

LEGEND

- - - DGP BOUNDARY
- GENERAL INDUSTRIAL
- LIGHT INDUSTRIAL
- SERVICE INDUSTRIAL
- COMMUNITY PURPOSES
- CEMETERY EXPANSION AREA
- LOCAL COMMERCIAL CENTRE
- SERVICE STATION
- BUSSETON OUTER BYPASS/ VASSE HIGHWAY BUFFER
- LANDSCAPE BUFFER
- POS/SHOWGROUNDS
- DRAINAGE
- AREA SUBJECT TO DUAL USE PATH CONDITION
- DUAL USE PATH
- AIRPORT PROTECTION AREA
- INDICATIVE STAGING OF SUBDIVISION AND DEVELOPMENT

LAND USE SCHEDULE

Total Site Area	352.04ha
Non Industrial Land Uses	
Agricultural Society (Lot 17)	28.60ha
Cemetery (including expansion area)	5.70ha
Community Purpose (Lot 11)	8.07ha
Busseton Water Site	4.02ha
Busseton Outer Transit Corridor	25.68ha
Landscape Buffer / Drainage	4.08ha
Vasse Highway Buffer / Drainage	12.91ha
Internal Road Network	3.31ha
Drainage	42.33ha
Total	137.49ha
Industrial Land Uses	
Lot 9009 & LOTS 202 - 205	
Service Industrial	14.45ha
Light Industrial	111.89ha
General Industrial	74.60ha
Local Commercial Centre	1.10ha
Total	202.04ha
Lot 9501	
Service Industrial	1.92ha
Light Industrial	10.22ha
Service Station	0.37ha
Total	12.51ha
Industrial Land Uses Total	214.55ha

Yalyalup Industrial Park - Conditions

- This Development Guide Plan supersedes the Busseton Airport Structure Plan for the area shown south of the "Proposed Outer Bypass Highway" on that plan.
- Subdivision and development shall be generally in accordance with this Development Guide Plan.
- The Development Guide Plan is to be read in conjunction with the provisions of Schedule 7 of the Shire of Busseton District Town Planning Scheme No. 20 which apply to the land.
- The land use schedule outlined in the endorsed Development Guide Plan is indicative only and may be subject to change following more detailed planning.
- Subdivision and development for industrial purposes is to be staged taking into consideration the programme for mining and rehabilitation of the adjacent Mineral Resource Protection Area to the satisfaction of the WAPC and the Shire of Busseton on advice from the Department of Mines and Petroleum.
- Appropriate measures are to be undertaken in accordance with the recommendations of the Noise Assessment to ensure appropriate noise abatement measures are provided between industrial development and adjacent sensitive land uses.
- The Cemetery expansion area identified on the Development Guide Plan is to be set aside for acquisition by the Shire of Busseton at the first stage of subdivision of Lot 9009 Airport Drive, Yalyalup.

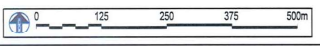
- Design guidelines are to be prepared for all areas designated 'General Industrial', 'Service Industrial', 'Light Industrial', and 'Local Commercial Centre' and are to address setbacks, site coverage, landscaping, car parking, access and loading/delivery, height, building layout, fencing and external storage.
- The General Industry Precinct, with an estimated lot size ranging between one (1) and four (4) hectares, is intended to provide for Industrial uses as defined in the Scheme and other compatible and complementary uses as approved by the Council in accordance with design guidelines or any other policy adopted by the Council.
- The Light Industry Precinct, with an estimated lot size ranging between 2,000m² and one (1) hectare, is intended to provide for Light Industry as defined in the Scheme and other compatible and complementary uses as approved by the Council in accordance with design guidelines or any other policy adopted by the Council.
- The Service Industry Precinct, with an estimated lot size ranging between 1,000m² and 2,000m², is intended to provide for Service Industrial uses as approved by the Council in accordance with design guidelines or any other policy adopted by the Council.
- Commercial floor space is anticipated to be approximately 5,500m². However this area may be varied through the preparation of a Detailed Area Plan in line with the requirements outlined in Condition 16 of this Development Guide Plan. The Local Commercial Centre and Service Station Precinct is intended to accommodate uses for convenience goods and services to cater for workers and visitors to the industrial park generally consistent with the use permissible in the business zone and may include but is not limited to:
 - Shops
 - Corner shop
 - Office
 - Convenience store
 - Medical centre
 - Professional consulting rooms;

- and the following uses are not permitted:
- Bed and Breakfast
 - Hotel
 - Tavern/Club/Hotel
 - Boarding House
 - Motel
 - Single House; and
 - Grouped Dwelling
 - Multiple Dwelling
 - Tourist Accommodation.
- The battlement access log fronting Vasse Highway is to be set aside as Reserve for Community Purposes and Vasse Highway Buffer and transferred to the Shire of Busseton at the first stage of subdivision of lot 9009.
 - Dual use paths within the hatched areas of Lots 9501 and 203 are to be determined at subdivision stage and constructed by the landowner at time of subdivision. The requirement for, and provision of, dual use path connections across the SOTC is to be determined in conjunction with the MRWA, should the Blue Route be the preferred alignment.
 - The need for, and location of, the Busseton Outer Bypass is subject to further detailed investigation by Main Roads WA. The alignment shown is indicative only and represents one of the two current options under investigation. The land identified for the proposed Busseton Outer Bypass is to be set aside pending acquisition by Main Roads WA. Should the alternative route be adopted by Main Roads WA, the endorsed Development Guide Plan is required to be amended prior to any further subdivision being considered.
 - Preparation of Detailed Area Plans for the Local Commercial Centre and Service Industrial Precinct identified on the Development Guide Plan in accordance with the Scheme prior to Subdivision and Development.
 - The proposed extension of the Busseton Water Board water main is to be contained in the Vasse Highway buffer within Lot 9501 and thereafter located so as to have no impact on remnant vegetation.

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

Busseton Airport (Separate DGP)
 9001
 4/5/2012 [Signature]
 Delegated under s.16 of the Planning & Development Act 2005

ADOPTION
 Adopted by resolution of Council pursuant to Shire of Busseton District Town Planning Scheme No. 20
 On 13/07/2011
 [Signature]
 Chief Executive Officer Date



NOTES

1 21/02/12 adjust notes and add stage boundaries
 2 25/07/11 various adjustments to layout the draft notes
 3 10/02/12 add drawings to all drawings including adjacent roads 15 & 18
 4 02/02/12 adjust cemetery 1 add notes 1 add drainage sites
 5 07/03/10 REVISE LAYOUT (EASTERN SIDE)

NOTES
 Base data supplied by Landgate
 Aerial Photograph dated March 2011, courtesy of the Projection MCARD
 Areas are contour lines and are subject to site survey completion.
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DEVELOPMENT GUIDE PLAN, BUSSETON AIRPORT (NORTH), INDUSTRY PARK

REINGOURT PTY LTD & LOVIE PTY LTD 15/0000A1, 1/10/0000A3	CLIENT	PROVENCE 2 PTY LTD
3 April 2012	SCALE	1:1165-1:508
1165-1:508	DATE	PLAN No
	REVISION	GA: PLANNER
		BL: DRAWN

Property Description:
 Lots 9009, 1602, 204, 205 and Portion of Lot 203 Neville Hyder Drive and Lots 11, 300, 17 and 9501 Vasse Highway, YALYALUP

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ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Busselton
Local Planning Scheme No. 21

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

2012

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry:

19 OCTOBER 2027