

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

Date 12/2/15
Delegated under s.16 of the Planning & Development Act 2005

DEVELOPMENT GUIDE PLAN CONDITIONS

- As a condition of subdivision approval the following management plans shall be prepared in accordance with the requirements of the local authority and any relevant state authorities:
 - Noise Management Plan
 - Foreshore Management Plan
 - Golf Course Management Plan
 - Orchid Reserve Management Plan
 - Western Ringtail Possum Management Plan
 - Western Grey Kangaroo Management Plan
 The timing and details of these plans will be laid out in schedule 7 of the District Town Planning Scheme No 20.
- GOLF COURSE LOTS A uniform fence will be provided on the boundary between the Golf Course and residential lots. A minimum of 50% of the length of the fence will include open style grill fencing to provide for passive surveillance over the golf course area. The Golf Course Management Plan will ensure that fairways design does not compromise the safety of the residential lots.
- RESIDENTIAL DENSITIES Residential densities shall be determined by reference to Table 1 of the Residential Design Codes. Clause 58 of the Scheme shall not be applied to the consideration of higher residential densities for lots within this DGP.
- BUSINESS ZONE The following requirements shall apply to the Business Zone site:
 - Permissible uses are to be in accordance with the Zoning Table in the Scheme
 - Development is to be in accordance with an adopted Detailed Area Plan. The DAP will address a range of development issues related to the site including interface with adjoining residential zoned land, the provision of appropriate fencing and landscaping adjacent to this boundary and appropriate setbacks. The DAP will also address issues associated with the visual impact of development from the Busselton Bypass, ensuring that development is not orientated towards the Bypass, and ensuring that the area south of the 'Limit of Habitable Development Line' is not developed for commercial purposes.
 - An appropriate fence to the satisfaction of the shire is to be erected on the common boundary between the Business zone and Residential zone.
 - Development on the site shall not have direct access to the Busselton Bypass
 - The allowable retail floor space on this site is 3,000m² NLA. Retail uses being defined in accordance with Planning Use Category 5: Shop/Retail of the Western Australian Standard Land Use Code.
- DETAILED AREA PLANS FOR LOTS LESS THAN 350m² Where it is proposed to subdivide these lots prior to construction of a dwelling a DAP will be required to guide development. The DAP will address items outlined in Table 9 and 10 of Element 3 Lot layout in Liveable Neighbourhoods as well as servicing and refuse pick up.
- REAR LOADED LOTS Development of rear loaded lots will have regard for the requirements of Councils Local Planning Policy - Rear Loaded Lots Design Guidelines.
- LANDSCAPE PLAN - REFER TO POLICY 185/3 A landscape plan shall be approved prior to subdivision or development in the area, which shall include the road widening area along Busselton Highway and all fire breaks. The landscape plan shall be consistent with the Shire of Busselton Policy 185/3 Verge and POS Improvement.
- NOISE IMPACT: Notification in the form of section 70A notification, pursuant to the Transfer of Lands Act 1993 (as amended) is to be placed on the Certificates of Titles of proposed lots adjacent to the Busselton Bypass and lots fronting the public open space adjacent to the bypass advising that the amenity of the lot may be affected by current and future traffic noise.
- Prospective purchasers of lots adjacent to the Busselton Bypass shall be advised of 'quiet house' design principles that can be incorporated into the built form to achieve acceptable internal noise levels, should dwellings be more than single storey.
- As a condition of the first approval to subdivide residential lots abutting the golf course, a fire risk assessment is to be undertaken to determine if future buildings would require any special construction standards.
- Notwithstanding any Scheme provision to the contrary, the City may approve the use and development of a trailer/vehicle storage facility within the site marked 'REFER CONDITION 11'. In the event the City approves this use, the site or any part of the site cannot be developed for residential purposes while this use is in operation.

In determining an application for trailer/vehicle storage the City will have regard to the following matters in addition to any other matters it is more generally required by the Scheme to have regard to:

- building design;
- lighting;
- hours of use;
- screen fencing;
- landscaping; and
- amenity of nearby residential properties.

For the purposes of this condition a "Trailer/Vehicle Storage Facility" means premises used primarily for the storage of trailers and vehicles including trailered boats, caravans, domestic and utility trailers, motorbikes and bicycles, but does not include the servicing or repair of these vehicles. The term does not include any non-registered and / or non-operative vehicle or trailer.

- Dwellings within the 'Quiet House Design Area' as shown on the Development Guide Plan shall be designed and constructed to comply with the dwelling noise attenuation requirements specified in the following Noise Management Plans:
 - All lots marked "A" are subject to the recommendations in the Lloyd George Acoustics report dated 27 June 2013; Reference No.502317-08.
 - All lots marked "B" are subject to the recommendations in the Lloyd George Acoustics report dated 27 June 2014; Reference No.502317-09.

13. The proposed intersection onto the Busselton Bypass shall be completed as a condition of subdivision of the subdivider's expense prior to the WAPC endorsing clearance of a Deposited Plan for the lots within the area bordered in red on the Development Guide Plan. No further subdivision of lots will be approved by the WAPC until this has occurred.

- In relation to the Historic Old Broadwater Farm Homestead lot -
 - to require the land owner to enter into a legal agreement with the Department of Parks and Wildlife and the local government to extinguish the access easement, upon a change in ownership of either Lot 64 or the Historic Old Broadwater Farm Homestead Lot (depicted as Lot 9005 on the Development Guide Plan) from the existing landowner or the immediate family of the existing land owner, at the landowners cost;
 - upon cessation of access rights, remove fencing associated with the proposed easement/access arrangements and to erect reserve fencing to the specifications of the vesting agency/authority; and
 - to rehabilitate land areas associated with the easement/access arrangements, if considered necessary by the vesting agency/authority, to the specifications of the vesting agency/authority concerned.

POS Schedule	
Total Site Area	38.9014ha
Less	
Golf Course	7.9180ha
Orchid Reserve	1.5376ha
Business	1.0960ha
Landscaping Reserve (referenced as road widening on the DGP)	0.6621ha
Total	11.2137ha
Gross Subdivisible Area	27.6877ha
POS @ 10%	2.7687ha
Public Open Space Contribution	
May Comprise:	
Minimum 80% unrestricted POS	2.2150ha
Maximum 20% restricted POS	0.5537ha
Unrestricted POS Sites	
POS 1	1.7239ha
POS 3	0.2563ha
POS 4	1.2050ha
Total unrestricted POS	3.1852ha
Restricted Use POS Sites	
POS 2	0.7043ha
Total Restricted POS	0.7043ha
Total POS Provision	3.8895ha

Adopted by resolution of the Council pursuant to Clause 25 of District Town Planning Scheme No. 20.
(C/O /) on
.....
Chief Executive Officer
Endorsed by Western Australian Planning Commission on

LEGEND

- Existing lot 9005 boundary
- Recreation
- Residential
- Business
- Footpaths
- Street tree planting to provide additional western ringtail possum corridor
- Limit of habitable development line
- Refer Condition 11
- Refer Condition 13
- Site Area
- Conservation Category Wetland (CCW)
- CCW buffer (minimum average 35m)
- Conservation Boundary
- Quiet House Design Area



LEGEND
SEE ABOVE

Adopted by the City of Busselton pursuant to Local Planning Scheme No.21 in accordance with delegation TPD1 of Council on the
6th day of February 2015

Director, Planning & Development Services
PAUL SCOTT NEEDHAM

PROJECT: **OLD BROADWATER FARM**
DRAWING TITLE: **MODIFIED DEVELOPMENT GUIDE PLAN**
PRINCIPAL: **G HAIR & Co.**

This drawing remains the property of Able Planning and Project Management and shall not be used without permission. This drawing shall be preliminary only and/or not for construction until signed approved.

ABLE
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"The subdivision experts in WA"

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Local Authority: CITY OF BUSSELTON	Sheet: 1 of 1
Plan/Diagram Number: CT Number	Revision: BB
	ORIGINAL A1