

DEVELOPMENT GUIDE PLAN – BUSSELTON FORESHORE

PROVISIONS:

1. This Development Guide Plan (DGP) shall be read in conjunction with the City of Busselton Local Planning Scheme (the Scheme”).
2. Development and land use within the Foreshore Precincts will be permitted in accordance with Table 1.

Where a use that is listed in the Scheme or defined in Table 1 does not appear against a specific precinct in Table 1 then this land use is not permitted within that precinct.

Use Classes are defined in accordance with the Scheme except as follows:

‘Exhibition Centre’ means a premises used for the display, or display and sale, of materials of an artistic, cultural or historic nature, and includes a museum or art gallery.

‘Kiosk’ means a small structure of no more than one storey or 200m² floor area wherein predominantly food or drinks are sold for sale and consumption.

3. Development shall be generally located as indicated on the DGP.
4. Development shall conform to the maximum height limits specified in Tables 2 and 3. A building shall not be erected that:
 - a. Contains more than the number of storeys specified in Table 2, and;
 - b. Is greater than the maximum building height from natural (existing) ground level specified in Table 2.
5. Development shall generally be in accordance with the maximum floor areas specified in Tables 2 & 3.
6. Car parking requirements for development within the Short Stay Accommodation Precinct shall be assessed in accordance with the Scheme. On-site car parking is generally not required for development in the other precincts.
7. Development design, including all landscaping, servicing, public open space areas, drainage, exterior finish of structures and appearance of the overall developments shall be consistent with the objectives for the relevant Foreshore Precinct and generally in accordance with the guidance provided by the Busselton Foreshore Master Plan.

Precinct	Use Class	Permissibility
Queen Street	Restaurant	D
Core Activities	Kiosk	D
	Market	D
Busselton Jetty	Recreation Area	D
	Restaurant	D
Youth and Community Events	Exhibition Centre	D
	Shop	D
	Tavern	D
Short Stay Accommodation	Hotel	D
	Tourist Accommodation	D

‘D’ means that the use is not permitted unless the local government has exercised its discretion by granting planning approval.

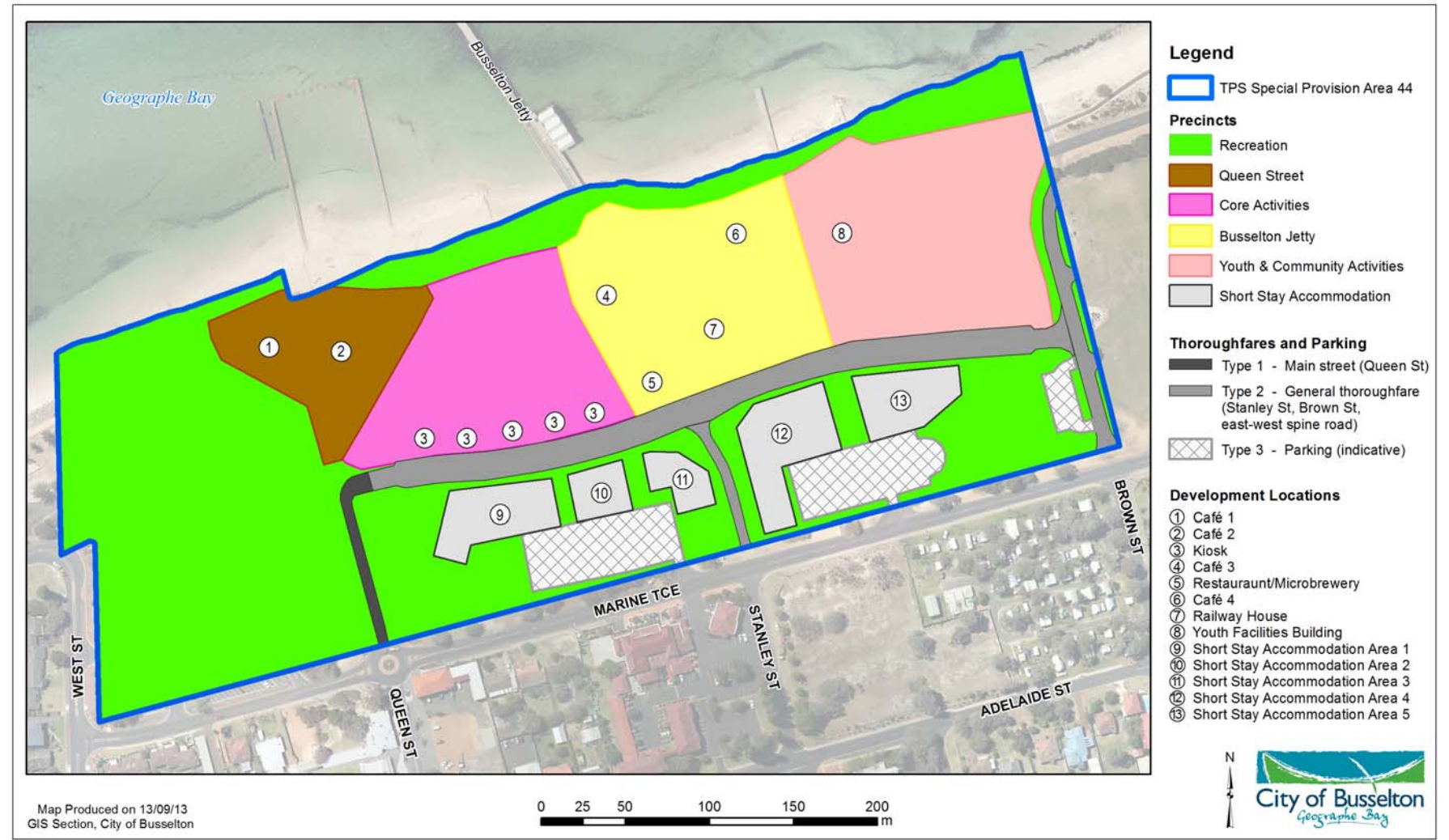


Table 2: Building Height and Floor Area for Development Locations

Notation	Development Location	Storeys	Maximum Building Height from natural (existing) ground level	Maximum Building Ground Floor Area (m ²)
1	Café 1 (opposite Equinox)	1 plus loft	7.5m	240
2	Café 2 (currently the Equinox Cafe)	1	7.5m	617
3	Kiosk 1	1	7.5m	90
3	Kiosk 2	1	7.5m	90
3	Kiosk 3	1	7.5m	90
3	Kiosk 4	1	7.5m	90
3	Kiosk 5	1	7.5m	90
4	Café 3 (previously Nautical Lady)	1	7.5m	350
5	Restaurant/Tavern or Microbrewery	2	10.2m	450
6	Café 4 (currently The Goose)	1	7.5m	665
7	Railway House	2	10.3m	650
8	Youth Facilities Building	2	10.2m	560

Table 3: Building Height and Floor Area for Short Stay Accommodation Areas

Notation	Development Location	Storeys	Building Height from Natural Ground Level			Maximum Building Ground Floor Area (m ²)
			Top of external wall	Top of external wall (concealed roof)	Top of pitched roof	
9	Short Stay Accommodation Area 1	4 plus loft	16m	18m	20m	2,307
10	Short Stay Accommodation Area 2	4 plus loft	16m	18m	20m	1,038
11	Short Stay Accommodation Area 3	4 plus loft	16m	18m	20m	1,040
12	Short Stay Accommodation Area 4	4 plus loft	16m	18m	20m	2,993
13	Short Stay Accommodation Area 5	4 plus loft	16m	18m	20m	2,036