



BUREKUP TOWNSITE EXPANSION STRATEGY 2009



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Executive Summary

The purpose of this Burekup Townsite Expansion Strategy 2009 is to provide a framework for the orderly expansion of the Burekup Townsite. The Strategy details the Dardanup Shire Council's and the community's expectations for the future expansion of the Burekup Townsite. The expansion process will occur through a structure planning process and community input will be a critical component of the expansion.

The locality of Burekup currently has a population of 634 (ABS, 2006 – released 25/10/07) and a townsite area of 31ha. It is proposed to expand the townsite by approximately 34 hectares. Using a number of 10 dwellings per hectare and a dwelling occupancy rate of 2.6 persons, the townsite population will increase to a population of approximately 1,440 persons. The figure of 1,440 persons is not expected to occur until 2031 and this can be controlled by staging.

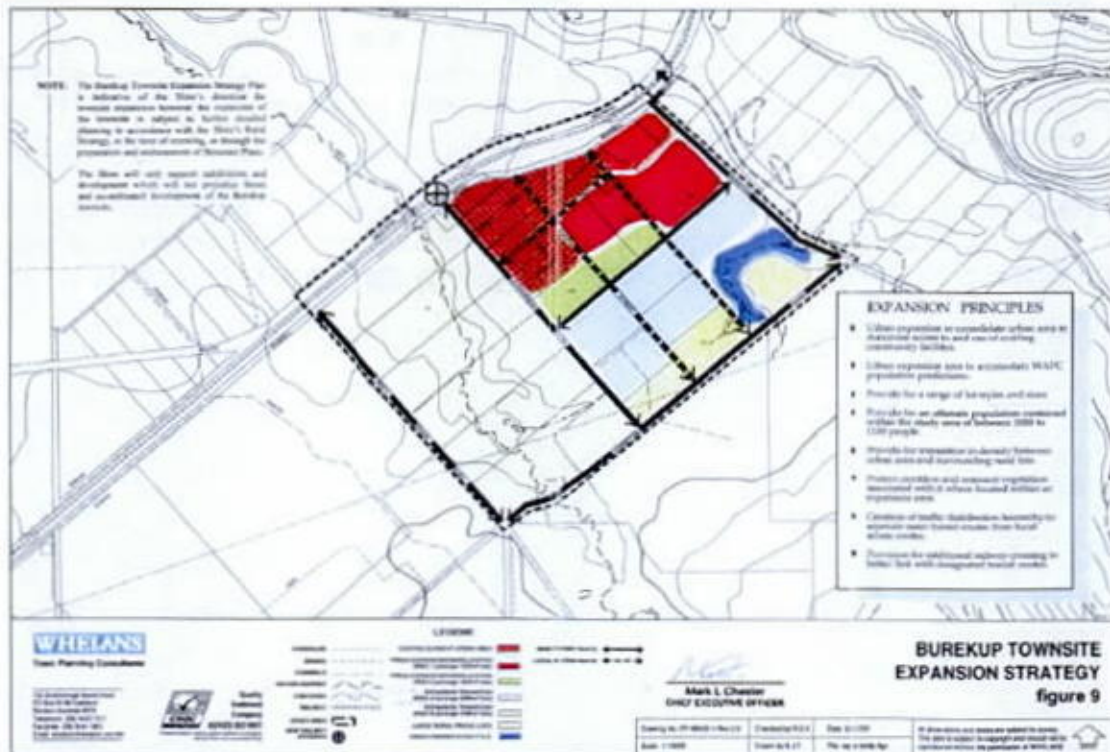
Currently the Burekup Townsite occupies an area of approximately 31ha, serviced by one general store. The Interim Greater Bunbury Commercial Strategy does not identify Burekup as having a commercial status. However, the estimated population increase will justify the need for approximately 600m² of retail floor space – a Local Centre.

Through the expansion process there will be an upgrading of community facilities to cater for existing demand and future population growth, in accordance with the Burekup Community Facilities Upgrade Strategy that will be developed.

1.0 Introduction

Burekup was originally developed as a timber town in the early part of the 20th Century but has since attracted inhabitants servicing the surrounding rural activities and more recently 'lifestyle' residents who commute to nearby employment centres. It currently comprises a small townsite fronting the Bunbury to Perth railway and South Western Highway.

Whelans Town Planning Consultants were commissioned by the Shire of Dardanup to prepare an Expansion Strategy for the Burekup Townsite. The purpose of the Burekup Townsite Expansion Strategy 1999 was to identify the most appropriate direction for the future development and growth of the Townsite within a study area defined as the area bounded by South Western Highway, Shenton Road, Crampton Road and Henty Brook Road. The Burekup Townsite Expansion Strategy 1999 was endorsed by the Western Australian Planning Commission on 22 March 2001 (see Figure 1).

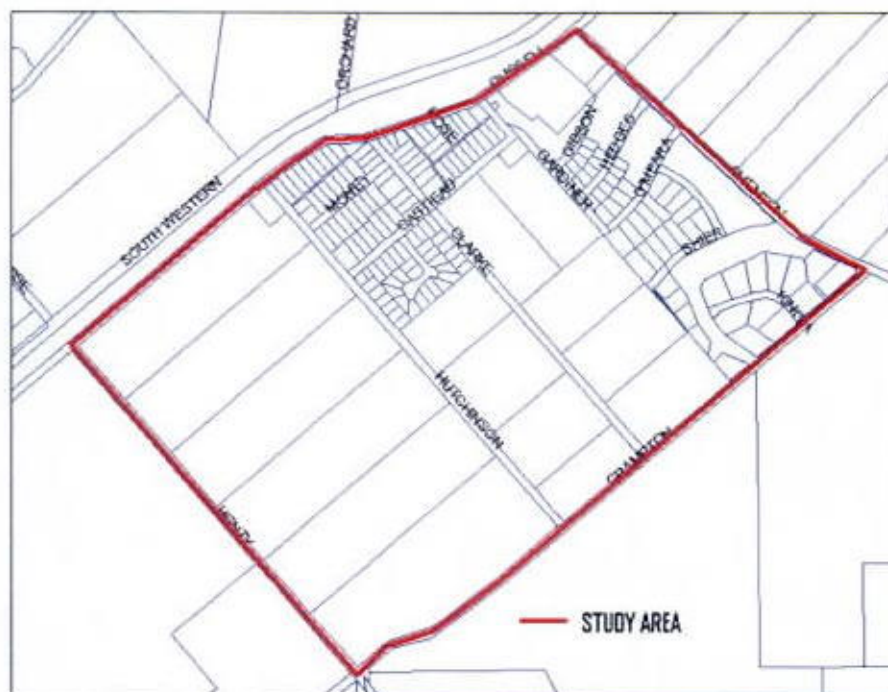


Source: Burekup Townsite Expansion Strategy, August 1999 (Whelans Town Planning Consultants)

Figure 1: Burekup Townsite Expansion Strategy endorsed 2001

Some eight years after the Western Australian Planning Commission endorsed the Burekup Townsite Expansion Strategy 1999, the Shire of Dardanup considered it appropriate to review the Strategy with reference to future housing and community needs with a view to preparing an updated expansion strategy to guide future rezoning and subdivision of the area.

The study area is bounded by Russell Road, Shenton Road, Crampton Road and Henty Brook Road, as per Figure 2 below.



Source: Shire of Dardanup, 2008

Figure 2: Expansion Strategy 2009 Study Area

The majority of Lot 24 Shenton Road and Lot 125 Castieau Street have been developed in accordance with the Expansion Strategy 1999. All other land within the Expansion area remains undeveloped.

The Shire intends to review the Expansion Strategy 1999 and it is envisaged that the review will include reconsideration of future lot sizes to service current and future demands, public open space and community facilities.

For the purpose of the Burekup Expansion Strategy 2009, the study area has been divided into areas for clearer discussion and area-based recommendations. The areas are demonstrated in Figure 3 and are as follows:

Area 1

Area 1/Stage 1 is the main expansion area and contains 8 lots that range between 2.5ha and 4.6ha. The lots are located along Hutchison Road, Crampton Street, Gardiner Street, Castieau Street and Clarke Street. (Refer to Figure 3).

Area 2

Area 2/Stage 2 contains 6 lots currently used for farming purposes that was included in the Expansion Strategy 1999 and range from 9ha in area to 12ha. It was intended that the land within Area 2 (bounded by Hutchison Road, Crampton Street, Henty Brook and Russell Road) would effectively be stage 2 of

the townsite expansion to be developed for residential if and when there was a demand for additional land once Area 1 has been developed (refer to Figure 3). However, after referring the Expansion Strategy 2009 to the Western Australian Planning Commission and discussing the proposal with the Department of Education and Training, Stage 2 of the Strategy has been deleted.



Source: Shire of Dardanup, 2009

Figure 3: Expansion Strategy 2009 Areas 1 and 2

Area 3

Area 3/Stage 3 (refer to Figure 4) contains properties fronting Russell Road between Clarke Street and Gardiner Street that have been identified in the Shire's Settlement Strategy for future commercial. It is noted that two of these properties are already zoned for commercial uses, however, only one of these has been developed.

Area 4

The last area contains the balance of the townsite which will not be affected by the Expansion Strategy 2009. The majority of this land has already been developed for residential, recreation and community purposes. (Refer to Figure 4).

2.0 Background Studies & Policies

2.1 State Planning Policy No 3 – Urban Growth and Settlement (March 2006)

This Policy sets out the principles and considerations which apply to planning for urban growth and settlement in WA. The Policy acknowledges that new settlements and major town expansions should only be considered where they will have a planned economic and employment base and where they can be efficiently serviced by local and regional infrastructure. It should not consist exclusively of housing but must be planned as a sustainable community with a mix of land uses including employment, shops, open space, schools and other services. The aim should be to achieve increases in average housing density and provide a range of housing types.

2.2 Greater Bunbury Region Scheme (November 2007)

The Greater Bunbury Region Scheme (GBRS) came into effect in November 2007. Area 1 of the Expansion Strategy 2009 is identified on the GBRS as "Urban Deferred" which means the land is suitable for future urban development but where there are various planning, servicing and environmental requirements which need to be addressed before urban development can take place. Area 2 is identified as "Rural" and Areas 3 and 4 are identified as "Urban".



Source: Western Australian Planning Commission, 2008

Figure 5: Extract from Greater Bunbury Region Scheme

Area 1 will need to be rezoned from "Urban Deferred" to "Urban". Area 2 would also need to be rezoned under the GBRS prior to development occurring.

2.3 South-West Framework (Draft June 2008)

The South-West Framework is a broad planning blueprint which seeks to guide the future development of the South-West region over the next 15-20 years, whilst protecting its significant natural, landscape, conservation and social attributes.

The South-West Framework identifies Burekup as having a high growth potential with an estimated population of 2000 people by 2050.

2.4 Liveable Neighbourhoods (October 2007)

Liveable Neighbourhoods has been prepared by the Western Australian Planning Commission to implement the objectives of the State Planning Strategy which aims to guide the sustainable development of WA to 2029. Liveable Neighbourhoods is an operational policy for the design and assessment of structure plans and subdivision, strata subdivision and development of new urban areas, and large urban infill sites within a developed area.

The Principal Aims include:

- To provide for an urban structure of walkable neighbourhoods clustering to form towns of compatibly mixed uses in order to reduce car dependence for access to employment, retail and community facilities.
- To ensure that walkable neighbourhoods and access to services and facilities are designed for all users, including users with disabilities.
- To foster a sense of community and strong local identity and sense of place in neighbourhoods and towns.
- To provide for access generally by way of an interconnected network of streets which facilitate safe, efficient and pleasant walking, cycling and driving.
- To ensure active street-land use interfaces, with building frontages to streets to improve personal safety through increased surveillance and activity.
- To facilitate mixed-use urban development which provides for a wide range of living, employment and leisure opportunities.
- To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.
- To ensure the avoidance of key environmental areas and the incorporation of significant cultural and environmental features of a site into the design of an area.
- To ensure cost-effective and resource-efficient development to promote affordable housing.

- To maximise land efficiency wherever possible.

2.5 Shire of Dardanup Town Planning Scheme No. 3 (March 1979)

The general objectives of the Scheme as contained in Clause 1.3 relevant to the Expansion Strategy 2009 are:

- To make provisions as to the nature and location of buildings and the size of lots when used for certain purposes; and
- To make provision for other matters necessary or incidental to town planning and housing.

The particular objective of the Scheme as contained in Clause 1.4 relevant to the Expansion Strategy 2009 is:

- To consolidate the urban areas of Dardanup, Burekup and Eaton and to control the building on those areas of new structures between or adjacent to existing buildings.

2.6 Shire of Dardanup Local Planning Strategy (Draft October 2008)

The Draft Local Planning Strategy prepared for the Shire of Dardanup indicates the following for Burekup:

It is considered that Burekup has the greatest potential for future population growth.

- *There are a variety of landform types that could provide very attractive residential areas.*
- *Together with the existing settlement there could be three neighbourhood units planned to capitalise on these landform types with green belts between each neighbourhood unit. With careful planning a village character could be developed.*
- *It is sited on the major road and rail links that connect Bunbury to Perth and the urban centres between.*
- *It will eventually have good accessibility to the rest of the urban area of the Greater Bunbury Region including the Kemerton Industrial Park.*

The issues involved in the expansion of Burekup include selecting three areas that have suitable and attractive land for neighbourhood development to accommodate around 5,000 persons in each neighbourhood unit, the relocation of irrigation drains, the upgrading of the reticulated water and sewerage services, the relocation of the wastewater treatment plant, the designation of land for retail, other commercial and sporting activities and planning the town to accord with the guidelines in Liveable Neighbourhoods including a greater diversity of dwelling types to cater for the different household types and to provide greater affordability.

An overall Structure Plan will be needed to guide substantial rezoning and development.

In summary, the Draft Local Planning Strategy identifies Burekup as having the greatest potential for expansion within the Shire of Dardanup and proposes an estimated future population in Burekup of 15,000 people.

2.7 Shire of Dardanup Burekup Townsite Expansion Strategy (August 1999)

The Burekup Townsite Expansion Strategy 1999 was endorsed by the Western Australian Planning Commission in March 2001 (Figure 6). The Strategy proposes the townsite to expand to the south and east of the existing townsite with lots ranging from 1,000m² to 4,000m².

The majority of Lot 24 Shenton Road has been developed in accordance with the Expansion Strategy and Lot 125 Castieau Street has a conditionally approved subdivision. All other land within the Expansion area remains undeveloped.

Through the Expansion Strategy 2009, the Shire intends to review the Expansion Strategy 1999 and it is envisaged that the review will include reconsideration of the expansion strategy area, future lot sizes to service current and future demands, public open space and community facilities.



Source: Burekup Townsite Expansion Strategy, August 1999 (Whelans Town Planning Consultants)

Figure 6: Burekup Expansion Strategy 1999

2.8 Shire of Dardanup Settlement Strategy (Draft 2008)

The Shire's Settlement Strategy, prepared as part of Amendment No. 152 to Town Planning Scheme No. 3 was approved by the Minister and gazetted in September 2009. The Settlement Strategy aims to:

- Encourage development in ways which protect the amenity and ensure economy and efficiency in the use of land without detracting from the areas current character;
- Provide an adequate range and variety of housing to meet the social and economic needs of the Shire;
- Identify and encourage the development of sites suitable for new housing development, redevelopment and infill;
- Encourage high standards and innovative forms of housing layout and design; and
- Streamline planning approval process for future scheme amendments and developments in accordance with the Settlement Strategy Plan.

The Settlement Strategy Plan is shown at Figure 7 and is available in more detail at Appendix 1.



Source: Town Planning Scheme Amendment No. 152, September 2008 (Shire of Dardanup)

Figure 7: Burekup Settlement Strategy Plan

2.9 Shire of Dardanup Rural Strategy (June 2000)

The Rural Strategy was endorsed by the Western Australian Planning Commission in July 2000. The Rural Strategy aims to:

- Provide a framework for rational decision making on development and conservation proposals until the finalisation of the Scheme Review and Local Planning Strategy;
- Meet the policy requirements of the Western Australian Planning Commission;
- Encourage the location of productive non urban land uses on the basis of sustainability and suitability;
- Provide opportunities for tourist, rural residential and other non rural uses in rural area;
- Identify and protect areas of environmental significance; and
- Protect the landscape qualities of the Shire particularly those of regional significance such as the Scarp.

The Rural Strategy identifies that the availability of deep sewerage and basic community infrastructure provides the basis for strong future growth in Burekup. The Strategy anticipates that urban growth will be directed in an easterly direction because of the constraints imposed by the South West Highway to the west, low lying land to the south east and the rural residential lots to the north of the townsite along the Collie River. It was estimated that 5ha of land was required for urban development by the year 2001 and approximately 20ha will be required by the year 2021.

The Rural Strategy recommends that expansion of Burekup should be in accordance with the Policy Area Guidelines, which are as follows:

5.5.2. BUREKUP TOWNSITE

POLICY AREA DESCRIPTION

This area includes the existing Burekup urban area and adjacent areas for possible townsite expansion, in areas where access to existing primary school and community facilities, can be achieved for pedestrians as well as vehicular traffic.

POLICY AREA GUIDELINE

Council will facilitate long term urban expansion via a rezoning document to be produced to elicit public comment. Although clearly related to Rural Strategy, planning for Burekup Townsite is an urban planning rather than rural planning issue and will be in accordance with the proposed structure plan.

Any development which will impact on Irrigation Infrastructure must be responsible for relocation, or piping, of channels and drains.

LANDUSE

The policy area is of predominantly urban and associated landuse. Any development which is considered to be detrimental to the town's character and does not comply with the provisions of the Town Planning Scheme is undesirable.

DEVELOPMENT ISSUES

- *Foreshore reserves required in future development.*
- *Distance from primary school (walking).*
- *Location of future train station.*
- *Buffer from Wastewater Treatment Plant.*
- *Encroachment into irrigation areas.*
- *Provision of community facilities to meet local needs, ie. reduce dependence on travel to centres such as Bunbury for shopping and community services.*
- *Landuse conflict with adjoining rural activities.*
- *Maintenance of rural village character, retention of high quality townscape.*
- *Bushfire Management Plan.*
- *Guidelines for stream protection.*
- *Main Roads preferred minimum setback to South Western Highway 40 metres where achievable.*
- *Protection of mineral resources from sterilisation and potential land use conflict.*

Western Australian Planning Commission supports in principle the "Burekup Townsite Expansion", however detailed expansion proposals will be endorsed once the expansion study and Scheme Review have been completed.

Note:

1. *These policy area guidelines should be read in conjunction with the specific policies contained in section 3.0 of this report.*
2. *Proposals in this strategy may conflict with the provisions of the Shire of Dardanup, Town Planning Scheme No.3, pending suitable amendments to the scheme being carried out. As a statutory document the scheme will take precedence over this strategy however where discretion exists Council will be mindful of the strategy while implementing the scheme.*

Background Information

2.10 Social Characteristics

2.10.1 Population

The Western Australian Planning Commission, in its "Western Australia Tomorrow (Population Report No. 6)", has estimated the following population growth for the Shire of Dardanup (Table 1):

Table 1: Estimated Shire Population Growth 2006 - 2021

Year	2004	2006	2011	2016	2021
Estimated Population	9700	10300	12700	14900	17000
Average Annual Growth Rate		3.05%	4.28%	3.25%	2.67%

Source: Western Australia Tomorrow (Population Report No. 6), WAPC

Table 2 presents the population characteristics for the Shire of Dardanup compared with the City of Bunbury. The 2006 Census indicates that there were 634 persons within the Burekup locality (although it is estimated that there are currently approximately 470 people within the Burekup Study Area – see Figure 2) and that there were 10,341 persons within the Shire of Dardanup as a whole which represents an average annual growth of 5.68% for the whole Shire. In comparison, the City of Bunbury had 29,702 persons in 2006 with an average annual growth rate of 0.70% between 2001 and 2006.

Table 2: 2006 Burekup Population Characteristics

Category	Burekup 2006	Whole Shire 2006	Bunbury 2006
Total Persons	634	10341	29702
Median Age	37	35	37
Median Household Income Weekly	\$1156	\$1125	\$960
Mean Household Size	2.7	2.8	2.4

Source: 2006 ABS Census

2.10.2 Age Composition

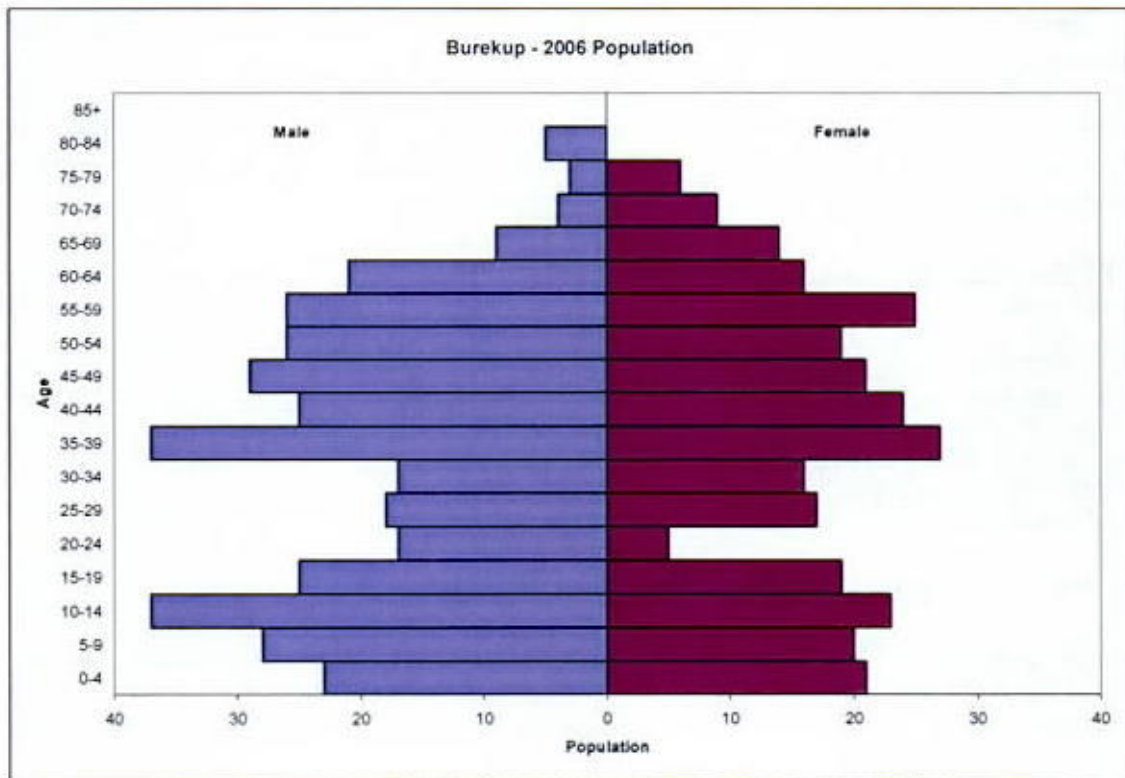
Table 3 demonstrates the age profiles by sex of the Burekup population. As can be seen from the table, the typical family group (ages 0-17 and 25-44) accounts for nearly 60% of the population, and people over 55 years account for almost 22% of the population.

Table 3: 2006 Burekup Age Profiles

Age Group	Males	% of Total Population	Females	% of Total Population	Total Persons	% of Total Population
0-4	23	3.64	21	3.32	44	6.96
5-9	28	4.43	20	3.16	48	7.59
10-14	37	5.85	23	3.64	60	9.49
15-19	25	3.96	19	3.01	44	6.96
20-24	17	2.69	5	0.79	22	3.48
25-29	18	2.85	17	2.69	35	5.54
30-34	17	2.69	16	2.53	33	5.22
35-39	37	5.85	27	4.27	64	10.13
40-44	25	3.96	24	3.80	49	7.75
45-49	29	4.59	21	3.32	50	7.91
50-54	26	4.11	19	3.01	45	7.12
55+	68	10.76	70	11.08	138	21.84
Total	350	55.38	282	44.62	632	100.00

Source: 2006 ABS Census - released 27/06/07

The following Figure 8 provides a graphical representation of the age composition of the Burekup population.



Source: Data from 2006 ABS Census, Presentation by Shire of Dardanup 2009

Figure 8: Population Pyramid

2.10.3 Household Composition

Family households of couples with children and one parent families accounts for 60% of the 175 households in Burekup. Households of couples without children accounts for the remaining 40% of households.

2.10.4 Housing Stock

Separate houses dominate the housing stock in Burekup with nearly 96% of the 224 dwellings. With almost half of the households being couples without children, there is probably a need for a variety of housing types.

2.10.5 Employment by Industry

Analysis of the 2006 Census data indicates that there is no one dominating industry that Burekup residents are employed in, which may be a result of the town's location being fairly central to the nearby employment centres of Bunbury, Kemerton and Collie. The three main industries were the manufacturing industry with 15.3% of residents, followed by the agriculture, forestry and fishing industry with 14.6% and the construction industry with nearly 9%.

2.11 Town Structure & Facilities

2.11.1 Structure and Facilities

The town has a north-west to south-east orientation with Russell Road being the main road into the town from the South Western Highway. Russell Road provides links to the existing public open space, primary school, local store and residential areas.

There are currently two lots zoned for commercial uses with one containing the existing local store and the other currently being vacant. The town also has the River Valley Primary School which currently has approximately 100 students.

2.11.2 Primary School

The town has one primary school that, in its current layout, has a maximum capacity for 90 students. The Department of Education and Training has advised that the existing school would not have capacity to accommodate for the expected population increase. After discussions with the Department, land for the future expansion of the primary school has been included on the Strategy Plan/Map and Stage 2 of the proposed expansion has been deleted at the request of the Department. It is envisaged that the proposed location for the future school expansion (portion of Reserve 46902 – approximately 3,000m²) would be used for a separate early childhood education facility.

2.11.3 Public Open Space

The main area of public open space (approximately 2.8ha) is located on Russell Road and contains the Burekup Hall, tennis courts, skate park and recreational oval (which is shared with the River Valley Primary School). There is another reserve area (R46902) of approximately 1.3ha that adjoins the southern boundaries of the main recreation area but is currently undeveloped. The last portion of existing public open space is R47036 located between Shenton Road and Crampton Road that surrounds an existing water course and a total approximate area of 3.2ha. The existing public open space is shown in Figure 9.



Source: Shire of Dardanup, 2009

Figure 9: Public Open Space - Existing

2.11.4 Additional Public Open Space

Council requires the 10% of public open space provision from subdivision to be in the form of areas that are useable for active recreation and located in accordance with Liveable Neighbourhoods. The Expansion Strategy 2009 does propose some pockets of public open space to also serve a drainage function.

In accordance with Liveable Neighbourhoods, the existing recreational area on Russell Road would be sufficient in size to cater for the expected future population of the townsite expansion area.

It is estimated that three local parks each of approximately 3,000m² will be required to service townsite expansion area. The Expansion Strategy 2009 also

includes provision for two parcels of public open space that will incorporate drainage basins.

It is acknowledged that the proposed future expansion of Burekup under the Draft Local Planning Strategy to 15,000 will also require substantial areas of public open space.

2.11.5 Bordering Roads

Liveable Neighbourhoods and the Shire generally requires public open space to be bounded by roads to provide ease of access, parking and increased surveillance.

2.11.6 Commercial

There are currently two lots zoned for commercial uses with one containing the existing local store and the other currently being vacant and undeveloped.

The Shire's Settlement Strategy has identified an additional 8 lots along Russell Road (between Clarke Street and Gardiner Road) to form a 'strip shopping'/'main street' area to cater for the future population increase, refer to Figure 10. These future commercial lots are currently developed with residential dwellings and associated outbuildings.



Source: Shire of Dardanup, 2008

Figure 10: Future commercial as shown on Settlement Strategy

The guidelines on shopping floorspace provision for the Perth Metropolitan area for a Local Centre is 0.53m² net lettable area per capita. To cater for the existing population and that proposed townsite expansion area would require approximately 600m² of retail floorspace (based on an estimated population of 1,440 people).

It is envisaged that the proposed future main street area would be sufficient to cater for the proposed townsite expansion. It is acknowledged that the proposed future expansion of Burekup under the Draft Local Planning Strategy to 15,000 will also require additional land for commercial purposes.

2.12 Environmental Features and Issues

Burekup is generally a flat area that is seasonally waterlogged. The area has no known significant environmental features that may restrict development and there is little remnant vegetation found. Although a large portion of the land may be unsuitable for on-site effluent disposal, deep sewerage is an option in this area.

2.12.1 Topography and Landforms

The Burekup townsite is situated within the Swan Coastal Plain which includes the western portion of the Shire of Dardanup. This area is relatively flat and has been substantially cleared. The area further to the north, east and south of the Burekup townsite comprises the southern end of the Darling Scarp and provides Burekup with a scenic landscape backdrop.

The townsite itself and its immediate environs comprise essentially level terrain with no dominant landscape features. The larger lots immediately abutting the existing urban area to the south-east, have been traditionally used for cropping purposes and again contain no significant features. The level nature of the terrain suggests no major or physical impediment to further urban development particularly towards the south east. Expansion opportunities to the south-west (namely Area 2), however, will be constrained by Henty Brook.

The soils of the study area are classified within the Pinjarra Plain System. This System is described as a broad low relief plain west of the foothills, comprising predominantly pleistocene fluvial sediments and some Holocene alluvium associated with major current drainage systems. These soils are by nature poorly drained and this factor must be recognised in any planning for the area.

Soil within the Burekup Townsite study area consists of three soil classifications - P1a, P1b and P10 (as shown in Figure 11).

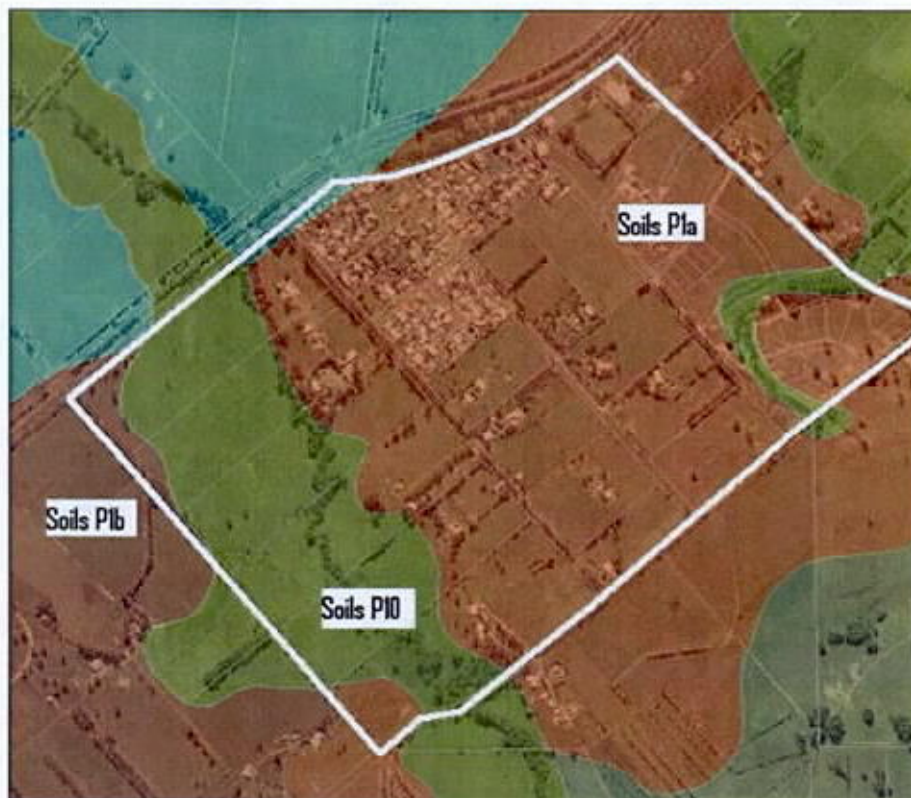
- P1a – flat to very gently undulating plain with deep acidic mottled yellow duplex soils. Shallow pale sand to sandy loam over clay; imperfect to poorly drained and generally not susceptible to salinity.
- P1b – flat to very gently undulating plain with deep acidic mottled yellow duplex soils. Moderately deep pale sand to loamy sand over clay; imperfectly drained and moderately susceptible to salinity in limited areas.
- P10 – gently undulating to flat terraces adjacent to major rivers, but below the general level of the plain, with deep well drained uniform brownish sands or loams subject to periodic flooding.

The P10 soils relate to water courses and are located along Henty Brook, as well as along the creek running between Shenton Road and Crampton Road. The

P1b soils are located at the rear of three lots within the western corner of the study area. The remainder of the Townsite area, including the existing urban area, consist of soil classification P1a.

Land capability comments are based upon data provided in the Shire of Dardanup Rural Strategy which in turn is based upon Agriculture WA data. No local land capability assessment has been undertaken.

Of most relevance is the capability of the land within the study area to sustain urban development and in particular the question of its suitability for effluent disposal. Soil classification P1a comprising the majority of the study area, is largely unsuitable for on-site effluent disposal via septic systems. On this basis further expansion of the town can only be considered on the basis of provision of a reticulated sewerage network.



Source: Department of Agriculture

Figure 11: Burekup Townsite Soil Classification Map

The Burekup study area contains the Henty Brook located to the west of the townsite and a number of smaller creeks are sited within proximity of the town as well as a number of drainage and irrigation channels. It is not envisaged that the smaller creeks to the east within the study area will prove a constraint to development.

The majority of remnant vegetation identified within the Burekup study area follows the Henty Brook waterway alignment. Other mature vegetation can also be found along property boundaries and road reserves. In addition, small pockets of remnant vegetation also exist throughout the area. Specific plant species have not been identified as part of this assessment.



Source: Shire of Dardanup, 2008

Figure 12: Aerial Photograph

2.12.2 Vegetation

The Vegetation complexes present include Guildford and Swan and occur as riparian vegetation along the Henty Brook. Other vegetation occurs in the road reserves along the Henty Road and Crampton Road and also on Lot 21 Crampton Road.

2.12.3 Significant Flora and Fauna

A search of the appropriate databases indicates there is no known Declared Rare or Priority Flora, Rare Fauna or Threatened Ecological Communities occurring in this area.

2.12.4 Weeds

A number of weeds have been identified to be present in this area. These include African Boxthorn, Arum lily, Blackberry, Bridal Creeper, Bridal Veil, Bulbil Watsonia, False Yellowhead, Pampas Grass, Golden Dodder, Narrow Leaf Cotton Bush and Paterson's Curse.

The progressive implementation of a weed management program would normally relate to open space and drainage infrastructure development at the detailed subdivision stage.

2.12.5 Land Use Buffers

The Water Corporation has a Waste Water Treatment Plant located on Lot 500 Shenton Road. The 500m buffer around this treatment plant extends to Crampton Road and does not encroach into the Expansion Strategy 2009 area. Should Stage 3 of the expansion area be developed, the Waste Water Treatment Plant would need to be relocated and remedial site works may be required to remove / treat any contaminated soil.

A land use buffer will be required to provide adequate separation between the proposed residential areas and the existing farming land. An indicative land use buffer of 50m has been included on the Expansion Strategy 2009 Map.

2.12.6 Hydrology

Much of the Expansion Strategy area has been identified by the Department of Environment and Conservation (DEC) as being a Multiple Use Wetland. Multiple use wetlands are described as wetlands with few important ecological attributes and remaining functions and have the lowest classification reflecting their current degraded state.

2.12.7 Contaminated Sites

A detailed examination of the proposed expansion land for contaminated sites is beyond the scope of this Strategy. Individual sites will need to be identified at the stage of rezoning or subdivision as required by the Western Australian Planning Commission.

Advice from the Shire shows that there are no known contaminated sites although some of the land may have been previously used for growing vegetables and fruit and there may be pockets of contamination.

The Shire also advise that because of the clay content of the soils any contaminants are held higher in the soil profile and in some case break down under the influence of ultra violet light.

2.12.8 Environmental Conclusions and Recommendations

This area occurs on Pinjarra Plain soil phases, which typically are shallow pale sand loam over clay and are imperfectly to poorly drained soils.

A large portion of this area is listed as a Palusplain (Semenuik,1996) which is a type of wetland, typical of the duplex soil found on the Pinjarra Plain to east of the Swan Coastal Plain and located on an area of flat land that is seasonally waterlogged.

2.13 Aboriginal Heritage

The Department of Indigenous Affairs has undertaken an electronic search of the Register of Aboriginal sites. From this search, there appears to be no known registered aboriginal sites that could be affected by the development of the townsite expansion area.

2.14 Service Infrastructure

2.14.1 Reticulated Water and Sewerage

The Water Corporation has advised that the reticulation infrastructure throughout Burekup is generally satisfactory to accept the level of development proposed with only minor upgrades and potential provision of additional fire hydrants that can all be provided through the subdivision/strata or building activity process at the developer's cost.

Other upgrading of the system for pumping, storage, distribution source and treatment will be absorbed by the Water Corporation through capital funding assisted by headwork contributions received from the developments.

2.14.2 Stormwater Drainage

The town is sited on land that is naturally poorly drained and has low infiltration characteristics. These site conditions need to be taken into account in the management of the stormwater drainage particularly in the use of water sensitive urban design measures (section 5.2 of *Environment and Natural Resources Policy*, State Planning Policy No.2, Western Australian Planning Commission, 2003 and the Subdivision and development control section of *Water Resources*, State Planning Policy No.2.9, Western Australian Planning Commission, 2006).

One of the key measures is to manage post development discharge into the drains so that they are similar to the pre-development conditions. Typically, this is done through on-site retention and detention and the maximisation of infiltration. Due to the nature of the soil, the use of infiltration is not effective within this area and thus, emphasis will need to be placed on restricting outflows with temporary onsite storage to accommodate this.

Other physical engineered solutions will need to be implemented for water quality, such as gross pollutant traps, bioretention swales and other water quality measures prior to discharging stormwater to drains and water courses.

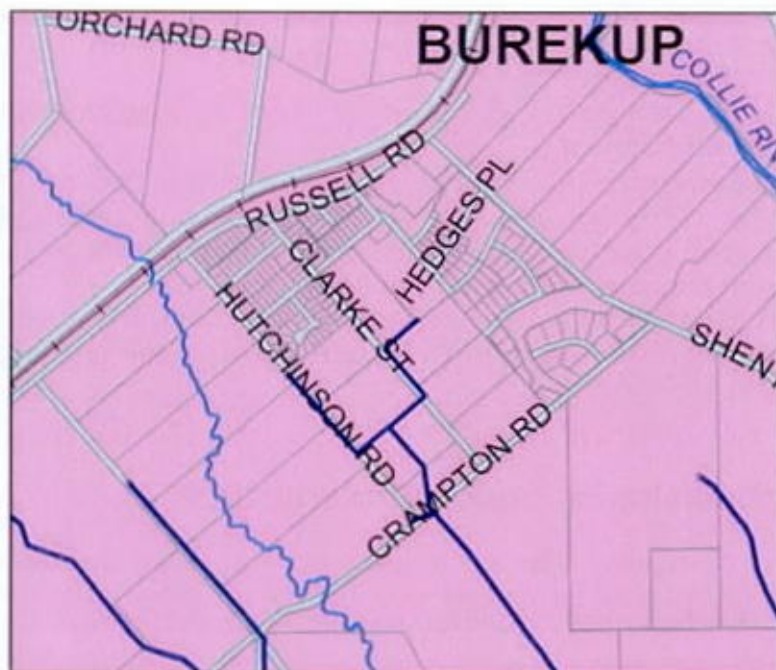
2.14.3 Power

There is an existing 132kv power transmission line that traverses Lot 79 Crampton Road. Western Power has advised that a 28m easement (14m either side of poles) will be required. At the time of subdivision planning, developers will need

to liaise with Western Power to determine/ensure the adequate distribution of power.

2.14.4 Irrigation Pipes and Channels

Irrigation water is supplied to properties within the expansion area from the Wellington Dam via the Burekup Weir. This water is supplied by pipes and/or channels that traverse the proposed expansion area (refer to Figure 13).



Source: Department of Water, 2009

Figure 13: Irrigation Channels

These supply pipes and channels do not present insurmountable difficulties for future urban development. However, subdividers will need to:

- a. negotiate with Harvey Water and the Shire to ensure, where it is required, that water can continue to be supplied to farms and the recreation ground and that the town drainage is not compromised; and
- b. negotiate with Harvey Water and the Shire where pipes and/or channels are relocated and ensure that these are safe and secure; and
- c. be responsible for the decommissioning of any pipes and channels that will no longer be required to the specifications and satisfaction of Harvey Water and the Shire.

3.0 Key Outcomes

The key outcomes of the review of the above documents are as follows:

- a. The Strategy is to set a framework for the long term expansion of the town.
- b. The expansion could accommodate about 806 people at an average density of R20.
- c. Any expansion will encounter issues related to irrigation/drainage pipes and channels.
- d. Depending on the extent of the expansion, there may be a need to upgrade water and sewerage infrastructure.
- e. The discharge of stormwater drainage will be a key issue and is the subject of a separate study.
- f. Land is required to be identified for the future expansion of the River Valley Primary School.
- g. Public open space provision should be in the form of areas large enough for active recreation use. Joint open space and drainage areas and linear public open space, in addition to those identified on the Burekup Expansion Proposal Map, is not preferred.
- h. Roads are to border public open space particularly the major areas.
- i. A residential road is to be an interface between the urban land and the adjoining farmland.

4.0 Justification for Expansion Strategy 2009

(Note: Sections 4.1 - 4.9 are the intellectual property of Griffiths Planning, with some modifications, for the purposes of supporting the townsite expansion strategy. Please note figures used in this section are ABS 2005 estimated figures and vary from ABS 2006 figures slightly).

4.1 Western Australian Planning Commission Policy Considerations

Justification of land use change to facilitate the townsite expansion, is provided through State Planning Policy No. 3, which states that proposals for future development shall have regard to:

- State Planning Strategy/Policies
- Population projections provided by the DPI
- Land release plans published by the Western Australian Planning Commission
- Endorsed local planning strategies

Understanding the capacity for expansion of the townsite of Burekup can be demonstrated by relating the expansion area to population growth and distribution. In support of the expansion of the Burekup Townsite, strategic considerations are presented outlining:

- Population and Settlement Patterns
- Future Land Supply

4.2 Existing Population and Settlement Patterns

The Shire of Dardanup estimated resident population in 2005 was 10,300 within the context of the Greater Bunbury Region population of 71,800. The town of Burekup has an estimated population of 388 people (ABS census 2005). Table 4 below provides an indication of the distribution of population within the Greater Bunbury Region in relation to the inland towns, and indicates that inland towns comprise approximately 11.4% of the region's population.

Table 4: Population Distribution of Greater Bunbury Region Inland Towns

LGA (population)	Town	Estimated population	% Shire	% Shires'	%GBR Population
Harvey (19,100)	Yarloop	658			
	Cookernup	355			
	Harvey	2,825			
	Wokalup	53			
	Brunswick	895			
	Roelands	98			
		4,884	25.6%		
Dardanup (10,300)	Burekup	388			
	Dardanup	483			
		871	8.4%		
Capel (10,700)	Boyanup	837			
	Capel	1,635			
		2 472	23%		
	Total	8,227	100%	(40,100) 20.5%	(71,800) 11.4%

Source: Based on ABS 2005 data.

Table 4 indicates that population of the inland towns of the Greater Bunbury Region area is 11.4% of the total population of the Region.

The Bunbury Wellington Region Plan (Western Australian Planning Commission, 1995) presents a settlement hierarchy for the Greater Bunbury Region which includes:

- Regional Centre Bunbury
- District Centre Harvey
- Other Major Towns Capel
Dardanup
Brunswick Junction
Boyanup
Yarloop
- Other Town sites : Burekup
Wokalup
Roelands

Tables 5, 6, and 7 below identify the estimated population of each of the inland townsites in the region based on 2005 ABS census data, and describe the population distribution (total of 8,227) associated with the identified place in the settlement hierarchy.

Table 5: District Centre – Estimated Population 2005 (ABS)

Shire	Town	Estimated population	% of region (71,,800)	% of Shire (19,100)	% of Inland Townsite Population (8,227)
Harvey	Harvey	2,825	4%	14.8%	34.3%

Table 6: Other Major Towns – Estimated Population 2005 (ABS)

LGA	Town	Estimated population	% of Region (71,800)	% of Shire	% of Inland Townsite Population (8,227)
Harvey	Yarloop	658			
	Brunswick	895		12.3 %	
		Total (1,553)			
Dardanup	Dardanup	483		4.7%	
Capel	Boyanup	837			
	Capel	1,635		23.1%	
Total		4,508	6.3%		55%

Table 7: Other Townsites – Estimated Population 2005 (ABS)

Shire	Town	Estimated Population	% of Region (71,800)	% of Shire	% of Inland Townsite Population (8,227)
Harvey	Wokelup	53			
	Roelands	98			
	Cookernup	355			
Dardanup	Burekup	388		3.8%	
Total		894	1.2%		11%

Table 4 illustrates that Dardanup and Burekup townsites comprise only 8.4% of the Shire's population, which is below the Region's total of 11.4% of the population accommodated in townsites, and significantly lower than the proportion of the Shires of Capel and Harvey. The Shires of Harvey and Capel have 25.6% and 23% respectively of their population in their inland towns. The Shire of Dardanup's townsites represent 1.2% of the region's population.

4.3 Land Zoning

The "other townsites" currently represent 187 hectares of zoned land (See table 8 below), which represents approximately 19% percent of zoned land in the inland townsites, which corresponds to 11% (see Table 8) of the inland townsites' population. The townsite of Burekup currently has 31 hectares of land, which is significantly less than most other "other townsites". The growth of the Burekup Townsite has almost increased past the medium growth projections which predicted 405 persons by 2011 under the Bunbury-Wellington Region Plan. A key influence, and trigger for its growth is the availability of sewerage.

Table 8: Land Zoned Residential for Inland Towns in the Greater Bunbury Region

Hierarchy	Town	Urban Zoned Land (ha) under TPS	Total
District towns	Harvey	230ha	230ha (23%)
Other major towns	Yarloop	40ha	
	Dardanup	23ha	
	Capel	202ha	
	Brunswick	98 ha	
	Boyanup	217ha	580ha (58%)
Other townsites	Burekup	31ha	
	Roelands	83ha	
	Wokalup	13ha	
	Cookernup	60ha	187ha (19%)
	Total		997ha (100%)

The issue at Boyanup, Brunswick and Yarloop, and the District Centre (Harvey) preventing short term release of lots is a lack of structure planning on zoned land and co-ordination and supply of infrastructure. Conversely the issue at Burekup is a lack of zoned land identified, whilst the town has capacity for sewer and water infrastructure to be expanded.

In summary, Burekup Townsite has an estimated population of 388, 3.8% of the Shire's population and 31 ha of land zoned for residential purposes which is significantly lower in both respects than other "townsites" in the region. Other comparable townsites, Cookernup and Roelands have 60ha and 83ha respectively of land zoned for residential purposes with estimated populations of 355 and 98 respectively.

4.4 Land Requirements Using Scenario Planning

A basic analysis has been utilised to develop a 'conservative scenario' for settlement patterns that aids a general understanding of future residential land supply needs for the Shire of Dardanup Townsites towards 2031. The methodology builds on existing policy objectives for settlement distribution and existing settlement distribution patterns, to produce a realistic growth scenario.

4.5 Background to Conservative Scenario

A basic analysis using Western Australia Tomorrow – Population Report No.6 (Western Australian Planning Commission, November 2006) and Network City Discussion Papers provided information to identify population distribution through the Greater Bunbury Region, and to develop a 'conservative scenario' to aid a general understanding of the current and future residential land supply needs for inland towns in the Greater Bunbury Region towards 2031. The methodology builds on existing policy objectives for settlement distribution and existing settlement distribution patterns, to produce a realistic growth scenario which ensures that its recommendations would not pre-empt future strategic planning guidelines. The scenario conclusions demonstrate a growth scenario for inland townsites that will not prejudice the overall outcomes of future strategies, and that can be considered whilst strategies are a "work in progress" such as the Western Australian Planning Commission's South West Planning Framework and other local government planning strategies.

In an ideal sustainability sense, future population distribution would be limited to the current urban growth boundaries, to accommodate 60% of additional dwellings through increasing densities (Network City, Western Australian Planning Commission, 2003). If applied to the Greater Bunbury Region this would represent 73% of future population within the existing urban boundaries, and 27% of the future populations would then be located within the region towns and rural areas, with the majority focusing on rural towns to limit further rural fragmentation. This is one of many settlement scenarios which may guide planning across the Greater Bunbury Region. This "sustainable scenario" is perhaps not realistic given the current landuse pressures, settlement patterns and development options being pursued.

The 'conservative scenario' as mentioned in the paragraph above, demonstrates that the expansion of townsites, in this case, Burekup, will not implicate future land supply needs toward the development of the Greater Bunbury Region townsites or compromise urban centres of the Greater Bunbury Region.

The conservative scenario suggests that by 2031, Greater Bunbury inland towns will absorb approximately 17% of the region's population (101,600) this is still a low average, however, an increase on the current 11.4%. It is estimated that the population of the region will be 101,600 in 2031 and 17% of the estimated population of 2031 equates to a population of 17,272. The scenario is based on the consolidation of 60% of future development within existing urban boundaries (Greater Bunbury Urban Area as identified in the Greater Bunbury Land Release

Plan 2002) and in limited greenfield expansion of urban areas, and restricting rural subdivision to reduce the percentage of population accommodated in rural settlement areas to 5% or less of the Greater Bunbury Region future population by 2031.

Table 9 below demonstrates the population distribution throughout the region based on the scenario described above, and illustrates the number of dwellings potentially required to house the future population based on two different house occupancy ratios (2.4 persons per dwelling and 2.3 persons per dwelling).

Table 9: Population Distribution and Additional Dwellings

Greater Bunbury Region	Greater Bunbury Urban Area	Inland Towns	Rural	Total
Population Distribution	78%	17%	5%	100%
Population 2031 (Network City, WAPC)	79,248	17,272	5,080	101,600 ¹
Total Dwellings (Network City, 2.4 dwelling occupancy rate)	33,020	7,196	2,117	42,333
Total Dwellings 44,1745 (2.3 dwelling occupancy rate)	34,456	7,510	2,209	44,175
Existing Dwellings 2006 (28,270)	22,050 (78%)	3,251 (11.5%)	2,969 (10.5%)	28,270
Additional Dwellings by 2031 (Network City, 2.4 dwelling occupancy rate)	10,970	3,945	-852 ²	14,063
Additional Dwellings by 2031 (2.3 dwelling occupancy rate)	12,406	4,259	-761 ²	15,904

¹ The population figure of 101,600 is sourced from Network City population estimates provided by WAPC.

² The negative dwelling numbers represent a consolidation of existing townsites into the Greater Bunbury urban area, for example, the Myalup-Binningup area may be incorporated into the urban area. It does not represent a decline in dwellings in the rural areas, rather a re-classification of land currently denoted as rural into urban or inland towns.

4.6 Existing Population and Dwellings in Inland Townsites

The number of dwellings in the hierarchy has been estimated and is indicated in Table 10 below.

Table 10: Existing Population and Dwellings in Inland Townsites

Towns Hierarchy	Current population breakdown (total population 8,227 see table 4)	Estimated dwellings (2006) based on Table 2 (2.3 dwelling occupancy rate)
District Centre (Harvey)	2,825 (34%) (From Table 5)	1,228
Other major towns	4,508 (55%) (From Table 6)	1,960
Other townsites	894 (11%) (From Table 7)	389
Total	8,227	3,577

Based on the conservative scenario whereby 17% of the region's population will be accommodated in Greater Bunbury Region towns, where the balance of population reflects the current hierarchy and population distribution, Table 11 below suggests population growth and dwelling requirements for inland towns to 2031.

Table 11: Settlement Hierarchy / Distribution in 2031 for Inland Townsites (17% of the Greater Bunbury Region Population from Table 9)

Towns Hierarchy	%	Population (101,600 × 0.17 = 17,272)	Total dwellings (Network City) (2.4 dwelling occupancy rate)	Total dwellings (2.3 dwelling occupancy rate)
District Centre	34% (Table 7)	5,873	2,447	2,553
Other major towns	55% (Table 8)	9,500	3,958	4,130
Other townsites	11% (Table 9)	1,899	791	826
Total	100%	17,272	7,196	7,509

Table 11 shows that an additional 7,200 – 7,500 dwellings are required in the Greater Bunbury Region Inland Towns to house the estimated 2031 population.

4.7 Additional Dwellings for Inland Townsites to 2031

Table 12 below indicates that additional dwelling requirements will range from 3,900 to 4,300 for Greater Bunbury Inland Townsites. Additional dwellings required to meet population growth of inland townsites will be located within existing zoned areas and in expansion of existing townsite settlement areas.

Table 12: Additional Dwellings for Inland Townsites to 2031 (Based on Table 10 and 11)

Towns Hierarchy	Existing Dwellings 2006	Estimated dwelling requirement 2031 (2.4) (See dwelling occupancy rate – Table 9)	Network City (2.4 dwelling occupancy rate)	Estimated dwelling requirement 2031 (2.3) (See dwelling occupancy rate – Table 9)	2.3 dwelling occupancy rate
District Centre	1,105	2,447	1,342	2,553	1,448
Other major towns	1,788	3,958	2,170	4,130	2,342
Other townsites	358	791	433	826	468
Total Additional Dwellings			3,945		4,258

Table 7 indicates the amount of land zoned 'Residential' or 'Urban' under current local planning schemes and the Greater Bunbury Region Scheme. The estimated total amount of zoned residential land is 997 hectares. To provide a very general guide based on the number of dwellings estimated within region (Table 10) (3,251 dwellings) equates to approximately 3.3 dwellings per hectare (although some areas are zoned and undeveloped).

The amount of undeveloped/unsubdivided residential zoned land within the inland townsites has not been calculated. This figure has been requested from DPI, Industry and Infrastructure branch who prepare the Country Land Development Program. Although a figure has not been provided it could be assumed that between 10 to 20% of additional dwellings required may be located in existing zoned land upon subdivision, or through consolidation of densities into the long term. This figure may be higher in some areas, and lower in other areas. For example, the townsite of Dardanup has no further zoned land that may be subdivided, however Burekup has large tracts of unplanned zoned land under the Greater Bunbury Region Scheme.

Table 13 translates additional dwellings to additional land required, and for the purposes of this exercise reduces the required amount of land by 15% to address

the location of additional dwelling requirements into existing zoned land (infill). This cannot be quantified as the information is not available.

To translate additional dwelling requirements to additional land required has been estimated using two figures. Seven dwellings per hectare and 13 dwellings per hectare. Essentially the seven dwellings per hectare relates to the current density in Perth middle and inner suburbs and the 13 dwellings per hectare is the suggested density in Liveable Neighbourhoods to be equivalent to a density of R20.

4.8 Estimated Additional Residential Zoned Land Required to 2031

Table 13: Estimated Additional Residential Zoned Land Required to 2031

Hierarchy	Network City Figures 2.4 dwelling occupancy rate		2.3 dwelling occupancy rate	
	7 dwellings per hectare average	3 dwellings per hectare average	7 dwellings per hectare average	3 dwellings per hectare average
District Towns (34%)	192	447	207	482
Other Major Towns (55%)	310	723	334	781
Other Town Sites (11%)	62	145	67	156
Total	3945/7 = 564ha (Table 12)	3945/3 = 1,315 ha (Table 12)	4258/7 = 608ha (Table 12)	4258/3 = 1,419 ha (Table 12)
Total less 15%	479 ha	1,118 ha	517 ha	1,206 ha

Through this analysis and using the conservative scenario it can be demonstrated that between an additional 479 to 517 hectares of (serviced) land within regional towns will need to be provided to support inland townsite population toward 2031 population. Based on current ratio of "other townsites" providing 19% (see Table 8) (and generally in keeping with Table 13 above) of the zoned land for towns in the region, between 62ha to 67ha (Other Townsites – Table 13) may need to be provided through expansion of the "other townsites" by 2031.

The total area for "other townsites" will then increase from 187ha to 249ha (Other Townsites – Table 8). Should this land area be equitably distributed through each of the major townsites, this would equate to approximately to 46 hectares (187/4 = 46) for each town (see Table 8 for Other Townsites). The Roelands and Cookernup townsites already exceed this land area and the majority of the areas are undeveloped. However, Burekup Townsite only has 31 hectares and

Wokalup only has 13 hectares. It is unlikely that Wokalup will expand due to the existing townsite being surrounded by Priority Agriculture land. Therefore, it could be argued that, given Roelands and Cookernup already far exceed the average 46 hectares, Burekup could absorb additional land for future expansion.

Using the above rationalization, it would be acceptable for Burekup to utilise approximately half of the additional 67ha. This Expansion Strategy 2009 proposes to utilise approximately 31ha of the available 67ha additional land.

The conclusion from this discussion of land supply based on a conservative scenario resulted in an estimated additional 31 hectares of residential land recommended to be provided for the townsite of Burekup. Based on an average density of 7 dwellings per hectare and 2.3 persons per dwelling translates to a townsite that may accommodate an additional 500 people ($31 \times 7 \times 2.3 = 500$), or a total population of approximately 1,134 people by 2031. This figure represents 1.1 % of the region's population by 2031 which reflects a marginally higher proportion of population. This figure is also the result of the conservative scenario which provides for growth without compromising expansion and consolidation of other urban areas or townsites within the region.

If a density of 10 dwellings per hectare were adopted (middle point between the adopted 7 dwellings per hectare and 13 dwellings per hectare suggested in Liveable Neighbourhoods for an R20 density) and an occupancy rate of 2.6 persons per dwelling (based on the Australian average from the 2006 Census) were adopted, an additional 31 hectares of residential land could accommodate an additional 806 people ($31 \times 10 \times 2.6 = 806$), or a total population of approximately 1,440 people by 2031.

4.9 Burekup Townsite – Indicative Land Release

Given the justification in section 4.8, the total land area of the Burekup Townsite would therefore not exceed 62 hectares with a minimum population of approximately 1,440 people by 2031. Therefore it is considered that Burekup Townsite could expand to a minimum of approximately 62 hectares in 25 years.

Major growth of townsites should be facilitated in the next 15 years whilst urban consolidation objectives for the Greater Bunbury Urban Area are embraced, and district level structure planning is undertaken for areas north and east of the existing urban area boundary. To facilitate growth and development of townsites will reduce temptation to fragment rural land and priority agricultural land whilst the urban development areas are being planned. It has been estimated that there is approximately 5 -10 years land supply available in the Bunbury urban area. When this runs out and district structure planning is being undertaken, an emphasis on townsite development should be supported, particularly where the capacity for extension of infrastructure services is available, and developers intentions are realistic.

By 2015 to 2020 a review of the local government strategies (including Burekup Townsite Expansion Strategy 2009) will be required, the south west planning

framework will be in its implementation phases with a settlement hierarchy clearly stated, and the sustainability charter will be governing our processes.

This strategy will not prejudice other major towns or the hierarchy. If, however, broader strategic initiatives recommend that the higher proportion of the region's population will be absorbed in the inland towns, then the planning for expansion of the townsite will provide a good basis for consolidation or further sustainable expansion.

To enable subdivision and development of the land by 2031, zoning should be incorporated into local planning schemes by 2025. It is recommended that 80% of this become available by 2015 for the reasons of land supply explained in the paragraph above. Therefore staging of the 31 hectares could be proportioned as follows:

2009 – 2012 – 12.5 ha (40%)
2013 – 2015 – 12.5 ha (40%)
2016 – 2025 – 6 ha (20%)

5.0 The Expansion Strategy 2009

5.1 Residential Expansion Area

Based on the justification provided in Section 4, it is proposed to expand the town by approximately 31ha to satisfy estimated population demand until 2031. Strategy of the expansion area will be controlled by detailed structure planning (See Appendix 2 – Expansion Strategy 2009 Map).

5.2 Accessibility and Convenience

The expansion areas provide ready accessibility and convenience for bulk of the additional population. The greatest distance from any extremity of the expansion area to either the retail area or the primary school is approximately 1500 metres. Therefore, the majority of the population in the expansion area will be within comfortable walking or cycling distance to the existing and proposed facilities.

5.3 Traffic and Road Capacities

A traffic study was undertaken by WML Consultants (June, 2007) for the Burekup townsite (including the proposed expansion area). This study concluded:

"the proposed changes have significant effects on the volume of traffic from Burekup. The increased volume of traffic is too high for one intersection to accommodate and traffic will need to be distributed over two or three intersections. Even with a distribution of traffic, the level of service of the intersections in their current layout will drop to D." Level of Service D refers to 35 to 55 seconds delay per vehicle.

Upgrading the SW Highway to dual carriageway road will improve the Level of Service at these intersections to an acceptable level.

The proximity of the intersection to the rail way level crossing is a safety concern...It would be desirable to increase the distance between the intersection with the South Western Highway and the rail line and this should be incorporated in the Highway upgrading if practical. Alternatively, acceleration or merging lane may be able to be incorporated in the highway upgrading to minimize queuing at the intersection.

It is also recommended that the proposed development be planned to encourage the use of alternative access roads to distribute traffic to adjacent intersections with the highway."

The Burekup Expansion Proposal Map indicates places where there will need to be road infrastructure upgrades.

5.4 Commercial

It is proposed that development in this area will be mixed use with shops and offices. The existing lots within this area should be able to provide onsite parking in addition to the existing on-street parking. Some road widening may be possible to redesign the existing on-street car parking to increase the number of available bays.

The land should be zoned "Business-Commercial" with uses being in accordance with the Town Planning Scheme.

5.5 Greater Bunbury Region Scheme

The land contained within the expansion area will require to be changed from "Urban Deferred" to "Urban" under the Greater Bunbury Region Scheme. This change is commenced by Council requesting the Commission to transfer the land from the Urban Deferred zone to Urban zone - the Commission then makes a resolution which is gazetted and takes effect (as per Clause 13 of the GBRS). The land would first need to be rezone under Town Planning Scheme No. 3 to "Development" Zone.

5.6 Community Consultation

The Burekup Townsite Expansion Strategy 2009 was advertised for public comments. Approximately 188 letters to landowners were sent out and two public meetings were held in Burekup with a total of approximately 110 residents and Councillors in attendance. A copy of the endorsed Council Report is included at Appendix 3 which provides a summary of public submissions and Council's consideration of the Strategy.

6.0 Planning Policy Statement

6.1 Framework for Future Development – Rezoning/Structure Planning

Prior to subdivision and development a town planning scheme amendment shall be required to zone the land within the expansion area to Development zone. This Strategy provides the framework for an amendment. The Town Planning Scheme contains provisions which allow for a Development zone which facilitates the Structure Planning process. The Structure Planning process can then be initiated concurrently and detailed planning can occur.

Council may consider undertaking the scheme amendment to rezone the expansion area to Development zone. Prior to subdivision and development however, a Structure Plan will still be required.

6.2 Residential

Residential planning will be guided by the principles in *Liveable Neighbourhoods (Edition 3)* and *Designing Out Crime Guidelines*.

Residential lot densities shall range between R12.5 and R30, with the majority of the residential lot densities being R20.

A boundary road is to extend around the residential and rural interface wherever possible.

Adequate land use buffers shall be required between residential and the existing farming land.

6.3 Public Open Space

Public open space provision should be in the form of areas large enough for active recreation use. The Burekup Expansion Proposal Map does indicate locations of joint public open space and drainage areas and linear open space. Other occurrences of joint public open space and drainages areas and linear open space is not preferred. Wherever possible public open space is to be bounded by roads. The backing of residential lots onto public open space is to be avoided.

The Shire shall use public open space cash in lieu payments to fund upgrading of the existing recreation ground or purchasing land for future additional recreation ground(s).

6.4 Commercial

The Retail Area shall be zoned "Business-Commercial".

No development shall occur until a Structure Plan has been approved.

6.5 Service Infrastructure

No development is to proceed until it can be serviced by reticulated water and sewerage.

6.6 Infrastructure Upgrades

Council will request that the Western Australian Planning Commission impose a condition of subdivision requiring a contribution towards road upgrading, streetscaping and traffic treatments and for possible drain upgrading for locations identified on the Burekup Expansion Proposal Map in accordance with Council Policy.

Council will request that the Western Australian Planning Commission impose a condition of subdivision requiring a contribution towards road upgrading and construction of community facilities identified in Council's "Burekup Community Facilities Upgrade Strategy". This Strategy will be undertaken once the Burekup Expansion Strategy 2009 is approved.

6.7 Land Use Buffer

A land use buffer will be required between the residential area and the existing adjoining farming land, namely the farming land south of Crampton Road and Hutchinson Road. The buffer shall incorporate a vegetated buffer design generally in accordance as shown below.

Vegetation Buffer Design

- Minimum total width of 40m including 10m separation, 10m plantings and 10m separation.
- Include an area of at least 10m clear of vegetation or other flammable material on either side of the vegetated area.

|...10m clear...|.....20m vegetation.....|...10m clear...|
- Contain random plantings of a variety of tree and shrub species of differing growth habits, at spacings of 4-5m for a minimum of 20m.
- Include species with long, thin and rough foliage.
- Provide a permeable barrier which allows air to pass through the barrier. A porosity of 0.5 is acceptable (approximately 50% of the screen should be air space).
- Foliage is from base to crown.
- Include species which are fast growing and hardy.

- Preferably includes local native species

Applications for development, where vegetated buffers are proposed, should include a landscape plan indicating the extent of the buffer, the location and spacing of the proposed and existing trees and shrubs and a list of tree and shrub species to be planted. The proposal should also contain details concerning the proposed ownership of the vegetated buffer and the means by which the buffer is maintained.

6.8 Cost Contributions

Future Structure Planning is to include consideration of any required cost contributions to ensure future development of the Expansion area is equitable. Such cost contributions may include land for identified drainage basins and land identified for the Land Use Buffers.

**APPENDIX 1:
BUREKUP SETTLEMENT STRATEGY**



Settlement Strategy Plan Precinct 2 – Burekup

Community Facilities & Land Use		Housing Stock & Lot Sizes	
Community services and facilities within the Precinct include: <ul style="list-style-type: none"> • Burekup Store, which provides a range of facilities and services. • Burekup Primary School. • Community Hall & Country Club. • Sporting grounds and facilities. • Land uses within the Precinct is predominantly residential and recreational land uses. 		<ul style="list-style-type: none"> • Lot sizes are typically 1,214m². • Housing stock generally dates to the 1960's and 1970's and are mostly in a good condition. • There are minimal grouped dwellings developments that have been built over the last few years. 	
Demographics – 2006 Census			
Snapshot		Population Age	Household Characteristics
Total Population: 634 Average Household Size: 2.7 Median Household Income: \$1,156 Separate Dwellings constitute 95.7% of total housing stock		Under 15 years: 24% Between 15 to 29 years: 16% Between 30 to 44 years: 23% Between 45 to 64 years: 29% 65 Years and over: 8%	Couple family with children: 49% Couple family w/o children: 40% One parent family: 11% Other families: 0%

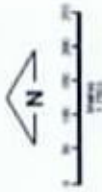
Recommendations

- The majority of the original townsite as shown on the plan be identified as suitable for an R12.5/R20 density code.
- The developed residential areas currently zoned General Farming as shown on the plan be identified as suitable for an R12.5 density code.
- Residential areas along Russell Road as shown on the plan identified as suitable for future business-commercial zoning.
- Removal of Special Development Area and Residential Development Area.
- Review the existing Burekup Townsite Expansion Strategy as identified on the plan.
- Development Criteria being included within the Town Planning Scheme for development to occur at the identified higher density code.
- Design Guidelines to be prepared and adopted to guide future residential development.



Settlement Strategy Plan Precinct 2 - Burekup

Prepared by Geographic Services
Bureau of Land Management
November 2007
1:50000 (not to scale)



LEGEND

- C** Community Facility
- P** Public Open Space
- S** School
- H** Heritage Listed
- Existing Commercial
- Suggested Commercial
- Residential Zoned Land
- Suggested R12.5/R20
- Suggested R12.5
- "Special Development Area"
To be removed
- "Residential Development Area"
To be removed
- Future Expansion - 1
As per Endorsed Strategy
(Density to be reviewed)
- Future Expansion - 2
As per Endorsed Strategy
(Density to be reviewed)

ADOPTED BY THE SHIRE OF DARDANUP
AT ITS ORDINARY MEETING HELD ON _____

CHIEF EXECUTIVE OFFICER

ENDORSED BY THE WESTERN AUSTRALIAN
PLANNING COMMISSION ON _____

DAY OF _____ 20__

**APPENDIX 2:
BUREKUP EXPANSION PROPOSAL MAP**

PLANNING POLICY STATEMENTS

1. This Plan serves as a guide to future detailed structure zoning and rezoning amendments.
2. Urban development is to occur in accordance with the Strategy Plan. No urban development shall occur to the west of South Western Highway.
3. Subdivision and development within the identified expansion area is not to occur until such time as the land is appropriately zoned in both the Greater Burbury Region Scheme and the Local Planning Scheme and a detailed Structure Plan has been endorsed by the Shire and the WAPC.
4. Structure Plans and Scheme Amendments may apply to either the whole expansion area or parts thereof.
5. Subdivision of land will only be supported where consistent with the zoning requirements of this Strategy.
6. The vision for Burkup generally is to achieve an attractive, well serviced and sustainable village within a rural setting, with a population of up to 1,200 persons. All structure Plans are to demonstrate consistency with this vision.
7. Structure Plans are to be prepared in accordance with the provisions of the Local Planning Scheme No. 3 applicable to the Development Zone and Tavelle Neighbourhood design policy.
8. If a Structure Plan is submitted for a portion of the identified expansion area only, it is to be accompanied by a Concord Plan for the balance of the expansion area which identifies how the proposal will fit with, and be complementary to, the future planning of surrounding and adjoining Structure Plan areas.
9. As a minimum, the areas of public open space as shown on the Strategy Plan are to be identified for public open space purposes on any Structure Plan and added to the Crown as a condition of subdivision. The vesting and long term management of P.O.S. areas is to be provided at the Structure Plan stage.
10. Structure Plan(s) are to identify vegetated buffers at the interface of residential expansion and the surrounding rural area which are to be inclusive of roads and screen vegetation. If necessary, Structure Plans are to identify suitable measures for mitigating noise from major road or rail infrastructure.
11. Structure Plan(s) are to be accompanied by the following documents:
 - a. A Fire Management Plan (FMP)
 - b. A Community Needs Analysis which is to determine the requirement for any necessary community facilities and infrastructure and the submitters responsibility for their provision, including monetary contributions consistent with Part 5(1)(c).
 - c. A Sustainability Outcomes and Implementation Plan which details the targets and method of delivery in respect to Sustainability Outcomes inclusive of:
 - On-site power generation;
 - On-site water capture and re-use;
 - Re-use of grey water;
 - Correct housing orientation for passive heating and cooling;
 - Provision of affordable housing; and
 - Investigate the feasibility of the provision of public transport and the integration of the subdivision and future built form with public transport.
 - d. A Local Water Management Strategy;
 - e. A Local Water Management Plan;
12. Structure Plan(s) are to include:
 - a. A requirement for the preparation and endorsement of Design Guidelines prior to subdivision. Design Guidelines are to ensure a theme of development which is consistent with the vision for Burkup.
 - b. Encouraging pedestrian access through the lots and connectivity for pedestrians, cyclists, people with disabilities, strollers, etc.
 - c. Requirements for road and intersection upgrades, encourage the use of alternative exits to South Western Highway and improve north-south links through the township.
 - d. Encouraging the retention of existing mature trees in road reserves, where possible, grassed and safe.
 - e. Requirement for public open space plan addressing water sensitive urban design principles, multifunctional use of area, used as a bird use buffer where appropriate, planting with endemic species, fire management access.
13. Subdivision and development of land identified for commercial purposes on the Strategy Plan is not to occur until the land is suitably zoned and a Structure Plan endorsed by the Shire and WAPC. The Structure Plan shall include car parking design guidelines.

LEGEND

- RESIDENTIAL
- 50m LAND USE BUFFER
- LINEAR P.O.S.
- ROAD WIDENING
- FUTURE COMMERCIAL
- SCHOOL EXPANSION SITE
- DEVELOPMENT STAGE BOUNDARY

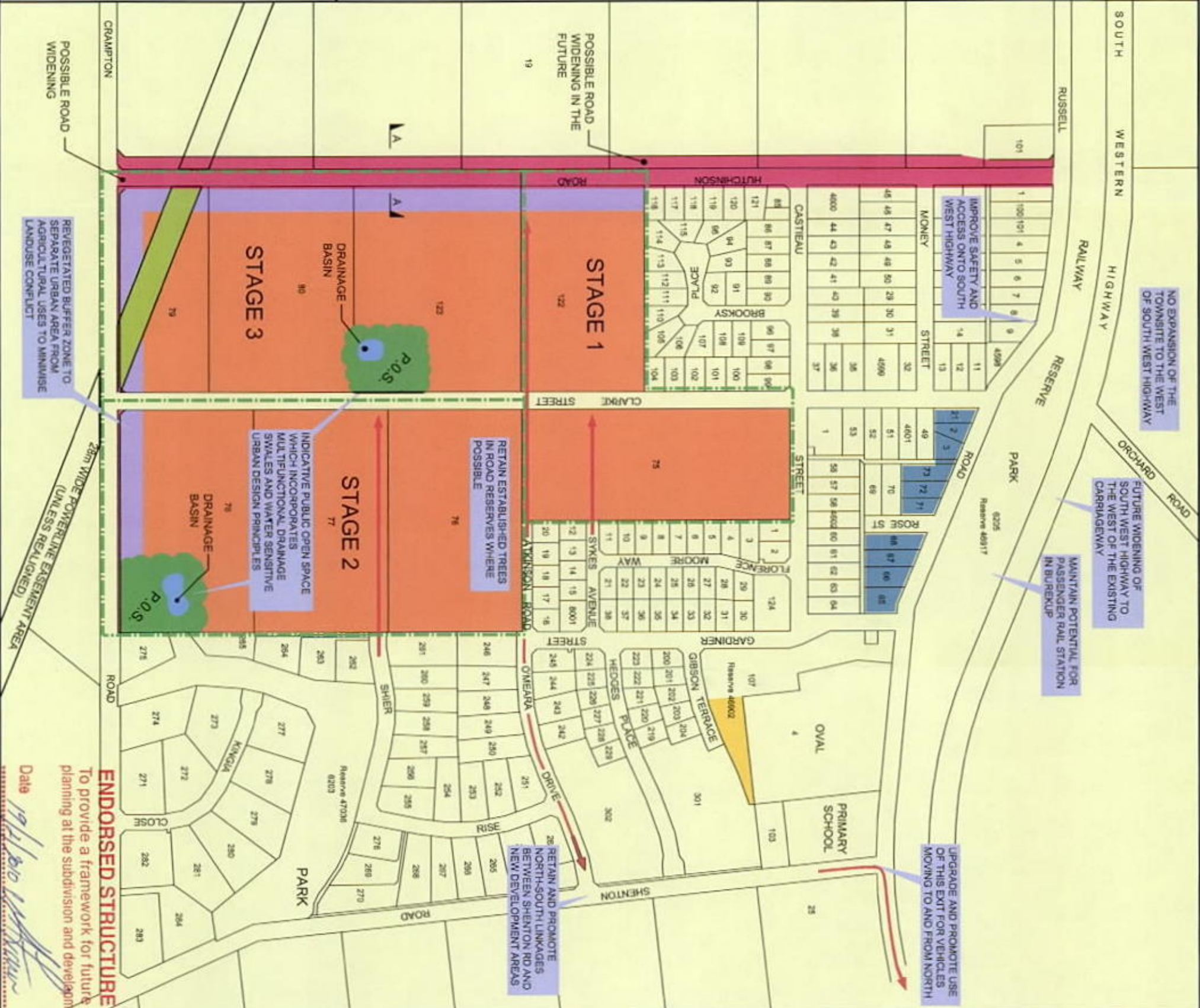


MARK L. CHESTER
CHIEF EXECUTIVE OFFICER

**BUREKUP TOWNSITE
EXPANSION PROPOSAL**

AUTHORISED: EDWARDS-DING No: T&P013-09 Rev 4 DATE DRN: 24-02-09
SCALE 1:5,000 @ A3 DRN: T&P DESIGN

SHIRE OF DARDANUP
P.O. BOX 7018
1 COUNCIL DRIVE
EATON, 6232
TELEPHONE (08) 9724 0000



ENDORSED STRUCTURE PLAN

To provide a framework for future detailed planning at the subdivision and development stage.

Date: 19/11/10

Delegated under s.16 of the Planning & Development Act 2005

**APPENDIX 3:
COUNCIL ENDORSED REPORT**

10.4 TOWN PLANNING OFFICER REPORT
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10.4.1 *Title: Burekup Townsite Expansion Strategy 2009*

Reporting Department: Planning Services
 Reporting Officer: Mrs Elizabeth Edwards – Senior Planning Officer
 Legislation: Planning and Development Act 2005
 File Number: PL180005

Background

At the meeting of 11 March 2009 [Res 65/09], Council resolved to

"Endorse the Draft Burekup Townsite Expansion Strategy 2009 for the purpose of seeking public comment".

The Burekup Townsite Expansion Strategy 2009 identifies an area of land suitable for the expansion of the townsite to approximately 2000 people.

Legal Implications - None.

Budget Implications

Advertising costs will be incurred and there is a budget allocation for advertising.

Officer Comment

- *Advertising*

The proposal was advertised by way of letters to landowners within the Burekup Townsite, and two public meetings were held in Burekup. Approximately 188 letters were sent to landowners, approximately 40 residents and Councillors attended the first public meeting and approximately 70 residents and Councillors attended the second public meeting. The proposal was advertised for 9 weeks (16 March 2009 to 15 May 2009).

A total of 40 submissions were received with 3 submissions not objecting to the proposal, 36 submissions objecting to the proposal and 1 submission making comments on the proposal (Appendix ORD: 10.4.1). Of the 188 letters sent to landowners, 19.1% were objected to the proposal (Refer following table).

	% of Submissions	% of letters sent to landowners
188 letters sent to landowners		100%
40 submissions	100%	21.3% returned
36 objecting	90% objecting	19.1% objecting
3 not objecting	7.5% not objecting	
1 commenting	2.5% commenting	
48 not returned		80.9% not returned

All submissions have been summarised and are contained within the resolution. The following provides details on the most common concerns from the submissions:

#	CONCERN	COMMENT
1	The planned increase in population will destroy the character of the rural village.	It is expected that any population increase will be gradual over years rather than a sudden influx of people which will give residents time to adjust. Policies and Plans can be put into place to help maintain the village character. For example, when the WA Planning Commission endorsed the Dardanup Townsite Expansion Strategy recently, one of the modifications required was a policy statement relating to future structure plans and design guidelines addressing the vision of Dardanup (similar to that of Burekup) to achieve an attractive, well serviced and sustainable village, within a rural setting.
2	Increased population will inevitably increase the criminal element and anti-social behaviour.	Crime prevention through environmental design is based on the idea that peoples' behaviour within the urban environment, particularly in terms of the possibility of offending, as well as an individual's perceptions about their safety, is influenced by the design of that environment. The "Designing Out Crime Guidelines" is a reference document published by the WA Planning Commission which identifies concepts and approaches to improve the design of neighbourhoods to reduce crime. This Guideline can be used when designing the expansion of Burekup.
3	Develop a satellite town rather than expanding Burekup.	There are State Planning Policies that encourage the expansion of existing townsites rather than establishing satellite towns. The establishment of satellite towns may result in significant infrastructure costs, duplication of community facilities and the like. Expanding existing townsites allows existing infrastructure to be utilised and provides the opportunity for facilities and services to be more sustainable.
4	Having smaller blocks will take away the 'uniqueness' of Burekup. Respondents have suggested that blocks should be generally between 800m ² and 2000m ² .	Many State Planning documents refer to neighbourhoods/settlements providing a range of lots sizes and housing types to cater for the diverse needs of the community. The existing Burekup townsite currently has lot sizes ranging from 700m ² to 4400m ² . The Expansion Strategy proposes a predominant density of R20 (average lot size of 500m ²). Other established areas developed at an R20 density have lot sizes ranging from around 500m ² to 800m ² with an average of around 600m ² to 700m ² . The Expansion Strategy also proposes some areas at a density of R30 (average lot size of 300m ²). It is envisaged these will just be small areas to allow for unit developments opposite parks, etc. The proposed density of R20 to R30 is in line with contemporary planning practices and the State Planning document Liveable Neighbourhoods.

#	CONCERN	COMMENT
5	Current infrastructure/utilities are almost at maximum capacity.	<p>The Water Corporation were consulted during the initial preparations of the 2009 Expansion Strategy. The Water Corporation advised that the reticulation infrastructure in Burekup was generally satisfactory to accept the proposed increase in development. Minor upgrades and the potential provision of additional fire hydrants will be required at the time of development at the developer's cost. Other upgrades of the system for storage, distribution, treatment, etc will be absorbed by the Water Corporation. If electricity supply systems are not capable of servicing population increase, the developer will be responsible for providing necessary upgrades.</p>
6	Current facilities (such as the school and public open space) can't withstand any more usage.	<p>Shire officers held a meeting with the River Valley Primary School Principal and School Council to discuss the Expansion Strategy and potential impacts on the School. The Principal advised that the School could cater for up to 160 students by placing demountables on the School site. Officers' initial calculations envisage this will be sufficient but it would come down to the demographics of the population which would not be known until the land had been subdivided and land purchased. The Principal of the School did not have any concerns about the School's capacity to grow with Burekup – up to approximately 160 students.</p> <p>Each developer is required to give up 10% of their land for public open space. This can be either a parcel of land within a subdivision to be developed as a park (as an example) or the equivalent in cash can be given to be put towards buying land to create a larger parcel elsewhere in the Burekup townsite. Two pockets of public open space have been shown on the Expansion Strategy Plan as these will also serve a drainage function but additional land (or cash-in-lieu) will be required. It is likely that additional public open space areas will be allocated during the preparation of a Structure Plan.</p>
7	Current access from South Western Highway is inadequate and dangerous.	<p>Main Roads WA was consulted during the initial preparations of the 2009 Expansion Strategy. Main Roads WA advised that the intersections with South Western Highway function adequately to Main Roads requirements. Land has been identified in the Greater Bunbury Region Scheme to allow for the future upgrading of the highway to a dual carriageway however at this stage there are no plans for this to be undertaken.</p>

#	CONCERN	COMMENT

- Strategic Implications*

As mentioned in the Expansion Strategy document, Stage 1 of the proposed expansion has been identified at a State level for future urban development. The Greater Bunbury Region Scheme has the Stage 1 area identified as 'urban deferred' – as with other inland towns such as Boyanup and Capel. The South West Framework has identified Burekup as having the potential to expand to 2000 people by 2050.

Subsequent to discussions between Shire officers and State Planning officers, it appears unlikely that (at a State level) subdivisions to create large residential blocks would be supported in the future as it would be unsustainable development and not the 'best use of land'.

- The Way Forward*

Essentially Council has 2 options to deal with the Burekup Townsite Expansion Strategy 2009.

Option 1

Council may proceed with the Burekup Townsite Expansion Strategy acknowledging the submissions received and the objections.

Option 2

Council not proceed with the Burekup Townsite Expansion Strategy.

If Option 2 is taken the existing Burekup Townsite Expansion Strategy 1999 would be the guiding document for the expansion of Burekup.

- Conclusion*

Based on the Greater Bunbury Region Scheme and the South West Framework, there is compelling strategic planning reasons for the expansion of Burekup in the manner proposed. Given the strategic planning reasons for the expansion it will be recommended that Council request the Draft Burekup Townsite Expansion Strategy 2009 be endorsed by the WA Planning Commission.

Voting Requirements - Simple Majority

FURTHER INFORMATION

Senior Planning Officer, Mrs Elizabeth Edwards supplied further information to be included in the resolution:

Submission response from:

29	S Gibaut 9 Brooksy Place Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the	Noted 1. Refer to Comment 1 in report.
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		rural village.	
		2. Having smaller blocks takes away the 'uniqueness' of Burekup. Zoning should be R12.5 for expansion area.	2. Refer to Comment 4 in report.
		3. Current facilities (school and oval, commercial outlets) can't withstand anymore usage.	3. Refer to Comment 6 in report.
		4. Current sewerage and drainage, traffic and roads, utilities and communications, and footpaths haven't been increased in last 20 years.	4. Refer to Comment 5, 6 & 7 in report. Also the Shire has an Assets Management Plan which outlines future planned upgrades and when they are planned to occur.

Amended to:

29	S Gibaut 9 Brooksy Place Burekup WA 6227	<p>Objection</p> <p>1. Planned increase in population will destroy present character of the rural village.</p> <p>2. Having smaller blocks takes away the 'uniqueness' of Burekup. Zoning should be R12.5 for expansion area.</p> <p>3. Current facilities (school and oval, commercial outlets) can't withstand anymore usage.</p> <p>4. Current sewerage and drainage, traffic and roads, utilities and communications, and footpaths haven't been increased in last 20 years.</p> <p>5. Only those owners who agree to commercial zoning should be included. Commercial area should be located in Rose Street.</p>	<p>Noted</p> <p>1. Refer to Comment 1 in report.</p> <p>2. Refer to Comment 4 in report.</p> <p>3. Refer to Comment 6 in report.</p> <p>4. Refer to Comment 5, 6 & 7 in report. Also the Shire has an Assets Management Plan which outlines future planned upgrades and when they are planned to occur.</p> <p>5. Landowners were consulted when Settlement Strategy and Scheme Amendment No. 152 was advertised in Feb/Mar 2008. Commercial in Rose Street would contradict vision for Main Street commercial area.</p>
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And the resolution to be changed from:

2. Adopt the Draft Burekup Townsite Expansion Strategy 2009 as advertised, with the following inclusion:
 - o "6.8 Cost Contributions

Future Structure Planning is to include consideration of any required cost contributions to ensure future development of the Expansion area is equitable. Such

cost contributions may include land for identified drainage basins and land identified for the Land Use Buffer."

3. Request the Western Australian Planning Commission endorse the Draft Burekup Townsite Expansion Strategy 2009, subject to the following inclusion: -

Insert the following clause after Section 6.7 Land Use Buffer

- "6.8 *Cost Contributions*

Future Structure Planning is to include consideration of any required cost contributions to ensure future development of the Expansion area is equitable. Such cost contributions may include land for identified drainage basins and land identified for the Land Use Buffer."

To Amended Resolution:

2. Adopt the Draft Burekup Townsite Expansion Strategy 2009 as advertised, with the following inclusions:

- "5.6 *Community Consultation*

The Burekup Townsite Expansion Strategy 2009 was advertised for public comments. Approximately 188 letters to landowners were sent out and two public meetings were held in Burekup with a total of approximately 110 residents and Councillors in attendance. A copy of the endorsed Council Report is included at Appendix 3 which provides a summary of public submissions and Council's consideration of the Strategy."

- 6.8 *Cost Contributions*

Future Structure Planning is to include consideration of any required cost contributions to ensure future development of the Expansion area is equitable. Such cost contributions may include land for identified drainage basins and land identified for the Land Use Buffer."

- *Appendix 3 Endorsed Council Report*

A copy of the endorsed Council Report is to be included at Appendix 3 of the Burekup Townsite Expansion Strategy 2009."

3. Request the Western Australian Planning Commission endorse the Draft Burekup Townsite Expansion Strategy 2009, subject to the following inclusions: -

Insert the following clause after Section 5.5 Greater Bunbury Region Scheme

o "5.6 *Community Consultation*

The Burekup Townsite Expansion Strategy 2009 was advertised for public comments. Approximately 188 letters to landowners were sent out and two public meetings were held in Burekup with a total of approximately 110 residents and Councillors in attendance. A copy of the endorsed Council Report is included at Appendix 3 which provides a summary of public submissions and Council's consideration of the Strategy."

Insert the following clause after Section 6.7 Land Use Buffer

o "6.8 *Cost Contributions*

Future Structure Planning is to include consideration of any required cost contributions to ensure future development of the Expansion area is equitable. Such cost contributions may include land for identified drainage basins and land identified for the Land Use Buffer."

Insert the following after Appendix 2 Burekup Expansion Proposal Map

o *Appendix 3 Endorsed Council Report*

A copy of the endorsed Council Report is to be included at Appendix 3 of the Burekup Townsite Expansion Strategy 2009."

Discussion:

Manager Planning Services, Mr Robert Quinn outlined the amendments to the resolution advising of the community consultation and suggestion that the endorsed Council report becomes part of the Expansion report. The amended resolution also included the omitted part of Mrs S Gibaut's submission.

Cr. P A Bass advised that there was, a lot of feeling about the size of the blocks going in. Is there anything to stop the locals from subdividing their own blocks to quarter acre blocks?

Manager Planning Services, Mr Robert Quinn advised that if Council wished to have R10 that was up to Council.

Cr. P A Bass asked if state planning would allow them to go ahead?

Manager Planning Services, Mr Robert Quinn advised that one of the reasons for going to an R20 zoning was to increase density. This push is coming from the State Government. They are trying to get more people in a denser area. This way you get a higher return for the capital outlay.

Cr. C G Mountford noted that with the existing lots, there is nothing to stop people from putting more houses on their blocks.

Manager Planning Services, Mr Robert Quinn advised that under our scheme you can do that. You can have an R20 zoning and still have 1000m² blocks and not develop it. Larger lots are getting broken down all the time. A block can have one dwelling for every 500m² without subdividing.

Cr. K Hopper noted that the whole question of looking at the Burekup Townsite Expansion is that there are a significant number of people in the Burekup community who are very keen to not only have a say but be heard and influence the development of the town into the future. That's the greatest single factor that I have borne in mind.

The 1999 plan has been well received and is quite popular. The weakness of that plan is that there is basically no overall planning. People can develop the little bit they want without any contribution to the townsite or to even tying in with other roads. Everyone can do their own thing. You can end up with a fragmented development because there are not safeguards in the 1999 strategy. The community hasn't got the opportunity to say anything about it any developments as is. The greatest single strength in this new Strategy is that there is a greater opportunity for the community to be involved in and make substantial contribution to the future of the townsite.

Developers will not find 1000m² blocks as desirable. When you talk about an R20 zoning, the actual lot yield is considerably fewer because of roads and POS etc which would make you end up with larger lots. I don't like the idea of 500m² blocks, but when you move up to 800m² averages. You may have a significant number that are greater than that. The R30 encouraged if not forced a variety of different style housing. R30 would lend itself to have units and you get a better mix into the community. The most important single thing of the new Strategy is that it has already opened the door for the community to be a part of this and be a part of ongoing planning. I believe to go back to the 1999 plan would be a retrograde step and would spoil Burekup as a nice town, which is a quite an exceptional entrance to the Henty.

Cr. K Hopper moved the resolution stating that he believes it is in the best interests of the Burekup community to adopt the new strategy. Cr. K Hopper also advised that he was grateful that they community has expressed so much interest.

Cr. J E Gardiner seconded the resolution saying that this is an advancement that we have to make for the Shire and the long term planning. This Shire is on a knife's edge as to whether we survive or get taken over. I respect the objections but the strategy at the moment does not allow for any progress.

We would all like to stay the same, but this is a changing world and our Shire has to change to survive. Either we move forward or we stagnate and get taken over. If this happens then Burekup, Dardanup and rural areas will not get anything. That's just a fact of life. The rural areas have been neglected over east after amalgamation. I see this as a tremendous advantage to the Shire and the community.

Note: Planning Liaison Officer, Mr David Stewart returned to the room [5.25pm].

Cr. B A Murfit stated that she was a third generation resident of Burekup with 98 years of my family living in Burekup. I would like to see some expansion but I also don't want to see Burekup stuck in 2009. I do not think there is a need for quarter acre blocks, but 800m² blocks would be fine.

Cr. N J Anderson asked that if this gets passed by Council today then any future expansion were to take place with 300m² blocks, then the community would have their right of response.

Manager Planning Services, Mr Robert Quinn advised that they would.

Cr. N J Anderson asked if Council pass this today, then we are not taking any opportunity from the residents, further avenues of keeping large blocks. They will still have avenues?

Manager Planning Services, Mr Robert Quinn confirmed that the people would still have a comment.

Cr. N J Anderson referred to the comments regarding the anti social and criminal element. I personally don't relate size of a town to criminal element. I have read that there are guidelines that have been written to give ideas on how to develop plans to assist with that. It says that the guidelines can be used when the expansion of Burekup. Can we say the guidelines must be used. We cannot stop criminal element, but can we try to strengthen our stand on using the document so that we can at least be seen to be trying to go in that direction.

Manager Planning Services, Mr Robert Quinn advised that we can introduce it into Clause 6.12 of document. Stating that the 'Designing Out Crime Guidelines shall be used.'

Cr. K Hopper and Cr. J E Gardiner agreed that this be added to the resolution that the guidelines include the wording 'Designing Out Crime Guidelines shall be used.'

Cr. C N Boyce advised that like most of the Councillors I see a need for an Expansion Strategy, I understand the need for planning with regard to POS and infrastructure and I can see that ad-hoc development would leave Burekup a much worse place. The block size is a stumbling point that needs to be R20 for urban. My comment is that even though this is an urban development it is in a rural setting. Would a lot of the pain be taken out or concern of the community, if we used R12.5 zoning? If we left that there it goes to state planning; What would happen there?

Manager Planning Services, Mr Robert Quinn advised that Council can change it to R12.5. State Planning may ask us to demonstrate the need for

that zoning and we would have to have an argument as to why. We would have to have planning reasons, and currently our reasons are community concern and maintaining the existing character of town.

Cr. C N Boyce, it seems ludicrous to treat Burekup the same as Millbridge or Perth subdivisions. They are obviously not the same. You aren't actually taking away that option, you still have the back half of the block to do something with.

Manager Planning Services, Mr Robert Quinn advised that what the R12.5 zoning does is it sets a minimum lot area not the maximum. It's not a problem for us to change it to say minimum is R12.5, but do you want R30 in it? Do you want the opportunity to put unit development in it? It's a good idea to provide diversity of housing for people in different life stages. We can change to have an average of R12.5 with pockets of R30 in it.

Cr. C N Boyce asked if that would be negotiated at the time a developer came along?

Manager Planning Services, Mr Robert Quinn advised that no, we send it to the Planning Commission and they may change it. We can modify the document if Council wishes if they want an average of R12.5 and small pockets of R30, we need to be realistic. This is not going to happen tomorrow. If you want to leave the whole town R12.5 you would have a mono culture, you would have no diversity of housing sizes.

Cr. B G Day advised that say for instance that State Planning agreed to R12.5 in this strategy and there was a development of 1000m² blocks on one of the 5 acre blocks. Just because State Planning has agreed to the R12.5 what is stopping a person applying for R20? Nothing! Which means you are creating another ad-hoc development throughout the whole community.

Cr. A van Dijk noted that there are other points of influence along the way such as our local planning strategy. That's where the Designing Out Crime and other land use documents can be put to use and we can put some real customised influence of the planning strategy.

Cr. A van Dijk referred to the officer comment in response to part 1 of B&A Rose submission. If Council are going to endorse these comments it could be argued that the observation isn't accurate and I would suggest that the comment be removed and replaced with "The proposed expansion gives greater opportunity for the community to influence the expansion of Burekup."

Shire President asked the mover and seconder of the resolution, Cr. K Hopper and Cr. J E Gardiner if they were happy to substitute the suggested wording by Cr. A van Dijk and remove the existing comment.

Cr. K Hopper advised that the existing officer comment is perfectly logical, however trite, the suggested substitute comment is more helpful and more appropriate. Cr. J E Gardiner agreed to the change.

The resolution was amended under submission 38 B&A Rose, part 1 to remove the wording:

1. Just over 81% of landowners did not respond to advertising so it could be argued that the 2009 Expansion Strategy meets the expectations of 81% of the community.

And replace it with:

1. The proposed expansion gives greater opportunity for the community to influence the expansion of Burekup.

Note: Manager Building Services, Mr Peter Black left the room [5.48pm].

FORESHADOWED MOTION

Cr. C N Boyce foreshadowed a motion if the resolution was lost to change the zoning to R12.5.

Discussion:

Cr. K Hopper noted that the hardest thing is when Council is tugged on emotive issues. We also have to bear in mind where there are documents or strategies or policies, whilst guiding Council's decisions, are pretty much telling us where we need to go. To deviate from R20 would be to make little change to what we have in Burekup in the moment. To develop a Structure Plan around an R12.5 would be difficult and counter productive. We have to bear in mind that we need to have marketable blocks and the costs of development and the costs of providing infrastructure to the development. These will be passed back to the customer at the end. If we went with a more liberal density at the moment and recommended that to State Planning they would be creating a huge precedent which I think it is something they would be unlikely to do that at the moment. It is in the best interest of the community of Burekup to have input into their growth. I commend this to Councillors, respecting and recognising that the way forward not backward lies in this resolution.

OFFICER RECOMMENDED RESOLUTION & COUNCIL RESOLUTION

211/09 MOVED - Cr. K Hopper SECONDED - Cr. J E Gardiner

THAT Council:

1. Endorse the Schedule of Submissions:

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
1	Department for Planning and Infrastructure State Land Services PO Box 1575 Midland WA 6936	No objections	Acknowledged
2	J Richter 8 Clarke Street Burekup WA 6227	Objection The last expansion caused house (inside and out) to be filthy dirty with thick red dirt.	Noted This comment refers to subdivision of Lot 125 Castieau Street. Developers are required to implement dust control measures and comply with EPA legislation.
3	S Prior	Objection	Noted

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
	3 Cecil Street Australind WA 6233	<ol style="list-style-type: none"> 1. Planned increase in population will destroy present character of the rural village. 2. Current facilities (school and oval) can't withstand anymore usage. 3. Current sewerage disposal and water supply are almost at maximum capacity. 	<ol style="list-style-type: none"> 1. Refer to Comment 1 in report. 2. Refer to Comment 6 in report. 3. Refer to Comment 5 in report.
4	S Prior 3 Cecil Street Australind WA 6233	<p>Objection</p> <ol style="list-style-type: none"> 1. Planned increase in population will destroy present character of the rural village. 2. Current facilities (school and oval) can't withstand anymore usage. 3. Current sewerage disposal and water supply are almost at maximum capacity. 4. Road usage is very dangerous and is sometimes impossible to get onto highway. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Refer to Comment 1 in report. 2. Refer to Comment 6 in report. 3. Refer to Comment 5 in report. 4. Refer to Comment 7 in report.
5	A R Fullarton 8 O'Meara Drive Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. Planned increase in population will destroy present character of the rural village. 2. The block sizes give flexibility to have large shed, pool and other activity areas. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Refer to Comment 1 in report. 2. Refer to Comment 4 in report.
6	R Humphries 54 Hutchinson Rd Burekup WA 6227	No Objection	Acknowledged
7	M Meyntz C/O Post Office Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. No objection to the expansion – done in the right way. 2. Current facilities (school and oval) can't withstand anymore usage. 3. The entries in the town are unsuitable at present without increasing traffic flow so dramatically. 4. Having smaller blocks takes away the 'uniqueness' of Burekup. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Acknowledged 2. Refer to Comment 6 in report. 3. Refer to Comment 7 in report. 4. Refer to Comment 4 in report.
8	N & T Harvey	Objection	Noted

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
	6 Hutchinson Rd Burekup WA 6227	<ol style="list-style-type: none"> 1. No consideration given to infrastructure such as schools, shops, parks. 2. Roads planned to go straight through owner's property with 3 main parallel roads together. 3. Having smaller blocks takes away the 'uniqueness' of Burekup. 4. Planned increase in population will destroy present character of the rural village. 	<ol style="list-style-type: none"> 1. Refer to Comment 6 in report. 2. Final alignment of roads will be determined either at the Structure Plan stage or subdivision application stage. 3. Refer to Comment 4 in report. 4. Refer to Comment 1 in report.
9	Water Corporation PO Box 305 Bunbury WA 6231	No objections	Acknowledged
10	A & G Miller 5 Rose St Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. Not enough thought has been given to peoples concerns. What about plans for a retirement village? Many of us would like to continue to live here as we grow older. 2. Last time an expansion was done, we were all inundated with dust. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Nature of housing developed will be planned at either Structure Plan stage or subdivision application stage. 2. Developers are required to implement dust control measures and comply with EPA legislation.
11	J Ynema Post Office Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. Don't approve extending town beyond Russell Rd, Shenton Rd, Crampton Rd and Hutchinson Rd. 2. Having smaller blocks takes away the 'uniqueness' of Burekup. 3. Some unit development for seniors would be good. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Stage 2 is a concept at this stage should additional expansion be required in the future beyond Stage 1. 2. Refer to Comment 4 in report. 3. Nature of housing developed will be planned at either Structure Plan stage or subdivision application stage
12	M Cole 12 Brooksy Pl Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. Planned increase in population will destroy present character of the rural village. 2. Why not develop a satellite township. 3. It's inevitable that some development will take place but it should be done with public agreement and it should ensure that Burekup remains a rural town. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Refer to Comment 1 in report. 2. Refer to Comment 3 in report. 3. Refer to Comment 1 in report.
13	G E Ritchie C/o Post Office Burekup WA 6227	<p>Objection</p> <p>No comments provided.</p>	No comments provided to substantiate objection.

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
14	H Van Dijk Post Office Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the rural village. 2. Having smaller blocks takes away the 'uniqueness' of Burekup. 3. Increased population will inevitably increase the criminal element and anti-social behaviour. 4. Why not develop a satellite township.	Noted 1. Refer to Comment 1 in report. 2. Refer to Comment 4 in report. 3. Refer to Comment 2 in report. 4. Refer to Comment 3 in report.
15	N J Osborne Lot 80 Hutchinson Rd Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the rural village. 2. Increased population will inevitably increase the criminal element and anti-social behaviour 3. Have no intentions of selling property.	Noted 1. Refer to Comment 1 in report. 2. Refer to Comment 2 in report. 3. Shire does not force landowners to sell or develop. Shire puts framework in place for the future development when land becomes available.
16	I Daniels 4 Money St Burekup WA 6227	Objection 1. Insufficient public open space within expansion proposal. 2. Planned increase in population will destroy present character of the rural village. 3. Retain current approved 1999 Expansion Strategy.	Noted 1. Refer to Comment 6 in report. 2. Refer to Comment 1 in report. 3. Noted, however 1999 Expansion Strategy does not comply with contemporary planning standards.
17	A Smith 11 Russell Rd Burekup WA 6227	Objection Planned increase in population will destroy present character of the rural village.	Noted Refer to Comment 1 in report.
18	M Johns 18 Hutchinson Rd Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the rural village. 2. Current sewerage disposal, water supply and electricity are almost at maximum capacity.	Noted 1. Refer to Comment 1 in report. 2. Refer to Comment 5 in report.

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
		3. Increased population will inevitably increase the criminal element and anti-social behaviour.	3. Refer to Comment 2 in report.
19	O Treasure 20 Brooksy Pl Burekup WA 6227	<p>Objection</p> <p>1. Planned increase in population will destroy present character of the rural village.</p> <p>2. Having smaller blocks takes away the 'uniqueness' of Burekup.</p> <p>3. Current facilities (school and oval) can't withstand anymore usage.</p> <p>4. Stage 2 shouldn't be in proposed strategy. Would make more sense to head towards Darling Range on south-east side of Crampton Road.</p>	<p>Noted</p> <p>1. Refer to Comment 1 in report.</p> <p>2. Refer to Comment 4 in report.</p> <p>3. Refer to Comment 6 in report.</p> <p>4. Stage 2 is a concept at this stage should additional expansion be required in the future beyond Stage 1. Expansion can not cross Crampton Road because of Water Corporation sewer ponds.</p>
20	S Treasure 20 Brooksy Pl Burekup WA 6227	<p>Objection</p> <p>1. Planned increase in population will destroy present character of the rural village.</p> <p>2. Having smaller blocks takes away the 'uniqueness' of Burekup.</p> <p>3. Current facilities (school and oval) can't withstand anymore usage.</p> <p>4. Why not develop a satellite township between Burekup and Waterloo.</p>	<p>Noted</p> <p>1. Refer to Comment 1 in report.</p> <p>2. Refer to Comment 4 in report.</p> <p>3. Refer to Comment 6 in report.</p> <p>4. Refer to Comment 3 in report.</p>
21	J & R van Nierop 117 Crampton Road Burekup WA 6227	<p>Objection</p> <p>1. Road widening along Crampton Road and new road along Henty Brook will result in loss of mature trees.</p> <p>2. Current facilities (school and oval) can't withstand anymore usage.</p> <p>3. Planned increase in population will destroy present character of the rural village.</p>	<p>Noted</p> <p>1. Trees will try to be retained where possible. Widening of Hutchinson Road was initially planned in order to retain trees.</p> <p>2. Refer to Comment 6 in report.</p> <p>3. Refer to Comment 1 in report.</p>
22	R Smith 11 Russell Road Burekup WA 6227	<p>Objection</p> <p>1. Planned increase in population will destroy present character of the rural village.</p>	<p>Noted.</p> <p>1. Refer to Comment 1 in report.</p>

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
		<ol style="list-style-type: none"> 2. Current sewerage disposal and water supply are almost at maximum capacity. 3. Farming families are unlikely to be willing to relocate for their land to be developed. 	<ol style="list-style-type: none"> 2. Refer to Comment 5 in report. 3. The framework is put in place for future development when land becomes available.
23	T Green 17 Russell Road Burekup WA 6227	<p>Comment</p> <ol style="list-style-type: none"> 1. Strategy has some good points but am concerned about road proposed along Henty Brook and proposal for land reclamation. 2. All discussions have been on Stage 1 so why has Stage 2 been included on plans. 3. Urgently need boom gates on railway crossing. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Should development occur in Stage 2, DEC will required road along Henty Brook Reserve. Land for road would be required to be given up free of cost – as with any other subdivisional road. 2. Stage 2 is a concept at this stage should additional expansion be required in the future beyond Stage 1. 3. This comment has been referred to the Shire's Technical Services Department.
24	G Johns 18 Hutchinson Road Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. Planned increase in population will destroy present character of the rural village. 2. Infrastructure in Burekup has been ignored for years. Shire needs to be upgrading road and laying footpaths. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Refer to Comment 1 in report. 2. The Shire has an Assets Management Plan which outlines future planned upgrades and when they are planned to occur.
25	R Mellor 34 Castieau Street Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. Main infrastructure is unable to cope with such an influx in population. Eg entrances from South Western Highway are insufficient. 2. Increased population will inevitably increase the criminal element and anti-social behaviour. 3. Population could be spread out to other townships. 	<p>Noted</p> <ol style="list-style-type: none"> 1. Refer to Comment 7 in report. 2. Refer to Comment 1 in report. 3. Refer to Comment 3 in report.
26	J Kelson 100 Russell Road Burekup WA 6227	<p>Objection</p> <ol style="list-style-type: none"> 1. Planned increase in population will destroy present character of the rural village. 2. What would expansion do to lovely trees in Crampton Road and Hutchinson Road and also on private property? 	<p>Noted</p> <ol style="list-style-type: none"> 1. Refer to Comment 1 in report. 2. Trees will try to be retained where possible. Widening of Hutchinson Road was initially planned in order to retain trees.

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
27	E M Plunkett 13 Russell Road Burekup WA 6227	Objection 1. Current facilities (school) can't withstand anymore usage. 2. Current sewerage disposal, water supply and electricity are inadequate. 3. Main infrastructure is unable to cope with such an influx in population.	Noted 1. Refer to Comment 6 in report. 2. Refer to Comment 5 in report. 3. Refer to Comment 7 in report.
28	H Brennan 5 Castieau Street Burekup WA 6227	Objection 1. Current facilities (school) can't withstand anymore usage. 2. Current sewerage disposal, water supply and electricity are inadequate. 3. Access points to town are unable to cope with such an influx in population.	Noted 1. Refer to Comment 6 in report. 2. Refer to Comment 5 in report. 3. Refer to Comment 7 in report.
29	S Gibaut 9 Brooksy Place Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the rural village. 2. Having smaller blocks takes away the 'uniqueness' of Burekup. Zoning should be R12.5 for expansion area. 3. Current facilities (school and oval, commercial outlets) can't withstand anymore usage. 4. Current sewerage and drainage, traffic and roads, utilities and communications, and footpaths haven't been increased in last 20 years. 5. Only those owners who agree to commercial zoning should be included. Commercial area should be located in Rose Street.	Noted 1. Refer to Comment 1 in report. 2. Refer to Comment 4 in report. 3. Refer to Comment 6 in report. 4. Refer to Comment 5, 6 & 7 in report. Also the Shire has an Assets Management Plan which outlines future planned upgrades and when they are planned to occur. 5. Landowners were consulted when Settlement Strategy and Scheme Amendment No. 152 was advertised in Feb/Mar 2008. Commercial in Rose Street would contradict vision for Main Street commercial area.
30	T Burt 16 Hutchinson Road Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the rural village. 2. Increased population will inevitably increase the criminal element and anti-social behaviour.	Noted 1. Refer to Comment 1 in report. 2. Refer to Comment 2 in report.

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
31	J A Wilde 16 Hutchinson Road Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the rural village. 2. Increased population will inevitably increase the criminal element and anti-social behaviour. 3. Having smaller blocks takes away the 'uniqueness' of Burekup. 4. Object to future shops on Russell Road.	Noted 1. Refer to Comment 1 in report. 2. Refer to Comment 2 in report. 3. Refer to Comment 4 in report. 4. A future commercial area on Russell Rd was identified in the Settlement Strategy advertised as part of Amendment 152 – which is still to be approved by WA Planning Commission.
32	G Moore 38 Castieau Street Burekup WA 6227	Objection 1. Planned increase in population will destroy present character of the rural village. 2. Increased population will inevitably increase the criminal element and anti-social behaviour. 3. Current facilities can't withstand anymore usage.	Noted 1. Refer to Comment 1 in report. 2. Refer to Comment 2 in report. 3. Refer to Comments 6 on third page of report.
33	F Walsh 38 Castieau Street Burekup WA 6227	Objection 1. Having smaller blocks takes away the 'uniqueness' of Burekup. 2. Rates on acreage blocks will soar, forcing people to sell. 3. Small blocks will be cheap making way for Homeswest.	Noted 1. Refer to Comment 4 in report. 2. There should not be any change to rates due to the zoning change. It appears the undeveloped lots are already rated at Gross Rental Value. 3. Shire cannot control where State Housing is located.
34	W Rose 36 Castieau Street Burekup WA 6227	Objection Burekup is big enough as it is and is a safe place to live.	Noted Refer to Comment 1 and 2 in report.
35	M P Rose 36 Castieau Street Burekup WA 6227	Objection Planned increase in population will destroy present character of the rural village.	Noted Refer to Comment 1 in report.
36	B Christie 5 O'Meara Drive Burekup WA 6227	Objection 1. Having smaller blocks takes away the 'uniqueness' of Burekup and should be a minimum of 800m ² .	Noted 1. Refer to Comment 4 in report.

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
		2. Infrastructure should be put in place before development (water, sewerage, road improvement, school, etc). 3. Development should be gradual over 10 years to allow the community to adjust.	2. Refer to Comment 5, 6 & 7 in report 3. Development is likely to take longer than 10 years depending on market demands.
37	O & C White 402 Collie River Road Burekup WA 6227	Objection 1. Having smaller blocks takes away the 'uniqueness' of Burekup. 2. Smaller blocks equals cheaper housing. 3. Don't have infrastructure for smaller blocks (eg public transport). 4. POS for smaller blocks needs to be useable and not a few trees around a sump area. 5. Shire is in a position to impose conditions on developer to ensure high standard developments with community benefits.	Noted 1. Refer to Comment 4 in report. 2. Price of land usually depends on market demand and developing costs. 3. Refer to Comment 4 in report. 4. Refer to Comment 6 in report. 5. Refer to Comment 1 in report.
38	B & A Rose 17 Shier Rise Burekup WA 6227	Objection 1. The 1999 Expansion Strategy met the community's expectations for expansion but this proposed Strategy does not. 2. Planned increase in population will destroy present character of the rural village. 3. Having smaller blocks takes away the 'uniqueness' of Burekup. Should be R5 (2000m ²). 4. Lack of community land identified. 5. Stage 2 development does not seem feasible. 6. Aims of the Settlement Strategy should be incorporated into the Expansion Strategy. 7. Support Shire's preference	Noted 1. The proposed expansion gives greater opportunity for the community to influence the expansion of Burekup. 2. Refer to Comment 1 in report. 3. Refer to Comment 4 in report. 4. Refer to Comment 6 in report. 5. Stage 2 is a concept at this stage should additional expansion be required in the future beyond Stage 1. 6. This can be considered. 7. Acknowledged

	NAME & ADDRESS	SUMMARY OF SUBMISSION	OFFICER COMMENTS
		<p>for large parcels of POS rather than individual parks within each development cell.</p> <p>8. Shire hasn't identified additional and for the expansion of the School.</p> <p>9. Access points from South Western Highway would be extremely costly. Is Main Roads likely to upgrade these within next 6 years?</p>	<p>8. Refer to Comments 6 on third page of report.</p> <p>9. Refer to Comments 7 on third page of report.</p>
39	B Forrester 8 Louise Close Bunbury WA 6230	<p>Objection</p> <p>Have concerns about equity of encumbrances on developable blocks (POS, drainage, land use buffer) as my property loses quite a bit of land to encumbrances.</p>	<p>Noted</p> <p>Shire officers have address landowner's concerns in a separate response during the advertising period.</p>
40	B Forrester 8 Louise Close Bunbury WA 6230	<p>2nd Letter subsequent to meeting Shire staff.</p> <p>1. POS shown on plan is far more than 10% required and excess is more than that advised by staff.</p> <p>2. Suggest all landowners in expansion area contribute towards drainage basins shown on plan and land use buffer areas to make development encumbrances more equitable.</p>	<p>Noted</p> <p>Not all land used for drainage basin forms part of 10% POS based on WAPC Policy.</p> <p>This is a valid comment and can be further considered as the Expansion Strategy progresses. Recommendations can be included in Strategy Report.</p>

2. **Adopt the Draft Burekup Townsite Expansion Strategy 2009 as advertised, with the following inclusions:**

○ **“5.6 Community Consultation**

The Burekup Townsite Expansion Strategy 2009 was advertised for public comments. Approximately 188 letters to landowners were sent out and two public meetings were held in Burekup with a total of approximately 110 residents and Councillors in attendance. A copy of the endorsed Council Report is included at Appendix 3 which provides a summary of public submissions and Council's consideration of the Strategy.”

○ **6.2 Residential**

Insert after: Residential planning will be guided by the principles in Liveable Neighbourhoods (Edition 3) “and Designing Out Crime guidelines.”

○ **6.8 Cost Contributions**

Future Structure Planning is to include consideration of any required cost contributions to ensure future development of the Expansion area is equitable. Such cost contributions may include land for identified drainage basins and land identified for the Land Use Buffer."

○ *Appendix 3 Endorsed Council Report*

A copy of the endorsed Council Report is to be included at Appendix 3 of the Burekup Townsite Expansion Strategy 2009."

3. Request the Western Australian Planning Commission endorse the Draft Burekup Townsite Expansion Strategy 2009, subject to the following inclusions: -

Insert the following clause after Section 5.5 Greater Bunbury Region Scheme

○ *"5.6 Community Consultation*

The Burekup Townsite Expansion Strategy 2009 was advertised for public comments. Approximately 188 letters to landowners were sent out and two public meetings were held in Burekup with a total of approximately 110 residents and Councillors in attendance. A copy of the endorsed Council Report is included at Appendix 3 which provides a summary of public submissions and Council's consideration of the Strategy."

○ *6.2 Residential*

Insert after: Residential planning will be guided by the principles in Liveable Neighbourhoods (Edition 3) "and Designing Out Crime guidelines."

Insert the following clause after Section 6.7 Land Use Buffer

○ *"6.8 Cost Contributions*

Future Structure Planning is to include consideration of any required cost contributions to ensure future development of the Expansion area is equitable. Such cost contributions may include land for identified drainage basins and land identified for the Land Use Buffer."

Insert the following after Appendix 2 Burekup Expansion Proposal Map:

○ **Appendix 3 Endorsed Council Report**

A copy of the endorsed Council Report is to be included at Appendix 3 of the Burekup Townsite Expansion Strategy 2009."

CARRIED
7/2