

Planning Policy Statements - Village Centre

- All development within the Village Centre is to comply with the requirements of the Port Geographe Village Centre Design Guidelines including setbacks for waterfront and parkland residential lots.
- Maximum of 3000m² of net lettable area of Retail floorspace and a minimum of 200m² of constructed floorspace for Community Purposes is to be provided within the area of the Village Centre identified for Mixed Use.
- Public access along the boardwalks proposed along the waterfront and within the Village Centre, as identified on the Port Geographe Development Plan and Village Centre Precinct Plan, is to be appropriately secured. The Boardwalks and associated structures are to be constructed by the Proponent and maintained by the owners of the relevant lots to the satisfaction of the Shire of Bussellton and the Department for Planning and Infrastructure in accordance with construction details submitted by the Subdivider and approved by those agencies. The design of the Public Boardwalk adjacent to the Public Boat Ramp is to be to the satisfaction of the Department for Planning and Infrastructure so as not to hinder boat launching.
- All residential parking to be contained on individual residential lots in accordance with the District Town Planning Scheme and the R-Codes.
- In respect to the development of residential lots within the Business Zone, Council will apply the requirements of the Residential Design Codes of Western Australia as per the zonings/land use designations indicated in the revised Development Plan.
- The staged construction of the boat/trailer parking bays by the Proponent is to be determined at the Subdivision stage or through the Development Deed in a manner that reflects progressive development of the project and progressive demand for additional facilities.
- The land earmarked as "PT 500 - Potential Tourist Development Lot" will need to be investigated prior to any development or subdivision proposal. In particular issues related to floodway, wetland protection and acid sulphate soils will need to be addressed.
- This Plan forms a framework for more detailed planning to occur at the subdivision and development stage.
- Cycle racks are to be provided in the Village Centre Shopping/Tourist Carpark.
- The "artificial water bodies" situated within Lot 9000 are each a 'non-navigable water body'. Although connected to the overall Port Geographe water body they are not intended for use by boats and have no public access. The tenure, use and management of the waterbody areas, as defined, are to be the responsibility of the Shire and any unconnected water bodies should be managed by the Proponents.

Planning Policy Statements - South of Layman Road

- Development outside the Port Geographe Development Area (PGDA) boundary is indicative only and is subject to a Scheme Amendment.
- Development on land not owned by the Port Geographe John Venture is to be undertaken with the concurrence of the landowner.
- Any works within the Conservation Reserve proposed to be contained within the revised Port Geographe Development Area boundary will be restricted to uses permitted in this reserve under the Scheme, including roads, drainage and open space.
- Prior to the clearance of subdivision conditions for any subdivision, the proposed 'land swaps' between the Subdivider and CALM shall be resolved to the requirements of CALM and to the satisfaction of the Shire of Bussellton. If the land exchange is not possible the Commission would be supportive of a realignment with the current "Port Geographe Development Area" footprint and the rearrangement of canal and residential lots in the eastern section of the PGDP.
- Areas identified as Residential R20/R40 are proposed to enable owners of these lots the option to develop the lots in accordance with the provisions of Clause 58(c) of District Town Planning Scheme No.20 relating to the development of grouped dwellings.
- Prior to the clearance of subdivision conditions for any lots with potential frontage to a canal, the Subdivider shall submit to the Shire of Bussellton the approved 'Setback and Mooring Plan' (from the relevant government agency) that in particular, addresses the following:
 - defines the location of proposed jetties; and
 - determines the means by which the Subdivider will identify and preserve the view corridors of canal based lots.
- Prior to the commencement of subdivision works on any lots with potential frontage to a canal, the Subdivider shall submit to the Shire of Bussellton a 'Coastal Works Management Plan' in relation to sand by-passing and seagrass wrack management that adequately addresses the legal obligations of the Subdivider, including meeting the requirements as set by the Environmental Monitoring and Management Plan (EMMP) as it exists from time to time, to the reasonable satisfaction of the Shire of Bussellton. Where trucking is envisaged the route shall be subject to prior written approval by the Shire of Bussellton. The route shall be clearly defined and selected so as to minimise impact on residents.
- The Council will not support any closures of the Layman Road reserve in proximity to the proposed canal crossing until road access and cartage related to the removal of sand and seagrass wrack from the adjacent Geographe Bay beaches and associated amenity issues are to the satisfaction of the Shire of Bussellton, in accordance with the requirements of the relevant statutory authorities.
- Prior to the clearance of subdivision conditions for any lots with potential frontage to a canal, the Subdivider shall submit to the Shire of Bussellton and to the requirements of the Department of Environment or other relevant government agency, verification of the flushing time and efficiency of water circulation within the 'new' canal system, all to the satisfaction of the Shire of Bussellton.
- Prior to the issue of subdivision approval for any lots in Layman Road with potential frontage to a canal, the Subdivider shall:
 - submit to the Shire of Bussellton and the Western Australian Planning Commission, a plan that:
 - investigates the narrowing of Layman Road to facilitate subdivision development over the portion of road; and
 - addresses the street design features of Layman Road; and
 - commit to the implementation of the approved Plan, all to the satisfaction of the Shire of Bussellton.
- Prior to the closure of the Layman Road (road reserve) to facilitate opening of the canals, or other time as agreed to by the Shire of Bussellton, the Subdivider will construct a pedestrian bridge to the specification, requirements and satisfaction of the Shire of Bussellton at the full costs to the Subdivider.
- Prior to the clearance of subdivision conditions for any lots, the Subdivider will submit to the satisfaction of the Shire of Bussellton, a 'Mosquito Management Plan' that addresses the potential impact of mosquitoes on future residents and means for the control of mosquitoes associated with the land. The Shire will recommend to the Western Australian Planning Commission that:
 - conditions be placed on any subdivision seeking appropriate notification on titles reflecting the possible impact of mosquitoes; and
 - the Subdivider will be required to contribute to the preparation and implementation of a 'Mosquito Management Plan' for the Vasse-Wonnerup Wetlands; all to the satisfaction of the Shire of Bussellton.
- The 'Active POS' area generally west of the proposed large lake shall be:
 - developed by the Subdivider to the satisfaction of the Shire of Bussellton in a manner that provides for (at least) two 'senior soccer pitches'; and
 - transferred to the Shire of Bussellton pursuant to Section 20 of the Town Planning and Development Act 1929 as part of the clearance of subdivision when the number of lots created exceeds 50% of the total lot yield for the Port Geographe Development Plan (not including lots existing at December 2004); all to the satisfaction of the Shire of Bussellton.
- The 'community purpose site' shall be transferred to the Shire of Bussellton in accordance with the Port Geographe Development Deed.
- Prior to the clearance of subdivision conditions for any lots or approval of development of any kind, the Subdivider, the Shire and the Minister for Transport will enter into a Deed of Variation to the Port Geographe Development Deed which deals with any issues arising from the approved Port Geographe Development Plan including, but not limited to, the changes of the Port Geographe Development Plan, the community purpose site, the Layman Road Bridge and the sand by-passing and seagrass wrack management issues. In implementing this policy statement, the WAPC will impose a condition on any subdivision application requiring the execution of the Development Deed. The exact wording will be determined at the subdivision stage.
- Prior to the clearance of subdivision conditions for any lots or approval of development of any kind, the Subdivider:
 - is required to undertake a 'traffic management plan/study' for the development area and immediate surrounds that among other things, will identify road works the Subdivider will carry out to the satisfaction of the Shire of Bussellton;
 - will commit to the implementation of the approved 'traffic management plan/study'; and
 - acknowledges that the design of the Port Geographe Development Plan may need to be amended to reflect the outcomes of the 'traffic management plan/study'; all to the satisfaction of the Shire of Bussellton.
- Prior to the clearance of subdivision conditions that creates a 'Public Large Lake':
 - the Subdivider will provide to the satisfaction of the Shire of Bussellton, Western Australian Planning Commission and the Department of Environment, evidence that an adequate supply of water has been allocated by the Department of Environment for the lake or other measures that maintain water quality and water levels in freshwater lakes in perpetuity and in the event that flushing of the canals may be necessary, capability to access the water allocation is available to the land owner;
 - the Shire shall recommend to the Western Australian Planning Commission that a condition be included requiring the subdivider to demonstrate adequate water levels and water quality in the large lake;
 - prior to the clearance of subdivision conditions that establishes the lake, the Subdivider shall provide to the satisfaction of the Shire of Bussellton, an establishment and maintenance agreement;
 - Public Open Space / public access around the lake is to be provided in a range of access designs and varying width to include boardwalks, paved pathways and native foreshore vegetation
 - the public access way around lake to be a Pedestrian Access Way (PAW) and vested with the Shire of Bussellton.
- Prior to the issue of subdivision approval for any lots or approval of development of any kind, the Subdivider shall submit a 'subdivision staging plan' that clearly indicates the likely staging of lots, public open space (including the 'lakes'), pedestrian bridge, conservation reserve, water fowl centre and cafe, and other relevant works all to the satisfaction of the Shire of Bussellton.
- Prior to the issue of subdivision approval for any lots or approval of development of any kind, the Subdivider shall submit to the Shire of Bussellton, a 'subdivision contributions plan' that among other things, clearly identifies the community contributions of the Subdivider associated with a 'Betterment Fund' for the whole Port Geographe development, or other area as agreed to by the Shire of Bussellton, and the Subdivider, contributions associated with the development of future link roads and public access ways to the locality and contributions towards the establishment of a 'water fowl study centre' all to the satisfaction of the Shire of Bussellton.
- Any areas of 'additional' public open space be shown as 'future open space' associated with a future revised 'Port Geographe Development Area' and will not form part of the open space calculation until these areas are included in the Port Geographe Development Area.
- Prior to any ground disturbing activity, the Subdivider is to provide written evidence to the Shire of Bussellton that the Subdivider has obtained the necessary clearances from the Department of Defence or other relevant authorities that the site is clear of any potential unexploded ordnance.
- Prior to the commencement of subdivision works, an 'Acid Sulphate Soils Management Plan' and 'Drainage and Nutrient Management Plan' shall be prepared to the satisfaction of the Shire of Bussellton and the Department of Environment.
- All subdivision Council and CALM will recommend subdivision conditions related to the new Layman Road to ensure issues of landscape and environment are appropriately addressed. Issues include, but are not limited to, light spill, drainage, vegetation used for landscaping and fencing.

ENTIRE ESTATE INFORMATION

POS PROVISION	
North of Layman Road	
GSA 70,8942ha - 10% =	7.0894ha
-POS Provision	12.3871ha
-POS Cash In Lieu	0.2100ha
Sub-Total POS	12.5971ha (17.77%)
South of Layman Road	
GSA 71,6213ha - 10% =	7.1621ha
-POS Provision	7.9894ha
Sub-Total POS	7.9894ha (11.15%)
TOTAL GSA	142.5072ha
TOTAL POS	20.5865ha (14.44%)

NOTE: POS areas are indicative only and may change when detailed subdivision occurs

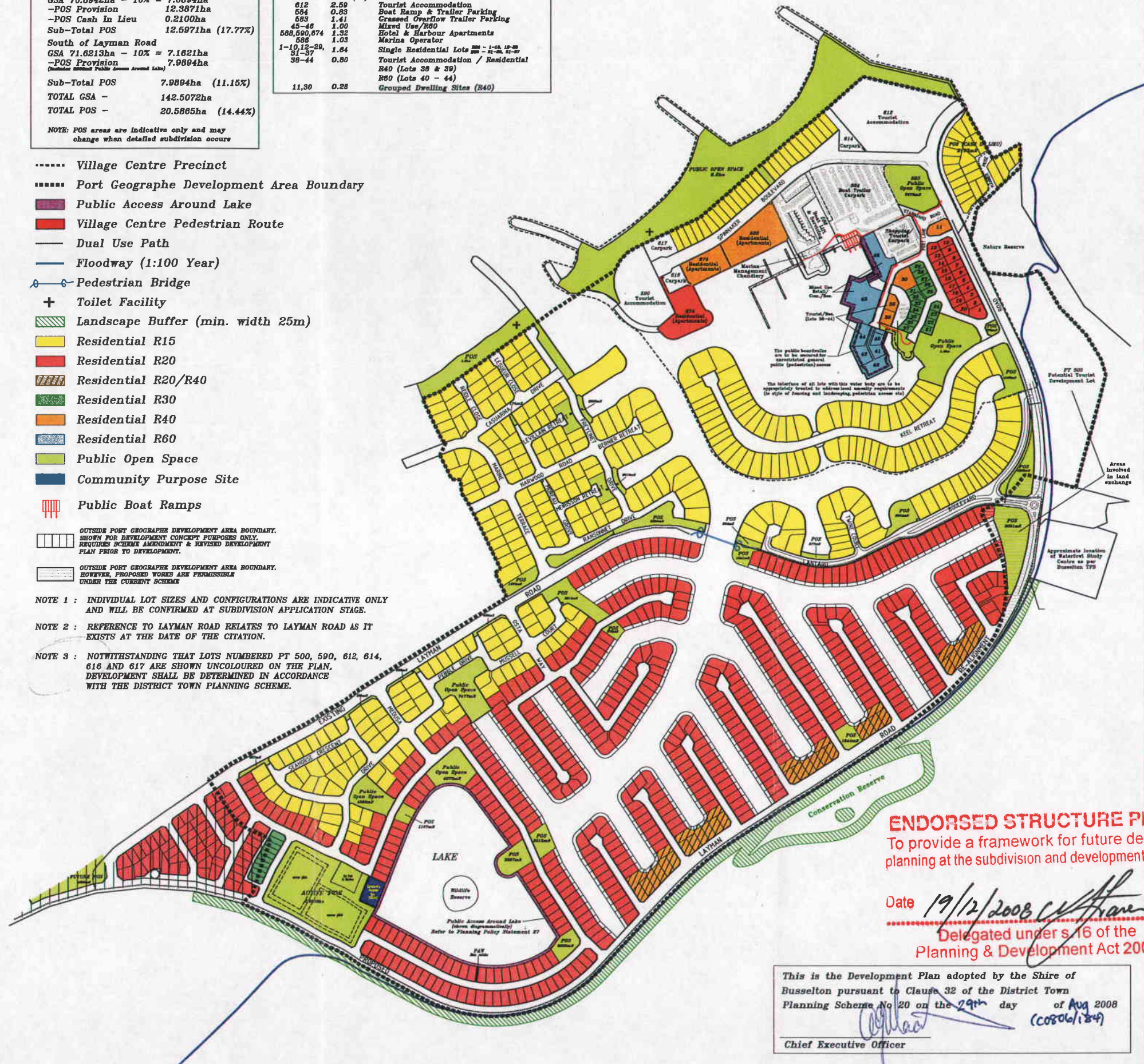
REVISED DEVELOPMENT PLAN SCHEDULE (VILLAGE CENTRE PRECINCT)		
LOT No.	AREA (ha)	DESCRIPTION
612	2.59	Tourist Accommodation
654	0.63	Boat Ramp & Trailer Parking
683	1.41	Grassed Overflow Trailer Parking
45-49	1.00	Mixed Use/R40
588,590,674	1.32	Hotel & Harbour Apartments
652	1.03	Marina Operator
1-10,12-29, 31-37	1.64	Single Residential Lots R40 - 1-10, 12-29, 31-37
38-44	0.80	R40 (Lots 38 & 39)
		R60 (Lots 40 - 44)
11,30	0.28	Grouped Dwelling Sites (R40)

- Village Centre Precinct
- Port Geographe Development Area Boundary
- Public Access Around Lake
- Village Centre Pedestrian Route
- Dual Use Path
- Floodway (1:100 Year)
- Pedestrian Bridge
- Toilet Facility
- Landscape Buffer (min. width 25m)
- Residential R15
- Residential R20
- Residential R20/R40
- Residential R30
- Residential R40
- Residential R60
- Public Open Space
- Community Purpose Site
- Public Boat Ramps

OUTSIDE PORT GEOGRAPHE DEVELOPMENT AREA BOUNDARY. SHOWN FOR DEVELOPMENT CONCEPT PURPOSES ONLY. REQUIRES SCHEME AMENDMENT & REVISED DEVELOPMENT PLAN PRIOR TO DEVELOPMENT.

OUTSIDE PORT GEOGRAPHE DEVELOPMENT AREA BOUNDARY. HOWEVER, PROPOSED WORKS ARE PERMISSIBLE UNDER THE CURRENT SCHEME.

- NOTE 1 :** INDIVIDUAL LOT SIZES AND CONFIGURATIONS ARE INDICATIVE ONLY AND WILL BE CONFIRMED AT SUBDIVISION APPLICATION STAGE.
- NOTE 2 :** REFERENCE TO LAYMAN ROAD RELATES TO LAYMAN ROAD AS IT EXISTS AT THE DATE OF THE CITATION.
- NOTE 3 :** NOTWITHSTANDING THAT LOTS NUMBERED PT 500, 590, 612, 614, 616 AND 617 ARE SHOWN UNCOLOURED ON THE PLAN, DEVELOPMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE DISTRICT TOWN PLANNING SCHEME.



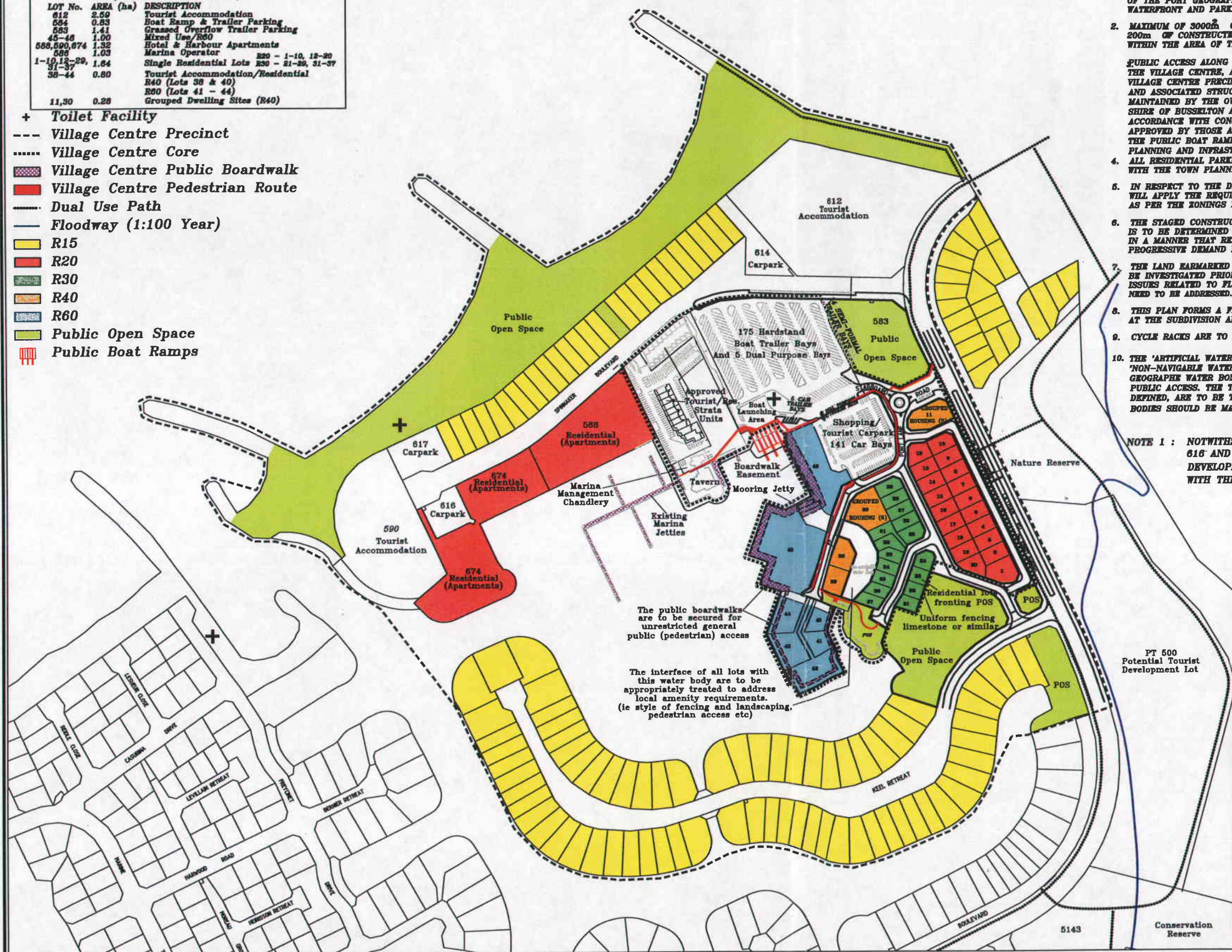
ENDORSED STRUCTURE PLAN
To provide a framework for future detailed planning at the subdivision and development stage.

Date 19/12/2008
Delegated under s.16 of the Planning & Development Act 2005

This is the Development Plan adopted by the Shire of Bussellton pursuant to Clause 32 of the District Town Planning Scheme No 20 on the 29th day of Aug 2008
Chief Executive Officer

LOT No.	AREA (ha)	DESCRIPTION
612	2.59	Tourist Accommodation
584	0.83	Boat Ramp & Trailer Parking
583	1.41	Grassed Overflow Trailer Parking
45-48	1.00	Mixed Use/R60
588,590,674	1.32	Hotel & Harbour Apartments
586	1.03	Marina Operator
1-10,12-29,31-37	1.64	Single Residential Lots R20 - 1-10, 12-29, 31-37
38-44	0.80	Tourist Accommodation/Residential R40 (Lots 38 & 40)
		R50 (Lots 41 - 44)
11,30	0.28	Grouped Dwelling Sites (R40)

- + Toilet Facility
- Village Centre Precinct
- Village Centre Core
- ▨ Village Centre Public Boardwalk
- ▨ Village Centre Pedestrian Route
- Dual Use Path
- Floodway (1:100 Year)
- R15
- R20
- R30
- R40
- R60
- Public Open Space
- ▨ Public Boat Ramps



- PLANNING POLICY STATEMENTS:**
- ALL DEVELOPMENT WITHIN THE VILLAGE CENTRE IS TO COMPLY WITH THE REQUIREMENTS OF THE PORT GEOGRAPHE VILLAGE CENTRE DESIGN GUIDELINES INCLUDING SETBACKS FOR WATERFRONT AND PARKLAND RESIDENTIAL LOTS.
 - MAXIMUM OF 3000m² OF NET LETTABLE AREA OF RETAIL FLOORSPACE AND A MINIMUM OF 200m² OF CONSTRUCTED FLOORSPACE FOR COMMUNITY PURPOSES IS TO BE PROVIDED WITHIN THE AREA OF THE VILLAGE CENTRE IDENTIFIED FOR MIXED USE.
- PUBLIC ACCESS ALONG THE BOARDWALKS PROPOSED ALONG THE WATERFRONT AND WITHIN THE VILLAGE CENTRE, AS IDENTIFIED ON THE PORT GEOGRAPHE DEVELOPMENT PLAN AND VILLAGE CENTRE PRECINCT PLAN, IS TO BE APPROPRIATELY SECURED. THE BOARDWALKS AND ASSOCIATED STRUCTURES ARE TO BE CONSTRUCTED BY THE PROPONENT AND MAINTAINED BY THE OWNERS OF THE RELEVANT LOTS TO THE SATISFACTION OF THE SHIRE OF BUSSELTON AND THE DEPARTMENT FOR PLANNING AND INFRASTRUCTURE IN ACCORDANCE WITH CONSTRUCTION DETAILS SUBMITTED BY THE SUBDIVIDER AND APPROVED BY THOSE AGENCIES. THE DESIGN OF THE PUBLIC BOARDWALK ADJACENT TO THE PUBLIC BOAT RAMP IS TO BE TO THE SATISFACTION OF THE DEPARTMENT FOR PLANNING AND INFRASTRUCTURE SO AS TO NOT HINDER BOAT LAUNCHING.
- ALL RESIDENTIAL PARKING TO BE CONTAINED ON INDIVIDUAL RESIDENTIAL LOTS IN ACCORDANCE WITH THE TOWN PLANNING SCHEME & THE R-CODES.
 - IN RESPECT TO THE DEVELOPMENT OF RESIDENTIAL LOTS WITHIN THE BUSINESS ZONE, COUNCIL WILL APPLY THE REQUIREMENTS OF THE RESIDENTIAL DESIGN CODES OF WESTERN AUSTRALIA AS PER THE ZONINGS INDICATED IN THE REVISED DEVELOPMENT PLAN.
 - THE STAGED CONSTRUCTION OF THE BOAT/TRAILER PARKING BAYS BY THE PROPONENT IS TO BE DETERMINED AT THE SUBDIVISION STAGE OR THROUGH THE DEVELOPMENT DEED IN A MANNER THAT REFLECTS PROGRESSIVE DEVELOPMENT OF THE PROJECT AND PROGRESSIVE DEMAND FOR ADDITIONAL FACILITIES.
 - THE LAND EARMARKED AS "PT 500 - POTENTIAL TOURIST DEVELOPMENT LOT" WILL NEED TO BE INVESTIGATED PRIOR TO ANY DEVELOPMENT OR SUBDIVISION PROPOSAL. IN PARTICULAR ISSUES RELATED TO FLOODWAY, WETLAND PROTECTION AND ACID SULPHATE SOILS WILL NEED TO BE ADDRESSED.
 - THIS PLAN FORMS A FRAMEWORK FOR MORE DETAILED PLANNING TO OCCUR AT THE SUBDIVISION AND DEVELOPMENT STAGE.
 - CYCLE RACKS ARE TO BE PROVIDED IN THE VILLAGE CENTRE SHOPPING/TOURIST CARPARK.
 - THE 'ARTIFICIAL WATER BODIES' SITUATED WITHIN LOT 9000 ARE EACH A 'NON-NAVIGABLE WATER BODY'. ALTHOUGH CONNECTED TO THE OVERALL PORT GEOGRAPHE WATER BODY THEY ARE NOT INTENDED FOR USE BY BOATS AND HAVE NO PUBLIC ACCESS. THE TENURE, USE AND MANAGEMENT OF THE WATER BODY AREAS, AS DEFINED, ARE TO BE THE RESPONSIBILITY OF THE SHIRE AND ANY UNCONNECTED WATER BODIES SHOULD BE MANAGED BY THE PROPONENTS.

NOTE 1 : NOTWITHSTANDING THAT LOTS NUMBERED PT 500, 590, 612, 614, 616 AND 617 ARE SHOWN UNCOLOURED ON THE PLAN, DEVELOPMENT SHALL BE DETERMINED IN ACCORDANCE WITH THE DISTRICT TOWN PLANNING SCHEME.

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

Date 19/12/2008
Delegated under s.16 of the Planning & Development Act 2005

Adopted pursuant to the Shire of Busselton Planning Scheme No 20 on the 29th day of Aug 2008
[Signature]
Chief Executive Officer

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DN	CHK'D	APPD
06.10.04	H	WATER BODY RE-INSTATED, PPS 3/SCHEDULE CHANGES	JLB	GP	JLB	JLB
06.11.04	I	WAPC REQUIRED MODIFICATIONS & ADDITIONS TO TEXT	MB	MB		
04.04.08	J	MODIFICATION TO R-CODING, COLOURS AND TEXT	DCD	DCD	GP	MWB
06.07.08	K	MODIFICATIONS REQUESTED BY THE SHIRE OF BUSSELTON	DCD	DCD	GP	MWB
19.08.04	E	NOTE 2 & VILLAGE CORE AMENDED WATER FOWL	PLJ	GP	JLB	JLB
20.08.04	F	VILLAGE CENTRE PRECINCT BOUNDARY & LOT 624 MODIFIED	PLJ	GP	JLB	JLB
30.08.04	G	LOT 39 TO 38 & WATER BODY MODIFIED	PLJ	GP	JLB	JLB

PORT GEOGRAPHE VILLAGE CENTRE PRECINCT PLAN

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Cardno
CONSULTING ENGINEERS
TOWN PLANNERS
PROJECT MANAGERS
ENVIRONMENTAL CONSULTANTS
BUILDING DESIGNERS

Cardno (WA) Pty Ltd
Cardno Centre
2 Esplanade
P.O. Box 982 Subiaco
Western Australia 6004
Telephone (08) 9273 3300
Facsimile (08) 9289 9821

DATE	NO.	ACTIVITY	DATE	NO.	ACTIVITY
06.07.06	1	Issue			NTB
		Designed DCD			GP
		Drawn BCD			MWB
		Lead Authority			Sheet 1 of 1
		Shire of Busselton			Revision
		Project - Phase - Plan Number			
		P01019 P657-S03			K