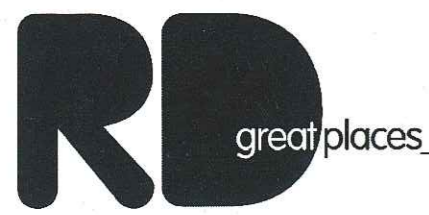


- PLANNING POLICY STATEMENTS**
1. This is a guide to subdivision and development although detailed design will be required as part of "Detailed Area Plans" which are required to be compatible with Liveable Neighbourhood Principles. This may require significant redesign and reduction in "commercial" land uses, particularly along Busseton 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 recommended maximum retail floor space allowable within the Business and Special Purpose land use designations shall generally be limited to 5,800m<sup>2</sup> (NLA). This recommended "cap" shall generally be distributed between the Vasse Village Centre development area (4,650m<sup>2</sup>) and the Vasse Townsite development area (1,150m<sup>2</sup>).
  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 Busseton, 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 re-use.
  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. Busseton Bypass, Bypass Extension, Western Link Road, and Busseton 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 Busseton 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 Busseton, 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 Busseton 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.



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 10 June 2014  
 PGP DAW RD1 004P

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

Adopted by the City of Busseton pursuant to  
 Local Planning Scheme No. 21 in accordance  
 with delegation TPD1 of Council on the  
 ... 5. Day of ... October ... 2015 ...  
  
 Matthew Riordan  
 A/c Director, Planning & Development  
 Services

