



LEGEND			
[Red line]	STRUCTURE PLAN BOUNDARY	[Grey box]	RESTRICTED BUSINESS & OFFICE
[Light green box]	RESIDENTIAL - R5	[Purple box]	TOURISM
[Light blue box]	RESIDENTIAL - R10	[Green box]	PUBLIC OPEN SPACE
[Light yellow box]	RESIDENTIAL - R12.5	[Yellow dashed line]	PEDESTRIAN LINK
[Yellow box]	RESIDENTIAL - R20	[Red dashed line]	LANDSCAPE BUFFER
[Orange box]	RESIDENTIAL - R30	[Blue dashed line]	AREA SUBJECT TO SEPARATE LDP
[Brown box]	RESIDENTIAL - R40	[Black dashed line]	EXISTING LOT BOUNDARIES
[Light purple box]	RESIDENTIAL - R20 / R40		
[Dark purple box]	AGED PERSONS DWELLINGS - (R40)		
[Yellow box]	PRIMARY SCHOOL SITE		

Revison	Date	Details
I	11/3/2020	update from COB requests (LDP 5)
H	11/9/2019	update from COB requests
G	31/8/2019	update with RPS plan
F	23/7/2019	update with RPS plan
E	7/8/2019	GENERAL UPDATE

DEVELOPMENT SUMMARY	
	Total Area
Residential	91.74 ha
R5	1.80 ha
R10	1.59 ha
R12.5	2.70 ha
R20	60.80 ha
R30	16.53 ha
R40	4.36 ha
R20/R40	2.93 ha
Aged Persons Dwellings	1.03 ha
Commercial	9.07 ha
Restricted Business & Office	7.25 ha
Tourism Site	1.82 ha
Open Space	32.89 ha
Local Parks	29.51 ha
Landscape Buffer	3.38 ha
Education	3.50 ha
Primary School (x1)	3.50 ha

P.O.S. SUMMARY		
	Total Area	Total %
Total Structure Plan Area	263.12 ha	
Deductions		
Primary School	3.50 ha	
Golf Course / Lakes	81.56 ha	
Restricted Business & Office	7.81 ha	
Tourism Site	1.82 ha	
Landscape Buffer	3.04 ha	
Total Deductions	97.73 ha	
Gross Subdivisible Area	165.39 ha	
P.O.S. Supplied	32.89 ha	19.88%
Unrestricted POS	17.84%	
Restricted POS	2.04%	

NOTE

AREAS / LOT YIELD CALCULATIONS PROVIDED IN TABLES ABOVE ARE ESTIMATES ONLY AND REMAIN SUBJECT TO DETAILED DESIGN AND SURVEY AT THE SUBDIVISION STAGE AND OUTCOME OF DETAILED LOCAL AREA PLANNING. LANDSCAPE BUFFER MAY BE INCLUDED WITHIN PRIVATE LAND HOLDINGS AND BE REDUCED AT THE DEVELOPMENT APPROVAL STAGE.

NOTES

Base data supplied by RPS
 Projection: GDA 94, MGA 50
 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.

CLIENT : DUNSBOROUGH LAKES GOLF CLUB
 SCALE : 1:4,000@A1
 DATE : 11/3/2020
 PLAN No : DL-2-001.dgn
 REVISION : I
 PLANNER : SLB
 DRAWN : BL

PLAN 1
STRUCTURE PLAN

DUNSBOROUGH LAKES

LB PLANNING
 TOWN PLANNING | URBAN DESIGN | LAND DEVELOPMENT CONSULTING



Your ref: DP19/0005
Our ref: SPN/0291M-7
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Dear Sir/Madam

**APPROVAL - DUNSBOROUGH LAKES ESTATE STRUCTURE PLAN
AMENDMENT NO. 4 SPN/0291M-7**

Pursuant to Schedule 2, Clause 22(1)(a) of the Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations), the Western Australian Planning Commission (WAPC), on **30 March 2020**, granted approval to Amendment No. 4 to the Dunsborough Lakes Estate Structure Plan.

A copy of the endorsed structure plan will be forwarded electronically.

Yours sincerely

A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission

6/04/2020



PART ONE

IMPLEMENTATION



I STRUCTURE PLAN AREA

The Structure Plan applies to the area known as Dunsborough Lakes Estate which is one of the principal urban growth areas for Dunsborough. The Estate includes extensive public open space areas, an 18 hole golf course, primary school site, playing fields, future District Open Space, a variety of residential housing densities, restricted business land (i.e. Enterprise Park) and a future tourist development area.

The Structure Plan Area is the land contained within the inner edge of the broken black line shown on the Structure Plan Map (**Plan 1**).

The proposed amendment to the current Structure Plan seeks to change the identified land use within the western portion of Lot 9050, from 'Tourism' to 'Residential – R20/40'.

Further detail to outline and explain particular elements of the proposed amendment to the Structure Plan, is contained in Part Two of this report.

2 STRUCTURE PLAN CONTENT

This Structure Plan report comprises two parts being:

- **Part One (Implementation)** – This section contains the Structure Plan Map including requirements to be applied when assessing subdivision and development applications within the Structure Plan Area.
- **Part Two (Explanatory Section)** – This section provides an explanation regarding the proposed amendment to the Structure Plan and also includes general details in relation to planning background, site details, planning framework, constraints, land use and servicing. Part Two is a reference guide only in order to interpret and justify the implementation of Part One and it incorporates an appendices section with technical reports and other information, as required.

3 OPERATION

This Structure Plan commences operation on the date it is approved by the WAPC and is valid for a period of ten years from such time. Due regard to its intent shall be given when considering future subdivision and development of the land.

4 STAGING

It is envisaged subdivision and development of the land will be undertaken in two separate stages being the creation of the two separate development lots (i.e. Residential R20/40 and Tourism) followed by further independent subdivision and/or development of the two newly created subject lot parcels.

5 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

The following requirements are to be addressed at the subdivision and/or development stage:

- 1 This Structure Plan applies only to the area zoned 'Special Use (Dunsborough Lakes Development Area)' pursuant to the City of Busselton Local Planning Scheme No.21.**

- 2 Area and land use boundaries and POS allocation are indicative only and are subject to modifications as part of the detailed subdivision process.**
- 3 This Structure Plan is to be read in conjunction with the special provisions relating to the land (SP42) contained in Schedule 3 of the City of Busselton Local Planning Scheme No. 21.**
- 4 Any surplus provision of POS is to be provided free of cost without compensation payable by the City of Busselton or Western Australian Planning Commission.**
- 5 The identified POS adjacent to the school site to be ceded free of cost at the same time the school lot is created.**
- 6 The land use schedule is indicative only and is subject to change as part of the detailed subdivision process.**
- 7 All development is to be connected to reticulated sewer & water.**
- 8 With respect to subdivision and development of Lots 40 and 41 Commonage Road, the following is required:**
 - subdivision and development is to be in accordance with the relevant special provisions of SP42 of Schedule 3 of the Scheme.**
 - the vegetated area at the northern end of Lot 41 to be retained as threatened fauna species corridor habitat linkage from Lot 30 to Lot 9033 and be included in POS.**
 - provision of a 10 metre-wide buffer in the proposed road verge adjacent Lot 30 Koopin Place to protect threatened ecological community vegetation on Lot 30.**
- 9 Site contamination investigations for Lot 9033 must be conducted to the satisfaction of the department of water and environmental regulation prior to commencement of development / subdivision.**
- 10 Prior to the commencement of any site works:**
 - a preliminary site investigation shall be undertaken to determine whether acid sulphate soils are present on the land and if present, their extent and severity**
 - if the site is found to contain acid sulphate soils, an acid sulphate soils management plan shall be prepared and implemented prior to commencement of subdivision works to the satisfaction of the City of Busselton and Department of Water; and**
 - all site works shall be carried out in accordance with the provisions of the approved management plan.**
- 11 A hydrological survey being prepared by the proponent to the satisfaction of the Department of Water and Environmental Regulation, which addresses the effect of the development on the groundwater prior to undertaking subdivision works.**
- 12 Greenfields road (including pedestrian accessway) to be ceded to the City and constructed by the City at the time of subdivision in conjunction with the subdividers staging requirements.**
- 13 All significant vegetation within 20m of the boundary to Commonage Road and Lot 9033 to be retained to the satisfaction of the City of Busselton.**

- 14 LDP 1 to address adjoining residential development area including setbacks, traffic and pedestrian access.
- 15 Provision of landscape buffers to demonstrate effective visual screening and attenuation of noise to reasonable levels with potential buffer widths to be increased if this cannot be clearly demonstrated.
- 16 Provision of appropriate buffer management measures (eg, landscaping and bunds, where appropriate) at the subdivision stage to overcome potential impacts from the proposed Dunsborough light industrial area (Lot 6 Commonage Road) to the satisfaction of DEC and the City of Busselton.
- 17 The subdivider to transfer the primary school site (portion 9033) free of cost to the crown and without payment or compensation as part of the next stage of subdivision or other period as may be agreed by the Department of Education.
- 18 Revegetation, including proposed landscape buffers and street trees, to be undertaken with native "peppermint" trees (*agonis flexuosa*) and / or "western ringtail possum" favoured native vegetation species.
- 19 The tourist component within LDP 1 can be developed to permit up to 25% of units as "un-restricted length of stay" to the satisfaction of the City. No other unit shall be occupied for more than a total of 3 months in any 12 month period.
- 20 Development of the un-restricted length of stay component shall occur on the basis of no more than one unit for every three restricted stay units that have been developed.
- 21 Prior to the subdivision or development of the land, the proponent is to prepare a developer contributions and staging plan to the satisfaction of the City for the area south of Dunsborough Lakes Drive and east of the school site to ensure the proponent's appropriate and timely contribution toward service infrastructure, distributor roads and community facilities (including examining the need for change-rooms and other infrastructure in association with the district level active public open space area) on a progressive and staged basis. With respect to the remainder of the Estate, the plan shall only address contributions required as a result of tourist development proposals and any net increase in development potential beyond that depicted on the endorsed DGP, as at 14 July 2010. An appeal right will exist in relation to the determination of the plan pursuant to clause 11.10 of the Scheme.
- 22 A restriction on occupancy is to be placed on the titles of lots within LDP 3 restricting occupancy to aged (over 55) or dependent persons.
- 23 If a Local Development Plan for LDP 3 is required, it can be applied as a condition at the time of subdivision based upon the recommendation of the local government and will be required to address design requirements to make future dwellings aged/dependent suitable and interface with Dunsborough Lakes Drive.
- 24 A Local Development Plan within LDP 4 is to address, but not be limited to:
 - only single garages/carports being permitted on single storey dwellings with no secondary access;
 - plot ratio, primary street and side setbacks;

- passive surveillance of the adjoining street network through the location of habitable rooms;
- uniform permeable fencing being provided fronting congressional drive and Dunsborough Lakes Drive; and
- waste collection.

The requirement for a Local Development Plan for LDP 4 will be imposed as a condition of subdivision.

25 The Structure Plan Map defines the specific residential density that applies to different areas within the Structure Plan Area. However, in respect of Lot 9050 a density range of R20 to R40 applies to its western portion with the eventual density code being assigned at the time of subdivision. In this regard a residential density plan shall be prepared and submitted with the application for subdivision approval to the WAPC, to indicate the residential density code applicable to each lot within the proposed subdivision area.

26 If a Local Development Plan for LDP 1 is required by the City of Busselton, it shall be applied as a condition of development and/or subdivision approval and shall address specific design requirements to ensure appropriate vehicle access arrangements to the golf club and residential portion of Lot 9050 and that all future development provides a suitable interface with adjoining residential land, the golf course and Clubhouse Drive.

27 Prior to the subdivision to facilitate residential development, a Local Development Plan for LDP 5 is required to address specific design requirements to ensure:

- a. Suitable and legible vehicular and pedestrian access arrangements with the adjoining residential and tourism zoned land; and
- b. A suitable interface (including consideration of earthworks, fill, retaining and landscaping) relative to adjoining residential and tourism zoned land and the golf course.

28 The subdivision of the residential portion of Lot 9050 Clubhouse Drive is to provide a through road to connect Cabot Close to the road identified within LDP 1, or another suitable access arrangement that ensures Cabot Close becomes a through road, to the satisfaction of the local government.

6 LOCAL DEVELOPMENT PLANS

The Structure Plan identifies a number of Local Development Plan areas.

In the context of this amendment to the Structure Plan, the area shown as LDP 1 on the eastern portion of the site, relates to its tourist designated portion whereby an LDP may be required prior to any further subdivision and/or development and it includes the adjoining tourist land to the south. In this regard, an LDP requirement may be imposed as a condition of subdivision or development approval and where the local government considers it necessary to achieve proper and orderly planning.

In accordance with subdivision and development requirement No. 26, LDP 1 shall address specific design requirements to ensure appropriate access arrangements are maintained and that all future development provides a suitable interface with adjoining residential land, the golf course and Clubhouse Drive.

Similarly, the western portion of the site, zoned 'Residential R20/40' requires an LDP prior to subdivision to facilitate residential development. It is known as LDP 5 and is required to address vehicular/pedestrian access arrangements and suitable interface development outcomes to adjoining residential and tourism zoned land, as per subdivision and development requirement No. 27.

Notwithstanding the above and in accordance with the provisions of the Scheme, subdivision of Lot 9050 into two individual allotments (i.e. superlots) in order to separate the two land uses, may be considered, prior the preparation and approval of LDPs 1 & 5.