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15<sup>th</sup> June 2009

Ms Mersina Robinson  
Shire of Busselton  
Locked Bag 1  
BUSSELTON WA 6280

Dear Ms Robinson

## Re: SHIRE OF BUSSELTON LOCAL SETTLEMENT PLANNING STRATEGY

The Urban Development Institute of Australia (UDIA WA) is pleased to provide input to the Shire of Busselton's **Local Settlement Planning Strategy** (LSPS) consultation process. UDIA has an active membership operating in the South West comprised of professionals working in the planning, urban design, environmental, engineering, finance, legal and construction fields. As you are aware, UDIA participated in a meeting with yourself representing the Shire, Michael Taylforth of Land in Sights and a representative group of industry on 21<sup>st</sup> April on early consultation for the Local Settlement Planning Strategy. This letter puts forward items of interest to the broader industry under the Vision, Issues and Trends, and Growth Strategy elements of the feedback form for the LSPS process for the consideration of the Shire.

### Vision

UDIA is an advocate of the importance for regional areas to retain their identity in the face of pressures for growth and we anticipate that the LSPS will reinforce the strong sense of place that Busselton, Dunsborough and the Shire's smaller nodes enjoy.

UDIA were contributors to the development of the Shire's *Residential Character Guide* which encourages architectural design and building that reflects the local cultural identity, environment and lifestyle of the South West and we have held our own forums to promote placemaking and the place-driven approach to informing urban and regional design. Placemaking is a sustainable approach to growth by taking into consideration the natural and created landscape, the environment, people and products and we encourage the Shire to give due consideration to these elements when deliberating the LSPS to encourage local distinctiveness, local economic development, maintaining a unique sense of place and the protection of local culture and traditions.

### Issues and Trends

A key issue that was highlighted at the meeting in April was the need for the LSPS to determine closely defined population growth projections for the Shire for the next 30 years. The variation between the expected growth (25,000) and proposed high growth scenarios (50,000) is alarming and could result in an under- or over-supply of housing. The development industry needs

certainty if it is to provide sufficient, affordable, well located and diverse housing choices to the community and the ability to do so is predicated on a clear understanding of the future population demand.

An accurate population profile is germane to the Shire understanding future needs in terms of the social, health, and education facilities that will be required in the future. The current under representation of young adults and over representation of aged persons creates particular challenges for the Shire and the LSPS has the opportunity to influence the attraction of the Shire to particular groups to ensure a sound and sustainable future for Busselton.

It was stated at the consultation meeting that the Shire is not considering any new settlements and that future development should encourage the growth of existing townsites, however it is UDIA's view that the potential for new settlements should only be determined when the Shire has a more definitive analysis of population growth data. Clearly defined population projections are critical to the Shire understanding whether new settlement areas might be needed, the infrastructure and employment required to support these areas and the social and community facilities these settlements would require.

### **Growth Strategy**

The LSPS should have the flexibility to respond to variations in population growth rates over the life of the strategy and extend to new settlements should demand dictate. The LSPS should also acknowledge that not all newcomers to the Shire will necessarily want to live in Busselton or Dunsborough and better outcomes will be achieved if a diversity of development and housing options is available to attract newcomers to the Shire. The LSPS process will benefit from input from developers who may have alternative development options that currently sit outside planning policy.

For the LSPS to provide an effective planning framework it is incumbent on the Shire to resolve the inconsistencies that exist between Statement of Planning Policy 6.1 Leeuwin-Naturaliste Ridge Policy, the South West Framework and the Shire's Town Planning Scheme No. 20. It is also timely to update the Dunsborough Structure Plan (1990) to make it a more strategic document that will take Dunsborough forward and accommodate growth in a way that is acceptable to the community. While it was stated at the meeting that the Department of Planning and Infrastructure has no intention of re-visiting SPP 6.1 as part of the LSPS process, UDIA strongly recommends that the Shire challenge this as a critical issue as it will impact on the Growth Strategy in two ways:

1. It limits the growth potential of Dunsborough as physical expansion of the town is constricted by SPP 6.1.
2. It excludes the potential for high quality and sustainable new settlements outside designated centres.

The limitations of this approach will deny the opportunity for performance based development to manage growth that enhances the high environmental and landscape values of the Shire and meets stringent environmental, social and economic conditions for approval. If a development does not meet the required standard, it is not approved.

We trust you will give due consideration to the comments provided. UDIA would also like to confirm that developers would like to have the opportunity to make formal presentation of their

individual plans and concepts to Council so that the Shire can be confident that the LSPS fully captures the aspirations and vision that many of our members have for the South West and the Shire of Busselton in particular. It is my understanding that the opportunity for formal presentations during the LSPS process was proposed at the meeting in April.

Thank you again for the opportunity to provide comment.

Yours sincerely

**Debra Goostrey**  
Chief Executive Officer

A handwritten signature in black ink that reads "Debra Goostrey". The signature is written in a cursive style with a period at the end.

Cc Andrew MacNish