



ALL LOTS ARE SUITABLE FOR THE ON-SITE DISPOSAL OF DOMESTIC EFFLUENT IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED BY THE ON-SITE DOMESTIC WASTEWATER MANAGEMENT REPORT PERTAINING TO THE SITE DATED JUNE 2011

Lot size range	Applicable R-Code or TPS Requirement	Front Setback (Primary Street)	Secondary Street Setbacks	Rear Setbacks	Side Setbacks
2000-3999m <sup>2</sup>	R5	12m	6m	6m	3m
4000-4999m <sup>2</sup>	R2.5	15m	7.5m	7.5m	7.5m
5000-9999m <sup>2</sup>	R2	20m	10m	10m	10m
1ha & greater	Rural Residential zone provisions in TPS	20m	15m	20m	15m

### DEVELOPMENT GUIDE PLAN CONDITIONS

- Site Requirements**
- Subdivision and development shall be generally in accordance with this Development Guide Plan.
  - No further subdivision of lots identified on this Development Guide Plan is permitted.
  - General site requirements including minimum setbacks to be consistent with applicable R-Code requirements for the R5 residential density code and/or Shire of Busselton Town Planning Scheme provisions, unless otherwise specified on this Development Guide Plan.
  - Except for Lot 2, building envelopes will apply to lots 1-10 only and are to be determined at building licence stage for these lots. All buildings are to be contained within a regular square or rectangular building envelope no greater than 2000m<sup>2</sup>. Future development within Lot 4 shall be contained within the northern portion of the lot.
  - Building envelopes are to be sited to enable the requirements of the fire management plan to be managed within lot boundaries. The building envelope for proposed Lot 1 shall not be located within the buffer to the Declared Rare Flora *Caladenia procera*.
- Subdivision Requirements**
- Prior to subdivision clearance, a fire management plan shall be prepared and implemented to the satisfaction of FESA and the Shire of Busselton.
  - As a condition of subdivision, notifications are to be included on the titles of proposed lots 1-10 advising landowners of the requirement to comply with the approved Fire Management Plan.
  - As a condition of subdivision, notifications are to be included on the titles of Lots 1, 3 and 4-10 advising of the requirement that the construction of future dwellings are required to meet the requirements of Australian Standard 3959 Level 2 Construction.
  - Prior to the commencement of any site works:
    - a preliminary site investigation shall be undertaken to determine whether ASS are present on the land and if present, their extent and severity;
    - if the site is found to contain ASS, an ASS management plan shall be prepared and implemented prior to commencement of subdivision works to the satisfaction of the Shire of Busselton and Department of Water; and
    - all site works shall be carried out in accordance with the provisions of the approved management plan.
  - Prior to subdivision, a dust management plan shall be prepared and approved by the Shire of Busselton. The dust management plan shall be implemented prior to the commencement of any site works and thereafter implemented at every stage of subdivision and development to the satisfaction of the Shire of Busselton.
  - Prior to subdivision, a wetland and drainage management plan shall be prepared to the satisfaction of the Department of Water and Shire of Busselton and implemented prior to clearance of each stage of subdivision.
  - As a condition of subdivision, a landscaping and revegetation plan for buffer areas and P.O.S./drainage reserves is to be prepared to the satisfaction of the Shire of Busselton and Department of Environment and Conservation. Implementation of the plan is to occur prior to clearance of the stage of subdivision within which the buffer area and P.O.S./drainage reserves are located.
  - As a condition of subdivision, a mosquito management plan is to be prepared to the satisfaction of the Shire of Busselton. The approved mosquito management plan shall be implemented prior to clearance of each stage of subdivision.
  - A Western Grey Kangaroo management plan shall be prepared and implemented to the satisfaction of Department of Environment and Conservation, prior to the clearance of the first stage of subdivision.
  - Prior to clearance of the first stage of subdivision, fencing to the reserve for landscape protection area is to be undertaken to the satisfaction of the Department of Environment and Conservation.
  - As a condition of subdivision, notification is to be placed on the Certificates of Title of proposed lots to ensure that prospective purchasers are aware of potential risks associated with surrounding rural production lots (i.e. spray drift, odour, dust, noise etc).
  - As a condition of subdivision, a restrictive covenant is to be placed on the Certificates of Title of lots abutting the Busselton Bypass to prevent access to the Bypass.
  - All lots are to be connected to reticulated water services to the satisfaction of the Busselton Water Board.
  - All lots to be serviced with recommended ATUs for effluent disposal to the satisfaction of the Shire of Busselton.
  - An Urban Water Management Plan is to be prepared and approved by the Department of Water and the Shire of Busselton, prior to any subdivision approval being issued. If the UWMP necessitates changes to the approved road and lot layout, a revised DGP is to be prepared and endorsed by the Shire and WAPC, prior to subdivision approval.
- Notes**
- Variation to site requirements including setbacks may be applied subject to written consent of the Shire of Busselton.
  - The siting of any future buildings on Lot 2 is subject to the requirements of the Shire of Busselton Town Planning Scheme.

### LEGEND

- SUBJECT LAND
- EXISTING CONSERVATION CATEGORY WETLAND
- 50m BUFFER TO CONSERVATION CATEGORY WETLAND
- LOTS WITH GROUNDWATER LEVELS LESS THAN 0.5m BELOW EXISTING GROUND LEVEL
- RECIPROCAL ACCESSWAY FOR LOTS 1 & 3
- 8m WIDE EMERGENCY FIRE ACCESS WAY
- APPROXIMATE LOCATION OF CALADENIA PROCERA (Smith 2008)
- APPROXIMATE LOCATION OF CALADENIA PROCERA (DEC 2006/2007)

### NOTES

Base data supplied by Landgate  
Aerial Photography dated 2007, accuracy +/- 4m, Projection MGA50

Areas and dimensions shown are subject to final survey calculations.  
All carriageways are shown for illustrative purposes only and are subject to detailed engineering design.

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Adopted by the Shire of Busselton pursuant to Clause 25 of District Town Planning Scheme No. 20 in accordance with delegation TPD2 of Council on the 29th day of November 2011.

*[Signature]*  
Director, Planning & Development Services

### DEVELOPMENT GUIDE PLAN

Lots 124, 125, 176 & 177 Rendezvous Road, VASSE

**ENDORSED STRUCTURE PLAN**

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

VASSE PROPERTY PTY LTD  
1/2500 B2  
PO BOX 111  
9631 001  
T  
SLB  
BL

CLIENT  
SCALE  
DATE  
PLAN No  
REVISION  
PLANNER  
DRAWN

Date 28/12/2011

Delegated under s.16 of the Planning & Development Act 2005



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