

Attachment

**FIGURE 2 DEVELOPMENT GUIDE PLAN – BUSSELTON FORESHORE**

**PROVISIONS:**

- This Development Guide Plan (DGP) shall be read in conjunction with the City of Busseton Local Planning Scheme (the Scheme<sup>1</sup>).
- Land use permissibility within the Foreshore Precincts will be in accordance with Table 1. Where a use that is listed in the Scheme or Table 1 does not appear against a specific precinct in Table 1 then this use will generally not be permitted within that precinct.  
Land uses 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 and up to approximately 90m<sup>2</sup> floor area where predominantly food and drinks are offered for sale and consumption.
- Development shall be generally located as indicated on the DGP and to the satisfaction of the Local Government.
- Maximum building heights, maximum storeys and maximum building ground floor areas pertaining to each ‘Development Location’, shall be in accordance with Tables 2 or 3 as applicable.
- 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.
- 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 as set out in Table 1 and generally in accordance with the guidance provided by the Busseton Foreshore Master Plan.



**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 point of entry to connect the foreshore with the Busseton City Centre, and points of attraction including the existing Equinox Cafe and a new Cafe lease site.	Restaurant Recreation Area Kiosk	D D D
Core Activities	This central activity space connects the Queen Street and Busseton Jetty precincts. It will focus on the provision of high quality amenities including a salt water play park as a focal element and new single storey pavilion style kiosks. This precinct will focus on enhancing views of the foreshore and jetty, improving the pedestrian experience, and development will provide for maximum activation of surrounding spaces.	Recreation Area*	D
Busseton Jetty	This precinct is a key movement corridor to Marine Terrace and an extension of the original railway line along Stanley Street into the town centre. It contains interpretive and restaurant functions including ‘Railway House’, an interpretive centre for the Busseton Jetty, the local historic rail network and the south west timber industry. This precinct will provide a pedestrian focused environment, maximum activation of spaces, and retain views of the foreshore and jetty.	Restaurant Exhibition Centre Shop Tavern Recreation Area*	D D D D D
Youth and Community Activities	This precinct is to provide a pedestrian oriented activity space to cater for events and to complement the family oriented beach and parkland. This precinct will include a new community building that will accommodate the Busseton Surf Life Saving Club and other youth groups, a skate/BMX park, adventure playground and occasional kiosk, while retaining a sense of open space and views of the foreshore and jetty.	Community Centre Recreation Area*	D D
Short Stay Accommodation	This precinct will provide for high quality development sites for tourist accommodation and supporting land uses, aiming to provide active frontage to the east-west spine road, landscaped setting and retain wide view corridors between buildings. The predominant land use in this precinct will be short stay accommodation such as hotels and serviced apartments. Restaurants, shops and bars will be provided at ground level to address surrounding streets and the public realm. <sup>2</sup>	Hotel Tourist Accommodation Shop Tavern	D D D D

<sup>1</sup>‘D’ means that the use is permitted when the local government has exercised its discretion by granting planning approval.  
<sup>2</sup>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 Floor Area (m <sup>2</sup> )
1	Cafe 1 (opposite Equinox)	1	7.5m	250
2	Cafe 2 (currently the Equinox Cafe)	1 plus loft	7.5m	1500
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
4	Tavern/Restaurant/Shop	2	10.2m	1700
5	Cafe 4 (currently The Goose)	1	7.5m	1500
6	Exhibition Centre (Railway House)	2	10.2m	650
7	Community Centre (Youth Facilities Building)	2	10.2m	900

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

Notation	Development Location	Storeys	Building Height from Natural Ground Level	Top of external wall	Top of external wall (concealed roof)	Top of pitched roof	Maximum Building Ground Floor Area (m <sup>2</sup> )
8	Short Stay Accommodation Area 1	4 plus loft	16m	18m	20m	2,307	
9	Short Stay Accommodation Area 2	4 plus loft	16m	18m	20m	1,058	
10	Short Stay Accommodation Area 3	4 plus loft	16m	18m	20m	1,040	
11	Short Stay Accommodation Area 4	4 plus loft	16m	18m	20m	2,993	
12	Short Stay Accommodation Area 5	4 plus loft	16m	18m	20m	2,056	