

No.	Reference	Modification(s) to be Considered in Leeuwin Naturaliste Sub-Regional Strategy
1.	Settlement expansion at Carburnup River	<p>Amend the draft LPS map by designating Carburnup River as 'Long Term Urban Growth Area 16'.</p> <p>Amend the draft LPS text as follows -</p> <p>(i) Table 1: Settlement Framework: Approximate maximum population/development potential - <i>"To be investigated through the Leeuwin Naturaliste Sub-Regional Strategy"</i></p> <p>(ii) Table 2: Urban Growth Area Framework</p> <ul style="list-style-type: none"> • Timeframe column – <i>'Long Term'</i> • Approximate Potential Population column – <i>'To be investigated through the Leeuwin Naturaliste Sub-Regional Strategy'</i> • Key Issues column – <i>'The appropriateness of settlement expansion at Carburnup River is to be considered via a comprehensive evaluation of the Leeuwin Naturaliste Ridge State Planning Policy's settlement hierarchy through the proposed Leeuwin Naturaliste Sub-Regional Strategy'. Should settlement expansion be appropriate consideration to be given to the following –</i> <ul style="list-style-type: none"> ○ <i>Exact location of settlement expansion subject of further detailed planning.</i> ○ <i>Buffers to environmentally sensitive areas required. Servicing (water and effluent disposal).</i> ○ <i>Significant values of threatened flora, ecological communities and fauna habitat.'</i> ○ <i>Access to groundwater from domestic bores may not be supported due to the risks to existing licensed commercial operators.</i> <p>(iii) Table 3: Activity Centre Framework – Approximate maximum potential size – <i>'To be determined by more detailed planning processes and following retail sustainability analysis. Expansion may be as part of long term urban growth area (to be investigated through the Leeuwin Naturaliste Sub-Regional Strategy), rather than as expansion of existing store.'</i></p>
2.	Settlement expansion at Metricup	<p>Amend the draft LPS text as follows -</p> <p>(i) Table 1: Settlement Framework: Approximate maximum population/development potential - <i>"To be investigated through the Leeuwin Naturaliste Sub-Regional Strategy"</i></p>

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		<p>(ii) Table 2: Urban Growth Area Framework</p> <ul style="list-style-type: none"> • Key Issues column – <i>‘The appropriateness of settlement expansion at Metricup is to be considered via a comprehensive evaluation of the Leeuwin Naturaliste Ridge State Planning Policy’s settlement hierarchy through the proposed Leeuwin Naturaliste Sub-Regional Strategy’.</i> Should settlement expansion be appropriate consideration to be given to the following – <ul style="list-style-type: none"> ○ <i>Exact location of settlement expansion subject of further detailed planning.</i> ○ <i>Servicing (water and effluent disposal).</i> ○ <i>Planning and development constrained currently by presence of mineral sands resources.</i>
3.	Abbey South	<p>Amend Table 2: Urban Growth Area Framework by inserting the following –</p> <ul style="list-style-type: none"> • Settlement column – <i>‘Busselton-Vasse Urban Area’</i> • Urban growth area column – <i>‘Abbey South’</i> • Map ref. column – <i>‘18’</i> • Timeframe column – <i>‘Medium term’</i> • Approximate potential population column - <i>‘To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy.’</i> • Key issues column – <i>‘To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy. Other than Port Geographe, this is the last undeveloped coastal or near-coastal land with significant development potential In Busselton-Vasse Urban Area. Important this land accommodates housing choice and some non-residential land-uses.’</i> <p>2. Amend the draft Strategy Map to include Abbey South as ‘Medium Growth Area 18’.</p>
4.	Ridgeway	<p>1. Amend Table 2: Urban Growth Area Framework by inserting the following –</p> <ul style="list-style-type: none"> • Settlement column – <i>‘Dunsborough Urban Area’</i> • Urban growth area column – <i>‘Ridgeway’</i> • Map ref. column – <i>‘19’</i> • Timeframe column - <i>‘Medium Term’</i> • Approximate potential population column – <i>‘To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy.’</i>

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		<ul style="list-style-type: none"> • Key issues column - <i>'To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy. Should urban development be appropriate consideration to be given to the following –</i> • <i>There are two public access ways linking Ridgeway Drive with Dunsborough Lakes Drive and structure planning would need to identify one or both to be constructed as a public road.</i> • <i>Visual/ landscape assessment and fire management.</i> <p>2. Amend the draft Strategy Map to include 'Ridgeway' as 'Medium Urban Growth Area 19'.</p>
5.	Vasse South	<p>Amend Table 2: Urban Growth Areas Framework by inserting the following –</p> <ul style="list-style-type: none"> • Settlement – <i>'Busselton- Vasse Urban Area'</i> • Urban Growth Area column – <i>'Vasse South'</i> • Map Ref column – <i>'20'</i> • Timeframe - <i>'To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy.'</i> • Approximate potential population – <i>To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy.'</i> • Key issues column - <i>'To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy. Should urban development be appropriate the upgrading/ expansion of services in Vasse may be required.'</i> <p>2. Amend the draft Strategy Map to include 'Vasse South' as 'Long Term Urban Growth Area 20'.</p>
6.	Lots 50 and 203 Bunker Bay Road and Location 683 Cape Naturaliste Road, Naturaliste ('Farmbreak' site) adjacent to the existing tourist resort at Bunker Bay.	<p>Amend Table 1: Settlement Framework by inserting the following –</p> <ul style="list-style-type: none"> • Settlement type column – <i>'Tourism Node'</i> • Settlement column – <i>'Bunker Bay'</i> • Approximate current population column – <i>'Minimal'</i> • Approximate maximum population/ development potential column – <i>'To be investigated via the Leeuwin Naturaliste Sub-Regional Strategy. Should this be considered appropriate key consideration is to be given to –</i> <ul style="list-style-type: none"> ○ <i>Potential expansion into 'Farmbreak' site to be relatively low-key/small-scale expansion, but more than what is currently contemplated in LNRSP;P;</i> ○ <i>Scale and nature of expansion to be subject of more detailed planning and visual/landscape planning issues;</i> ○ <i>Providing for both affordable, family oriented accommodation and upscale/high-end accommodation;</i>

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		<ul style="list-style-type: none"><li data-bbox="1016 177 1563 209">○ <i>Improving public access to the beach; and</i><li data-bbox="1016 213 2107 245">○ <i>Unrestricted length of stay component considered as part of tourism development only.'</i>