



### LEGEND

- PUBLIC OPEN SPACE
- DRAINAGE
- LOCAL DEVELOPMENT PLAN AREA
- SPECIAL PROVISION AREA - SP 48
- PROPOSED ROAD
- INDICATIVE REAR LANE ACCESS EASEMENTS
- EXISTING CADASTRE
- STRUCTURE PLAN BOUNDARY

### PROVISIONS

The following are the particular Structure Plan requirements:

1. This Structure Plan applies to the Special Purpose (Ambergate Industrial / Service Commercial Development Area) zone and Special Provision Area 48 pursuant to the City of Busselton Local Planning Scheme No.21.
2. This Structure Plan is to be read in conjunction with Schedule 3 of the City of Busselton Local Planning Scheme No. 21.
3. As a condition of subdivision a Mosquito Management and implementation Strategy is to be prepared to the satisfaction of Council.
4. Prior to subdivision or development of the land the proponent is to prepare a developer contributions and staging plan to the satisfaction of the City of Busselton to ensure the proponent's appropriate and timely contribution to service infrastructure.
5. As a condition of subdivision, landscaping shall be provided and address the following to the satisfaction of the City of Busselton:
  - a. At the time of subdivision the landscape treatment of buffers to the Busselton Bypass and Vasse Diversion Drain shall utilize local endemic species that occur within the relevant vegetation complexes and soil types across the Structure Plan area.
  - b. Demonstrate sufficient planting to meet the buffer requirements identified on the Structure Plan.
  - c. Integration with the requirements of the Local Water Management Strategy and Fire Management Advice contained within the Structure Plan.
  - d. The landscape treatment of service roads, integrated landscaping and entries fronting Chapman Hill Road.
6. Prior to subdivision or development of the land the proponent shall prepare a risk assessment of the likelihood of flooding of the Vasse Diversion Drain affecting the subject land. The risk of the failure of the Vasse Diversion Drain to the subject land shall be managed by the proponent and the Water Corporation to the satisfaction of the Department of Water and the City of Busselton. The proponent's obligations to manage any risk may include additional engineering measures within the subject land and/or notification on Titles, but shall not extend to measures that would otherwise be the responsibility of the Water Corporation.
7. All development is to be connected to reticulated water and sewer.
8. As a condition of subdivision, a Local Development Plan shall be prepared with the objectives of
  - a. Providing a unique sense of identity for the Ambergate Commercial Development Area; and
  - b. Encouraging quality built form and site presentation outcomes within the site, including for the two prominent corner landmark sites.
9. The Local Development Plan shall address the following requirements:
  - a. A minimum 20m building setback to all development that adjoins Chapman Hill Road and the Ambergate North entry road.
  - b. A service road with rear lane access in the southern portion of the land.
  - c. A minimum 2m landscaping strip along the Chapman Hill Road boundary and the Ambergate North entry road.
  - d. Two controlled vehicular access points from Chapman Hill Road and one secondary access point from the Ambergate North entry road into the land.
  - e. Integrated parking and access shall be constructed by the subdivider and include traffic calming measures, to the satisfaction of the City of Busselton;
  - f. Individual building form and design requirements;
  - g. General location and design principles for car parking, landscaping, vehicular access, loading/delivery, fencing and external storage within individual lots;
  - h. Particular built form and presentation requirements for a landmark development on the corner of the Busselton Bypass and Chapman Hill Road. This development will address this major intersection and ensure a sense of identity and prominence suited to this locality;
  - i. Particular built form and presentation requirements for a secondary landmark development on the corner of the Ambergate entry road and Chapman Hill Road. This development will be an entry statement into the Ambergate North Estate; and
  - j. Lots containing the integrated parking and access are to be subject of an "easement in gross" to facilitate access to all lots.