

ENDORSED STRUCTURE PLAN

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

Date 18/10/04

Delegated under s.100 of WAPC Act 1985

NOTE:
Lots 5 and 7 Caves Road and Sussex Loc.738 may achieve a maximum lot yield of 20% above the Rural Strategy (which would otherwise require an average lot size of 3.0 ha on the subject land), provided the applicant can show to Council a demonstrable benefit to the community in departing from the provisions of the Rural Strategy.

NOTE: Council has given consideration to the concept of cluster development within Precinct 3 and would be prepared to support a concept where a minimum lot size of 1ha is retained and where in its opinion such a concept warrants support after receipt of a proper planning submission outlining the merits of the concept for the land area concerned.

CAVES ROAD
- MIN 20m WIDE PARKLAND REVEGETATION
- 100m DEVELOPMENT SETBACK
- RESTRICTED ACCESS ROAD

BIDDLE ROAD
- MIN 20m WIDE LANDSCAPE BUFFER
- RESTRICTED ACCESS ROAD
- SHARED LOT ACCESS
- 50m DEVELOPMENT SETBACK

CAVES ROAD
- Parkland revegetation
- Large lots and setback
- Concrete building locations

The status of this section of Gonyalup Valley Drive will be subject to more detailed investigation and public consultation and may be traffic calmed or closed. Continued access for emergency vehicles shall be provided for at all times.

Intersection to be upgraded and improved for safety in consultation with MROVA.

YALLINGUP

DUNSBOROUGH

GEOGRAPHE BAY

OCEAN

- LEGEND**
- PUBLIC OPEN SPACE
 - PROPOSED TOURIST DEVELOPMENT
 - CLOSER SUBDIVISION UNITS
 - OPEN LANDSCAPE UNITS/RURAL PRODUCTION (no further subdivision unless noted on Plan)
 - TREE PLANTING AREA / REVEGETATION BUFFER / HABITAT CORRIDOR / NON-DEVELOPMENT AREA
 - COMMONAGE PRECINCT BOUNDARIES AND NUMBER
 - PROPOSED ROADWAYS
 - BOUNDARY OF CLUSTER PRECINCT
 - RURAL SERVICE / COMMUNITY CENTRE & FIRE STATION
 - STRATEGIC ACCESS POINT
 - BOUNDARY OF LOT SIZE PRECINCT

WILDWOOD ROAD
- PARKLAND REVEGETATION
- CONCEALED BUILDING LOCATIONS
- MIN LOT SIZE 3 ha
- 100M DEVELOPMENT SETBACK

This area is to be subject to a replanting programme to the satisfaction of Council, prior to subdivision of the land indicated on an endorsed Development Guide Plan.

Strategic access (including pedestrian links, strategic fire breaks and possible road connections) from Lot 101 south and west to Wildwood Road and Millbrook Road is to be addressed on the DGP's for Lots 101, 1002 and Pt Location 963.

COMMONAGE ROAD
- MIN 20m WIDE PARKLAND REVEGETATION
- 100m BUILDING SETBACK
- RESTRICTED ACCESS

Conservation Priority:
No More than Four Lots to be developed.

Subdivision Options for this Area Subject to Further Investigation and Assessment to Incorporate landowner proposals. Such Proposals to include:
1. Low Key Development Consistent with Conservation Principles
2. Visual Impact Assessment is to be undertaken to determine the appropriate lot size and subdivision layout to ensure protection of the Victorian scapes' Landscape Values
3. Maintenance of Existing Fencing Character

- NOTES:**
1. Reasoning and subdivision of land within the Cluster Precinct for Rural Residential purposes shall be subject to the provisions of the Shire of Bussetton Rural Strategy 1993 (average lot size 3 ha). However Council may consider an increase in density to average lot size 2 ha) in respect of the Cluster Precinct provided that the proposed plan of subdivision is consistent with the Statement of Intent, adopts the principles of cluster design and development and the applicant can show to Council a demonstrable benefit to the community in departing from the provisions of the Rural Strategy.
 2. Building height in Policy Area maximum 7.5m unless otherwise specified.
 3. Refer to Commonage Area Strategic Firebreak Plan for details of the fire management requirements.
 4. Additional subdivision of Rural Residential, Open Landscape or Rural Production lots shall not be supported by Council, except where specifically provided for on an endorsed Development Guide Plan.
 5. Pursuant to DTPS No. 20, Council requires preparation and endorsement of a comprehensive Development Guide Plan for each parcel of land within the Policy Area prior to approving any subdivision or development of the land.
 6. The Commonage Policy Area Consolidated Structure Plan is to be read in conjunction with the relevant Structure Plans and Development Guide Plans adopted by Council including:
- East Commonage - Planning Unit 1 Development Guide Plan
- Commonage Precinct No. 3 Development Guide Plan
- West Commonage Precinct 5A Development Guide Plan
- West Commonage Precinct 5B Development Guide Plan
- Policy Area 8 Development Guide Plan
 7. This Plan is to be read in conjunction with the Planning Policy Statements attached separately.

COMMONAGE POLICY AREA CONSOLIDATED STRUCTURE PLAN
(Refer to Planning Policy Statements and Strategic Firebreak Plan)
Adopted by Council Pursuant to District Town Planning Scheme No. 20 on 27/05/2001 and on 28/05/2003
C.E.O.

SHIRE OF BUSSETTON
Produced by Planning & Development Services Division
Shire of Bussetton

18/10/04

**COMMONAGE POLICY AREA
CONSOLIDATED STRUCTURE PLAN**

Planning Policy Statements
(Relating to Subdivision and Development)

June 2004

OBJECTIVE

The objective of these Statements is to provide additional guidance to the Shire and the community in relation to land use and development (including subdivision) within the Commonage (Rural Residential) Policy Area.

The Statements are to be read in conjunction with, and form part of, the Commonage Policy Area Consolidated Structure Plan (the Structure Plan) adopted by Council and endorsed by the Western Australian Planning Commission.

SUBDIVISION

1. Subdivision shall be generally in accordance with a development guide plan (DGP) adopted by the Council and approved by the WA Planning Commission (WAPC) from time to time for the land. Development guide plans and subdivision/development proposals shall be generally in accordance with the Consolidated Structure Plan. The Council and the WAPC may approve minor modifications to the Structure Plan. No further subdivision of lots will be permitted beyond that provided for by the Structure Plan or an endorsed development guide plan.
2. Rural residential subdivision of land within the Policy Area shall include a broad range of lot sizes in accordance with the Town Planning Scheme provisions and shall recognise areas of open landscape and remnant vegetation appropriately. Lots ranging upwards from 5,000m² may be considered by the Shire in the 'Cluster Precinct' only in subdivision proposals that adopt a clustered approach to design. Smaller lot sizes may also be considered where provided for on an endorsed development guide plan.
3. Cluster approaches to rural residential subdivision are supported in other undeveloped areas except for areas exposed to long range views, exposed to views along key existing and proposed distributor roads and sites which consist of remnant vegetation or include vegetation/habitat corridors. Outside the Cluster Precinct a general minimum lot size of one hectare may be considered subject to achievement of the designated average lot size for the land as indicated on the Structure Plan. Cluster subdivision proposals will be assessed in relation to the performance criteria specified in the Leeuwin-Naturaliste Ridge SPP, including assessment of visual analysis prior to preparation of a development guide plan for the land.

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

DEVELOPMENT

5. The combined floor area of any buildings on any lot within the 'Cluster Precinct' shall not exceed 10% of the area of that lot and shall be confined to the building envelope or building area where delineated on an endorsed development guide plan.
6. Except as otherwise provided for on an endorsed DGP, any lots that do not have a designated building envelope shall comply with the following:
 - a. A minimum building setback of 100 metres shall apply to Caves, Commonage and Wildwood Roads. This may be reduced to 70 metres in heavily vegetated parts of Commonage and Wildwood Roads. A 50 metre minimum setback shall apply to Biddle Road and Marrinup Drive and a 30-metre setback shall apply to Hayes and O'Byrne Roads.
 - b. In all other cases a minimum building setback of 20 metres from the front and rear boundaries, and from roads, and 15 metres from the side boundaries shall apply.
 - c. All building development shall be contained within a radius of 30 metres, except within the 'Cluster Precinct'.
 - a. Within the 'Cluster Precinct' all development shall be contained within a radius of 20 metres unless otherwise provided for on an endorsed development guide plan. The area cleared for buildings within bushland shall not exceed 1,000m².
7. Dwellings, effluent disposal areas and other structures shall not be constructed within 30 metres of any stream, watercourse or dam. Proposals for dams shall be assessed in accordance with the Shire's 'Dams Policy'.
8. Dwelling houses and all ancillary buildings shall be constructed of non-reflective material (with the exception of glazed areas) and shall comprise either timber, stone, rammed earth, brick or steel construction and shall be of colours and textures, which are essentially natural and earthy. All materials shall be to the satisfaction of the Shire and shall be compatible with the rural character of the locality. Refer to the Shire's 'Use of Reflective Building Materials Policy'.
9. The maximum building height in the Policy Area shall be 7.5 metres unless otherwise specified on the Structure Plan or an endorsed DGP. Radio, TV masts and satellite discs shall be located so that they do not detract from the visual amenity of the locality.

10. Subdividers and development proponents will be required to make monetary contributions toward the upgrading of roads, community facilities and other infrastructure required as a consequence of their development in accordance with the 'Commonage Implementation Policy' as adopted by Council. This may include additional contributions for any development of land other than for a single dwelling.
11. Strategic firebreaks shall be provided within public access ways and in accordance with the 'Commonage Area Strategic Firebreak Plan'. Other fire fighting facilities shall be constructed or provided by the subdivider to the satisfaction of the Shire and the Fire and Emergency Services Authority in accordance with WAPC Policy DC 3.7 - 'Fire Planning' and the 'Planning for Bush Fire Protection' guidelines, as amended.
12. The Shire will recommend appropriate memorials on rural production lots adjoining sensitive land uses to address off-site impacts and corresponding memorials on rural residential and tourist lots adjoining rural production lots to state that the rural production activity may create a nuisance effect on rural residential amenity.
13. Fencing that is permitted for the purposes of management of pasture areas (other than a fence which may be required by the Shire to be erected around a swimming pool), shall comprise non-electrified stock-proof wire or ring-lock fencing to a maximum height of 1.2 metres above the natural surface of the land with posts being of split jarrah, treated native hardwood or treated pine. The use of stock proof fencing shall be limited to lots identified as 'Rural Production' lots on endorsed DGPs.

ENVIRONMENT

14. No trees or substantial vegetation shall be felled, removed or damaged except for:
 - a) Clearing associated with approved development within the building envelope (this does not mean that the entire building envelope may be cleared, but only that vegetation which needs to be cleared for a dwelling and it's curtilage, a water tank and an outbuilding);
 - b) Establishment of firebreaks as may be required by a Local Law or a notice issued by the Shire or the Fire and Emergency Services Authority;
 - c) Establishment of driveways in association with approved development; or
 - d) Removal of vegetation that is dead, dying or dangerous with the written approval of the Shire.
15. No person shall cultivate any land, spray any pesticide or apply any fertiliser within 30 metres from any creek or watercourse, within 20 metres of a front or rear boundary, or within 15 metres of a side boundary.
16. The Structure Plan indicates the general alignment of habitat and revegetation corridors. The Shire and the Department of Conservation and Land Management are to investigate the general location and width of vegetation/habitat corridors linking remnant vegetation with the National Park, recreation reserves and other

Crown reserves during the preparation of development guide plans. Subdivision design is to have regard to the establishment of vegetation/habitat corridors.

17. Fencing and lot firebreaks shall not be permitted within areas of remnant vegetation, or as identified on an endorsed development guide plan. No fencing shall be constructed within 20 metres of the centre line of any creek or watercourse. Fencing within designated vegetation/wildlife corridors shall not inhibit fauna movements.
18. It is preferable that residents within the Policy Area do not keep cats in order to promote the protection of native fauna. Residents are to manage all domestic animals/pets to minimise the risks to native flora and fauna and shall observe the requirements of the Shire of Busselton Cat Local Law.

DISTRICT TOWN PLANNING SCHEME

19. All development shall be in accordance with the requirements of the District Town Planning Scheme. In relation to District Town Planning Scheme No. 20, development shall be consistent with the provisions of Clauses 27 & 85 in particular.
20. The Commonage Policy Area Consolidated Structure Plan is to be considered in conjunction with the endorsed Development Guide Plans, including:
 - East Commonage – Planning Unit 1 Development Guide Plan
 - Commonage Precinct 3 – Development Guide Plan
 - West Commonage – Precinct 5A Development Guide Plan
 - West Commonage – Precinct 5B Development Guide Plan
 - Policy Area 6 Development Guide Plan