

This structure plan is prepared under the provisions of the City of Busselton Local Planning Scheme No. 21

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON: 27 JANUARY 2017

Signed for and on behalf of the Western Australian Planning Commission

*[Signature]*  
an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

*[Signature]* Witness

27 January 2017 Date

27 January 2027 Date of Expiry

## CONDITIONS :

1. This Development Guide Plan provides a framework for future subdivision and development of land pursuant to Clause 7 of Local Planning Scheme No 21. 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. As a condition of subdivision, the Subdivider is to implement a Fire Management Plan which has been approved by the City of Busselton, Department of Fire and Emergency Services and the Department of Parks and Wildlife.
4. A Notification is to be placed on the Certificate of Titles of all lots subject of this Development Guide Plan 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 in accordance with the approved Fire Management Plan.
5. A Restrictive Covenant shall be placed on the Certificates of Title of proposed Lots 1 and 3 subject of this Development Guide Plan which guarantees the protection in perpetuity of all areas of remnant vegetation and requires ongoing management of pests and weeds.
6. The Subdivider shall implement a Weed and Pest Management Plan for all lots subject of this Development Guide Plan which has been approved by the relevant authority, prior to subdivision clearance and this shall be required as a condition of subdivision approval.
7. The owners of proposed Lots 1 and 3 subject of this Development Guide Plan shall enter into a conservation covenant with the National Trust, Department of Parks and Wildlife or any other recognised organisation with an established stewardship program, to provide for effective protection and management of the conservation values on the subject lots prior to subdivision clearance and this shall be required as a condition of subdivision approval.
8. A memorial is to be placed on the Certificates of Title of proposed Lots 1 and 3 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.
9. As a condition of subdivision, the Alternative Exit Track and Driveways are required to be controlled by a legal mechanism ( i.e. reciprocal right of access or similar mechanism ).
10. As a condition of subdivision an Environmental Management Plan is to be prepared to the satisfaction of the Department of Parks and Wildlife.

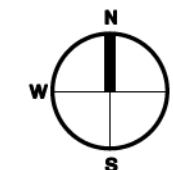
## LEGEND :

- EXISTING BOUNDARIES
- PROPOSED LOTS
- PROPOSED BUILDING ENVELOPES
- DRIVEWAYS
- ALTERNATIVE EXIT TRACK

1:5000 0 50m 100 150 200 250 300 350 400 450 500

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## DEVELOPMENT GUIDE PLAN LOT 4001 METRICUP YELVERTON ROAD, YELVERTON



ALL DIMENSIONS AND AREAS ARE  
SUBJECT TO SURVEY  
PRINT DATE : 21 OCTOBER 2016