



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.
3. The recommended maximum retail floor space allowable within the Business and Special Purpose land use designations shall generally be limited to 5,800m² (NLA). This recommended 'cap' shall generally be distributed between the Vasse Village Centre development area (4,650m²) and the Vasse Townsite development area (1,150m²).
4. Subject to footnote 3 above, Business means any of the use classes identified under "Business Zone" (Table 1) in Local Planning Scheme No. 21.
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 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 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 walls/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.

LEGEND

LAND USE DESIGNATIONS

ZONES

- INDUSTRIAL
- SPECIAL PURPOSE
- RESIDENTIAL

RESERVES

- PUBLIC RESERVES
- RECREATION
- ROADS

Amendment to Structure Plan Vasse Development Area Guide Plan and (Various Detailed Area Plans) has been approved by the Western Australian Planning Commission on 18 April 2018.

Rosa Pugh

Signed by an officer duly authorized by the Western Australian Planning Commission pursuant to Section 15 of the Planning and Development Act 2005.



CADASTRAL INFORMATION - BASE
 SOURCE: BUSSELTON SURVEY OFFICE
 YYMMDD: 131217
 DWG REF: Vasse_CAD_MGA50.dxf
 PROJECTION: MGA94

SIZE A3
 1:10,000

0 metres 100 200 300 400 500

S MINOR EDITS
 REV DESCRIPTION

OVERALL STRUCTURE PLAN
Vasse Newtown
 City of Busselton

REF NO. PGP VAS
 DRAW NO. RD1 004
 REV. S



Your ref: DP15/0001
Our ref: SPN/0288M-1
Enquiries: David Brash (David.Brash@planning.wa.gov.au)

City of Busselton
Locked Bag 1
Busselton 6280 WA

Transmission via electronic mail to: city@busselton.wa.gov.au; dan.pearce@robersday.com.au

Dear Sir/Madam

**APPROVAL – VASSE DEVELOPMENT AREA DEVELOPMENT GUIDE PLAN
& DAWSON AREA PLAN**

Pursuant to Schedule 2, Clause 22(1)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the Western Australian Planning Commission on 16 April 2018, granted approval to Vasse Development Area Development Guide Plan & Dawson Area Plan. Please find enclosed a copy of the endorsed Structure Plan.

Yours sincerely,

A handwritten signature in black ink, appearing to read "S Fagan".

Ms Sam Fagan
Secretary
Western Australian Planning Commission

17/04/2018

