

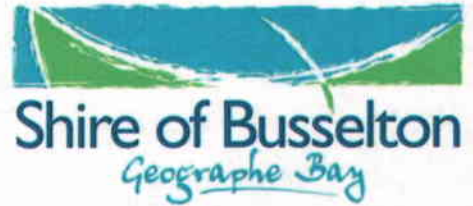


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Local Rural Planning Strategy



2006



Local Rural Planning **Strategy**

Prepared by

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in association with

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WAPC Endorsed Strategy

Endorsed on behalf of the WAPC in accordance

with their resolution dated: 16/11/2007

Signed: 

Date: 26/3/2008

Adopted by Council pursuant to
Clause 103 of District Town Planning
Scheme No. 20 on **13 December 2006**

Endorsed by the WAPC as a framework
for future land use, zoning, subdivision
and development on **16 November 2007**



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1. INTRODUCTION

1.1 BACKGROUND

The Shire of Busselton has experienced one of the highest ongoing rates of population growth in regional Australia - over 4% average annual growth since 1981. The preliminary estimated resident population of the Shire in June 2006 was 26,638 according to the Australian Bureau of Statistics (ABS). In conjunction with increasing complexity in the planning process this rate of growth 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.

It is clear that the rate of demographic change and development in the Shire 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 on an ongoing basis 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 policy and town planning scheme outcomes that guide land use and the form of development over strategic time frames (5-50 years). It requires a balance between retention of the character and lifestyle values of the Shire and management of the high rate of demographic change.

This is a significant initiative involving formulation of a 'Local Planning Strategy' leading to a review of the District Town Planning Scheme, with the Local Rural Planning Strategy comprising an important component of this.

The Local Planning Strategy will involve the formulation of a number of strategic and policy outcomes that will inform the Scheme review. These will include strategies relating to settlement and housing, transport, commerce, tourism, environment, heritage and rural land use.

The Shire of Busselton adopted a Rural Strategy in 1993 to guide land use and development in the rural areas of the Shire. Since that time there has been significant population growth and development in the Shire that has resulted in the take-up of some of the development opportunities provided in the Rural Strategy; and an increase in the pressure to subdivide rural land for a range of agricultural and non-agricultural land uses.

The Shire of Busselton is one of the most productive agricultural areas in Western Australia. Some of the more intensive agricultural uses include viticulture and horticulture such as vegetables and olives. Other uses increasing the competition for land in rural areas include tourist and lifestyle uses. Much of the land use pressure and conflict is more evident in the western parts of the Shire close to the coast, Leeuwin-Naturaliste National Park and the viticultural areas. There have also been subdivision and development pressures on the remaining predominantly broad-acre farming areas of the Shire.