

Lot 106 Cyrillean Way
 Rezoning to Special Purpose to allow low-key commercial uses, which may include an art gallery, restaurant or similar.

Dunn Bay Rd/ Chieftan Cr/ Geographe Bay Rd
 Potential expansion of low-key commercial development and increased residential density into adjoining residential streets which connect to the town centre and foreshore.

Clark Street
 Potential expansion of town centre into Clark St, with rezoning to allow for shop, office and mixed business land uses. Residential not supported given the potential for conflict with existing land uses.

Dunsborough CBD
 Rezoning to RAC-3 code to allow for residential development within the town centre and introduce incentives for mixed use development. Development cells identify areas where strategic guidance could be developed to encourage integrated design.

ROAD, STREETScape AND PARKING PROPOSALS

- Priority Projects
- Proposals
- Proposed Landscape Area
- Proposed Speed Limit Changes

PRIORITY PROJECTS

- 1. Reconfiguration of entry and connection to the Dunsborough Town Centre**
 - a. Reinstating two-way access through Dunsborough Place as the main entrance into the town centre, to improve legibility, entrance statement, and provide an additional exit point.
 - b. Provide connection between Seymour Boulevard and Chieftain Crescent (with through access restricted on Chieftain Crescent) to provide additional car parking and commercial opportunities.
 - c. Reduce the central roundabout size to replace island space with verge space, to improve pedestrian environment.
 - d. Relocate car parking to provide an improved pedestrian environment, entrance statement, landscaping and alfresco dining adjacent to Dunn Bay Road/ Naturaliste Terrace intersection.
 - e. Slow traffic entry to town centre at each end of Naturaliste Terrace to improve pedestrian safety, including roundabout installation at Cyrillean Way.

2. Clark Street extension to Cape Naturaliste Road

Extend Clark St and construct roundabout on Cape Naturaliste Rd to provide additional entrance/exit to town centre and improve commercial opportunities in Clark St.

3. Potential acquisition of strategic site for future car parking (Caves Rd)

Continue negotiations with landowners for potential acquisition of site for future construction of up to 300 bays (at grade), subject to further detailed design.

OTHER CONCEPTS

4. Construction of overflow parking area adjacent to Chieftain Crescent.
5. Potential Cyrillean Way to Clark Street road or pedestrian connection, to improve link to the town centre.
6. Potential Cyrillean Way to Cape Naturaliste Road road connection, to improve access to town centre.
7. Potential roundabout at Clark Street/ Naturaliste Terrace to improve traffic management and slow entry speed.
8. Potential reconfiguration of Hannay Lane to improve pedestrian environment.

PROGRAMMED WORKS

9. Construction of approx. 25 parallel car parking bays plus bus bays on Cyrillean Way.
10. Construction of approximately 10 off street car parking bays on Prowse Way.

PLANNING PROPOSALS

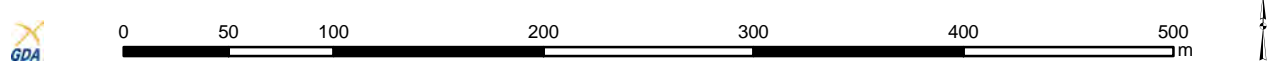
- Rezone to Mixed Use: Shop/Office/Mixed Business
- Rezone to Special Purposes Zone
- Rezone to RAC-3 Density Code.
- Rezone to Mixed Use: Business/Residential/Tourism (R80).
- Development/Redevelopment Cells. Require site-specific design guidance/integration.

Refer to detailed notations on plan.

Disclaimer
 The City of Busselton does not guarantee that this map is without errors and accepts no responsibility for consequences of actions that rely on this map.

- Main Roads New Works
- Creek
- Cadastre

Dunsborough Town Centre Conceptual Plan



Aerial photograph taken March 2013
 Map Produced on 15/01/14
 GIS Section, City of Busselton

