



Mike Archer
CEO
City of Busselton
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Dear Mr Archer,

LEEUWIN-NATURALISTE SUB-REGIONAL STRATEGY

IMPLEMENTATION

As you are aware, the Western Australian Planning Commission (WAPC) published the Leeuwin-Naturaliste Sub-regional Strategy in May 2019.

The Strategy includes 6 WAPC Actions and 28 Strategic Directions.

At its 28 April 2021 meeting the WAPC reviewed implementation of the Strategy.

The information attached confirms the direction provided by the WAPC at that meeting regarding matters directly relevant to the City.

Department of Planning, Lands and Heritage staff will be in contact with City of Busselton staff in the near future regarding further activities to implement the Strategy.

Yours faithfully

David Caddy
Chairman
Western Australian Planning Commission

7 May 2021

Enclosed. Leeuwin-Naturaliste Sub-regional Strategy Implementation - City of Busselton

Leeuwin-Naturaliste Sub-regional Strategy Implementation

City of Busselton

In May 2019 the Western Australian Planning Commission (WAPC) published the Leeuwin-Naturaliste Sub-regional Strategy.

At its 28 April 2021 meeting the WAPC reviewed implementation of the Strategy.

The information below confirms the direction provided by the WAPC at its 28 April 2021 meeting.

State Planning Policy 6.1

The WAPC will contemplate authorising a review of State Planning Policy 6.1 – Leeuwin-Naturaliste Ridge, in the context of the full suite of State Planning Policies and the planning reform agenda.

Townsite strategies

The WAPC confirms that:

- consideration of the strategic planning context for Dunsborough and Vasse as required in the Leeuwin-Naturaliste Sub-regional Strategy is a valid response to the evident urban growth pressures being experienced in those towns.
- as ‘townsite strategy’ is not a defined instrument under the State Planning Framework, the preferred manner and form of that strategic planning analysis is via either of the following:
 - Local Planning Scheme Review
 - Local Planning Strategy Amendment

Planning Investigation Areas (PIAs)

The process, manner and form of PIA reporting will be based on the principles attached.

Abbey PIA

The WAPC has requested that the Department of Planning, Lands and Heritage (DPLH) prepare an Abbey PIA Report, and to confirm that:

- it is supportive of landowners preparing data to complete the required investigations.
- the process, form and manner of PIA reporting by DPLH to the WAPC will be based on the attached guidance / principals.

Dunsborough PIA

The WAPC has requested that DPLH prepare a Dunsborough PIA Report and confirms that it does not require the commencement or completion of a 'townsite strategy' as outlined in the Strategy (or whatever form that strategic planning analysis is to take; see 'townsite strategies' direction above) for Dunsborough prior to the Dunsborough PIA Report being considered by the WAPC.

The WAPC has adopted the following principles for defining the Dunsborough PIA extent:

- Exclude land zoned or otherwise identified for urban type uses (residential, industrial, urban development, etc).
- Consider the forecast demand for urban land to 2039 for Dunsborough (Strategy's time horizon).
- Prioritise land abutting existing urban type uses.
- Clip the PIA boundary to cadastre.

Vasse North PIA

The WAPC has requested that DPLH prepare a Vasse North PIA Report and confirms that it does not require the commencement or completion of a 'townsite strategy' as outlined in the Strategy (or whatever form that strategic planning analysis is to take; see 'townsite strategies' direction above) for Vasse prior to the Vasse North PIA Report being considered by the WAPC.

Vasse South PIA

The WAPC has requested DPLH to prepare a Vasse South PIA Report and confirms that it does not require the commencement or completion of a 'townsite strategy' as outlined in the Strategy (or whatever form that strategic planning analysis is to take; see 'townsite strategies' direction above) for Vasse prior to the Vasse South PIA Report being considered by the WAPC.

The WAPC has adopted the following principles for defining the Vasse South PIA extent:

- Exclude land zoned or otherwise identified for urban type uses (residential, industrial, urban development, etc).
- Consider the forecast demand for urban land to 2039 for Busselton-Vasse (Strategy's time horizon).
- Prioritise land abutting existing urban type uses.
- Clip the PIA boundary to cadastre.

Bunker Bay Tourism Investigation Area (TIA)

The WAPC has determined that:

- including Lot 683 in the TIA investigation is supported.
- the WAPC's preferred manner of undertaking the investigation is in the form of a local scheme amendment.

Basic Raw Materials (BRM)

The WAPC has requested that the DPLH scope the resources required to undertake 2 separate bodies of work to study:

- BRM supply and demand issues in the Leeuwin-Naturalise and Bunbury-Geographe sub-regions.
- opportunities for alternative building construction techniques, including stockpiling demolition waste, to reduce BRM demand from the building and construction industries.

Bushfire hazard

The WAPC confirms that the Bushfire hazard assessment (June 2020) prepared by Strategen JBS&G for DPLH satisfies the requirements of Action 2 of the Strategy.

Coastal

The WAPC confirms that DPLH engagement with the City of Busselton via the Coastal Management Plan Assistance Program and Coast WA Coastwest grants program satisfies the requirements of Action 6.

Planning Investigation Area (PIA) process, manner and form principles

PIAs are not instruments defined under the State Planning Framework. As such the manner and form of the processes and procedures is not prescribed.

A primary purpose of investigation areas defined in the Strategy is to allow the WAPC to understand a parcel of land in greater detail than may be enabled at the sub-regional scale, whilst maintaining a higher view.

Investigation areas may be understood to be a tool to facilitate greater scrutiny by the WAPC, prior to determining whether a parcel of land may be usefully subjected to statutory processes, such as a local planning scheme amendment to consider a change of use.

The PIA process will:

- not duplicate existing regulated approaches, such as local planning scheme amendment, structure plan and so on.
- not include referrals under associated legislation (environment, heritage, etc).
- not include a period of public advertising.
- include consultation with the affected local government.
- include consultation with relevant state government agencies and authorities.
- include consultation with the affected land owner/s.
- include expert analysis and reporting on relevant issues.

Investigation of a PIA be in the form of a 'PIA Report', and a 'PIA Report' is to:

- address the matters as required in the Strategy.
- outline relevant issues.
- make recommendation to the WAPC.

Following its consideration of a 'PIA Report', the WAPC may:

- amend the Strategy as required.
- advise the relevant local government of the WAPC's consideration.
- advise relevant state government agencies / authorities of the WAPC's consideration.
- advise the affected landowner/s of the WAPC's consideration.