

Our Ref: DA24/0392

Enquiries: Kelley Nilsson-Linne

18 August 2025

Yallingup Steiner School
PO Box 135
YALLINGUP WA 6282

Dear Jane,

**DA24/0392 APPLICATION FOR DEVELOPMENT APPROVAL
EDUCATIONAL ESTABLISHMENT (NEW CLASSROOM, ADDITIONAL ON-SITE CAR PARKING BAYS AND
WATER TANK FOR FIRE FIGHTING PURPOSES) – SPECIAL CONTROL AREA – LOT 40 (NO. 1721)
WILDWOOD ROAD YALLINGUP**

The City is writing with regards to your application for Development Approval deemed complete on 11 June 2024 for Educational Establishment (New classroom, additional car parking bays and water tank for fire fighting purposes) – Special Control Area on the above-mentioned site.

In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, the City has considered the application and determined pursuant to sub-delegation (S7-01D) to grant development (planning) approval, subject to conditions. A notice of determination and approved plans are enclosed.

Please take the time to carefully read the notice of determination, including all conditions and advice notes, as well as any notations made on the approved plans, prior to commencing the development.

It is noted that the notice of determination is a Development Approval only and is not a building permit or any other form of approval.

Should you have any queries regarding this matter please contact Planning Services on (08) 9781 1731 or email city@busselton.wa.gov.au

Yours sincerely



Stephanie Navarro
PLANNING DEVELOPMENT AND POLICY COORDINATOR

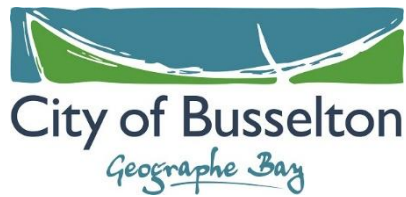
Enc: Decision Notice
Approved plans

All Communications to:

T (08) 9781 0444
E city@busselton.wa.gov.au

Locked Bag 1 Busselton WA 6280
www.busselton.wa.gov.au

*Where environment, lifestyle
and opportunity meet!*



NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

CITY OF BUSSELTON
LOCAL PLANNING SCHEME No. 21

Application No: DA24/0392
Determination Date: 18 August 2025

The City having considered the application:

Dated:	11 June 2024
Submitted by:	Yallingup Steiner School
On behalf of:	Yallingup Steiner School
Legal Description:	Lot 40 PLAN 44272
Property Details:	1721 Wildwood Road YALLINGUP
Proposal:	Educational Establishment (New classroom, additional on-site car parking bays and water tank for fire fighting purposes) – Special Control Area

hereby advise that it has determined to:

GRANT DEVELOPMENT APPROVAL

subject to the following conditions:

GENERAL CONDITIONS:

1. The development hereby approved shall be substantially commenced within two years of the date of this decision notice.
2. The development hereby approved relates only to development within Lot 40 (1721) Wildwood Road, Yallingup and shall be undertaken in accordance with the signed and stamped, Approved Development Plan(s) (enclosed), including any notes placed thereon in red by the City.
3. The External Surfaces to be used in the construction of the Classroom, hereby approved, shall match in type, colour and texture to those used on existing building/s, or a suitable alternative colour in accordance with the Prescribed Materials as identified by the *City of Busselton Local Planning Scheme No. 21 (Advice Note 5)*.
4. The External Surfaces of the Water Tank, hereby approved, shall comprise of Prescribed Materials as identified by the *City of Busselton Local Planning Scheme No. 21 (Advice Note 5)*.
5. This approval permits the removal of two (2) trees, as indicated on the Approved Development Plans **(Advice Note 6)**.

PRIOR TO COMMENCEMENT OF ANY WORKS CONDITIONS:

6. The development hereby approved, or any works required to implement the development, shall not commence until the following plans or details have been submitted to the City and approved in writing:

6.1 Details of the finished treatment of all hard surfaced areas, including drainage, signage and marking, for the provision of a total number of 18 car parking bays, including provision for a minimum of 1 accessible parking bay. The car parking bays shall be provided in the designated areas as indicated on the Approved Development Plans to the satisfaction of the City (**Advice Notes 7, 8 and 9**).

6.2 Details of stormwater and surface water drainage. Stormwater to be retained for use and/or infiltration within the lot at a rate of 1m³ per 40m² of impervious area (**Advice Note 10**).

6.3 A Construction Management Plan shall be submitted to, and approved by the City, and should address the following issues, where applicable:

- (i) public safety and amenity;
- (ii) site plan and security;
- (iii) contact details of essential site personnel;
- (iv) construction period and operating hours;
- (v) community information, consultation and complaints management Plan;
- (vi) temporary realignment of pedestrian access ways;
- (vii) noise, vibration, air and dust management;
- (viii) traffic, access and parking management;
- (ix) waste management and materials re-use;
- (x) sanitary facilities;
- (xi) stormwater and sediment control;
- (xii) street tree management and protection;
- (xiii) any other matter deemed relevant by the City.

Construction works shall take place in accordance with the approved details at all times

6.4 A Construction Traffic Management Plan shall be submitted to and approved by the City with advice from Main Roads WA. The Construction Traffic Management Plan shall detail measures for the safe and efficient management of vehicular and pedestrian access and/or movements along both Wildwood Road and Caves Road, as well as access to the Yallingup Steiner School Site, throughout the construction of the development, including the parking bays and crossover(s).

Construction of the development, hereby approved, shall occurring in accordance with the approved Construction Traffic Management Plan at all times.

- 6.5 Notification in the form of a section 70A notification, pursuant to the *Transfer of Lands Act 1893* (as amended) is to be placed on the Certificates of Title of Lot 40 (1721) Wildwood Road advising that:

“BUSHFIRE PRONE AREA - This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner. The approval of the Educational Establishment (New Classroom) is conditional upon the details contained within the Bushfire Management Plan (BMP) prepared by Ecosystems Solutions (Revision D, dated 9 June 2025) and the accompanying Bushfire Emergency Evacuation Plan (BEEP).”

A copy of the Certificate of Title with the section 70A notification registered against it, or Landgate lodgement receipt, is to be submitted to the City (**Advice Note 11**)

PRIOR TO OCCUPATION/USE OF THE NEW CLASSROOM:

7. The new Classroom, hereby approved, shall not be occupied, or used, until all plans, details or works required by Condition(s) 2 – 6 inclusive have been implemented, and following Condition(s) complied with:
- 7.1 The driveways, car parking bays, including accessible parking bay, as required under Condition 6.1, and as shown on the Approved Development Plans, shall be constructed drained, and finished levels of the vehicle crossover shall seamlessly integrate with the adjoining pavement levels of Wildwood Road, to the satisfaction of the City.
- 7.2 The works specified within the endorsed Bushfire Management Plan prepared by Ecosystems Solutions (Revision D, dated 9 June 2025), shall be implemented to the satisfaction of the City, including but not limited to:
- (i) Establish and maintain the Asset Protection Zone (APZ) to the dimensions and standard stated in the Bushfire Management Plan (**Advice Note 12**)
 - (ii) Install and maintain a 10,000L water tank dedicated for firefighting purposes, fitted with a coupling as detailed within the Bushfire Management Plan.
- 7.3 Markings associated with the approved car parking bays, as required under Condition 6.1 shall be installed, to the satisfaction of the City.
- 7.4 The “Yallingup Steiner School Traffic and Operational Management Amendment Plan 2025” (Version 1, dated May 2025 as amended by the City) hereby approved, shall be implemented by the Yallingup Steiner School, to the satisfaction of the City. In accordance with the endorsed Plan, all traffic, operational changes and instructions shall be communicated to parents, caregivers, staff and school bus services. A copy of the communications to parents, caregivers, staff and school bus services as required under the Plan, and as outlined above, shall be provided to the City (**Advice Note 13**).
- 7.5 A copy of the agreement between the Yallingup Steiner School and School Bus Services WA (under the Public Transport Authority) shall be provided to the City, which addresses the following:

- (i) Secure agreement and authority for school buses to access the subject lot and operate within the designated student drop-off and pick-up zone, as shown on the Approved Development Plans; *and*
- (ii) Secure agreement that the school buses will drop-off and pick-up students at the times as specified under the endorsed “Yallingup Steiner School Traffic and Operational Management Amendment Plan 2025”.

ONGOING CONDITIONS:

8. The works undertaken to satisfy Condition(s) 2 – 7 inclusive shall be subsequently maintained for the life of the development, and the following Condition(s) complied with:
 - 8.1 The “Educational Establishment” shall be restricted to a maximum number of 135 students on site at any one time (**Advice Note 14**).
 - 8.2 With the exception of the tree(s) approved to be removed under Condition 5, all other trees within the Site are to be retained to the satisfaction of the City (**Advice Note 15**).
 - 8.3 The parking bays as required under Condition 6.1 shall be maintained for the life of the development, to the satisfaction of the City.
 - 8.4 At all times, parking and traffic associated with the “Educational Establishment” shall be in a manner so not to cause obstruction to passing traffic or sightlines, along Wildwood Road and Caves Road. The “Education Establishment” shall be responsible for the ongoing management of all parking and traffic associated with the site.
 - 8.5 The approved Bushfire Management Plan and Bushfire Emergency Evacuation Plan prepared by Ecosystem Solutions (Revision D, dated 9 June 2025) shall be maintained in accordance with the approved details and any recommendations therein.
 - 8.6 At all times, the Educational Establishment shall comply with the “Yallingup Steiner School Traffic and Operational Management Amendment Plan 2025” (Version 1, dated May 2025). Any changes and/or amendments to the traffic and operations will require the preparation of an updated Traffic and Operational Management Plan, which shall be submitted to, and approved by the City.

ADVICE TO APPLICANT

1. If the applicant and/or owner are aggrieved by this determination, including any conditions of approval, there is a right to lodge a request to amend or cancel development approval pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*.
2. Notwithstanding Advice Note 1, there may also be a right of review under the provisions of Part 14 of the *Planning and Development Act 2005*. A review must be lodged with the State Administrative Tribunal, and must be lodged within 28 days of the determination being made by the City of Busselton.
3. This Notice of Determination grants Development Approval to the development the subject of this application (DA24/0392). It cannot be construed as granting Development Approval for any other structure shown on the approved plans which was not specifically included in this application.

4. Please note it is the responsibility of the applicant / owner to ensure that, in relation to Condition 1, this Development Approval remains current and does not lapse. The City of Busselton does not send reminder notices in this regard.
5. Further to Conditions 3 and 4, the External Surfaces shall comprise of Prescribed Materials as identified by the *City of Busselton Local Planning Scheme No. 21* which are defined as follows:

“external surfaces’ means the external walls and cladding (if any), external doors, external door and window frames, columns, roofs, fences and any surface of a building or work visible from the exterior of a building or work; and

‘prescribed materials’ means materials with dark tones or dark colouring and of low reflective quality or materials which are painted or similarly treated with dark toned or dark coloured paint or pigment of low reflective quality”
6. Further to Condition 5, you are advised that *Agonis flexuosa* (WA Peppermint Trees) provide key habitat for the “critically endangered” *Pseudocheirus occidentalis* (Western Ringtail Possum). The Western Ringtail Possum are awarded protection under the *Biodiversity Conservation Act 2016* and you may face penalties for taking or disturbing (including intentionally disturbing, trapping/relocating or causing harm/death) a Western Ringtail Possum. A section 40 ministerial authorisation to take or disturb threatened fauna under the *Biodiversity Conservation Act 2016* is to be obtained prior to clearing occurring. A fauna handler is required to be onsite prior to and during any clearing operations and is required to hold a Section 40 Ministerial Authorisation. The fauna handler is to provide a post clearing report to DBCA swlanduseplanning@dbca.wa.gov.au that includes the numbers of adult or juvenile western ringtail possums observed, taken or disturbed, any injuries or fatalities, and the location of the fauna after clearing has occurred.
7. Further to Condition 6.1, the parking bay/s, driveway/s and points of ingress and egress are to be designed and constructed in accordance with the Australian Standard AS 2890.1 Parking Facilities – Part 1: Off-street car parking (AS 2890.1).
8. Further to Condition 6.1, accessible car parking and access shall be provided and designed in accordance with the Australian Standard AS 2890.6 Parking Facilities – Part 6: Off-street parking for people with disabilities (AS 2890.6).
9. Further to Condition 6.1, construction must not commence until the local government has approved detailed engineering plans and specifications of the works, including earthworks, roads, drainage, clearing, landscaping/rehabilitation and soil stabilisation measures, both during and after construction.
10. Further to Condition 6.2, stormwater is required to be retained on-site in accordance with [Local Planning Policy 6.1 Stormwater Management](#). The term “impervious surfaces” refers to all constructed/built surfaces that prevent the absorption of water into the ground. Where the construction of any new impervious surfaces (eg buildings, driveways etc...) results in increased stormwater runoff which exceeds the capacity of the existing stormwater management system, additional stormwater management measures, such as the installation of additional soakwells will be required to effectively manage the stormwater runoff.
11. Further to Condition 6.5, a notification can be pre-filled out via [Landgate’s website](#) and needs to be submitted to the City for execution in its ‘true form’- it needs to be an original copy with ink signatures (i.e. can’t be a photo copy). It also needs to be printed double sided. You may drop the document off at the City’s Administration Building or post it in. The Notification will be signed by the City’s CEO and Mayor and have the Common Seal affixed. You will be notified once the document has been executed and may choose to come and collect it or have it posted. You will then need to lodge the document with Landgate (Perth office) and they will give you a

receipt for the lodgement. Take a copy of the receipt and provide it to us, this will clear your condition requiring a Section 70A notification.

12. Further to Condition 7.2(i), management of the Asset Protection Zone (APZ) should be in accordance with the requirements of the Planning for Bushfire Guidelines Appendix B.2, Table 9 – APZ technical requirements.
13. Further to Condition 7.4, the City will require a copy of the agreement with the Bus Service providers (Gannaways Charters and Tours & Shepherdson Transport) and Yallingup Steiner School, demonstrating that each provider will adhere to the requirements of the approved Traffic and Operational Management Plan.
14. Further to Condition 8.1, you are advised that any increase in the number of students will require further approvals and may not be supported by the City unless suitable alternative arrangements for additional parking can be secured in perpetuity to the satisfaction of the City.
15. Further to Condition 8.2, in accordance with the *Local Planning Scheme No. 21* (Scheme) maps the subject site is identified within a Special Control Landscape Value Area. The clearing of vegetation within the Landscape Value Area requires the prior development approval of the local authority, except where such clearing is permitted under Part 6 of the Scheme
16. In accordance with the requirements of the *Local Government (Uniform Local Provisions) Regulations 1996*, you are hereby notified that any vehicle access from the land to a road or other public thoroughfare must be in accordance with the City's adopted *Crossover Policy and Vehicle Crossovers Technical Specification*.
17. In accordance with the provisions of the *Building Act 2011*, and *Building Regulations 2012*, an application for a Certified building permit application must be submitted to, and approval granted by the City, prior to the commencement of the development hereby permitted.
18. You are advised that noise from the development and land use is to comply with *Environmental Protection (Noise) Regulations 1997*.
19. You are advised that parking within the Wildwood Road verge should be in accordance with the City's Parking Local Law. At no times is parking/stopping along Caves Road permitted.



Stephanie Navarro
PLANNING DEVELOPMENT AND POLICY COORDINATOR

Date: 18 August 2025