

LOCATION PLAN

EXISTING LOT 9545

LEGEND

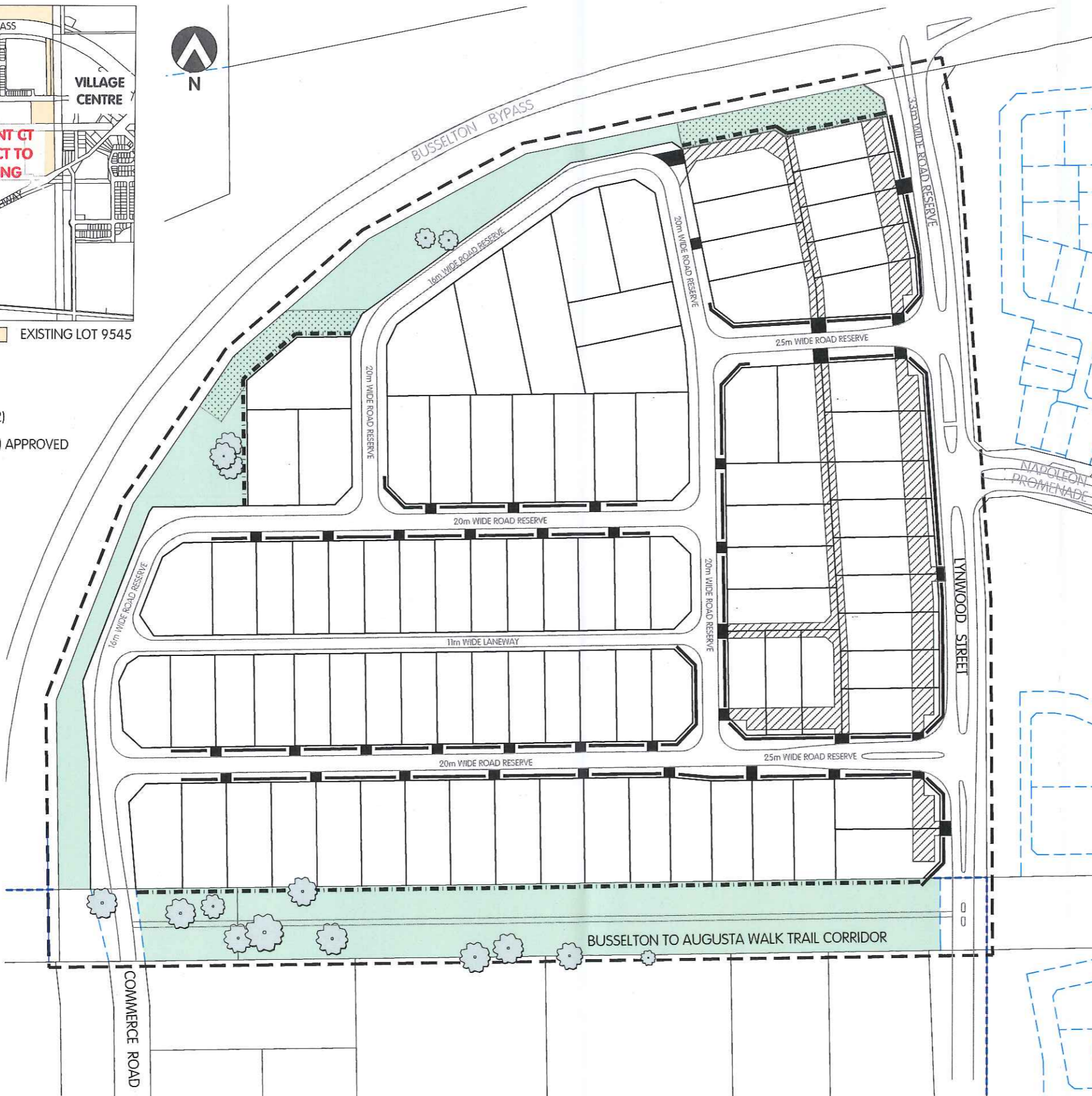
- [STAGE 2] LDP BOUNDARY - VASSE LIA (STAGE 2)
- [STAGE 1] LDP BOUNDARY - VASSE LIA (STAGE 1) APPROVED
- EXISTING LOT BOUNDARIES
- PROPOSED LOT BOUNDARIES
- FUTURE SUBDIVISION

LOCAL SCHEME RESERVES

RECREATION

OTHER

- LOCAL ROADS
- EASEMENT IN GROSS
- SHARED CROSS OVER
- NO VEHICLE ACCESS
- TREES TO BE RETAINED
- LANDSCAPE BUFFER (PROVISION 4)
- UNIFORM FENCING (PROVISION 5)



LOCAL DEVELOPMENT PLAN PROVISIONS

1. This Local Development Plan (LDP) shall apply to the land contained within the inner edge of the line denoting the LDP boundary on the LDP.
2. Consultation with adjoining or other landowners to achieve a standard of the approved LDP is not required.
3. Landscaping and associated works within the Busseton to Augusta Walk Trail Corridor is to be completed in accordance with the City endorsed landscape plan specific to the Rails to Trails corridor (as amended from time to time).
4. As a condition of subdivision within Stage 2 of the Light Industrial Area, the developer is to submit to the City of Busseton a Landscaping Plan for the Highway buffer and road reserves to be approved by the City of Busseton. A mix of tree and shrub understorey planting to complement buffer planting along the existing Highway buffer reserve is to be undertaken by the Developer. Additional appropriate tree planting shall be undertaken in the areas identified on the Local Development Plan as 'Landscape Buffer' to provide screened and filtered views of development on the adjacent lots, provided that landscaping does not negatively impact on vehicle sightlines. The implementation of the Landscaping Plan will be undertaken by the developer to the specifications and satisfaction of the City of Busseton.
5. Uniform Fencing: Where specified on the LDP, fencing will be provided by the developer comprising min height 0.75m retaining wall, topped by PVC coated black chain mesh to a min height of 1.8m.

Adopted by the City of Busseton pursuant to Local Planning Scheme No. 21 in accordance with delegation TPD1 of Council on the

9th Day
of March 2017

Director, Planning and Development Services



CADASTRAL INFORMATION
SOURCE: THOMPSON SURVEYING
YYMIDD: 160511
DWG REF: 16453GD mh amend 110516
PROJECTION: MGA94

SIZE A3
1:2500
0 metres 25 50 75 100 125

REV	DESCRIPTION	YYMIDD	DRAWN	APPR'D
E	BUSSETON MODS	170110	HH	DP
D	VARIOUS EDITS	160922	HH	DP
C	SHOW PLANTING WITHIN	160905	SB	-
B	CARRIAGEWAY + ACCESS MODS	160902	SB	-

LOCAL DEVELOPMENT PLAN - VASSE LIA (STAGE 2)

Lot 9545 Napoleon Promenade, Vasse

City of Busseton

REF NO. DRAW NO. REV.
PGP VAS RD1 405 E