

## Port Geographe Development Area Information Sheet

### Important Links

[Local Planning Scheme No. 21](#)

[Local Planning Policy 3.7 - Port Geographe Village Centre](#)

### What is the Port Geographe Development Area?

The Port Geographe Development Area is land identified within a 'Special Control Area' in the City of Busselton Local Planning Scheme No. 21 (the Scheme) which is subject to additional development requirements under Clause 5.9 of the Scheme and Local Planning Policy 3.7 - Port Geographe Village Centre.

### How do I determine if my property is located within the Port Geographe Development Area?

General property information is available on the City's website via the Mapping Service (GIS).

Follow these steps:

- Open the City's [Mapping Service \(GIS\)](#);
- Enter the property address details in the bottom search panel, then click 'Search';
- Under the Module select 'Local Planning Scheme';  
General property information relating to the property is provided on the right hand side selection bar (including zoning, Special Control Area(s) etc).

### General Development Requirements

Below is an outline of some of the key development requirements. Please refer to Clause 5.9 of the Scheme and Local Planning Policy 3.7 – Port Geographe Village Centre (LPP 3.7) for all requirements:

- Buildings setback a minimum 4.5m from the landward side of canal edge, subject to an average setback of 6.0m;
- Retaining walls or fencing are not permitted within 1.0m of the landward side of the stabilised canal edge;
- Side or rear fences within 6.0m of the landward side of the canal edge are not to exceed 1.0m in height;
- Retaining walls, fencing, decking or other structures are not permitted within the stabilised canal edge;
- Side or rear fencing situated within 6.0m from the landward side of the stabilised canal edge shall be open grill construction (solid fencing is not permitted);
- All fencing on canal lots is to be constructed of masonry, except where required to be open grill as per above.

### Approval Requirements

Development Approval is required for all proposed development on land identified within the Port Geographe Development Area to ensure the proposal will reflect the desired character of the area. Please refer to the Residential Development Application Checklist to ensure the submitted application is complete.

#### Enquiries

Contact Planning and Development Services staff on (08) 9781 1731, email [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au), or in person at the City Administration Building during office hours, Monday – Friday.

**\*\*Disclaimer\*\***

*This information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.*