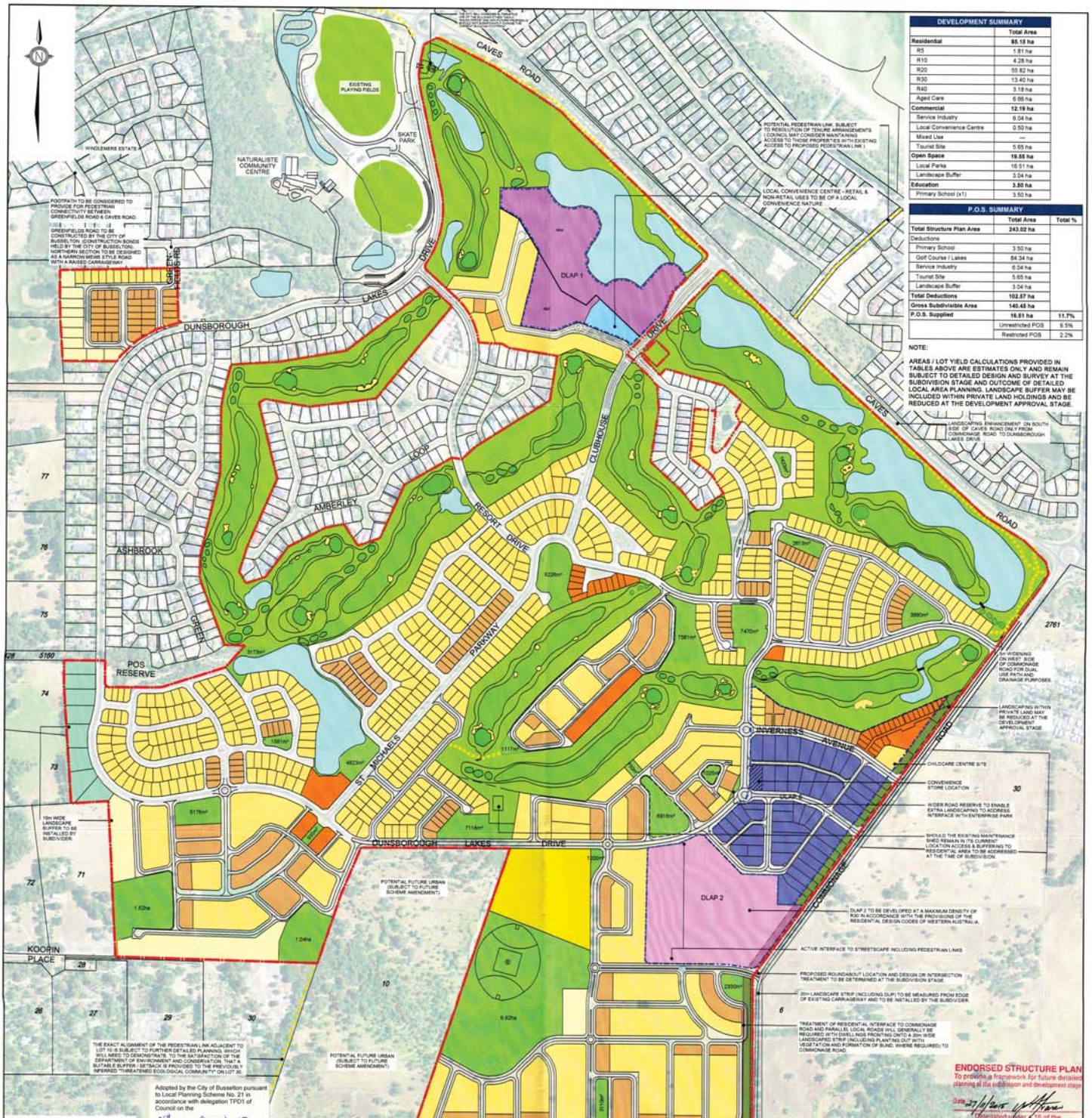

DEVELOPMENT SUMMARY	Total Area
Residential	**85.15 ha**
R5	1.81 ha
R10	4.28 ha
R20	55.82 ha
R30	13.40 ha
R40	3.18 ha
Aged Care	6.66 ha
Commercial	**12.19 ha**
Service Industry	6.04 ha
Local Convenience Centre	0.50 ha
Mixed Use	—
Tourist Site	5.65 ha
Open Space	**19.55 ha**
Local Parks	16.51 ha
Landscape Buffer	3.04 ha
Education	**3.80 ha**
Primary School (x1)	3.50 ha

P.O.S. SUMMARY	Total Area	Total %
Total Structure Plan Area	**243.02 ha**	
Deductions		
Primary School	3.50 ha	
Golf Course / Lakes	84.34 ha	
Service Industry	6.04 ha	
Tourist Site	5.65 ha	
Landscape Buffer	3.04 ha	
Total Deductions	**102.57 ha**	
Gross Subdivisible Area	**140.45 ha**	
P.O.S. Supplied	**16.51 ha**	**11.7%**
	Unrestricted POS	9.5%
	Restricted POS	2.2%

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.

LEGEND:

- DGP BOUNDARY
- RESIDENTIAL - R5
- RESIDENTIAL - R10
- RESIDENTIAL - R20
- RESIDENTIAL - R30
- RESIDENTIAL - R40
- PRIMARY SCHOOL SITE
- AGED CARE SITE
- SERVICE INDUSTRY
- TOURIST
- LOCAL CONVENIENCE CENTRE
- PUBLIC OPEN SPACE
- MIXED USE
- PEDESTRIAN LINK
- LANDSCAPE BUFFER
- AREA SUBJECT TO SEPARATE D.L.A.P.
- EXISTING LOT BOUNDARIES

PLANNING POLICY STATEMENTS :

1. THIS DEVELOPMENT GUIDE PLAN APPLIES ONLY TO THE AREA ZONED "SPECIAL PURPOSES - (DUNSBOROUGH LAKES DEVELOPMENT AREA) " PURSUANT TO THE CITY OF BUSSELTON LOCAL PLANNING SCHEME No. 21.
2. AREA AND LAND USE BOUNDARIES AND P.O.S. ALLOCATION ARE INDICATIVE ONLY AND ARE SUBJECT TO MODIFICATIONS AS PART OF THE DETAILED SUBDIVISION PROCESS.
3. THIS DEVELOPMENT GUIDE PLAN IS TO BE READ IN CONJUNCTION WITH SCHEDULE 3 OF THE CITY OF BUSSELTON, LOCAL PLANNING SCHEME No. 21.
4. ANY SURPLUS PROVISION OF P.O.S. IS TO BE PROVIDED FREE OF COST WITHOUT COMPENSATION PAYABLE BY THE CITY OF BUSSELTON OR WESTERN AUSTRALIAN PLANNING COMMISSION.
5. THE IDENTIFIED P.O.S 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 LOT 10 COMMONAGE ROAD, THE FOLLOWING IS REQUIRED;
   - DETAILED INVESTIGATION OF ALL OPPORTUNITIES AND CONSTRAINTS OF LOT 10 PRIOR TO REZONING.
   - THE PREPARATION OF A DEVELOPMENT GUIDE PLAN FOR LOT 10 (AS PART OF ANY REZONING PROPOSAL) THAT INCORPORATES AND SUITABLY LINKS IN WITH THE LAND USE STRATEGY AND ACCESS NETWORKS OF THE DEVELOPMENT GUIDE PLAN FOR DUNSBOROUGH LAKES.
   - THE PROVISION ON LOT 10 OF A MIXTURE OF RESIDENTIAL, TOURIST, COMMUNITY AND RECREATIONAL OPPORTUNITIES OR OTHER USES AS DETERMINED BY COUNCIL AS PART OF THE PREPARATION OF A DEVELOPMENT GUIDE PLAN FOR LOT 10, AND
   - INVESTIGATION OF POTENTIAL CONTAMINATION OF LOT 10, AND IF REQUIRED, CONDUCTING REMEDIATION WORKS TO THE SATISFACTION OF THE ENVIRONMENTAL PROTECTION AUTHORITY PRIOR TO SUBDIVISION AND DEVELOPMENT.
   - CONSIDERATION OF VEGETATED AREAS TO BE RETAINED AS THREATENED FAUNA SPECIES CORRIDOR HABITAT LINKAGE FROM LOT 30 TO LOT 9033 AND BUFFERS FOR THE TEC ON LOT 30.
9. SITE CONTAMINATION INVESTIGATIONS FOR LOT 9033 MUST BE CONDUCTED TO THE SATISFACTION OF THE DEPARTMENT OF ENVIRONMENT AND CONSERVATION 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 ASS 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, 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. DLAP 1 TO ADDRESS ADJOINING RESIDENTIAL DEVELOPMENT AREA INCLUDING SETBACKS, TRAFFIC AND PEDESTRIAN ACCESS.
15. DLAP 2 TO PROVIDE ADEQUATE SETBACKS TO COMMONAGE ROAD AND APPROPRIATE BUND/FENCING/WALL CONSTRUCTION AND LANDSCAPING WITHIN THE SETBACK AREA.
16. 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.
17. 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.
18. 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 FINAL STAGE OF SUBDIVISION OR OTHER PERIOD AS MAY BE AGREED BY THE DEPARTMENT OF EDUCATION AND TRAINING.
19. 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.
20. THE TOURIST COMPONENT WITH DLAP 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.
21. 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.
22. 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, TO BE IMPLEMENTED 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 2015. AN APPEAL RIGHT WILL EXIST IN RELATION TO THE DETERMINATION OF THE PLAN PURSUANT TO CLAUSE 11.10 OF THE SCHEME.

REVISION
P: Update Layout + Statistics
G: Update Tourist Site + Statistics
H: Update Tourist Site + Notes
I: Add DLAP14 land + boundary
J: Update Layout + Statistics
K: Update Layout + Statistics
L: Update Text
M: Update Layout + Statistics
N: Update Layout + Statistics
O: Update Layout, Notes + Statistics
P: Update Notes + Statistics

PROJECT	**DUNSBOROUGH LAKES**	CLIENT	**WALLIS PROPERTY CO PTY LTD**
Job Ref.	119697	Date	28 OCTOBER 2015
Comp By.	BC	DWG Name.	10886-4-021v.dwg
Checked By.	MY	Locality	DUNSBOROUGH
Local Authority		DEVELOPMENT GUIDE PLAN	

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Scale	Sheet	Plan Ref	Rev
1:4000	A1	**119697-4-021**	**P**

DEPARTMENT OF PLANNING BUNBURY OFFICE
18 NOV 2015
FILE

City of Busselton
Application No.
Received
01 DEC 2015