

**DGP POLICY STATEMENTS**

**GENERAL**

- The Development Guide Plan (DGP) applies to the area zoned "Special Purpose (Ambergate Automotive Development Area)" pursuant to the City of Busseton District Town Planning Scheme N 23.
- This DGP provides a framework for future subdivision and development of the subject land. Actual subdivision may vary from the DGP and requires approval from the Western Australian Planning Commission. Such variations may include (but not be limited to) minor adjustment to road configuration and lot sizes provided that the variations do not compromise the fundamental principles of the DGP.
- This DGP is to be read in conjunction with the Schedule 7 of the City of Busseton District Town Planning Scheme 23.

**SUBMISSION**

- As a condition of submission a mosquito management and implementation strategy shall be prepared to the satisfaction of Council.
- Within Special Provision Area 43, no further subdivision prior to development shall be permitted, unless it can be demonstrated to the satisfaction of Council and the Western Australian Planning Commission that further subdivision or other subdivision will not compromise the intent of the zone as detailed by Special Provision 1 within Schedule 7 of the Scheme.
- Prior to subdivision or development of the land the proponent shall prepare a developer contributions and staging plan to the satisfaction of the City of Busseton to ensure the proponent's appropriate and timely contribution to service infrastructure.
- As a condition of submission, Design Guidelines are to be prepared and shall address setbacks, site coverage, landscaping, car parking, access and loading/delivery, wastewater capture and reuse, lighting, building layout, fencing and external storage, to the satisfaction of the City of Busseton.
- As a condition of subdivision the integrated onsite parking and access project shall be constructed by the subdivider generally in accordance with Detail 1 on the DGP and include traffic calming measures to the satisfaction of the City of Busseton.
- As a condition of subdivision landscaping shall be provided and address the following to the satisfaction of the City of Busseton:
  - At the time of subdivision the landscape treatment of buffers to the Busseton Bypass and Vase Diversion Drain shall utilize local endemic species that occur within the relevant vegetation complexes and soil types across the DGP area.
  - Develop and install sufficient planting to meet the buffer requirements identified on the DGP.
  - Integrate with the requirements of the Local Water Management Strategy and Preliminary Fire Management Advice contained within the DGP.
  - The landscape treatment of service roads, integrated landscaping and access fronting Chapman Hill Road.

- Prior to subdivision or development of the land the proponent shall prepare a risk assessment of the likelihood of flooding of the Vase Diversion Drain affecting the subject land. The risk of the failure of the Vase 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 Busseton. 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.

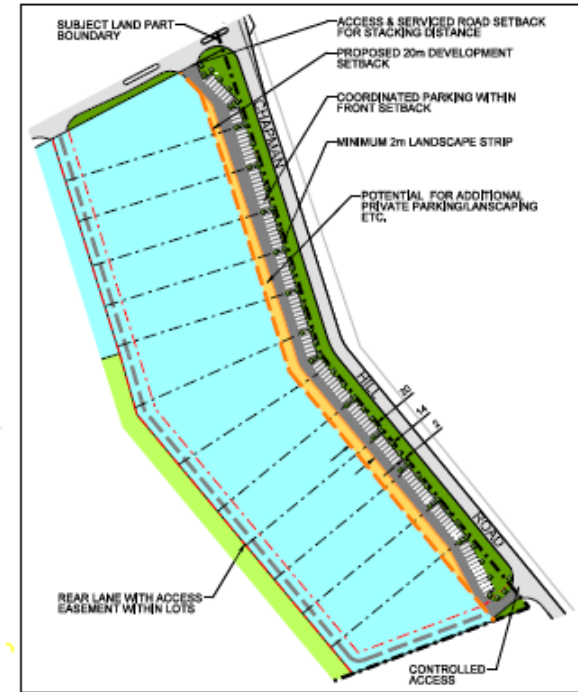
**DEVELOPMENT**

- A 20m front or side setback for buildings applies to all lots that face or abut the Busseton Bypass as shown on the DGP.
- A 20m development setback for proposed lots 28 and angled development setback for proposed lot 27 applies to all buildings that face Chapman Hill Road within SP 48 as shown on the DGP.
- All development is to be connected to reticulated water and sewer.

**APPENDIX THREE: APPROVED DEVELOPMENT GUIDE PLAN**



**PLAN VIEW**  
SCALE: AS SHOWN



**DETAIL AREA PLAN**  
SCALE: 1:1250 @ A1 OR 1:2500 @ A3

**AMBERGATE AUTOMOTIVE DEVELOPMENT GUIDE PLAN LOT 11 CHAPMAN HILL ROAD**

- SP 48
- SP 47
- SUBJECT LAND
- LOT BOUNDARY
- POTENTIAL REAR LANE WITH ACCESS EASEMENT
- POTENTIAL 60m DRAINAGE EASEMENT
- 20m DEVELOPMENT SETBACK
- 24m DEVELOPMENT SETBACK



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ORIGNAL PLANNER:	RM
ORIGNAL DRAWER:	MD
CREATED DATE:	16/06/2011
APPROVAL DATE:	JUN 2011
ORIGNAL DATA:	MSA
TOPOGRAPHIC DATA:	LANDSAT



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