

STRUCTURE PLAN
LOT 115 ON DEPOSITED PLAN 30086, HOUSE 1442 WILDWOOD ROAD,
YALLINGUP (CERTIFICATE OF TITLE 2187-566)

STRUCTURE PLAN CONDITIONS

1. Subdivision and development shall be generally in accordance with this structure plan.
2. There shall be no further subdivision of lots identified on this structure plan.
3. As a condition of subdivision, and prior to the commencement of subdivisional works, a stormwater management plan is to be prepared and approved by the City of Busselton, in consultation with the Department of Water.
4. As a condition of subdivision, a western grey kangaroo management plan shall be prepared and implemented to the satisfaction of Department of Parks and Wildlife, prior to the clearance of the first stage of subdivision.
5. As a condition of subdivision, and pursuant to section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009*, a covenant preventing vehicular access onto and from Wildwood Road is to burden proposed lots 4 – 10 (inclusive) on the deposited plan.
6. Any residential development on proposed lot 11 must be accessed via the internal road system, and must in no way utilise the driveway and crossover onto Wildwood Road.
7. The existing rural-tourism enterprise *The Shearing Shed* will occupy proposed lot 11 post subdivision and will be permitted to retain access to Wildwood Road via the existing gravel formed crossover. Should this business close or relocate for a period of greater than 12 months in the future, the crossover shall be removed and reinstated, the Revegetation Area planted out and boundary fenced off by the registered proprietor(s) of the land at his/ her/ their full cost.
8. Planning approval will be required for any change of land use on lot 11 until such time as the Wildwood Road Revegetation Area has been completed in accordance with the approved revegetation plan.
8. No clearing of remnant local endemic vegetation may take place in the Development Exclusion Area without planning approval.
9. As a condition of subdivision, a revegetation plan is to be approved by the City of Busselton and implemented for the Revegetation Area and Development Exclusion Area.