

Land Use Designations

Zones

- Restricted Business
- Business
- Industrial
- Special Purpose
- Residential

Reserves

- Public Purpose
- Recreation
- Roads

- PLANNING POLICY STATEMENTS**
1. This is a guide to subdivision and development although detailed design will be required as part of "Detailed Area Plans" which are required to be compatible with Liveable Neighbourhood Principles. This may require significant redesign and reduction in "commercial" land uses, particularly along Bussell Highway.
 2. Residential Density Code to be fixed through Detailed Area Plan approved to the satisfaction of the Council and the WA Planning Commission.
 3. The allowable retail floor space within the Business and Special Purpose land use designations shall be limited to 4500m² NLA of retail uses. Total retail floor space within the Special Purpose land use designation shall not exceed the total floor space allocated to non-retail uses so that retail becomes an ancillary and not the predominant land use within the designated Special Purpose areas.
 4. Subject to footnote 3 above, Business means any of the use classes identified under "Business Zone" (Table 2) in Town Planning Scheme No. 20.
 5. Detailed Area Plan shall be prepared generally in accordance with the Detailed Area Plan Boundaries, as per drawing 10.
 6. A comprehensive "Water and Drainage Management Plan" is to be prepared, prior to the endorsement of any Detailed Area Plan and for the entire Development Guide Plan Area, to the satisfaction of the Department of Water, City of Busselton, Western Australian Planning Commission and the Water Corporation. Notwithstanding the generality of the above, the "Water and Drainage Management Plan" is to also address issues of water retention, capture and reuse.
 7. A detailed acoustic report and landscaping plan shall be provided at the Detailed Area Plan stage which address the interface between proposed land uses and main road (i.e. Busselton Bypass, Bypass Extension, Western Link Road, and Bussell Highway) in the Development Guide Plan Area. The acoustic report and landscaping are to provide for:
 - a) An adequate landscape buffer area to protect land uses from traffic impacts. Preference will be given to a physical separation between the major road and the sensitive land use, rather than an over reliance on physical structures to mitigate noise and visual impacts;
 - b) The use of a landscape bund instead of wall/fencing where such mitigation measures are deemed appropriate by Main Roads WA, City of Busselton and the Western Australian Planning Commission;
 - c) The proposed lots to front the required landscaped buffer area and are to be separated from this area by a public road; and
 - d) The incorporation of noise attenuation measures within building fabric.
 8. A "Major Road Contribution Plan" (MRCP) is to be prepared prior to the endorsement of any Detailed Area Plan and is to address the timing, staging and subdivider contributions, including land acquisitions, for the establishment and upgrading of major roads in the Development Guide Plan area to the satisfaction of the City of Busselton, Main Roads WA and the Western Australian Planning Commission.
- The construction of the "Bypass Extension" and the "Western Link Road" is a vital component of the DGP, which allows the use of Bussell Highway through the DGP area as an internal subdivision road servicing the Vasse townsite, rather than accommodating heavy haulage and through traffic. Accordingly, the subdivider will be required to substantially contribute to the "Bypass Extension" and the "Western Link Road". The timing and funding of these works will be determined through the MRCP.

ENDORSED STRUCTURE PLAN
 To provide a framework for future detailed planning at the subdivision and development stage.

Date 24/7/2014 *[Signature]*
 Delegated under s.16 of the Planning & Development Act 2005

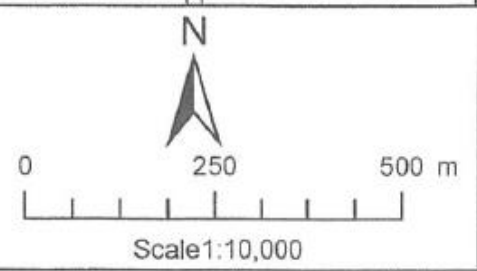
ADOPTION
 Adopted by the City of Busselton pursuant to clause 25 of the District Town Planning Scheme No. 20 in accordance with TPD2 of the Council:

On 2/7/14
 Director, Planning & Development Services

OVERALL DEVELOPMENT GUIDE PLAN
 (MODIFICATIONS 1,2,3,4,5 & 6)
 VASSE NEWTOWN

Adopted by the City of Busselton pursuant to Clause 1.6.1 of Schedule 11 of District Planning Scheme No. 20 in accordance with delegation TPD2 of Council on the _____ day of _____ 2014.

Director Planning and Development Services



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