

## **14. CHIEF EXECUTIVE OFFICER'S REPORT**

### **14.1 PROPOSED REVISED BUSSELTON FORESHORE MASTERPLAN AND PROPOSED MODIFIED BUSSELTON FORESHORE STRUCTURE PLAN - CONSIDERATION AFTER PUBLIC CONSULTATION**

<b>SUBJECT INDEX:</b>	Busselton Foreshore Masterplan
<b>STRATEGIC OBJECTIVE:</b>	A City of shared, vibrant and well planned places that provide for diverse activity and strengthen our social connections.
<b>BUSINESS UNIT:</b>	Major Projects
<b>ACTIVITY UNIT:</b>	Major Projects
<b>REPORTING OFFICER:</b>	Major Projects Officer - Mersina Robinson Strategic Projects Officer - Tracey King Principal Strategic Planner - Louise Koroveshi
<b>AUTHORISING OFFICER:</b>	Director, Planning and Development Services - Paul Needham
<b>VOTING REQUIREMENT:</b>	Simple Majority
<b>ATTACHMENTS:</b>	Attachment A Proposed Revised Busselton Foreshore Masterplan Attachment B Endorsed Busselton Foreshore Development Guide Plan Attachment C Proposed Modified Busselton Foreshore Structure Plan Attachment D Public Consultation Proposed Revised Busselton Foreshore Masterplan

## **PRÉCIS**

The Council is requested to formally adopt the revised Busselton Foreshore Masterplan following community consultation. Minor modifications to the endorsed Busselton Foreshore Development Guide Plan are also proposed that reflect the changes to the revised Busselton Foreshore Masterplan.

Community consultation on proposed revisions to the Busselton Foreshore Masterplan ended on 31 January 2016 and based on feedback received, it is considered that there is broad community support. Proposed modifications to the Busselton Foreshore Development Guide Plan are minor and advice received from the Western Australian Planning Commission confirms that advertising can be waived.

Officers are recommending that: the revised Busselton Foreshore Masterplan be adopted; and that the proposed modified Busselton Foreshore Structure Plan be referred to the Western Australian Planning Commission for endorsement, without modification.

## **BACKGROUND**

### **Busselton Foreshore Masterplan**

The proposed revisions to the Busselton Foreshore Masterplan (BFMP) are required in order to provide an alternative strategy for the Council to deliver the remainder of the redevelopment in a timely and cost effective manner (as referenced in the report presented to Council at its 9 December Meeting - Item 15.1).

Proposed modifications to the BFMP are:

- Realignment of Foreshore Parade West around the Busselton Tennis Club;

- Deferment of the relocation of the Busselton Tennis Club to the Barnard Park Active Sport Precinct (in the short term) to enable fast tracking of redevelopment of the Central Core Activities Precinct;
- Reduced commercialisation of the Foreshore; and
- Provision for more car parking.

### **Busselton Foreshore Development Guide Plan**

The current Development Guide Plan (DGP) was adopted by the Council in October 2014 and subsequently endorsed by the WA Planning Commission in November 2014 (Attachment B). Proposed modifications to the DGP are:

- Realignment of Foreshore Parade West around the Busselton Tennis Club;
- A reduction in the number of sites identified for tourist accommodation and supporting commercial land uses from 5 to 4, with a net floorspace reduction of 1,619m<sup>2</sup>;
- Provision for additional car parking; and
- Minor updates to the text to ensure consistency of the nomenclature of the DGP with the *Planning and Development (Local Planning Schemes) Regulations 2015* (i.e. DGPs are now called Structure Plans).

The proposed modified Busselton Foreshore Structure Plan is provided at Attachment C.

### **STATUTORY ENVIRONMENT**

The key elements of the statutory environment with respect to this proposal are set out in the relevant objectives, policies and provisions of the *City of Busselton Local Planning Scheme 21*, the *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Land Administration Act 1997*.

The Department of Lands has advised that the proposed modifications will not affect the land rationalisation process, as the intent of the adopted BFMP is not being materially altered.

The Department of Planning has confirmed that corresponding changes to the endorsed Busselton Foreshore Structure Plan are also required and subsequent approval from the Western Australian Planning Commission. This will follow consideration and adoption of the revised BFMP and Busselton Foreshore Structure Plan by the Council.

Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*, a structure plan may be amended by the WAPC at the request of the local government. The Regulations also provide scope for an amendment to a structure plan *not* to be advertised, if in the opinion of the local government and the WAPC, the amendment is of a minor nature. In this case the Department of Planning/WAPC has agreed that advertising of the modified Structure Plan can be waived.

### **RELEVANT PLANS AND POLICIES**

The key policies relevant to the proposal are the *Busselton Foreshore Masterplan* and the *Busselton Foreshore Development Guide Plan*. Each is addressed below under appropriate subheadings.

#### **Busselton Foreshore Masterplan**

The BFMP is a strategic document that provides detailed guidance for the planning and land use of the Busselton Foreshore extending between King Street and Ford Road and has been prepared in parallel with Amendment No.173 to the City's previous District Town Planning Scheme No. 20. The

amendment rezoned the Site to 'Special Purposes (Busselton Foreshore)' to facilitate the redevelopment consistent with the Masterplan.

### **Busselton Foreshore Development Guide Plan**

The endorsed Busselton Foreshore DGP relates to the 'Special Purposes (Busselton Foreshore)' zone that extends from West Street to Geographe Bay Road. The DGP provides guidance on land use, building heights and floor areas that reflect the BFMP.

### **FINANCIAL IMPLICATIONS**

The financial implications as a result of adopting a revised BFMP have previously been detailed in a funding strategy for the foreshore redevelopment, as presented in Item 15.1. at the 9 December 2015 Council meeting .

At that time, the City was awaiting advice on the success or otherwise of an application to Royalties for Regions *Growing the South* fund for a \$4.5 million contribution towards the Hotel - Short Stay Tourism Accommodation Precinct. To date, no announcement has been made with regards to this funding.

Officers continue to identify external funding sources to contribute towards this project and an application will be submitted to the Australian Government *National Stronger Regions Fund*, Round 3, for a \$3 million investment towards the redevelopment of the Centre Core Activities Precinct. Applications for this program close on the 15 March 2016 with announcements anticipated July 2016.

In the event that one or both of these applications are not successful, Council will have the option to revisit the foreshore funding strategy and at that time determine if these works will be deferred until such time as another opportunity for funding is identified, or reallocate funding timelines.

There are no implications identified for proceeding with the modified Busselton Foreshore DGP, given the proposed amendments are considered minor and advertising is not required.

### **Long-term Financial Plan Implications**

Provisional allocations for future development of the foreshore have been incorporated into the City's LTFP which currently includes the \$7.5 million in from external funding sources. The City's contribution for the finalisation of the project, anticipated at this stage to be completed in 2021, is approximately \$15.71 million which is comprised of \$12 million of borrowings and \$3.7 million of municipal funds.

### **STRATEGIC COMMUNITY OBJECTIVES**

The City of Busselton Strategic Community Plan 2013 (*adopted by Council 27 February 2013, reviewed April 2015*) identifies the following community objectives relevant to the Busselton Foreshore Development:

*2.1: A City where the community has access to quality cultural, recreation, and leisure facilities and services.*

*2.2: A City of shared, vibrant and well-planned places that provide for diverse activity and strengthen our social connections.*

The Busselton Foreshore Project has been identified previously as the City's highest "local" priority project by the Council.

## RISK ASSESSMENT

The risks for adopting a revised BFMP have previously been identified as reputational; should the revised plan not meet the needs of user groups of the foreshore; political, should community perception be that the revised plan does not reflect aspirations of the community at large; and financial; in that any decision relating to an alternate funding and delivery strategy for this multi-million dollar project carries a financial risk.

Comprehensive stakeholder consultation and widespread community information and advertising has been undertaken to mitigate associated reputational and political risks. Financial risk has been mitigated to some degree by careful consideration of alternative funding and delivery options for the remainder of the redevelopment works, with identification of and applications to external funding programs, and allocations in the City's Long Term Financial Plan.

## CONSULTATION

Preliminary consultation with key stakeholders and user groups regarding the proposed modifications to the BFMP commenced in November 2015, prior to the revised plan being presented to Council. Communication with these specific groups, which includes South West Development Commission, Busselton Tennis Club, Busselton Croquet Club, Barnard Park User Group and past members of the Busselton Foreshore Reference Group (BFRG) has been ongoing.

The lessees of The Goose, Equinox and proponents for the future family restaurant/microbrewery were individually contacted. Letters of support have been received from all three proprietors for the redevelopment of the Central Core Activities Precinct in accordance with the revised Masterplan to support the City's application to NSRF; subject to Council adoption of the plan. Letters of support have also so far been supplied from Cinefest Oz, (and in train from) BJECA, MRBTA and Tourism WA.

Discussions continue with sporting groups regarding the future development of club facilities within the Barnard Park Sporting Precinct, allowing the City to work with relevant clubs to progress to more detailed design.

Advertising for broad public feedback for the revised BFMP commenced soon after the 9 December 2015 Council decision. This consisted of the information being made available on the City's external website, advertising in 30 December 2015 and 13 January 2015 editions of "Council for Community" and prominently featured in a two page feature focusing on the City's Major Projects in the 27 January 2015 edition of the Busselton Dunsborough Mail (Attachment D outlines the consultation programme undertaken).

Additionally, information was prominently displayed at the City's Customer Information Centre (CIC) and both Busselton and Dunsborough Libraries. The CIC and Library staff report that there has been interest in the static displays and information flyers with only one query fielded in relation to proposed additional parking.

To date, one email has been received, querying detail on the proposed elements of the children's play areas and generally congratulatory of the works completed to date.

No other correspondence has been received by the City; however Officers have taken note of a letter published in the local press questioning the reduction for commercial opportunity on the Foreshore.

On 19 January 2016, staff briefed representatives from the Department of Lands (DoL) regarding the proposal to proceed with a modified BFMP after consideration of public feedback. Representatives from DoL could foresee no issue with the proposal in relation to the land rationalisation processes or existing agreements and were in principle supportive of the rationale and modifications.

The Department of Planning has advised that advertising the proposed modified Busselton Foreshore Structure Plan can be waived because there is seen to be broad community support for the revised BFMP and the changes to the structure plan reflect the mooted changes to the masterplan.

#### **OFFICER COMMENT**

The proposed modifications to the BFMP have been advertised in a variety of ways to ensure comprehensive consultation with key stakeholders and the wider community. As a result of feedback received, it is considered that there is broad community and key stakeholder support for the proposal.

Minor modifications to the endorsed Busselton Foreshore Development Guide Plan are also proposed that reflect the changes to the revised Busselton Foreshore Masterplan and the *Planning and Development (Local Planning Schemes) Regulations 2015*. The Department of Planning/WAPC has agreed with the City's position that advertising of the proposed modified Busselton Foreshore Structure Plan can be waived because the amendments are minor and consistent with changes to the Busselton Foreshore Masterplan which have the broad support of the community.

#### **CONCLUSION**

Officers are recommending that the revised Busselton Foreshore Masterplan be adopted and the proposed modified Busselton Foreshore Structure Plan be referred to the Western Australian Planning Commission for endorsement.

#### **OPTIONS**

Should the Officer Recommendation not be supported, the following options could be considered –

1. Seek further information on any particular matter before making a decision.
2. Resolve to adopt the proposed revised Busselton Foreshore Masterplan and proposed modified Busselton Foreshore Structure Plan, subject to further modification(s).

The assessment did not reveal any substantive issue or reasonable grounds that would support either option.

#### **TIMELINE FOR IMPLEMENTATION OF OFFICER RECOMMENDATION**

Implementation of the Officer Recommendation will involve the provision of advice of the Council resolution to the Western Australian Planning Commission.

#### **OFFICER RECOMMENDATION**

That the Council:

1. adopts the revised Busselton Foreshore Masterplan shown at Attachment A.
2. recommends that the Western Australian Planning Commission approves the proposed modified Busselton Foreshore Structure Plan (Attachment C) without modification(s).



**DEVELOPMENT GUIDE PLAN – BUSSELTON FORESHORE**

**PROVISIONS:**

- This Development Guide Plan (DGP) shall be read in conjunction with the City of Busselton Local Planning Scheme (the Scheme).
- 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 land 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 wherein 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 Busselton Foreshore Master Plan.
- All subdivision and development is to be connected to reticulated sewer.
- Preparation of an Irrigation and Fertiliser Management Plan is to be developed and implemented for the DGP area to the satisfaction of the Department of Water.
- Prior to the approval of any subdivision and/or development in the DGP area, preparation and endorsement of a Stormwater and Groundwater Management Plan to the satisfaction of the Department of Water.
- At the planning application stage, the City will give detailed consideration to any proposed liquor licensed premises in regard to their design, scale, accessed floor area, hours of operation, management and interface with the public realm to minimise the potential for adverse impacts on the public realm, anti-social behaviour and/or land use conflict. As such, the City will require the proponent to comprehensively address these impacts as part of the planning application.

**ENDORSED STRUCTURE PLAN**  
To provide a framework for future detailed planning of the bussetton foreshore development stage

City of Busselton  
18 February 2016  
Planning & Development Officer



**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 Busselton City Centre, and points of attraction including the existing Equinox Cafe and a new Cafe lease site.	Restaurant	D
Core Activities	This central activity space connects the Queen Street and Busselton 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 de-	Recreation Area	D
		Recreation Area*	D
Busselton 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 Busselton 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	D
Youth and Community Activities	This precinct is to provide a pedestrian oriented activity space to cater for events and to complement the family orientated beach and parkland. This precinct will include a new community building that will accommodate the Busselton 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.	Exhibition Centre	D
		Shop	D
		Tavern	D
		Recreation Area*	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 settings 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.	Community Centre	D
		Recreation Area*	D
		Hotel	D
		Tourist Accommodation	D
		Shop	D
		Tavern	D

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

Adopted  
Approved by resolution of Council pursuant to City of Busselton Local Planning Scheme No. 21  
City of Busselton  
Planning & Development Officer  
18 February 2016

**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	Cafe 1 (opposite Equinox)	1	7.5m	240
2	Cafe 2 (currently the Equinox Cafe)	1 plus loft	7.5m	1000
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	1000
6	Exhibition Centre (Railway House)	2	11.8m	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			Maximum Building Ground Floor Area (m <sup>2</sup> )
			Top of external wall	Top of external wall (concealed roof)	Top of pitched roof	
8	Short Stay Accommodation Area 1	4 plus loft	15m	18m	20m	2,307
9	Short Stay Accommodation Area 2	4 plus loft	15m	18m	20m	1,938
10	Short Stay Accommodation Area 3	4 plus loft	15m	18m	20m	1,040
11	Short Stay Accommodation Area 4	4 plus loft	15m	18m	20m	2,993
12	Short Stay Accommodation Area 5	4 plus loft	15m	18m	20m	2,036

**STRUCTURE PLAN — BUSSELTON FORESHORE**



**PROVISIONS:**

- This Structure Plan shall be read in conjunction with the City of Busselton Local Planning Scheme 21 (the Scheme“).
- 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 land 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 90m2 floor area wherein predominantly food and drinks are offered for sale and consumption.
- Development shall be generally located as indicated on the Structure Plan 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 Busselton Foreshore Master Plan.
- All subdivision and development is to be connected to reticulated sewer.
- Preparation of an Irrigation and Fertiliser Management Plan is to be developed and implemented for the DGP area to the satisfaction of the Department of Water.
- Prior to the approval of any subdivision and/or development in the Structure Plan area, preparation and endorsement of a Stormwater and Groundwater Management Plan to the satisfaction of the Department of Water.
- 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 interface with the public realm to minimise the potential for adverse impacts on the public realm, anti-social behaviour and/or land use conflict. As such, the City will require the proponent to comprehensively address these impacts as part of the planning application.

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		Recreation Area	D
Core Activities	This central activity space connects the Queen Street and Busselton 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.	Kiosk	D
		Recreation Area*	D
Busselton 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 Busselton 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	D
		Exhibition Centre	D
		Shop	D
		Tavern	D
		Recreation Area*	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 Busselton 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	D
		Recreation Area*	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..’	Hotel	D
		Tourist Accommodation	D
		Shop	D
		Tavern	D

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

Adoption  
Adopted by resolution of Council pursuant to  
City of Busselton Local Planning Scheme No. 21  
On .....

Michael Stephen Lee Archer  
Chief Executive Officer Date .....

**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	Café 1 (opposite Equinox)	1	7.5m	240
2	Café 2 (currently the Equinox Cafe)	1 plus loft	7.5m	1000
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	Café 4 (currently The Goose)	1	7.5m	1000
6	Exhibition Centre (Railway House)	2	10.3m	650
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**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> )
			Top of external wall	Top of external wall (concealed roof)	Top of pitched roof	
8	Short Stay Accommodation Area 1	4 plus loft	16m	18m	20m	2,920
9	Short Stay Accommodation Area 2	4 plus loft	16m	18m	20m	600
10	Short Stay Accommodation Area 3	4 plus loft	16m	18m	20m	2,265
11	Short Stay Accommodation Area 4	4 plus loft	16m	18m	20m	2,010

## Revised Busselton Foreshore Masterplan, January 2016 Communication Plan for Public Feedback

### 1. Directly Informing Key User Groups and Stakeholders:

Organisation	Date	Method	Comment
<b>Busselton Foreshore Reference Group past members –</b> <ul style="list-style-type: none"> <li>• BJECA</li> <li>• BCCI</li> <li>• BaDRA</li> <li>• MRBTA</li> <li>• SWDC</li> </ul>	9 November 2015	Meeting	Face to face meeting to explain proposed modifications to BFMP. Advice re proposed Council agenda item
	1 December 2016	Email	Follow up to meeting with a copy of revised plan.
	12 January 2016	Email	Advice re Council decision and invitation for feedback on revised Master Plan. Request for letters of support towards NSRF Round 3 Central Core Activities Precinct
<b>Busselton Tennis Club</b>	10 November 2015	Meeting	Face to face meeting to explain proposed modifications to BFMP. Advice re proposed Council agenda item
	6 January 2016	Letter	Advice re Council decision and invitation for feedback on revised Master Plan.
<b>Croquet Club</b>	10 November 2015	Meeting	Face to face meeting to explain proposed modifications to BFMP. Advice re proposed Council agenda item
	11 January 2016	Letter	Advice re Council decision and invitation for feedback on revised Master Plan.
<b>Barnard Parks User Groups</b> <ul style="list-style-type: none"> <li>• Cricket</li> <li>• Soccer</li> <li>• Rugby</li> <li>• Fire Running Track</li> </ul>	23 November 2015	Meeting	Face to face meeting to explain proposed modifications to BFMP. Advice re proposed Council agenda item
	23 December 2015	Meeting	Verbal follow up after Council decision 9 Dec 2015. A follow up meeting was then held with the users to discuss in more detail on 23 December 2015
<b>Busselton Jetty Environment Conservation Association (BJECA)</b>	21 January 2016	Email	Advice re Council decision and invitation for feedback on revised Master Plan. Request for letters of support towards NSRF Round 3 Central Core Activities Precinct
<b>Busselton Chamber Commerce</b>	21 Jan 2016	Email	Sent an email with advising of Council decision and a briefing paper regarding proposed upgrade to Central Core Activities Area with

			a request for feedback.
<b>Department of Lands - Ron Pumphrey and Kevin Harrison</b>	19 January 2016	Meeting	Briefing regarding revised Masterplan. Ron said they have no issue with planned won't interfere with processes for the reserve rationalisation or agreements in place.
<b>WA Planning Commission</b>		Telephone	Confirmed that the Busselton Foreshore Structure should be modified to reflect changes to the Busselton Foreshore Masterplan but because the proposed modifications are minor, advertising can be waived.
<b>Equinox Cafe</b>	11 January 2016	Email	Email to proprietor regarding proposed modification to BFMP and invitation to comment.
<b>Tourism WA</b>		Telephone	Advice received indicating broad support.
<b>The Goose Café</b>	19 January 2016	Email	Email to proprietor regarding proposed modification to BFMP proprietors for NSRF, R3
<b>Microbrewery Proponents</b>	11 January 2015	Email	Letter of Support received from proponents.

## 2. Static Displays: CIC, Libraries 7.1.15

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- Revised masterplan
- Central Core Activities Precinct
- Flyers - Overview of proposed changes



**3. Council for Community advertising: 30.12.15 & 13.1.16**

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**Council for the Community**  
 W: [www.busselton.wa.gov.au](http://www.busselton.wa.gov.au) P: 9781 0444 E: [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au) January 13, 2016

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**MEELUP REGIONAL PARK MANAGEMENT COMMITTEE**  
 Invitations for Expressions of Interest for New Committee Members

Would you like to be involved in the management of the iconic Meelup Regional Park? If so, you may be interested in becoming a member of the Meelup Regional Park Committee which has been established by the Council to be an integral part of the City's management of the Park, working closely with the rest of the City's operations and our community.

Meelup Regional Park is over 500 hectares in area and is an 'A-Class' reserve for the purpose of conservation and recreation. As well as having outstanding and unique landscape and biodiversity values, Meelup is also vitally important and highly cherished from a cultural and recreational perspective.

The City is seeking expressions of interest (EOI) to fill two vacancies on the Committee from individuals who think they may be able to make a significant contribution to the City's management of the Park for the benefit of the community as a whole, now and long into the future. Expressions of interest should be 1-2 pages long, provide a basic CV/personal background and set out why you would like to be involved and what contribution you think you could make.

If you would like any further information about the role of the Committee and its members, please contact the City's Manager of Environmental Services, Mr Greg Simpson on (08) 9781 0455 or via email: [greg.simpson@busselton.wa.gov.au](mailto:greg.simpson@busselton.wa.gov.au)

Expressions of interest need to be received no later than 4.30pm Friday, 15 January 2016, should be emailed to [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au), and clearly marked 'Meelup Committee EOI'.

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**LAYMAN ROAD UPGRADE**  
 COMMENCING FEBRUARY 2016

Road reconstruction of Layman Road between Willmott Street and Ford Road will commence in February 2016

Road closures and associated detours will be in place.

The City apologises for any inconvenience these works may cause and every effort will be made to minimise disruption.

For further information please contact Paul Collins on 08 9781 0424.

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**REVISED BUSSELTON FORESHORE MASTERPLAN**

Since commencement of the Busselton Foreshore redevelopment in 2011, hundreds of thousands of community members and visitors alike have enjoyed new promenades, playgrounds, barbecues, a new swim jetty, redeveloped Barnard Park playing fields and the recently opened Busselton Skate Park.

Now that a significant portion of the redevelopment has been achieved and to plan for the future and final stages of this transformative project, Council has recently reviewed the Foreshore Concept Plan (endorsed September 2010, as amended). To bring the current Busselton Foreshore Masterplan up to date with community aspirations and in keeping with the original intent of the recommendations of the Busselton Foreshore Working Group, Council has resolved to make the following modifications:

- Realignment of Foreshore Parade West, to be constructed around the Busselton Tennis Club;
- Deferral of Busselton Tennis Club Relocation to the Barnard Park Active Sport Precinct in the short term, to enable the redevelopment of the Central Core Activities Precinct to take precedence;
- Fast tracking redevelopment of the Central Core Activities Precinct;
- Reduced commercialisation of the Foreshore; and
- Provision for more car parking.

Further details, including a copy of the revised Busselton Foreshore Masterplan and concept plan for the Central Core Activities Precinct can be viewed at the City of Busselton's Customer Information Centre or online at [www.busselton.wa.gov.au/News/Busselton-Foreshore-Masterplan-Revised](http://www.busselton.wa.gov.au/News/Busselton-Foreshore-Masterplan-Revised)

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**Planning and Development Act 2005**  
**CITY OF BUSSELTON**  
 Notice of Public Advertisement of Planning Proposal

The City of Busselton has received an application to use and/or develop land for the following purpose and public comments are invited.

**PROPERTY: LOT 1 NO 176 ABBEYS FARM ROAD YALLINGUP WA 6282**

**PROPOSED DEVELOPMENT: MOBILE TELEPHONE BASE STATION – INCLUDING 60M TOWER, ANTENNAS AND EQUIPMENT ROOM**

Details of the proposal are available for inspection between the hours of 8.30am and 4.30pm at the Customer Information Centre, 38 Peel Terrace, Busselton; and at the Busselton and Dunsborough Libraries. The proposal is also available for viewing on the City's website [www.busselton.wa.gov.au](http://www.busselton.wa.gov.au).

Comments on the proposal may be submitted to the local government in writing on or before Wednesday, 27 January 2016, quoting Reference No. DA15/0657.

Please be aware that details of your submission may be made available to the applicant for the opportunity to respond. In certain instances your submission may also be used to form part of a Council report making it a public document.

Chief Executive Officer, City of Busselton, Locked Bag 1, BUSSELTON WA 6280

### 4. Busselton - Dunsborough Mail, 27 January 2016 - 4 page Wrap



**BUSSELTON FORESHORE UPGRADE**  
 STRATEGIC MASTERPLAN

**Meeting Our Community's Expectations**

With a significant portion of the Busselton Foreshore Master Plan achieved, people can now get a good sense of how the Foreshore will eventually look and feel once all elements of the staged upgrade have been completed.

This crystallisation of community expectations, coupled with constructive feedback, prompted Council to renew the Concept Plan for the Central Core Activities Precinct. As a result some elements of the Busselton Foreshore Master Plan have been modified.

Essentially these modifications (detailed below and illustrated above) will optimise public recreational space, see a reduced focus on commercialisation in the core area and fast track delivery of the final stage of the Busselton Foreshore Master Plan.

- Foreshore Parade West (new road) will be realigned, construction will now go around the Busselton Tennis Club. This will enable the club to remain in the current location in the short to medium term and connect Foreshore Parade from Geographie Bay Road through to Queen Street.
- Relocation of the Tennis Club to the Barnard Park Active Sport Precinct will be deferred. Relocation of Busselton Tennis Club to the Central Core Activities Precinct to be brought forward to the 2016/17 financial year. Relocation of the Busselton Tennis Club may extend beyond 2021 when the current lease expires. In the interim this provides the club with security.
- Redevelopment of the Central Core Activities Precinct will be fast-tracked. Key features include a beachfront water play park which will use sea water pumped through existing infrastructure along the Busselton Jetty. Other elements include a new seasonal and permanent barbecues, shades, landscaping and feature lighting, and an amphitheatre. The central area will also host for hosting regional events, community festivals and celebrations.
- Commercialisation of the Busselton Foreshore will be reduced. The proposed hotel/short stay accommodation development sites will be reduced from five sites to three, with a fourth site of 600m<sup>2</sup> potentially available to develop as small business retail businesses. Additionally, the family restaurant / micro-brewery site has been reduced by 200m<sup>2</sup> to a total development area of 1,500m<sup>2</sup> building plus 334m<sup>2</sup> terrace area.
- Provision for more car parking. As a result of reducing the hotel/short stay accommodation sites, the modified master plan provides for significantly more car parking, with approximately 120 more bays to be provided to service the foreshore, Cultural Precinct and CBD area.

Further details regarding these modifications, including a copy of the revised Busselton Foreshore Masterplan and concept plan for the Central Core Activities Precinct can be obtained from the City's website [www.busselton.wa.gov.au](http://www.busselton.wa.gov.au)

**Enlivening the Central Core (Between the Equinox and Goose Cafe)**

The central core area of the foreshore is an established recreational / commercial hub. It's also a natural foreshore entry point for pedestrians and the increasing number of visitors disembarking from cruise ships.

Along with the construction of Railway House, which is already fully budgeted, key components of this final stage of the development include:

- Coastal defences incorporating a stub jetty outlook
- Landscaping including picnic facilities and shelters
- New vehicle access ways and additional parking
- An amphitheatre with outdoor stage
- New pedestrian promenades
- New public amenities
- A children's water and dry play park
- Future carousel location

As well as being family friendly, the reallocated core area will be best for hosting regional events and community festivals.



Artist's Impression

**A New Family Restaurant / Microbrewery**

The revised Busselton Foreshore Master Plan allocates a smaller parcel of land for future development of a privately-funded restaurant / microbrewery / cafe and function centre.

The designated site has been reduced by 200m<sup>2</sup> in response to community feedback and the need to realign Foreshore Parade around the Busselton Tennis Club. The total development area is now set at 1,500m<sup>2</sup> for the building, plus 334m<sup>2</sup> for terrace use. An additional area is earmarked for public alterations/change rooms proposed to be integrated into the building, but owned and maintained by the City of Busselton.

Subject to further negotiations, the proposed new facility will be developed by a local business entity experienced in hospitality and tourism. The proponents aim to create a family friendly facility which complements the existing range of services and blends with the foreshore setting. The site allocated for the development is set well back from the foreshore promenade, adjacent to Foreshore Parade. This positioning enables a dedicated space for events and amphitheatre to be incorporated into the area formerly occupied by the National Jetty House. A preliminary draft design for the building will be available for comment when 1 progresses to development application.



Artist's Impression

**Short Stay Accommodation Opportunities**

The next stage of the Busselton Foreshore Redevelopment will integrate open space and public facilities with existing commercial leases and new private investment.

As well as several 'pop-up' sites for potential seasonal use during holiday periods, events and markets, three prime development sites along the foreshore between Marine Terrace and Foreshore Parade have been allocated for proposed development of 4-6 storey short stay accommodation. A smaller 600m<sup>2</sup> site has also been provisionally allocated on the corner of Jetty Way and Foreshore Parade for future tourism retail.

Ground lease revenues from commercial venues will be directed to maintenance and preservation of the iconic Busselton Jetty and foreshore area including the location or development both now and into the future.

For more information about future commercial opportunities along the Busselton Foreshore contact Jon Berry, Economic Development Coordinator at the City of Busselton [jon.berry@busselton.wa.gov.au](mailto:jon.berry@busselton.wa.gov.au)

Feedback relating to these modifications is welcome and can be directed to Tracey King, Strategic Projects Officer. E: [tracey.king@busselton.wa.gov.au](mailto:tracey.king@busselton.wa.gov.au) | P: 08 97810 301 or Post: Locked Bag 1, Busselton WA 6280

## 5. Website: Latest News and Major Projects Pages

The screenshot shows a news article titled "Busselton Foreshore Masterplan Revised" on the City of Busselton website. The article is dated 23 December 2015. It features a photograph of people enjoying a park area. The text describes the redevelopment progress and lists several key modifications:
 

- Realignment of Foreshore Parade West:** To be constructed around the Busselton Tennis Club. This takes into consideration the needs of the Busselton Tennis Club, enabling the Club to remain in the current location in the short to medium term, which may extend beyond 2021, when the current lease is due to expire.
- Deferment of Busselton Tennis Club Relocation to the Barnard Park Active Sport Precinct in the short term, to enable the redevelopment of the Central Core Activities Precinct to take precedence:** As a result of the road realignment, the Council-funded relocation of the Busselton Tennis Club to a new complex within the Barnard Park Active Sporting Precinct can be deferred. Council can reallocate those funds to bring forward works within the Central Core Activities Precinct to 2016/17, value adding to the substantial private investment occurring within that precinct and ensuring delivery of this key component of the Foreshore redevelopment in a timely manner.
- Fast track redevelopment of the Central Core Activities Precinct:** As the entrance point and Busselton Foreshore 'hub', the Central Core Activities Precinct will have a family focus, activated all year round. A key feature will be a beachfront water play park which will use sea water pumped through existing infrastructure along the Busselton Jetty. Other elements

## 6. Feedback Received:

Organisation	Date	Method	Comment
<b>BJECA</b>	22 January 2016	Email	Advice that BJECA will provide a LoS for NSRF application.
<b>Cinefest Oz</b>	20 January 2016	Email	Letter of support received from Cinefest Oz Central Core NSRF
<b>Helen Shervington- (Busselton Foreshore Reference Group)</b>	12 January 2016	Email	Acknowledgement of email advice re revised plan.
<b>Equinox Café</b>	19 January 2016	Email	Acknowledgement from Peter Gordon of email advice re revised plan.
<b>The Goose Café</b>	18 January 2016	Email	Letter of support received from proprietors for NSRF R3
<b>Family Restaurant / Microbrewery Proponents</b>	15 January 2016	Email	Letter of Support received from Matt Credaro for NSRF R3.
<b>Margaret River Busselton Tourism Association</b>	18 January 2016	Email	Response that plan looks good and no questions from MRBTA.
<b>Community Members-</b>			
<b>1. Renee Mott</b>	27 January 2016	Email	Reponses to Wrap advert: email

			generally pleased with development, but questioning locations of playgrounds and if fencing is proposed around any.
<b>2. Martin Watkins</b>	3 Feb 2016	BD Mail Letter to Editor	Commenting on the proposed reduction of commercial development and perceived restrictions on building on Foreshore.

**From:** [renee.mott](#)  
**To:** [Tracey King](#)  
**Subject:** Foreshore feedback  
**Date:** Wednesday, 27 January 2016 12:33:37 PM

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Hi Tracy

Just wondering what the thinking was behind locating the toddler play ground away from the other playground and water park?

For parents with a range of age children this may be difficult to manage.

Congratulations on a great plan and the inclusion of the water park. We loved the one in Geraldton!

Regards

Renee

Page 16 — The Mail, Wednesday, February 3, 2016

## Development lacks foresight

WHEN foreshore redevelopment planning commenced some eight years ago, it was early recognised commercial interests would have to form a major role in the development of the project both via revenue from land they purchased or leased and in encouraging further visitor activity.

The revenue raised would be essential for the building and ongoing maintenance of the facilities envisaged.

However, despite the area originally included in the development (Gale Street to Scout Road) being expanded and at considerable extra cost the council has failed to sell or lease any of the allotted land.

Now with further reduction in the land available to developers any income in the foreseeable future seems to be most unlikely.

Unfortunately due to restrictions placed on any developments such as land areas, height limits, land valuations and numerous other restrictions the council will undoubtedly attempt to enforce, the commercial viability is obviously not appealing.

In addition the latest decision to defer the ten-

nis clubs relocation means six years-plus could pass before any development of that area could commence.

The only advantage of the decision as far as I can see is that the tennis club lease will have expired and therefore ratepayers will no longer be obliged to fork out millions of dollars in relocation costs.

Until that time comes the ratepayers will still have to cover the lack of income.

Would it be too much to expect the council to reconsider its priorities before further mistakes are made that we have to pay for into the future.

Show some ambition, show some imagination and make private development more appealing.

We need structures which provide income not car parks.

Just imagine a smaller Elizabeth Quay or Clarke Quay (Singapore).

Or the Mandurah Marina with inside beaches, water slide, stalls and food outlets affordable to the average family would be ideal.

The way it's progressing, unless you are under nine years of age or own a skateboard or scooter you may as well stay in Queen Street.

**Martin Watkins,**  
**Geographe**

## Festival a corker

I HAVE written to express my delight at the recent Festival of Busselton.

The month of January is always such a delight in this town with plenty of family friendly activities on offer.

I took my chance to back a winner at the trots and my wife never passes us an opportunity to shop herself silly at the markets.

We also took our children to the Deckchair Theatre and the Teddy Bears' Picnic.

Finally we ventured out of a night to enjoy the fireworks down at the jetty.

It's easy for people to complain Busselton is too busy during the school holidays but I think it was great to meet a number of travellers visiting our part of the world and that we actually had attractions to keep them here and keep them entertained.

I congratulate the City of Busselton and everyone involved in making the festival a success and I look forward to seeing what will be offered next year.

**R Dunn, Busselton**

*Continued page 17*