

AMBERGATE NORTH DGP - CONDITIONS

GENERAL
 1. The Land Use Schedule outlined on the endorsed DGP is indicative only and may be subject to change as part of the detailed planning phase to follow.

BUSHLAND CONSERVATION & WETLAND AREA
 2. Requirement at the subdivision stage to provide the following information as part of an Urban Water Management Plan for DGP area:

- a. Detailed information on the current surface and ground water flows and levels for the Bushland Conservation and northern wetland area.
- b. Clear determination on the extent and nature of the bushland/wetland area to be used for drainage/compensation/flow path purposes with this to include:
 - (i.) Mapping of areas required to accommodate 1:1, 1:5, 1:10, 1:25, 1:50 and 1:100 flood events with this to include proposed water levels within the bushland and wetland areas and duration of containment.
 - (ii.) Information on proposed water quality entering Bushland and wetland areas during the flood events.
 - (iii.) Comparison with existing levels and flows.
 - (iv.) Detailed information and intended measures and mechanisms required to "mimic" existing flows into the Bushland Conservation area (including to various vegetation complexes) post development of each stage of the development.

3. Prior to subdivision, the vesting and ongoing management of the Bushland Conservation area is to be resolved in consultation with the City of Busseton and Department of Parks and Wildlife (DPAW).

ENVIRONMENT & LANDSCAPE
 4. The specific location and width, reserve type and revegetation requirements of the vegetation linkage, located south of the eastern 'Bushland Conservation' area, shall be determined at the Detailed Area Plan stage in consultation with the DPAW.

PROPOSED BUSSETON OUTER BYPASS
 5. The need for and the location of the Busseton Outer Bypass is subject to further detailed investigation by the Department of Planning and Main Roads WA. The alignment shown is indicative only and represents one of the numerous options to be investigated. As such, it should not be construed that the Busseton Outer Bypass will form southern boundary of the DGP area in the future.

RESIDENTIAL
 6. Within the Residential R2 area a dedicated 'vegetation corridor' is to be provided along the eastern edge of this area. The 'vegetation corridor' is to connect the 'Vegetation Linkage B' (adjacent to the Bypass) to the proposed abutting local park reserve. At least two 'secondary vegetation corridors' will also be required to link the above mentioned primary 'vegetation corridor' to vegetation on Queen Elizabeth Avenue.

WASTEWATER TREATMENT PLANT BUFFER
 7. The Interim and Long Term Wastewater Treatment Plant Buffers shown on the DGP have been applied in accordance with advice provided by the Water Corporation. As part of any Scheme amendment to facilitate urban development, or required DAP and/or prior to subdivision, the timing of urban development between the Interim and Long Term WWTTP buffers shall be subject to confirmation with the Water Corporation, City of Busseton and Department of Planning.

MANAGEMENT PLANS
 8. As a condition of subdivision the following management plans are to be prepared and implemented:

- a. Foreshore Management Plan for the Vasse Diversion Drain;
- b. Kangaroo Management Plan;
- c. Bushland Conservation Management Plan for the northern bushland areas; and
- d. A Western Ringtail Possum Management Plan.

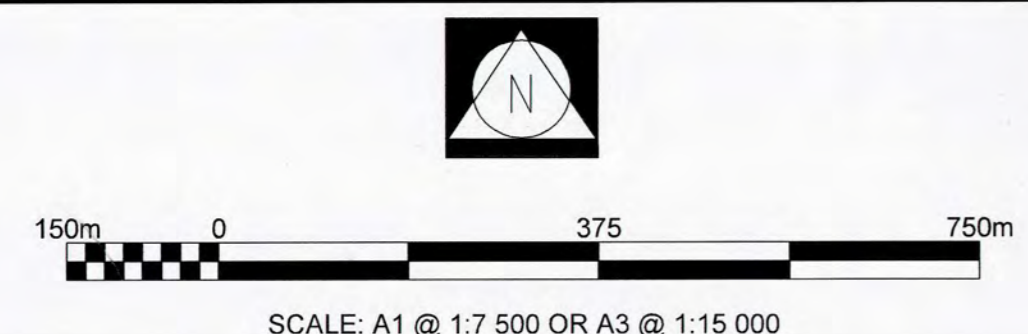
FIRE MANAGEMENT
 9. Prior to subdivision approval a fire management plan is to be prepared to the satisfaction of the Department of Fire and Emergency Services, DPAW and City of Busseton.

LAND USE SCHEDULE

LANDUSE SCHEDULE			
	AREA (ha)	LOT YIELD (approx)	AREA (%)
RESIDENTIAL			
R2 (5000m ² average lot size)	10.2477	20	1.74%
R20 (500m ² average lot size)	150.0425	3000	25.48%
R30 (330m ² average lot size)	47.8434	1449	8.12%
R40 (240m ² average lot size)	8.7696	365	1.49%
R60 (180m ² average lot size)	3.9710	220	0.67%
Mixed use ("Shop Top" Housing)	-	121	-
Area subject to a Separate Structure Plan	19.9950	-	3.40%
VILLAGE CENTRE			
Business	7.6704	-	1.30%
Special Purpose	1.2599	-	0.21%
LOCAL CENTRE			
Business	0.5021	-	0.09%
RESERVES			
Bushland Conservation	49.7369	-	8.45%
District Open Space	10.2391	-	1.74%
Multiple Use Corridor (MUC)	30.5355	-	5.19%
MUC (with 53m Wetland Buffer)	7.1201	-	1.21%
Local / Neighbourhood Parks	23.3116	-	3.98%
Vegetation Linkage (A & B)	4.5751	-	0.78%
Village Centre - Water Body	0.6276	-	0.11%
Busseton Outer Bypass Buffer MUC	12.8568	-	2.18%
Drains - (MUC)	6.1851	-	1.05%
Public Purposes - Community Purpose	1.5901	-	0.27%
EDUCATION			
Primary School (x3)	11.7456	-	1.99%
High School (x1)	10.0900	-	1.71%
ROADS			
Local	125.9537	-	21.39%
Busseton Outer Bypass	44.0163	-	7.47%
TOTAL	588.8925	5175	100%

ENDORSED STRUCTURE PLAN
 To provide a framework for future detailed planning at the subdivision and development stage.
 Date: 18/09/2014
 Delegated under s.16 of the Planning & Development Act 2005

ADOPTION
 Adopted by resolution of Council pursuant to City of Busseton District Town Planning Scheme No. 20
 On 20 September 2014
 Michael Stephen Lee Archer
 Chief Executive Officer Date: 11/3/2014



LEGEND

- GENERAL**
 - DGP BOUNDARY
 - VILLAGE CENTRE DAP BOUNDARY
 - NEIGHBOURHOOD CENTRE DAP BOUNDARY
 - RESIDENTIAL R2 DAP BOUNDARY
 - DGP AREA OUTSIDE OF SPECIAL PROVISION AREA OF SCHEME
 - AMBERGATE NORTH DEVELOPMENT AREA
 - INTERIM WASTEWATER TREATMENT PLANT BUFFER
 - LONG TERM WASTEWATER TREATMENT PLANT BUFFER
- ZONES**
 - BUSINESS
 - SPECIAL PURPOSE (COMMUNITY USES)
- RESIDENTIAL ZONES**
 - R2
 - R20
 - R30
 - R40
 - R60 (RETIREMENT / AGED CARE)
- RESERVES**
 - RECREATION
 - BUSHLAND CONSERVATION
 - RECREATION (MULTIPLE USE CORRIDOR)
 - RECREATION (BUSSETON OUTER BYPASS BUFFER MULTIPLE USE CORRIDOR)
 - PUBLIC PURPOSES (IDENTIFIED AS FOLLOWS)
 - CP COMMUNITY PURPOSE
 - HS HIGH SCHOOL
 - PS PRIMARY SCHOOL
- AREAS**
 - 53m WETLAND BUFFER (including 3m external freeboard) FORMING PART OF MUC AND VEGETATION LINKAGE
 - VEGETATION LINKAGE A
 - VEGETATION LINKAGE B
- OTHER**
 - N.C. NEIGHBOURHOOD CENTRE
 - SEPARATE STRUCTURE PLAN BOUNDARY
 - NEIGHBOURHOOD CONNECTOR ROAD (25m ROAD RESERVES)
 - NEIGHBOURHOOD CONNECTOR B
 - ARTERIAL ROAD
 - DUAL USE PATH
 - WETLAND UNMAPPED
 - AREA SUBJECT TO SEPARATE STRUCTURE PLAN REQUIREMENTS

AMBERGATE NORTH DEVELOPMENT GUIDE PLAN

