

**ENDORSED STRUCTURE PLAN**

To provide a framework for future detailed planning at the subdivision and development stage

Date 18/10/04

Delegated under s.60 of WAPC Act 1985

**NOTE:**  
Lots 5 and 7 Caves Road and Sussex Loc.738 may achieve a maximum lot yield of 20% above the Rural Strategy (which would otherwise require an average lot size of 3.0 ha on the subject land), provided the applicant can show to Council a demonstrable benefit to the community in departing from the provisions of the Rural Strategy.

**NOTE:** Council has given consideration to the concept of cluster development within Precinct 3 and would be prepared to support a concept where a minimum lot size of 1ha is retained and where in its opinion such a concept warrants support after receipt of a proper planning submission reflecting the merits of the concept for the land area concerned.

DUNSBOROUGH  
GEOGRAPHE BAY

**CAVES ROAD**  
- MIN 20m WIDE PARKLAND REVEGETATION  
- 100m DEVELOPMENT SETBACK  
- RESTRICTED ACCESS ROAD

**BIDDLE ROAD**  
- MIN 20m WIDE LANDSCAPE BUFFER  
- RESTRICTED ACCESS ROAD  
- SHARED LOT ACCESS  
- 50m DEVELOPMENT SETBACK

Proposed location for a Community Facility & Fire Station - Lot 201 Balmoral Drive

Existing location for a Rural Service Centre & Fire Station - Lot 34 Sheoak Drive

- NOTES**
- 1 Reasoning and subdivision of land within the Cluster Precinct for Rural Residential purposes shall be subject to the provisions of the Shire of Busselton Rural Strategy 1993 (average lot size 3 ha). However Council may consider an increase in density to average lot size 2 ha in respect of the Cluster Precinct provided that the proposed plan of subdivision is consistent with the Statement of Intent, adopts the principles of cluster design and development and the applicant can show to Council a demonstrable benefit to the community in departing from the provisions of the Rural Strategy.
  - 2 Building height in Policy Area maximum 7.5m unless otherwise specified.
  - 3 Refer to Commonage Area Strategic Firebreak Plan for details of the fire management requirements.
  - 4 Additional subdivision of Rural Residential, Open Landscape or Rural Production title shall not be supported by Council, except where specifically provided for in an endorsed Development Guide Plan.
  - 5 Pursuant to DTPG No. 20, Council requires preparation and endorsement of a comprehensive Development Guide Plan for each parcel of land within the Policy Area prior to approving any subdivision or development of the land.
  - 6 The Commonage Policy Area Consolidated Structure Plan is to be read in conjunction with the relevant Structure Plans and Development Guide Plans adopted by Council including:
    - East Commonage - Planning Unit 1 Development Guide Plan
    - Commonage Precinct No. 3 Development Guide Plan
    - West Commonage Precinct 5A Development Guide Plan
    - West Commonage Precinct 5B Development Guide Plan
    - Policy Area 6 Development Guide Plan
  - 7 This Plan is to be read in conjunction with the Planning Policy Statements attached separately.

**LEGEND**

- PUBLIC OPEN SPACE
- PROPOSED TOURIST DEVELOPMENT
- CLOSE-1 SUBDIVISION LOTS
- OPEN LANDSCAPE UNITS/RURAL PRODUCTION (no further subdivision unless noted on Plan)
- TREE PLANTING AREA/REVEGETATION BUFFER/HABITAT CORRIDOR/DEVELOPMENT AREA
- COMMONAGE PRECINCT BOUNDARIES AND LAURELITE
- PROPOSED ROADWAYS
- BOUNDARY OF CLUSTER PRECINCT
- RURAL SERVICE/COMMUNITY CENTRE & FIRE STATION
- STRATEGIC ACCESS POINT
- BOUNDARY OF LOT SIZE PRECINCT

**5A**  
- PARKLAND REVEGETATION  
- CONCEALED BUILDING LOCATIONS  
- MIN LOT SIZE 3 ha  
- 100m DEVELOPMENT SETBACK

**5B**  
- PARKLAND REVEGETATION  
- CONCEALED BUILDING LOCATIONS  
- MIN LOT SIZE 3 ha  
- 100m DEVELOPMENT SETBACK

**WILDWOOD ROAD**  
- PARKLAND REVEGETATION  
- CONCEALED BUILDING LOCATIONS  
- MIN LOT SIZE 3 ha  
- 100m DEVELOPMENT SETBACK

**COMMONAGE ROAD**  
- MIN 20m WIDE PARKLAND REVEGETATION  
- 100m BUILDING SETBACK  
- RESTRICTED ACCESS

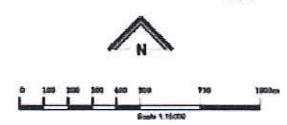
Strategic access (including pedestrian links, strategic fire breaks and possible road connections) from Lot 101 south and west to Wildwood Road and Millbrook Road is to be addressed on the DGP's for Lots 101, 1002 and PL Location 963.

This area is to be subject to a replanting programme to the satisfaction of Council, prior to subdivision of the land indicated on any endorsed Development Guide Plan.

Subdivision Options for this Area Subject to Further Investigation and Assessment to incorporate landowner proposals. Such proposals to include:  
1. Low Rise Development Consistent with Conservation Principles  
2. Visual Impact Assessment to be undertaken to determine the appropriate lot size and subdivision layout to ensure protection of the Yelverton escarp's Landscape Values  
3. Maintenance of Existing Fencing Character

**COMMONAGE POLICY AREA CONSOLIDATED STRUCTURE PLAN**

(Refer to Planning Policy Statements and Strategic Firebreak Plan)  
Adopted by Council Pursuant to District Town Planning Scheme No. 20 on 27/05/2001 and on 28/05/2003



**SHIRE OF BUSSELTON**  
Shire of Busselton

18/10/04