

DEVELOPMENT GUIDE PLAN – BUSSELTON FORESHORE

PROVISIONS:

1. This Development Guide Plan (DGP) shall be read in conjunction with the City of Busseton Local Planning Scheme (the Scheme).
2. Land use permissibility within the Foreshore Precincts will be in accordance with Table 2.
3. Where a use that is listed in this scheme or table 2 does not appear against a specific precinct in Table 1, that use is generally not permitted within that precinct.
4. Land uses are defined in accordance with the Scheme except as follows:
 - **Recreation Centre** means a purpose used for the display, or display and sale, of works of art of an artistic, cultural or historic nature, and includes a museum or an gallery.
 - **Work** means a small or medium scale business use, and up to approximately three floor area units which predominantly food and drink, or a range of uses for sale and consumption.
5. Development shall be generally located as indicated on the DGP and to the satisfaction of the Local Government.
6. Maximum building height, maximum storeys and maximum building ground floor area are permitted to each Development Location, shall be in accordance with Tables 2 or 3 as applicable.
7. 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. However, where parking is determined to be required, the amount and location will be to the satisfaction of the Local Government.
8. Development design, including all landscaping, signage, public open space areas, drainage, exterior finish of street front and appearance of the overall development shall be consistent with the objectives for the relevant Foreshore Precinct, as set out in Table 1 and generally in accordance with the guidance provided by the Busseton Foreshore Memorandum.
9. All subdivision and development to be connected to reticulated sewer.
10. Preparation of an Integration and Facility Management Plan to be developed and implemented for the DGP area to the satisfaction of the Department of Water.
11. Prior to the approval of any subdivision and/or development in the DGP area, preparation and endorsement of a Stormwater and Sewerage Management Plan to the satisfaction of the Department of Water.
12. At the planning application stage, the City will give detailed consideration to any proposed liquor licensed premises in regard to their design, scale, licensed floor area, hours of operation, management and staff use with the public realm to minimise the potential for adverse impacts on the public realm, with social behaviour and/or land use concerns. As such, the City will require the proponent to comprehensively address these impacts as part of the planning application.



Table 1: Land Use Permissibility Table

Precinct	Precinct Objective	Use Class	Permissibility
Queen Street	This precinct will reflect a pedestrian friendly space, which provides a range of uses to connect the community with the Busseton City Centre, and provide an active and vibrant local environment.	Residential	D
Carri Activities	This precinct active space connects the Queen Street and Busseton Jetty precincts. It will focus on the provision of high quality amenities including a well water play area, a footclement and low angle, more pedestrian friendly stairs.	FCM Recreation Area	D
Busseton Jetty	This precinct is a key movement corridor to Marine Terrace and in addition of the original outdoor living space. It will focus on the provision of high quality amenities including a well water play area, a footclement and low angle, more pedestrian friendly stairs.	Residential Lifestyle Centre Shop Fibre Recreation Area Community Centre Recreation Area	D D D D D D
Yacht and Community Activities	This precinct is to provide a space for outdoor activities to cater for events and to complement the family and water use precinct. This precinct will focus on enhancing views of the harbour and jetty, improve the outdoor experience, and provide a range of uses and services for the community.	Hotel Tourist Accommodation Shop Fibre	D D D D
Short Stay Accommodation	This precinct will provide for high quality development that includes accommodation and supporting land uses, aiming to provide a vibrant and active precinct. This precinct will include a new community building that will accommodate the Busseton Surf Club, Surf and other water sports, a water play area, a water play area, a water play area, and other water sports.	Hotel Tourist Accommodation Shop Fibre	D D D D

D means that the use is permitted when the local government has exercised its discretion by granting planning approval.
 D* indicates that the use class is permissible throughout the precinct.

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	Cell 1: Beachfront Equipment	1	7.5m	240
2	Cell 2: Yearly with the Precinct Gate	1	7.5m	1000
3	Head 1	2	7.5m	50
4	Head 2	1	7.5m	30
5	Head 3	1	7.5m	50
6	Head 4	1	7.5m	50
7	Head 5	1	7.5m	50
8	Head 6	1	7.5m	50
9	Head 7	1	7.5m	50
10	Head 8	1	7.5m	50
11	Head 9	1	7.5m	50
12	Head 10	1	7.5m	50

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)
13	Short Stay Accommodation Area 1	4 (plus lift)	15m	2,000
14	Short Stay Accommodation Area 2	4 (plus lift)	15m	2,000
15	Short Stay Accommodation Area 3	4 (plus lift)	15m	2,000
16	Short Stay Accommodation Area 4	4 (plus lift)	15m	2,000
17	Short Stay Accommodation Area 5	4 (plus lift)	15m	2,000
18	Short Stay Accommodation Area 6	4 (plus lift)	15m	2,000
19	Short Stay Accommodation Area 7	4 (plus lift)	15m	2,000
20	Short Stay Accommodation Area 8	4 (plus lift)	15m	2,000
21	Short Stay Accommodation Area 9	4 (plus lift)	15m	2,000
22	Short Stay Accommodation Area 10	4 (plus lift)	15m	2,000