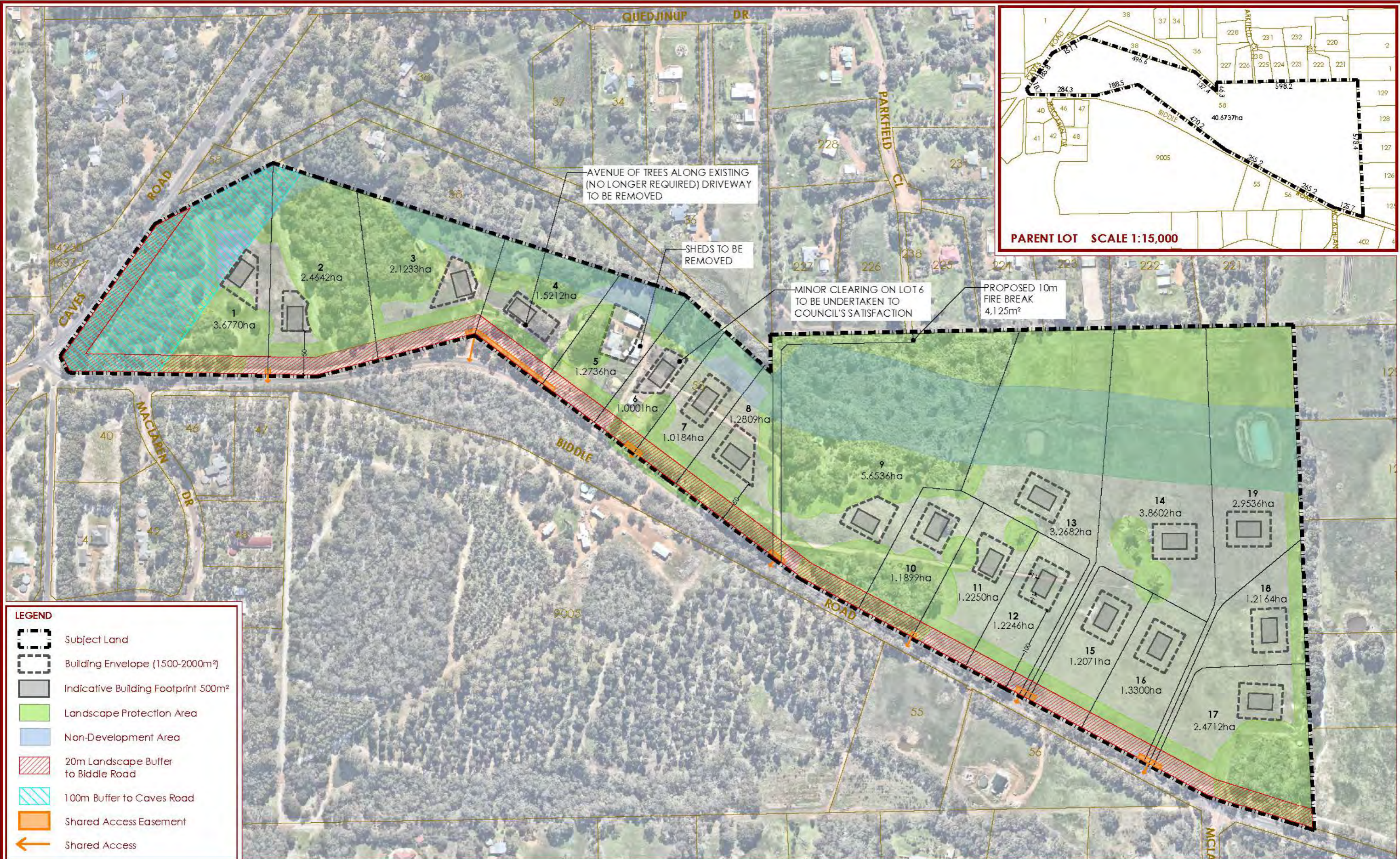
Biddle Road provides safe access and egress to two different destinations. As a sealed public road, it will be available to all residents and the public at all times and under all weather conditions. The site will not be provided with a reticulated water supply. Individual Landowners will install a dedicated firefighting water supply at the development application stage (New Residential Dwellings) in accordance with the relevant Bushfire Guidelines requirements.

Future buildings within 100 metres of classified vegetation will be constructed to standards which correspond to the determined BAL's, as detailed by AS 3959-2018 Construction of buildings in bushfire prone areas. As this proposal does not identify the actual location of future building works (*indicative only*), there will likely be a requirement by the City to determine the BAL ratings for individual building works once a building site has been identified.

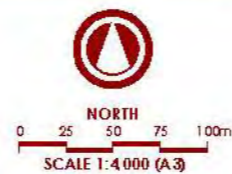
1 PROPOSAL DETAILS AND THE BUSHFIRE MANAGEMENT PLAN

1.1 The Proposed Development/Use Details, Plans and Maps

Proponent:	Elberton Property 15 Pty Ltd.
Bushfire Prone Planning Commissioned to Produce the Bushfire Management Plan (BMP) By:	Rosie Green (Elberton Property) & Caryen Tan (Burgess Design Group)
For Submission To:	WA Planning Commission (WAPC)
The Proposal's Planning Stage For which certain bushfire planning documents are required to accompany the planning application.	Structure Plan/ Subdivision Application (Lot layout known)
Development Area:	Approx. 40.67 Hectares
No. of Existing lots:	1
No. of Proposed Lots:	19



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



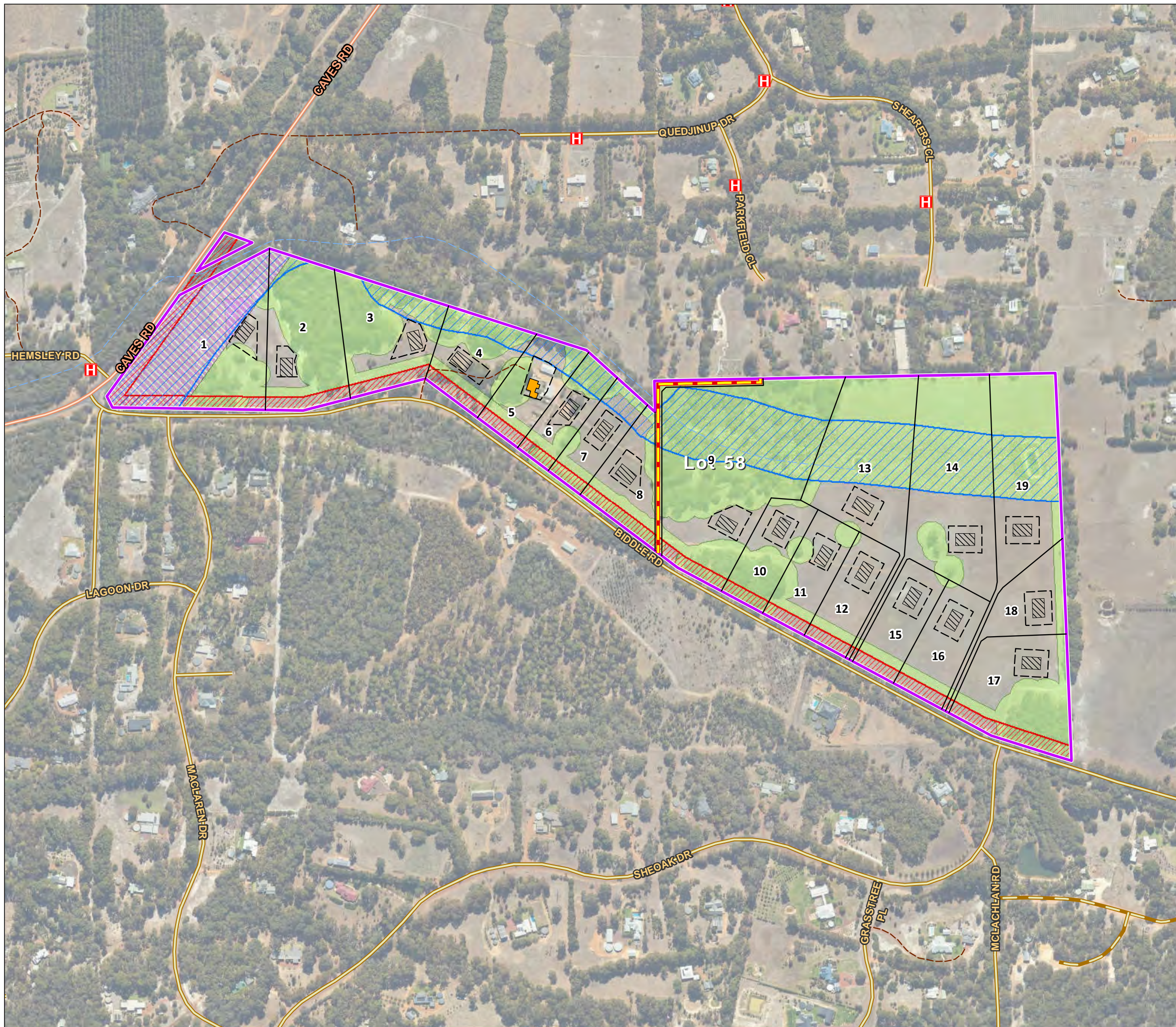
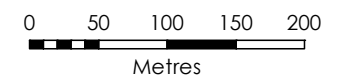


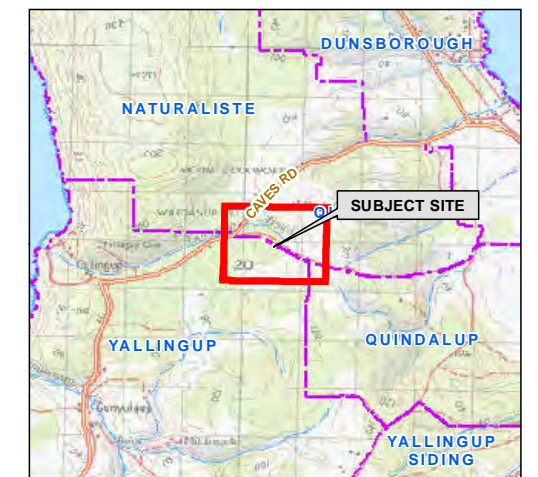
Figure 1.1
Proposed Development

Lot 58 on Diagram 071923, Area : 40.6737 ha
 93 Biddle Road,
 QUEDJINUP 6281
CITY OF BUSSELTON

- **LEGEND** -----
- Subject Site
 - H Hydrant
 - Proposed Subdivision
 - - - - - Building Envelope
 - Building Footprint
 - Access / Egress**
 - Emergency Access Way (Proposed)
 - Existing Building**
 - Dwelling
 - Vegetation**
 - 100m Buffer to Caves Road
 - 20m Setback as Landscape Buffer
 - Landscape Protection Area
 - Non Development Area



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP

Coordinate System: GDA2020 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Ian Ross 18/03/2026
 Map updated by: Ian Ross 18/03/2026
 A3 Scale 1:5,500



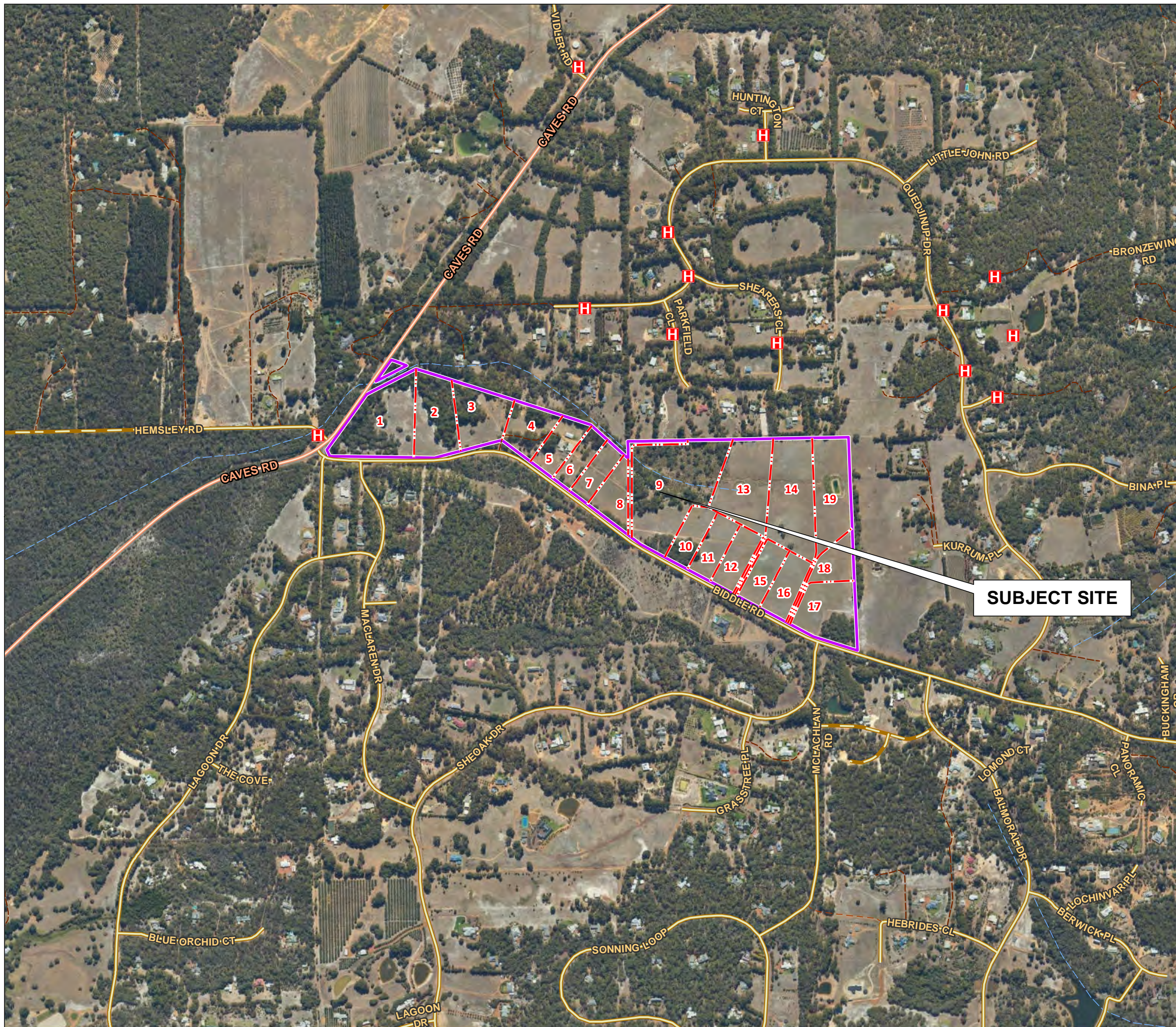
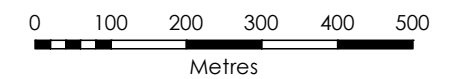


Figure 1.2
Proposed Development

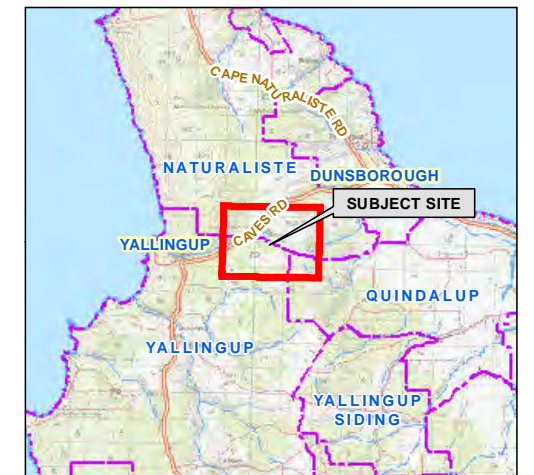
Lot 58 on Diagram 071923, Area : 40.6737 ha
 93 Biddle Road,
 QUEDJINUP 6281
CITY OF BUSSELTON

----- **LEGEND** -----

- Subject Site
- H Hydrant
- Proposed Subdivision



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP

Coordinate System: GDA2020 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Ian Ross 18/03/2026
 Map updated by: Ian Ross 18/03/2026
 A3 Scale 1:10,000

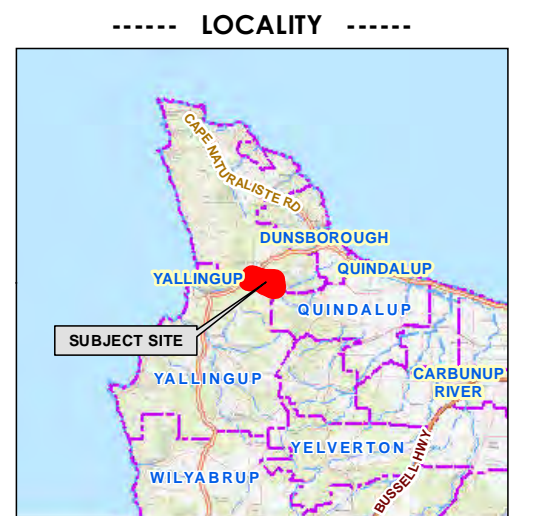
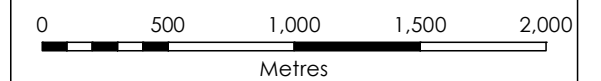




Figure 1.3
Location Plan

Lot 58 on Diagram 071923, Area : 40.6737 ha
 93 Biddle Road,
 QUEDJINUP 6281
CITY OF BUSSETON

- **LEGEND** -----
- Subject Site
 - Bush Fire Brigade
 - Volunteer Fire & Rescue Service



Aerial Imagery : Landgate/SLIP
 Image Date : April 2024

Coordinate System: GDA2020 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Ian Ross 18/03/2026
 Map updated by: Ian Ross 18/03/2026
 A3 Scale 1:30,000



1.2 The Bushfire Management Plan (BMP)

1.2.1 Commissioning and Purpose

Bushfire Prone Planning commissioned to produce the BMP by:	Elberton Property 15 Pty Ltd
Purpose of the BMP:	To assess the proposal's ability to meet all relevant requirements established by State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7), the associated 'Guidelines and any relevant Position Statements; and To satisfy the requirement for the provision of a Bushfire Management Plan to accompany the Structure Plan application.
BMP to be submitted to:	WA Planning Commission (WAPC)

1.2.2 Other Documents with Implications for Development of this BMP

This section identifies any known assessments, reports or plans that have been conducted and prepared previously, or are being prepared concurrently, and are relevant to the planned proposal for the subject. They potentially have implications for the assessment of bushfire threats and the identification and implementation of the protection measures that are established by this Bushfire Management Plan.

Table 1.2.2: Other relevant documents that may influence threat assessments and development of protection measures.

RELEVANT EXISTING DOCUMENTS		
Existing Document	Copy Provided by Client	Title
Site Plan (2026)	Yes	ELB QUE 02-06-01 Concept Plan with Aerial (A3L 4000) (March 2026)
DPLH Planning Advice Email (August 2025)	Yes	Subject RE: Quedjinup LSP (BMP Updates - 13 th August 2025) (Alice Pryse – DPLH Senior planning Officer)
DPLH Planning Advice Email (September 2025)	Yes	Subject RE: Biddle Road Quedjinup LSP (EAW Requirement - 30 th September 2025) (Alice Pryse – DPLH Senior planning Officer)
Bushfire Planning Advice (2023)	Yes	231048 - Lot 58 (93) Biddle Road, Quedjinup (Advice)_v1.0 (Bushfire Prone Planning - 2023)
Aerial Imagery (Drone - 2023)	Yes	dji_fly_20231023_143322_437_1698043364012_photo

2 BUSHFIRE PRONE VEGETATION – ENVIRONMENTAL & ASSESSMENT CONSIDERATIONS

2.1 Environmental Considerations – ‘Desktop’ Assessment

This ‘desktop’ assessment must not be considered as a replacement for a full Environmental Impact Assessment. It is a summary of potential environmental values at the subject site, inferred from information contained in listed datasets and/or reports, which are only current to the date of last modification. These data sources must be considered indicative where the subject site has not previously received a site-specific environmental assessment by an appropriate professional.

Many bushfire prone areas also have high biodiversity values. Consideration of environmental priorities within the boundaries of the land being developed can avoid excessive or unnecessary modification or clearing of vegetation. Approval processes (and exemptions) apply at both Commonwealth and State levels. Any ‘modification’ or ‘clearing’ of vegetation to reduce bushfire risk is considered ‘clearing’ under the **Environmental Protection Act 1986** (EP Act) and requires a clearing permit under the **Environmental Protection (Clearing of Native Vegetation) Regulations 2004** (Clearing Regulations) – unless for an exempt purpose.

Clearing native vegetation is an offence, unless done under a clearing permit or the clearing is for an exempt purpose. Exemptions are contained in the EP Act or are prescribed in the Clearing Regulations (note: these do not apply in environmentally sensitive areas).

The **Department of Water and Environmental Regulation** (DWER) is responsible for issuing ‘clearing’ permits and the framework for the regulation of clearing. Approvals under other legislation, from other agencies, may also be required, dependent on the type of flora or fauna present.

Local Planning Policy or Local Biodiversity Strategy: Natural areas that are not protected by the above Act and Regulation (or any other National or State Acts) may be protected by a local planning policy or local biodiversity strategy. Permission from the local government will be required for any modification or removal of native vegetation in these Local Natural Areas (LNA’s). Refer to the relevant local government for detail.

2.2 Identified Requirement for Onsite Vegetation Modification or Removal

2.2.1 Use of ‘Indicative Building Footprints’ to identify suitably sized Asset Protection Zones

A typical 1500-2000 m² building envelope has been identified on each of the proposed Lots (Figure 1.1). Within the proposed building envelopes an ‘*Indicative habitable building footprint*’ (500 m²) has been identified to help illustrate the likely Asset Protection Zone/s required to achieve bushfire planning compliance (BAL 29 or below).

The bushfire assessment and management strategies contained in the BMP, assume there are no environmental restrictions over the site other than what has been identified on the Site Plan and in Section 2, or clearing permit exemptions will apply. The key assumption used to facilitate the determining of Bushfire Attack Levels on the Proposed development site is that vegetation onsite is under the control of the landowner and therefore can be removed or modified as required.

Note: Any proposed vegetation removal may be subject to local government approval. It is advised that the proponent (Landowner/s) seek advice from the City for further information on the condition and species contained within the proposed development area and the requirement for referral of the proposal or the requirements for a detailed vegetation management plan for this site.

2.3 Bushfire Assessment Considerations

2.3.1 Identified Requirement to Manage, Modify or Remove Onsite or Offsite Vegetation

REQUIREMENT TO MANAGE, MODIFY OR REMOVE NATIVE VEGETATION	
Has a requirement been identified to manage, modify or remove onsite native vegetation to establish the required bushfire protection measures on the subject site?	Likely
Refer to Figure 3.1.1 (3.1.2/3.1.3) – Classified vegetation and topography – Post Development. Any retained vegetation or proposed revegetation/ landscaping works within the nominated Asset Protection Zone/s could be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines)'. 	
Has a requirement been identified to manage, modify or remove offsite native vegetation to establish the required bushfire protection measures on the subject site?	No

2.3.2 Vegetation impact and retention in the indicative Asset Protection Zone/s

The development layout and design has been optimised to ensure the majority of the vegetation within the indicative Asset Protection Zones (Figure 3.1.1) is Grassland. It is expected that any vegetation management for bushfire planning, and compliance purposes can be deferred to the development application stage (New Residential Dwellings), once a determined habitable building footprint for individual lots has been identified. Figure 3.1.1 and Figure 3.2 adequately demonstrate that a suitably sized asset protection zone (*to achieve a BAL 29 Rating on a future dwelling*) can be accommodated within the lot boundaries and have minimal impact on existing native vegetation. It is advised that the proponent seek advice from the City regarding the vegetation condition and species contained within the proposed development area prior to undertaking any vegetation modification or removal as part of the bushfire planning, approvals, and compliance process.

2.3.1 Planned / Potential Offsite Rehabilitation or Re-Vegetation

Identification of areas of land adjacent to the subject site on which re-vegetation (as distinct from natural re-generation) will or may occur and is likely to present a greater bushfire hazard for proposed development.

POTENTIAL RE-VEGETATION PROGRAMS		
Land with Environmental, Biodiversity, Conservation and Social Values	Relevant to Proposal	Description
Riparian Zones	Possible	There is a ' <i>Non-Development Area</i> ' shown on the Site Plan possibly related to the historical creek line in this area (Figure 1.1).
Landscape Buffer	Likely	There is a Proposed Landscape buffer adjacent to Biddle Road. As per the correspondence with the DPLH (Addendum #1) – this vegetation inside of the Buffer (Post Development) is to meet the definition of Woodland as per AS3959-2018 Section 2.2.3.2 (Figure 3.1.1). The mapping has been adjusted accordingly.

3 BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

The potential transfer (flux/flow) of radiant heat from the bushfire to a receiving object is measured in kW/m². The AS 3959:2018 BAL determination methodology establishes the ranges of radiant heat flux that correspond to each bushfire attack level. These are identified as BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40 and BAL-FZ.

The bushfire performance requirements for certain classes of buildings are established by the Building Code of Australia (Vol. 1 & 2 of the NCC). The BAL will establish the bushfire resistant construction requirements that are to apply in accordance with AS 3959:2018 - *Construction of buildings in bushfire prone areas* and the NASH Standard – *Steel framed construction in bushfire areas (NS 300 2021)*, whose solutions are deemed to satisfy the NCC bushfire performance requirements.

DETERMINED BAL RATINGS

A BAL Certificate can be issued for a determined BAL. A BAL can only be classed as 'determined' for an existing or future building/structure when:

1. It's final design and position on the lot are known and the stated separation distance from classified bushfire prone vegetation exists and can justifiably be expected to remain in perpetuity; or
2. It will always remain subject to the same BAL regardless of its design or position on the lot after accounting for any regulatory or enforceable building setbacks from lot boundaries as relevant and necessary (e.g., R-codes, restrictive covenants, defined building envelopes, habitable building exclusion areas on local development plans) or the retention of any existing classified vegetation either onsite or offsite.

If the BMP derives determined BAL(s), the BAL Certificate(s) required for submission with building applications can be provided, using the BMP as the assessment evidence.

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met.

This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated.

Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL VERSUS BUILDING APPROVAL

1. **Planning Approval:** SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions).

Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

2. **Building Approval:** The Building Code of Australia (Vol. 1 & 2 of the NCC) establishes that relevant buildings in bushfire prone areas must be constructed to the bushfire resistant requirements corresponding to the BAL rating that is to apply to that building. Consequently, a determined BAL rating and the BAL Certificate is required for a building permit to be issued - an indicative BAL rating is not acceptable.

3.1 Assessment Input

3.1.1 Fire Danger Index (FDI) Applied

AS 3959:2018 Table 2.1 specifies the fire danger index values to apply for different regions.

Table 3.1: Applied FDI Value

FDI VALUE			
Vegetation Areas	As per AS 3959:2018 Table 2.1	As per DFES for the Location	Value Applied
1-8	80	N/A	80

3.1.2 Vegetation Classification and Effective Slope

Classification: Bushfire prone vegetation identification and classification has been conducted in accordance with AS 3959:2018 s2.2.3 and the Visual Guide for Bushfire Risk Assessment in WA (DoP February 2016). When more than one vegetation type is present, each type is identified separately, and the applied classification considers the potential bushfire intensity and behaviour from the vegetation types present and ensures the worst-case scenario is accounted for – this may not be from the predominant vegetation type. The vegetation structure has been assessed as it will be in its mature state.

Effective Slope: Refers to the ground slope under each area of classified vegetation and is described in the direction relative to the view from the building or proposed development site. Effective slope is not the same as 'average slope', rather it is the slope which most significantly influences fire behaviour. This slope has a direct and significant influence on a bushfire's rate of spread and intensity.

Table 3.1.2: Vegetation classification and effective slope (Pre & Post Development)

ALL VEGETATION WITHIN 150 METRES OF THE PROPOSED DEVELOPMENT				
Vegetation Area	Identified Vegetation Types ¹ or Description if 'Excluded'	Applied Vegetation Classification ¹	Effective Slope (degrees) ² (AS 3959:2018 Method 1)	
			Assessed	Applied Range
1	Open forest (A-03) (Onsite)	Class A Forest	0-5	downslope >0-5
2	Sown pasture (G-26) (Onsite)	Class G Grassland	0-5	downslope >0-5
3	Open forest (A-03)	Class A Forest	0-5	downslope >0-5
4	Woodland (B-05)	Class B Woodland	0-5	downslope >0-5
5	Sown pasture (G-26)	Class G Grassland	0-5	downslope >0-5
6	Excluded – Managed Vegetation	Excluded as per Section 2.2.3.2 (f) Low Threat Vegetation	-	-
7	Open forest (A-03) (Onsite)	Class A Forest	0	0
*8	Woodland (B-05)	Class B Woodland	0	0

* There is a Proposed Landscape buffer adjacent to Biddle Road. Area 8 (Landscape Buffer) will become Class B Woodland as part of this development Proposal. As per the correspondence with the DPLH (Addendum #1) – this vegetation (Post Development) is to meet the definition of Woodland as per AS3959-2018 Section 2.2.3.2 (Figure 3.1.1).

3.1.3 BAL Determination Methodology and Location of Data and Results

Table 3.1.3: Location of Data and Results

LOCATION OF DATA & RESULTS					
BAL Determination Methodology		Location of the Site Assessment Data			Location of the Results
AS 3959:2018	Applied to Assessment	Classified Vegetation and Topography Map(s)	Calculation Input Variables		Assessed Bushfire Attack Levels and/or Radiant Heat Levels
			Summary Data	Detailed Data with Explanatory and Supporting Information	
Method 1 (Simplified)	Yes	Figure 3.1 & Figure 3.1.1	Table 3.1.2 & Table 3.3.1	Appendix A1	Table 3.3.2 & Figure 3.2 (BAL Contour Mapping)

3.2 BAL Assessment Summary (Contour Map Format)

INTERPRETATION OF THE BAL CONTOUR MAP

The BAL contour map is a diagrammatic representation of the results of the bushfire attack level assessment.

The map presents different coloured contours extending out from the areas of classified vegetation. Each contour represents a set range of radiant heat flux that potentially will transfer to an exposed element (building, person or other defined element), when it is located within that contour.

Each of the set ranges of radiant heat flux corresponds to a different BAL rating as defined by the AS 3959:2018 BAL determination methodology.

The width of each shaded BAL contour will vary dependant on both the BAL rating and the relevant parameters (calculation inputs) for the subject site. Their width represents the minimum and maximum vegetation separation distances that correspond to each BAL rating (refer to the relevant table below for these distances).

The areas of classified vegetation to be considered in developing the BAL contours, are those that will remain at the intended end state of the subject development once earthworks, clearing and/or landscaping and re-vegetation have been completed.

3.3 Assessment Output

3.3.1 Bushfire Attack Level Results - BAL Contour Map Format

VEGETATION AREAS APPLIED TO THE DEVELOPMENT OF THE BAL CONTOUR MAP

All identified areas of classified vegetation have been applied with the following exceptions:

1. The BAL Contours are constructed based on the Figure 3.1.1: Vegetation classification and Topography. (Post - development)
2. For Figure 3.2 (& Figure 3.2.1/ 3.2.2), all classified vegetation within the Indicative Asset Protection Zones (APZ) is excluded and the BAL contours are constructed into the lot from any classified vegetation outside the indicative APZ's; and

This approach is applied to demonstrate that each of the proposed lots can accommodate a habitable building footprint and an appropriately sized (BAL 29 or below) Asset Protection Zone (APZ) contained within the individual lot boundaries. It is based on the following assumptions:

1. Any classified vegetation within each lot can potentially be managed by the landowner to meet asset protection zone standards and dimensions corresponding to an indicated BAL; and
2. Each lot must be considered independent of what development may or may not take place on the adjoining lot.

VEGETATION SEPARATION DISTANCES APPLIED

Table 3.3.1: Vegetation separation distances applied to construct the BAL contours.

BAL CONTOUR MAP – APPLIED VEGETATION SEPARATION DISTANCES								
Derived from the Application of Method 1 BAL Determination Methodology (AS 3959:2018 Section 2, Table 2.5) ¹								
Vegetation Area	Vegetation Classification	Effective Slope (degree range)	BAL and Corresponding Separation Distance (m)					
			BAL-FZ	BAL-40	BAL-29	BAL-19	BAL12.5	BAL-LOW
1	Class A Forest	downslope >0-5	<20	20-<27	27-<37	37-<50	50-<100	>100
2	Class G Grassland	downslope >0-5	<7	7-<9	9-<14	14-<20	20-<50	>50
3	Class A Forest	downslope >0-5	<20	20-<27	27-<37	37-<50	50-<100	>100
4	Class B Woodland	downslope >0-5	<13	13-<17	17-<25	25-<35	35-<100	>100
5	Class G Grassland	downslope >0-5	<7	7-<9	9-<14	14-<20	20-<50	>50
6	Excluded AS3959:2018 2.2.3.2	-	-	-	-	-	-	-
7	Class A Forest	upslope or flat	<16	16-<21	21-<31	31-<42	42-<100	>100
8	Class B Woodland	upslope or flat	<10	10-<14	14-<20	20-<29	29-<100	>100

BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS

INDICATIVE BAL RATINGS

A BAL Certificate cannot be issued for an indicative BAL. A BAL will be classed as 'indicative' for an existing or future building/structure when the required conditions to derive a determined BAL are not met. This class of BAL rating indicates what BAL(s) could be achieved and the conditions that need to be met are stated. Converting the indicative BAL into a determined BAL is conditional upon the currently unconfirmed variable(s) being confirmed by a subsequent assessment and evidential documentation. These variables will include the future building(s) location(s) being established (or changed) and/or classified vegetation being modified or removed to establish the necessary vegetation separation distance. This may also be dependent on receiving approval from the relevant authority for that modification/removal.

BAL RATING APPLICATION – PLANNING APPROVAL

Planning Approval: SPP.3.7 establishes that where BAL- LOW to BAL-29 will apply to relevant future construction (or existing structures for proposed uses), the proposed development may be considered for approval (dependent on the other requirements of the relevant policy measures being met). That is, BAL 40 or BAL-FZ are not acceptable on planning grounds (except for certain limited exceptions). Because planning is looking forward at what can be achieved, as well as looking at what may currently exist, both determined and indicative BAL ratings are acceptable assessment outcomes on which planning decisions can be made (including conditional approvals).

3.3.2 Bushfire Attack Level Results - Derived from The BAL Contour Map

Table 3.3.2: Indicative BAL(s) for future building works on the proposed lots.

BUSHFIRE ATTACK LEVEL FOR FUTURE BUILDING WORKS ON THE PROPOSED LOTS			
BAL Determination Methodology Applied		Method 1 as per AS 3959:2018 s2.2.6 and Table 2.5.	
Lot No.	Indicative BAL	Lot No.	Indicative BAL
1	Indicative *BAL-29	11	Indicative *BAL-29
2	Indicative *BAL-29	12	Indicative *BAL-29
3	Indicative *BAL-29	13	Indicative *BAL-29
4	Indicative *BAL-29	14	Indicative *BAL-29
5	Indicative *BAL-29	15	Indicative *BAL-29
7	Indicative *BAL-29	16	Indicative *BAL-29
8	Indicative *BAL-29	17	Indicative *BAL-29
9	Indicative *BAL-29	18	Indicative *BAL-29
10	Indicative *BAL-29	19	Indicative *BAL-29

Table 3.3.3: Indicative BAL(s) for the existing buildings on the proposed lots.

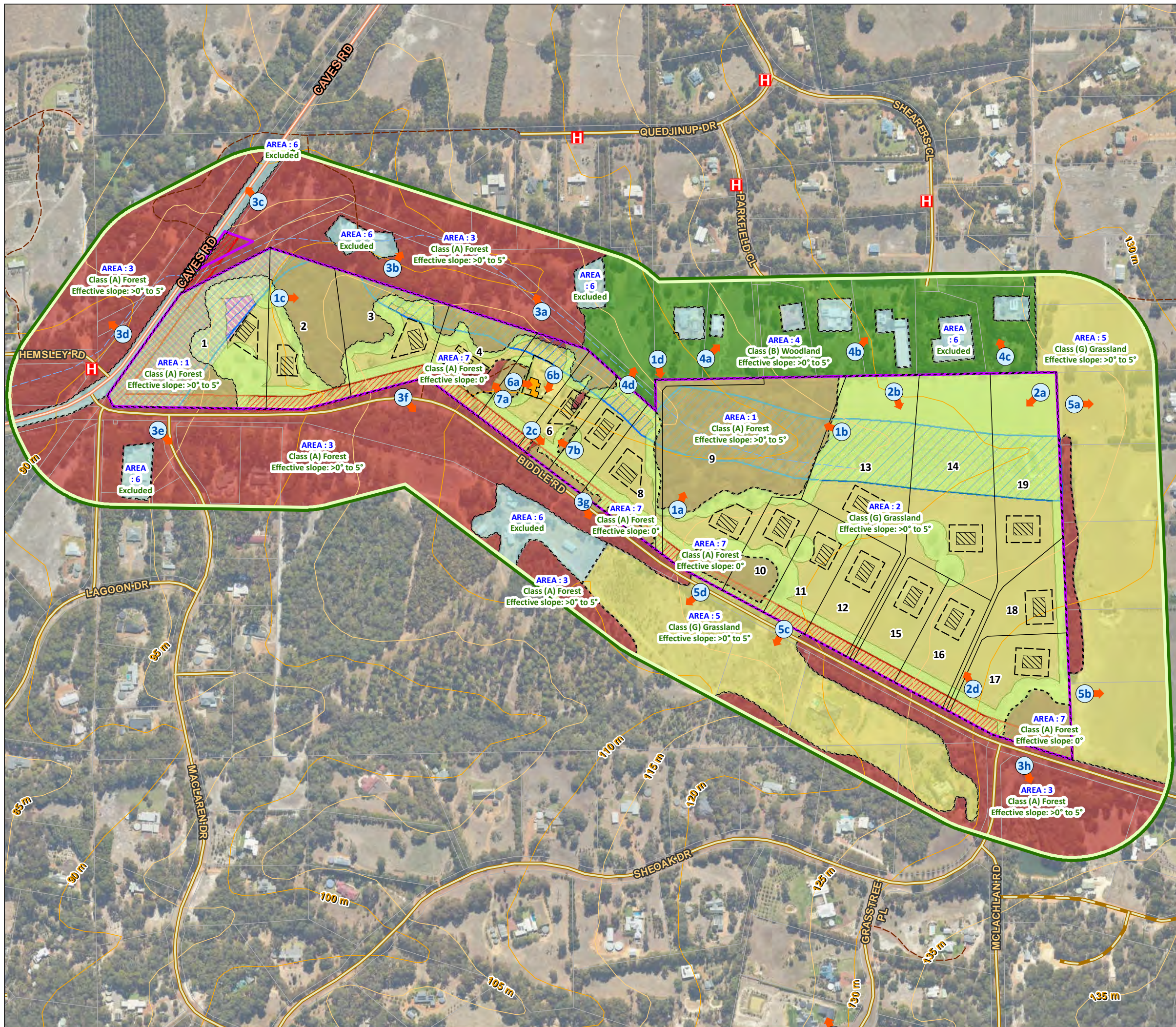
BUSHFIRE ATTACK LEVEL FOR THE EXISTING BUILDINGS ON THE PROPOSED LOTS	
BAL Determination Methodology Applied	Method 1 as per AS 3959:2018 s2.2.6 and Table 2.5.
Lot No.	Indicative BAL
6	Indicative *BAL-29

*Refer to Page 17 – 'BUSHFIRE ATTACK LEVELS (BAL) - UNDERSTANDING THE RESULTS' for further information on the Indicative Bushfire Attack Levels for this site.

Figure 3.1

Classified Vegetation & Topography

Lot 58 on Diagram 071923, Area : 40.6737 ha
 93 Biddle Road,
 QUEDJINUP 6281
CITY OF BUSSELTON

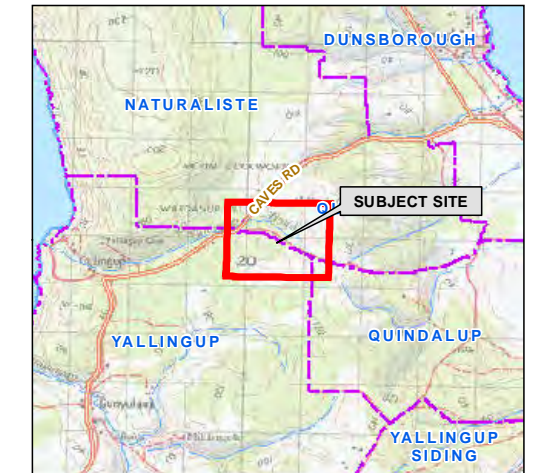


----- LEGEND -----

- Subject Site
 - Other Lots
 - Photo & Direction
 - Hydrant
 - Proposed Subdivision
 - Building Envelope
 - Building Footprint
- Vegetation**
- 100m Buffer to Caves Road
 - 20m Setback as Landscape Buffer
 - Landscape Protection Area
 - Non Development Area
- Existing Building**
- Dwelling
- 150m Vegetation Assessment**
- 150m from Subject Site
- Classified Vegetation**
- Class (A) Forest
 - Class (B) Woodland
 - Class (G) Grassland
 - Excluded 2.2.3.2 {f}



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP



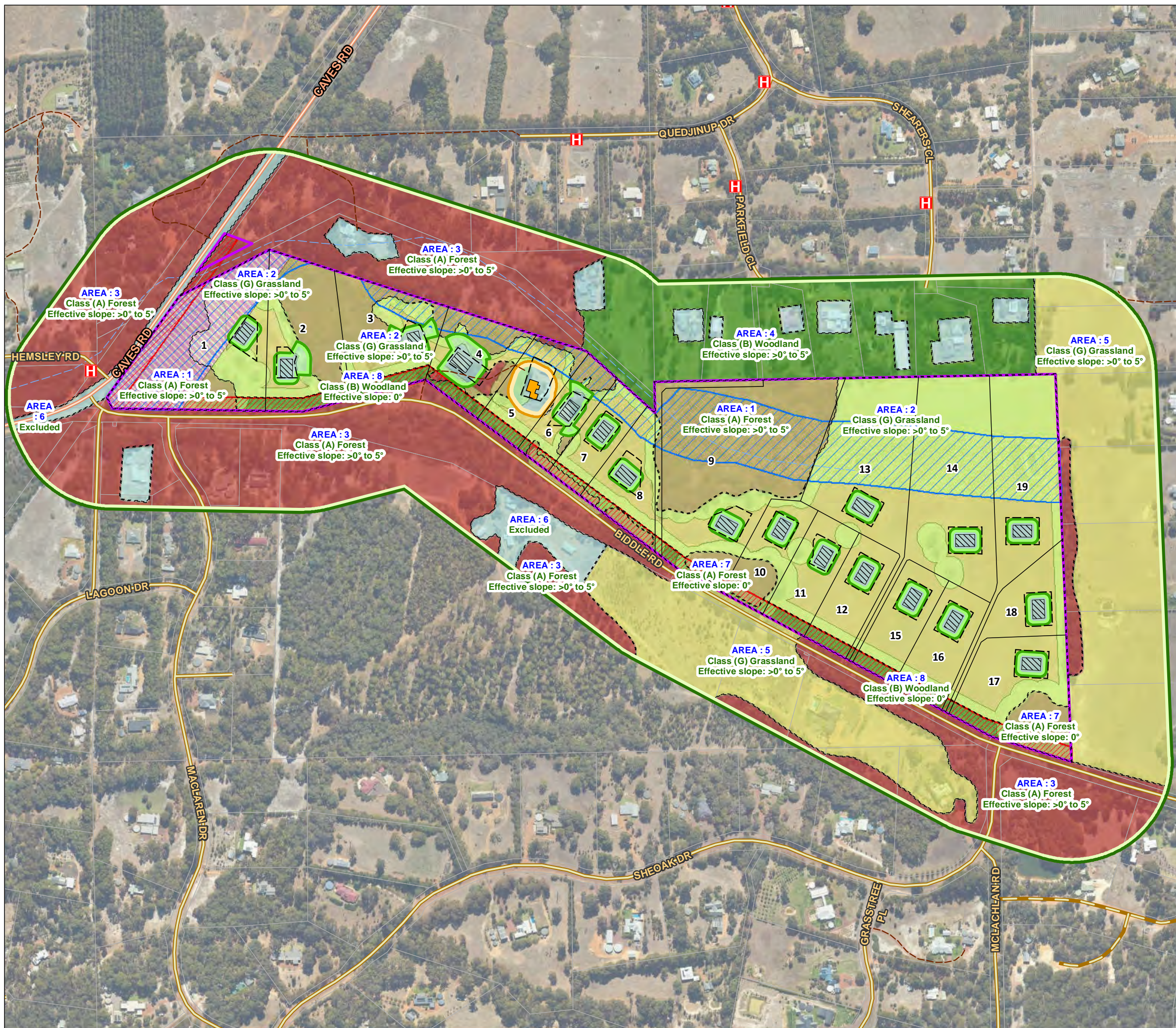
Coordinate System : GDA2020 MGA Zone 50
 Projection : Universal Transverse Mercator Units : Metre
 Map compiled by : Ian Ross 18/03/2026
 Map updated by : Ian Ross 18/03/2026
 A3 Scale 1:5,500



Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
 Map Document Path / Name: K:\Projects\Jobs 2023\231048 - Lot 58 (93) Biddle Road Quedjinup (staged BMP SD)\Mapping\MXD\231048_Fig3-1_VEG_L58 93 Biddle Road Quedjinup.mxd

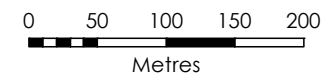
Figure 3.1.1
Classified Vegetation & Topography (Post Development)

Lot 58 on Diagram 071923, Area : 40.6737 ha
 93 Biddle Road,
 QUEDJINUP 6281
CITY OF BUSSELTON

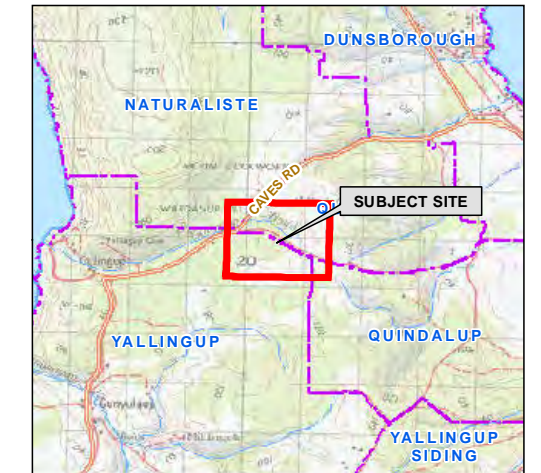


----- **LEGEND** -----

- Subject Site
- Other Lots
- H Hydrant
- Proposed Subdivision
- Building Envelope
- Building Footprint
- Vegetation**
- 100m Buffer to Caves Road
- 20m Setback as Landscape Buffer
- Landscape Protection Area
- Non Development Area
- Asset Protection**
- Indicative 25m LGA APZ
- Indicative BAL 29 APZ
- Existing Building**
- Dwelling
- 150m Vegetation Assessment**
- 150m from Subject Site
- Classified**
- Class (A) Forest
- Class (B) Woodland
- Class (G) Grassland
- Excluded 2.2.3.2 {f}



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP
 Coordinate System: GDA2020 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Ian Ross 18/03/2026
 Map updated by: Ian Ross 18/03/2026
 A3 Scale 1:5,500

Disclaimer and Limitation: This map has been prepared for bushfire management planning purposes only. All depicted areas, contours and any dimensions shown are subject to survey. Bushfire Prone Planning does not guarantee that this map is without flaw of any kind and disclaims all liability for any errors, loss or other consequence arising from relying on any information depicted.
 Map Document Path / Name: K:\Projects\Jobs 2023\231048 - Lot 58 (93) Biddle Road Quedjinup (staged BMP SD)\Mapping\MXD\231048_Fig3-1-1_VEG_POST_L58 93 Biddle Rd.mxd

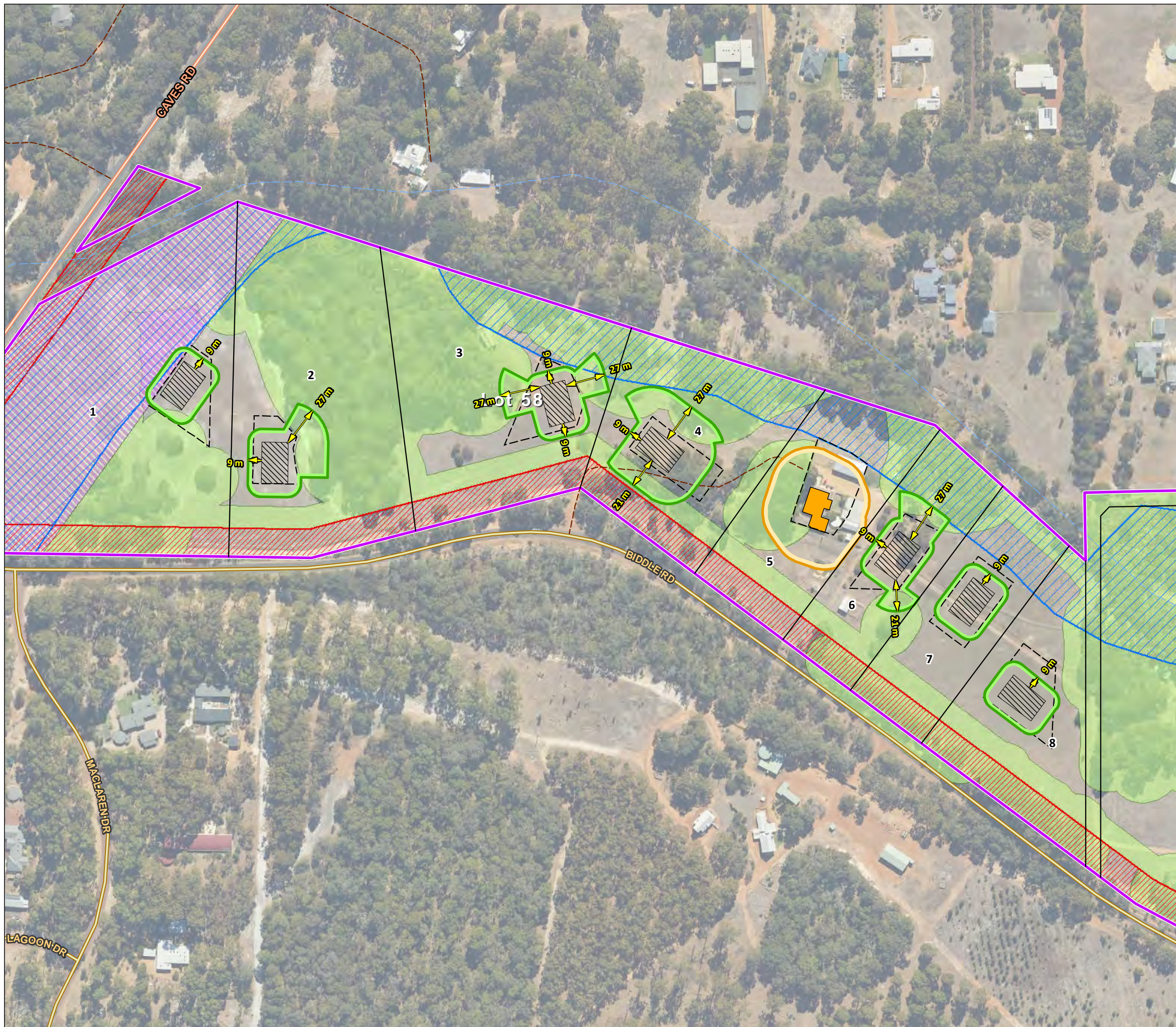
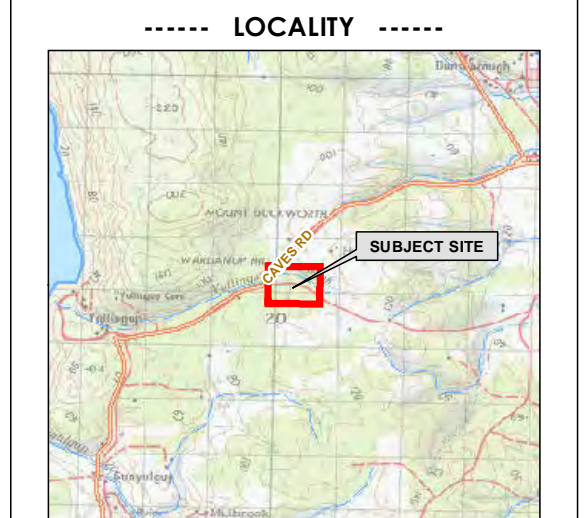


Figure 3.1.2
Indicative APZ Map
Western Area
 Lot 58 on Diagram 071923, Area : 40.6737 ha
 93 Biddle Road,
 QUEDJINUP 6281
CITY OF BUSSELTON

- **LEGEND** -----
- Subject Site
 - Proposed Subdivision
 - Building Envelope
 - Building Footprint
 - Asset Protection**
 - Indicative 25m LGA APZ
 - Indicative BAL 29 APZ
 - Existing Building**
 - Dwelling
 - APZ Distance
 - Vegetation**
 - 100m Buffer to Caves Road
 - 20m Setback as Landscape Buffer
 - Landscape Protection Area
 - Non Development Area



Aerial Imagery : Landgate/SLIP

Coordinate System: GDA2020 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Ian Ross 18/03/2026
 Map updated by: Ian Ross 18/03/2026
 A3 Scale 1:2,500

Figure 3.1.3

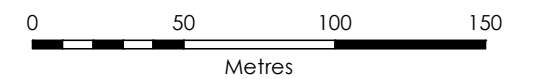
Indicative APZ Map Eastern Area

Lot 58 on Diagram 071923, Area : 40.6737 ha
93 Biddle Road,
QUEDJINUP 6281
CITY OF BUSSELTON

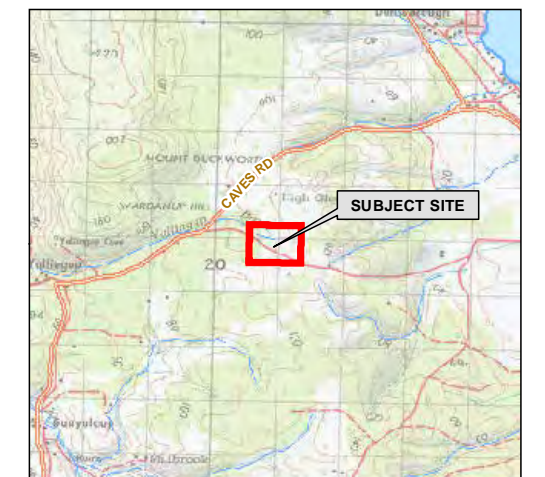


----- **LEGEND** -----

- Subject Site
- Proposed Subdivision
- Building Envelope
- Building Footprint
- Asset Protection**
- Indicative BAL 29 APZ
- APZ Distance
- Vegetation Management**
- 20m Setback as Landscape Buffer
- Landscape Protection Area
- Non Development Area



----- **LOCALITY** -----



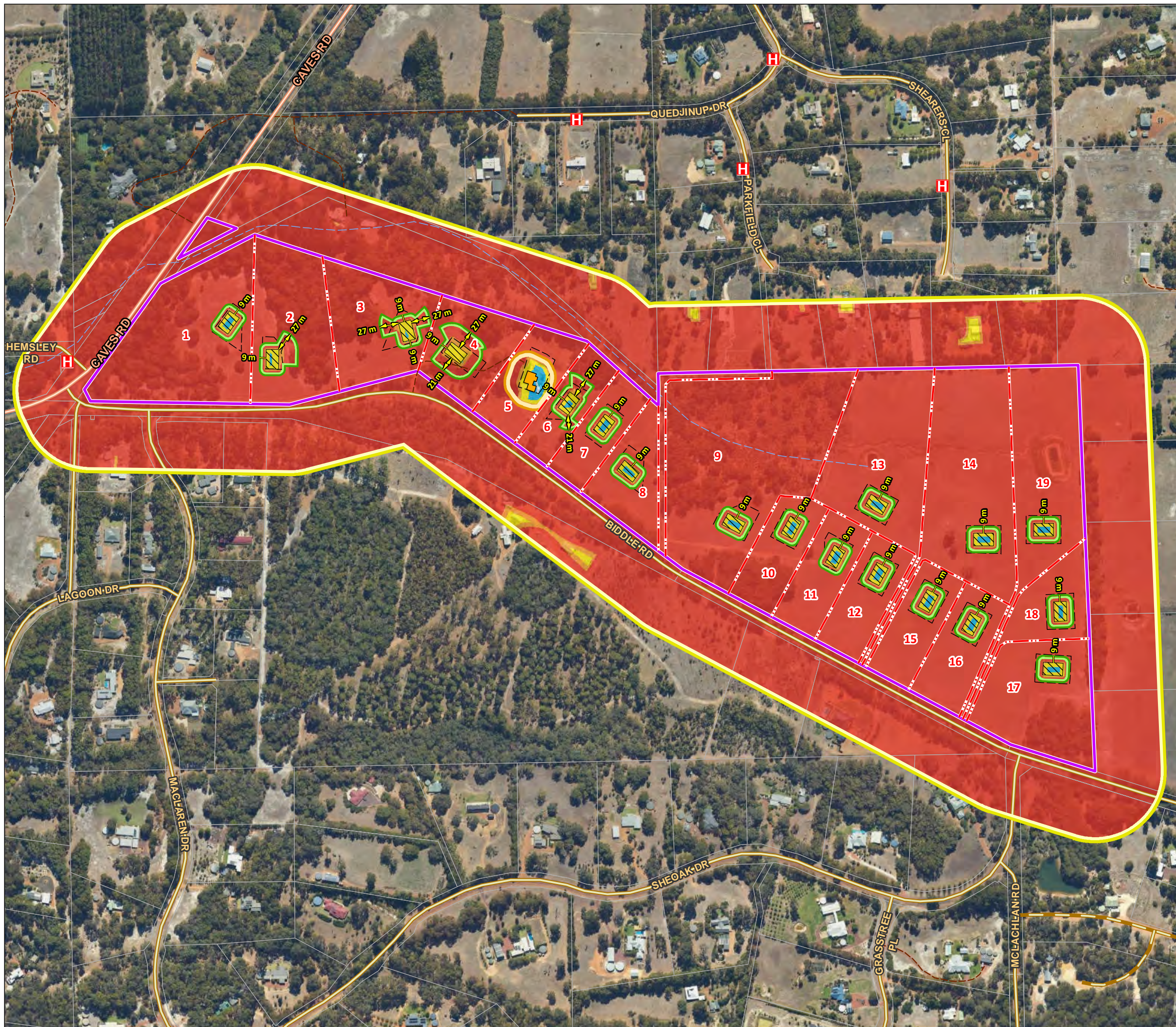
Aerial Imagery : Landgate/SLIP

Coordinate System: GDA2020 MGA Zone 50
 Projection: Universal Transverse Mercator Units: Metre
 Map compiled by: Ian Ross 18/03/2026
 Map updated by: Ian Ross 18/03/2026
 A3 Scale 1:2,500



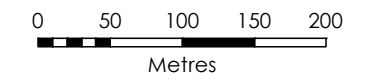
Figure 3.2
BAL Contour Map

Lot 58 on Diagram 071923, Area : 40.6737 ha
93 Biddle Road,
QUEDJINUP 6281
CITY OF BUSSELTON

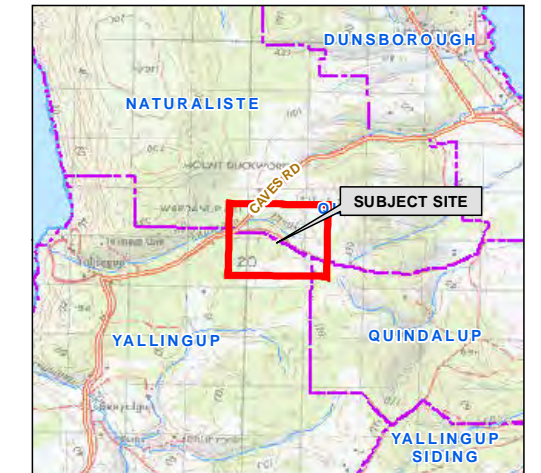


----- LEGEND -----

- Subject Site
- Other Lots
- H Hydrant
- Proposed Subdivision
- Building Envelope
- Building Footprint
- Asset Protection**
- Indicative 25m LGA APZ
- Indicative BAL 29 APZ
- Existing**
- Dwelling
- 100m Vegetation Assessment**
- 100m from Subject Site
- Indicative Bushfire Attack**
- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- APZ Distance



----- LOCALITY -----



Aerial Imagery : Landgate/SLIP

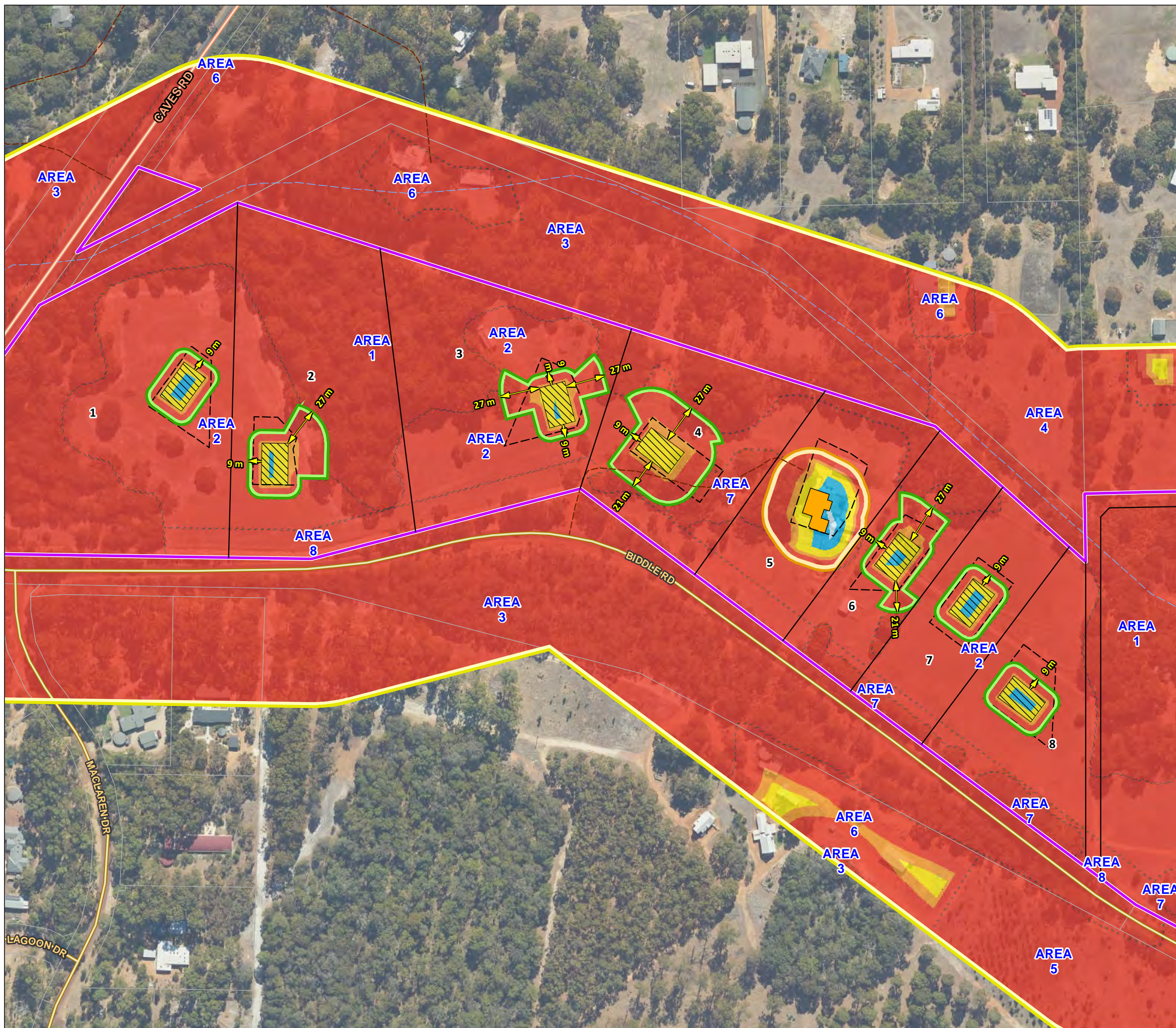
Coordinate System: GDA2020 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 18/03/2026
Map updated by: Ian Ross 18/03/2026
A3 Scale 1:5,250

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Map Document Path / Name: K:\Projects\Jobs 2023\231048 - Lot 58 (93) Biddle Road Quedjinup (staged BMP SD)\Mapping\MXD\231048_Fig3-2_BAL_L58 93 Biddle Rd.mxd

Figure 3.2.1

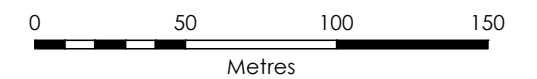
BAL Contour Map Western Area

Lot 58 on Diagram 071923, Area : 40.6737 ha
93 Biddle Road,
QUEDJINUP 6281
CITY OF BUSSELTON

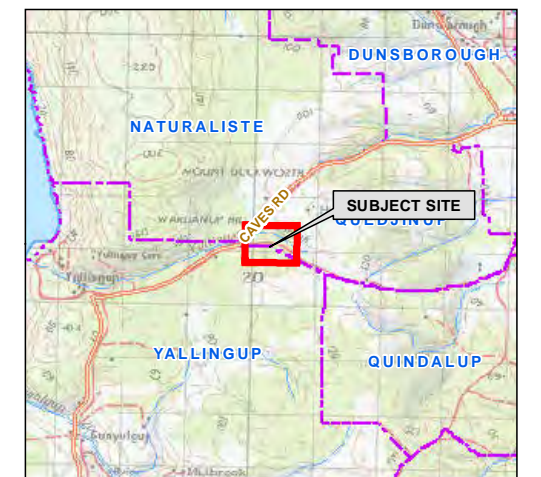


----- **LEGEND** -----

- Subject Site
- Other Lots
- Proposed Subdivision
- Building Envelope
- Building Footprint
- Asset Protection**
- Indicative 25m LGA APZ
- Indicative BAL 29 APZ
- Existing Building**
- Dwelling
- 100m Vegetation Assessment**
- 100m from Subject Site
- Indicative Bushfire Attack**
- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- Classified Vegetation Boundary
- APZ Distance



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP

Coordinate System: GDA2020 MGA Zone 50
Projection: Universal Transverse Mercator Units: Metre
Map compiled by: Ian Ross 18/03/2026
Map updated by: Ian Ross 18/03/2026
A3 Scale 1:2,500



Figure 3.2.2

BAL Contour Map Eastern Area

Lot 58 on Diagram 071923, Area : 40.6737 ha
93 Biddle Road,
QUEDJINUP 6281
CITY OF BUSSELTON

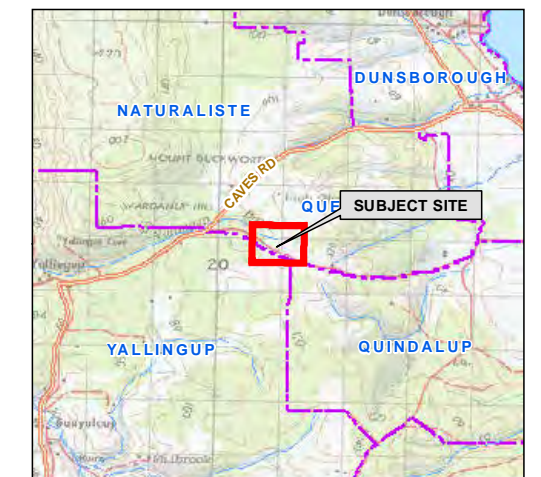


----- **LEGEND** -----

- Subject Site
- Other Lots
- Proposed Subdivision
- Building Envelope
- Building Footprint
- Asset Protection**
- Indicative BAL 29 APZ
- 100m Vegetation Assessment**
- 100m from Subject Site
- Indicative Bushfire Attack**
- BAL FZ
- BAL 40
- BAL 29
- BAL 19
- BAL 12.5
- Classified Vegetation
- APZ Distance



----- **LOCALITY** -----



Aerial Imagery : Landgate/SLIP

Coordinate System: GDA2020 MGA Zone 50
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 A3 Scale 1:2,500

4 IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

The Guidelines for Planning in Bushfire Prone Areas (WAPC 2021 v1.4), Appendix 5, establish that the application of this section of the BMP is intended to support **strategic planning** proposals. At the strategic planning stage there will typically be insufficient proposed development detail to enable all required assessments, including the assessment against the bushfire protection criteria.

Strategic Planning Proposals

For strategic planning proposals this section of the BMP will identify:

- Issues associated with the level of the threats presented by any identified bushfire hazard;
- Issues associated with the ability to implement sufficient and effective bushfire protection measures to reduce the exposure and vulnerability levels (of elements exposed to the hazard threats), to a tolerable or acceptable level; and
- Issues that will need to be considered at subsequent planning stages.

All Other Planning Proposals

For all other planning stages, this BMP will address what are effectively the same relevant issues but do it within the following sections:

- Section 2 – Bushfire Prone Vegetation - Environmental and Assessment Considerations: Assess environmental, biodiversity and conservation values;
- Section 3 – Potential Bushfire Impact: Assess the bushfire threats with the focus on flame contact and radiant heat; and
- Section 5 – Assessment Against the Bushfire Protection Criteria (including the guidance provided by the *Position Statement: ‘Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2’*): Assess the ability of the proposed development to apply the required bushfire protection measures thereby enabling it to be considered for planning approval for these factors.

Is the proposed development a strategic planning proposal?

No

5 ASSESSMENT AGAINST THE BUSHFIRE PROTECTION CRITERIA (GUIDELINES V1.4)

5.1 Bushfire Protection Criteria Elements Applicable to the Proposed Development/Use

APPLICATION OF THE CRITERIA, ACCEPTABLE SOLUTIONS AND PERFORMANCE ASSESSMENT

The criteria are divided into five elements – location, siting and design, vehicular access, water and vulnerable tourism land uses. Each element has an intent outlining the desired outcome for the element and reflects identified planning and policy requirements in respect of each issue.

The example acceptable solutions (bushfire protection measures) provide one way of meeting the element's intent. Compliance with these automatically achieves the element's intent and provides a straightforward pathway for assessment and approval.

Where the acceptable solutions cannot be met, the ability to develop design responses (as alternative solutions that meet bushfire performance requirements) is an alternative pathway that is provided by addressing the applicable performance principles (as general statements of how best to achieve the intent of the element).

A merit based assessment is established by the SPP 3.7 and the Guidelines as an additional alternative pathway along with the ability of using discretion in making approval decisions (sections 2.5, 2.6 and 2.7). This is formally applied to certain development (minor and unavoidable – sections 5.4.1 and 5.7). Relevant decisions by the State Administrative Tribunal have also supported this approach more generally.

Elements 1 – 4 should be applied for all strategic planning proposals, subdivision or development applications, except for vulnerable tourism land uses which should refer to Element 5. Element 5 incorporates the bushfire protection criteria in Elements 1 – 4 but caters them specifically to tourism land uses. (Guidelines DPLH 2021v1.4)

The Bushfire Protection Criteria	Applicable to the Proposed Development/Use
Element 1: Location	Yes
Element 2: Siting and Design	Yes
Element 3: Vehicular Access	Yes
Element 4: Water	Yes

5.2 Local Government Variations to Apply

Local governments may add to or modify the acceptable solutions to recognise special local or regional circumstances (e.g., topography / vegetation / climate). These are to be endorsed by both the WAPC and DFES before they can be considered in planning assessments. (Guidelines DPLH 2021v1.4).

Do endorsed regional or local variations to the acceptable solutions apply to the assessments against the Bushfire Protection Criteria for the proposed development /use?	Yes
Local Planning Policies	Applicable to the Proposed Development/Use
Local Planning Policy No.4.2 (BUSHFIRE)	Yes

5.3 BUSHFIRE PLANNING COMPLIANCE SUMMARY

THE PROPOSED DEVELOPMENT/USE – BUSHFIRE PLANNING COMPLIANCE SUMMARY		
Required Bushfire Protection Measures The Acceptable Solutions of the Bushfire Protection Criteria (Guidelines)		Assessment Outcome
Element	The Acceptable Solutions	
1: Location	A1.1 Development location	Fully Compliant
2: Siting and Design of Development	A2.1 Asset Protection Zone (APZ)	Fully Compliant
3: Vehicular Access	A3.1 Public roads	Fully Compliant
	A3.2a Multiple access routes	Fully Compliant
	A3.2b Emergency access way	N/A
	A3.3 Through-roads	Fully Compliant
	A3.4a Perimeter roads	N/A
	A3.4b Fire service access route	N/A
	A3.5 Battle-axe legs	Fully Compliant
	A3.6 Private driveways	N/A
4: Water	A4.2 Provision of water for firefighting purposes	Fully Compliant

5.4 Assessment Statements for Element 1: Location

LOCATION	
Element Intent	To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.
Acceptable Solutions - Assessment Statements	
<p><i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: ‘Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design’ (WAPC Nov 2019) and the ‘Bushfire Management Plan Guidance for the Dampier Peninsula’ (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</i></p>	
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met <input checked="" type="checkbox"/> Relevant & not met <input type="checkbox"/> Not relevant
A1.1 Development location	Applicable: Yes Compliant: Yes
ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES	
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The structure plan application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.	
<p>Supporting Assessment Details:</p> <p>The proposed development will provide an area of land within each lot that can be considered suitable for development as BAL-40 or BAL-FZ construction requirements will not be required to be applied. This meets the requirements established by Acceptable Solution A1.1 and its associated explanatory note.</p> <p>The subdivision layout and development design has been optimised to ensure the majority of the vegetation within the indicative Asset Protection Zones (Figure 3.1.1) is Grassland. It is expected that any vegetation management for bushfire planning, and compliance purposes can be deferred to the development application stage, once a determined habitable building footprint for individual lots has been identified. Figure 3.1.1 and Figure 3.2 adequately demonstrate that a suitably sized asset protection zone can be accommodated within the lot boundaries and have minimal impact on existing native vegetation.</p>	

ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)

"Consideration should be given to the site context where 'area' is the land both within and adjoining the subject site. The hazards remaining within the site should not be considered in isolation of the hazards adjoining the site, as the potential impact of a bushfire will be dependent on the wider risk context, including how a bushfire could affect the site and the conditions for a bushfire to occur within the site."

Strategic Planning Proposals: Consider the threat levels from any vegetation adjoining and within the subject site for which the potential intensity of a bushfire in that vegetation would result in it being classified as an Extreme Bushfire Hazard Level (BHL). Identify any proposed design strategies to reduce these threats.

Structure Plans (lot layout known) and Subdivision Applications: As for strategic planning proposals but within the subject site the relevant threat levels to consider are the radiant heat levels represented by BAL-FZ and BAL-40 ratings.

The Hazard Within the Subject Site

The key assumption used to facilitate the determining of Bushfire Attack Levels on the Proposed development site is that vegetation onsite (Figure 3.1.1 – Vegetation classification and Topography. (Post - development)) is under the control of the landowner and therefore can be removed or modified to present a low bushfire threat.

Retained vegetation within the nominated Asset Protection Zones will be managed in accordance with the technical requirements established by the Schedule 1: 'Standards for Asset Protection Zones (Guidelines). The primary bushfire threat from bushfire prone vegetation remaining within the proposed lots will be embers. This threat will be mitigated by the application of appropriate building design, bushfire construction standards and the ongoing maintenance of the APZ.

The Hazard Adjoining the Subject Site

Bushfire prone vegetation within this locality exists as native vegetation classified as Class A Forest, Class B Woodland, and remnant Class G Grassland (Pasture/Paddock). Most of the land within the locality supports this vegetation except for the asset protection zones surrounding existing dwellings (neighbouring rural residential properties).

The likely potential bushfire impact on persons and property within the proposed lots will be ember attack in the event of a bushfire. This ember threat will be mitigated by the application of appropriate building design, bushfire construction standards and the ongoing maintenance of the minimum BAL-29 dimensioned APZ.

5.5 Assessment Statements for Element 2: Siting and Design

SITING AND DESIGN OF DEVELOPMENT			
Element Intent	To ensure that the siting and design of development minimises the level of bushfire impact. (BPP Note: not building/construction design)		
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application		
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.		
Acceptable Solutions - Assessment Statements			
<p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</p>			
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met	<input checked="" type="checkbox"/> Relevant & not met	<input type="checkbox"/> Not relevant
A2.1 Asset Protection Zone (APZ)	Applicable:	Yes	Compliant: Yes
APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION			
<p>A key required bushfire protection measure is to reduce the exposure of buildings/infrastructure (as exposed vulnerable elements at risk), to the direct bushfire threats of flame contact, radiant heat and embers and the indirect threat of consequential fires that result from the subsequent ignition of other combustible materials that may be constructed, stored or accumulate in the area surrounding these structures. This reduces the associated risks of damage or loss.</p> <p>This is achieved by separating buildings (and consequential fire fuels as necessary) from areas of classified bushfire prone vegetation. This area of separation surrounding buildings is identified as the Asset Protection Zone (APZ) and consists of no vegetation and/or low threat vegetation or vegetation continually managed to a minimal fuel condition. The required separation distances will vary according to the site specific conditions and local government requirements.</p> <p>The APZ dimensions stated and/or illustrated in this Report can vary dependent on the purpose for which they are being identified.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p><i>Note: Appendix B 'Onsite Vegetation Management' provides further information regarding the different APZ dimensions that can be referenced, their purpose and the specifications of the APZ that are to be established and maintained on the subject lot.</i></p> </div>			
THE 'PLANNING BAL-29' APZ DIMENSIONS			
<p>Purpose: To provide evidence of the development or use proposal's ability to achieve minimum vegetation separation distances. To achieve 'acceptable solution' planning approval for this factor, it must be demonstrated that the minimum separation distances corresponding to a maximum level of radiant transfer to a building of 29 kW/m², either exist or can be implemented (with certain exceptions). These separation distances are the 'Planning BAL-29' APZ dimensions.</p> <p><i>The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its sole purpose is to identify if an acceptable solution for planning approval can be met.</i></p>			

THE 'REQUIRED' APZ DIMENSIONS

Purpose: Establishes the dimensions of the APZ to be physically implemented by the landowner on their lot: These will be the minimum required separation distances from the subject building(s) to surrounding bushfire prone vegetation (identified by type and associated ground slope). These are established by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Within this Report/Plan it is the 'Planning BAL-29' APZ that will be identified on maps, diagrams and in tables as necessary – unless otherwise stated.

The 'Required' APZ dimension information will be presented in Appendix B1.1 and on the Property Bushfire Management Statement, when required to be included for a development application.

ASSESSMENT AGAINST THE REQUIREMENTS ESTABLISHED BY THE GUIDELINES

APZ Width: The proposed (or a future) habitable building(s) on the lot(s) of the proposed development - or an existing building for a proposed change of use – can be (or is) located within the developable portion of the lot and be surrounded by a 'Planning BAL-29' APZ of the required dimensions (measured from any external wall or supporting post or column to the edge of the classified vegetation), that will ensure their exposure to the potential radiant heat impact of a bushfire does not exceed 29 kW/m².

Restriction on Building Location: It has been identified that the current developable portion of a lot(s) provides for the proposed future (or a future) building/structure location that will result in that building/structure being subject to a BAL-40 or BAL-FZ rating. Consequently, a condition of subdivision approval should be imposed requiring preparation of a local development plan to identify habitable building exclusion areas (refer to code L3 of Model Subdivision Conditions Schedule, WAPC January 2024)

APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be contained solely within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated.

APZ Location: The required dimensions for a 'Planning BAL-29' APZ can be partly established within the boundaries of the lot(s) on which the proposed (or a future) habitable building(s) - or an existing building(s) for a proposed change of use – is situated. The balance of the APZ would exist on adjoining land that satisfies the exclusion requirements of AS 3959:2018 cl 2.2.3.2 for non-vegetated areas and/or low threat vegetation and/or vegetation managed in a minimal fuel condition.

APZ Location: It can be justified that any adjoining (offsite) land forming part of a 'Planning BAL-29' APZ will:

- If non-vegetated, remain in this condition in perpetuity; and/or
- If vegetated, be low threat vegetation or vegetation managed in a minimal fuel condition in perpetuity.

APZ Management: The area of land (within each lot boundary), that is to make up the required 'Landowner' APZ dimensions (refer to Appendix B, Part B1), can and will be managed in accordance with the requirements of the Guidelines Schedule 1 'Standards for Asset Protection Zones' (refer to Appendix B).

Subdivision Staging: There are undeveloped future stages of subdivision, containing bushfire prone vegetation, that have been taken into consideration for their potentially 'temporary' impact on the ability to establish a 'Planning BAL-29' APZ on adjoining developed lots. A staging plan is developed to manage this.

Supporting Assessment Details: The development layout and design has been optimised to ensure the majority of the vegetation within the indicative Asset Protection Zones (Figure 3.1.1) is Grassland.

It is expected that any vegetation management for bushfire planning, and compliance purposes can be deferred to the development application stage, once a determined habitable building footprint for individual lots has been identified. Figure 3.1.1 and Figure 3.2 adequately demonstrate that a suitably sized asset protection zone can be accommodated within the lot boundaries and have minimal impact on existing native vegetation.

A combination of '*Indicative BAL 29 Asset Protection Zones*' and '*Indicative City of Busselton Asset Protection Zones*' have been used to demonstrate that this Proposal can satisfy the 'Planning BAL-29' APZ requirements (Figure 3.2/3.2.1/3.2.2).

ASSESSMENTS APPLYING THE GUIDANCE ESTABLISHED BY THE WAPC ELEMENT 1 & 2 POSITION STATEMENT (2019)

Strategic Planning Proposals: "At this planning level there may not be enough detail to demonstrate compliance with this element. The decision-maker may consider this element is satisfied where A1.1 is met."

Structure Plans (lot layout known) and Subdivision Applications: "Provided that Element 1 is satisfied, the decision-maker may consider approving lot(s) containing BAL-40 or BAL-FZ."

The lots sizes provide sufficient area to accommodate a building and the establishment of an APZ dimensioned to ensure a maximum BAL rating of BAL-29 will apply to that future building.

5.6 Assessment Statements for Element 3: Vehicular Access

VEHICULAR ACCESS	
Element Intent	To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.
Acceptable Solutions - Assessment Statements	
<p>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines) and apply the guidance established by the Position Statement: 'Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design' (WAPC Nov 2019) and the 'Bushfire Management Plan Guidance for the Dampier Peninsula' (WA Department of Planning, Lands and Heritage, 2021 Rev B) as relevant. These documents are available at https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas.</p> <p>The technical construction requirements for access types and components, and for each firefighting water supply component, are also presented in Appendices 2 and 3. The local government will advise the proponent where different requirements are to apply and when any additional specifications such as those for signage and gates are to apply (these are included in the relevant appendix if requested by the local government).</p>	
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met <input checked="" type="checkbox"/> Relevant & not met <input type="checkbox"/> Not relevant
A3.1 Public roads	Applicable: Yes Compliant: Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical construction requirements of vertical clearance and weight capacity (Guidelines, Table 6) can and will be complied with (Refer also to Appendix C in this BMP).
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A traversable verge is available adjacent to classified vegetation (Guidelines, E3.1), as recommended.
A3.2a Multiple access routes	Applicable: Yes Compliant: Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	For each lot, two-way public road access is provided in two different directions to at least two different suitable destinations with an all-weather surface.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	The two-way access <u>is</u> available at an intersection no greater than 200m from the relevant boundary of each lot, via a no-through road.
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The two-way access is <u>not</u> available at an intersection within 200m from the relevant boundary of each lot. However, the available no-through road satisfies the established exemption for the length limitation in every case. These requirements are:</p> <ul style="list-style-type: none"> • Demonstration of no alternative access (refer to A3.3 below); • The no-through road travels towards a suitable destination; and • The balance of the no-through road that is greater than 200m from the relevant lot boundary is within a residential built-out area or is potentially subject to radiant heat levels from adjacent bushfire prone vegetation that correspond to the BAL-LOW rating (<12.5 kW/m²).
Supporting Assessment Details: Biddle Road is an existing through road constructed to the required standard, that provides each lot, two-way public road access in two different directions to at least two different suitable destinations.	

A3.2b Emergency access way	Applicable:	No	Compliant:	N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed or existing EAW provides a through connection to a public road.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed or existing EAW is less than 500m in length and will be signposted and gated (remaining unlocked) to the specifications stated in the Guidelines and/or required by the relevant local government.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.2b. Refer also to Appendix C in this BMP), can and will be complied with.				
<p>Supporting Assessment Details: Biddle Road is an existing through road constructed to the required standard, that provides each lot, two-way public road access in two different directions to at least two different suitable destinations. An EAW is not required to demonstrate that this proposal can meet the relevant acceptable solutions.</p>				
A3.3 Through-roads	Applicable:	Yes	Compliant:	Yes
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> A no-through public road is necessary as no alternative road layout exists due to site constraints.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road length does not exceed the established maximum of 200m to an intersection providing two-way access (Guidelines, E3.3).				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The no-through public road exceeds 200m but satisfies the exemption provisions of A3.2a as demonstrated in A3.2a above.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The public road technical construction requirements (Guidelines, Table 6 and E3.1. Refer also to Appendix C in this BMP), can and will be complied with as established in A3.1 above.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The turnaround area requirements (Guidelines, Figure 24) can and will be complied with.				
<p>Supporting Assessment Details: Biddle Road is an existing through road constructed to the required standard, that provides each lot, two-way public road access in two different directions to at least two different suitable destinations.</p>				

A3.4a Perimeter roads	Applicable:	No	Compliant:	N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision) and therefore should have a perimeter road. This is planned to be installed.				
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> The proposed greenfield or infill development consists of 10 or more lots (including those that are part of a staged subdivision). However, it is not required on the established basis of: <ul style="list-style-type: none"> • The vegetation adjoining the proposed lots is classified Class G Grassland; • Lots are zoned rural living or equivalent; • It is demonstrated that it cannot be provided due to site constraints; or • All lots have existing frontage to a public road. 				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4a) can and will be complied with.				
<p>Supporting Assessment Details:</p> <p>The assessment justifies the non-applicability of this acceptable solution due to one or more of the following exclusion factors being relevant. All lots have frontage to an existing public road (Biddle Road)</p>				
A3.4b Fire service access route	Applicable:	No	Compliant:	N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The FSAR can be installed as a through-route with no dead ends, linked to the internal road system every 500m and is no further than 500m from a public road.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The technical construction requirements of widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.4b. Refer also to Appendix C in this BMP), can and will be complied with.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> The FSAR can and will be signposted. Where gates are required by the relevant local government, the specifications can be complied with.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="radio"/> Turnaround areas (to accommodate type 3.4 fire appliances) can and will be installed every 500m on the FSAR.				
<p>Supporting Assessment Details: The subject lot(s) adjoin classified vegetation that is not Class G Grassland (classified under AS 3959). In my opinion, Suitable firefighter access to the classified vegetation is currently available. In my opinion, a FSAR is not a required component of this Proposal.</p>				

A3.5 Battle-axe access legs	Applicable:	Yes	Compliant:	Yes
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> A battle-axe leg cannot be avoided due to site constraints.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The proposed development is in a reticulated area and the battle-axe access leg length from a public road is no greater than 50m. No technical requirements need to be met.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The proposed development is not in a reticulated area. The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.5. Refer also to Appendix C in this BMP), can and will be complied with.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.				
Supporting Assessment Details: The proposed development layout and design include 4 Lots with a Battle Axe access that are all approximately 150 metres in length (Figure 1.1). Biddle Road is the only public road access available for this site (Legacy of the road network layout) and therefore the use of Battle Axe accesses cannot be avoided in this instance due to the lack of alternative public road access options in the vicinity.				
A3.6 Private driveways	Applicable:	No	Compliant:	N/A
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The private driveway to the most distant external part of the development site is within a lot serviced by reticulated water, is accessed via a public road with a speed limit of 70 km/hr or less and has a length is no greater than 70m (measured as a hose lay). No technical requirements need to be met.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The technical construction requirements for widths, clearances, capacity, gradients and curves (Guidelines, Table 6 and E3.6. Refer also to Appendix C in this BMP), can and will be complied with.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Passing bays can and will be installed every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m.				
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> The turnaround area requirements (Guidelines, Figure 28, and within 30m of the habitable building) can and will be complied with.				

5.7 Assessment Statements for Element 4: Water

FIREFIGHTING WATER	
Element Intent	To ensure water is available to enable people, property and infrastructure to be defended from bushfire.
Proposed Development/Use – Relevant Planning Stage	(Sb) Structure plan where the lot layout is known and subdivision application
Element Compliance Statement	The proposed development/use achieves the intent of this element by being fully compliant with all applicable acceptable solutions.
Acceptable Solutions - Assessment Statements	
<i>All details of acceptable solution requirements are established in the Guidelines for Planning in Bushfire Prone Areas, DPLH v1.4 (Guidelines).</i>	
Solution Component Check Box Legend	<input checked="" type="checkbox"/> Relevant & met <input checked="" type="checkbox"/> Relevant & not met <input type="checkbox"/> Not relevant
A4.1 Identification of future firefighting water supply	Applicable: No Compliant: N/A
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	It can be demonstrated that reticulated or sufficient non-reticulated water for firefighting can be provided at the subdivision and/or development application stage in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2.
A4.2 Provision of water for firefighting purposes	Applicable: Yes Compliant: Yes
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A reticulated water supply is available to the proposed development. The existing hydrant connection(s) are provided in accordance with the specifications of the relevant water supply authority.
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A reticulated water supply will be available to the proposed development. Hydrant connection(s) can and will be provided in accordance with the specifications of the relevant water supply authority.
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A static water supply (tank) for firefighting purposes will be installed on the lot each lot that is additional to any water supply that is required for drinking and other domestic purposes. The proposed subdivision will retain an existing habitable building for which the same standard of water supply will be provided.
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	A strategic water supply (tank or tanks) for firefighting purposes will be installed within or adjacent to the proposed development that is additional to any water supply that is required for drinking and other domestic purposes. The required land will be ceded free of cost to the local government and the lot or road reserve where the tank is to be located will be identified on the plan of subdivision.
<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The strategic static water supply (tank or tanks) will be located no more than 10 minutes travel time from a subject site (at legal road speeds).
<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	The technical requirements (location, number of tanks, volumes, design, construction materials, pipes and fittings), as established by the Guidelines (A4.2, E4 and Schedule 2) and/or the relevant local government, can and will be complied with.
Supporting Assessment Details: The site will not be provided with a reticulated water supply. Individual Landowners will install a dedicated firefighting water supply at the development application stage in accordance with the relevant Bushfire Guidelines requirements.	

5.8 Required Additional Bushfire Protection Measures

EXPLANATORY INFORMATION	
<p>The following bushfire protection measures are additional to, or a variation of, those established by the relevant acceptable solutions of the bushfire protection criteria and applied to the planning proposal within Section 5.4 of this BMP. The intent of their application is to improve the bushfire performance of the future development/use and reduce, for persons and property, the residual levels of the risks associated with a bushfire event.</p>	
Source of the Required Additional Bushfire Protection Measures	Applicable to the Subject Planning Proposal
<p>1. Any additional bushfire planning guidance documents or position statements issued by the WA Department of Planning, Lands and Heritage.</p>	Yes

5.8.1 Proposed Emergency Access Way (EAW) linking Parkfield Close and Biddle Road

There is no requirement for this Proposal to include an Emergency Access Way (EAW) to demonstrate compliance with the applicable Bushfire Protection Criteria. Biddle Road is an existing through road constructed to the required standard, that provides each lot, two-way public road access in two different directions to at least two different suitable destinations. However, the Proponent has been advised by the DPLH Planning Team (Refer to BMP Addendum #1) that an Emergency Access Way (EAW) is required as part of this Proposal that will link Parkfield Close and Biddle Road (As per the Site Plan/Figure 1.1).

Bushfire Prone Planning recommends that this future EAW be constructed, maintained and managed to meet the DPLH requirements and to the standard stated in the Bushfire Guidelines (as amended). The developer should seek written confirmation (Guidance) from the City of Busselton regarding the ongoing maintenance and management arrangements for this EAW once it has been constructed. The implementation and maintenance responsibility for these additional protection measures is established in Section 6: Responsibility Checklists.

6 BUSHFIRE PROTECTION MEASURES - RESPONSIBILITY FOR IMPLEMENTATION CHECKLIST

6.1 Developer Responsibilities – Prior to Issue of Titles

DEVELOPER RESPONSIBILITIES – PRIOR TO ISSUE OF TITLES		
No.	Implementation Actions	Subdivision Clearance
1	<p><i>Condition that may be imposed (refer to Code F1 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines DPLH, 2021 v1.4, s5.3.2)</i></p> <p>Information is to be provided to demonstrate that the measures contained in Section 6 of the bushfire management plan have been implemented during subdivisional works. This information should include a completed 'Certification by Bushfire Consultant' from the bushfire management plan.</p>	<input type="checkbox"/>
2	<p><i>Condition that may be imposed (refer to Code F2 of Model Subdivision Conditions Schedule, WAPC June 2021 and Guidelines DPLH, 2021 v1.4, s5.3.2)</i></p> <p>A notification, pursuant to Section 165 of the <i>Planning and Development Act 2005</i>, is to be placed on the certificate(s) of title of the proposed lot(s) with a Bushfire Attack Level (BAL) rating of 12.5 or above, advising of the existence of a hazard or other factor. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows: <i>"This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."</i> (WAPC)</p>	<input type="checkbox"/>
3	Construct the battle axe(s) access to the standard stated in the Bushfire Guidelines.	<input type="checkbox"/>
4	<p>Construct the Emergency Access Way access (As per the Site Plan/Figure 1.1) to meet the DPLH requirements (refer to Section 5.8) and to the standard stated in the Bushfire Guidelines.</p> <p><i>Note: The developer shall seek written confirmation (Guidance) from the City of Busselton regarding the ongoing maintenance and management arrangements for this EAW once it has been constructed.</i></p>	<input type="checkbox"/>
5	If staging forms part of the subdivision works, the Bushfire Management Plan will need to be updated to ensure the detail in this Plan is still accurate (Staging Plan).	<input type="checkbox"/>

6.2 Developer / Landowner Responsibilities

DEVELOPER/LANDOWNER RESPONSIBILITIES – Prior to Sale of Lot(s)	
No.	Implementation Actions
1	<p>Prior to sale and post planning approval, the entity responsible for having the BMP prepared should ensure that anyone listed as having responsibility under the Plan has endorsed it and is provided with a copy for their information and informed that it contains their responsibilities. This includes the landowners/proponents (including future landowners where the Plan was prepared as part of a subdivision approval), local government and any other authorities or referral agencies ('Guidelines' s4.6.3).</p>

6.3 Landowner / Occupier Responsibilities – Ongoing Management

LANDOWNER/OCCUPIER – ONGOING MANAGEMENT	
No.	Management Actions
1	<p>Once a determined habitable building footprint for individual lots has been identified the Landowner should install/maintain an Asset Protection Zone (APZ) around habitable buildings (and other structures as required) to satisfy:</p> <ul style="list-style-type: none"> • The minimum required dimensions. These are to be the greatest measurements derived from the separation distances corresponding to the determined BAL rating for the subject building/structure. • Install/ Maintain the Asset Protection Zone (APZ) on the lot to the dimensions and standard stated in this Bushfire Management Plan • The standards established by the Guidelines DPLH, 2021 v1.4, Schedule 1. <p>It is advised that the proponent seek advice from the City regarding the vegetation condition and species contained within the proposed development area prior to undertaking any vegetation modification or removal as part of the bushfire planning, approvals, and compliance process.</p>
2	<p>Maintain vehicular access routes within the lot to the required surface condition and clearances as stated in the BMP.</p>
3	<p>Prior to any building work, inform the builder of the existence of this Bushfire Management Plan and the responsibilities it contains, regarding the required construction standards. The plan identifies that the development site is within a designated bushfire prone area and states the indicative (or determined) BAL rating(s) that may (or will) be applied to buildings/structures.</p> <p>A BAL assessment report may be required to confirm determined ratings and will be required when ratings are indicative. BAL certificates will need to be issued to accompany building applications. Compliance with the Building Code of Australia (Volumes 1 and 2 of the National Construction Code), will require certain bushfire resistant construction requirements be applied to residential buildings in bushfire prone areas (i.e., Class 1, 2 and 3 and associated Class 10a buildings and decks). Other classes of buildings may also be required to comply with this construction when established by the relevant authority or if identified as an additional bushfire protection measure within the BMP.</p>

4	<p>Ensure all future buildings the landowner has responsibility for, are designed and constructed in full compliance with:</p> <ol style="list-style-type: none">1. the requirements of the WA Building Act 2011 and the bushfire provisions of the Building Code of Australia (BCA); and with any identified additional requirements established by this BMP or the local government.
5	<p>Install the required firefighting static water supply (Minimum 10,000 litres per habitable structure) to comply with the technical requirements stated in the BMP. Refer to information contained in Appendix D for the firefighting water supply specifications and technical requirements.</p>

APPENDIX A: DETAILED BAL ASSESSMENT DATA AND SUPPORTING INFORMATION

A1: BAL Assessment Inputs Common to the Method 1 and Method 2 Procedures

A1.1: FIRE DANGER INDICES (FDI/FDI/GFDI)

When using Method 1 the relevant FDI value required to be applied for each state and region is established by AS 3959:2018, Table 2.1. Each FDI value applied in Tables 2.4 – 2.7 represents both the Forest Fire Danger Index (FFDI) and a deemed equivalent for the Grassland Fire Danger Index (GFDI), as per Table B2 in Appendix B. When using Method 2, the relevant FFDI and GFDI are applied.

The values may be able to be refined within a jurisdiction, where sufficient climatological data is available and in consultation with the relevant authority.

Relevant Jurisdiction:	WA	Region:	Whole State	Method 1	Applied FDI:	80
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A1.2: VEGETATION ASSESSMENT AND CLASSIFICATION

Vegetation Types and Classification

In accordance with AS 3959:2018 clauses 2.2.3 and C2.2.3.1, all vegetation types within 100 metres of the 'site' (defined as "the part of the allotment of land on which a building stands or is to be erected"), are identified and classified. Any vegetation more than 100 metres from the site that has influenced the classification of vegetation within 100 metres of the site, is identified and noted. The maximum excess distance is established by AS 3959: 2018 cl 2.2.3.2 and is an additional 100 metres.

Classification is also guided by the Visual Guide for Bushfire Risk Assessment in WA (WA Department of Planning February 2016) and any relevant FPA Australia practice notes.

Modified Vegetation

The vegetation types have been assessed as they will be in their natural mature states, rather than what might be observed on the day. Vegetation destroyed or damaged by a bushfire or other natural disaster has been assessed on its expected re-generated mature state. Modified areas of vegetation can be excluded from classification if they consist of low threat vegetation or vegetation managed in a minimal fuel condition, satisfying AS 3959:2018 s2.2.3.2(f), and there is sufficient justification to reasonable expect that this modified state will exist in perpetuity.

The Influence of Ground Slope




Where significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.



THE INFLUENCE OF VEGETATION GREATER THAN 100 METRES FROM THE SUBJECT SITE



Vegetation area(s) within 100m of the site whose classification has been influenced by the existence of bushfire prone vegetation from 100m – 200m from the site:


Assessment Statement:	Vegetation has been classified within the 150-metre radius from the development site. This vegetation within the 150-metre boundary has been classified as a mixture of Class A Forest, Class B Woodland and Class G Grassland.
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***Note the original Site Inspection (for Bushfire Planning purposes) was undertaken in November 2023. Since that time, multiple follow up site visits have taken place (the most recent being July 2025) which have confirmed that the vegetation classifications presented in this BMP are still accurate and valid.*



VEGETATION AREA 1	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Type Present:	Open forest A-03
Description/Justification:	Onsite Forest - Mixed Eucalypt & Peppermint Forest (12-14m high) >70% Canopy Cover, Grassland/Scrub/ Balga understory. The precautionary principle has been applied.
	
Photo ID: 1a	Photo ID: 1b
VEGETATION AREA 1	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Type Present:	Open forest A-03
Description/Justification:	Onsite Forest - Mixed Eucalypt & Peppermint Forest (12-14m high) >70% Canopy Cover, Grassland/Scrub/ Balga understory. The precautionary principle has been applied.
	
Photo ID: 1c	Photo ID: 1d



VEGETATION AREA 2	
AS 3959:2018 Vegetation Classification Applied:	Class G Grassland
Vegetation Type Present:	Sown pasture G-26
Description/Justification:	Onsite Grassland - Open Grassland within the development site (Pasture/Paddock)
	
Photo ID: 2a	Photo ID: 2b



VEGETATION AREA 2	
AS 3959:2018 Vegetation Classification Applied:	Class G Grassland
Vegetation Type Present:	Sown pasture G-26
Description/Justification:	Onsite Grassland - Open Grassland within the development site (Pasture/Paddock)
	
Photo ID: 2c	Photo ID: 2d



VEGETATION AREA 3	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Type Present:	Open forest A-03
Description/Justification:	Offsite Forest - Mixed Eucalypt, Banksia & Peppermint Forest (15-20m high) >70% Canopy Cover, combination of Grassland/ Scrub understory.
	
Photo ID: 3a	Photo ID: 3b

VEGETATION AREA 3	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Type Present:	Open forest A-03
Description/Justification:	Offsite Forest - Mixed Eucalypt, Banksia & Peppermint Forest (15-20m high) >70% Canopy Cover, combination of Grassland/ Scrub understory.
	
Photo ID: 3c	Photo ID: 3d



VEGETATION AREA 3	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Type Present:	Open forest A-03
Description/Justification:	Offsite Forest - Mixed Eucalypt, Banksia & Peppermint Forest (15 - 20m high) >70% Canopy Cover, scrub/ Balga understory.
 <p>DIRECTION 141 deg(T) 33.63801°S 115.05973°E ACCURACY 5 m DATUM WGS84 2023-11-15 12:43:20+08:00</p>	 <p>DIRECTION 141 deg(T) 33.63799°S 115.06160°E ACCURACY 5 m DATUM WGS84 2023-11-15 12:46:10+08:00</p>
Photo ID: 3e	Photo ID: 3f



VEGETATION AREA 3	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Type Present:	Open forest A-03
Description/Justification:	Offsite Forest - Mixed Eucalypt, Banksia & Peppermint Forest (15 - 20m high) >70% Canopy Cover, scrub/ Balga understory.
 <p>DIRECTION 155 deg(T) 33.63781°S 115.06373°E ACCURACY 5 m DATUM WGS84 2023-11-15 12:49:18+08:00</p>	 <p>DIRECTION 204 deg(T) 33.64304°S 115.07442°E ACCURACY 5 m DATUM WGS84 2023-11-15 12:57:09+08:00</p>
Photo ID: 3g	Photo ID: 3h



VEGETATION AREA 4	
AS 3959:2018 Vegetation Classification Applied:	Class B Woodland
Vegetation Type Present:	Woodland B-05
Description/Justification:	Offsite Woodland inside an existing Rural Residential Area - Mixed Eucalypt Woodland with limited understory (Unmanaged Windbreaks) – Semi managed bushland (historical) that is not being managed as low threat vegetation. The precautionary principle has been applied.
	
Photo ID: 4a	Photo ID: 4b



VEGETATION AREA 4	
AS 3959:2018 Vegetation Classification Applied:	Class B Woodland
Vegetation Type Present:	Woodland B-05
Description/Justification:	Mixed Eucalypt Woodland with limited understory (Unmanaged Windbreaks) – Semi managed bushland (historical) that is not being managed as low threat vegetation. (<20 metres in width – Single line of trees in sections). The precautionary principle has been applied .
	
Photo ID: 4c	Photo ID: 4d

VEGETATION AREA 5	
AS 3959:2018 Vegetation Classification Applied:	Class G Grassland
Vegetation Type Present:	Sown pasture G-26
Description/Justification:	Offsite Grassland - Open Grassland on neighbouring rural properties (Pasture/ Paddock). The precautionary principle has been applied.
	
Photo ID: 5a	Photo ID: 5b

VEGETATION AREA 5	
AS 3959:2018 Vegetation Classification Applied:	Class G Grassland
Vegetation Type Present:	Sown pasture G-26
Description/Justification:	Offsite Grassland - Open Grassland on neighbouring rural properties (Pasture/ Paddock). Limited access onto the neighbouring rural properties. The Photos 5c/5d also show Treed vegetation inside the Road Reserve. It is the vegetation adjacent to the road network in the paddock that has been classified as Class G Grassland. The precautionary principle has been applied.
	
Photo ID: 5c	Photo ID: 5d

VEGETATION AREA 6	
AS 3959:2018 Vegetation Classification Applied:	Excluded as per Section 2.2.3.2 (e)(f) Low Threat Vegetation
Vegetation Type Present:	Excluded Vegetation – Managed Grassland
Description/Justification:	<p>Existing Dwelling on Lot 58. Rural Residential area – Small pocket of Managed Grass around existing buildings/ Gardens/ Cleared Areas. The precautionary principle has been applied.</p> <p>This assessment is reliant on the surrounding land (Area 6) being maintained in a low fuel condition as per Section 2.2.3.2 (e)(f) Low Threat Vegetation, reflecting the state of the vegetation at the time of the assessment. There are restrictions on accessing neighbouring rural properties to assess the status of vegetation (Managed/ unmanaged). In these circumstances, The precautionary principle has been applied.</p>
	
Photo ID: 6a	Photo ID: 6b

VEGETATION AREA 7	
AS 3959:2018 Vegetation Classification Applied:	Class A Forest
Vegetation Type Present:	Open forest A-03
Description/Justification:	Onsite Forest - Mixed Eucalypt & Peppermint Forest (12-14m high) >70% Canopy Cover, (Semi Parkland Cleared/ Overgrown Windbreaks). The precautionary principle has been applied.
	
Photo ID: 7a	Photo ID: 7b

VEGETATION AREA 8	
AS 3959:2018 Vegetation Classification Applied:	Class B Woodland
Vegetation Type Present:	Woodland B-05
Description/Justification:	There is a Proposed Landscape buffer adjacent to Biddle Road (Refer to Figure 1.1) . Area 8 (Landscape Buffer) will become Class B Woodland as part of this development Proposal (revegetation works). As per the correspondence with the DPLH (Addendum #1) – this vegetation (Post Development) is to meet the definition of Woodland as per AS3959-2018 Section 2.2.3.2 (Figure 3.1.1). Example photos of the current status (pre development) of the vegetation is provided bellow.
	
Photo ID: 8a	Photo ID: 8b

A1.3: EFFECTIVE SLOPE

Measuring

Effective slope refers to the slope “under the classified vegetation which most significantly influences bushfire behaviour (AS 3959:2018, clause B4, CB4). It is not the average slope.

It is described as upslope, flat or downslope when viewed from the exposed element (e.g., building) looking towards the vegetation – and measured in degrees. Ground slope has a direct and significant influence on a bushfire's rate of spread and intensity, which increases when travelling up a slope.

The slope under the vegetation in closest proximity to the exposed element(s), over the distance that will most likely carry the entire depth of the flaming front, will be a significant consideration in the determination of the effective slope. This distance is determined as a function of the potential quasi-steady rate of spread and expected residence time (i.e., the flaming combustion period at a single point on the ground), of a bushfire in the specific vegetation type/landscape scenario.

Slope Variation Within Areas of Vegetation

Where a significant variation in effective slope exists under a consistent vegetation type, these will be delineated as separate vegetation areas to account for the difference in potential bushfire behaviour, in accordance with AS 3959:2018 clauses 2.2.5 and C2.2.5.

Slope Variation Due to Multiple Development Sites

When the effective slope, under a given area of bushfire prone vegetation, will vary significantly relative to multiple proposed development sites (exposed elements), then the effective slopes corresponding to each of the different locations, are separately identified.

The relevant (worst case) effective slope is determined in the direction corresponding to the potential directions of fire spread towards the subject building(s).

Differences in Application of Effective Slope - AS 3959:2018 Method 1 versus Method 2 Procedures

The Method 1 procedure provides five different slope ranges from flat (including all upslopes) to 20 degrees downslope to define the effective slope and bushfire behaviour model calculations apply the highest value in each range (i.e., 0°, 5°, 10°, 15° or 20°).

The Method 2 procedure requires an actual slope (up or down in degrees) to be determined. AS 3959:2018, clause B1 limits the effective slope that can be applied to 30 degrees downslope and 15 degrees upslope. Where any upslope is greater than 15 degrees, then 15 degrees is to be used.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

The effective slopes determined from the site assessment are recorded in Table 3.1.2 of this Bushfire Management Plan.

A1.4: SEPARATION DISTANCE

Measuring

The separation distance is the distance in the horizontal plane between the receiver (building/structure or area of land being considered) and the edge of the classified vegetation (AS 3959:2018, clause 2.2.4)

The relevant parts of a building/structure from which the measurement is taken is the nearest part of an external wall or where a wall does not exist, the supporting posts or columns. Certain parts of buildings are excluded including eaves and roof overhangs.

The edge of the vegetation, for forests and woodlands, will be determined by the unmanaged understorey rather than either the canopy (drip line) or the trunk (AS 3959:2018, clause C2.2.5).

Measured Separation Distance as a Calculation Input

If a separation distance can be measured because the location of the building/structure relative to the edge of the relevant classified vegetation is known, this figure can be entered into the BAL calculation. The result is a determined BAL rating.

Assumed Separation Distance as a Calculation Input

When the building/structure location within the lot is not known, an assumed building location may be applied that would establish the closest positioning of the building/structure relative to the relevant area of vegetation.

The assumed location would be based on a factor that puts a restriction on a building location such as:

- An established setback from the boundary of a lot, such as a residential design code setback or a restrictive covenant; or
- Within an established building envelope or habitable building exclusion areas on a local development plan.

The resultant BAL rating would be indicative and require later confirmation (via a Compliance Report) of the building/structure actual location relative to the vegetation to establish the determined BAL rating.

Separation Distance as a Calculation Output

With the necessary site specific assessment inputs and using the AS 3959:2018 bushfire modelling equations, the range of separation distances that will correspond to each BAL rating (each of which represents a range of radiant heat flux), can be calculated. This has application for bushfire planning scenarios such as:

- When the separation distance cannot be measured because the exact location of the exposed element (i.e., the building, structure or area), relative to classified vegetation, is yet to be determined.

In this scenario, the required information is the identification of building locations onsite that will correspond to each BAL rating. That is, indicative BAL ratings can be derived for a variety of potential building/structure locations; or

- The separation distance is known for a given building, structure or area (and a determined BAL rating can be derived), but additional information is required regarding the exposure levels (to the transfer of radiant heat from a bushfire), of buildings or persons, that will exist at different points within the subject site.

The calculated range of separation distances corresponding to each BAL rating can be presented in a table and/or illustrated as a BAL Contour Map – whichever is determined to best fit the purpose of the assessment.

For additional information refer to the information boxes in Section 3 'Bushfire Attack Levels (BAL) - Understanding the Results and Section 3.2. 'Interpretation of the BAL Contour Map'.

SITE ASSESSMENT DETAILS - EXPLANATION & JUSTIFICATION

For the subject site the applicable separation distances values are derived from calculations applying the assessed site data. They are an output value, not an input value and therefore are not presented or justified in this appendix. The derived values are presented in Section 3 and illustrated as a BAL contour map in Figure 3.2 (3.2.1/3.2.2).

APPENDIX B: ADVICE - ONSITE VEGETATION MANAGEMENT - THE APZ

THE ASSET PROTECTION ZONE (APZ) - DESCRIPTION

This is an area surrounding a habitable building containing low threat fire fuel fuels (including vegetation), or vegetation managed in a minimal fuel condition, no fire fuels or any combination. The primary objectives include:

- To ensure the building is sufficiently separated from the bushfire hazard to limit the impact of its direct attack mechanisms. That is, the dimensions of the APZ will, for most site scenarios, remove the potential for direct flame contact on the building, reduce the level of radiant heat to which the building is exposed and ensure some reduction in the level of ember attack (with the level of reduction being dependent on the vegetation types of present);
- To ensure any vegetation retained within the APZ is low threat and/or is managed in a minimum fuel condition and prevents surface fire spreading to the building;
- To ensure other combustible materials that can result in consequential fire (typically ignited by embers) within both the APZ and parts of the building, are eliminated, minimised and/or appropriately located or protected. (Note: The explanatory notes in the Guidelines provide some guidance for achieving this objective and other sources are available. Research shows that consequential fire, ignited by embers, is the primary cause of building loss in past bushfire events); and
- To provide a defensible space for firefighting activities.

B1: Asset Protection Zone (APZ) Dimensions

APZ DIMENSIONS – DIFFERENCES IN REQUIREMENTS FOR PLANNING ASSESSMENTS COMPARED TO IMPLEMENTATION

THE 'PLANNING BAL-29' APZ DIMENSIONS

The 'Planning BAL-29' APZ is not necessarily the size of the APZ that must be physically implemented and maintained by a landowner. Rather, its purpose is to identify if an acceptable solution for planning approval can be met i.e., can a specified minimum separation distance from bushfire prone vegetation exist.

An assessment against the Bushfire Protection Criteria is conducted for planning approval purposes. To satisfy 'A2.1: Asset Protection Zone', it must be demonstrated that certain minimum separation distances between the relevant building/structure and different classes of bushfire prone vegetation, either exist or can be created and will remain in perpetuity. These minimum separation distances determine the 'Planning BAL-29' APZ dimensions.

Dimensions: The minimum dimensions are those that will ensure the potential radiant heat impact on subject buildings does not exceed 29 kW/m². These dimensions will vary dependent on the vegetation classification, the slope of the land they are growing on and certain other factors specific to the subject site.

Note: For certain purposes associated with vulnerable land uses, the 'Planning BAL-29' APZ may be replaced with dimensions corresponding to radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using 1200K flame temperature.

Location: The identified 'Planning BAL-29' APZ must not extend past lot boundaries onto land the landowner has no control over either now or potentially at some point in the future. Limited exceptions include:

- When adjoining land is not vegetated (e.g., built out, roads, carparks, drainage, rock, water body etc.);
- When adjoining land currently or, will in the short term, contain low threat vegetation and or vegetation managed in a minimal fuel condition as per AS 3959:2018 cl. 2.2.3.2. It must be reasonable (justifiable) to expect this low threat vegetation and/or level of management will continue to exist or be conducted in perpetuity and require no action from the owner of the subject lot.

Such areas of land include formally managed areas of vegetation (e.g., public open space / recreation areas / services installed in a common section of land). For specific scenarios, evidence of the formal

commitment to manage these areas to a certain standard may be required and would be included in the BMP.

These areas of land can also be part of the required APZ on a neighbouring lot for which the owner of that lot has a recognised responsibility to establish and maintain; and

- When there is a formalised and enforceable capability and responsibility created for the subject lot owner, or any other third party, to manage vegetation on land they do not own in perpetuity. This would be rare, and evidence of the formal authority would be included in the BMP.

The bushfire consultant's 'Supporting Assessment Detail', that is presented in the assessment against the acceptable solution A2.1, will identify and justify how any adjoining land within the 'Planning BAL-29 APZ will meet the APZ standards. Or otherwise, explain how this condition cannot be met.

THE 'BAL RATING' APZ DIMENSIONS

The applicable BAL rating will have been stated in the BAL Assessment Data section of the BAL Assessment Report or BMP (as relevant). The BAL rating can be assessed as 'determined' or 'indicative' or be 'conditional', dependent of the specific conditions associated with the site and the stage of assessment or planning. It is the eventual assessment of the 'Determined' BAL that will establish both the BAL rating that is to apply and its corresponding 'BAL Rating' APZ dimensions.

Dimensions: The minimum dimensions of the 'BAL Rating' APZ to be established and maintained will be those that correspond to the determined BAL rating for the subject building/structure that has accounted for surrounding vegetation types, the slope of the land they are growing on and certain other factors specific to the subject site and surrounding land.

Establishing the 'BAL Rating' APZ will ensure that the potential radiant heat exposure of the building/structure will be limited to the level that the applied construction requirements are designed to resist when that building/structure is required to be constructed to the standard corresponding to the Determined BAL.

Note: For certain purposes associated with vulnerable land uses, the 'BAL Rating' APZ dimensions may be replaced with dimensions corresponding to the specific radiant heat impact levels of 10 kW/m² and 2 kW/m² and calculated using 1200K flame temperature.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

THE 'LOCAL GOVERNMENT' APZ DIMENSIONS

Some Local Government's establish the dimensions of the APZ that must be established surrounding buildings in their annual Firebreak/Hazard Reduction Notice. Or for a specific site they may establish a maximum allowable dimension (typically that corresponding to BAL-29). When established, the landowner will need to be comply with these.

THE 'REQUIRED' APZ DIMENSIONS

This is the APZ that is to be established and maintained by the landowner within the subject lot and surrounding the subject building(s). It will be identified on the Property Bushfire Management Statement when it is required to be included in this Report/Plan.

Dimensions: The 'Required APZ' dimensions are the minimum (or maximum when relevant) distances away from the subject building(s) that the APZ must extend. These distances will not necessarily be the same all around the building(s). They can vary and are dependent on the different vegetation types (and their associated ground slope) that can exist around the building(s), and specific local government requirements. The dimensions to implement are determined by:

- A. The 'BAL Rating APZ' of the subject building(s) when distances are greater than 'B' below (except when 'B' establishes a maximum distance); or
- B. The 'Local Government' APZ' derived from the Firebreak/Hazard Reduction Notice when distances are greater than 'A' above, other than when a maximum distance is established, in which case this will apply; or
- C. A combination of 'A' and 'B'.

Location: The same conditions will apply as for the 'Planning BAL-29' APZ.

B2: The Standards for the APZ as Established by the Guidelines (DPLH, v1.4)

Within the Guidelines (source: <https://www.wa.gov.au/government/document-collections/state-planning-policy-37-planning-bushfire-prone-areas>), the management Standards are established by:

- Schedule 1: Standards for Asset Protection Zones (see extract below) established by the Guidelines; and
- The associated explanatory notes (Guidelines E2) that address (a) managing an asset protection zone (APZ) to a low threat state (b) landscaping and design of an asset protection zone and (c) plant flammability.

Once a determined habitable building footprint for individual lots has been identified the Landowner should install/maintain an Asset Protection Zone (APZ) around habitable buildings.

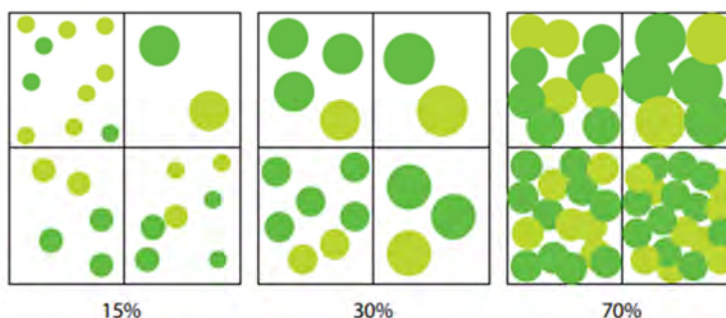
It is advised that the proponent seek advice from the City regarding the vegetation condition and species contained within the proposed development area prior to undertaking any vegetation modification or removal as part of the bushfire planning, approvals, and compliance process. The City may determine that there is an opportunity for an increased level of mature tree retention (% Canopy Cover) on this specific site when compared to the requirements of Guidelines for Planning in Bushfire Prone Areas (WAPC 2017) Schedule 1: Standards for Asset Protection Zones.

ELEMENT 2: SITING AND DESIGN OF DEVELOPMENT

SCHEDULE 1: STANDARDS FOR ASSET PROTECTION ZONES

OBJECT	REQUIREMENT
Fences within the APZ	<ul style="list-style-type: none"> Should be constructed from non-combustible materials (for example, iron, brick, limestone, metal post and wire, or bushfire-resisting timber referenced in Appendix F of AS 3959).
Fine fuel load (Combustible, dead vegetation matter <6 millimetres in thickness)	<ul style="list-style-type: none"> Should be managed and removed on a regular basis to maintain a low threat state. Should be maintained at <2 tonnes per hectare (on average). Mulches should be non-combustible such as stone, gravel or crushed mineral earth or wood mulch >6 millimetres in thickness.
Trees* (>6 metres in height)	<ul style="list-style-type: none"> Trunks at maturity should be a minimum distance of six metres from all elevations of the building. Branches at maturity should not touch or overhang a building or powerline. Lower branches and loose bark should be removed to a height of two metres above the ground and/or surface vegetation. Canopy cover within the APZ should be <15 per cent of the total APZ area. Tree canopies at maturity should be at least five metres apart to avoid forming a continuous canopy. Stands of existing mature trees with interlocking canopies may be treated as an individual canopy provided that the total canopy cover within the APZ will not exceed 15 per cent and are not connected to the tree canopy outside the APZ.

Figure 19: Tree canopy cover – ranging from 15 to 70 per cent at maturity



<p>Shrub* and scrub* (0.5 metres to six metres in height). Shrub and scrub >6 metres in height are to be treated as trees.</p>	<ul style="list-style-type: none"> • Should not be located under trees or within three metres of buildings. • Should not be planted in clumps >5 square metres in area. • Clumps should be separated from each other and any exposed window or door by at least 10 metres.
<p>Ground covers* (<0.5 metres in height. Ground covers >0.5 metres in height are to be treated as shrubs)</p>	<ul style="list-style-type: none"> • Can be planted under trees but must be maintained to remove dead plant material, as prescribed in 'Fine fuel load' above. • Can be located within two metres of a structure, but three metres from windows or doors if >100 millimetres in height.
<p>Grass</p>	<ul style="list-style-type: none"> • Grass should be maintained at a height of 100 millimetres or less, at all times. • Wherever possible, perennial grasses should be used and well-hydrated with regular application of wetting agents and efficient irrigation.
<p>Defendable space</p>	<ul style="list-style-type: none"> • Within three metres of each wall or supporting post of a habitable building, the area is kept free from vegetation, but can include ground covers, grass and non-combustible mulches as prescribed above.
<p>LP Gas Cylinders</p>	<ul style="list-style-type: none"> • Should be located on the side of a building furthest from the likely direction of a bushfire or on the side of a building where surrounding classified vegetation is upslope, at least one metre from vulnerable parts of a building. • The pressure relief valve should point away from the house. • No flammable material within six metres from the front of the valve. • Must sit on a firm, level and non-combustible base and be secured to a solid structure.

* Plant flammability, landscaping design and maintenance should be considered – refer to explanatory notes

B4: Vegetation and Areas Excluded from Classification - Ensure Continued Exclusion

AS 3959:2018 establishes the methodology for determining a bushfire attack level (BAL). The methodology includes the classification of the subject site's surrounding vegetation according to their 'type' and the application of the corresponding relevant bushfire behaviour models to determine the BAL.

Certain vegetation can be considered as low threat or managed in a minimal fuel condition and can be excluded from classification. Where this has occurred in assessing the site, the extract from AS3959:2018 below states the requirements that must continue to exist for the vegetation on those areas of land to be excluded from classification (including the size of the vegetation area if relevant to the assessment).

2.2.3.2 Exclusions—Low threat vegetation and non-vegetated areas

The following vegetation shall be excluded from a BAL assessment:

- (a) Vegetation of any type that is more than 100 m from the site.
- (b) Single areas of vegetation less than 1 ha in area and not within 100 m of other areas of vegetation being classified vegetation.
- (c) Multiple areas of vegetation less than 0.25 ha in area and not within 20 m of the site, or each other or of other areas of vegetation being classified vegetation.
- (d) Strips of vegetation less than 20 m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20 m of the site or each other, or other areas of vegetation being classified vegetation.
- (e) Non-vegetated areas, that is, areas permanently cleared of vegetation, including waterways, exposed beaches, roads, footpaths, buildings and rocky outcrops.
- (f) Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, sporting fields, vineyards, orchards, banana plantations, market gardens (and other non-curing crops), cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTES:

- 1 Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100 mm).
- 2 A windbreak is considered a single row of trees used as a screen or to reduce the effect of wind on the leeward side of the trees.

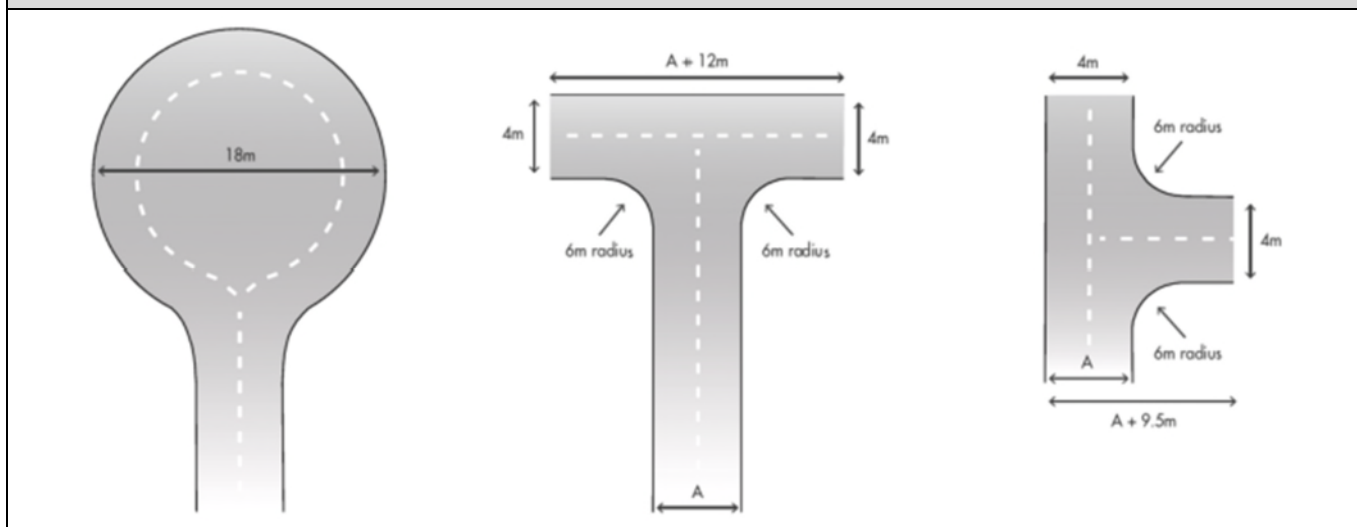
APPENDIX C: TECHNICAL REQUIREMENTS FOR VEHICULAR ACCESS

The design/layout requirements for access are established by the acceptable solutions of the Guidelines (DPLH, 2021 v1.4) Element 3 and vary dependent on the access component, the land use and the presence of 'vulnerable' persons. Consequently, the best reference source are the Guidelines. The technical requirements that are fixed for all components and uses are presented in this appendix.

GUIDELINES TABLE 6, EXPLANATORY NOTES E3.3 & E3.6 AND RELEVANT ACCEPTABLE SOLUTIONS

Technical Component	Vehicular Access Types / Components			
	Public Roads	Emergency Access Way ¹	Fire Service Access Route ¹	Battle-axe and Private Driveways ²
Minimum trafficable surface (m)	In accordance with A3.1	6	6	4
Minimum Horizontal clearance (m)	N/A	6	6	6
Minimum Vertical clearance (m)	4.5			
Minimum weight capacity (t)	15			
Maximum Grade Unsealed Road ³	As outlined in the IPWEA Subdivision Guidelines	1:10 (10%)		
Maximum Grade Sealed Road ³		1:7 (14.3%)		
Maximum Average Grade Sealed Road		1:10 (10%)		
Minimum Inner Radius of Road Curves (m)		8.5		

Turnaround Area Dimensions for No-through Road, Battle-axe Legs and Private Driveways ⁴



Passing Bay Requirements for Battle-axe leg and Private Driveway

When the access component length is greater than the stated maximum, passing bays are required every 200m with a minimum length of 20m and a minimum additional trafficable width of 2m (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum 6m).

¹ To have crossfalls between 3 and 6%.

² Where driveways and battle-axe legs are not required to comply with the widths in A3.5 or A3.6, they are to comply with the Residential Design Codes and Development Control Policy 2.2 Residential Subdivision.

³ Dips must have no more than a 1 in 8 (12.5% or 7.1 degree) entry and exit angle.

⁴ The turnaround area should be within 30m of the main habitable building.

APPENDIX D: TECHNICAL REQUIREMENTS FOR FIREFIGHTING WATER SUPPLY

D2: Non-Reticulated Areas – Static Supply

For specified requirements, refer to the Guidelines Element 4: Water – Acceptable Solution A4.2, Explanatory Notes E4 (that provide water supply establishment detail under the headings of water supply; independent water and power supply; strategic water supplies, alternative water sources and location of water tanks) and the technical requirements established by Schedule 2 (reproduced below).

SCHEDULE 2: WATER SUPPLY DEDICATED FOR BUSHFIRE FIREFIGHTING PURPOSES

2.1 Water supply requirements

Water dedicated for firefighting should be provided in accordance with Table 7 below, and be in addition to water required for drinking purposes.

Table 7: Water supply dedicated for bushfire firefighting purposes

PLANNING APPLICATION	NON-RETICULATED AREAS
Development application	10,000L per habitable building
Structure Plan / Subdivision: Creation of 1 additional lot	10,000L per lot
Structure Plan / Subdivision: Creation of 3 to 24 lots	10,000L tank per lot or 50,000L strategic water tank
Structure Plan / Subdivision: Creation of 25 lots or more	50,000L per 25 lots or part thereof Provided as a strategic water tank(s) or 10,000L tank per lot

2.2 Technical requirements

2.2.1 Construction and design

An above-ground tank and associated stand should be constructed of non-combustible material. The tank may need to comply with AS/NZS 3500.1:2018.

Below ground tanks should have a 200mm diameter access hole to allow tankers or emergency service vehicles to refill direct from the tank, with the outlet location clearly marked at the surface. The tank may need to comply with AS/NZS 3500.1:2018. An inspection opening may double as the access hole provided that the inspection opening meets the requirements of AS/NZS 3500.1:2018. If the tank is required under the BCA as part of fire hydrant installation, then the tank will also need to comply with AS 2419.

Where an outlet for an emergency service vehicle is provided, then an unobstructed, hardened ground surface is to be supplied within four metres of any water supply.

2.2.2 Pipes and fittings

All above-ground, exposed water supply pipes and fittings should be metal. Fittings should be located away from the source of bushfire attack and be in accordance with the applicable section below, unless otherwise specified by the local government.

2.2.2.1 Fittings for above-ground water tanks:

- Commercial land uses: 125mm Storz fitting; or
- Strategic water tanks: 50mm or 100mm (where applicable and adapters are available) male camlock coupling with full flow valve; or
- Standalone water tanks: 50mm male camlock coupling with full flow valve; or
- Combined water tanks: 50mm male camlock coupling with full flow valve or a domestic fitting, being a standard household tap that enables an occupant to access the water supply with domestic hoses or buckets for extinguishing minor fires.

2.2.2.2 Remote outlets

In certain circumstances, it may be beneficial to have the outlet located away from the water supply. In such instances in which a remote outlet is to be used, the applicant should consult the local government and DFES on their proposal.

**BMP Addendum 1(a) – DPLH Planning Advice Emails (2025)
BMP Update Requirements**

From: Alice Pryse <Alice.Pryse@dplh.wa.gov.au>
Sent: Wednesday, 13 August 2025 9:46 AM
To: Jon Burgess <jon@burgessdesigngroup.com.au>
Subject: RE: Quedjinup LSP

OFFICIAL - Sensitive

Hi Jon,

Hope you are well, and sorry I missed your call yesterday.

Thanks for providing the updated plan, I am satisfied that we can update the BMP as a modification without much further commentary needed. Regarding the classification of the landscape protection area, I agree that 'Woodland' should be sufficient – the outcome is likely to be a mix of 'Woodland' and 'Scrub' for screening purposes, so 'Woodland' is suitable for the BMP/BAL impacts. Have you received further advice on this or an updated BAL contour map?

In regard to clearing, the only trees that appear to require removal (with the modified indicative lot layout) are the ones lining the driveway – is my memory serving correctly that these are planted and not WA-native trees (I believe Charlie said ghost gums)? This is for my reporting, and in the absence of a flora survey particularly given the Shire comments around this matter.

FYI:

- I have had the feedback from our internal traffic people who support the findings of the TIA, so this should assuage concerns around the Shire comments regarding traffic impacts on Biddle Road.
- Our Aboriginal heritage people have confirmed that a site avoidance survey, whilst it would reduce the risk of potential site disturbance, is not required and that it is the responsibility of the proponent to ensure the obligations under the *Aboriginal Heritage Act 1972* (AHA) are met – I had followed this up due to the recent changes made to, and under, the AHA and the submission from the Karri Karrak Aboriginal Corporation. Due to the limited groundworks and clearing required, I agree this can be managed without needing to undertake a survey at subdivision stage.
- DWER are supportive of the SSE you provided for this stage of the planning process.
- The Structure Plan did not have a ‘head of power’ as it did not meet the criteria under Schedule 2, Part 4 cl. 15(a) or (b) of the Planning and Development (Local Planning Schemes) Regulations 2015 and therefore could not be considered by the SPC. Accordingly, a retrospective 15(c) approval had to be granted, on which I needed to report – this has now been approved by my Director and a letter of support provided to the City (attached for your records).
- In terms of timing, I am not able to give an exact date but I will let you know once we are on the agenda for an SPC meeting so you can prepare. We are experiencing very high volumes coming through and items are not necessarily guaranteed to make it onto an SPC agenda, depending on what other items are needing to be considered. The agenda is published seven days prior to a given meeting date, and will include my report and associated documentation. You are welcome to make a deputation or provide a written submission – the Shire may make one as we are recommending against its recommendations. A deputation/submission needs to be made at least two days prior to the meeting date via the link here: [WAPC and statutory committee meetings, agendas and minutes](#).

Please get in touch if you wish to discuss any of the above, otherwise I will be in touch with recommended modifications once my Manager has reviewed.

Kindest regards,
Alice.

Alice Pryse (she/her)
Senior Planning Officer | Land Use Planning
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000
W: dplh.wa.gov.au | P: 6551 9330



Department of Planning,
Lands and Heritage



SOLUTIONS FOCUSED FOR A
VIBRANT WESTERN AUSTRALIA

The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, water, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Stretch Reconciliation Action Plan](#).

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**BMP Addendum 1(b) – DPLH Planning Advice Emails (2025)
Emergency Access Way (EAW) Requirements**

From: Alice Pryse <Alice.Pryse@dplh.wa.gov.au>
Sent: Tuesday, 30 September 2025 5:17 PM
To: Jon Burgess <jon@burgessdesigngroup.com.au>
Subject: RE: Biddle Road, Quedjinup

OFFICIAL

Hi Jon,

I hope you are well.

We are supportive of the layout shown in the attached plan, but the EAW would have to be 10 metres wide to meet the current *State Planning Policy 3.7 – Bushfire* requirements. It is likely to be gated, as the existing one to the north is also gated.

It will likely be a lot in its own right, ceded to the Crown and vested with the City for management purposes – but this level of detail can be worked out at subdivision stage. It can be constructed unsealed (gravel), and I believe the carriageway needs to be 6 metres wide.

Let me know if you have further queries at this stage. I am hoping to have my recommendation ready ASAP and will send you the Schedule of Modifications, once finalised, for your review.

Kind regards,
Alice.

Alice Pryse (she/her)
Senior Planning Officer | Land Use Planning
Department of Planning, Lands and Heritage
140 William Street, Perth WA 6000
W: dplh.wa.gov.au | P: 6551 9330



The Department of Planning, Lands and Heritage acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, water, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people. Learn more about our [Stretch Reconciliation Action Plan](#).

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APPENDIX 4:
INFRASTRUCTURE SERVICING REPORT



INFRASTRUCTURE SERVICING REPORT

Lot 58 Biddle Road,
Quedjinup

JDS232285.0 July 2024

Prepared for:
Elberton Property 15

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APPENDIX A – CONCEPT SUBDIVISION PLAN

DOCUMENT REVIEW				
Revision	Date Issued	Issue Type	Written By	Approved By
Rev A	23/02/2024	Information	BJW	RM
Rev B	27/02/2024	Information	BJW	RM
Rev C	13/05/2024	Information	BJW	RM
Rev D	14/05/2024	Information	BJW	RM
Rev E	03/07/2024	Information	BJW	RM

1 Executive Summary

JDSi Consulting Engineers has been engaged by Elberton Property 15 Pty Ltd to assess the infrastructure servicing requirements associated with the proposed development of Lot 58 Biddle Road, Quedjinup (herein referred to as the Site). This report does not address the internal subdivisional, building services or built form development requirements.

The level of investigations are limited to only that required at Structure Plan Level, and it is acknowledged that more detailed investigations will be carried out at the time of land development.

In summary, the report has found that the land identified is suitable for future development with regards to critical infrastructure.

- The Site falls outside the Water Corporation planning areas for both water and sewer reticulation.
- It is likely that power for the site will be provided from High Voltage and underground power feeders that are present adjacent the Site. Prior to development, Western Power will provide updated advice with regards to capacity within the region and connection requirements.
- Reticulated gas is not present within the region, however this is not a critical service and future lot owners will likely provide their own bottled supply if required.
- Communication mains are present adjacent the site. Discussions with NBN indicate there are no major constraints with servicing the site with NBN compliant communications.

The information within this report has been provided by relevant servicing Authorities and high-level investigations by the Project team. Future capacities of networks and availability of services will need to be re-evaluated at the time of ultimate development.

2 Key Objectives

The key objectives of this report are to:

- Summarise any existing infrastructure assets within the vicinity of the site.
- Summarise key infrastructure constraints and opportunities associated with the proposed development.
- Summarise Water Corporation's requirement for water and sewer reticulation to the site.
- Summarise Western Power's requirements for electrical reticulation and supply to the site.
- Summarise ATCO's requirement for gas reticulation to the site.
- Summarise Communications servicing and supply requirement for telecommunication to the site.

3 Introduction

Elberton Property 15 Pty Ltd (Elberton) have requested JDSi to assess the existing and proposed infrastructure requirements associated with development of Lot 58 Biddle Road, Quedjinup.

The high-level investigations are considered appropriate to support the Local Structure Plan amendment submission.

This report has been based on the Draft Concept Plan (Plan No: ELB QUE 2-04-02 dated 07/05/24), as included in **Appendix A**. Based on this layout and information provided by the Client, the Development will consist of 19 rural lots.

This report covers the engineering infrastructure requirements to service the proposed Development.

JDSi have considered wastewater, potable water, power, gas and communication services, with a particular emphasis on the existing service capacity and potential connection locations to support the proposed development.

The report has been based on a desktop study of existing services information, aerial imagery, preliminary advice from various service authorities, industry standards/policies and JDSi's experience. The information is current as of May 2024 and may be subject to change as development progresses in the area.



Figure 1: Site Location

4 Study Area

4.1 General

The Site is located approximately 26km west of the Busselton CBD and is bounded by Biddle Road to the south, Caves Road to the west and existing rural properties to the north and east.

The Site consists of:

- an existing property including house, tracks, sheds, water tanks and dams.
- existing vegetation over the site

The Site is within the municipality of the City of Busselton.

Lot 58 has a land area of 40.67 ha and is currently zoned “Rural Residential” under the City of Busselton TPS.

4.2 Topography

The Site generally falls in a north-westerly direction with surface elevations ranging from approximately 132m AHD in the southeast of the site to 92m AHD in the northwest of the site. The centre of the Site, surrounding the existing homestead, has minimal grade from east to west and falls approximately 8m from north to south.

An aerial image including contours has been provided in Figure 2 below.



Figure 2: Site Topography

5 Sewer Reticulation

The Water Corporation owns and maintains the nearest reticulated sewer network to the Site and were contacted to provide advice on requirements for servicing the proposed development. The Water Corporation does not include lots over 2000sqm in the wastewater long term conceptual planning as lots over this size are not required to be connected to a wastewater reticulation service, per the government sewerage policy. This area is also well outside the sewer district boundary with the nearest gravity wastewater infrastructure located over 3km to the east of the Site.

In addition to the above, gravity systems are not typically an efficient means of wastewater disposal for rural developments due to the large lot sizes and minimal flows. A far more efficient and simpler approach to wastewater disposal in rural developments is via onsite / insitu means. Examples of this approach are septic tanks, Aerobic Treatment Units (ATU) or Alternative Treatment Systems (ATS).

A Site and Soil Evaluation Investigation by a specialist consultant is recommended to provide advice around the suitability of ground conditions for the onsite management of wastewater.

6 Water Reticulation

The Water Corporation owns and maintains the nearest reticulated potable water network to the Site and were contacted to provide advice on requirements for servicing the proposed development. They advised this development area falls outside the extent of their water planning, and the tank that services the area is currently at capacity.

Alternative options for water supply would be rainwater tanks, dams and/or bores. Potable and non-potable water applications may need to be separated for the most efficient use of water sourced.

7 Power Supply

Western Power owns and operates all electrical supply network assets within the development area and therefore all new electrical supply equipment and cables will need to be installed in accordance with Western Power, WAER (West Australian Electrical Requirements), AS3000 specifications and Standards.

The total load for the ultimate development has been estimated to be 95kVA and has been calculated using Western Power's recommended Design After Diversity Maximum Demand (DADMD). The estimated loads are summarised below.

Table 1: Estimated loads.

Load Type	Volume	Load Allowance	kVA Allocated
Rural Residential	19 Lots	5kVA	95 kVA
Total			95 kVA

The following advice is based on JDSi desktop studies and supporting information obtained from the Western Power NCMT (Network Capacity Mapping Tool) online database. Refer to Figure 3.

Existing HV cable runs along the full extent of Biddle Road adjacent to Lot 58. With the exception of approximately 270 metres at the western end of the Site, this HV cable is on the same side of the road as Lot 58. Existing overhead aerials entering Lot 58 at two different locations near the centre of the Site will require removal.

The development is estimated to require two 63kVA transformers (2 x 63kVA = 126kVA) and a new Western Power switchgear kiosk to provide the HV power network for the subdivision. All substation equipment (transformers and switchgear) is required to be installed adjacent to the road reserve, in this

instance, within the landscape buffer. Western Power approval would need to be sought and easements provided if these assets are to be set back into the lot.

All new cables are to be installed within the typical Western Power service corridor i.e. on a 0-500mm alignment or 2.4-3m alignment with prior Western Power approval.

Please note Western Power cannot reserve network capacity and therefore the above advice is current as at the date of this report. Once the Development planning has been finalised it is recommended a formal Design Information Package (DIP) request is submitted to Western Power in order to progress the design of the first stage of the Development.

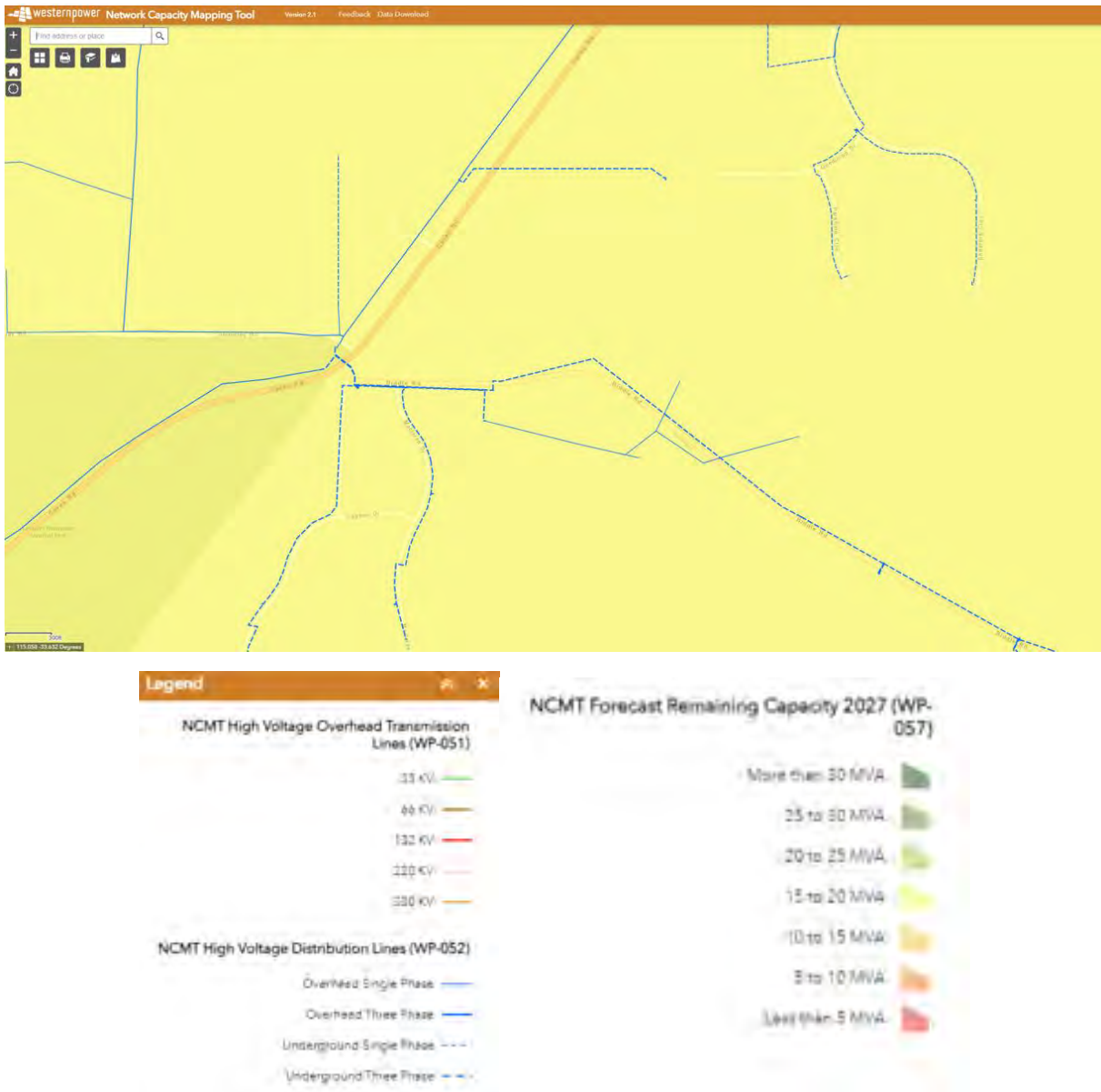


Figure 3: WP NCMT for surrounding area

8 Gas

There is no gas infrastructure within the Quedjinup area.

Advice from ATCO (February 2024) is that the nearest tie-in to the reticulated network is over 15km away, in Vasse. Provisional estimates provided by ATCO to bring gas infrastructure to the Site is in the vicinity of \$3.5M to \$5.0M in good ground conditions, to approximately \$10.0M if rock is encountered or river/brook crossings are required.

Reticulated gas is not considered to be an essential service and as such is generally not required as a condition of development.

Based on the above there does not appear to be any feasible opportunity to provide reticulated gas infrastructure to the development and lot owners are likely to require LPG bottles for their own supply.

9 Telecommunications

Telstra and NBN were both contacted to provide servicing advice for the Site.

Telstra advised that NBN would likely service the site, however if this was not the case then they were to be contacted.

NBN advised that the nearest fixed line footprint is at the Dunsborough Lakes Estate, which is approximately 6km away, however they do have existing fibre that runs along Biddle Road as far as Balmoral Drive that could possibly be utilised.

Further advice is still pending, however it appears positive that NBN could service the Site without significant backhaul expense if a developer agreement is entered into.

10 Roadworks

It is recommended that advice be attained from a traffic consultant to assess the suitability of each of the proposed crossover locations in terms of safety and meeting of the technical requirements of the City of Busselton.

It is also recommended that a traffic consultant is engaged to review and confirm the adequacy of Biddle Road and the existing Biddle Road / Caves Road intersection.

Battle-axe access to lots with no frontage to Biddle Road will need to be provided.

11 Disclaimer

JDSi have undertaken this assessment based on a desktop study and liaison with relevant utility providers. Subsequently, assumptions have been made which, if incorrect, have potential to change the assessment and/or recommendations. Major cost implications exist through factors which cannot be assured at this time including upgrading and provision of utility services, WAPC conditions of development, Local Authority Scheme Requirements, ground conditions, timing of adjacent developments, etc.

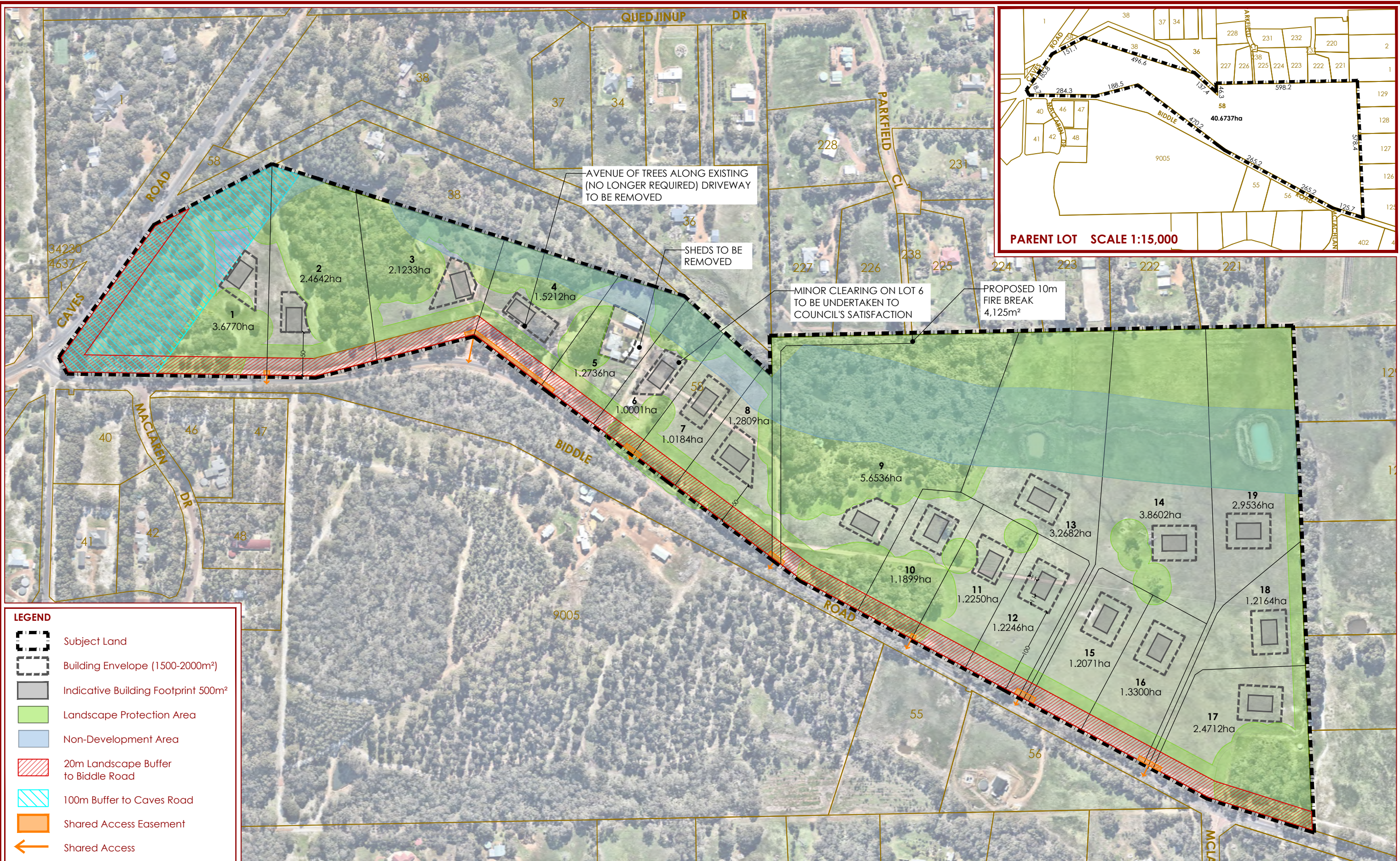
While JDSi has taken all care in the preparation of the likely development requirements and has noted key assumptions, JDSi accepts no responsibility for the accuracy of this report and provides it only as an indicative summary of engineering requirements.

If any further information is required or should you wish to clarify any issue, please contact our office.



APPENDIX A

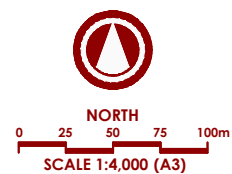
CONCEPT SUBDIVISION PLAN



LEGEND

- Subject Land
- Building Envelope (1500-2000m²)
- Indicative Building Footprint 500m²
- Landscape Protection Area
- Non-Development Area
- 20m Landscape Buffer to Biddle Road
- 100m Buffer to Caves Road
- Shared Access Easement
- Shared Access

All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



**CONCEPT PLAN WITH AERIAL
LOT 58 (NO. 93) BIDDLE ROAD
QUEDJINUP**

CITY OF BUSSELTON

APPENDIX 5:
DEVELOPMENT CONTRIBUTION PLAN

DISTRICT TOWN PLANNING SCHEME NO. 20

AMENDMENT NO. 125

**A REPORT ON DEVELOPMENT CONTRIBUTION PLAN No. 1 – COMMUNITY
FACILITIES**

REPORT ON DEVELOPMENT CONTRIBUTION PLAN No 1 – COMMUNITY FACILITIES

This report, and the associated attachments 1-4, comprises Draft Development Contributions Plan 1 – Community Facilities, prepared in accordance with State Planning Policy 3.6.

The report sets out all the information relevant to the proper understanding of the form and content of Draft Developer Contribution Plan 1- Community Facilities (DCP). The DCP forms a part of Amendment No 125 to the City of Busselton District No 20. It is advertised in conjunction with that amendment to enable informed comment on the content, detail and application of the DCP.

BACKGROUND AND CONTEXT

The City has been active in planning for and managing the community infrastructure implications of its rapid growth through a number of local planning policy measures that enable contributions to be secured for community infrastructure at the development approval stage.

The City has, in an adopted local planning policy, identified 9 development contribution precincts for community based infrastructure contribution along with their current (December 2011), respective contribution rates as follows –

Busselton		\$2,203
Geographe		\$1,591
Broadwater		\$1,753
Commonage		\$2,216
Dunsborough		\$2,851
Ambergate North	Subject to a future area-specific contribution plan	
Airport North/Yalyallup	Subject to area-specific contribution plan	
Vasse	Subject to area-specific contribution plan	
Old Broadwater Farm	Subject to a future area-specific contribution plan	
Port Geographe	Subject to area-specific contribution plan	
Dunsborough Lakes	Subject to a future area-specific contribution plan	
District/Rural Remainder		\$1,437

The contributions fund a wide range of local and district level community infrastructure, in accordance with a capital infrastructure plan. The capital infrastructure plan is based on an assessment of the expected demand for community facilities from population growth across the City.

The infrastructure items include contributions toward: library, arts and cultural facilities; coastal facilities; Geographe Leisure Centre; Busselton to Dunsborough Recreation Trail - Dual Use Path; and various local precinct based community infrastructure.

Other than the principal development areas, which are subject of area-specific contribution plan requirements, and the Commonage contribution area, the contribution rates are derived from the adopted Local Planning Policy 6D 'Community Facilities Implementation Policy' Community Facilities Implementation (CFIP) policy provisions. The Commonage area has a separate set of policy provisions which are now outdated and have satisfied the purpose for which they were established, which was to provide a range of road upgrading, fire management and recreation/cultural facilities for new residents. The City has commenced a review of the Commonage contribution policy provisions.

The contributions applicable in each of the precincts apply to new residential, single dwelling and tourism development. The value of the contribution and the capital items have been developed through the Community Facilities Implementation Policy and Connell Wagner report (originally adopted in 2008) and other earlier documents, such as the City's Leisure Services Plan, Community Facilities Contribution Study and Cultural Plan.

At the time the CFIP was formulated, discussions were held with senior officers at the then Department for Planning and Infrastructure, particularly in regard to the appropriateness of the methodology on which the CFIP was based and the planning mechanisms for the implementation of the contribution charges. Favourable advice from the Department supported both the methodology and the form of delivery, which was through local planning policy provisions adopted pursuant to the City's town planning scheme.

However, soon after the Council's adoption of the CFIP, the Western Australian Planning Commission introduced State Planning Policy 3.6: Development Contributions for Infrastructure (SPP 3.6), which requires that development contributions plans for community infrastructure can only be endorsed through inclusion of specific contribution provisions within a town planning scheme itself. The implications of this policy shift were that, outside of our principal growth areas, where there were already town planning scheme provisions specifically requiring development contributions, development contributions for community facilities would not be applied to subdivision approvals where the local government has not amended its scheme to include a development contributions plan for community facilities contributions. SPP 3.6 clearly requires local governments to amend their schemes if they intend to obtain development contributions for community facilities through the subdivision process.

At present, the City can only levy these contributions through its development approval mechanisms. This means that obligations for contributions to community facilities are often unmet or difficult to secure whenever a subdivision (requiring the WAPC's) approval precedes a development application. This has meant that the value of the contributions derived through the CFIP has been lower than would have been expected if the contributions could be applied the subdivision stage.

There is a risk that contribution funds will be insufficient to provide all of the infrastructure items identified in the CFIP if the City is unable to secure funding from the subdivision process. Further to this, the inability for the City to derive contributions through the subdivision process has led to inequities and confusion within the development industry as to the timing and payment of contributions for different types of development. Houses developed on green title lots, for instance, are exempt from the contributions payment by virtue of the Single House planning consent exemption of the scheme, whereas grouped dwellings developed on vacant strata lots attract the contributions payment. This issue has been highlighted recently in a number of requests for reconsideration of contribution requirements considered by the City.

Given this background, it is proposed to amend the scheme to reflect the provisions of SPP 3.6. It is proposed to introduce a new Schedule 15 which identifies a 'Development Contribution Area' and 'Development Contribution Plan', and amends the scheme text to introduce requirements for preparation, endorsement and updating of development contributions plans.

SPP 3.6 sets out the methodology and framework for developing development contribution plans (DCP's). This includes developing a:

- * Community Infrastructure Plan
- * Capital Expenditure Plan
- * Cost Apportionment Schedule
- * Planning Scheme Amendment – with the purpose of including the DCP as a schedule to the scheme.

A Community Infrastructure Plan, Capital Expenditure Plan (CEP) and Cost Apportionment Schedule which meet the requirements of SPP 3.6 were developed and adopted by the City in 2008 as the CFIP and the accompanying report 'Community Facilities Implementation Policy Review' by Connell Wagner (the Connell Wagner Report). Precinct based contribution rates outlined in the Policy have been indexed since that date to reflect price movements.

It is the intent of the DCP to build upon rather than discard the work prepared by Connell Wagner and the CFIP and to utilise this work as the basis for the Development Contribution Plan subject to meeting the requirements of SPP 3.6. The contribution rates under the DCP, the apportionment methodology, population projections for growth and capital expenditure plan will all remain unchanged from the current CFIP. It is also envisaged that a review of the capital expenditure would occur in the 2013/14 financial year, reflecting what will, by then, be the City's adopted 'Plan for the Future', and ensuring alignment between the City's strategic direction and this important part of the planning framework. This will enable the City to introduce the CEP and the Contribution schedule in a form that satisfies SPP 3.6 with the intention of updating or reviewing these documents at the first available opportunity once the DCP is in place.

1. AREA OF APPLICATION - DEVELOPMENT CONTRIBUTION PLAN AREA (DCA 1)

The DCP will apply to the area depicted on a new sheet to be inserted into the Scheme - DCA 1 which is reflected as a scheme amendment map in Amendment No 125. As well as delineating the contribution area, the Scheme Map DCA 1 also shows the district and local catchment areas referred to in the DCP to ensure clarity. The DCP area includes the whole of the City other than those areas not currently subject to endorsed Developer Contribution Agreements. These are the areas of Commonage, Vasse, Airport North, and Ambergate North although it is noted that a Developer Contribution Agreements exists for the Port Geographe area and new agreements will be in place shortly for other development areas such as Dunsborough Lakes and Old Broadwater Farm. As new Developer Contribution Agreements are endorsed for areas such as Old Broadwater Farm, Ambergate North and Dunsborough Lakes – the DCP1 and in particular the Cost Apportionment Schedule will be amended to reflect revised apportionments across the existing precincts. The practice of the City has been to include the District contribution rate as a component of the area specific Developer Contribution Agreements when these agreements are formulated to ensure that growth of dwelling units/lots in these areas contributes toward the overall district facilities and is not subsidised by other dwellings growth outside these areas.

2. PURPOSE

The purpose of the development contribution plan is to;

- (a) Enable the application of development contributions to develop new community infrastructure and the upgrading of existing community infrastructure which is required as a result of the growth of population in the contribution area;

- (b) Provide for the equitable sharing of the costs of infrastructure and administrative items between owners;
- (c) Ensure that cost contributions are reasonably required as a result of the subdivision and development of land in the development contribution area.

3. PERIOD OF THE PLAN

It is proposed that DCP 1 will operate until 30 June 2021. However the DCP may also be extended for further periods (with or without modification) by subsequent Scheme Amendments.

The community infrastructure items included in the DCP are being planned and provided on the basis of the needs of the ultimate community which will be substantially achieved by 2021.

It is fair and equitable that all development that has been taken into account in assessing the need for community infrastructure, actually makes a contribution to that infrastructure.

The City's current CFIP has been in operation since 2008/09 and has been based upon community needs and population growth projections for the period out till 2021.

When preparing the 10 Year Financial Plan which details the provision of community infrastructure, the City will have confidence that it will be able to meet its commitments to the provision of community infrastructure as the provision of funds through the DCP will be assured.

4. OPERATION OF THE DCP

DCP 1 has been prepared in accordance with *State Planning Policy 3.6 Development Contributions for Infrastructure* and will come into effect on the date of gazettal of Amendment No 125.

Clause 5.4 of SPP 3.6 states that in the interim, where a local government has received consent to advertise a DCP, land within the DCA area will be considered to be subject to the requirements of the DCP and contributions may be calculated but the City will not be able to collect payment until Amendment No 125 is gazetted.

If the amendment progresses to final approval it is appropriate that the City requires the inclusion of explanatory advice notes on subdivision and development approvals noting that DCP 1 is under consideration. This will ensure that at subsequent stages, for example subdivision clearance or building licence, that landowners are aware of their liability for contributions should DCP 1 be gazetted.

Following gazettal of Amendment No. 125, a condition will be included on subdivision and development approvals requiring payment of the DCA contribution which will occur at the time of seeking clearance to a Deposited Plan or Strata Plan in the case of subdivision or at the time of issuing a building permit where subdivision prior to development is not proposed.

The infrastructure items required to be funded under the DCP 1 are outlined at Attachment 2 – Capital Expenditure Plan.

The timing of the completion of these works to 2021 has been included, based upon:

- * Works completed to date or nearing completion
- * Works included in the City's 10 Year Plan 2012 – 2021
- * Reasonable estimates of timing.

The Cost Apportionment Schedule is outlined at Attachment 3. This plan reflects the values and methodology used to determine the values as outlined in Table 6.3 of the Connell Wagner Report at the time that report and the accompanying CFIP was adopted (2008) and updated for the District and Local areas to the December ¼ 2011. The indexing of the District and Local rates reflects the cost index applicable at the time the values were amended. The current applicable index is the Local Government Construction Index (LGCI).

5. APPLICATION REQUIREMENTS

DCP 1 makes it clear that the contributions will be payable for new subdivision and development and will not apply to existing developments.

Where a subdivision, strata subdivision including both built and/or strata lots or an application is lodged for a new development; or the extension of an existing approval or existing land use upon land to which this DCP applies, the City shall take the provisions of the DCP into account in making a recommendation on, or determining that application.

6. COMPLIANCE WITH THE PRINCIPLES UNDERLYING DEVELOPMENT CONTRIBUTIONS AS SET OUT IN CLAUSE 5.2 OF SPP 3.6

1. Need and the nexus

The need for each item of infrastructure included in the DCP and the connection between the development and the demand created by new development within the City is clearly set out in the Connell Wagner Report supporting document, specifically *Section 5. Quantitative Assessment of Community Facility Needs*.

2. Transparency

The following has been adopted to ensure transparency in the method for calculating and applying the contribution and that the DCP application is simple to understand and administer;

- The plan excludes contributions from existing development. The contributions will only apply to new proposals up to 2021. The number of existing and future dwellings was independently prepared by Connell Wagner in conjunction with the City of Busselton for the census collector districts encapsulated within the precincts of Dunsborough/Quindalup, Broadwater, Busselton, Rural Remainder and Geographe. Table 2.3 of the Connell Wagner report sets out the forecast dwellings for each of the precincts.
- The apportionment of district and local facilities has been determined from the qualitative assessment of community facility needs for each of the precincts and the City as a total as set out in section 5 of the Connell Wagner report. This is based upon both demographic and gap analysis to derive estimates of local and district facilities needed as a consequence of population growth.

- Calculation of an owner's contribution will be based on the number of new dwellings/lots that can be created through the relevant subdivision/development application process. The number of new dwellings/lots is then multiplied by the applicable rate for the precinct in which the land is situated. The approach is simple to understand particularly for landowners who wish to determine their obligations. It is also easily assessed and administered by officers.

3. Equity

The development contribution is to be calculated on the basis of the number of dwellings/lots that can be created through the subdivision/development application process thus ensuring that each owner's contribution is assessed on a clear and consistent basis and thus reflective of the relative need generated by a particular development.

The plan does not make a distinction between Greenfield and Infill/revitalisation residential development.

4. Certainty

The DCP clearly sets out the items to which subdivision/development in a particular precinct is making a contribution to.

To provide certainty on the cost of the infrastructure items, the DCP provides that the cost of each infrastructure item is to be reviewed at least annually to reflect changes in funding and revenue sources and is to be indexed based on an appropriate and recognised cost index. The opportunity for an appropriately qualified independent person to independently certify these costs will be available to landowners pursuant to clause 34(12)(f).

5. Efficiency

Development contributions reflect the whole of life capital cost, but exclude running costs.

6. Consistency

The development contributions applicable under the DCP will be uniformly applied across the whole Development Contribution Area on a per dwelling basis which reflects the district and local facilities to be provided to service each particular area. The contribution will be levied on subdivision/development or on a change of use where that use will precipitate a need for a contribution in accordance with the provisions.

7. Right of consultation and arbitration

DCA 1 provisions will be advertised widely through Amendment No 125 thus satisfying the requirement to consult with landowners and developers on the manner in which the development contributions are determined.

Clause 34(12)(g) of the Scheme amendment provides that any dispute between an owner and the local government in respect to a cost contribution is to be resolved by arbitration.

8. Accountability

The costs for each infrastructure item are to be reviewed annually and the DCP updated accordingly. The updated DCP will be available on the City's web site and owners can request the review of any cost in accordance with clause 34(12)(f) and have a dispute in respect to the required contribution determined through arbitration in accordance with clause 34(12)(g) of the Scheme.

A Statement of Accounts showing all revenue and expenditure for the DCP is to be prepared for each financial year and audited by the City's auditors. The audited statements will be available on the City's web site.

7. **COMPLIANCE WITH THE PROCESS FOR DETERMINING DEVELOPMENT CONTRIBUTIONS AS SET OUT IN CLAUSE 5.5 OF SPP 3.6**

There is clearly a need as demonstrated in the Quantitative assessment undertaken in the by Connell Wagner report as justification for the list of infrastructure items provided for in the DCP, and in fact infrastructure contributions for these items have been levied through the development process since 2009/10 in accordance with the CFIP. The rates of contribution applicable under this DCP will not change from those applied under the CFIP.

Other matters required to be addressed are set out below.

Catchment Areas

District facilities are generally specialised higher order uses that will serve a wider catchment and because people are prepared to travel reasonable distances to these facilities, they serve the whole of the City. Accordingly there is generally only one such facility provided within the City. District facilities included in the DCP are as follows;

- * *Busselton to Dunsborough Recreation Trail - Dual Use Path*
- * *Dunsborough to Yallingup Recreation Trail - Dual Use Path*
- * *Rails to Trails recreation trail*
- * *Lower South West Learning and Information Facility*
- * *Regional Gallery Facility upgrade to former Agriculture Bank Building*
- * *Cultural/Performing Arts Centre*
- * *Foreshore facilities (toilet block and car park) and Playgrounds*
- * *Geographe Leisure Centre (group fitness centre)*
- * *Environmental protection, management and implementation*
- * *Dunsborough Sport and Recreation Zone including a 6.5 hectare playing field for district facilities*
- * *Public Art*
- * *Youth Centre*
- * *District Community Centre (incorporated in new City Administration Centre)*
- * *Boat Ramps*
- * *New active playing fields and development of regional sporting headquarters for soccer and cricket*

Local uses are those that the community generally expects to be provided within their precinct or in close proximity to the property and hence there are numerous similar facilities provided throughout the City. Local items included in the DCP are as follows;

Local Facilities (Busselton)

Beachfront amenities - BBQs etc

Foreshore Facilities (toilet block and car park)

Playgrounds

Lou Weston Oval (lighting, resurfacing etc)

Sir Stewart Bovell Park (resurfacing, road improvements, additional playing fields) - local use

Local Facilities (Dunsborough including Quindalup, Eagle Bay, Commonage and Yallingup)

Dunsborough Hall kitchen upgrade

Beachfront amenities – BBQs etc

Playgrounds

Foreshore facilities (toilet block and car park)

Naturaliste Community and Cultural Centre (new gym facility)

Redevelopment of playing fields

Eagle Bay to Rocky Point Path

Local Facilities (Broadwater)

Foreshore facilities (toilet block and car park)

Playgrounds

Beachfront amenities BBQs etc

Boat ramp

Local community centre (in partnership with DCD)

Local Facilities (Geographe)

Playgrounds

Beachfront amenities - BBQs etc

Foreshore facilities (toilet block and car park)

Sports playing field (NB: covered by Port Geographe DCP)

Cost of the infrastructure item

The source of the cost for each infrastructure item was completed by the City when forecasting the costs for the infrastructure items in Table 6.3 of the Connell Wagner report. In most instances the estimated cost is derived from the City's 5 year works plan in operation at the time the Connell Wagner report was prepared.

As provided for in the DCP, the cost of the infrastructure item will be reviewed at least annually. If during the year more detailed costings have been prepared then these would be adopted in preference to broad based estimates. In all other instances the cost estimates will be adjusted to reflect changes in funding and revenue sources that may have been secured and the cost indexed based on the Building Cost Index or other appropriate index.

A Community Infrastructure Plan to be prepared

The City has analysed and determined the scope of the community infrastructure facilities that it needs to provide for future population growth and demographic change across the City. In accordance with the Connell Wagner report – sections 2-5.

Specific Strategic Plans which detail the need for community infrastructure items to service the ultimate population of the City have been prepared and have informed the Connell Wagner assessment. The relevant City of Busselton documents are as follows;

- * Leisure Services Plan,
- * Library Services Plan for the District,
- * Community Facilities Contribution Study and
- * The Cultural Plan.

Projected growth figures for the catchment areas

The number of existing and future dwellings for the period 2006 to 2021 was independently prepared for the City by Connell Wagner and updated by the City's internal planning staff when the CFIP was formulated. The figures adopted in that report are outlined at Table 2.3 of the Connell Wagner Report.

Methodology for determining the proportion of cost for infrastructure to be attributed to future growth rather than existing areas.

The apportionment of the cost of providing the infrastructure items between existing development and future development has been based on:

- * The number of existing and projected dwellings in the various precincts
- * The gap analysis of community facilities provision within existing developed areas
- * A formula for capital cost apportionment to future dwellings
- * Projected dwelling growth within the City 2006 – 2021.

The apportionment of the cost of providing community infrastructure to existing dwellings is clearly identified in section 6 of the Connell Wagner Report. These cost apportionments have been carried forward from the Connell Wagner Report and indexed as set out in the Community Infrastructure Cost Apportionment Schedule 2011-12.

8. ITEMS INCLUDED IN THE DCP

The cost of providing community infrastructure includes all the initial capital costs associated with the provision of the infrastructure item, and excludes ongoing maintenance and operating costs of the infrastructure.

The costs permissible within the DCP 1 pursuant to SPP 3.6 include items such as the cost of land acquisition, planning, design and approvals, clearing permits, clearing works, offset works, site works, servicing infrastructure, construction of the facility including design, tendering and project management, associated landscaping, parking and access arrangements.

The Administration costs included in the DCP 1, but not yet valued within the Cost Apportionment Schedule are as follows;

- Cost to prepare the Development Contribution plan and administer it for the period of operation (including legal expenses, valuation fees, cost of design and costs estimates, and proportion of staff salaries, computer software and/or hardware required for the purpose of administering the plan and audit fees).
- Cost to prepare and undertake an annual review of cost estimates including the costs for appropriately qualified independent persons.

- Costs to prepare and update the Cost Apportionment Schedule.

It is proposed to provide an estimate of the administration costs following the advertising of Amendment No 125. Administration of development contribution plans can be complicated and time consuming. This plan includes a number of community infrastructure items, all of which will require individual accounts to be maintained, reviewed and submitted for annual auditing.

It would be quite difficult to provide a realistic estimate for some of these costs at this early stage. Therefore it is considered prudent that over the first review period of the DCP, City officers will record the time and cost spent administering the DCP be recorded for input into the first review of the plan. Initially, the administration cost in the updated schedule for the proposed plan will represent the minimum reasonable estimates to administer the DCP.

9. REVIEWS

The Scheme Provisions outline that the Development Contribution Plan will be reviewed within a period not exceeding five years, having regard to the rate of development in the area since the last review and the degree of development potential still existing. The timing of the infrastructure items outlined in the CEP will be reviewed at the time of adopting the Plan for the Future and once the City has published its updated 10 year plan in the 2013/14 year.

The estimated cost of infrastructure items shown on the Cost Apportionment Schedule will be reviewed at least annually to reflect changes in funding and revenue sources and indexing based on the Building Cost Index or other appropriate index. Where projects have been completed with grant funding then the review of the total estimated cost of the infrastructure will be amended to reflect this.

Attachment 1 DCA 1 Development Contribution Area Map

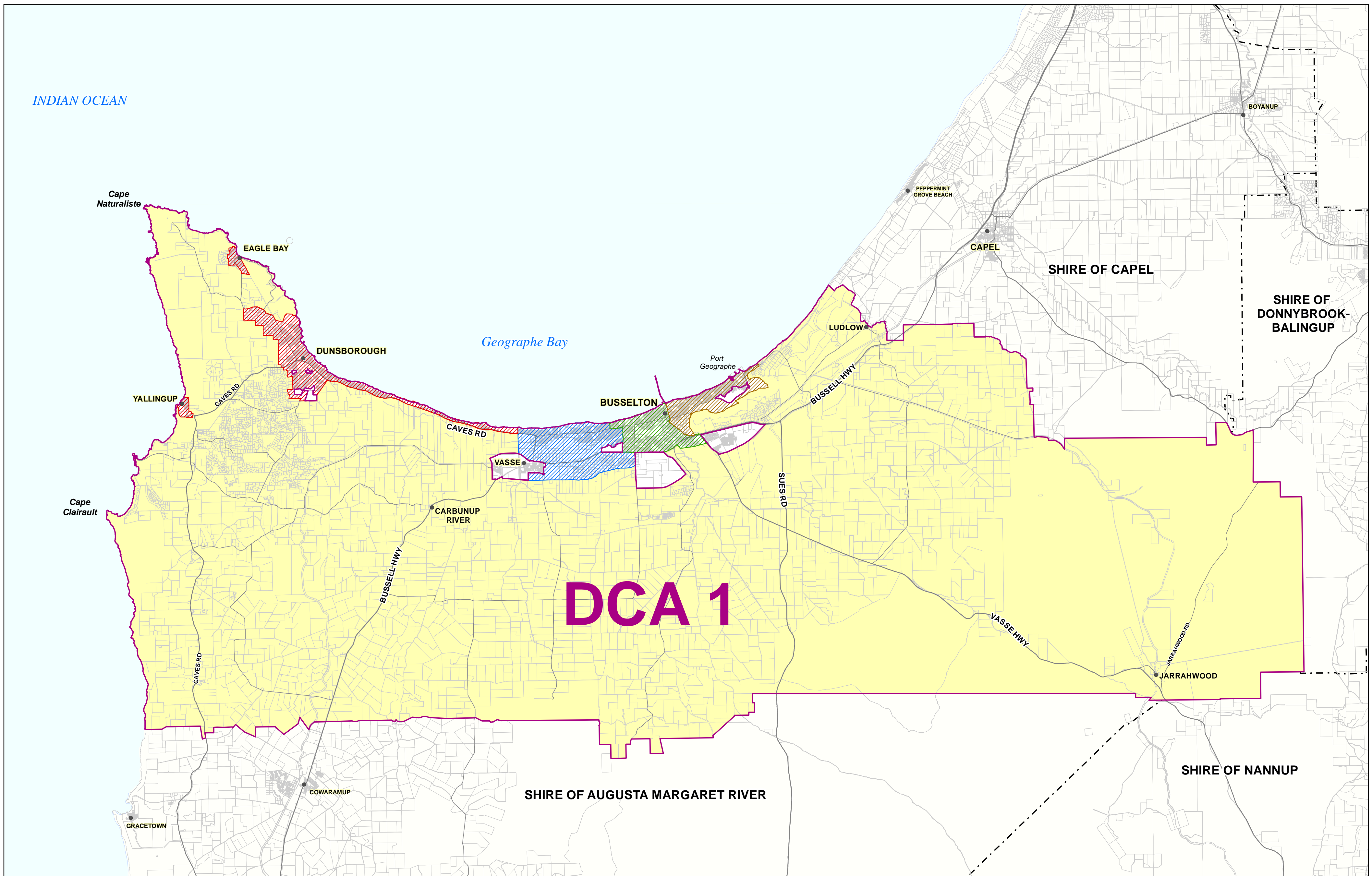
Attachment 2 DCP 1 Community Expenditure Plan

Attachment 3 DCP 1 Community Infrastructure Cost Apportionment Schedule 2011-2012

Attachment 4 Connell Wagner Report (Community Infrastructure Plan).

REPORT ON DEVELOPMENT CONTRIBUTION PLAN No 1 – COMMUNITY FACILITIES

Attachment 1 – DCA 1 Development Contribution Area Map



DCA 1

DCA 1 Development Contribution Area	Dunsborough & Quindalup	Principal Road
Rural Remainder	Broadwater	Shire Boundary
	Busselton	Cadastre
	Geographe	

City of Busselton
 District Town Planning Scheme
 Number 20

Note
 While all care has been taken to accurately portray the current Scheme provisions, no responsibility shall be taken for any omissions or errors in this documentation.
 The original Scheme Maps, Text and Amendments can be viewed at the City of Busselton and the Department for Planning and Infrastructure, Perth and Bunbury

Date Map Produced: 3/12/12
 Original Scheme Gazette: 7th September, 1999

Sheet 31

Scale 1:150 000

Sheet Number **31**

REPORT ON DEVELOPMENT CONTRIBUTION PLAN No 1 – COMMUNITY FACILITIES

Attachment 2 – DCP 1 Community Expenditure Plan

Capital Expenditure Plan

Facility	Estimated Year of Construction											Total	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		2021
DISTRICT / RURAL REMAINDER													
Busselton to Dunsborough Trail	640,000	640,000	640,000	640,000	320,000	320,000							\$3,200,000.00
Dunsborough to Yallingup Trail										600,000	600,000		\$1,200,000.00
Rails to Trails							300,000					300,000	\$600,000.00
Cultural Performing Arts Centre							2,000,000	2,000,000					\$4,000,000.00
Lower S/W Learning & Information Facility									2,000,000	2,000,000			\$4,000,000.00
Regional Gallery Facility upgrade							87,000						\$87,000.00
Youth Centre					1,000,000	1,000,000							\$2,000,000.00
Foreshore facilities and Playgrounds							610,000						\$610,000.00
Geographe Leisure Centre (group fitness centre)		1,000,000											\$1,000,000.00
Boat ramps						600,000							\$600,000.00
Environmental protection, management and implementation								200,000					\$200,000.00
Public Art							200,000						\$200,000.00
District Community centre				5,000,000									\$5,000,000.00
Dunsborough Sport and Recreation Zone												2,000,000	\$2,000,000.00
Active playing fields							1,000,000	500,000	500,000				\$2,000,000.00
DUNSBOROUGH & QUINDALUP													
Foreshore facilities				350,000									\$350,000.00
Naturaliste Community and Cultural Centre (gym Facility)								500,000	500,000				\$1,000,000.00
Dunsborough Hall kitchen upgrade							26,000						\$26,000.00
Playgrounds								30,000					\$30,000.00
Beachfront amenities									150,000				\$150,000.00
Eagle Bay to Rocky Point Path											112,000		\$112,000.00
Redevelopment of playing fields		3,500,000											\$3,500,000.00
BUSSELTON													
Foreshore facilities							350,000						\$350,000.00
Playgrounds								10,000					\$10,000.00
Beachfront amenities								50,000					\$50,000.00
Lou Weston Oval (lighting, resurfacing)								300,000					\$300,000.00
Sir Stewart Bovell Park (additional playing fields – local use)										1,000,000	1,000,000		\$2,000,000.00
BROADWATER													
Boat ramp							350,000						\$350,000.00
Foreshore facilities								350,000					\$350,000.00
Playgrounds								10,000					\$10,000.00
Beachfront amenities								50,000					\$50,000.00
Local community centre									500,000				\$500,000.00
GEOGRAPHE													
Foreshore facilities							350,000						\$350,000.00
Beachfront amenities								50,000					\$50,000.00
Playgrounds								10,000					\$10,000.00
ADDITIONAL DEVELOPMENT AREAS (subject to individual Developer Contribution Plans):													
AIRPORT NORTH													
AMBERGATE NORTH													
DUNSBOROUGH LAKES													
OLD BROADWATER FARM													
PORT GEOGRAPHE													
VASSE													
Total	\$ 640,000	\$ 5,140,000	\$ 640,000	\$ 5,990,000	\$ 1,320,000	\$ 3,253,000	\$ 5,000,000	\$ 3,000,000	\$ 3,650,000	\$ 3,000,000	\$ 1,712,000	\$ 2,900,000	\$ 36,245,000

REPORT ON DEVELOPMENT CONTRIBUTION PLAN No 1 – COMMUNITY FACILITIES

Attachment 3 – DCP 1 Community Infrastructure Cost Apportionment Schedule 2011-2012

DCA 1 – COMMUNITY INFRASTRUCTURE COST APPORTIONMENT SCHEDULE 2012-13

DISTRICT / RURAL REMAINDER – COMMUNITY INFRASTRUCTURE					
No	Facilities	Total Estimated Cost (2008)	Apportionment to New Development	Contribution per Dwelling (2008)	Contribution per Dwelling (2013) ⁽¹⁾
1	Busselton to Dunsborough Recreation Trail	\$3,200,000	53%	\$118.79	
2	Dunsborough to Yallingup Recreation Trail	\$1,200,000	53%	\$44.20	
3	Rails to Trails	\$600,000	53%	\$22.10	
4	Cultural Performing Arts Centre	\$4,000,000	57%	\$183.37	
5	Lower S/W Learning & Information Facility	\$4,000,000	38%	\$120.84	
6	Regional Gallery Facility upgrade	\$87,000	53%	\$3.18	
7	Youth Centre	\$2,000,000	38%	\$60.42	
8	Foreshore facilities and playgrounds	\$610,000	53%	\$22.47	
9	Geographe Leisure Centre (group fitness centre)	\$1,000,000	53%	\$36.84	
10	Boat ramps	\$600,000	53%	\$22.26	
11	Environmental protection, management and implementation	\$200,000	53%	\$7.42	
12	Public Art	\$200,000	53%	\$7.42	
13	District Community Centre	\$5,000,000	57%	\$226	
14	Dunsborough Sport and Recreation Zone (6.5 hectare playing field for district facility)	\$2,000,000	53%	\$73.67	
15	Active playing fields and regional sporting headquarters for soccer and cricket	\$2,000,000	53%	\$73.67	
	TOTAL	\$26,687,000		\$1022.65	\$1479
LOCAL - COMMUNITY INFRASTRUCTURE					
DUNSBOROUGH & QUINDALUP					
	Facilities	Total Estimated Cost (2008)	Apportionment to New Development	Contribution per Dwelling (2008)	Contribution per Dwelling (2013) ⁽¹⁾
1	Foreshore facilities	\$350,000	39%	\$76.16	
2	Naturaliste Community and Cultural Centre (gym facility)	\$1,000,000	39%	\$217.65	
3	Dunsborough Hall kitchen upgrade	\$26,000	39%	\$5.66	
4	Playgrounds	\$30,000	100%	\$16.65	
5	Beachfront amenities	\$150,000	39%	\$32.65	
6	Eagle Bay to Rocky Point path	\$112,000	39%	\$24.37	
7	Redevelopment of playing fields	\$3,500,000	50%	\$971.68	
	<i>SUB-TOTAL</i>	<i>\$5,168,000</i>		<i>\$1344.82</i>	
	District contribution ⁽²⁾			\$1022.65	
	TOTAL CONTRIBUTION DUNSBOROUGH / QUINDALUP			\$2366.65	\$2934
BUSSELTON					
	Facilities	Total Estimated Cost (2008)	Apportionment to New Development	Contribution per Dwelling (2008)	Contribution per Dwelling (2013) ⁽¹⁾
1	Foreshore facilities	\$350,000	22%	\$95.26	
2	Playgrounds	\$10,000	100%	\$12.37	
3	Beachfront amenities	\$50,000	22%	\$13.60	
4	Lou Weston Oval (lighting, resurfacing)	\$300,000	22%	\$81.68	
5	Sir Stewart Bovell Park (additional playing fields) local use		22%	\$544.55	
	<i>SUB-TOTAL</i>	<i>\$2,710,000</i>		<i>\$747.46</i>	
	District contribution ⁽²⁾			\$1022.65	
	TOTAL CONTRIBUTION CENTRAL BUSSELTON			\$1770.11	\$2268
BROADWATER					
	Facilities	Total Estimated Cost (2008)	Apportionment to New Development	Contribution per Dwelling (2008)	Contribution per Dwelling (2013) ⁽¹⁾
1	Boat ramp	\$350,000	27%	\$132.16	
2	Foreshore facilities	\$350,000	27%	\$132.16	
3	Playgrounds	\$10,000	100%	\$13.98	
4	Beachfront amenities	\$50,000	27%	\$18.53	
5	Local community centre	\$500,000	62%	\$433.56	
	<i>SUB-TOTAL</i>	<i>\$1,260,000</i>		<i>\$730.39</i>	
	District contribution ⁽²⁾			\$1022.65	
	TOTAL CONTRIBUTION BROADWATER			\$1753.04	\$1804
GEOGRAPHE					
	Facilities	Total Estimated Cost (2008)	Apportionment to New Development	Contribution per Dwelling (2008)	Contribution per Dwelling (2013) ⁽¹⁾
1	Foreshore facilities	\$350,000	31%	\$114.21	
2	Beachfront amenities	\$50,000	31%	\$15.78	
3	Playgrounds	\$10,000	100%	\$10.52	
	<i>SUB-TOTAL</i>	<i>\$410,000</i>		<i>\$140.51</i>	
	District contribution ⁽²⁾			\$1022.65	
	TOTAL CONTRIBUTION GEOGRAPHE			\$1163.16	\$1637

(1) Reflects indexing to the December quarter 2012 from 2008 value.

(2) Dwellings in each precinct will contribute to both local & district community infrastructure in accordance with this Schedule.

REPORT ON DEVELOPMENT CONTRIBUTION PLAN No 1 – COMMUNITY FACILITIES

Attachment 3 – Connell Wagner Report (Community Infrastructure Plan)

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Busselton Shire Council

Community Facilities Implementation Policy Review

Final Draft Report

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Appendix A – Precincts Plans

Appendix B – Developer Contributions by Precinct

1. Introduction

1.1 Background

The Busselton Shire is one of the fastest growing non-metropolitan municipalities in Australia. This growth has been fuelled by the attraction of the area to “sea-changers”, retirees and young families attracted to the substantial employment opportunities provided in the region.

With this growth come demands on the Shire from the community for the provision of a variety of facilities. These demands are widening as the demographics of the community become broader.

Busselton is also spatially complex with a significant rural hinterland and the two distinct district centres at Dunsborough and Busselton. There are also large, self-contained development areas proposed at Vasse, Airport north and Ambergate.

In these newer areas, the development industry is responding to market demands for community facilities and a significant emphasis has been placed on this in the planning for these areas. In the older and more established parts of the shire there are a significant number of community facilities provided but also some unmet demands.

This report seeks to examine the community facility needs of the shire and develop a Community Facilities Implementation Policy for inclusion in the Council’s Town Planning Scheme. The policy will prescribe a contribution for community facilities that will be required for future development in the shire.

It is the intent of this report to provide the background information to this policy. The report documents the logical and structured examination of community facilities provision in the shire based around individual precincts. The report shows that there is a clear nexus between the new development proposed in the shire and the need for community facilities, an assessment of reasonableness and a transparent calculation of developer contribution rates.

1.2 History of Planning for Community Facilities in Busselton

Council became aware of the need for a comprehensive examination of community facility provision in the mid 1990’s. A report was commissioned in 1997 and a community facilities implementation policy resulted in 2000. This policy has been implemented since that time with some success.

In addition to this initiative, a specific related policy was produced by the Shire for the Commonage area. This related to various infrastructure, including local road works and contributions to district level community facilities in Dunsborough. This policy has also been implemented with some success but is currently under review.

With the substantial growth pressure that is being experienced at the current time and the fact that the existing policy was some five years old, there was an obvious need for a policy review.

1.3 Approach to the Review

The levying of the development industry to fund the provision of community facilities has historically been a controversial matter.

Not surprisingly, the development industry has generally not been disposed to the prospect of further levies on development although this position has softened in recent times as these facilities have been seen as valuable from an estate marketing perspective.

The State Government agencies have also traditionally taken the view that the provision of community facilities is the province of local government to provide.

Given the contentious nature of the subject, it was the intent of this review for the methodology to include significant consultation with stakeholders. Together with this consultation was the need for some thorough research into the specific community needs of the various precincts in Busselton.

The discrete stages of the policy review are set out below:

- Data Collection
- Demographic Review
- Qualitative Analysis
- Quantitative Analysis
- Gap Analysis
- Stakeholder Consultation
- Generation of Contribution Rates
- Review of the Legal and Administrative Framework
- Preparation of Draft Policy
- Formal Consultation
- Preparation of Final Policy

2. Demographic Review

2.1 Overview

The Shire of Busselton has been experiencing a rapid and sustained population growth over the past decade and it is expected that this growth rate and population increase will continue into the coming decade and beyond.

Population statistics from the ABS and Shire of Busselton Planning Department reveal that the population of the Busselton Shire has increased from approximately 7000 persons in 1971 to 28,649 persons in 2006, giving it the status as one of the fastest growing Local Authority areas in the State.

The population structure within the Shire is also showing significant change. While the population growth continues at a remarkable rate, the structure of the population is also showing signs of change. In the past, Busselton has been typically characterized by its ageing population; however, factors such as changes to the local area economy and employment base, the attractiveness of the area's lifestyle to younger and established families, and the impact of those seeking a "sea change" are contributing to a shift in the age structure of the Shire population.

This "normalization" of the population is characterized by an increased number of young people and families living in the Shire, with related increases in the 0-19 age group and 20-54 age group. In comparison, while the number of residents aged 55 years and over in the Shire remains high, the proportion of residents in this age bracket has been reducing over the last ten years.

Given this significant growth in the Shire over the past ten years and the corresponding increase in the resident and tourist populations, particularly the proportion of young people and families, there is an increasing demand on existing community facilities, and an increasing requirement for new and upgraded community facilities within the Shire. Changes in the expectations of the newer community may also play some part in regard to the provision and standard of local, regional and district facilities.

2.2 Population and Growth – Shire Statistics 2001

Census data from the 1996 and 2001 Census shows that the Shire of Busselton is one of the fastest growing non-metropolitan local authorities in the State. The Shire population increased from 14,592 persons in 1991 to 23,099 persons in 2001, an increase of 58% during the ten year period. Council's Demography and Planning Report 2006 estimates that the annual average growth rate for the Shire over the last five years was approximately 5.1%, well above the state average of 1.5%, and the South West region average of 3.1%.

The only other rural Shire in WA to experience a growth rate higher than that of Busselton was the Shire of Dardanup (6.2%); while the neighbouring Shire of Augusta-Margaret River had a similarly high growth rate of 4.8%. Busselton's growth rate also remained higher than many metropolitan Local Authorities; Swan (3.7%), Joondalup (4.2%), Rockingham (3.9%), Cockburn (3%), Mundaring (1.3%) and Mandurah (4%).

Historically, settlement in the Shire has mainly occurred along the Geographe Bay frontage in an east west form, generally bounded to the south by the coastal wetland system.

While there have been minor population increases in the smaller rural centres at Yallingup, Eagle Bay, Siesta Park, Vasse and Carbanup, the population distribution within the Shire remains predominantly accommodated in the Busselton and Dunsborough urban areas, with populations of approximately 15,400 persons (70%) and 2970 persons (13.5%) respectively, and both towns experiencing high growth rates between 1996 and 2001. The Shire's Demography and Planning Report 2006 shows that at the 2001 Census, the majority of the Shire population (81%) was accommodated in urban areas, while only 19% of the population resided in rural areas.

TABLE 2.2(a) Permanent Resident Population Growth 1971 – 2006 Shire of Busselton

	Census Year							
	1971	1976	1981	1986	1991	1996	2001	2006
Estimated Resident Population	7,426	7,897	9,369	11,933	14,592	18,158	23,099	28,649
Increase on Previous Census	-	471 (6.3%)	1,472 (18.6%)	2,564 (27.4%)	2,659 (22.3%)	3,566 (24.4%)	4,941 (27.2%)	5,500 (24%)
Average Annual Growth Rate	-	1.23%	3.48%	4.95%	4.1%	4.5%	5.1%	4.4%

Source: Shire of Busselton Demography and Planning 2006
Australian Bureau of Statistics, Census of Population and Housing
Australian Bureau of Statistics, Regional Population Growth, Australia 2005-06

2.2.1 Age Structure

The age structure of the Busselton population at the 2001 Census is shown at Table 2.2 (b), and is compared with figures for Western Australia.

TABLE 2.2(b) Age Structure for the Busselton Shire, 2001

Age	Busselton Shire	Western Australia
0-4	1563 (7.1%)	122,709 (6.7%)
5-14	3672 (16.8%)	269,967 (14.7%)
15-24	2523 (11.5%)	260,272 (14.2%)
25-54	9216 (42.1%)	807,357 (44.1%)
55-64	1983 (9.1%)	167,027 (9.1%)
65 +	2911 (13.3%)	204,676 (11.2%)

Source: ABS (2001) Population by Age, 30 June, 2001

Generally, the age structure characteristics of the Shire are similar to those for the State. There are, however, slight over-representations within the younger age group (0-14 years) which represents 23.9% of the Shire population compared to 21.4% for the State, and the over 55s age group which represents 22.3% of the Shire population compared to 20.2% for the State.

Trends within the structure of the population are more pronounced when viewed at a Shire level across several Census years. The increase in the numbers of young people and families is significant across the 1991 to 2001 Census periods: an increase of 2,528 to a total of 6,692 persons in the under 19 age group representing a 60% increase, and an increase of 4341 to a total of 10,282 persons in the 20 – 54 age group representing a 73% increase. As a proportion of the population, the percentage of residents in the 20- 54 age group has increased from 44% in 1991 to 47% in 2001.

While the number of residents aged over 55 has increased from 3,388 to 4,894 over the ten year period, there has been a reduction in the proportion of this age group in the population from 25.1% in 1991 to 22.3% in 2001. The Shire of Busselton Leisure Services Plan notes that the over 55s age group is showing the slowest rate of growth of all age categories.

2.2.2 Dwelling Growth and Occupancy

Dwelling stock within the Shire increased from 6704 to 8601 between 1991 and 1996, an increase of 1897 dwellings over this period, and between the 1991 and 1996 Census, there was an average of 379

new dwellings per year within the Shire, while this number rose to an average of 467 new dwellings per year between the 1996 and 2001 Census period. The total number of dwellings in the Busselton Shire in 2001 was 10,936.

Given the increasing number of absentee landowners and holiday houses within the Shire, the trend towards lower occupancy rates, which has been identified in previous reports, is continuing. The 2001 Census statistics reveal that approximately 23 % of all private dwellings within the Shire are unoccupied compared with only 9.9% of all dwellings for the state. This trend is further highlighted with the ratio of unoccupied private dwellings in Dunsborough at approximately 45% of the total number of private dwellings.

2.2.3 Population Growth Methodology

The Shire population grew by 5,530 persons between 2001 and 2006 from a total of 23, 099 to a total of 28, 649 in 2006. While there has been steady, relatively high population growth in the existing built up areas surrounding Busselton and Dunsborough over the past decade, it is anticipated that the rate of growth in these areas will ease as land availability is reduced. It is the newer growth areas of Ambergate North, Airport North and Vasse, identified by the Shire in their Urban Growth Strategy, which will provide new opportunities for accommodating future urban population. Potentially, a total population of nearly 24, 000 people may be accommodated in these growth areas.

Table 2.3 shows the current population and dwelling figures for 2001 and 2006. Population projections for the precincts are based on historic growth patterns, future land availability and dwelling potential as outlined in the DPI's Country Land Development Review 2005, and the estimated population and dwelling figures for Ambergate North, Airport North and Vasse presented in the respective Structure Plans and Guide Plan documents.

2.3 Precincts

2.3.1 Existing Precincts 1998

The 1998 Busselton Community Facilities Contribution Study and subsequent "Community Facilities Implementation Policy" in 2000 provided an analysis of the Shire population and population projections to the Year 2011 through a division of the the Shire's geographical area into nine precincts. These precincts related to boundaries established by the Australian Bureau of Statistics (Collection districts) and ward boundaries used by the Shire, and allowed the Study to focus more on the needs of specific areas, as well as consideration of a Shire wide approach to the issue of community facilities contributions.

The existing precincts are as follows:

- Dunsborough/Quindalup,
- Central/West Busselton/Beachlands,
- Broadwater/Abbey,
- East Busselton,
- South Broadwater/Vasse,
- Wonnerup/Yalyalup,
- Yallingup Town,
- Eagle Bay Town,
- Rural Remainder

2.3.2 Proposed Precincts 2006

While it is clear that strong growth will continue around existing urban areas within its boundaries, the Shire has given consideration to identifying future sites suitable for accommodating urban development over the next 25 years through its Busselton Urban Growth Strategy 1999. The areas of Ambergate North and Airport North, situated on the perimeter of the existing urban area, have been identified as suitable for accommodating short to mid-term residential development over the next 10-15 years. The town site of Vasse has also been identified as an area that is suitable of accommodating future residential development over the next 10 -15 year period. In this case, however, future growth would be provided for in the form of a separate node or satellite village at Vasse, with strong links and access to Busselton and other parts of the Region.

Given that these areas will ultimately be providing substantial new communities within the Shire of Busselton, the expectations of this new population combined with the associated demands on the provision of community services and facilities will increase substantially.

As such, it is proposed to amend the number of precincts within the Shire to reflect these future demographic changes. The eight (8) precincts are presented in Figure 1, shown overleaf and are as follows:

- Dunsborough/Quindalup
- Central Busselton
- Broadwater
- Geographe
- Airport North
- Vasse
- Rural Remainder (including Wonnerup/Yalyalup)
- Ambergate North

Separate plans for each precinct are provided at Appendix A.

The boundaries for the new precincts generally relate to the Australian Bureau of Statistics Collection District boundaries, and the established boundaries of the Structure Plans for Ambergate, Airport North and Vasse.

It should be noted that the previous, separate precincts of Eagle Bay and Yallingup are to be consolidated as part of the Dunsborough/Quindalup precinct.

This policy review relates to all land within the Shire. One area - the Commonage Area behind Yallingup and Dunsborough – has not been specifically created as a separate precinct in this study. This area is currently subject to the Commonage Area Implementation Policy, an existing planning scheme policy that identifies contributions for community facilities. This Policy is currently under review by the Shire of Busselton under a separate Shire initiative. Demographic projections have not been provided for the Commonage as these statistics are not considered relevant to this Study.

Figure 1 : Precinct Boundaries for the Shire of Busselton

Table 2.3 Population and Dwelling Projections - Shire and Precincts to 2021.

Precinct	2001* Dwellings	2001* Population	2001 Occ Rate	Annual Average Growth Rates 2001-2006	Annual Average Growth Rates 2006-2021 +	2006 Dwelling Projection	2006 Population #	2011 Dwellings Projection	2011 Population Projection	2021 Dwellings Projection	2021 Population Projection
Dunsborough/Quindalup	2373	3099	1.4	5.5%	3.4%	2783	4025	3310	4757	4584	6650
Central Busselton	2583	5207	2.0	3.65%	0.8%	2873	6232	3172	6469	3681	6971
Broadwater	1734	4477	2.5	4.3%	1.2%	1977	5536	2224	5886	2692	6654
Geographe	1782	3951	2.2	5.2%	1.1%	2121	5087	2520	5346	3071	5905
Ambergate North	17	37	2.0	1.7%	46%	17	40	1445	259	4300	11 000
Airport North	50	105	2.0	1.6%	32.5%	50	114	857	465	2570	7 700
Vasse	40	84	2.0	1.6%	30.4%	40	91	860	345	2500	4 950
Rural Remainder	2357	6139	2.5	4.1%	0.95%	2675	7524	3024	7889	3522	8670
SHIRE TOTAL	10 936	23 099	2.1	4.4%	4.8%	12, 536	28, 649	17, 412	31, 418	26, 920	58, 500

Notes :

* Based on 2001 ABS Census Data

2006 Shire total, Shire of Busselton(2006 population proportioned between precincts based on 2001 population distribution)

+ Based on Country Land Development Review, DPI 2005, Estimated total population figures from Airport North Structure Plan, Ambergate Structure Plan, Vasse Development Guide Plan

NB Population and Dwelling statistics for Eagle Bay and Yallingup have been included in the Dunsborough/Quindalup precinct

NB 2001 occupancy rate of occupied dwellings in the Shire is 2.76 and mean household size is 2.6.

3. Qualitative Community Facility Needs

3.1 Introduction

Because of the length of time that Shire has been grappling with the provision of community facilities, there has been considerable research carried out into the types of community facilities required by residents of the Shire.

Three seminal documents of this nature have been used as the basis for developing a possible community facilities fabric for the shire. These documents are:

- Leisure Services Plan for the Shire of Busselton (CCS, 2005)
- Cultural Plan for the Shire of Busselton (SoB, 2004)
- Busselton Community Facilities Contribution Study (ERM, 1999)

Each of these documents is discussed below.

3.2 Leisure Service Plan – 2005

Background

The Shire of Busselton Leisure Services Plan was prepared for the Shire by consultants – CCS Strategic Management. This document is the result of a comprehensive review of the leisure facilities needs in the Shire and having only relatively recently been completed, is a contemporary assessment of leisure needs for Busselton.

The methodology adopted by CCS in its review of leisure facilities involved:

- Preparation of a leisure services inventory
- A review of current facility performance
- A documentation of leisure and participation trends
- Consultation with residents about their specific leisure needs
- A leisure needs assessment
- Recommendations for the development of leisure facilities in the Shire and the preparation of concept plans for the most significant leisure facilities recommended.

It should be noted that the definition of the word "leisure" in this document is in its widest sense. As a result, the assessment and analysis that was carried out in this study looked at a wide variety of leisure facilities including community halls, public toilets/amenities, commercial leisure facilities and beachfront facilities. It did not concern itself only with recreation facilities.

Key Findings

Some of the key findings of the CCS report that are worth specifically noting for this policy are as follows:

- The top 10 leisure pursuits for the Shire's residents are consistent with national and state trends and are as follows:
 - 1 walking
 - 2 swimming
 - 3 bike-riding
 - 4 fishing
 - 5 fitness
 - 6 gardening
 - 7 Surfing / beach
 - 8 golf
 - 9 basketball
 - 10 bowls

- When asked about what facilities were most in need in Busselton, the top 5 responses were:
 - 1 Walking / cycling trails and paths
 - 2 swimming pools
 - 3 ovals and parks
 - 4 centre for live entertainment/theatre/performing arts/arts
 - 5 beachfront facilities and amenities

There is a strong demand in Busselton for improved and extended walk trails and cycle paths with specific focus on linking Busselton and Dunsborough. There is a push for swimming pools, largely focused on a facility in Dunsborough and a 50m pool in Busselton. The demand for additional ovals and parks related to both active playing fields and passive parklands is also evident. There is a strong voice for a performing arts/arts centre venue though wide variation in the type of facility required. Beachfront facilities were strongly advocated in the form of shelters, toilets, parking and BBQs.

Recommendations

The key recommendations coming from the CCS report for the provision of community facilities in the Shire are set out in the following table. These recommendations are allocated against each of the precincts that have been developed in chapter 2 of this report.

Table 3.2 Leisure Services Plan Recommendations

Precinct	Key Recommendations
Dunsborough/Quindalup	<ul style="list-style-type: none"> • Acquisition of land for walking trails between Dunsborough and Busselton • Creation of a 6.5ha playing field • Creation of a 2,500m² community facilities site • Development of the existing playing fields as per the proposed concept plan • Swimming Pool • An additional 12ha for district sporting HQ (Water Corp land on Commonage Road) • Upgrade the Naturaliste Community and Cultural Centre • Upgrade foreshore facilities at Point Dalling, McDermott Street and Campion Way. • Construct a new Yallingup Hall • Creation of a 2500m² community facilities site
Busselton Central	<ul style="list-style-type: none"> • Prepare a master plan for the Busselton foreshore incorporating major facilities. • Upgrade the Geographe Leisure Centre • Upgrade Sir Stewart Bovell Park • Minor Upgrades to the Lou Western Oval
Broadwater	<ul style="list-style-type: none"> • Creation of a 6.5ha playing field • Upgrade the Roberts Road Foreshore • Upgrade the Dolphin Road Foreshore
Geographe	<ul style="list-style-type: none"> • Upgrade Churchill Park • Upgrade Georgette Street Foreshore
Wonnerup/Yalyalup	<ul style="list-style-type: none"> • Upgrade Layman Road Foreshore
Ambergate	<ul style="list-style-type: none"> • Creation of 2 x 2500m² community facilities sites • Creation of 2x 6.5ha playing fields
Airport North	<ul style="list-style-type: none"> • Creation of a 6.5ha playing field

Vasse	<ul style="list-style-type: none">• Creation of a 6.5ha playing field
Rural (including the Commonage)	<ul style="list-style-type: none">• Upgrade the various rural community halls to a contemporary standard

3.3 Shire of Busselton Cultural Plan – 2005

The Shire of Busselton Cultural Plan was prepared by Consultants – Cultural Planning and Development. Commissioned in 2004, this plan is an assessment and analysis of arts and culture in the Shire.

The outputs of this study are relevant to the planning of community facilities in the Shire because it is clear that residents of Busselton are artistic and culturally attuned. As a result a significant component of the broader need for community facilities in the shire embraces artistic and cultural activities.

The Cultural Plan is a comprehensive review and assessment of art and cultural needs in an environment where there is minimal tangible activity of this nature taking place. Consequently, the report spends considerable time looking at potential cultural planning processes to be instigated in the shire and other more esoteric matters.

The most important outcomes of this report for the community facilities planning process are the results of consultation undertaken during the study which identify and rank the most highly regarded cultural and artistic activities to be considered in Busselton. Key recommendations are as follows:

- More public art to be provided at strategic points in the shire
- Plan and develop a state-of-the-art, purpose built cultural centre
- Develop a cultural precinct from the Busselton jetty to the Court House and possibly the Shire Offices

Discussions with the development industry have been carried out following the completion of the Cultural Plan about the prospect of arts and cultural facilities forming part of the contribution from new development. These have included the incorporation of wet & dry meeting and workshop space within community centres to be provided by developers, the provision of artist in residence spaces and public art programs. The development of a "Percent for Art" policy is included in the Shire's Strategic Plan and should be looked at in context of the current review.

3.4 Shire of Busselton Community Facilities Contribution Study – 1999

This report was prepared by consultants and formed the basis of the current Community Facilities Implementation Policy. Underpinning the policy is a list of facilities that at the time of the study were priorities for community needs in the shire. The table set below documents these specific facilities and the status of that provision.

Table 3.4 Busselton Community Facilities Implementation Policy Status

Busselton District	Status
Library	Completed
Dunsborough Community Centre	Completed
Expansion of Fire and Rescue Services	Ongoing
Strategic Cycle ways	Ongoing
Community Health Centres	Ongoing
Senior Citizens Centre	Completed but needs extension
Fire and Rescue Service Station	Ongoing
Youth Centre	Use of old picture theatre
Youth Refuge	Ongoing
Central West / Busselton	
Small Parks	Ongoing
Broadwater / Abbey	
Playing Fields	Not yet completed
Sporting Facilities	Not yet completed
Local Community Hall / Centre	Not yet completed
Busselton / Geographe	
Sporting Facilities	Ongoing
Small Parks	Ongoing
Playing Fields	Ongoing
Local Community Hall / Centre	Not yet completed
South Broadwater / Vasse	Ongoing
Vasse Hall Upgrade	Ongoing
Upgrade Sporting Facilities	Not yet completed
Playing Field	Not yet completed
Small Parks	Not yet completed
Dunsborough / Quindalup	
Dual Use Pathways	No connection from Siesta Park
Community Centre	Naturaliste Community and Cultural Centre
Yallingup Town	
Yallingup Hall Upgrade	Concept plan prepared
	Proposal to redirect Caves Road
Eagle Bay Town	
Local Community Hall / Centre	Community currently uses the Fire Station
Rural Remainder	
Kaloorup Hall Upgrade	Ongoing
Yoongarillup Hall Upgrade	Ongoing
Wilyabrup Hall Upgrade	Ongoing

3.5 Vision for Library Services

The Shire of Busselton Vision for Library Services was created out of a series of workshops held at Shire in 2006, and has been adopted by Shire. This vision stemmed from a variety of factors which include a rapidly increasing population within the Shire over the next 20 years, a review of the planned \$550,000 extension to the existing Busselton library and a merging of the role of customer service and library information being delivered from all library branches.

With the development of Vasse town site as a centre for 'learning and research' and the possibility of a Shire presence in the new town, the Vision promotes the establishment of a new public library facility at Vasse with particular speciality in research and technology support, local history and providing a transaction and storage depot for the Shire's library system. The possibility of this library becoming a Regional Library (along with Bunbury) for the Lower South West is also put forward.

A second aim of the Vision and one which is important in considering community facility provision is to further the concept of merging the roles of library and customer service into one, and decentralize these services within the Shire.

In terms of furthering this plan, the Shire has endorsed directions and outcomes from its Strategic Plan and Vision for Library Services which include "strengthening the Shire's ability to negotiate developer contributions to community facilities and fostering mutually beneficial strategic partnerships, and continuing negotiations with developers regarding sites and contribution to built form."

3.6 Put Your Print On Your Town

The recommendations of the Put Your Print On Your Town report were the result of a youth consultation commissioned by the Shire in 2001.

The consultation covered various areas of community life in Busselton that impacted on young people and covered areas including recreation and leisure, transport, community perception and participation, information and decision making, family breakdown, and alcohol and drug use.

Recommendations relevant to the area of community facility provision are:

- Examine options for the support of or provision of a place/space for young people to "hang out"
- Liaise with GLC management to provide a wider range of alternatives to mainstream sport for young people.
- Examine options to encourage young people to use the Busselton Library.
- Liaise and support youth agencies / programs to provide a wider range of activities for young people.

4. Consultation with Stakeholders

4.1 Introduction

A key part of the project brief specified the consultation with stakeholders who have an interest in this policy. This consultation has commenced and the key outcomes are summarized below.

4.2 Department for Planning and Infrastructure

Broadly, the DPI's approach to Developer Contributions is set out in two key documents:

- Planning Bulletin number 18 (Developer Contributions for Infrastructure) and
- Planning Bulletin Number 41 (Draft Model text Provisions for Development Contributions)

These documents are not specific about the methods by which developer contributions for community facilities will occur, although there is a presumption that any such contributions will be levied in accordance with an agreed Developer Contribution Plan.

The DPI has an interest in the imposition of Developer Contributions for community facilities both at the regional level (Bunbury office) and at the corporate level (Perth office). Discussions have been held with personnel at both these levels in the DPI with the following outcomes:

- At the regional level, there was agreement from the DPI officers that the inclusion of a formula for development contributions in the Structure Plan/ODP process was preferred when considering the newer broad acre areas. There was an acknowledgment that these areas were remote and needed to be self-sustaining communities that generated minimal demands for service provision on the State Government. In the existing areas there calculation of contribution rates for community facilities was seen as more problematic as the proving of a nexus between the new development and the community facilities was more difficult.
- At the State level, similar positions were taken though there was a more open view of the potential for existing precinct to generate community facilities contributions, on the proviso that a clear and transparent nexus between the new development and the contribution was proven.

A key factor then, in the acceptance of the new policy by the DPI will be the creation of a clear link between new development in the shire and the resulting developer contribution.

4.3 Department of Sport and Recreation

The Department of Sport and Recreation's concern in the provision of sporting and recreation related community facilities is essentially provided from a strategic perspective, rather than providing policy guidance at a local authority level, and this is provided through their Perth central and Bunbury offices.

The Department continues its role in supporting the development of sporting and recreation services within the Shire of Busselton through the Community Sporting and Recreation Facilities Fund. There was comment raised regarding the size of areas set aside for active recreation and the effect this has on creating non-productive areas of open space within the Shire. In general terms, however, the Department indicated their support for the practice of developer contributions towards the provision of community facilities within Busselton.

4.4 Office of Children and Youth, Department for Community Development

The Office for Children and Youth is a policy unit within the Department for Community Development that provides support and advice to community organizations and local authorities that work with young people. Their offices are in Perth, as well as a regional office in Bunbury.

The Office supports the practice of Youth Advisory Committees, which provide opportunity for young people to advise and liaise with local government on a wide range of youth issues and initiatives. They also provide funding / grants for activities that encourage youth participation and the provision of services and facilities for young people.

At the level of developer contributions for community facilities, the Office would support the provision of facilities that are useable, welcoming and inclusive of young people. Examples of types of appropriate facilities are youth centres / drop in centres, areas of active open space, skate/ BMX parks, special landscaped precincts within parks or around buildings.

4.5 Department for Culture and The Arts

The Department for Culture and the Arts provide arts and cultural facilities to regional communities through agencies of the culture and arts portfolio and State supported organisations. The Regional Services Committee brings together representatives from these key service providers. One of the aims is to manage projects and initiatives that will improve the arts and cultural services within the community, by developing partnerships with other Government and private agencies.

The Department administers the Community Cultural and Arts Facilities Fund (CCAFF) which provides assessment and assistance with infrastructure development and small capital upgrades of arts and cultural facilities within local government areas, the private sector and community based arts and cultural programs.

The Percent for Art Scheme allocates up to one percent of the estimated total construction cost of the State's capital works projects \$2 million dollars and over, to commissioning West Australian artworks. Other Public Art policies can also be initiated at the local government level which provide for a public art component in civic and community projects.

4.6 South West Development Commission

The South West Development Commission Bunbury Office is currently carrying out a study assessing the way in which statutory land use planning mechanisms and processes can connect and integrate with the human services agencies such as Education Dept / Disability Services Commission / Health Dept / Edith Cowan University as a way of improving the decision making framework within the South West. Based on this, they have some interest in the practice of developer contribution towards the provision of community facilities.

Aside from the usual types of facilities that would be provided in new communities, the SWDC has suggested that developer contributions may also influence the built form of an emerging area as a way of providing social mix and good community outcomes. Examples cited include affordable housing, variety of densities, mobile housing. Other suggestions included 'bringing the facilities to the people' which could include a mobile bus service providing age appropriate recreational facilities for teenagers/ playgroups etc.

4.7 Health Department of Western Australia

It is evident from an assessment of existing health and aged care facilities in the Busselton District that the State Government plays a major role in the provision of these types of services.

One of the key initiatives of the Health Department of Western Australia is the Home and Community Care (HACC) Program, which is a cost-shared program between the Commonwealth and State/Territory governments. It provides funding for services that support people who live at home and whose capacity for independent living is at risk of premature or inappropriate admission to long term residential care.

State Health Services include private and not-for-profit organisations that offer private health services and public services with assistance from the State Government. These services are provided from the Kevin Cullen Community Health Centre in Busselton.

The Department for Community Development also provides a range of services which include support to children, young people, men, women, seniors and families, assisting community members in crisis, protecting children and young people from harm, and caring for children and young people who are unable to live at home.

The Health Department of Western Australia considers that there is a general under-supply of required services throughout the State. It is likely that this high level provision of such services will continue with the State Government working at the community health interface and there being a requirement for Shire to pursue funding and assistance from within government as is considered relevant.

4.8 Urban Development Institute of Australia (WA Division)

The Urban Development Institute of Australia (WA Division), the Western Australian Local Government Association and the Department for Planning and Infrastructure commissioned a report to assist in developing a model to support development contributions for community facility planning as a follow up to an Infrastructure Workshop held in March, 2006. The purpose of this workshop was to discuss the issue of infrastructure funding, in light of the increasing pressure on local governments to provide community infrastructure and services for newly developing areas in both metropolitan and non-metropolitan locations.

The Contributions to Community Infrastructure Report, September 2006, presents the framework within W.A in which infrastructure cost contributions are currently operating: WAPC Planning Bulletin No 41 Draft Model Text Provisions for Development Contributions provides a process for preparing Development Contribution Plans (forms part of a Schedule to a Town Planning Scheme) which prescribe cost contributions for owners in a Development Contribution Area; WAPC Planning Bulletin 18 provides a statement on the Commission's policy on developer contributions and the process for recouping these contributions as part of the land subdivision process. Of note is the absence of a clear statutory basis for development contributions and the requirement for the provision of social infrastructure.

An overview of the development contributions practices established in other States is provided. Generally, levying of development contributions in NSW and Victoria is a well accepted practice. Various practices include development contribution plans, voluntary agreements, and fixed levies, and these all make provision for physical, as well as community infrastructure. Eastern States models are based on the principles of need and nexus, reasonableness and fairness, equity and transparency, efficiency and accountability, and have a legislative foundation.

The report recommends the amalgamation of Planning Bulletins 18 and 41 into a comprehensive State Planning Policy on Development Contributions, with the principles of transparency, equity, certainty, efficiency, consistency, the need and the nexus, right of review and accountability being incorporated into this Policy.

The report also recommends raising development contributions through Development contribution plans and voluntary agreements.

Methods for calculating contributions are examined. In W.A., Planning Bulletin 41 defines the principles for cost contribution plans for development contribution areas. In Queensland, New South Wales and New Zealand, contribution plans are accompanied by standards for calculating contributions, and these are published along with the contribution plans.

The report recommends that contributions be calculated on the basis of catchment areas, through an analysis of the demand or need, and the nexus ie – establishing a clear connection between the

development and the demand for community facilities. As necessary background to this calculation, local authorities would need:

- A 5-10 year community facilities plan identifying demand, and the services and facilities required by the catchment area
- A capital expenditure plan showing capital costs of facilities
- Population and dwelling growth statistics for the catchment areas
- Methodology for determining the proportion of costs of community facilities relating to new areas and the proportion of costs relating to existing areas.

The arrangements for accounting for funds collected as part of development contributions are set out in Planning Bulletin 41. With regard to accountability, the report suggests that development contributions be credited to their own account, and established and managed under the Local Government Act.

It is considered that the revised Shire of Busselton Community Facilities Implementation Policy generally follows the recommendations of this Report, in the following ways:

- the principles upon which developer contributions can be levied
- the need for community infrastructure established through demand assessment based on demographics of precincts
- the demonstration of nexus between demand and provision
- the methods used for calculating and levying developer contributions
- the system used for the accountability and management of developer contributions..

5. Quantitative Assessment of Community Facility Needs

5.1 Introduction

There have been a number of well researched and documented studies on the level of community facilities that should be provided to ensure that residents are appropriately serviced from a facilities point of view. The key publications in this area have been reviewed and a list of appropriate or accepted standards for the provision of facilities applicable to the Busselton context has been developed to guide this part of the study. This list and the relevant standards are set out below:

Table 5.1 - Guide to Provision of Community Facilities

Community Facility	Recommended Provision
District level facilities	
District community centres	1 per 20,000 (floor-space requirements)
Youth centre	1 per 15-20,000 (subject to demographic)
Senior citizens centre	1 per 15-20,000 (subject to demographic)
Aged persons accommodation & self care	1 per 15-20,000 (subject to demographic)
Aged persons day care / respite centre	1 per 15-20,000 (subject to demographic)
Community health clinic	1 per 10-12,000
Library / Community / Shire service centre	1 per 10-15,000
Recreation trails / strategic DUPs	Connectivity to all nodes
Local level facilities	
Youth recreation e.g. skate park/beach facilities	1 per 5-10,000 (subject to demographic)
Local community centres & mixed use spaces (meeting, scouts/guides, art/craft, performance etc)	1 per 4,000
Active public open space/ovals	1 per 3,500
Sport change rooms	1 per 5,000
Public toilets	1 per local centre/park
Public Open Space (POS)	1.8ha per 1,000 (min.10% of site)
Local informal POS/parks	1 per 2,000
Parks + playgrounds (district and local)	1 per 2,000 / 400m walkable neighbourhood
Tennis courts	1 per 1,000
Netball courts	1 per 1,000
Basketball courts	1 per 1,000
Crickets wickets	1 per 3,000
Child care centre	1 per 4,000
After school child care	1 per 6,000

Sources: The application of Developer Contributions for Social Infrastructure, Australian Government, 1992
ERM Mitchell McCotter, 1998
Creating Communities, 2006
Shire of Busselton, 2006

5.2 Demand Assessment of Shire District

At the district level, the quantitative analysis demonstrates the need for a number of facilities with varying levels of provision at the current time. The table below outlines the standard requirement for further facilities as the population grows as predicted in Section 2 against existing provision.

Table 5.2(a) – Overview of Application of Standards to Shire District

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (28,649)	Standard provision for 2011 Population (31,089)	Standard provision for 2021 Population (58,500)	Existing Provision
District Community Centre	1 per 20,000	1.4	1.8	2.9	0
Performing Arts/Cultural Centre	1 per 50,000	0.5	0.7	1.2	0
Youth Centre	1 per 15-20,000	1.4 - 1.9	1.8 – 2.5	2.9 – 3.9	0
Swimming Pool	1 per 20,000	1.4	1.5	2.8	2
Senior Citizens Centre	1 per 15-20,000	1.4 - 1.9	1.8 – 2.5	2.9 – 3.9	1
Aged persons accommodation & self care	1 per 15-20,000	1.4 - 1.9	1.8 – 2.5	2.9 – 3.9	2
Aged persons day care / respite centre	1 per 15-20,000	1.4 - 1.9	1.8 – 2.5	2.9 – 3.9	1
Community Health Clinic	1 per 10-12,000	2.4 - 2.8	3.0 - 3.7	4.90 - 5.9	1
Library / Community / Shire Service Centre	1 per 10-15,000	1.9 – 2.8	2.5 - 3.7	3.9 – 5.9	2
Recreation trails / strategic DUPs	Connectivity to all nodes	~30kms	~30kms	~50kms	20 kms

Gap Analysis

Generally speaking, the application of the standards coupled with the findings of stakeholder consultation indicates a strong demand for District level Facilities.

Previous community and stakeholder consultation has indicated the strongest demand for walking/cycling paths and trails, followed by a swimming pool facility. There is a perceived under-supply of trails and Dual Use Path linkages between strategic nodes. It is recommended that a Trails Masterplan be developed with staged implementation of strategic links to provide connectivity between all nodes.

While there is a perceived requirement for further swimming pool facilities it is considered at this time not to be feasible and potentially unnecessary given the current level of facilities and the coastal location of the precincts. Beachfront facilities were strongly advocated in the form of shelters, toilets, parking and BBQs and a number of key recommendations from the Leisure Services Plan 2005 reflect this.

The existing Civic Centre once provided some facilities at this level but is now used for Shire Staff Accommodation. With the potential relocation of the Shire offices, a District Community Facility could be provided as part of the development. It is recommended that, in review of District Community Centre provision, floor space and centre functionality be taken into account when considering the standard requirements.

The Shire's main facility for the delivery of arts and cultural programs is the Old Court House Complex (Queen Street). This building is heritage listed and is currently undergoing a building upgrade to allow greater flexibility of usage and to conserve the heritage value of the building. Through the Shire's consultation with development groups a variety of ideas for the provision of arts and cultural facilities have been explored including the incorporation of wet and dry meeting and workshop space within new community centres, the provision of artist-in-residence spaces and public art programs. Demand for a live entertainment/theatre/performing arts/arts facility was identified in the Leisure Services Plan 2005, and a feasibility study for this type of facility is currently before the Shire.

Further, the provision of public art within the Shire has also been recognized in the Cultural Plan and the development of a Percent for Art policy is currently being worked through by the Shire, for possible inclusion into the 2007/08 Corporate Plan. The way in which it is to be implemented is still under consideration; however this may be through a percent contribution based on the capital costs of proposed works.

Public art works can provide/ highlight historical links to a particular area, may incorporate indigenous and cultural references or may be designed or contributed to by specific groups within the community eg – youth groups, local artists etc. It is recommended that community facility implementation should include provision for public art, and this program should be continued and supported within the Shire.

The Shire previously had a youth facility operating from the current Community and Youth Centre on Bussell Hwy, however, this facility does not function specifically as a youth centre anymore. The demographic analysis shows that there is a defined need for this type of youth facility in the area. While youth recreation facilities are well catered for, consideration should be given to the development of a new youth centre and combined youth refuge.

It is estimated that people aged 65 years and over will make up 12.5% of the State's population by 2011, with those over 80 years counting for around 25% of the 65 and over age group. The 2001 ABS data for Busselton shows that the 65+ age group was 13.3%. While this shows a slight over-representation in this age group, the Shire of Busselton Leisure Services Plan notes that the over 55s age group is showing the slowest rate of growth of all age categories.

Busselton currently has two Certified Aged Care facilities, with a total number of 90 high care places and 121 low care places, as follows:

- William Carey Court Residential Aged Care Facility – 450 Bussell Hwy, Busselton
 - 46 high care places, 53 low care places
- Ray Village: 20 Ray Avenue, Busselton
 - Cunningham Nursing Home – 44 high care places
 - Ray Lodge – 68 low care places

The State Government provides funding to Shires and Councils, incorporated bodies and not-for-profit organisations for Home and Community Care. In Busselton there is a Home and Community Care Centre on Bussell Hwy, an adult day care facility on Broadwater Boulevard, and a Meals-on-Wheels Service. The services provided from these initiatives include domestic assistance, home maintenance, meals, transport, nursing and personal care, and social support.

Busselton has a Community Health Centre (Kevin Cullen Centre, Mill Road) providing various Services and Facilities including Child and Community Health, Therapy and Nursing, Dietetics, Emergency Home and Community Care, Psychology and Social Work, and Speech Therapy. Training at the Centre includes Allied Health, Dietetics, Nursing College Support (State Enrolled), Occupational Therapy, Physiotherapy, Social Work and Speech Pathology.

Health and aged person's facilities are difficult to assess from a Community Facilities perspective as the facilities identified above are provided by the private sector and managed on a State level. It is considered that for this reason the Shire must determine whether supply is meeting demand and assess the level of provision at a district level through its strategic planning processes.

Possible Facilities

Trails/Paths
Library/Community Shire Service Centre
Cultural/Performing Arts Centre
Youth Centre
District Community Centre
Public Art

5.3 Demand Assessment of Busselton Precincts

5.3.1 Introduction




The standards have been applied to the various precincts in the Shire of Busselton based on the growth predictions set out in Section 2. This task has been undertaken not to prescribe a precise number of facilities for each precinct but more so to give a general indication of how well each precinct is currently serviced.

It is clear that in practical terms community facility provision is not strictly determined by the quantitative needs of the particular precinct. Other factors such as the remoteness of a precinct or its historical development can play a part in the distribution of community facilities.

While most of the community facilities are generally provided and maintained by the Shire, it should be noted that the provision of child care and after school care facilities are increasingly being provided by the private sector. There are currently eight child cares / after school care service facilities within the Shire, six are located within Busselton town centre, one each is located in the Geographe and Broadwater precincts. None of these facilities are directly provided by or managed by the local authority. Some of these centres are, however, assisted by State Government funding. The Geographe Leisure Centre and the Naturaliste Leisure Centre, both Shire facilities provide vacation care and some crèche services to the community.

It is considered that these facilities may be difficult to assess from a community facility perspective, in a similar way to that of aged care facilities, and the Shire will need to determine if the provision is meeting current and future demand.

The general allocations of community facilities to the individual precincts in Busselton are based on the accepted standards documented in Table 5.1. The raw numerical responses to these standards need to be examined against the actual provision of community facilities in some of the more mature precincts to see where there is over or under provision. The outcome from the application of the standards in the assessment of each of the precincts below has been highlighted in the following way:

-  Over supply
-  Supply meets demand
-  Under supply

Also, in some of the newly developed or soon to be developed precincts, the planned provision of these facilities must be examined to ascertain whether there is the possibility of an over or under provision of facilities. Any anomalies can be corrected at the Development Guide Plan stage.

In the rural areas there is also some rationalization to be considered, as residents from these areas are likely to utilize and place pressure on community facilities throughout the shire. An example of this situation is the impact that the Commonage has on the use of facilities in Dunsborough. This fact is being recognized through the existing Commonage Implementation Policy, as new lots are required to pay a contribution to the development of community facilities in Dunsborough.

5.3.2 Dunsborough/Quindalup Precinct

Demographic Analysis

The 2006 Census shows that the total population of the Dunsborough/Quindalup precinct is 4025 persons.

In terms of the population structure within the Dunsborough/Quindalup section of the Precinct, there is a continuing rise in the population of young families, with nearly 34% of the population falling within the 25 – 54 year age group. Associated with this is an increase in the 0-14 year age group, which now represents nearly 21% of the population.

The over 55 year age group accounts for 402 persons (19%) within the precinct, and while this figure remains high, it is likely that the dominance of the “retirement sector” is reducing, following a similar shire-wide trend in this regard.

In 2001, the total number of dwellings in the precinct was 2018. The average occupancy rate of all occupied dwellings (household size) in the Dunsborough urban area is 2.65. The proportion of unoccupied private dwellings is 44.5% and this figure has been decreasing steadily since 1991, reflecting the increasing number of permanent residents in the town.

There are some opportunities for further urban growth in this precinct. The Bayview Estate Structure Plan provides for the creation of approximately 200 lots in a mixed density residential and retail development to the west of Cape Naturaliste Road, and there is some short term development of approximately 40 special residential lots to the north of this area.

A further area, being a southerly expansion of Dunsborough Lakes, has been identified for the possible creation of residential lots in the longer term in the Country Land Development Program Annual Review 2005. The potential yield from this development is approximately 1450 lots.

Eagle Bay village remains small in terms of its geographical area and population size. Due to its low population, ABS statistics relating to the precinct are limited.

The 2006 population is 73 persons, of which 21 comprise families. Occupancy rates also remain very low.

It is considered that the potential for further development in Eagle Bay would be very limited, and accordingly any future population increase would be minimal.

The population within the Yallingup area appears to have remained fairly static over the last ten years, although there has been an increase in the number of dwellings built over this time. The current total population is 158 persons, and comprises mainly young families with 50% of the population in the 25-54 age group and 21% in the 0-14 age group. Typically, there is a small proportion of the population (13%) in the over 55s age group.

The total number of dwellings in Yallingup village is 188, of which only one third were occupied during the Census count. While occupancy rates remain low, the increasing development of the Commonage Special Rural Area immediately to the south east of Yallingup may have some positive impact on the permanent resident population levels in the town, however, opportunities for further residential development would appear to be restricted.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (4025)	Standard provision for 2011 Population (4426)	Standard provision for 2021 Population (6650)	Existing Provision
Local community centre	1 per 4,000	1	1	1	1
Active public open space/ovals	1 per 3,500	1	1	1.9	1
Local informal POS/parks	1 per 2,000	2	2	3	6
Sporting Facilities (i.e. tennis, netball courts, cricket wickets etc.)	1 per 1000 - 3000 depending on type of facility	10	13	17	7
Playgrounds	1 per 2,000 / 400m walk able neighbourhood	2	2	3	5
Youth Recreation Area	1 per 5 - 10,000	-	1	1	1
Child care centre	1 per 4,000	1	1	1.6	1

Gap Analysis

For the purposes of researching community needs and facilities, Dunsborough should be seen as the district provider for the area covering the western part of the Shire, and serving the surrounding towns of Eagle Bay, Yallingup and the Commonage.

The Naturaliste Community and Cultural Centre currently provides for a variety of sporting and community uses within this precinct which include a library, one multi-use indoor sports court, meeting and office areas, a crèche and child health clinic, a multi-purpose function centre and exhibition space. It is anticipated these indoor facilities may need to be expanded to provide additional outdoor netball courts, and multi-use indoor courts. The Dunsborough Hall is also located within this precinct and is available for use by the community.

The Leisure Services Plan recommends the setting aside of a minimum of 6.5 ha of Shire controlled land for the construction of new community facilities in Dunsborough. While the existing Community Centre meets the current and future demand assessment for the community as shown in the Table above, in practical terms it appears that this facility may require upgrading to cater for the demands of the growing population, for both recreation and community facilities. Examples of possible facilities are indoor sports courts, increased area for community uses, classes, meetings, youth activities etc.

In terms of areas for active recreation, the Dunsborough Playing Fields in the Dunsborough Lakes area include one main oval, 2 outdoor netball courts, a skate park and BMX track and an associated sports pavilion. The Dunsborough Country Club Tennis Club currently provides 2 tennis courts and there are a further 2 provided at the Quindalup courts

Generally, it is acknowledged that there is a shortage in the provision for winter sports in Dunsborough. Recommendations from the Shire of Busselton Leisure Services Plan indicate the need for a new district level playing complex and sporting headquarters in Dunsborough for football and diamond sports, while the existing playing fields could be retained for soccer/ rugby and cricket. Further land should also be set aside for the provision of a new community centre, which could provide facilities for youth, local playgroups and community associations, exercise classes etc.

Community consultation carried out as part of the Leisure Services Plan, indicated support for a swimming pool in Dunsborough, and it is likely that demand for such a facility will continue as the population increases.

There is currently an under provision of demand sporting facilities in Dunsborough, and given continued future demand and the precinct's status as a district provider for the western section of the Shire, it is considered that netball/basketball/cricket/tennis facilities be increased as per the standards of service provision shown in the table above to cater for future demand.

With regard to local passive parks, Dunsborough is currently well serviced with areas of local open space and playgrounds, although areas of access to the foreshore at Pt Dalling, Dunsborough, McDermott St, and Quindalup are recommended for improvement.

Yallingup has one playground area, tennis courts and a community hall. The Shire has advised that some upgrading works may be required to the Yallingup Hall in line with recommendations of the Yallingup Hall Precinct Master Plan 1998.

Eagle Bay village currently provides one area of local passive open space, and is at the western end of the Meelup Regional Park.

While the population in Eagle Bay does not meet the current criteria for recommended provision of local community centres, recommendations from the Leisure Services Plan also include the provision of a community facility at Eagle Bay, which will provide the surrounding rural community with a local venue for meetings, classes, playgroups, celebrations and the like.

Possible Facilities

- New Sport and recreation zone (no less than 12 hectares in location) including a 6.5 hectare playing field
- Upgrade foreshore facilities at Point Dalling, McDermott Street and Campion Way
- Upgrade Naturaliste Community and Cultural Centre
- Increase number of demand sporting facilities (10) – long term.
- Upgrade Dunsborough Country Club Bowls
- Redevelopment of existing playing fields as per Leisure Service Plan for district level facility for soccer and cricket
- New community facility, Eagle Bay
- Community Hall upgrade, Yallingup

5.3.3 Central Busselton Precinct

Demographic Analysis

Central Busselton represents the largest precinct within the Shire, with a 2001 resident population of 5207 persons, representing 22% of the total Shire population. It contains the main retail, commercial, entertainment and leisure facilities within the Shire, as well as the majority of schools, and as such, attracts a wide cross section of the population. The 2001 census data reflects this position with 37% of the population in the 25-54 age group and 19% in the 0-14 age group. The Central Busselton precinct does remain, however, an attractive lifestyle choice for the over 55s with its proximity to town centre facilities and services, and in 2001, still represented 32% of the population.

Constraints on available land have restricted new development in the established section of Busselton, however, subdivisions in the West Busselton area have provided some new housing over the past decade. Further subdivision opportunities in the area of Bovell have been identified in the Busselton Dunsborough Land Release Plan 2000-01 and 2004-05, which may potentially provide up to 150 new residential lots in this precinct.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (6232)	Standard provision for 2011 Population (6469)	Standard provision for 2021 Population (6971)	Existing Provision
Local community centre	1 per 4,000	1	1	2	1
Active public open space/ovals	1 per 3,500	1	1	2	4
Local informal POS/parks	1 per 2,000	3	3	3.5	8
Sporting Facilities (i.e. courts, nets etc.)	1 per 1000 for each type of facility	16	19	23	33
Playgrounds	1 per 2,000 / 400m walkable neighbourhood	3	3	3.5	4
Youth Recreation Area	1 per 5 - 10,000	1	1	1	1
Child care centre	1 per 4,000	1	1	1.7	6

Gap Analysis

The Geographe Leisure Centre (GLC) is the main provider of indoor sports activities for the local community in this precinct with an indoor pool, a 25metre outdoor pool, 3 multi-use indoor sports courts, fitness centre, crèche and associated office facilities. Both leisure and club related activities could be accommodated at the Centre. The Leisure Services Plan suggests some additions to the GLC in the form of covering for the outdoor pool, and a clubhouse for associations and clubs that are based at the Centre. Consideration may also need to be given to the provision of additional indoor multi-use courts at this venue. While the demand assessment shows that by 2021 the Busselton Central precinct will be nearing its requirement for 2 local community centres, these upgrading works to the GLC may be sufficient to enable this facility to cater for increased community demand into the future.

Pressure for the provision of a 50 metre pool in Busselton is also likely to continue.

Provision of areas for active and passive recreation within the precinct appear to meet current standards, or are in over supply when compared with the standards set out in Table 4..2, however it should be noted that many of the open space areas within this precinct provide a district level facility to the Shire. Main areas for active open space within this precinct include the Lou Weston Oval and the Sir Stewart Bovell Park, and both provide district sporting facilities to the Shire. Football, cricket and netball/basketball are accommodated at the Lou Weston Oval, and cricket, football and hockey (Busselton Hockey Stadium) are accommodated at the Sir Stewart Bovell Park.

The Sir Stewart Bovell Park is identified as becoming the headquarters for football, hockey, diamond sports and athletics, with associated improvements being made to this facility. The Lou Weston Oval has also been earmarked for some improvements as a way of encouraging increased training and competition at this venue.

From a precinct level, Busselton Central is well provided for in terms of tennis (19 courts), netball (9 outdoor courts), basketball (3 multi-purpose indoor courts) and cricket wickets (2), as well as a variety of other sporting and leisure clubs/facilities, although, in the main, these facilities operate and cater to a wider district population and catchment. It should be noted that basketball and netball are increasingly being played indoors, despite the provision of 9 outdoor courts at Lou Weston Oval, this will continue to place pressure on the existing courts at the GLC, and may result in future increases to court numbers here being required.

The provision of local parks and playgrounds appears to be adequate; foreshore areas in the eastern end of the precinct are proposed for upgrading as part of a Master Plan as detailed in the Leisure Services Plan.

Possible Facilities

- Upgrade Geographe Leisure Centre
- Upgrade foreshore facilities in accordance with recommendations from proposed Master Plan for Busselton Foreshore Area
- Upgrade Lou Weston Oval (lighting, resurfacing etc)
- Upgrade Sir Stewart Bovell Park (resurfacing, road improvements, extend playing fields etc)

5.3.4 Broadwater Precinct

Demographic Analysis

Broadwater / Abbey is a fairly geographically contained precinct, bounded to the north by Geographe Bay and to the south by Bussell Hwy, and as such provides limited opportunity for further development. Some newer residential growth has occurred on the southern side of Bussell Hwy, which has opened up housing opportunities for younger families in this area. The population largely consists of young families with 36% in the 25-54 age group and 24.5% in the 0-14 age group (nb - only 10% fall within the 14-24 age group), although a significant number of over 55s (28%) remain a part of the population within this precinct.

This precinct also incorporates the South Broadwater area. The character of this precinct has changed considerably over the last 10-15 years to become increasingly urbanised. The Broadwater Structure Plan has delineated three precincts south of Bussell Hwy where suitable residential development may occur, and several subdivisions have occurred since this time. Recent Census data shows that there is a strong demographic within this precinct dominated by young families; 580 persons (42%) are within the 25-54 age group and 389 persons (28%) are between 0-14 years. In comparison only 13% of the population are aged 55years and over, and only 12% are aged between 15-24 years.

It is considered that this area will remain attractive to young families for some time into the future, The Country Land Development Program Annual Review 2005 indicates that future development activity between the years 2005 – 2010 could allow the creation of approximately 800 lots in this precinct, with further land at the Old Broadwater Farm Estate being earmarked for the possible creation of residential lots in the longer term.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (5535)	Standard provision for 2011 Population (5886)	Standard provision for 2021 Population (6654)	Existing Provision
Local community centre	1 per 4,000	1	1	1	0
Active public open space/ovals	1 per 3,500	1	1	1	0
Local informal POS/parks	1 per 2,000	2	2	3	12
Sporting Facilities (i.e. courts, nets etc.)	1 per 1000 for each type of facility	13	16	20	2
Playgrounds	1 per 2,000 / 400m walkable neighbourhood	2	2	3	4
Youth Recreation Area	1 per 5 - 10,000	-	1	1	0
Child care centre	1 per 4,000	1	1	1	1

Gap Analysis

This precinct provides an adequate level of local POS and playground areas, however, falls short of provision of areas for active recreation. The need for an area for active public open space (6.5ha) in Broadwater has been previously identified in the 1998 Busselton Community Facilities Contribution Study and the Shire's Leisure Services Plan, and is recommended in order to meet growing demand in this area.

Given the precinct's proximity to other demand sporting facilities such as netball, basketball and tennis in Busselton central, it is considered that current needs are generally met even though there appears to be under provision. It is likely, however, that these facilities will require augmenting in the future to provide adequate facilities for the increasing, mainly younger, population.

Given the population growth anticipated over the next 15 years, and the trend towards a younger family demographic, consideration should be given to providing other types of community facilities which may include a local community centre, and a youth recreation area as demonstrated in the table above.

Possible Facilities

- New 6.5 hectare playing field
- Upgrade foreshore facilities at Roberts Rd, Abbey and Dolphin Rd, Broadwater
- New local community centre
- New youth recreation area
- Increase demand sporting facilities (10)

5.3.5 Geographe Precinct

Demographic Analysis

The precinct of Geographe has a current total population of 5,087 persons which is predicted to increase to nearly 6,000 by the year 2021. The area contains a mixture of older, established housing on land closer to the town centre, and newer subdivisions as part of the Port Geographe marina development to the east. Correspondingly, the precinct accommodates a mixed demographic: 23.6% in the 0-14 category group, 39.6% in the 25 – 54 category, and 28% in the over 55s category.

The East Busselton Sandilands Structure Plan and the Port Geographe Development Plan provide guidance for future growth within much of this precinct. While the development of the Port Geographe marina appears to have reached its potential, areas for possible infill growth (approximately 100 lots) have been identified in the western end of the precinct on Layman Rd through the Busselton-Dunsborough Land Release Plan.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (5087)	Standard provision for 2011 Population (5346)	Standard provision for 2021 Population (5905)	Existing Provision
Local community centre	1 per 4,000	1	1	1	0
Active public open space/ovals	1 per 3,500	1	1	2	3
Local informal POS/parks	1 per 2,000	2	2	4	7
Sporting Facilities (i.e. courts, nets etc.)	1 per 1000 for each type of facility	13	16	20	2
Playgrounds	1 per 2,000 / 400m walk able neighbourhood	2	2	4	5

Youth Recreation Area	1 per 5 - 10,000	-	1	1	1
Child care centre	1 per 4,000	1	1	1	1

Gap Analysis

Given the central location and established nature of this precinct, Geographe is reasonably well provided for in terms of recreation and community facilities, although some of the larger sporting venues serve a shire wide function.

Barnard Park and Churchill Park provide major active sporting reserves for the Shire. Barnard Park is currently used as for soccer, football and cricket for the Shire, however, its future status and that of Churchill Park, are unsure pending a master planning study for the foreshore area which will confirm their ongoing use as active playing fields. It is understood that there is a proposed area of active open space in Layman Rd. The Yoganup regional playground is also based at Barnard Park, and a skate park is located nearby.

The demand assessment reveals that there is a current under provision of demand sporting facilities in the precinct. Given the proximity to facilities in the neighbouring Busselton precinct, it is considered that some of the demand can be met locally, however, provision of some additional facilities may be required to cater for the anticipated population increases in the Geographe precinct.

Land has been set aside on Layman Rd for an active sports field (soccer base), which the Leisure Services Plan recommends development of for soccer and a compatible summer sport. Given the uncertainty regarding the future of Barnard and Churchill Parks for active sports use, it is considered that this should be progressed. A separate area of approximately 2000 square metres has been set aside for community purposes use within the precinct. There are approximately six local POS areas within the precinct, of which some are developed with playground equipment.

This precinct is expected to experience some growth over the next 15 years, with its population estimated to reach nearly 6000 by 2021. Given this, the provision of other types of community facilities such as a local community centre and additional sporting facilities such as netball, basketball and tennis courts should be considered.

Possible Facilities

- Development of local community centre
- Development of new sports playing field
- Upgrade foreshore facilities between Ford St and Scout Rd in accordance with recommendations from proposed Master Plan for Busselton Foreshore Area.
- Future use of Barnard and Churchill parks as active playing fields to be determined by Master Planning Study. Upgrading works therefore dependent on Study outcomes.
- Increase demand sporting facilities (10)

5.3.6 Ambergate North Precinct

Demographic Analysis

The Structure Plan for Ambergate North provides for the development of land to the south of Busselton, and is seen as an appropriate extension to the existing urban form of the town. The land is situated approximately 3kms from the town centre, and is bounded by the Bypass Rd to the north, the future Outer Bypass Access Rd to the south, Queen Elizabeth Avenue to the west and the Vasse Diversion Drain to the east.

The estimated current population of this area is 30-40 persons. Development of the area is proposed over a medium time frame of 5-10 years and will be capable of accommodating an estimated total population of between 11,000 and 12,000 people. The Structure Plan allows for 530 hectares of land with development of 4,300 dwelling units (based on an occupancy rate of between 2.6 and 2.8 persons

per dwelling). Development will be based on the "Liveable Neighbourhoods Community Design Code" and in line with planning principles set out in Shire's District Town Planning Scheme No 20.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (40)	Standard provision for 2011 Population (259)	Standard provision for 2021 Population (11000)	Existing Provision
Local community centre	1 per 4,000	-	-	2	0
Active public open space/ovals	1 per 3,500	-	-	3	0
Local informal POS/parks	1 per 2,000	-	-	8	0
Sporting Facilities (i.e. courts, nets etc.)	1 per 1000 for each type of facility	-	13	40	0
Playgrounds	1 per 2,000 / 400m walkable neighbourhood	-	-	6	0
Youth Recreation Area	1 per 5 - 10,000	-	-	1	0
Child care centre	1 per 4,000	-	-	3	0

While the current assessment of supply and demand indicates that there are no current facility requirements, there is an identified and imminent need for facilities to meet expected future population growth to 2011 and beyond.

Gap Analysis

Ambergate North precinct is expected to accommodate a population of approximately 11 000 by 2021, and as such, will become the largest precinct within the Shire. Accordingly, some consideration has been given to the provision of community facilities in the Ambergate North Structure Plan.

A centrally located neighbourhood village centre of approximately 5 hectares has been set aside, with 1 hectare of this land identified for a future community purpose site. Similarly, the need for smaller, local community sites has been recognised, and these uses may possibly be accommodated in the proposed neighbourhood local centres. These community purpose sites could suit a range of uses dependent on the precinct demographics but could include a youth centre, child care centre, meeting rooms, arts/crafts space etc. Other areas of public open space and vegetation linkages will provide smaller areas for informal and passive recreation throughout the precinct. The Guide to Provision Of Community Facilities recommends provision for three local community centres to service a population of 12 000 people.

Three areas have been set aside for active open space, each adjoining a proposed school site. These should provide senior playing field opportunities of approximately 6.5ha per location as per the Leisure services Plan. Other areas of public open space and vegetation linkages will provide smaller areas for informal and passive recreation throughout the precinct.

Details regarding specific types of sporting courts and facilities are not available and are more likely to be provided at the local structure planning and detailed subdivision stage. It should be noted, however, that the Leisure Services Plan recommends that new facilities for a regional headquarters for soccer and cricket be provided for in Ambergate North.

Possible Facilities

- New local community centre (3)

- Development of sporting facilities - (40)
- New active playing fields (3) and development of regional sporting headquarters for soccer and cricket
- New child care centre (3)
- New youth recreation area
- Playgrounds (6)
- Local POS areas (8)

5.3.7 Airport North Precinct

Demographic Analysis

This precinct is located at the northern end of the Airport Structure Plan, bounded to the north by Bussell Hwy, to the west by Vasse Hwy and to the east by the proposed the subject of Scheme Amendment No 83 which sought to rezone the Airport North precinct of the Busselton Airport Structure Plan to facilitate increases in density and the area under development. The Structure Plan for Airport North currently proposes 2,750 lots, and is expected to accommodate a population of approximately 7500 by the year 2021.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (114)	Standard provision for 2011 Population (465)	Standard provision for 2021 Population (7700)	Existing Provision
Local community centre	1 per 4,000	-	-	1	0
Active public open space/ovals	1 per 3,500	-	-	2	0
Local informal POS/parks	1 per 2,000	-	-	3	1
Sporting Facilities (i.e. courts, nets etc.)	1 per 1000 for each type of facility	-	-	23	0
Playgrounds	1 per 2,000 / 400m walk able neighbourhood	-	-	3	0
Youth Recreation Area	1 per 5 - 10,000	-	-	1	0
Child care centre	1 per 4,000	-	-	1	0

While the current assessment of supply and demand indicates that there are no current facility requirements, there is an identified and imminent need for facilities to meet expected future population growth to 2011 and beyond.

Gap Analysis

The Airport North precinct is expected to accommodate a population of approximately 7 500 by 2021. In terms of community facility provision, the approved Structure Plan for Airport North shows several areas of open space

Possible Facilities

- New local community centre
- Development of demand sporting facilities (23)
- New child care centre (1)
- New active playing field (1)
- Playgrounds (3)

- Local POS areas (2)

5.3.8 Vasse Precinct

Demographic Analysis

The Development Guide Plan for Vasse Newtown has been adopted by Shire and endorsed by the West Australian Planning Commission in October 2004. The land affected by the Vasse Newtown project, is situated approximately 10kms west/south west of the Busselton, in and around the existing town site of Vasse.

A key element of the development of Vasse is the provision for primary, secondary and tertiary establishments in order to create a regional centre for learning. This is likely to affect the potential demographic within this precinct, with a younger, family oriented population possibly residing in this precinct. The current population of this precinct is approximately 80 persons, and this is expected to reach a total population of nearly 5000 over the next 15 years.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (91)	Standard provision for 2011 Population (345)	Standard provision for 2021 Population (4950)	Existing Provision
Local community centre	1 per 4,000	-	-	1	1
Active public open space/ovals	1 per 3,500	-	-	2	-
Local informal POS/parks	1 per 2,000	-	-	2	-
Sporting Facilities (i.e. courts, nets etc.)	1 per 1000 for each type of facility	-	-	17	-
Playgrounds	1 per 2,000 / 400m walkable neighbourhood	1	1	2	-
Youth Recreation Area	1 per 5 - 10,000	-	-	1	-
Child care centre	1 per 4,000	-	-	1	-

Gap Analysis

The Vasse precinct is expected to accommodate a population of approximately 5000 by 2021, and a Development Guide Plan for the area has been approved.

In line with the Leisure Services Plan, one area for active open space adjoining a proposed school site has been planned, and this could provide a regional headquarters for soccer and cricket, in addition to a similar facility proposed for Ambergate North. Other smaller areas are set aside for local open space and passive recreation. The details regarding specific types of recreational and community facilities to be provided at Vasse are not clear at this time, and will be presented at the Detailed Area Plan stage. Other commitments towards the provision of community facilities include the upgrading of the Vasse Community Hall.

Linkages between Vasse and the beachfront should also be established through the provision of dual use paths / footpaths.

The Development Guide Plan has an area of centrally located land set aside for Community Purposes in line with the Guide to Provision of Community Facilities which recommends provision for one local community centre in the precinct.

Development of a new public library in Vasse should also be given consideration at a district level in the context of the Shire's Vision for Library Services.

Possible Facilities

- New active playing field (1) and development of regional sporting headquarters for soccer and cricket
- Development of demand sporting facilities (17)
- Upgrading of Vasse Community Hall
- New local community centre
- Playgrounds (3)
- Local POS areas (2)

5.3.9 Rural Remainder

Demographic Analysis

The population within this precinct, while remaining dispersed, is anticipated to increase to approximately 8,500 people by 2021. Accordingly, this will place pressure on existing facilities in the established areas of the Shire.

This precinct includes the Wonnerup / Yalyallup precincts which covers a large area to the south east of Busselton and is characterised by its semi rural lifestyle. The total population for this area is approximately 445 persons and comprises mainly young and mature families. Recent subdivision in the north/west corner of the precinct has provided additional housing for this population.

The majority of land development within this precinct is guided by the Busselton Airport Structure Plan, and, as such, will potentially provide an industrial park, showgrounds and tourism uses in the southern section of the Plan Area, south of the proposed Outer Bypass Highway. Most residential development planned as part of the Busselton Airport Structure Plan falls within the Airport North precinct, which is referred to further in this report. On this basis, it is considered that this precinct will experience minimal residential growth over the next 15-20 years.

Application of Standards

Facility	Standard (Recommended Provision)	Standard provision for 2006 Population (7524)	Standard provision for 2011 Population (7889)	Standard provision for 2021 Population (8670)	Existing Provision
Local community centre	1 per 4,000	1	1	2	6
Active public open space/ovals	1 per 3,500	1	2	2	-
Local informal POS/parks	1 per 2,000	3	3	4	-
Sporting Facilities (i.e. courts, nets etc.)	1 per 1000 for each type of facility	16	20	26	-
Parks / playgrounds	1 per 2,000 / 400m walkable neighbourhood	3	3	4	-
Youth Recreation Area	1 per 5 - 10,000	1	1	1	-
Child care centre	1 per 4,000	1	1	2	-

Gap Analysis

The rural remainder precinct remains mostly undeveloped in terms of community facility provision, with existing district facilities in Dunsborough and Busselton currently meeting this demand.

As such, an analysis of the demand for community facilities in this precinct presumes that facilities will be provided for in other nearby, urban precincts. It should be noted that this has been taken into account when assessing demand in other precincts.

The following community halls are currently provided within the Precinct to service the rural population:

- Acton Park Hall
- Yoongarillup Hall,
- Carbanup Hall,
- Kaloorup Hall,
- Wilyabrup Hall,
- Ruabon Hall

The Leisure Services Plan recommends that a review of the existing rural community halls be undertaken to provide for any necessary maintenance and upgrading works in order to bring these community facilities up to a current standard.

Possible Facilities

As a result of the demand assessment, there are no recommended works for the Rural remainder precinct.

6. Contributions Planning

6.1 Introduction

The key objectives of any Contributions Plan are to co-ordinate the timely provision of infrastructure and to provide for the equitable sharing of infrastructure costs between various parties. There is also a need to demonstrate the 'nexus' between demand and provision. This is to ensure that contributions are only required for infrastructure that is "reasonably" required as a result of the subdivision and development of land in a particular area.

6.2 Recommended Facilities

Table 6.1 below outlines the recommended works arising from analysis and review of previous studies, stakeholder consultation and application of the standards to current and future precinct demographics. Further consultation has also been undertaken with the Shire to determine the specific priority works that are to be taken into account in cost analysis in order for the contributions plan to be developed. It should be noted that there has been some further refinement in considering community facility planning within the Shire. Recommended works, which cover the areas of open space provision, have been removed from the planning schedule as it is considered that contributions towards these community facilities will be covered through other State government planning mechanisms.

The recommended facilities have been grouped into two levels; district level facilities and specific precinct based facilities that are required.

6.3 Methodology

In developing this prioritised list of facilities and the resulting contribution rates, a number of key factors have been taken into account:

6.3.1 "Reasonableness"

Planning literature relating to the provision of community facilities often refers to the concept or principle of "reasonableness". Inherent in this concept is that it is reasonable for the new development in a particular area to give rise to the need for the community facilities in question.

The list of facilities in Table 6.1 demonstrably meet this reasonableness test in that they have been well documented through community consultation, they have been supported through quantitative analysis and the Shire has thought fit to incorporate them in the financial planning it has undertaken for the district over the next five years (see below).

Further, it is considered that the policy meets the test of validity for the following reasons:

- It arises from change precipitated by development or subdivision, whether in part or whole, nor whether it mostly benefits the public at large.
- It does not impose a disproportionate burden on any one developer
- It does not impose a contribution that solely proposes to promote community infrastructure, but is determined from a needs based assessment.

6.3.2 Shire's 5 Year Capital Expenditure Program – 2006 to 2011

As is typical protocol in local government financial management, the Shire has brought together a capital works program to guide the expenditure of funds for infrastructure and services over the coming five years. As alluded to in the section above, this capital expenditure program provides a useful test of "reasonableness" in that the facilities notated in this capital works program are important enough to the local community that the Shire has sought to identify them, cost them and in some cases undertake feasibility assessments for them. In summary these facilities have a certain degree of status within the community and the investigation of the need for the facilities and the likely costs has been robust.

6.3.3 Apportionment and Calculation of Contribution Rates

Essential to the formulation of developer contribution costs is the establishment of a nexus, that is, the identification of the proportion of use to be attributed to new growth (re the proportion of new growth generated by a particular development) and the proportion associated with servicing the needs of the existing population. In an already established area, this can often be quite hard to define.

The Shire has calculated the costs of these facilities to the point where reasonably detailed budgeting has been undertaken.

This level of costing has been considered appropriate to integrate into the calculation of contribution rates. A contribution rate per new lot/dwelling has then been calculated based on the budgeted cost for the relevant facilities.

A sum of the district and precinct based rate provides a total contribution rate. Developer contributions, by precinct, are set out in Appendix B.

The majority of recommended new community facilities for precincts in the existing built up areas of the Shire, will generally service both the existing need and future demand for facilities. In these cases, it is not reasonable to fully apportion costs to new residents because the facilities would not be exclusively used by the incoming population.

In the newer growth areas of Vasse, Ambergate and Airport North, where contributions plans will be required, facilities will almost exclusively be used by and apportioned to the incoming population.

The formula for determining the contribution rate is follows:

$$\text{Contribution (Per Dwelling)} = \frac{(\$Cap + \$Land - \$Econ - \$ Grant)}{\text{(Projected Additional Dwellings)}} \times \text{Apportionment}$$

\$Cap – is the sum of capital costs for facilities which have been or which are to be provided

\$Land – is the sum of land costs which have been or are to be acquired to provide the required public facilities

\$Econ – is the sum of any existing contributions which have been previously paid towards the provision of the public facility

\$Grant – is the sum of any grants, subsidies or any other funding source which may be available to fund capital works.

Projected Additional Dwelling Units – is the anticipated increase in the number of dwelling units to be created to the Year 2021

Apportionment – is the percentage of total costs for the facilities attributable to the new development.

Shire District

Generally, many of the community facilities recommended for inclusion in the Shire District represent new facilities which will meet both existing need and future demand. As such, apportionment was determined by comparing the projected 2006 dwelling statistics with the projected 2021 dwelling statistics. Details of these facilities and the corresponding apportionments are provided below:

Application of standards for the Busselton Shire indicated that the current level of provision of performing arts / cultural centres, youth centres, libraries and district community centres is below the level indicated by the standards. Development of these facilities therefore, will meet a current shortfall, as well as satisfy a future demand. For youth centres and libraries, the standard of 1:12 000 (ratio of facilities to population) has been applied, and the existing shortfall was based on the 2006 population. Apportionment to new residents for these facilities is calculated as follows:

$$\text{Apportionment to new residents} = (1 - [(28\,649 - 12\,000) / 12\,000]) * 100 \\ = 38 \%$$

For performing arts/ cultural centres, the standard of 1: 50 000 has been applied, and apportionment to new residents for this facility is as follows:

$$\begin{aligned}\text{Apportionment to new residents} &= (1 - [(28\,649 - 50\,000) / 50\,000]) * 100 \\ &= 57.3 \%\end{aligned}$$

For district community centres, the standard of 1: 20 000 has been applied, and apportionment to new residents for this facility is as follows:

$$\begin{aligned}\text{Apportionment to new residents} &= (1 - [(28\,649 - 20\,000) / 20\,000]) * 100 \\ &= 56.8 \%\end{aligned}$$

Through consultation with the Shire of Busselton, other community facilities have been identified for inclusion in the Shire District. These include a regional Art Gallery, the continuation of the coastal dual-use path linking Busselton- Dunsborough-Yallingup, Rails to Trails path, foreshore facilities and a boat ramp, Geographe Leisure Centre upgrade, active playing fields and regional sporting headquarters for soccer and cricket, Dunsborough Sport and Recreation Zone (6.5 hectare playing field for district facilities), public art and environmental protection, management and implementation. Given that these facilities will service both the existing and future population, the costs for each are apportioned based on 2006 and 2021 dwelling figures for the Shire.

Dunsborough/Quindalup

Application of standards for the Dunsborough/Quindalup precinct indicates that the current level of provision of playgrounds and local parks meets demand. In this case, it is assumed that the development of new playground equipment is as a result of development and increased demand, and accordingly, these community facilities have been fully apportioned to new residents.

The redevelopment of playing fields is anticipated to service both existing residents and the future population and 50% of the costs of this facility has been apportioned to new development.

The remaining recommended community facilities for the precinct – foreshore facilities, upgrade of the Naturaliste Community & Cultural Centre, Dunsborough Hall kitchen upgrade and beachfront amenities will service both the existing and future population. The costs for each are therefore apportioned based on 2006 and 2021 dwelling figures for the precinct.

Consultation with the Shire has recommended the provision of beachfront amenities and playgrounds in Yallingup village. These are new facilities and will service both existing and future residents. As such, the costs of these facilities have been apportioned based on 2006 and 2021 dwelling figures for the precinct.

The Shire has also recommended the provision of beachfront amenities, playgrounds and the construction of the Eagle Bay to Rocky Point – dual use path at Eagle Bay. These are new facilities and will service both existing and future residents. As such, the costs of these facilities have been apportioned based on 2006 and 2021 dwelling figures for the precinct.

Central Busselton

Applications of standards for the central Busselton precinct indicate that the current level of provision of playgrounds, areas for active open space and local parks and sporting facilities is meeting the level indicated by the standards of service provision. It is assumed that the development of a new playground is as a result of development and increased demand. As such, this community facility has been fully apportioned to new residents.

Other facilities recommended for the Central Busselton precinct include foreshore facilities, Lou Weston Oval (lighting and resurfacing), Sir Stewart Bovell Park (resurfacing, road improvements, additional playing fields) and the provision of beachfront amenities will service both existing and future residents and therefore costs for these facilities have been apportioned based on 2006 and 2021 dwelling figures for the precinct.

Broadwater

Applications of standards for the Broadwater precinct indicate that the current level of provision for a

local community centre is below the level indicated by the standards. Development of such a facility will therefore meet a current shortfall as well as satisfy a future demand.

For a local community centre, the standard of 1:4 000 (ratio of facilities to population) has been applied, and the existing shortfall was determined based on the 2006 population. Apportionment to new residents for this facility is calculated as follows:

$$\begin{aligned}\text{Apportionment to new residents} &= (1 - [(5535 - 4000) / 4000]) * 100 \\ &= 62 \%\end{aligned}$$

The current level of provision of playgrounds within the precinct is above that required for the 2006 population. It is assumed therefore that the development of new playground equipment is as a result of development and increased demand. As such, this community facility has been fully apportioned to new residents.

Other new facilities recommended for the Broadwater precinct, including a boat ramp, foreshore facilities, and beachfront amenities, will service both existing and future residents and therefore costs for these facilities have been apportioned based on 2006 and 2021 dwelling figures for the precinct.

Geographe

Consultation with the Shire has recommended the provision of playgrounds, beachfront amenities and foreshore facilities in the Geographe precinct. The current level of provision of playgrounds within the precinct is above that required for the 2006 population. It is assumed therefore that the development of new playground equipment is as a result of development and increased demand. As such, this community facility has been fully apportioned to new residents.

The provision of beachfront amenities and foreshore facilities will service both existing and future residents. As such, the costs of these facilities have been apportioned based on 2006 and 2021 dwelling figures for the precinct.

Rural Remainder

While the rural remainder precinct remains largely serviced by existing district facilities in Busselton and Dunsborough, consultation with the Shire has recommended the provision of playground facilities. Given that this facility will service both existing and future residents, the corresponding costs have been apportioned based on 2006 and 2021 dwelling figures. These cost contributions are minimal and have been included with the Shire District contribution rate.

Ambergate

Subject to Developer Contribution Plan

Airport North

Subject to Developer Contribution Plan

Vasse

Subject to Developer Contribution Plan

Table 6.3 CONTRIBUTION RATES FOR FACILITIES

SHIRE DISTRICT

Facilities	Total estimated cost	Apportionment to New Development	Contribution per Dwelling
Busselton to Dunsborough Recreation Trail	\$3,200,000	53%	\$118.79
Dunsborough to Yallingup Recreation Trail	\$1,200,000	53%	\$44.20
Rails to Trails	\$600,000	53%	\$22.10
Cultural Performing Arts Centre	\$4,000,000	57%	\$183.37
Lower SW Learning & Information Facility	\$4,000,000	38%	\$120.84
Regional Gallery Facility upgrade	\$87,000	53%	\$3.18
Youth Centre	\$2,000,000	38%	\$60.42
Foreshore facilities and Playgrounds	\$610,000	53%	\$22.47
Geographe Leisure Centre (group fitness centre)	\$1,000,000	53%	\$36.84
Boat ramps	\$600,000	53%	\$22.26
Environmental protection, management and implementation	\$200,000	53%	\$7.42
Public Art	\$200,000	53%	\$7.42
District Community centre	\$5,000,000	57%	\$226
Dunsborough Sport and Recreation Zone (6.5 hectare playing field for district facility)	\$2,000,000	53%	\$73.67
Active playing fields and regional sporting headquarters for soccer and cricket	\$2,000,000	53%	\$73.67
TOTAL	\$26,687,000		\$1022.65
DUNSBOROUGH/QUINDALUP			
Facilities	Total estimated cost	Apportionment to New Development	Contribution per Dwelling
Foreshore facilities	\$350,000	39%	\$76.16
Naturaliste Community and Cultural Centre (gym Facility)	\$1,000,000	39%	\$217.65
Dunsborough Hall kitchen upgrade	\$26,000	39%	\$5.66
Playgrounds	\$30,000	100%	\$16.65
Beachfront amenities	\$150,000	39%	\$32.65
Eagle Bay to Rocky Point Path	\$112,000	39%	\$24.37
Redevelopment of playing fields	\$3,500,000	50%	\$971.68
TOTAL	\$5,168,000		\$1344.82

CENTRAL BUSSELTON			
Facilities	Total estimated cost	Apportionment to New Development	Contribution per Dwelling
Foreshore facilities	\$350,000	22%	\$95.26
Playgrounds	\$10,000	100%	\$12.37
Beachfront amenities	\$50,000	22%	\$13.60
Lou Weston Oval (lighting, resurfacing)	\$300,000	22%	\$81.68
Sir Stewart Bovell Park (additional playing fields – local use)	\$2,000,000	22%	\$544.55
TOTAL	\$2,710,000		\$747.46
BROADWATER			
Facilities	Total estimated cost	Apportionment to New Development	Contribution per Dwelling
Boat ramp	\$350,000	27%	\$132.16
Foreshore facilities	\$350,000	27%	\$132.16
Playgrounds	\$10,000	100%	\$13.98
Beachfront amenities	\$50,000	27%	\$18.53
Local community centre	\$500,000	62%	\$433.56
TOTAL	\$1,260,000		\$730.39
GEOGRAPHE			
Facilities	Total estimated cost	Apportionment to New Development	Contribution per Dwelling
Foreshore facilities	\$350,000	31%	\$114.21
Beachfront amenities	\$50,000	31%	\$15.78
Playgrounds	\$10,000	100%	\$10.52
TOTAL	\$410,000		\$140.51

Facilities	Total estimated cost	Apportionment to New Development	Contribution per Dwelling
RURAL REMAINDER			
Nil	Nil	Nil	Nil
TOTAL	Nil	Nil	Nil
AMBERGATE NORTH			
Subject to Developer Contribution Plan			
AIRPORT NORTH			
Subject to Developer Contribution Plan			
VASSE			
Subject to Developer Contribution Plan			

6.4 Implementation and Administrative Framework.

The implementation and administration of the policy is set out in the policy statement in Appendix C. Key points of the adopted approach are:

- Key platforms are implemented through a planning scheme policy, attached to the Town Planning Scheme but not forming part of the scheme. An enabling clause would be included into the Town Planning Scheme which would refer to the policy itself (Appendix D). This allows for a degree of flexibility in administration – for example there would be no need to undertake a scheme amendment if there is some small change to the policy.
- The policy adopts a two tier approach whereby the newer, broad acre areas are dealt with slightly differently to the existing, developed parts of the Shire. In the broad acre areas the prospect of a developer contributions plan (DCP) for the area is favoured. This is because these broad acre areas are reasonably remote from existing built up areas of the town, they present holistic opportunities for providing community facilities and the development industry is likely to provide for specific community facilities needs in these areas. In the existing areas, the opportunities for DCPs are limited because of the historical provision of facilities and the relationships between the existing built up precincts.
- In order to ensure that development contributions are used for the purpose for which they are collected, the policy has some prescriptive requirements for the financial management of, and accounting for developer contributions.

These requirements include the creation of trust accounts for each precinct, quarterly reporting of the activity in each trust account, establishment of a contributions register and procedures for review of account expenditure.

7. Conclusions & Recommendations

7.1 Conclusions

This report has shown that Busselton is growing rapidly and by the end of the period of this study (2021) will be a significant regional centre of some 58,000 people. This sustained growth presents significant demands on the ability of the Shire to provide commensurate community facilities for the new residents of the shire.

As a result, the Shire is seeking to augment its expenditure on community facilities with a contribution from new development that is giving rise to much of the need for these community facilities.

The approach adopted in this report for the calculation of this contribution to community facilities provision has been based around a number of key principles - what are "reasonable" contributions to community facilities and the demonstration of the "nexus" between new development and the level of facilities required.

To adhere to these principles in what is a complex local government area, the list of facilities that is proposed to be funded by contributions has been arrived through an appreciation of the community's wishes for leisure activities, an examination of quantitative needs and finally an acknowledgement of the Shire's capital expenditure program. The resulting list of facilities is a practical approach to future community facilities planning.

7.2 Recommendations

As the next stage in the development of a community facilities policy, consultation is recommended with the broader community, particularly the development industry in the south west.

The Shire should consider commencing the Town Planning Scheme Amendment process once the consultation described above is completed.

Shire should also schedule ongoing monitoring of the implementation of the policy to ensure that it is working effectively, the contribution rates are remaining current and the appropriate facilities are being provided.

Table 6.1 Summary of analysis

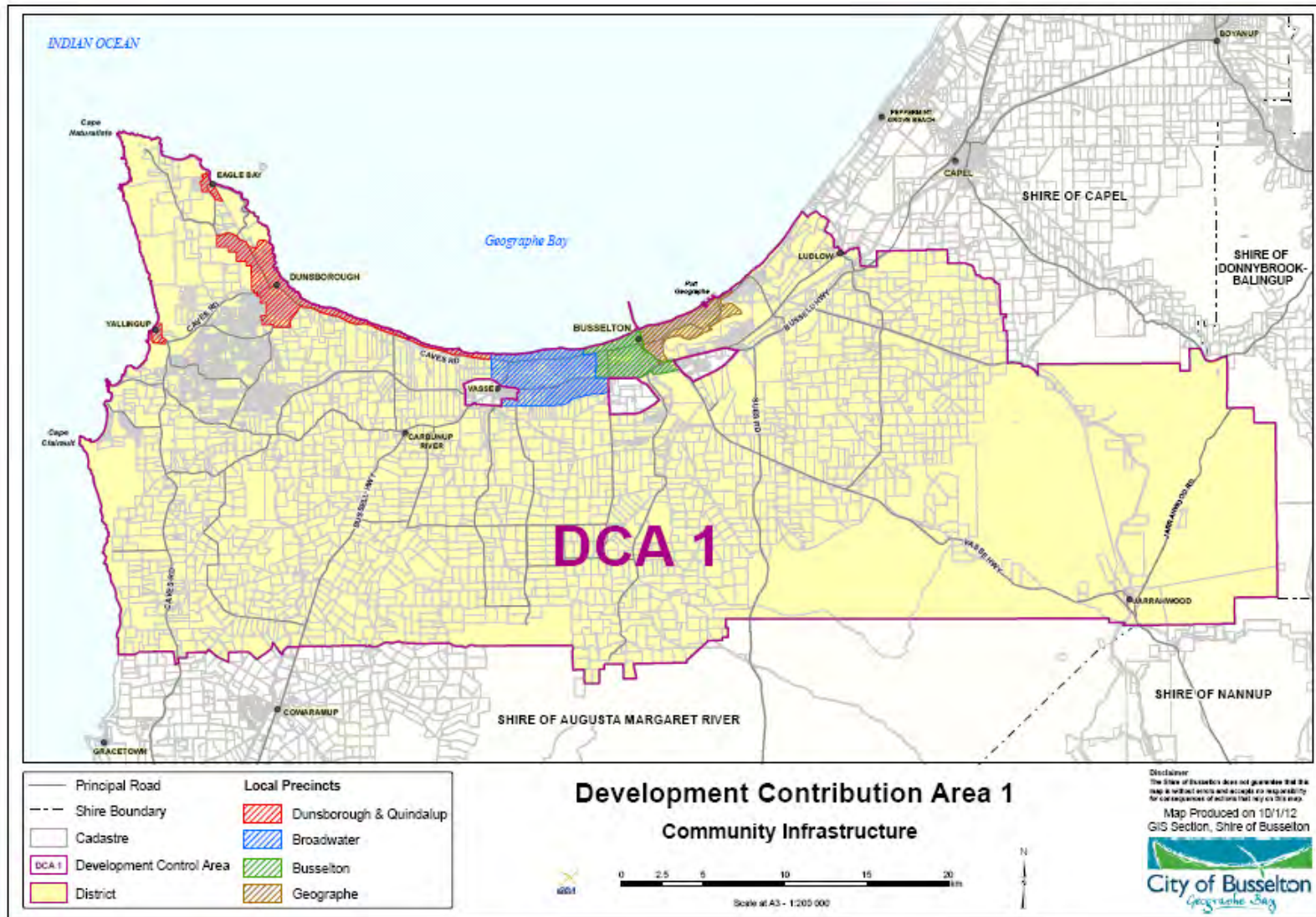
Precinct	Recommended Works
Shire District	<ul style="list-style-type: none"> • Trails/Paths • Library / Community / Shire Service Centre • Cultural / Performing Arts Centre • Youth Centre • District Community Centre • Active playing fields and regional sporting headquarters for soccer and cricket
Dunsborough/ Quindalup	<ul style="list-style-type: none"> • New Sport and recreation zone (no less than 12 hectares in location) including a 6.5 hectare playing field • Upgrade foreshore facilities • Upgrade Naturaliste Community and Cultural Centre • Redevelopment of existing playing fields as per Leisure Service Plan for district level facility for soccer and cricket • Boat ramp
Busselton	<ul style="list-style-type: none"> • Upgrade Geographe Leisure Centre • Upgrade foreshore facilities • Upgrade Lou Weston Oval (lighting, resurfacing etc) • Upgrade Sir Stewart Bovell Park (resurfacing, road improvements, extend playing fields etc)
Broadwater	<ul style="list-style-type: none"> • Upgrade foreshore facilities • New local community centre
Geographe	<ul style="list-style-type: none"> • Upgrade foreshore facilities

Yallingup Village	No recommended works at this time
Eagle Bay	No recommended works at this time
Ambergate North	<ul style="list-style-type: none"> • New local community centre (3) • Development of sporting facilities - (40) • New active playing fields (3) and development of regional sporting headquarters for soccer and cricket • New child care centre (3) • New youth recreation area • Playgrounds (6) • Local POS areas (8)
Airport North	<ul style="list-style-type: none"> • New local community centre • Development of demand sporting facilities (23) • New child care centre (1) • New active playing field (1) • Playgrounds (3) • Local POS areas (2)
Vasse	<ul style="list-style-type: none"> • New active playing field (1) and development of regional sporting headquarters for soccer and cricket • Development of demand sporting facilities (17) • Upgrading of Vasse Community Hall • New local community centre • Playgrounds (3)

	<ul style="list-style-type: none">• Local POS areas (2)• Boat ramp• Connection to DUP network
Rural Remainder	<ul style="list-style-type: none">• No recommended works at this time

Appendix A

Precinct Plans



Appendix B – Contributions by Precinct (2007)

PRECINCT	RECOMMENDED WORKS	ESTIMATED COST
Shire District	Busselton to Dunsborough Recreation Trail – dual use path	\$3 200 000
	Dunsborough to Yallingup Recreation Trail – dual use path	\$1 200 000
	Rails to Trails	\$600 000
	Cultural /Performing Arts Centre	\$4 000 000
	Lower S/W Learning and Information Facility	\$4 000 000
	Regional Gallery Facility upgrade to Agricultural Department Building	\$87 000
	Youth Centre	\$2 000 000
	Foreshore facilities (toilet blocks and carparks) and Playgrounds	\$610 000
	Geographe Leisure Centre (group fitness centre)	\$1 000 000
	Boat ramps	\$600 000
	Environmental Protection, Management and Implementation	\$200 000
	Public Art	\$200 000
	District Community Centre	\$5 000 000
	Dunsborough Sport and Recreation Zone including a 6.5 hectare playing field for district facilities	\$2 000 000
Active playing fields and regional sporting headquarters for soccer and cricket	\$2 000 000	
Total capital costs		\$26, 697 000
District contribution per dwelling		\$1023

Dunsborough / Quindalup	Foreshore facilities (toilet block and carpark)	\$350 000
	Naturaliste Community & Cultural Centre (gym facility)	\$1 000 000
	Dunsborough Hall kitchen upgrade	\$26 000
	Playgrounds	\$30 000
	Beachfront amenities – BBQs etc	\$150 000
	Redevelopment of playing fields	\$3 500 000
	Eagle Bay to Rocky Point path	\$112 000
Total capital costs		\$5, 168,000
Precinct contribution per dwelling		\$1345
District contribution per dwelling		\$1023
Total contribution per dwelling		\$2368

Central Busselton	Foreshore facilities (toilet block and car park)	\$350 000
	Lou Weston Oval (lighting, resurfacing)	\$300 000

	Playgrounds	\$10 000
	Beachfront amenities – BBQs etc	\$50 000
	Sir Stewart Bovell Park (resurfacing, road improvements, additional playing fields)	\$2 000 000
Total capital costs		\$2 710 000
Precinct contribution per dwelling		\$747
District contribution per dwelling		\$1023
Total contribution per dwelling		\$1770

Broadwater	Boat ramp	\$350 000
	Foreshore facilities (toilet block and carpark)	\$350 000
	Playgrounds	\$10 000
	Beachfront amenities – BBQs etc	\$50 000
	Local community centre	\$500 000
Total capital costs		\$1 260 000
Precinct contribution per dwelling		\$730
District contribution per dwelling		\$1023
Total contribution per dwelling		\$1753

Geographe	Playgrounds	\$10 000
	Beachfront amenities – BBQs etc	\$50 000
	Foreshore facilities (toilet block and carpark)	\$350 000
Total capital costs		\$410 000
Precinct contribution per dwelling		\$141
District contribution per dwelling		\$1023
Total contribution per dwelling		\$1164

Rural Remainder	No facilities required	Nil
Total capital costs		
Precinct contribution per dwelling		Nil
District contribution per dwelling		\$1023
Total contribution per dwelling		\$1023

Ambergate North	Subject to Developer Contribution Plan	
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Airport North	Subject to Developer Contribution Plan	
Vasse	Subject to Developer Contribution Plan	

APPENDIX 6:
BIOPHYSICAL ENVIRONMENT

BIOPHYSICAL ENVIRONMENT

Topography, Landforms and Soils

The subject site is predominantly sloping with a topographical elevation of approximately 92 to 132 metres (m) Australian Height Datum (AHD) from west to east. The Yallingup Brook is present through the northern portion of the eastern half of the subject site.

The subject site is located within the Leeuwin Zone, consisting of moderately dissected lateritic plateau on granite with colluvial soils in the valleys. On the western margin the granite is overlain by Tamala Limestone and there are some coastal dunes.

The Department of Primary Industry and Regional Development's (DPIRD's) Natural Resource Information Portal (NRInfo) maps the subject site as occurring within the Cowaramup Uplands System, consisting of a lateritic plateau with sandy gravel, loamy gravel and grey sandy duplex soils.

The subject site is mapped as containing soils of five phases as follows:

- Cowaramup vales phase: small, narrow V-shaped drainage depression with gravelly duplex (Forest Grove) soils.
- Cowaramup deep sandy rises phase: Flats and gently sloping rises (gradients 0-5%), with deep bleached sands. Some areas of low and moderate slopes (gradients 5 – 15%).
- Cowaramup flats phase: Flats (0-2% gradient) with gravelly duplex (Forest Grove) and pale grey mottled (Mungite) soils.
- Cowaramup gentle slope phase: Gentle slope (2-5% gradient) with gravelly duplex (Forest Grove) 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.

Surface Water

The subject site is located within the Naturaliste subarea of the Cape to Cape *Rights in Water and Irrigation Act 1914* (RiWI Act) proclaimed surface water management area. The Yallingup Brook, mapped in the Department of Water and Environmental Regulation's (DWER's) *Hydrography Linear (Hierarchy)* database as a significant stream, intersects the northern portion of the eastern half of the subject site.

The subject site is above the 1 in 100 year Annual Exceedance Probability (AEP) floodplain level mapped by the DWER.

Wetlands within Western Australia are classified on the basis of landform and water permanence pursuant to the Semeniuk (1995) classification system (refer to **Table 1**).

Table 1. Wetland classifications (Semeniuk 1995).

Water Longevity	Landform				
	Basin	Channel	Flat	Slope	Highland
Permanent Inundation	Lake	River	-	-	-
Seasonal Inundation	Sumpland	Creek	Floodplain	-	-
Intermittent Inundation	Playa	Wadi	Barlkarra	-	-
Seasonal Waterlogging	Dampland	Trough	Palusplain	Paluslope	Palusmont

Areas of wetlands in Western Australia have been mapped and this mapping has been converted into a digital dataset that is maintained by the Department of Biodiversity, Conservation and Attractions (DBCA) and referred to as the ‘*Geomorphic Wetlands of the Leeuwin Naturaliste Ridge and Donnybrook to Nannup*’ dataset. This dataset contains information on geomorphic wetland types and assigns management categories that guide the recommended management approach for each wetland area.

Table 2. DBCA wetland management categories (Semeniuk 1995).

Category	Description	Management Objectives
Conservation	Wetlands support a high level of ecological attributes and functions.	<p>Highest priority wetlands. Objective is to preserve and protect the existing conservation values of the wetlands through various mechanisms including:</p> <ul style="list-style-type: none"> • Reservation in national parks, crown reserves and State owned land, • Protection under Environmental Protection Policies, and • Wetland covenanting by landowners. <p>No development or clearing is considered appropriate. These are the most valuable wetlands and any activity that may lead to further loss or degradation is inappropriate.</p>
Resource Enhancement	Wetlands which may have been partially modified but still support substantial ecological attributes and functions	<p>Priority wetlands. Ultimate objective is to manage, restore and protect towards improving their conservation value. These wetlands have the potential to be restored to Conservation category. This can be achieved by restoring wetland function, structure and biodiversity.</p>
Multiple Use	Wetlands with few remaining attributes and functions	<p>Use, development and management should be considered in the context of ecologically sustainable development and best management practice catchment planning through landcare.</p>

The subject site does not contain any mapped wetlands pursuant to the abovementioned dataset. Furthermore, there are no mapped wetlands within 500 m of the subject site boundaries.

Groundwater

The subject site is located within the Cape to Cape North subarea of the RiWI Act proclaimed Busselton – Capel Groundwater Area.

No groundwater monitoring has been undertaken within the subject site. Onsite groundwater levels will be investigated at the end of the 2024 winter to capture peak groundwater levels.

To protect the State's drinking water resources the DWER has defined certain Priority Classification Areas within the Public Drinking Water Source Areas (PDWSA) providing three levels of groundwater quality protection. These are based on the principles of risk avoidance (Priority 1), risk minimisation (Priority 2) and pollution limiting (Priority 3). The subject site is not mapped as occurring within a PDWSA, with no PDWSA located within a 5 km radius of the subject site.

Sewage Sensitive Areas

The *Government Sewerage Policy (GSP)* (DPLH 2019) was produced to establish the Western Australian Government's position on the provision of sewerage services in the State. It requires reticulated sewerage to be provided during the subdivision and development of land where possible. Reticulated sewerage is not available within the subject site, therefore sewerage disposal is to adopt a best practice approach in accordance with *Australian/New Zealand Standard 1547 On-site domestic wastewater management* and the GSP.

The general site requirements for on-site effluent disposal are outlined in the GSP and *AS/NZS 1547:2012* and are dependent on whether the site is located within a sewage sensitive area. The subject site is not mapped as occurring within a sewage sensitive area.

Climate

The climate at the subject site can be described as Mediterranean with warm and dry summers and cold and wet winters. According to data from the closest weather station with available data, Cape Naturaliste (Station number 9519, accessed at www.bom.gov.au), the annual average rainfall is approximately 796.3 mm, with the highest monthly rainfall of 160.2 mm recorded in June and the lowest, 10.6 mm, recorded in January. The average monthly maximum temperatures range from 26 °C in February to 16.4 °C in July and the average monthly minimum temperatures range from 15.7°C in February to 10.1°C in July. The average monthly Class A pan evaporation for Margaret River, the closest available data, ranges between 171 mm in December to 47 mm in June. Evaporation is greater than rainfall from October to April. The annual average Class A pan evaporation is 1,069 mm, which is greater than the average rainfall.

APPENDIX 7:
LANDSCAPE REPORT

BIDDLE ROAD, QUEDJINUP CONCEPT PLAN

LANDSCAPE REPORT

MARCH 2026 REV B

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REV	DATE	ISSUE	BY
REV A	20 MAY 24	ISSUE FOR CLIENT	
REV B	13 MAR 26	ISSUE FOR CLIENT	YL

1.0 LOCATION OF THIS REPORT



2.0 SITE CONTEXT

Quedjinup is located in the City of Busselton area and is situated approximately 6 km south-west of Dunsborough.

The site is generally located in an area that has historically supported a mixture of agricultural land uses however is transitioning to residential land uses.

The site consists of an area approximately 41 ha and is bounded by Biddle Road to the south.



3.0 DESIGN PRINCIPLE

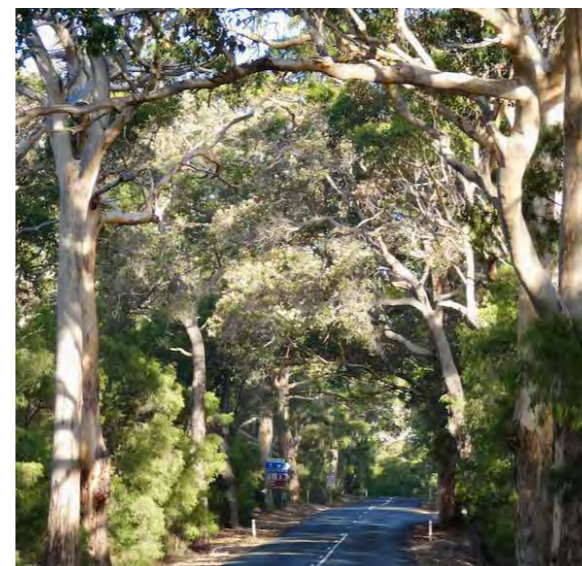
The character of Quedjinup references the rural history and natural context of the locality. This ensures the development has a strong connection with the surrounding existing environment both visually and culturally.

Innovation will be a major component of the design. This will be visually evident in the development through water management and conservation of the natural assets.

As the new development could introduce a range of modern materials, these will be underpinned with a palette of earth tones and the use of materials that reference the natural environment in which it sits.

KEY PRINCIPLE

- Natural setting
- Retain topography
- Ecologically sensitive design
- Retention of mature remnant trees
- Protection and enhancement of waterways
- Respect for cultural heritage
- Active lifestyle opportunities



4.0 LANDSCAPE STRATEGY

The Landscape Strategy is intended to be an overall guide to the proposed functions, amenities and landscape treatment within the Biddle Road, Quedjinup project.

Any proposed planting will be characterized with native planting reflecting the flora of the area.

5.0 NON-IRRIGATION STRATEGY

There is no available water within the project for irrigation to buffer planting. The planting design of all street scape will consist of predominantly native species. Planting design is proposed to include a water sensitive design approach. Hydrozoning will also provide a supplementary design principle whereby groups of plants with similar irrigation demand needs will be grouped together.

Areas within the stormwater swales and revegetation areas are proposed to be non-irrigated. Where determined swales will be planted with native sedges and rushes to facilitate the stormwater treatment requirements for the site. Revegetation areas will be planted with endemic native species.



6.0 ENTRY EXPERIENCE

The primary access to the new residential properties will be via Biddle Road. The project plans to create subtle, but safe arrival points to delineate the driveways, accommodate storm water flows whilst complimenting the nature surrounds and tourist experience of this drive.

Fencing will enhance the rural ambiance with recognizable designs and subdued color schemes. Post and rail fencing is proposed to accentrate driveways, with a simpler post and ringlock fence to delineate the remaining boundaries.



BIDDLE ROAD - TYPICAL CROSSOVER FRONT ELEVATION



BIDDLE ROAD - TYPICAL CROSSOVER SECTION

7.0 STORM WATER STRATEGY

Generally storm water from the development will be directed towards a swale running parallel to Biddle Road. These will be sized to treat the flows from the small rainfall event in accordance with the principles of water sensitive urban design. Remaining storm water on lot will be captured on lot.



8.0 BOUNDARIES

Two types of fencing is proposed at Biddle Road. Typical fence detail 1 to be located at entry driveways and feature locations. Typical fence detail 2 for the remainder of the site.

Kangaroo gates will be strategically located as part of the detailed design stage.



TYPICAL FENCE DETAIL TYPE 1 - PAINTED TIMBER POST AND RAIL



TYPICAL FENCE DETAIL TYPE 2 - PAINTED TIMBER POST WITH RINGLOCK INFILL PANEL



TYPICAL KANGAROO GATE DETAIL

9.0 PLANTING PALETTE

The selected planting palette will be water-wise, endemic vegetation planting.

The plants within the feature planting mix have been selected to provide seasonal floral displays.



Agonis flexuosa
WA peppermint



Corymbia ficifolia
Red flowering gum

BUFFER PLANTING MIX



Acacia myrtifolia
Myrtle Wattle



Darwinia citriodora
Common Net Bush



Eutaxia myrtifolia
Lemon-scented Myrtle



Taxandria linarifolia
Swamp peppermint

FEATURE PLANTING MIX



Dianella caerulea 'Cassa Blue'
Cassa Blue Paroo Lily



Eremophila nivea
Emu Bush



Pimealea roseas subsp. *rosea*
Rice Flower



Verticordia mitchelliana
Rapier Featherflower

BASIN PLANTING MIX



Baumea juncea
Jointed rush



Conostylis candicans
Grey Cottonheads



Juncus kraussii
Sea Rush



Lomandra 'Tanika'
Mat Rush



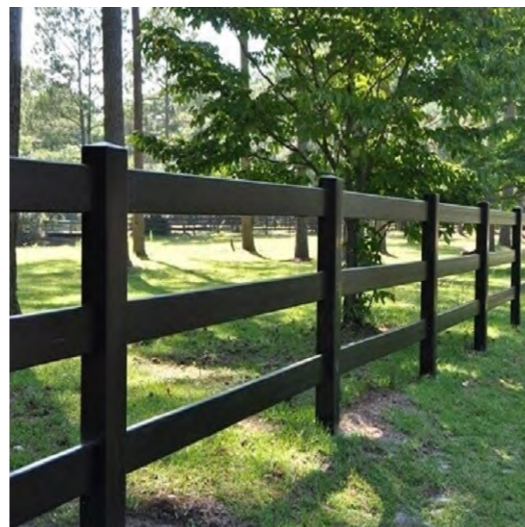
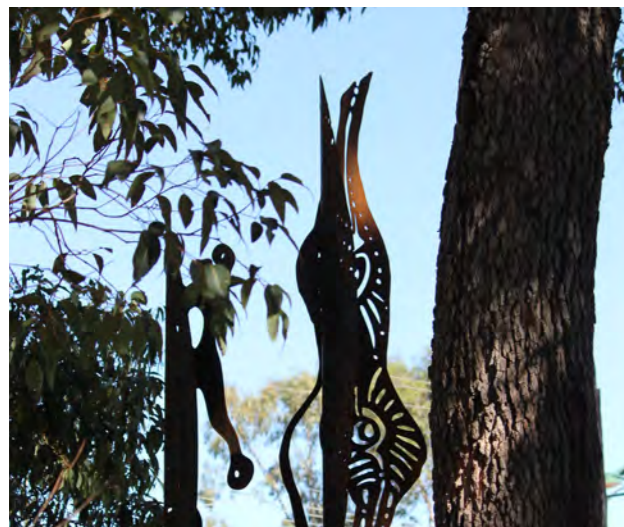
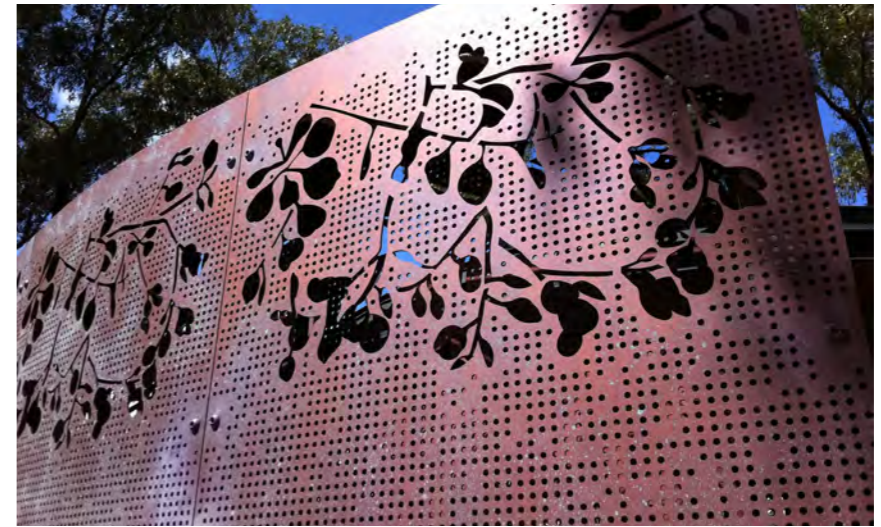
Grevillea obtusifolia prostrate
Gin Gin Gem

10.0 DESIGN INSPIRATION

Intent: inspired by the local south west character

Form: informal crossovers valuing tree retention

Outcome: retaining the Biddle Road drive experience



APPENDIX 8:
ENVIRONMENTAL ASSESSMENT

Document Reference: EMG82 Quedjinup

Emerge contact: Toni Burbidge

20 May 2024

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Emerge Environmental Services Pty Ltd ABN
57144772510 trading as Emmerge Associates

Attention: Jon Burgess
Director
Burgess Design Group
PO Box 8779
Perth Business Centre WA 6849

Delivered by email to: jon@burgessdesigngroup.com.au

Dear Jon

LOT 58 (93) BIDDLE ROAD QUEDJINUP ENVIRONMENTAL SUMMARY FOR PROPOSED LOCAL STRUCTURE PLAN

Further to your request to review the wording provided recently regarding the environmental considerations for the local structure plan at the above address, we provide the additional input.

Lot 58 (93) Biddle Road Quedjinup, in the City of Busselton (hereby known as the site) is proposed to be developed through a local structure plan (LSP). A concept plan (the proposal) is provided as **Attachment A**.

Site conditions and constraints

The site has been an active equestrian property for many years and comprises several cleared paddocks and yards. Constant activity across the property ensures any ground living fauna is generally restricted to the existing vegetated areas. These vegetated areas will not be disturbed during implementation of the Local Structure Plan.

The site has been assessed as low risk to environmental values given the minimal impact proposed for the land. The following environmental considerations with regards to the proposal on the site are outlined in accordance with the proposed LSP.

Environmental Assessment and City Requirements

The subject land is characterised by stands of existing remnant vegetation along its western boundary to Caves Road, its northern boundary to existing development and in the central east portion. It also has three stands of vegetation, two adjacent to Biddle Road, mapped under the development guide plan (DGP) as being Landscape Protection Area. It is also within the Local Planning Scheme No.21 (LPS 21) Special Control Area Landscape Value.

The site requires due regard to both the Special Control Area identified by LPS 21 and Local Planning Policy (LPP) No. 3 Special Character Areas and Visual Management Policy. This means that the development must consider the unique character and form of the environment and not impact this through development activities.

Clause 5.4 – Landscape Value Areas of LPS primary objective is to preserve the visual amenity and rural scenic character of the area by minimising disturbance to the natural environment, and discouraging the use of reflective building materials that have the potential to cause visual distraction and amenity impact arising from sunlight reflection and glare.

When assessing an application for development on land identified within a Landscape Value Area, the City will consider the following:

- Whether the development is compatible with the rural and scenic character of the locality;
- Whether the development will materially affect wildlife, wetlands and coastal environment, aboriginal sites;
- Disturbance to the natural environment, including visual effects of clearing, maintenance of rural character and habitat disturbance.

The City's Local Planning Strategy's (2019) environmental objectives are outlined in sections 10.2 (a), (b) and (d) which aim to protect and enhance habitat of native fauna, vegetation, waterways and wetlands as part of planning and development of the District. Further it seeks to identify and secure ecological corridors as part of considering structure planning as well as supporting the long-term survival of the Western Ringtail Possum population.

The site also contains a portion of Yallingup Brook, traversing from east to west in the north-east part of the land. This brook provides an ecological corridor traversing the site and the intent is to provide a non-development buffer along the brook to maintain this linkage. Further, macrofauna movement such as the kangaroo will be encouraged to move along this ecological corridor through the use of kangaroo fencing and gates.

There is existing vegetation adjacent to Biddle Road forms a valuable roadside vegetation corridor and buffer. It is proposed to enhance this corridor with vegetation within a 20m setback from Biddle Road. (See **Attachment 2**)

The proposal also minimises any vegetation removal along Biddle Road by providing shared access easements to locate the property entry in a suitable location so as to reduce clearing requirements.

Site Environmental Values

Given the intention is not to remove any vegetation from the site within the proposal, detailed flora and fauna surveys have not been undertaken. However a preliminary desktop assessment has been conducted to obtain the site's environmental values.

The site contains natural areas of vegetation which are defined as the Corwaramup (C2) complex. This complex is associated with mildly undulating uplands with gravelly duplex soils and outcrops of laterite. Dominant vegetation is an open forest of *Eucalyptus marginato* (Jarrah) and *Corymbia calophylla* (Marri). A second storey of *Persoonia longifolia* (Snottygobble), *Banksia grandis* (Bull banksia), and *Xylomelum occidentale* (Woody pear). Shrub and herb storey consists of *Xanthorrhoea preisii*, *X.gracillis*, *Adenanthos barbiger*, *Haxkea amplexicaulis*, *Davesia incrassate* and *Hakea lissocarpha*. This complex occurs on the Margaret River Plateau north of Cowaramup.

The subject site is predominantly sloping with a topographical elevation of approximately 92 to 132 metres (m) Australian Height Datum (AHD) from west to east. The site's soil is a lateritic plateau on granite with colluvial soils in valleys and the western margin granite underlain by Tamala limestone. The Department of Primary Industries and Regional Development (DPIRD) soil landscape data shows the following soil risk characteristics of the site which is within the Leewin Zone.

- High phosphorus
- Low salinity
- High subsurface acidification
- Low to medium subsurface compaction
- Medium water erosion (Yallingup Brook)

- Medium to high waterlogging
- High wind erosion

The acid sulfate soil mapping shows a moderate to low risk within 3m of natural soil surface. It increases to a moderate to high risk deeper than 3m from the natural surface. Acid sulfate soil will not be a risk given there is no earthworks proposed for this proposal.

The site's hydrology is within the Busselton/ Capel Groundwater Area and is within the proclaimed Cape to Cape North Surface Water Area. This proposal does not propose to modify the surface or groundwater levels or flows. Consideration will be given to the Government Sewerage Policy (GSP)(2019) and discharge of waste water on the site. The GSP outlines that a secondary treatment system with nutrient removal are recommended in sewerage sensitive areas where soils have low capacity to retain nutrients. Further, there will be a required setback from Yallingup Brook for any sewerage infrastructure.

The site is located with Bushfire Prone Mapping, however the siting of the building envelopes means a clear Asset Protection Zone (APZ) is already present and therefore no vegetation is required to be cleared.

The natural vegetation on site is being retained and not removed. This vegetation serves as habitat for threatened fauna species such as the Western Ringtail Possum (WRP) and three species of black cockatoo. The SRP is critically endangered under the Environmental Protection and Biodiversity Conservation Act (EPBC Act) 1999.

Mapping occurs across the site for buffered black cockatoo roosting sites. The following plate shows the habitat distribution for WRP. The yellow depicts high habitat suitability and the brown is medium habitat suitability.



Plate 1: Western Ringtail Possum habitat suitability mapping

The Western Ringtail Possum occurs in the highest densities in coastal zones, where Peppermint trees (*Agonis flexuosa*) are a dominant species. Smaller populations occur within Jarrah Marri vegetation, including areas in the Margaret River Region. Ringtails are highly territorial. Their home range is between 0.3ha 5 in Peppermint dominant vegetation and up to 5ha in Jarrah forests. Their range is well defined but may overlap with other individuals. Due to their highly territorial nature,

ringtails do not migrate or disperse well outside of their territories and translocation efforts have been largely unsuccessful.

This development is not proposing to remove the habitat of the Western Ringtail Possum nor the foraging sites of black cockatoo.

Environmental Avoidance and Enhancement Strategy

Given the results of the desktop environmental assessment, the structure plan proposal (**Attachment 1**) shows the avoidance of key environmental features of the site. The following avoidance and enhancement activities will be undertaken as a result of the implementation of this proposal:

- Enhancement this through planting of a landscaping strip along Biddle Road buffer along with tree planting for wind breaks. (see landscape concept **Attachment 2**).
- Placement of building envelopes to facilitate the need for no clearing. These have been placed to avoid existing vegetation. For those envelopes abutting tree stands it is proposed homesites be located far enough away from the existing vegetation to avoid clearing as part of bushfire protection measures.
- Limited clearing may be required for driveways and crossovers, however, as mapped on site, the location of these has been carefully planned to minimise impacts on existing vegetation.
- No development is proposed within Yallingup Brook and any fencing (if required) will include kangaroo gates to facilitate free movement across the site. There is also a Buffer of non development area along Yallingup Brook creating an ecological corridor.
- LPP No. 3 is addressed by the 100m vegetation retention buffer along the Caves road frontage for visual impact requirements.
- Landscape Protection Areas are proposed over pockets of existing natural vegetation of the Cowaramup vegetation complex.
- Habitat trees will be retained.
- Sewerage setback to Yallingup Brook as part of GSP will be implemented.

Summary and closing

We trust the above information assists with the environmental considerations for the summary within the LSP documentation. Please contact the undersigned on 0409 101 647 should you require any further information.

Yours sincerely
Emerge Associates



Toni Burbidge

SENIOR ENVIRONMENTAL CONSULTANT- TEAM LEADER

ENVIRONMENTAL PLANNING AND MANAGEMENT

cc: NIL

Encl: Attachment 1 – Concept plan for Lot 58 (93) Biddle Road Quedjinup
Attachment 2 – Biddle Road Concept Landscape Report Rev A

APPENDIX 9:
TARGETED FLORA SURVEY

Document Reference: EP25-116(01)—002A SCM

Emerge contact: Sean Moylan

13 November 2025

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Emerge Environmental Services Pty Ltd ABN
57144772510 trading as Emurge Associates

Attention: Rosie Green
Development Manager
Elberton Property 15 Pty Ltd
PO Box 1432
Subiaco WA 6008

Delivered by email to: rgreen@elberton.com.au

Dear Rosie

TARGETED FLORA SURVEY – PORTION OF LOT 58 (NO. 93) BIDDLE ROAD AND BIDDLE ROAD RESERVE, QUEDJINUP

1 INTRODUCTION

Elberton Property 15 Pty Ltd are currently progressing a structure plan over Lot 58 (No. 93) Biddle Road, Quedjinup. To support the approval process, the Department of Planning, Lands and Heritage (DPLH) has requested a targeted flora survey within two proposed lots and two crossover locations within the Biddle Road reserve, as detailed below:

- portion of proposed Lot 4
- portion of proposed Lot 10
- crossover for proposed Lots 6 and 7
- crossover for proposed Lots 12-15.

These survey areas are hereafter referred to as the 'site' and collectively extend over approximately 0.49 hectares (ha), as shown in **Figure 1**.

Emerge Associates were engaged to undertake a targeted flora survey to determine whether any threatened¹ or priority² flora species occur within the site.

2 METHODS

2.1 Desktop assessment

Prior to completing the targeted flora survey, a review of the Department of Biodiversity, Conservation and Attractions' *Threatened and Priority Flora List* (DBCA 2025) was undertaken to identify species that may occur within the site.

¹ Pursuant to the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* and the Western Australian *Biodiversity Conservation Act 2016*

² As listed by the Department of Biodiversity, Conservation and Attractions

2.2 Field survey

Two botanists from Emerge Associates visited the site on 13 October 2025 and completed the targeted flora survey. During the survey the botanists traversed the site searching areas of suitable habitat.

Hand-held GPS receivers (± 5 m accuracy) were used to record a tracklog of the survey, and also the location of individuals of threatened or priority flora if detected. The survey tracklogs are provided in **Figure 2**. Vegetation condition mapping is as per the scale adapted from Keighery (1994).

In addition, native *Corymbia* or *Eucalyptus* trees with a diameter at breast height (dbh) ≥ 50 centimetres (cm) were recorded when these were determined to be potential breeding habitat (habitat trees) for three threatened species of black cockatoo (*Zanda latirostris* (Carnaby's black cockatoo), *Zanda baudinii* (Baudin's black cockatoo) and *Calyptorhynchus banksii naso* (forest red-tailed black cockatoo)).

2.3 Limitations

The survey was undertaken by suitably experienced botanists, and at an appropriate time of the year to detect threatened and priority species, as per the primary flowering period for species in the south-west of Western Australia (spring) (EPA 2016). All parts of the site could be accessed as required.

3 RESULTS

No individuals of threatened or priority flora species were detected in the site.

3.1 Proposed Lot 4

Vegetation within the surveyed portion of proposed Lot 4 consists of planted non-native *Eucalyptus* species and garden shrubs in 'completely degraded' condition as shown in **Plate 1**.



Plate 1: Planted vegetation in proposed Lot 4

3.2 Proposed Lot 10

Vegetation within the surveyed portion of proposed Lot 10 comprises cleared areas with no native vegetation. A variety of non-native grasses and herbs including *Avena barbata*, *Briza maxima*, *Ehrharta longiflora* and *Sonchus oleraceus* are dominant as shown in **Plate 2**.



Plate 2: Cleared areas within proposed Lot 10

3.3 Proposed crossovers

Vegetation within the Biddle Road reserve at the location of the crossovers for proposed Lots 6 and 7 and proposed Lots 12-15 comprises native vegetation in 'very good' condition, with a canopy dominated by *Corymbia calophylla* and *Eucalyptus marginata* over tall shrubland of *Xanthorrhoea preissii* and *Dasypogon hookeri* over low shrubland of *Hibbertia hypericoides* and sedgeland of *Patersonia umbrosa*, *Lepidosperma* spp. and *Conostylis* spp. as shown in **Plate 3**.

In addition to the native vegetation, two *Corymbia calophylla* trees with a dbh ≥ 50 cm are present within the crossover survey boundaries, as shown in **Figure 3**. Both trees are classified as 'potential nesting trees'³ as they have a suitable dbh to develop a nest hollow in the future, but do not currently contain hollows suitable for use by black cockatoos for nesting (DAWE 2022).

³ As per the *Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black-cockatoo* (DAWE 2022)



Plate 3: Vegetation within Biddle Road reserve in 'very good' condition

4 DISCUSSION

4.1 Flora and vegetation

No suitable habitat for threatened or priority flora species is present within proposed Lot 4 or Lot 10 due to the historic disturbance.

The Biddle Road reserve supports native vegetation in 'very good' condition and so has potential to support a range of threatened and priority flora. The survey was undertaken during the optimal seasonal period for detecting the annual species identified in the *Threatened and Priority Flora List* (DBCA 2025). No annual threatened or priority flora, nor unidentified perennial species that could represent threatened or priority flora were recorded.

In the four months prior to the survey, 682.8 millimetres (mm) was recorded from the nearest weather station (Cape Naturaliste, station no. 9519 (BoM 2025)). The rainfall received at Cape Naturaliste was 171.9 mm higher than the long-term average for the station. Therefore, sufficient rainfall had occurred to stimulate growth and encourage emergence of vegetation prior to the survey.

Given the preceding rainfall and that adequate survey effort was undertaken during the optimal season and known flowering periods of relevant species, it is also determined that no threatened or priority flora species occur within the Biddle Road reserve portion site.

4.2 Black cockatoo habitat trees

As the two black cockatoo habitat trees do not contain hollows suitable for use by black cockatoos for nesting, the site does not currently provide breeding nesting habitat for any of the three species of black cockatoo. The habitat trees within the site have the potential to form suitable hollows in the future. However, it will likely take many decades for hollows to form that are large enough to be suitable for use by black cockatoos for breeding.

Summary and closing

No threatened or priority flora were recorded during the survey.

Two potential nesting trees were recorded within the Biddle Road reserve. However, none of these trees currently have hollows suitable for black cockatoo nesting.

We trust that this letter provides sufficient details on the targeted survey. Should you have any queries or require further information, please do not hesitate to contact the undersigned.

Yours sincerely
Emerge Associates



Sean Moylan
SENIOR ENVIRONMENTAL CONSULTANT

cc: none

Encl: Figure 1: Site Location
Figure 2: Survey Track Logs
Figure 3: Black Cockatoo Habitat Trees

General References

Bureau of Meteorology (BoM) 2025, *Climate Data Online*, <<http://www.bom.gov.au/climate/data/>>.

Department of Agriculture, Water and the Environment (DAWE) 2022, *Referral guideline for 3 WA threatened black cockatoo species: Carnaby's Cockatoo, Baudin's Cockatoo and the Forest Red-tailed Black-cockatoo*, Canberra.

Department of Biodiversity, Conservation and Attractions (DBCA) 2025, *Threatened and Priority Flora List February 2025*.

Environmental Protection Authority (EPA) 2016, *Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment*, Perth.

Keighery, B. 1994, *Bushland Plant Survey: A guide to plant community survey for the community*, Wildflower Society of WA (Inc), Nedlands.

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Figures



Figure 1: Site Location

Figure 2: Survey Tracklogs

Figure 3: Black Cockatoo Habitat Trees



Figure 1: Site Location

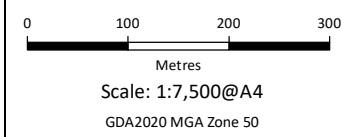
Project: Targeted Flora Survey
 Portion of Lot 58 (No. 93) Biddle Road and Portion of Biddle Road Reserve, Quedjinup

Client: Elberton Property 15 Pty Ltd

Plan Number:
 EP25-116(01)--F01

Drawn: SCM
Date: 12/11/2025

Checked: SCM
Approved: TAA
Date: 12/11/2025



While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used ©Landgate (2025). Nearmap Imagery date: 12/09/2024



Figure 2: Survey Tracklogs

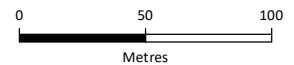
Project: Targeted Flora Survey
 Portion of Lot 58 (No. 93) Biddle Road and Portion of Biddle Road Reserve, Quedjinup

Client: Elberton Property 15 Pty Ltd

Plan Number:
 EP25-116(01)-F02

Drawn: SCM
 Date: 12/11/2025

Checked: SCM
 Approved: TAA
 Date: 12/11/2025



Scale: 1:3,000@A4
 GDA2020 MGA Zone 50



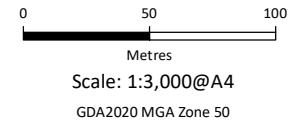
While Emerge Associates makes every attempt to ensure the accuracy and completeness of data, Emerge accepts no responsibility for externally sourced data used
 ©Landgate (2025). Nearmap Imagery date: 12/09/2024

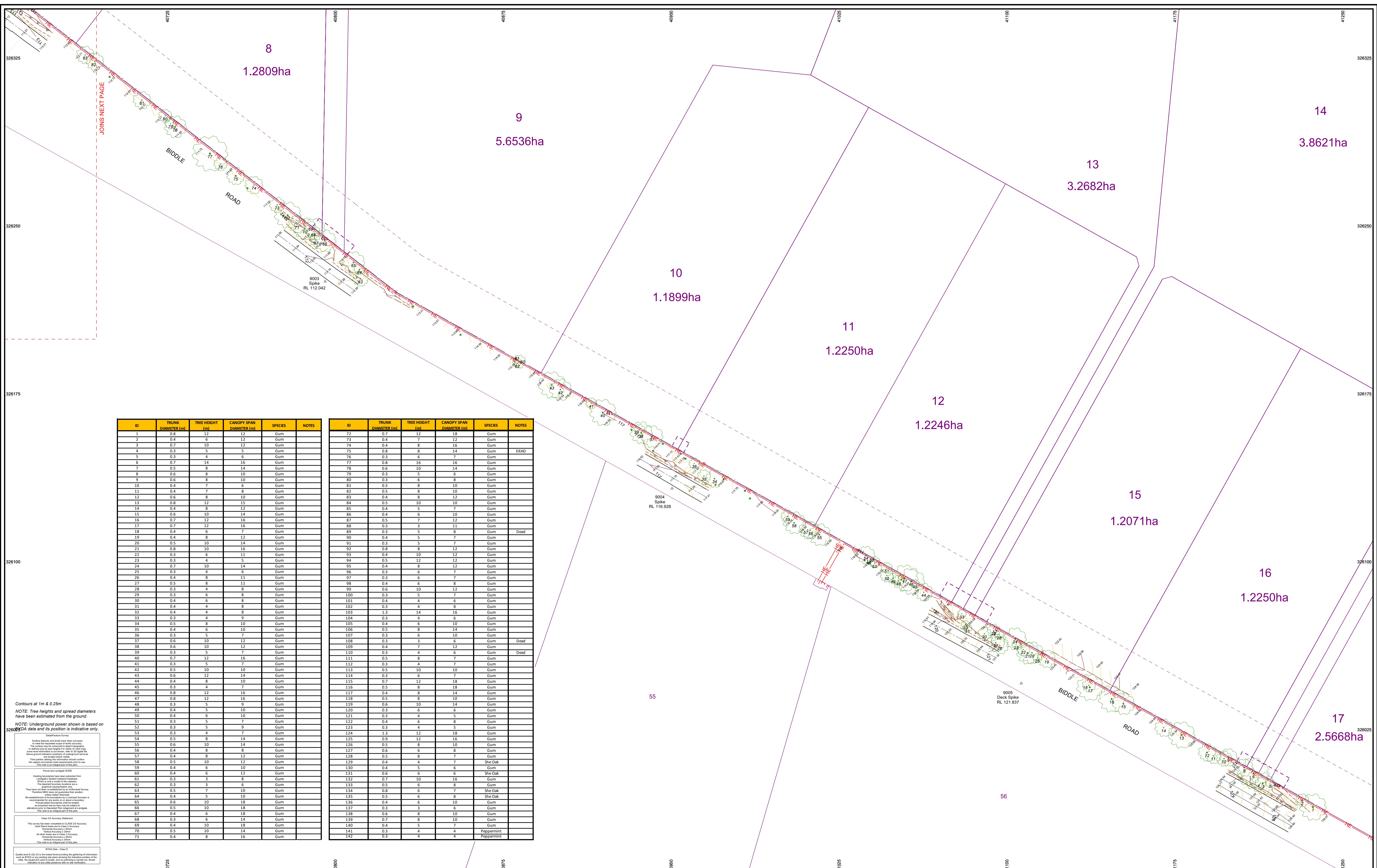


Figure 3: Black Cockatoo Habitat Trees

Project: Targeted Flora Survey
 Portion of Lot 58 (No. 93) Biddle Road and Portion of Biddle Road Reserve, Quedjinup
Client: Elberton Property 15 Pty Ltd

Plan Number:
 EP25-116(01)--F03
Drawn: SCM
Date: 12/11/2025
Checked: SCM
Approved: TAA
Date: 12/11/2025





ID	TRUNK DIAMETER (m)	TREE HEIGHT (m)	CANOPY SPAN DIAMETER (m)	SPECIES	NOTES
1	0.8	12	12	Gum	
2	0.4	6	12	Gum	
3	0.7	10	12	Gum	
4	0.3	5	5	Gum	
5	0.3	4	6	Gum	
6	0.7	14	16	Gum	
7	0.5	8	14	Gum	
8	0.6	8	10	Gum	
9	0.6	8	10	Gum	
10	0.4	7	6	Gum	
11	0.4	7	8	Gum	
12	0.5	8	10	Gum	
13	0.8	12	15	Gum	
14	0.4	8	12	Gum	
15	0.6	10	14	Gum	
16	0.7	12	16	Gum	
17	0.7	12	16	Gum	
18	0.4	6	7	Gum	
19	0.4	8	12	Gum	
20	0.5	10	14	Gum	
21	0.8	10	16	Gum	
22	0.3	6	11	Gum	
23	0.3	4	5	Gum	
24	0.7	10	14	Gum	
25	0.3	4	6	Gum	
26	0.4	8	11	Gum	
27	0.5	8	11	Gum	
28	0.3	4	8	Gum	
29	0.3	6	8	Gum	
30	0.4	6	8	Gum	
31	0.4	4	8	Gum	
32	0.4	4	8	Gum	
33	0.3	4	9	Gum	
34	0.5	8	10	Gum	
35	0.4	6	10	Gum	
36	0.3	5	7	Gum	
37	0.6	10	12	Gum	
38	0.6	10	12	Gum	
39	0.3	5	7	Gum	
40	0.7	12	14	Gum	
41	0.3	5	7	Gum	
42	0.5	10	10	Gum	
43	0.6	12	14	Gum	
44	0.4	8	10	Gum	
45	0.3	4	7	Gum	
46	0.8	12	16	Gum	
47	0.8	12	16	Gum	
48	0.3	5	9	Gum	
49	0.4	5	10	Gum	
50	0.4	6	10	Gum	
51	0.3	5	7	Gum	
52	0.3	5	9	Gum	
53	0.3	4	7	Gum	
54	0.5	8	14	Gum	
55	0.6	10	14	Gum	
56	0.4	8	8	Gum	
57	0.4	8	12	Gum	
58	0.5	10	12	Gum	
59	0.4	6	10	Gum	
60	0.4	6	12	Gum	
61	0.3	3	8	Gum	
62	0.3	3	6	Gum	
63	0.5	7	10	Gum	
64	0.4	5	10	Gum	
65	0.6	10	18	Gum	
66	0.5	10	18	Gum	
67	0.4	6	18	Gum	
68	0.3	6	14	Gum	
69	0.4	10	18	Gum	
70	0.5	10	14	Gum	
71	0.4	8	16	Gum	

ID	TRUNK DIAMETER (m)	TREE HEIGHT (m)	CANOPY SPAN DIAMETER (m)	SPECIES	NOTES
72	0.7	12	18	Gum	
73	0.4	7	12	Gum	
74	0.4	7	12	Gum	
75	0.8	8	14	Gum	DEAD
76	0.3	6	7	Gum	
77	0.8	16	16	Gum	
78	0.6	10	14	Gum	
79	0.3	5	6	Gum	
80	0.3	6	8	Gum	
81	0.5	8	10	Gum	
82	0.5	8	10	Gum	
83	0.4	8	12	Gum	
84	0.5	10	10	Gum	
85	0.4	5	7	Gum	
86	0.4	6	10	Gum	
87	0.5	7	12	Gum	
88	0.3	3	11	Gum	
89	0.3	5	8	Gum	Dead
90	0.4	5	7	Gum	
91	0.3	5	7	Gum	
92	0.8	8	12	Gum	
93	0.4	10	12	Gum	
94	0.5	12	12	Gum	
95	0.4	8	12	Gum	
96	0.3	6	7	Gum	
97	0.3	6	7	Gum	
98	0.4	6	8	Gum	
99	0.6	10	12	Gum	
100	0.3	5	7	Gum	
101	0.4	4	6	Gum	
102	0.3	4	8	Gum	
103	1.3	14	16	Gum	
104	0.3	4	6	Gum	
105	0.4	6	10	Gum	
106	0.5	8	14	Gum	
107	0.3	6	10	Gum	
108	0.3	5	6	Gum	Dead
109	0.4	7	12	Gum	
110	0.3	4	6	Gum	Dead
111	0.7	8	7	Gum	
112	0.3	4	7	Gum	
113	0.5	10	10	Gum	
114	0.3	6	7	Gum	
115	0.7	12	18	Gum	
116	0.5	8	18	Gum	
117	0.4	8	14	Gum	
118	0.5	8	10	Gum	
119	0.6	10	14	Gum	
120	0.3	6	6	Gum	
121	0.3	4	5	Gum	
122	0.4	6	8	Gum	
123	0.3	4	5	Gum	
124	1.3	12	18	Gum	
125	0.9	12	16	Gum	
126	0.5	8	10	Gum	
127	0.6	6	8	Gum	
128	0.5	8	12	Gum	
129	0.4	4	7	She Oak	
130	0.4	5	6	Gum	
131	0.6	6	6	She Oak	
132	0.7	10	16	Gum	
133	0.5	6	8	Gum	
134	0.8	6	7	She Oak	
135	0.5	6	8	She Oak	
136	0.4	6	10	Gum	
137	0.3	3	6	Gum	
138	0.6	8	10	Gum	
139	0.7	8	10	Gum	
140	0.4	5	7	Gum	
141	0.3	4	4	Peppermint	
142	0.3	4	4	Peppermint	

Contours at 1m & 0.25m
 NOTE: Tree heights and spread diameters have been estimated from the ground.
 NOTE: Underground power shown is based on 2020 DA data and its position is indicative only.

Chief Planner Survey
 This plan has been prepared in accordance with the Survey Act 1985 and the Survey Regulations 1997. It is a true and correct copy of the original plan as filed with the Registrar of Deeds. The plan is subject to the provisions of the Survey Act 1985 and the Survey Regulations 1997. The plan is not to be used for any purpose other than that for which it was prepared. The plan is not to be used for any purpose other than that for which it was prepared. The plan is not to be used for any purpose other than that for which it was prepared.

Professional Engineer
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Chief Surveyor
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Survey Data
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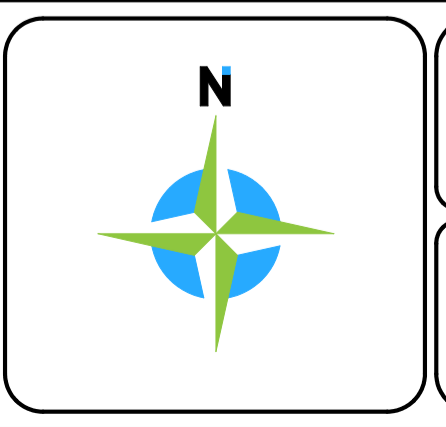
Rev.	Description	Drawn	Date	Checked
B	Lot design amended		03/10/2025	CPO
A	Initial Issue		11/06/2024	CPO

SCALE 1:750 @ A1
 0 15 30 45 60 75
 ALL DISTANCES ARE IN METRES
 For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

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Surveyor:- GSU
 Survey Date:- 10/06/2024
 Precal/Cad:- SCDB

ISO 9001 AS/NZS 4801 150000
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The boundaries shown on this plan were not re-established as part of this survey, therefore this plan does not guarantee their accuracy. Existing easements, encumbrance or interest are not depicted and a title search is recommended to obtain this information. Re-establishment of the cadastral boundaries is recommended for any proposed works on or near existing boundaries.

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 www.mngsurvey.com.au
 ABN 90 009 363 311

DETAIL SURVEY
LOT 58 (#93) BIDDLE ROAD
QUEDJINUP

CLIENT: **Elberton Property**

Project Mngr: Casey Oliver Datum: MRCG2020 / AHD

106181 - DE - 001 - B

Job Number Type Plan Number Revision

ROAD FEATURES	COMMUNICATION	SEWER	GROUND FEATURES	ROAD FEATURES	STRUCTURE	GROUND FEATURE	ELECTRICAL	SEWER
Traffic Junction Box	Telstra Pillar	Sewer Vent	Natural Surface	Edge Of Bitumen	Bridge	Major Contour	Variable Message Sign	Sewer Pressure Main
Traffic Signals - 1 Aspect	Telstra Marker	Sewer Line Marker	Aerial Survey Marker	Road Shoulder	Abutment	Minor Contour	Electrical Structure String	Sewer Pipe
Traffic Signals - 2 Aspect	Telstra Pole	Sewer Inspection Shaft	VEGETATION	Edge Of Unsealed Road	Columns	Bank Bottom	Overhead Powerlines - Null Height	Railway Platform
Traffic Signals - 3 Aspect	Telephone Booth	Sewer Inspection Opening	Tree Details - Canopy & Trunk	On Road	Piers	Bank Top	Overhead Powerlines - True Height	On Rail
Traffic Signals - 4 Aspect	Emergency Phone	Sewer Manhole	Tree 0.1m-0.3m Trunk Diameter	Centre Of Road	Underpass	Line Of Levels	High Tension Power Lines - Null Height	Rail Boom Gate
Pedestrian Signals	Antenna	RAIL	Tree 0.3m-0.5m Trunk Diameter	Kerb Top	Ramp	Levee Top	High Tension Power Lines - True Height	Rail Underground Cable
Sign On One Pole	Telstra Elevated Joint	Rail Traffic Signals	Tree 0.5m-1.0m Trunk Diameter	Kerb Bottom	Steps/Stairs	Levee Bottom	Guy-wire / Stay Wire / Anchor Wire - True Height	Rail Bogie Gate
Sign Multiple Poles	Cable Marker (Optus)	Rail Traffic Control Box	Tree > 1.0m Trunk Diameter	Cattle Grid	Edge Of Concrete	Rock Outcrop	Guy-wire / Stay Wire / Anchor Wire - 2D Null Height	Dual Gauge Rail
Overhead Sign	Telstra Tower	Rail Telephone Box	Bush	Centre Of Driveway	Bus Shelter	Ridge Line	Unidentified Service Pit	Narrow Gauge Rail
Traffic Controller Box	Communication Manhole	Rail Cable Pit	Die Back Area - Marker	Edge Of Driveway	Memorial	Borrow Pit	Telstra Cable	Cross Section - Rail
Finger Sign	WATER	Rail Cable Marker	Nesting Tree	Pedestrian Ramp	Ruin	Earthworks Area	Amcom Cable	Standard Gauge Rail
Traffic Earth Pit	Water Meter	Rail SLK Post	Tree Trunk / Stump	Pedestrian Crosswalk	Building / Structure	Ground Subsidence	Telstra Fibre Optic U/g - 'Direct Measure'	Rail U/G Cable
Police Traffic Camera	Water Stop Valve	Manhole - Rail Cable	Grass Tree	Track	Awning	Rock Pitching	Water Pipe	MNG Precal/Re Established
Guide Post	Hydrant (Ground Level)	STRUCTURE	SURVEY CONTROL	Parking Bay	Shed	VEGETATION	Gas Line	Cadastral By Others
Km Marker	Hydrant (Pillar)	Deck Level	Star Iron Picket	Line Markings 1m Line & 1m Gap	Verandah	Tree Line/Canopy	Drainage Pipe	Swimming Pool
Traffic Count	Water Bore	Floor Level	Trig Point	Line Markings 1m Line & 3m Gap	Door Opening	Bush Line	Drainage Culvert	Tank Perimeter
Solar Panel - Single Pole	Stand Pipe	Column Centre	SSM	Line Markings 3m Line & 9m Gap	Window	Hedge	Floodway	Mine Shaft
Variable Speed Sign	Reticulation Sprinkler	Clothes Hoist	Bench Mark	Lane Marking (9m/3m GAP)	Roof Gutter Line	Garden Bed	Drain	Mine Workings
ELECTRICAL	Reticulation Control Valve	Air Conditioner	Photo Point	Lane Markings - Audible	Roof Ridge Line	Lawn Area	Edge Of Drain	Koppa Logging Fence
Earth Pit	Well	Marker Unk/Undefined	Cadastral Peg/Post	Footpath/Shared Path - Give Way 200mm*200mm GAP	Top Of Wall	Vineyard	Sump	Fence/Gate
Electrical Pillar	Water Main Marker	Undefined Manhole	Reference Peg	Giveaway/Hold/Turn Lines 600mm*600mm GAP	Brick Wall	Plantation	Waters Edge	Wall
Electrical Dome	Water Tap	Control Of Access Sign	Alignment Control	Double Barrier Line	Concrete Wall	Orchard	Swamp	Top Of Barrier / Wall etc
Light Pole - Directional	Flushing Point	Count Station	Spring Head Nail	Overtaking Lane Left	Livestock Grid	Nursery	Dam	Retaining Wall
Power Pole	Air Valve	Advertising Sign	Spike	Overtaking Lane Right		Market Garden	Edge Of Creek/Water	Boundary Line
Transformer Single Pole	Peizometer	Windmill	TBM	Single Solid Line		Recreational Area	Centre Of Channel	Footpath
Stay Pole	Water Access Chamber	Stock Trough	Peg Placed / Found	Arrow Straight		Trunk Circumference Circle	Wet Area	Gas Cylinder/Tank
Steel Wire Anchor	Hydrant Booster Box	Litter Bin	Minor Vertical Control Mark Mvcm	Arrow Straight/Left		Tree-line Face Of Trunks	Flood Level Line	Brick Paving
High Mast Lighting	GAS	Mail Box	COMMUNICATION PITS	Arrow Straight/Right			Waterways Cross Section	Bike Rack
Electrical Cable Marker	Gas Marker	Parking Meter	Amcom/Vocus Pit	Arrow Left			Obvert String - Top inside of drainage structure/pipe	Handrail
MRWA Cable Marker	Gas Valve	Bus Stop	NBN Pit	Arrow Right			Top Outside of Pipe / Culvert	Special Environment Area Boundary (line)
MRWA Electrical Cable Box	Gas Test Valve	Ticket Machine	Next Gen Pit	Arrow 3 Ways				Clearing Line - As Constructed/cleared
Electrical Cable Pit/Box	LPG Tank	Borehole	Optus Pit	Arrow Right & Left				Pegged Clearing Line
MRWA Distribution Board	Gas Test Pit	Flag Pole	Telstra Pit	Arrow U-Turn				
High Tension Power Pole	Gas Manhole	Bollard		Arrow Merge				
Electrical Supply Pole	DRAINAGE	Fuel Bowser		Painted Lettering On Seal				
Ground Floodlight	Invert Level	Underground Filler		Painted Bicycle Traffic Signal Detector				
MRWA Electrical Manhole	Overt Level	Diesel Tank		Guardrail - W Beam				
Meter Box	Flood Level	Oil Main Marker		Guardrail - Thrie				
Power Meter Box	Water Line	Security Post		Barrier Concrete				
Electrical Transformer	Flood Level Indicator	Special Environment Area Marker ('yellow Hockey Sticks')		Barrier Steel Rope				
MRWA Light Pole	Storm Water Grate	Roadside Memorial Cross		Barrier - Single Rail				
MRWA Multiple Light Pole	Drainage Gully	Other Pole/post		Barrier - Double Rail				
	Drainage Manhole			Barrier Triple Rail				
	Drainage Headwall			Bridge Barrier - (All Types)				
				Bridge Expansion Joints				
				Bridge - Outside Of Deck				
				Soffit String				

**UNDERGROUND SERVICES - AUSTRALIAN STANDARDS
CLASSIFICATION OF SUBSURFACE UTILITY INFORMATION ASS488.1-2022**

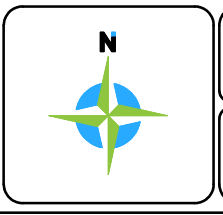
INDIRECT MEASUREMENT TO TOP OF SERVICE - CLASS B AND C	SURVICE LOCATION AT SURFACE - CLASS A TO C	DIRECT MEASUREMENT TO TOP OF SERVICE - CLASS A	DBVD COMPILED - CLASS D - NO DEPTH
Underground Amcom/Vocus Cable	AMCOM/VOCUS Cable - Surface Location	Underground Amcom/Vocus Cable	AMCOM/VOCUS Cable - Unverified, No Measurement
Underground Drainage Pipe	Drainage Pipe / Stormwater - Surface Location	Underground Drainage Pipe	Drainage Pipe / Stormwater - Unverified, No Measurement
Underground Electrical Cable	Electrical Cable - Surface Location	Underground Electrical Cable	Electrical Cable - Unverified, No Measurement
Underground Western Power Comms	Western Power Communication - Surface Location	Underground Western Power Comms	Western Power Communication - Unverified, No Measurement
Underground Gas Line	Gas Line - Surface Location	Underground Gas Line	Gas Line - Unverified, No Measurement
Underground MRWA Comms	MRWA Communication - Surface Location	Underground MRWA Comms	MRWA Communication - Unverified, No Measurement
Underground MRWA Power	MRWA Power - Surface Location	Underground MRWA Power	MRWA Power - Unverified, No Measurement
Underground NBN Comms	Underground NBN Fibre - Surface Location	Underground NBN Comms	Underground NBN Comms - Unverified, No Measurement
Underground TPG/Pipe Networks	Underground TPG/Pipe Networks Surface Location	Underground TPG/Pipe Networks	Underground TPG/Pipe Networks - Unverified, No Measurement
Underground Next Gen Comms	Next Gen Communication - Surface Location	Underground Next Gen Comms	Next Gen Communication - Unverified, No Measurement
Underground Optus Fibre Optic	Optus Optic Fibre - Surface Location	Underground Optus Fibre Optic	Optus Optic Fibre - Unverified, No Measurement
Underground Optus Copper	Optus Copper - Surface Location	Underground Optus Copper	Optus Copper - Unverified, No Measurement
Underground Rail Services	Rail Services - Surface Location	Underground Rail Services	Telstra Copper - Unverified, No Measurement
Underground Sewer Pipe	Sewer Pipe - Surface Location	Underground Sewer Pipe	Telstra Optic Fibre - Unverified, No Measurement
Underground Telstra Copper	Telstra Copper - Surface Location	Underground Telstra Copper	Rail Services - Unverified, No Measurement
Underground Unknown Service	Unknown Service - Surface Location	Underground Unknown Service	Sewer Pipe - Unverified, No Measurement
Underground Telstra Optic Fibre	Telstra Optic Fibre - Surface Location	Underground Telstra Optic Fibre	Unknown Service - Unverified, No Measurement
Underground Water Pipe	Water Pipe - Surface Location	Underground Water Pipe	Water Pipe - Unverified, No Measurement
Underground Reticulation Pipe	Reticulation - Surface Location	Underground Reticulation Pipe	Reticulation - Unverified, No Measurement
Abandoned Service	Abandoned Service - Surface Location	Abandoned Service	Abandoned Service - Unverified, No Measurement

Rev.	Description	Drawn	Date	Checked
K	New Communication Pit Symbols added	DRD	19/10/2023	SAH
J	New Lines & Symbols added	DRD	21/03/2023	SAH
I	U/G Services Amended	DRD	18/08/2022	SAH
A	Initial Issue	SAH	30/10/2020	TKI

SCALE 1:1000 @ A3
0 10 20 30 40 50
ALL DISTANCES ARE IN METRES
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Surveyor:- MNG
Survey Date:- 30/06/2020
Precal/Cad:- 30/06/2020



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**McMULLEN NOLAN GROUP
FEATURE SURVEY - GENERAL LEGEND**

CLIENT: N/A

Project Mngr: MNG Group	Datum: LOCAL
95465	DOC 012
Job Number	Plan Number
K	Revision