

PLANNING POLICY STATEMENTS

1. This Plan serves as a guide to future detailed structure zoning and rezoning amendments.
2. Urban development is to occur in accordance with the Strategy Plan. No urban development shall occur to the west of South Western Highway.
3. Subdivision and development within the identified expansion area is not to occur until such time as the land is appropriately zoned in both the Greater Burbury Region Scheme and the Local Planning Scheme and a detailed Structure Plan has been endorsed by the Shire and the WAPC.
4. Structure Plans and Scheme Amendments may apply to either the whole expansion area or parts thereof.
5. Subdivision of land will only be supported where consistent with the zoning requirements of this Strategy.
6. The vision for Burkup generally is to achieve an attractive, well serviced and sustainable village within a rural setting, with a population of up to 1,200 persons. All structure Plans are to demonstrate consistency with this vision.
7. Structure Plans are to be prepared in accordance with the provisions of the Local Planning Scheme No. 3 applicable to the Development Zone and Tavelle Neighbourhood design policy.
8. If a Structure Plan is submitted for a portion of the identified expansion area only, it is to be accompanied by a Concord Plan for the balance of the expansion area which identifies how the proposal will fit with, and be complementary to, the future planning of surrounding and adjoining Structure Plan areas.
9. As a minimum, the areas of public open space as shown on the Strategy Plan are to be identified for public open space purposes on any Structure Plan and added to the Crown as a condition of subdivision. The vesting and long term management of P.O.S. areas is to be provided at the Structure Plan stage.
10. Structure Plan(s) are to identify vegetated buffers at the interface of residential expansion and the surrounding rural area which are to be inclusive of roads and screen vegetation. If necessary, Structure Plans are to identify suitable measures for mitigating noise from major road or rail infrastructure.
11. Structure Plan(s) are to be accompanied by the following documents:
 - a. A Fire Management Plan (FMP)
 - b. A Community Needs Analysis which is to determine the requirement for any necessary community facilities and infrastructure and the submitters responsibility for their provision, including monetary contributions consistent with Part 5(1)(c).
 - c. A Sustainability Outcomes and Implementation Plan which details the targets and method of delivery in respect to Sustainability Outcomes inclusive of:
 - On-site power generation;
 - On-site water capture and re-use;
 - Re-use of grey water;
 - Correct housing orientation for passive heating and cooling;
 - Provision of affordable housing; and
 - Investigate the feasibility of the provision of public transport and the integration of the subdivision and future built form with public transport.
 - d. A Local Water Management Strategy;
 - e. A Local Water Management Strategy;
12. Structure Plan(s) are to include:
 - a. A requirement for the preparation and endorsement of Design Guidelines prior to subdivision. Design Guidelines are to ensure a theme of development which is consistent with the vision for Burkup.
 - b. Encouraging pedestrian access through the lots and connectivity for pedestrians, cyclists, people with disabilities, strollers, etc.
 - c. Requirements for road and intersection upgrades, encourage the use of alternative exits to South Western Highway and improve north-south links through the townsite.
 - d. Encouraging the retention of existing mature trees in road reserves, where possible, grassed and safe.
 - e. Requirement for public open space plan addressing water sensitive urban design principles, multifunctional use of area, used as a bird use buffer where appropriate, planting with endemic species, fire management access.
13. Subdivision and development of land identified for commercial purposes on the Strategy Plan is not to occur until the land is suitably zoned and a Structure Plan endorsed by the Shire and WAPC. The Structure Plan shall include car parking design guidelines.

LEGEND

- RESIDENTIAL
- 50m LAND USE BUFFER
- LINEAR P.O.S.
- ROAD WIDENING
- FUTURE COMMERCIAL
- SCHOOL EXPANSION SITE
- DEVELOPMENT STAGE BOUNDARY



MARK L. CHESTER
CHIEF EXECUTIVE OFFICER

**BUREKUP TOWNSITE
EXPANSION PROPOSAL**

AUTHORISED: EDWARDS-DING No: T&P013-09 Rev 4 DATE DRN: 24-02-09
SCALE 1:5,000 @ A3 DRN: T&P DESIGN

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ENDORSED STRUCTURE PLAN

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

Date: 19/11/10

Delegated under s.16 of the Planning & Development Act 2005