

**CONDITIONS**

1. This Development Guide Plan provides a framework for future subdivision and development of land pursuant to clause 25 of the Scheme. Actual subdivision, which may vary from the Development Guide Plan, requires approval of the Western Australian Planning Commission.
2. This Development Guide Plan is to be read in conjunction with the Fire Management Plan.
3. The proposed relocation of building envelope(s) requires the prior approval of the Shire of Busselton and, if applicable, the Western Australian Planning Commission and must have regard for the approved Fire Management Plan.
4. No fencing is permitted in areas of remnant vegetation
5. A Restrictive Covenant shall be placed on the Certificates of Title of Lots 1 & 2 which guarantees the protection in perpetuity of all areas of remnant vegetation and requires ongoing management of pests and weeds.
6. Development setbacks shall be such to avoid any impacts on the remnant bushland, the subject of the Restrictive Covenant.
7. As a condition of subdivision, the Subdivider is to implement a Fire Management Plan which has been approved by the Shire of Busselton, Fire and Emergency Services Authority (FESA) and the Department of Environment and Conservation (DEC).
8. The owners of Lots 1 & 2 shall enter into a conservation covenant with the National Trust, Department of Environment and Conservation or any other recognised organisation with established stewardship program, to provide for effective protection and management of the conservation values on the subject lots prior to the subdivision clearance and this shall be required as a condition of subdivision approval.

9. A Notification is to be placed on the Certificate of Title of Lots 1 & 2 advising prospective purchasers of the requirements to comply with the approved Fire Management Plan and their responsibility to maintain fire protection measures and emergency access to an appropriate standard.
10. The Subdivider shall implement a Weed and Pest Management Plan for Lots 1 & 2 which has been approved by the relevant authority, prior to subdivision clearance and this shall be required as a condition of subdivision approval.
11. A memorial is to be placed on the Certificate of Title of Lots 1 & 2 stating that the area may be subject to chemical spray drift, noise, dust and odour from nearby agricultural land as a result of normal farming practices.



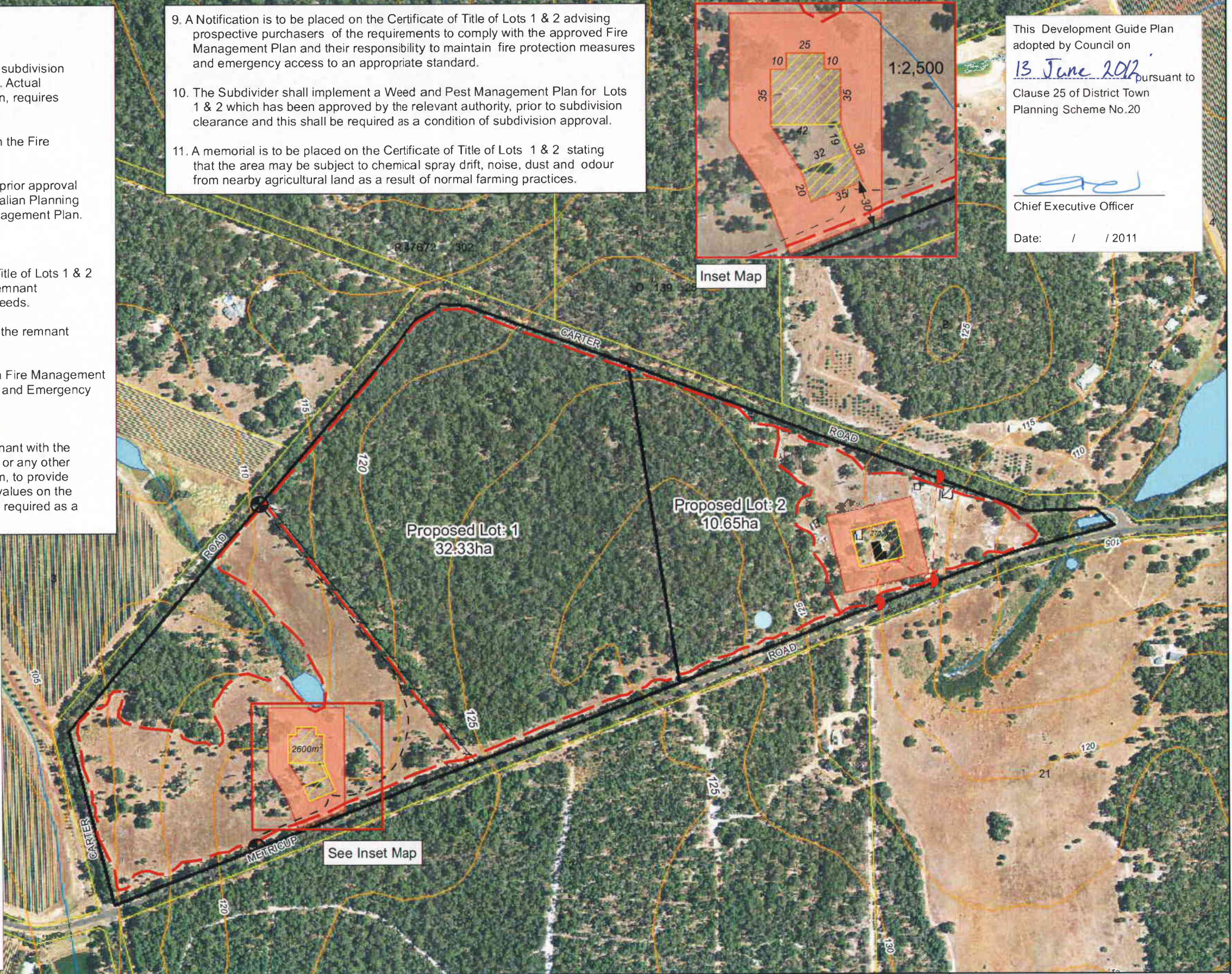
This Development Guide Plan adopted by Council on 13 June 2012 pursuant to Clause 25 of District Town Planning Scheme No.20

*[Signature]*  
Chief Executive Officer

Date: / / 2011

**Legend**

Proposed Lots	<b>Building Types</b>
Building Envelopes	Existing Dwelling
Building Protection/Hazard Separation Zone	Old Outbuildings
<b>Access Points</b>	Main Shed
Existing Access	<b>Hydrographic Features</b>
Proposed Access	Existing Dams
<b>Access Track</b>	Creeks Lines
Existing Track	Existing Water Tank
Proposed Access Track	
Fire Service Access Route	
Fence Lines	



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**DEVELOPMENT GUIDE PLAN**  
LOT 1  
METRICUP ROAD  
METRICUP

All dimensions and areas are Subject to survey  
Drawing Version No. 8  
Dated: 19/09/2011

