Development within the Busselton Centre is predominantly guided by Town Planning Policy 4C: ‘Busselton Town Centre Urban Design Centre Provisions’.

The aim of Policy 4C is to provide guidance on the design of commercial buildings within the CBD and encourage the design of high quality urban places, which are functional, attractive and comfortable for users. The policy seeks to improve the experience of the town centre, especially pedestrian amenity by promoting the continuity of streetscapes, activation of laneways, interactive frontages, climate protection, safety and security and visual cohesiveness.

The City is currently working on preparing a similar ‘Urban Design Policy’ for the Dunsborough Centre, however until such time that this has been finalised, the City expects applications in the Dunsborough Centre to follow the principles outlined below for façade design and pay particular attention to the integration of the facade with adjoining facades.

This Façade Refurbishment Subsidy Programme is part of the Council’s ongoing commitment to improve and enhance the centres of Busselton and Dunsborough and as part of applying for the subsidy programme all buildings in the Busselton Centre are required to be generally in accordance with the objectives and urban design provisions of Policy 4C and buildings within the Dunsborough Centre are to have consideration for the provisions outlined below.

How do I do this?

The policy encourages diversity in the design of buildings however, there are a few basic design principles below which have been summarised from the urban design centre policy provisions which will guide designing a building consistent with City requirements:

**ARTICULATION**

Means the breaking up of a building into individual elements to provide a modulated effect aimed at enhancing individual building identity, variety and interest through the use of such elements as window projection, balconies, awnings, minor recesses and/or projections of walls and parts”.

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*Minor recesses*  
*Modulation – variations in the plane of the wall*  
*Corner articulation*  
*Awnings over shop fronts*  
*Individual building identity*
LANDMARK CORNER BUILDINGS

Corner buildings should be emphasised by greater scale, curving, additional heights, different roof forms, verandas, balconies and other design elements.

FACADES THAT ADD INTEREST AND VITALITY TO THE PUBLIC DOMAIN

Building facades should encourage active visual engagement between people in the street and those on the ground floor of buildings using a variety of materials and colours on the facade, transparent windows and openings and pedestrian friendly built form including wide sills, steps or low walls to promote informal seating along building frontages.
**PEDESTRIAN SHELTER**

Pedestrian shelters are encouraged where possible to provide **protection from climatic elements**. Shelters are to be 2.5m wide over the footpath, but shall not extend beyond the point where the fascia is 600mm behind the kerb on the street below.

**LIGHTING**

Lighting should be provided for **public safety**, to add **drama, variety, interest and character** to the development at night. Lighting should be positioned to avoid glare and shadows along pedestrian paths.