

Guidelines for Development

- All development is to be in accordance with this Development Guide Plan as may be amended following public consultation and with the approval of the City of Bunbury and the Western Australian Planning Commission.
- Development of lots is to be in accordance with the following:

Permissible uses

- On Lots 1 to 15
Single House; Bed and Breakfast; Holiday Cottage; Tourist Accommodation but only on lots with a minimum area of 1,000m²; Home Occupation; Ancillary Accommodation. In addition, all other uses that are permitted ('P' use) and discretionary ('D' use) in the Residential zone can be considered by Council.

- On Lots 16 and 17
Grouped Dwellings and Tourist Accommodation. In addition, all other uses that are permitted ('P' use) and discretionary ('D' use) in the Residential zone can be considered by Council. The following use is also permitted ('P' use) on Lot 17 - Restaurant (Cafe)
- All single residential lots are to have a density no greater than R20.
- Council will encourage Tourist Accommodation to be developed in the area subject to such development being compatible with the residential scale, form and character of the Grand Canals locality.
- Any development for non-residential tourist accommodation shall be designed to ensure an appropriate interface with existing and potential residential development so as to ensure the residential character and amenity of the area is not compromised.
- All development is to comply with the Residential Design Codes ("the Codes") based on the base density shown on the Development Guide Plan. This includes tourist development unless variation to the Codes can be justified on the basis of the nature of tourist development proposed and such variations will meet the requirements of 4. and 5. above.
- Public parking for visitors to the foreshore is to be provided generally in the location shown subject to the design requirements of the City of Bunbury.
- As a condition of subdivision approval, the landowner will be required to build 2 shelters and a barbeque facility in the adjoining river foreshore area for general community use and to provide \$15,000 towards community facilities in the Grand Canals estate.
- Dwellings (habitable rooms) are to have orientation towards the open space or the Collie River foreshore.
- An appropriate interface is to be provided between private lots and the Collie River foreshore (eg standardised open style fencing to lots abutting the foreshore and bollards to restrict vehicular access from abutting road reserves).
- The developer to construct (at it's cost) the eight (8) car parking bays shown on the Development Guide Plan immediately opposite Lot 14.

