

Demography and Planning 2009



Demography and Planning 2008

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ACKNOWLEDGMENTS

PLANS

1.0 BACKGROUND

This information paper is published periodically by the Shire of Busselton to provide statistical data to ratepayers, residents, business proprietors, tourist operators, consultants, statutory authorities, and others requiring information about demographic change, projected population, planning and development in the Shire.

The information is gathered from a variety of sources including the Australian Bureau of Statistics (ABS) and other local authorities. The Shire has attempted to ensure that the information included is correct at the time of publication and does not accept responsibility for any errors that may arise. Where estimates are included, discretion should be used in their application.

1.1 The Shire of Busselton

The municipality of the Shire of Busselton is located in the south west of Western Australia in the Geographe and Margaret River wine regions and comprises an area of 1,455 km².

The principal settlement is Busselton, which is approximately 225 kilometres by road south of Perth. Busselton Regional Airport services the Shire for general and charter aviation purposes, but there are currently no regular passenger services. Regular bus services to Perth, Bunbury and other parts of Western Australia are also available.

Land use in the Shire is predominantly rural and agricultural, with significant areas of State Forest and National Park. Local industry includes tourism, manufacturing, dairying, beef production, vegetable production and viticulture.

The Shire has a diverse agricultural sector that makes a considerable, and often understated, contribution to the State's economy, particularly in relation to the total

value added (TVA) impact of agriculture, estimated at \$202 million in 2002. (Source: ABS).

Milk production has the highest gross value of agricultural production (GVAP) of all commodities in the Shire accounting for an estimated 33 percent of all farm output in 1999/2000, while cattle sales accounted for 15 percent, vegetables 9 percent, hay 11 percent, and grapes 19 percent. The total crops value is estimated at almost 50 percent of GVAP. The Shire's GVAP has increased from \$23 million in 1982/83 to \$62 million in 1999/2000. The value of all agricultural commodities in 2000/01 was \$77.8 million which was 3% of the State's total (Source: Agriculture WA and ABS).

Much of this rise in the contribution of agriculture can be attributed to the growth of the wine industry that has a very high TVA per dollar of GVAP. In 2002 the GVAP of grapes was \$11.7 million compared to its TVA of \$97 million.

It is notable that over 50% of wine producing members of the Margaret River Wine Industry Association are located in the Shire of Busselton. This again highlights the importance of Busselton Shire in relation to TVA production in the region and more specifically to the Margaret River appellation.



The Shire is one of the State's most popular tourist and holiday destinations due to its mild climate, attractive coastline, country lifestyle and world-class wine and surf. In 2001/02 the ABS estimated that

tourism takings totaled over \$20.5 million, 5.4% of the State's total.

The desirable lifestyle and holiday opportunities available in the Shire have created a high rate of growth and development over the past 20 years. This characteristic is shared with the adjacent Shire of Augusta-Margaret River and is likely to continue over the next 20 years.

The Shire is therefore establishing programmes to manage growth and development to ensure that the demands placed on the Shire's resources are met in an orderly and sustainable manner, and that the attractive characteristics of the area are maintained.

In 2002 the Shire implemented a Biodiversity Incentives Strategy that provides incentives to landowners who voluntarily agree to conserve remnant vegetation which has high biodiversity values. The Shire also formulated an Environment Strategy in 2004 and a Local Rural Planning Strategy in 2006, and is currently preparing a Local Planning Strategy to inform a Town Planning Scheme review by 2010.



1.2 The Vasse Region

The Vasse Region is a sub-region of the South West Region and comprises the Shires of Busselton and Augusta-Margaret River, an area of 3,697 km².

The region is well known for its wide range of natural attributes, with areas of high conservation value important to both heritage and tourism. Its soils and climate have been demonstrated to be suitable for viticulture and an important wine making industry has developed.

The region experienced dramatic growth in the 1980's and has continued to sustain an average annual growth rate of 4.9% between 1996 and 2001 and 2.5% between 2001 and 2006. The 2006 estimated resident population of the region was 37,580 according to the ABS.

The residential development and tourism construction industries are leading to the growth of businesses to service the building industry, and the increasing population is supporting development of the retail and commercial sectors. Two additional shopping centres have opened in Busselton in the past two years and a large parcel of land in West Street, West Busselton was rezoned to Restricted Business in 2007 in response to the shortage of zoned land for showrooms in the town centre.

Wholesale and retail trade has taken over from agriculture as the dominant area of employment; and manufacturing, recreation, personal and other services have steadily increased along with the tourism industry.

2.0 LAND USE PLANNING

The Shire's town planning department is responsible for coordinating the growth and development of the municipality. This is achieved by the planning of residential subdivisions, commercial centres, tourist development, industrial development, agricultural uses, and recreation areas. It does this by assessing development, rezoning and subdivision applications and formulating policies and strategies to guide future land use and development outcomes in a sustainable manner.

Planning approval is required for most development projects. Persons seeking planning approval are required to complete a Development Application form, submit prescribed fees, suitable plans and supporting information.

Depending on the scale and nature of the proposal, there may be extensive consultation with the community, relevant Government and servicing agencies and other stakeholders.

If planning approval is granted, it is usually subject to a range of conditions that must be met before the issue of the building license or prior to occupation of the completed development. All development is subject to a final inspection, following which a "Permit to Use" will be issued if all conditions have been satisfactorily complied with.

Subdivision applications are determined by the WA Planning Commission however the Shire has a significant referral role in stating its position on the proposal, based on zoning of the land and planning policy. Application forms and policy information can be obtained from the Shire or from the WA Planning Commission.

Town Planning Scheme amendments such as rezonings are sometimes required to implement strategic land use outcomes that are provided for in the planning framework.

The process involves government agencies and the community and typically takes twelve months or more to complete.

Fees are payable to cover administration, assessment and advertising costs in accordance with the Town Planning (Local Government Planning Fees) Regulations.

The Shire's town planning department has delegated authority from the Council to determine applications without the requirement for referral to Council for a decision. However, large scale or controversial projects are considered by the Council after advertising. All Council meetings are open and may be attended by anyone interested in the matters listed on the agenda.

The growth of the Shire creates many planning issues that require investigation and resolution. The Shire is currently involved in a range of projects, including:

- Formulation of Local Tourism, Commercial, Cultural, Environmental and Settlement Planning Strategies to assist in the sustainable management and planning of the Shire;
- Formulation of a Local Planning Strategy to address land use planning over strategic time frames;
- Review of District Town Planning Scheme No. 20, 1999;
- Formulation of land use planning outcomes for identified Vasse-Newtown, Ambergate North, Airport North (Yalyalup) and Dunsborough urban growth precincts;
- Implementation of the Dunsborough Townscape Plan and Busselton Town Centre Guide Plan; and
- Formulation and review of various Structure Plans and Development Guide Plans.

The community is encouraged to be actively involved in the planning of the Shire. The Shire advertises development and rezoning proposals weekly in a newspaper circulating within the Shire and detailed information is available at the Shire office. Subdivision matters are determined by the WA Planning Commission which has an office in Bunbury.

If you are considering purchasing a property, it is strongly suggested that you make use of the Shire's Property Settlement Inquiry System to gain current information on rates, planning, engineering, health and building details that may influence your decision, and which will inform you of any restrictions on the use of the land.

For general enquiries the telephone number to contact is 08 9781 0469. You are also encouraged to see staff in person at the Shire office however it is necessary to make an appointment first.

2.1 District Town Planning Scheme No. 20, 1999

District Town Planning Scheme No. 20 was gazetted on September 7, 1999 following many years of community consultation including assessment by the WA Planning Commission and the Environmental Protection Authority.

The Scheme is the statutory local planning instrument that the Shire uses to guide its determination of land use proposals in the Shire. It is also used to regulate unauthorised or illegal land uses in conjunction with the Town Planning and Development Act.

The objectives of the Scheme are:

1. To provide for the development and betterment of the Shire of Busselton in physical, social and economic terms and for the orderly and economic development and optimum use of its

land and other resources, consistent with the conservation of important natural and man-made features, and to do so in such a way that the likely needs and aspirations of the people of the Shire, the region and the State will be provided for and realised;

2. To provide a comprehensive planning instrument for the Shire that is clear and explicit but which provides flexibility in its application;
3. To provide a resourceful guide to:
 - a. The Council in the preparation of development guide plans;
 - b. Public authorities in respect to the likely future needs of the Shire;
 - c. The private sector in terms of future development opportunities and requirements; and
 - d. The community in respect of the manner in which the effects of growth and change are proposed to be managed;
4. To ensure that rational decisions are made with regard to land use and that the assessment and classification of land resources on the basis of capacity and suitability are implicit in the planning process;
5. To facilitate the provision of public amenities and community support services consistent with the development and growth of the Shire;
6. To ensure the growth and development of the Shire occurs in a way that preserves existing environmental qualities and minimises adverse environmental impacts;
7. To ensure that existing and future residents enjoy a range of attractive living environments and have access to the widest possible range of services and amenities;

8. To protect and enhance areas within the Shire identified as being of significant environmental value;
9. To encourage the conservation and extraction of geological resources to prevent sterilisation of known resources by inappropriate development; and
10. To generally implement and reflect the various local and regional policies and strategies.

The Scheme comprises a 'text' and 'map' that identify the various zones, reserves and other areas of the Shire and indicate the land use and other provisions appropriate on each parcel of land.

2.2 Local Rural Planning Strategy 2006

The Shire of Busselton comprises considerable diversity in both its natural and rural environments reaching from the forests of the Whicher Range, to the rugged marine landscapes of the western coast, the sandy shore of Geographe Bay and the extensive rural areas between.

Agriculture within the Shire is subject to competing pressures for land use and development as more intensive agriculture expands and pressure for non-agricultural land use increases. The coastal margins of the Shire are a major tourist resource due largely to their naturally attractive and pristine environment however the coast can also experience significant pressure for development.

The Local Rural Planning Strategy seeks to establish land use principles for the rural areas of the Shire that provide a balance between natural values, agricultural values and human values. The Strategy is a more strategic framework for longer term planning of the rural areas and provides the basis against which land use proposals will be assessed.

The Strategy does not supersede the development application process or the rezoning process, which are necessary for the implementation of many of the provisions contained within the Strategy.

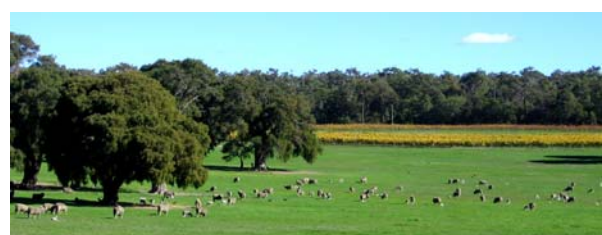
Representatives from the community, industry and Government met in 2000 and developed a vision for agriculture in the region as follows:

"A prosperous rural community with a diversity of pursuits where sustainable agricultural practices are carried out under industry driven codes of practice and the retention and protection of the natural environment is of great importance".

The community also identified a number of values that need to be maintained into the future, including:

- Diversity in natural and rural landscapes and in human activity.
- Preservation of the rural mosaic.
- Protection of land suitable for agriculture - other uses such as tourism to be secondary to agriculture.
- Sustainable use of land and water resources.
- Maintenance of the natural environment including remnant vegetation and wetlands.
- Responsibly managed agricultural industries that operate under locally developed codes of practice.

The Strategy identifies eight precincts which are provided with objectives as well as land use and subdivision criteria as a guide to future land use and development.



2.3 Busselton Urban Growth Strategy

The accommodation of the Shire's rapidly increasing population has required considerable expansion of Busselton and Dunsborough, and has presented challenges to urban form. Further urban development pressure is anticipated in the longer term with the Shire's population forecast to be more than 40,000 by 2021.

Accommodating population growth in a manner that retains the distinct urban form and character of Busselton and Dunsborough, while reflecting the desired lifestyle and sustainable urban fabric, represents a challenge for decision-makers and the development industry alike.

The opportunity to provide a framework and long term planning direction for Busselton has been recognised by the Shire and is being pursued through implementation of the Busselton Urban Growth Strategy 1999.

This Strategy identifies those areas most suitable for urban growth based on providing a suitable and sustainable urban form that addresses environmental, servicing, land use and other issues.

This will enable the Shire, the WA Planning Commission, government and servicing authorities, and the development industry to confidently proceed with accommodating urban growth within an established framework in a manner consistent with the unique character of Busselton.

The Shire will review urban growth policies when it formulates a Local Settlement Planning Strategy during 2008/09.



2.4 Leeuwin-Naturaliste Ridge State Planning Policy, 2003

The Leeuwin-Naturaliste Ridge State Planning Policy (LNRSP) applies to the scenically spectacular, narrow coastal strip stretching from the near-shore waters of Cape Naturaliste to Cape Leeuwin and generally inland to Bussell Highway.

Rapid growth and change in the policy area have provided benefits to increasing numbers of residents and visitors. They have also resulted in increasing land use conflict and opposing views on management of natural and economic resources and the level of change that will be acceptable to the various interests.

In light of these pressures for change, the WA Planning Commission and the Shire's of Augusta-Margaret River and Busselton agreed that a clear and more certain strategic tool was needed. It was recognised that a regional planning approach was required in order to protect the unique ecological, social and landscape values of the policy area.

As a result, the Leeuwin-Naturaliste Ridge Planning Review was conducted cooperatively between the WA Planning Commission and the two Shires. It has resulted in gazettal of the LNRSP to provide clear direction on future land use in the policy area.

The purpose of the Policy is to provide the strategic planning framework for the policy area for the next 30 years by providing greater vision, guidance and certainty of land use. It promotes sustainable development, conservation, and land and resource management. It seeks to provide assistance to those managing land use change, enable greater consistency between the two Shires, give clear regional-level advice to proponents of development, and provide a reference to guide development and conservation by improving the information available.

The objectives of the Policy are to:

- Conserve and enhance the special benefits arising from landscape elements that form the fabric of the region.
- Respect and conserve its outstanding natural and cultural heritage and environmental values.
- Cater for population growth consistent with the objectives of the Leeuwin-Naturaliste Ridge Statement of Planning Policy and provide a range of settlement options located to enhance the economic, social and environmental functions, while promoting quality and innovation in urban design and built form.
- Protect agricultural land for its economic, landscape, tourism, and social values.
- Encourage a mix of compatible land uses while separating conflicting land uses.
- Facilitate a robust, diverse and sustainable economy.
- Foster a sense of community and creativity.

2.5 Town Planning Scheme Review

It is clear that the rate of demographic change and development in the Shire of Busselton and in the region will not diminish in the short term and that many of the Shire's policies and strategies will require review or replacement in order to remain valid and useful.

One of the Shire's roles is to formulate and review planning statute and policy to provide for more sustainable development outcomes and reflect the Shire's Strategic Plan. This requires analysis of community needs and the formulation of strategy, policy and town planning scheme outcomes that guide land use and the form of development over strategic time frames.

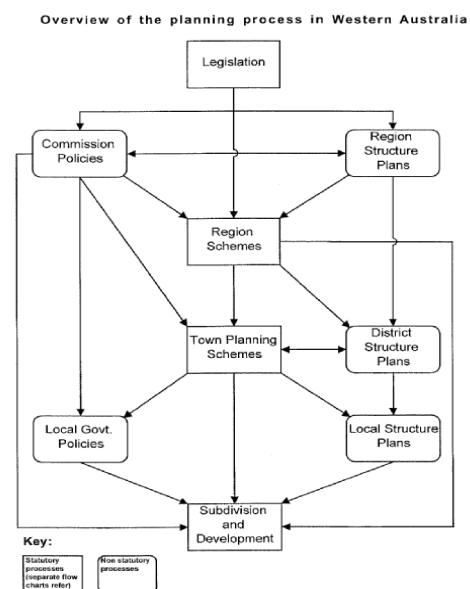
This is a significant initiative involving formulation of a 'Local Planning Strategy' leading to a new Town Planning Scheme over a 3-5 year time frame.

In the interim the Shire is reviewing and updating the Scheme text to ensure that it reflects current practice. This review is designed to achieve increased efficiency, clarity and effectiveness in the operation of the Scheme.

The Local Planning Strategy will address strategies relating to settlement and housing, transport, commerce, tourism, environment and rural land use.

In conjunction with increasing complexity in the planning process, the rate of demographic change requires a high priority to be placed on strategic planning if the Shire's decision-making is to be consistent with community needs and expectations.

At each stage of the review the public and other stakeholders will be provided with the opportunity to contribute to the formulation of strategies and Scheme outcomes via an extensive community consultation process.



3.0 DEMOGRAPHIC PROFILE

3.1 Census 2006

The 2006 Census data confirm that the Shire is one of the fastest growing non-metropolitan Local Government areas in the State, growing by 3,566 persons between 1991 and 1996, 4,941 between 1996 and 2001, and 3,539 between 2001 and 2006.

The ABS preliminary 2006 estimate of resident population is 26,638, an increase of 15.3% during the inter-censal period. The Shire achieved an average annual growth rate of 4.9% between 1996 and 2001 and 2.9% between 2001 and 2006. In percentage terms, this was well above the State average of 1.6%.

The mean age of Shire residents is 37.8 years which is slightly older than the national mean of 36.6 years, consistent with most growing coastal communities.

The trend in the Shire's demographic structure has reflected a broadening of the area's economy and increasing employment opportunities with a corresponding reduction in the significance of the area's 'retirement' function. This is highlighted by the change in the percentage of residents aged over 55 from 29.1% in 1991 to 26.4% in 2006. However this trend is likely to be reversed as 'baby boomers' retire over the next 15-20 years.

Of the total Shire population, approximately 67% was located in the Busselton urban area, with a population of approximately 17,900 persons in 2006. This confirms that the town of Busselton is one of the fastest growing country towns that are not regional centres.

The Dunsborough urban area also achieved a healthy growth rate, increasing by over 700 persons to 3,700.

Surprisingly, the ratio of unoccupied private dwellings in Dunsborough continues to be significant, at approximately 45% of the total number of private dwellings. The Shire's ratio of unoccupied private dwellings is approximately 26%, which is very high in comparison to the rest of Western Australia.

The total rural population was approximately 4,718 persons in 2006. This marginal increase from 2001 may be a result of changes to collector district boundaries, but also reflects anecdotal evidence that many dwellings in rural-residential areas such as Commonage are used as holiday homes and are not occupied in winter when the Census is taken. Only 17.7% of the total Shire population resided in rural localities in June 2006.

The rate of the Shire's population growth is also emphasised in that it contributed 2.24% of the State's overall population increase while only containing approximately 1.29% of the State's total population.

The Vasse Region grew by 4,294 persons (13%) to 37,580 in the five years to 2006.

The Shire's high inter-censal growth rate has continued between 1996 and 2001, and 2001 and 2006 with average annual growth rates of 4.9% and 2.9% (ABS 2007).

It should be noted that this figure does not reflect the actual 'service' population of the Shire, particularly at peak holiday times. In view of the low permanent occupancy of dwellings identified by the Census (74.2%) and the increasing volume of tourist accommodation available, it is estimated that the number of people in the Shire on any day during peak holiday times could be up to 70,000.

3.2 Selected Statistics

3.2.1 Shire of Busselton - 2006

Estimated Resident Population	26,638
- Females	50.6%
- Males	49.4%
Percentage of persons of Indigenous origin	1.5%
Median age	37.8 years
Median weekly income for people aged 15 years & over	\$465
Average occupancy rate of occupied dwellings (26,638/9,548)	2.79 persons
Average household size	2.5
Percentage of occupied dwellings owned/being purchased	61.9%
Percentage of occupied dwellings being rented	31.4%

Source: Australian Bureau of Statistics

3.2.2 Western Australia 1996-2001

Population of WA - 1996	1,765,256
Population of WA - 2001	1,901,159
Population of WA - 2006	2,059,045
Population of Perth – 1996	1,295,092
Population of Perth - 2001	1,393,002
Population of Perth - 2006	1,519,510
Population of South-West Region - 1996	167,274
Population of South-West Region – 2001	194,129
Population of South-West Region - 2006	217,791
WA Average Annual Growth Rate 2001-2006	1.6%
Perth Average Annual Growth Rate 2001-2006	1.8%
South-West Average Annual Growth Rate 2001-2006	2.3%

Source: Australian Bureau of Statistics



3.2.3 Population by State - 2006

	POPULATION	AVERAGE ANNUAL GROWTH RATE 2001-2006	DENSITY (persons/km ²)
NSW	6,817,182	0.7%	8.5
VIC	5,128,310	1.3%	22.6
QLD	4,091,546	2.4%	2.4
WA	2,059,045	1.6%	0.8
SA	1,568,204	0.7%	1.6
TAS	489,922	0.8%	7.2
ACT	334,225	0.9%	142
NT	210,674	1.3%	0.2
Other Territories	2,380	-1.6	10.9
AUSTRALIA	20,701,408	1.3%	2.7
Busselton Shire	26,638	2.9%	18.3
Augusta-Marg. R.	10,942	1.4%	4.9
Vasse Region	37,580	2.5%	10.2
South West	217,791	2.3%	7.6
Perth	1,519,510	1.8%	282

Source: Australian Bureau of Statistics (3218.0 July, 2007)

3.2.4 Estimated Resident Population 2001 & 2006

LOCAL AUTHORITY	2001	2006 preliminary	Average Annual Growth Rate
Mandurah	48,877	58,457	3.6%
Bunbury	30,493	31,421	0.6%
Busselton	23,099	26,638	2.9%
Capel	7,107	10,630	8.4%
Augusta-Margaret River	10,187	10,942	1.4%
Manjimup	10,309	9,773	-1.1%
Donnybrook-Balingup	4,691	5,000	1.3%
Nannup	1,218	1,260	0.7%
Dardanup	8,955	10,777	3.8%
Bridgetown-Greenbushes	4,188	4,119	-0.3%

Source: Census - Australian Bureau of Statistics 2007

3.3 Resident Population

3.3.1 Estimated Resident Population Growth 1971-2006 – Shire of Busselton

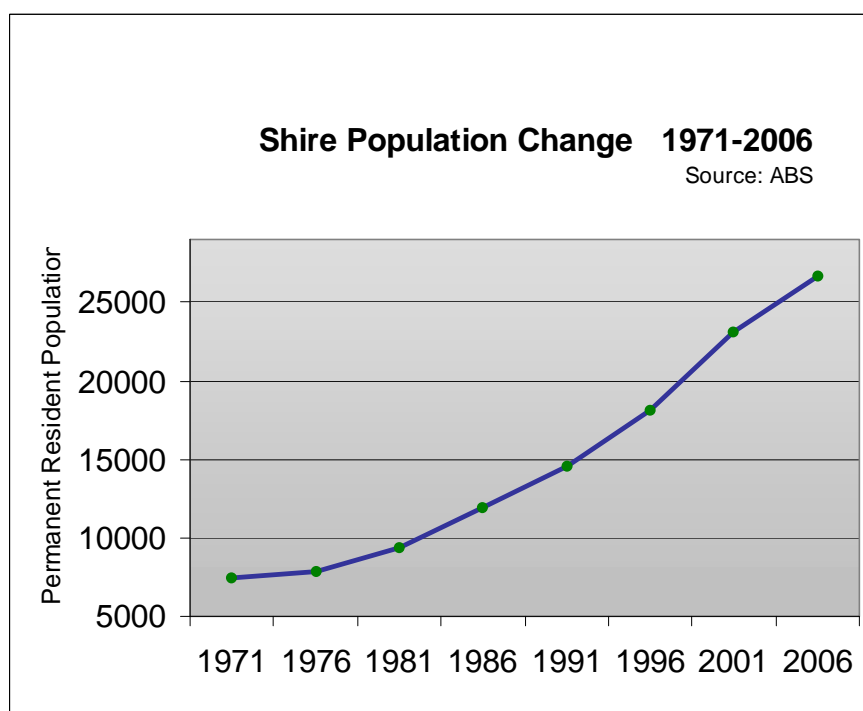
	Census Year							
	1971	1976	1981	1986	1991	1996	2001	2006
Estimated Resident Population	7,426	7,897	9,369	11,933	14,592	18,158	23,099	26,638
Increase on previous Census	-	471 (6.3%)	1,472 (18.6%)	2,564 (27.4%)	2,659 (22.3%)	3,566 (24.4%)	4,941 (27.2%)	3,539 (15.3%)
Average Annual Growth Rate	-	1.23%	3.48%	4.95%	4.1%	4.5%	4.9%	2.9%

Source: Australian Bureau of Statistics, Census of Population & Housing
Australian Bureau of Statistics - Regional Population Growth
Australian Bureau of Statistics - Regional Population Growth 1996-2006

3.3.2 Population Growth – Shire of Busselton Urban Centres 1981-2001

	Census Year					
	1981	1986	1991	1996	2001	2006
Busselton (Average Annual Growth Rate)	6,463	7,784	9,406 (3.86%)	11,569 (4.23%)	15,400 (5.9%)	17,900 (3.1%)
Dunsborough (Average Annual Growth Rate)	392	800	1,582 (14.6%)	2,100 (5.8%)	2,970 (7.1%)	3,700 (4.5%)

Source: Australian Bureau of Statistics and Shire of Busselton



3.3.3 Estimated Resident Population - Shire of Busselton - 1996-2001

	1996	2001	2006
Busselton	11,569	15,300	17,890
Dunsborough	2,100	2,980	3,690
Yallingup	169	139	156
Eagle Bay	68	60	63
Vasse (village)	70	70	75
Carbunup River (hamlet)	32	45	46
Total Urban	14,148	18,589	21,920
Total Rural	4,010	4,520	4,718
SHIRE	18,158	23,099	26,638

Source: Australian Bureau of Statistics (Census of Population and Housing) and Shire of Busselton

3.3.4 Average Occupancy Rate of All Occupied Dwellings (household size)

	1986	1991	1996	2001	2006
Busselton Urban	-	-	2.89	2.77	2.
Dunsborough Urban	-	-	3.2	2.65	2.8
Shire of Busselton	3.07	2.9	2.9	2.7	2.79

Source: Australian Bureau of Statistics

3.3.5 Estimated Resident Population - Selected Regions 2001-2006

	BUSSELTON	VASSE	SOUTH WEST	WA
30 June 2001	23,100	33,286	194,129	1,901,159
30 June 2006	26,638	37,580	217,791	2,059,045
Change 2001 - 2006	3,538	4,294	23,662	157,886
Average Annual Growth Rate	2.9%	2.5%	2.3%	1.6%

Source: Australian Bureau of Statistics

3.3.6 Shire Estimated Permanent Resident Population Growth 2001-2009

	2001 ¹	2006 ²	2007 ³	2008 ³	2009 ³
Estimated Resident Population	23,099	26,638	27,803	28,655	29,500
Annual Increase	-	-	1165	852	845
Annual Growth Rate	4.9% (AAGR)	2.9% (AAGR)	4.3%	3.0%	2.9%

Source: 1. Australian Bureau of Statistics - Regional Population Growth 3218.0
 2. Australian Bureau of Statistics - Regional Population Growth 1996-2006
 3. Australian Bureau of Statistics for the Department of Health and Ageing - Statistical Local Area Population Projections, 2007 to 2027, Revised.

3.3.7 Summary of Private Dwellings

SHIRE OF BUSSELTON

Year	Occupied	Unoccupied	Total
1981	3,233 (78.1%)	906 (21.9%)	4,139
1986	3,891 (78.4%)	1,185 (21.6%)	5,314
1991	4,999 (74.6%)	1,700 (25.4%)	6,699
1996	6,265 (75.5%)	2,040 (24.5%)	8,305
2001	8,360 (76.4%)	2,578 (23.6%)	10,938
2006	9,548 (74.2%)	3,315 (25.8%)	12,863

BUSSELTON URBAN

Year	Occupied	Unoccupied	Total
1981	2,314 (85.3%)	400 (14.7%)	2,714
1986	2,657 (81.9%)	590 (18.1%)	3,249
1991	3,394 (83.3%)	679 (16.7%)	4,073
1996	4,020 (81.1%)	935 (18.9%)	4,955
2001	5,558 (85%)	984 (15%)	6,542
2006	6,508 (83.2%)	1,318 (16.8%)	7,826

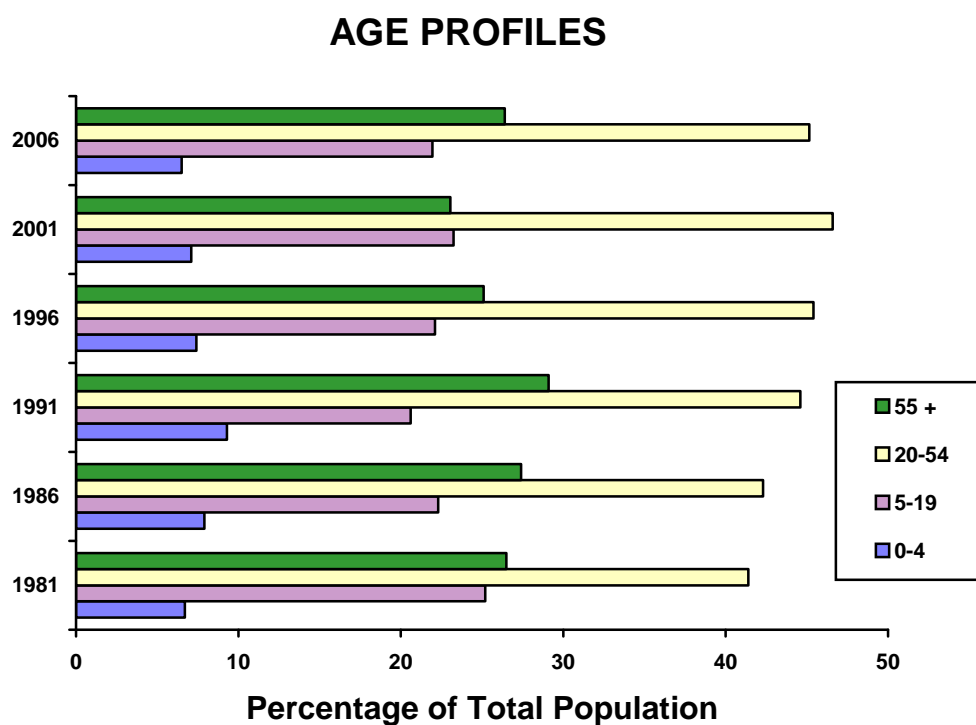
DUNSBOROUGH URBAN

Year	Occupied	Unoccupied	Total
1981	149 (42.5%)	204 (57.5%)	353
1986	315 (48.1%)	341 (51.9%)	656
1991	391 (41.1%)	562 (58.9%)	953
1996	649 (47.9%)	704 (52.1%)	1,353
2001	1,119 (55.5%)	899 (44.5%)	2,018
2006	1,296 (53.7%)	1,118 (46.3%)	2,414

3.3.8 Age Profiles - Shire of Busselton

YEARS	1986	1991	1996	2001	2006
0-4	947 (7.9%)	1,364 (9.3%)	1,344 (7.4%)	1,563 (7.1%)	1,661 (6.6%)
5-19	2,669 (22.3%)	2,956 (20.6%)	4,013 (22.1%)	5,129 (23.25%)	5,564 (21.9%)
20-54	5,047 (42.3%)	6,507 (44.6%)	8,244 (45.4%)	10,282 (46.6%)	11,443 (45.1%)
55 +	3,270 (27.4%)	4,253 (29.1%)	4,557 (25.1%)	5,085 (23.05%)	6,687 (26.4%)

Source: Census count - Australian Bureau of Statistics, Census of Population & Housing



3.4 Population Projections

3.4.1 Population Projections - Shire of Busselton 2006-2011

	2006^a	2011^b
Busselton	17,890	20,200 ¹
Dunsborough	3,690	4,450 ²
Yallingup (hamlet)	156	170 ³
Eagle Bay (hamlet)	63	80 ³
Vasse village	75	1,000 ⁴
Carbunup River (hamlet)	46	50 ⁵
Urban Total	21,920	25,950
Rural Total	4,718	5,100⁶
Shire Total	26,638	31,200⁷

Notes: 1. Based on Average Annual Growth Rate (AAGR of 2.5%).

2. Based on AAGR of 3.8%.

3. Based on low occupancy of dwellings.

4. Vasse village may have an ultimate population of approximately 5,000.

5. No new development.

6. Based on AAGR of approximately 1.6%.

7. AAGR of approximately 3.2%.

Source:

a. Australian Bureau of Statistics - Regional Population Growth 2005-2006
2006 Census of Population and Housing

b. Shire of Busselton, 2006

3.4.2 Alternative Growth Scenarios - Projected Shire Population

ASSUMPTION	2011	2016	2021	2026
WAPC projections (WA Tomorrow, 2005)	30,100	33,300	36,500	-
Australian Bureau of Statistics for the Department of Health and Ageing (Statistical Local Area Population Projections, 2007 to 2027)	31,175	35,383	39,575	43,673

4.0 DEVELOPMENT PROFILE

4.1 Building Summary

4.1.1 Summary of Building Licenses issued

YEAR	DWELLING UNITS (TOTAL)	COMMERCIAL & INDUSTRIAL	TOURIST UNITS	TOTAL VALUE
1992/93	373	20	35	\$38.45m
1993/94	592	47	96	\$65.4m
1994/95	562	23	52	\$65.6m
1995/96	411	20	63	\$59.8m
1996/97	462	21	177	\$87.1m
1997/98	518	35	30	\$83.2m
1998/99	584	34	35	\$90.4m
1999/00	604	21	138	\$119.7m
2000/01	369	20	191	\$107.2m
2001/02	456	24	8	\$93.3m
2002/03	527	21	3	\$128.6m
2003/04	646	27	19	\$159.3m
2004/05	797	30	30	\$198.4m
2005/06	681	16	25	\$218.8m
2006/07	714	19	32	\$229.8m
2007/08	681	14	47	\$254.6m

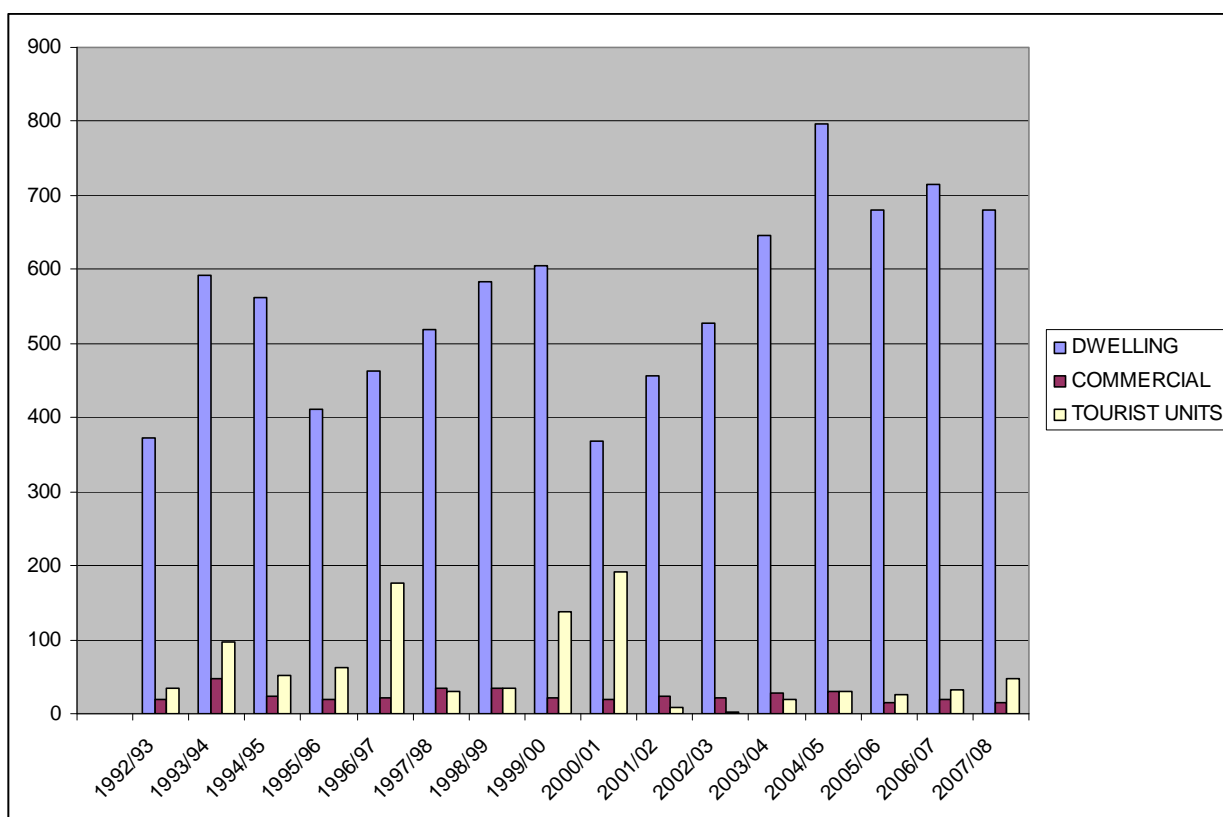
4.1.2 Shire of Busselton Dwelling Units*

Year	No. of Dwelling Units
1971	2,846
1981	4,139
1986	5,277
1991	6,699
1996	8,597
2001	10,938
2006	12,863

* Includes grouped dwellings

Source: Australian Bureau of Statistics

4.1.3 Building Licenses Issued 1992 - 2008



4.1.4 Proportion of Grouped Dwellings (including duplexes) of all Building Licenses issued for Dwellings

1995/96	-	17.5%
1996/97	-	16.9%
1997/98	-	15.4%
1998/99	-	12.3%
1999/00	-	10.2%
2000/01	-	14.2%
2001/02	-	13.3%
2002/03	-	18.4%
2003/04	-	17.3%
2004/05	-	26.7%
2005/06	-	19.3%
2006/07	-	22.9%
2007/08	-	14.8%

4.1.5 Single Dwellings - Building Licenses Issued by Location

	1999/ 2000	2000/ 2001	2001/ 2002	2002/ 2003	2003/ 2004	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008
Busselton	262	141	210	211	297	349	310	286	324
Central Rural	12	14	5	11	8	8	8	36	22
Dunsborough/Quind	151	83	105	123	132	133	116	106	100
Eagle Bay	7	7	6	6	5	4	4	6	7
East Rural	4	2	1	6	2	3	1	4	12
Siesta Pk/Marybrook	2	3	4	3	5	5	1	4	4
West Rural	100	67	61	66	82	76	62	56	34
Yallingup	4	2	5	1	2	6	4	1	4
TOTAL	542	319	397	427	534	584	506	499	507

4.1.6 Dwelling Approvals (single dwellings & units) – South West Region

	2001/ 2002		2002/ 2003		2003/ 2004		2004/ 2005		2005/ 2006		2006/ 2007		2007/ 2008	
	No.	Rank	No.	Rank	No.	Rank	No.	Rank	No.	Rank	No.	Rank		
Busselton	456	1	527	1	646	1	797	1	681	1	714	1	681	1
Capel	308	2	238	2	304	2	350	3	345	3	239	4	258	3
Bunbury	205	3	192	4	293	3	317	5	212	5	247	3	224	4
Harvey	205	3	175	5	263	4	451	2	570	2	351	2	270	2
A-Marg. River	295	5	234	3	258	5	278	6	153	6	236	5	183	5
Dardanup	135	6	102	6	164	6	285	4	318	4	190	6	123	6

Source: Local Authority Building Departments

4.2 Development Summary

4.2.1 Development Approvals

YEAR	APPLICATIONS RECEIVED	APPLICATIONS APPROVED
1994/95	199	188
1995/96	221	190
1996/97	201	181
1997/98	285	221
1998/99	295	246
1999/00	414	345
2000/01	347	302
2001/02	411	304
2002/03	550	468
2003/04	439	362
2004/05	403	358
2005/06	492	318
2006/07	494	419
2007/08	412	356

4.2.2 Scheme Amendments

YEAR	AMENDMENTS INITIATED	FINAL APPROVAL BY SHIRE	GAZETTED
1992/93	34	17	
1993/94	63	34	
1994/95	56	34	
1995/96	27	21	
1996/97 ¹	12	27	
1997/98 ²	2	13	
1998/99 ²	0	6	
1999/00 ³	11	2	
2000/01	11	0	
2001/02	8	6	6
2002/03	13	13	14
2003/04	20	13	11
2004/05	10	8	7
2005/06	17	10	11
2006/07 ⁴	8	15	9
2007/08	12	4	10

Notes:

1. Commencement of Scheme No. 5 review.
2. No new rezoning on individual lots due to Scheme review.
3. District Town Planning Scheme No. 20 gazetted September 7, 1999.
4. Commencement of Scheme No. 20 review - formulation of Local Planning Strategy.

4.3 Subdivision Summary

4.3.1 Summary of Approvals and New Lots created (Freehold/Green Titles)

SUBDIVISION APPROVALS: (Preliminary Approvals) *

Subject to submission of a plan of survey

1991-92	1,531
1992-93	910
1993-94	1,064
1994-95	2,028
1995/96	427
1996/97	1,161
1997/98	1,596
1998/99	538
1999/00	754
2000/01	446
2001/02	819
2002/03	403
2003/04	794
2003/04	908
2004/05	923
2005/06	2,171
2006/07	1,278
2007/08	1,079

LOTS CREATED: (FINAL APPROVALS)

1991	123
1992	148
1993	673
1994	643
1995	492
1996	536
1997	505
1998	392
1999	384
2000	254
2001	135
2002	150
2003	475
2004/05	1,057
2005/06	559
2006/07	1,018
2007/08	1,281

* Includes extensions to existing approvals in some cases.

Note: Statistics only relate to subdivisions that allow for residential development i.e. Residential, Rural, and Rural Residential.

4.3.2 Rural Residential Areas – January 2009

AREA	EXISTING LOTS ₍₂₀₀₈₎	EXISTING DWELLINGS ₍₂₀₀₈₎	ESTIMATED ADDITIONAL LOTS
Ambergate	99	52	75
Yungarra	135	126	0
Commonage	1104	786	370
Dunbarton/Vasse	279	261	310
Eagle Bay	6	6	40
Injidup	68	53	0
Meelup Hill/Meelup Ridge	137	80	80
Reinscourt/Wonnerup	119	86	65
Ridgeland	24	10	80
TOTAL	1,971	1,460	1,020

Source: Estimates based on land use survey carried out in January 2008 adjusted by subsequent subdivision, building activity and survey.

4.3.3 Vacant Residential Land - 2009

	VACANT LOTS	LOTS BEING DEVELOPED (Have current building licences)
Busselton	116	27
West Busselton	186	63
Geographe	276	69
Abbey	144	35
Bovell	39	8
Broadwater	311	75
Vasse	390	77
Dunsborough	749	155
Eagle Bay	68	15
Quindalup	122	7
Yalyalup	15	5
Wilyabrup	10	2
Naturaliste	24	10
Marybrook	26	4
Anniebrook	1	1
Quedjinup	5	2
Siesta Park	12	3
Yallingup	52	12
TOTAL	2378	570

Source: Shire of Busselton

geographe bay - naturaliste



5.0 TOURISM SUMMARY

Tourism development and activity within the Shire of Busselton is one of the keys to its economic development. Based on Tourism Western Australia's latest statistics, figures taken over a 3 year annual average from 2005 to 2007 indicate that , approximately 572,000 domestic visitors spent an average of 3.2 nights in the Shire and 31,700 international visitors spent an average of 5.0 nights. This resulted in close to 2.1 million visitor nights injecting the local economy with \$298 Million.

The Shire of Augusta Margaret River also has a significant impact on tourism within the area. Many visitors may stay in Busselton and visit Margaret River for instance or vice versa. This is indicated by similar visitor statistics. However Busselton remains the key accommodation hub in this area as shown in the greater number of visitor nights in comparison to Augusta Margaret River. This reiterates the notion that many visitors may stay in Busselton and make day trips to Margaret River.

About one third of visitors stayed in a resort or motel, 32% with friends/relatives, 13% in a rented dwelling and 14% in caravan parks. Statistics over the last 8 years indicate that hotel and resort accommodation is becoming increasingly popular in the area for both domestic and international visitors.

In relation to tourism throughout the entire South West (as defined by the South West Development Commission) the Shire of Busselton and the Shire or Margaret River make up 65% of the total visitors to the region. In more detail the Shire of Busselton itself makes up for 36% of the total visitors to the South West. This highlights the Shires importance in terms of tourism within the region and to the surrounding local government areas.

There are emerging issues for tourist related development within the Shire of Busselton and the current land use planning controls are to be reviewed to ensure that future development is adequately identified, protected and coordinated. This will be achieved by the ongoing formulation of the Local Tourism Planning Strategy and the subsequent Town Planning Scheme.

5.1 Visitor Summary – Shire of Busselton

	Annual Average 1999-2001	%	Annual Average 2002- 2004	%	Annual Average 2005-2007	%
Visitors						
Intrastate	517,000	90%	543,000	89%	535,000	89%
Interstate	28,000	5%	41,000	7%	37,000	6%
International	28,300	5%	27,900	5%	31,700	5%
Total	573,000	100%	611,900	100%	603,700	100%
Nights						
Intrastate	1,990,000	90%	1,829,000	89%	1,792,000	87%
Interstate	91,000	4%	121,000	6%	114,000	6%
International	125,000	6%	102,000	5%	159,000	8%
Total	2,206,500	100%	2,052,000	100%	2,065,400	100%
Average Length of						

Stay					
Intrastate	3.8		3.4		3.3
Interstate	3.3		3.0		3.1
International	4.4		3.7		5.0
Total	3.8		3.4		3.4

Source: LGA Fact Sheet 2007

5.2 Overnight Visitor Accommodation - Shire of Busselton

	Annual Average 1999-2001	%	Annual Average 2002-2004	%	Annual Average 2005-2007	%
Domestic (Intrastate and Interstate)						
Friends or relatives property	184,000	34%	179,000	31%	181,000	32%
Hotel, resort or motel	136,000	25%	178,000	30%	176,000	31%
Caravan/Camping	80,000	15%	78,000	13%	78,000	14%
Rented house/apartment	82,000	15%	85,000	15%	76,000	13%
Backpacker/hostel	3,000	1%	2,000	0%	3,000	1%
Other	60,000	11%	65,000	11%	63,000	11%
Total	545,000	100%	584,000	100%	572,000	100%
International						
Home of friend or relative	3,700	13%	4,300	15%	4,500	14%
Hotel, resort or motel	10,400	37%	11,500	41%	13,100	41%
Caravan/Camping	5,900	21%	6,200	22%	5,300	17%
Rented house/apartment	4,100	14%	3,700	13%	4,400	14%
Backpacker/hostel	2,900	10%	1,700	6%	2,200	7%
Other	1,400	5%	900	3%	2,600	8%
Total	28,300	100%	27,900	100%	31,700	100%

Source: LGA Fact Sheet 2007

5.3 Visitor Summary – Shire of Augusta Margaret River

	Annual Average 1999-2001	%	Annual Average 2002- 2004	%	Annual Average 2005-2007	%
Visitors						
Intrastate	287,000	76%	390,000	71%	335,000	70%
Interstate	40,000	11%	100,000	18%	89,000	19%
International	49,500	13%	58,600	11%	55,100	12%
Total	376,500	100%	548,600	100%	479,100	100%
Nights						
Intrastate	934,000	75%	1,207,000	59%	980,000	65%
Interstate	116,000	9%	607,000	30%	287,000	19%
International	191,500	15%	238,800	12%	252,100	17%
Total	1,241,500	100%	2,052,800	100%	1,519,100	100%
Average Length of Stay						
Intrastate	3.3		3.1		2.9	
Interstate	2.9		6.1		3.2	
International	3.9		4.1		4.6	
Total	3.3		3.7		3.2	

Source: LGA Fact Sheet 2007

5.4 Overnight Visitor Accommodation – Shire of Augusta Margaret River

	Annual Average 1999-2001	%	Annual Average 2002-2004	%	Annual Average 2005-2007	%
Domestic (Intrastate and Interstate)						
Hotel, resort or motel	73,000	22%	133,000	27%	130,000	31%
Friends or relatives property	85,000	26%	128,000	26%	97,000	23%
Caravan/Camping	72,000	22%	95,000	19%	87,000	21%
Rented house/apartment	55,000	17%	76,000	15%	56,000	13%
Backpacker/hostel	2,000	1%	7,000	1%	3,000	1%
Other	45,000	14%	55,000	11%	55,000	13%
Total	327,000	100%	491,000	100%	424,000	100%
International						
Home of friend or relative	2,500	5%	3,000	5%	3,500	6%
Hotel, resort or	18,100	37%	22,400	38%	21,900	40%

motel						
Caravan/Camping	16,800	34%	15,000	26%	10,200	19%
Rented house/apartment	3,600	7%	5,100	9%	8,100	15%
Backpacker/hostel	6,200	13%	9,700	17%	7,600	14%
Other	3,300	7%	5,200	9%	5,000	9%
Total	49,500	100%	58,600	100%	55,100	100

Source: LGA Fact Sheet 2007

5.5 Visitor Summary – South West

	Annual Average 1999-2001	%	Annual Average 2002- 2004	%	Annual Average 2005-2007	%
Visitors						
Intrastate	1,405,000	89%	1,470,000	86%	1,417,000	85%
Interstate	87,000	5%	154,000	9%	149,000	9%
International	94,200	6%	93,300	5%	98,200	6%
Total	1,586,200	100%	1,717,300	100%	1,664,200	100%

(This is the South West Region as defined by the South West Development Commission and not the Region defined by Tourism WA for marketing purposes)

ACKNOWLEDGMENTS

Demography and Planning 2008 is produced by the Shire of Busselton Strategic Land Use Planning Business Unit with information from and/or the assistance of:

-  Australian Bureau of Statistics
-  Department for Planning and Infrastructure
-  South West Development Commission
-  Tourism Western Australia
-  Department of Agriculture and Food
-  Busselton District Library

Any enquiries regarding the information contained herein may be directed to:

Paul Needham
Manager, Strategic Planning and Sustainability
Shire of Busselton
Locked Bag 1
BUSSELTON WA 6280

telephone: 08 9781 0476 / 08 9781 0444

email: bsnshire@busselton.wa.gov.au or
paul.needham@busselton.wa.gov.au

Visit our web site for current information regarding Shire operations and local issues.

<http://www.busselton.wa.gov.au>

baudin memorial - geographe bay



< photography by TS >