



Our ref : DP/12/00336/2
Enquiries : Neil Fraser

Chief Executive
Shire of Busselton
Locked Bag No. 1
BUSSELTON WA 6280

Dear Sir,

CITY OF BUSSELTON LOCAL PLANNING STRATEGY

I refer to the abovementioned matter and advise that the Western Australian Planning Commission at its meeting of 18 November resolved to:

1. Certify that the local planning strategy (submitted on 28th August 2015) is consistent with regulation 11 (2) of the Planning and Development (Local Planning Schemes) Regulations subject to the modifications outlined in the Schedule of Modifications and as amended by point 2 below, being undertaken prior to advertising, and is to be advertised for not less than 21 days.
2. Modify the Schedule of Modifications referred to in point 1 and the associated 'track changes', as appropriate, to:
 - i) Modify 'Quindalup South' Area 16 within Table 2 'Urban Growth Area Framework', as per the attached track changes;
 - ii) Include the Dunsborough Light Industrial Area within Table 4 'Industrial/Service Commercial Framework', as per the attached track changes;
 - iii) Further reword clause 10.2 d)ii to ensure that both local and State infrastructure is addressed in consultation with all relevant stakeholders and that the infrastructure framework is to the satisfaction of the Western Australian Commission;
 - iv) In the comment to Table 3, replace "Table needs another column which establishes" with "Table needs to establish", to provide greater flexibility in how this change can be implemented; and
 - v) Further reword clause 9.2 i) to ensure that it clearly applies to maintaining the separation of all settlements in the City, whilst also retaining the requirement to incorporate the Leeuwin Naturaliste Ridge Statement of Planning Policy's 'Wetland Amenity Area'.



To assist the City, attached is a 'Schedule of Modifications' and associated 'track changes' which have been modified to reflect the above resolution. Please note that further discussion with the Department of Planning concerning the exact wording of the changes to Table 3, clause 10.2 d)ii and clause 9.2i) will be required prior to advertising.

If you have any queries please contact Mr Neil Fraser at this office.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Tim Hillyard".

TIM HILLYARD
SECRETARY
WESTERN AUSTRALIAN PLANNING COMMISSION

25 November 2015

Attach. - Schedule of Modifications and Track Changes

**SCHEDULE OF MODIFICATIONS
CITY OF BUSSELTON LOCAL PLANNING STRATEGY**

No	Modification	Reason
1	Delete Urban Growth Area 11 'Abbey South' from the text and maps.	Inconsistent with the LNRSP, the existing planning framework, and the reasons specified in the Minister's decision in relation to Amendment 176 to Scheme No. 20 pertaining to the subject land.
2	Delete Urban Growth Area 13 'Vasse South' from the text and maps.	Inconsistent with the LNRSP in that the Area would provide for a population and scale of development at Vasse that is significantly greater than that envisaged by its 'Village' classification in LNRSP and the endorsed structure plan. The appropriates of further urban expansion of Vasse is to be considered via a comprehensive evaluation of the LNRSP's settlement hierarchy through the proposed Leeuwin-Naturaliste Sub-Regional Strategy (LNSS), which in turn will inform any required changes to the LNRSP.
3	Modify the text relating to Urban Growth Area 12 'Vasse East' to provide for future urban growth to be considered through the preparation of the Leeuwin-Naturaliste Sub-Regional Strategy.	Area 12 seeks to provide for the urban extension of Vasse (rather than the existing rural residential opportunities), which would result in a population and scale of development that is significantly greater than that envisaged by its 'Village' classification in LNRSP and the endorsed structure plan. The merits of any expansion are to be evaluated through the LNSS. The retention of this Area is proposed so that the LNSS, and possible (subject to review) extension of Vasse, will not be prejudiced by the existing rural residential development opportunities.
4	Modify 'Quindalup South' Area 16 within Table 2 'Urban Growth Area Framework', as per the attached track changes Map Modifications: Replace existing 'urban area' (Area 16) with an indicative symbol (i.e. star/arrows) to show broad locality to be investigated.	Inconsistent with the LNRSP in that the Area would provide for urban development which is outside of the 'Development Investigation Area' (DIA) identified for Dunsborough in the LNRSP. The appropriates of further urban expansion at Dunsborough is to be considered via a comprehensive evaluation of the LNRSP's settlement hierarchy and Dunsborough DIA through the proposed LNSS), which in turn will inform any required changes to the LNRSP.
5	Delete the 'Bunker Bay Tourism Node' and associated text in Table 1.	The lack of analysis and specific direction in the LPS to guide the scale, form and location of the proposed development. Proposes development that is 'more

		<p><i>significant than the LNRSPP' which is contrary to regulation 11(2)(b), which requires the LPS to apply all relevant SPPs (i.e. the LNRSPP)</i></p> <p>The 'Farmbreak' site is outside the LNRSPP's Bunker Bay 'Tourist Node', and therefore should not be considered for intensive tourist accommodation, as proposed.</p> <p>The proposed development would facilitate a population that is greater than that envisaged by the 'Tourist Node' classification in the LNRSPP.</p> <p>Proposes unrestricted length of stay which is inconsistent with the limits specified in the local planning scheme.</p> <p>Is likely to result in a scale and form of development that would adversely impact upon the landscape and rural character values of the site.</p> <p>Improved access to Bunker Bay can be secured through the existing development opportunities provided by the LNRSPP.</p> <p>There are sufficient large tourist zoned sites in the region to accommodate very 'high-end' tourist development (e.g. Smith's Beach, Gnarabup), and numerous opportunities for smaller boutique 'low-impact tourist developments'.</p>
5	Remove reference in 6.2 f) to the possible relocation of the Ridgeland's rural residential area. See the attached 'track changes' attached.	Inconsistent with the LNRSPP, which specifically identifies the 'Ridgeland's' rural residential area, and the proposed relocation of development to Eagle Bay or Dunsborough is not provided for.
6	Distinguish between the long term vision of LPS and the short-medium term implementation component (i.e. to inform rezonings). Refer to various modifications in the attached 'track changes'.	LPS needs to clearly identify what are the medium term, implementable planning outcomes (i.e. The LPS should plan for growth over a 10-15 year time frame) and what are more long term visions for growth (i.e. 25+ years).
7	<p>Modify the LPS to ensure that it does not override the LNRSPP.</p> <p>Modify the LPS to foreshadow that amendments will be made to the scheme to</p>	Ensures that the LNRSPP is applied pursuant to regulation 11(2)(b) of the 'Planning and Development (Local Planning Schemes) Regulations 2015'.

	<p>ensure consistency with the LNRSP. Refer to attached track changes at 10.1 b) and 10.2 b).</p> <p>Refer to various modifications in the attached 'track changes'.</p>	
8	<p>Remove the existing 'physical separation line' on the map and replace with a 'Wetland Amenity Area' consistent with the LNRSP. Modify the text at 9.2 i) accordingly - refer to 'track changes'.</p>	<p>Ensures consistency with the LNRSP and avoids any uncertainty.</p>
9	<p>Modify the LPS to require it's review and inclusion of relevant 'sector based strategies', concurrently with the review of the scheme. Refer to attached 'track changes' at 10.2 c).</p>	<p>Ensures consistency with the process established by the 'Planning and Development (Local Planning Schemes) Regulations 2015'.</p> <p>Ensures that a consolidated LPS is provided in a timely manner.</p>
10	<p>Reword 7.2 f) & g) to:</p> <p>i) provide that 'Unrestricted Length of Stay' (ULS) and the amount that can be considered shall be guided by the City's 'Local Tourism Planning Strategy' and the WAPCs Planning Bulletin.</p> <p>ii) provide greater clarity as to the extent of the mentioned 'urban areas', given that it is inappropriate to provide for increased opportunities for ULS in some 'urban' areas, such as Bunker Bay, Smiths Beach, Yallingup.</p>	<p>The LPS currently does not provide any guidance as to the exact location or criteria to determine the amount of ULS.</p> <p>LPS makes reference to having regard to the City's 'Local Tourism Planning Strategy' and therefore specific reference to this strategy needs to be included, in the absence of alternative analysis and policy direction for specific tourist sites.</p>
11	<p>Modify 9.2 j) to expand the matters to be addressed when considering visual impacts (e.g. public vantage points/lookouts, travel route corridors). Refer to attached 'track changes'.</p>	<p>Provides opportunity to consider key public viewing locations and provides a link to visual impact assessments, policies and travel route corridors that are specified in the LNRSP.</p>
12	<p>Modify Table 3 'Activity Centre Framework' and 7.2 c) by:</p> <p>i) modify Table 3 to ensure the 'approximate maximum potential' commercial size for each centre is based on a 10-15 year forecast period; and</p> <p>ii) include a requirement in Table 3 and 7.2 c) for an 'Activity Centre Plan' and 'Retail Sustainability Assessment' to be provided with any major retail development.</p> <p>iii) Clarify in Table 3 that size relates to square metres.</p> <p>Refer to attached 'track changes'.</p>	<p>i) The current figures give the impression that the total floorspace could be delivered within the short to medium term (i.e. life of the strategy, 10-15 years) which is potentially misleading and could lead to floorspace growth which is significantly out of step with population growth.</p> <p>Ensures detailed planning and assessment is undertaken in support of major retail expansion/growth.</p> <p>Ensures sustainable retail growth across centres commensurate with population growth and retail catchments.</p>
13	<p>Provide the LPS document also in a booklet format (including Part A - 'LPS Text & Map' & Part B - 'Explanatory Report')</p>	<p>Improves readability and usability. As proposed broadsheet text is too small to be easily read and is not accompanied by the explanatory text.</p> <p>(NB The WAPC is prepared to also endorse a broadsheet version of the LPS).</p>

14	Minor modifications as set out in the 'tracked changed' version of the LPS. (Attachment A)	Addresses various typographical, grammatical and other minor irregularities and wording corrections.
15	Undertake consequential modifications to the 'Strategy Report' to reflect the above modifications.	Ensures consistency between the LPS and associated report.