APPENDIX THREE: APPROVED DEVELOPMENT GUIDE PLAN

DGP POLICY STATEMENTS

GENERAL

1. The Development Guide Plan (DGP) applies to the area zoned "Special Purposes (Ambergate Automotive Development Area" pursuant to the City of Busselton District Town Planning Scheme N.20.

2. 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.

3. This DGP is to be read in conjunction with the Schedule 7 of the City of Busselton District Town Planning Scheme 20.

SUBDIVISION

4. As a condition of subdivision a mosquito management and implementation strategy shall be prepared to the satisfaction of Council.

5. Within Special Provision Area 67, 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 freehold or strata subdivision will not compromise the intent of the zone as detailed by Special Provision 1 within Schedule 7 of the Scheme.

6. 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 Busselton to ensure the proponent's appropriate and timely contribution to service infrastructure.

7. As a condition of subdivision, Design Guidelines are to be prepared and shall address setbacks, site coverage, landscaping, car parking, access and loading/ delivery, rainwater capture and reuse, height, building layout, fencing and external storage, to the satisfaction of the City of Busselton.

8. As a condition of subdivision the integrated onsite parking and access precinct 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 Busselton.

9. As a conditions 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 DGP area.

   b) Demonstrate sufficient planting to meet the buffer requirements identified on the DGP.

   c) Integration with the requirements of the Local Water Management Strategy and Preliminary Fire Management Advice contained within the DGP.

   d) The landscape treatment of service roads, integrated landscaping and entries fronting Chapman Hill Road.

10. 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.

DEVELOPMENT

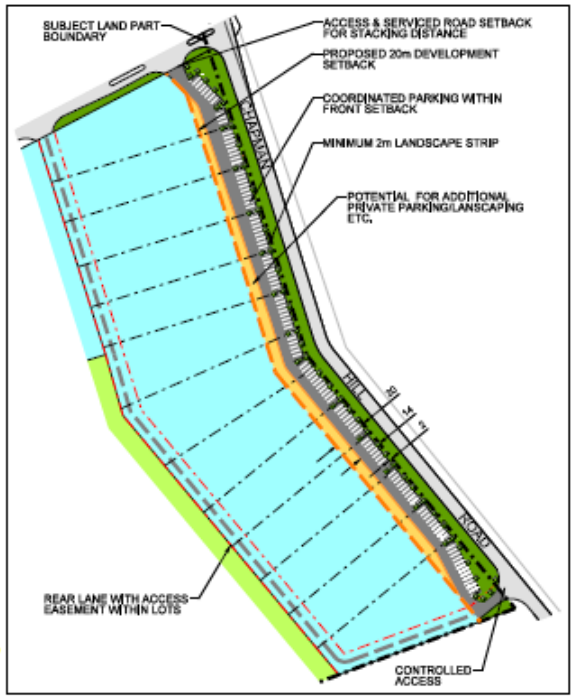
11. A 20m front or side setback for buildings applies to all lots that face or abut the Busselton Bypass as shown on the DGP.

12. A 20m development setback for proposed lots 18 to 29 and angled development setback for proposed lot 17 applies to all buildings that face Chapman Hill Road within SP 48 as shown on the DGP.

13. All development is to be connected to reticulated water and sewer.

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 6m DRAINAGE EASEMENT
20m DEVELOPMENT SETBACK
24m DEVELOPMENT SETBACK

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C	POLICY STATEMENT UPDATES	JW	29/03/2013
B	POLICY STATEMENT UPDATES	JW	07/01/2013
A	LAYOUT UPDATED	TDO	30/08/2012

ORIGINAL PLANNER:	KM
ORIGINAL DRAFTER:	MS
CREATED DATE:	15/09/2011
AERIAL DATA:	JPEG 2010
CADASTRAL DATA	MGA
TOPOGRAPHIC DATA	LANDGATE

11182P-DP-01C opt 2

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.