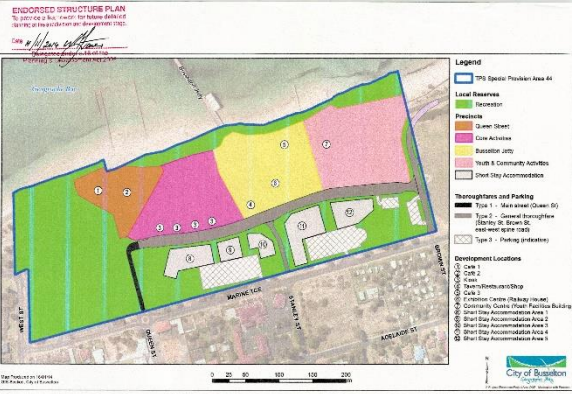


**DEVELOPMENT GUIDE PLAN – BUSSELTON FORESHORE**

**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:
  - Establishment Centre means a purpose used for the display, or display and sale, of artworks of an artistic, cultural or historic nature, and includes a museum or an gallery.
  - Work means a small or medium size more than one story and up to approximately three floor area sub-structure primarily food and drink, e.g. cafe or eat 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 per site pertaining 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
Open 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 healthy environment.	Recreation	D
Open Active	This precinct active space connects the Open Street and Recreation active precincts. It will focus on the provision of high quality amenities including a well water play area, a footcub and dog park, and a range of other recreational facilities.	Recreation	D
Busseton Jetty	This precinct is a key movement corridor to Marine Terrace and in addition to the original jetty, will include a range of other uses. It remains a key precinct and is intended to provide a pedestrian friendly environment, including a range of other uses, and other views of the Busseton Jetty and city.	Recreation	D
Youth and Community Activities	This precinct is to provide a space for outdoor activities to cater for events and to complement the family and other uses in the precinct. This precinct will include a new community building that will accommodate the Busseton Surf Club and other youth groups, a multi-use open space, a community playground and recreational track, with existing use of open space and views of the Busseton Jetty.	Recreation	D
Short Stay Accommodation	This precinct will provide for high quality development that includes accommodation and supporting land uses, aiming to provide a vibrant precinct for the short stay market, including a range of other uses and other views of the Busseton Jetty and city.	Hotel	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 <sup>2</sup> )
1	Case 1: Beachfront	1	7.5m	240
2	Case 2: Beachfront	1	7.5m	240
3	Case 3: Beachfront	1	7.5m	240
4	Case 4: Beachfront	1	7.5m	240
5	Case 5: Beachfront	1	7.5m	240
6	Case 6: Beachfront	1	7.5m	240
7	Case 7: Beachfront	1	7.5m	240
8	Case 8: Beachfront	1	7.5m	240
9	Case 9: Beachfront	1	7.5m	240
10	Case 10: Beachfront	1	7.5m	240
11	Case 11: Beachfront	1	7.5m	240
12	Case 12: Beachfront	1	7.5m	240

**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 <sup>2</sup> )
1	Short Stay Accommodation Area 1	1	15m	2,000
2	Short Stay Accommodation Area 2	1	15m	2,000
3	Short Stay Accommodation Area 3	1	15m	2,000
4	Short Stay Accommodation Area 4	1	15m	2,000
5	Short Stay Accommodation Area 5	1	15m	2,000
6	Short Stay Accommodation Area 6	1	15m	2,000
7	Short Stay Accommodation Area 7	1	15m	2,000
8	Short Stay Accommodation Area 8	1	15m	2,000
9	Short Stay Accommodation Area 9	1	15m	2,000
10	Short Stay Accommodation Area 10	1	15m	2,000
11	Short Stay Accommodation Area 11	1	15m	2,000
12	Short Stay Accommodation Area 12	1	15m	2,000