

**Attachment C**

- DEVELOPMENT GUIDE PLAN NOTES:**
- Council seeks to construct the Ford Road connection across the Vasse Estuary, and if the appeal with the D.E.P is successful the Ford Road re-alignment may impact on the northern triangular portion of part Lot 1. This re-alignment will be determined following consideration of comments from all the affected landowners.
  - The 2013m~ area of Pt Lot 1 north of Koorden Place has limited development potential and as a condition of subdivision Council will seek to have the land transferred to Council for road and recreation purposes at no cost to Council and to balance the net road reserve area, Council will consider requesting DOLA to undertake closure of the portion of Ford Road Reserve from the proposed turning head to the By-pass Road, without limiting access to Lot 13.
  - Any additional access to Causeway Road is subject to approval from MRWA & the Shire of Busseton & would be restricted to "left out" only MRWA have approved the "left out" only access to Causeway Road at the location shown on the Development Guide Plan.
  - Proposed landscaping areas shown on this Development Guide Plan will be subject to detailed design and approval by MRWA and Council via preparation of a Landscape Plan prior to implementation at the development stage, and shall address the following to Council's satisfaction:
    - effective screening of buildings & fences;
    - planting density & height;
    - the junction of Causeway Road as an entry corridor to Busseton; &
    - sight distances.
  - The architectural design and proposed colour schemes associated with any of the building development within this Development Guide Plan will be subject to further liaison and approval by Council at the Development Application stage and shall address the following matters to Council's satisfaction:
    - the function of Causeway Road as an entry corridor to Busseton;
    - landscape & streetcape impacts;
    - setbacks to road frontages; &
    - building height.
  - Proposed carparking is indicative only & subject to adequate provision & design at the development stage.
  - Refer to the Special Provisions indicated in Schedule 7 of DPTS No. 20.
  - Development shall be connected to reticulated sewerage & water to the satisfaction of Council.
  - All external lighting shall be designed & constructed so as to be directed into the subject lot, away from surrounding lots to the satisfaction of Council. Details to be submitted on development application prior to the issue of planning consent.
  - Council shall not grant planning consent for development unless it has a landscaping plan that incorporates local indigenous tree/shrub/groundcover species exclusively to the satisfaction of Council.
  - Council shall not grant planning consent for development unless it has approved a drainage management plan to the satisfaction of Council.
  - Development and management of the proposed service station shall be in accordance with the Australian Petroleum Institute Code of Practice for Underground Fuel Storage Facilities.

**TREE LISTING**

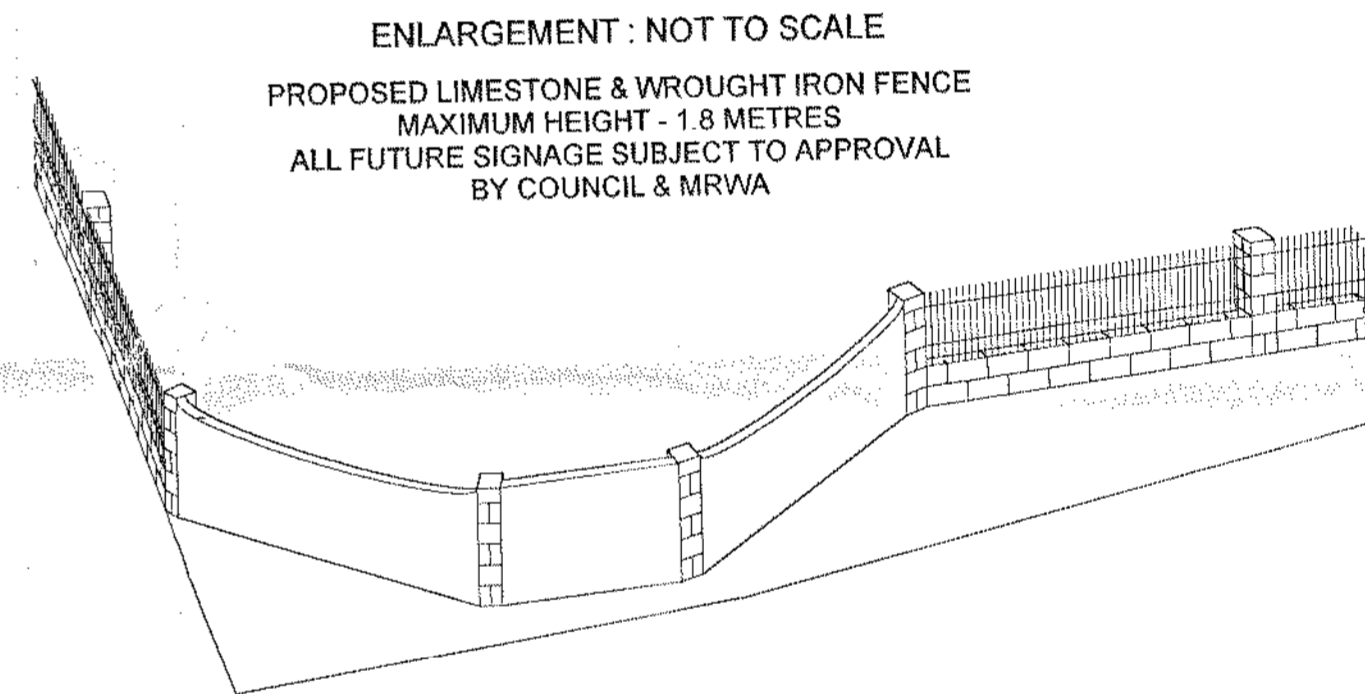
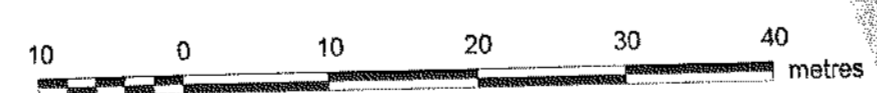
NO.	DESCRIPTION
1	PEP 1.26.05.5a.20
2	SO 0.56.7b.7a
3	LS 0.45.0b.5a
4	SO 0.56.7b.7a
5	MELA EUCALYPTUS 1.10.0b.1a.7b
6	SO 0.56.7b.7a
7	SO 0.56.7b.7a
8	SO 0.56.7b.7a
9	SO 0.56.7b.7a
10	PEP 1.06.0b.4a.10b
11	PEP 1.56.0b.4a.10b Cluster
12	PEP 1.56.0b.4a.10b Cluster
13	LS 0.56.7b.7a
14	TRANSIT 0.56.0b.4a
15	SO 0.56.7b.7a
16	PEP 1.26.0b.4a.10b Cluster
17	SO 0.56.7b.7a
18	PEP 1.56.0b.4a.10b Cluster
19	PEP 1.56.0b.4a.10b Cluster
20	SO 0.56.7b.7a
21	SO 0.56.7b.7a
22	TRANSIT 0.56.0b.4a
23	SO 0.56.7b.7a
24	SO 0.56.7b.7a
25	SO 0.56.7b.7a
26	SO 0.56.7b.7a
27	SO 0.56.7b.7a
28	SO 0.56.7b.7a
29	PEP 1.56.0b.4a.10b Cluster
30	TRANSIT 0.56.0b.4a
31	LS 1.26.0b.4a.10b
32	LS 0.56.7b.7a
33	TRANSIT 0.56.0b.4a
34	SO 0.56.7b.7a
35	SO 0.56.7b.7a
36	LS 0.56.7b.7a
37	SO 0.56.7b.7a
38	LS 0.56.7b.7a
39	SO 0.56.7b.7a
40	TRANSIT 0.56.0b.4a
41	SO 0.56.7b.7a
42	SO 0.56.7b.7a
43	SO 0.56.7b.7a
44	Tree Landed Gum 0.56.0b.4a
45	TREE 1.06.0b.4a.10b
46	SO 0.56.7b.7a
47	SO 0.56.7b.7a
48	SO 0.56.7b.7a
49	SO 0.56.7b.7a
50	PEP 1.56.0b.4a.10b Cluster
51	LS 0.56.7b.7a
52	TRANSIT 0.56.0b.4a
53	LS 0.56.7b.7a
54	LS 0.56.7b.7a
55	LS 0.56.7b.7a
56	LS 0.56.7b.7a
57	Tree Landed Gum 0.56.0b.4a
58	LS 0.56.7b.7a

**ENDORSED STRUCTURE PLAN**  
To provide a framework for future detailed planning at the subdivision and development stage.  
Date 9/5/03  
Delegate under s.20 of WAPC Act 1985

**EXISTING Pt 1**  
9420m~  
(1.1432 Ha)

**NOTES**  
This is a site survey and the boundaries shown should be used as a reference only as they have not been re-established as part of this survey.  
Areas & dimensions are subject to final survey.  
Station heights are AHD.  
Explanation of tree codes:  
PEP 1.16.12b.4a.20 means a Paperbark Tree of trunk diameter 1.1m, height 12m, spread of 1m and 2 trunks.  
LS = Lemon Scented Gum  
BG = Tasmanian Bluegum  
SO = Spotted Gum  
PEFG = Field Flowering Gum  
Suggested future road widening along Causeway Road to provide for future dual carriageway as per M.R.W.A. advice June 2000.  
Proposed Service Station concept design by Duet Design.

ENDORSEMENT  
ENDORSED BY: CHIEF EXECUTIVE OFFICER, SHIRE OF BUSSETON  
DATE: 9/5/03



**LEGEND**

DEVELOPMENT GUIDE PLAN BOUNDARY	---
CONTOUR	---5---
PROPOSED ROAD WIDENING	----
PROPOSED BOUNDARY	----
PROPOSED BUILDING	□
PROPOSED LANDSCAPING	▨
PROPOSED LIMESTONE FENCE	—●—
TREE TO BE RETAINED	●
TREE TO BE REMOVED	○

No.	Revision	App.	Date
9	Addition to notes	PH	2/5/03
8	Amend plan to Ford Road, additions to notes	PH	22/10/02
7	Add roundabout, amend legend, notes & future Ford Rd alignment	PH	1/2/2002
6	Amend notes, Roadname and Titleblock	PH	5/12/2001
5	Amend notes	AM	6/11/2001
4	New plan, amend concept design, add road widening, add nursery.	AM	11/8/2001
		App.	Date

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**DEVELOPMENT GUIDE PLAN**  
Pt LOT 1 of SUB LOT 24  
CAUSEWAY ROAD, BUSSETON

CLIENT	W.D KENDALL & G.N PRANDI		
DWN	BC		
SCALE A1	1 : 500	DATE	2-5-2003
DATUM	AHD	FILE	1327
		DGN	1327_dgp_rev9

CT 1528/910 DIA. 27712 O.P 10434

SHIRE OF BUSSETON

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