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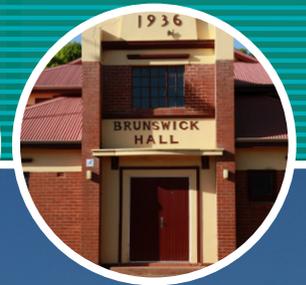


South West

Bunbury-Geographe

Regional Land Supply Assessment

September 2023





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Bunbury-Geographe

Regional Land Supply Assessment

1 Introduction

1.1 Regional Land Supply Assessments and the Urban Development Program

Regional Land Supply Assessments measure the stocks of land for future residential, industrial, and commercial uses. They provide context for the land use planning and infrastructure provision required to meet demand across selected regional centres in Western Australia. Regional Land Supply Assessments are prepared by the Department of Planning, Lands and Heritage (the Department) on behalf of the Western Australian Planning Commission (WAPC) to fulfil the requirements for monitoring land supply, as outlined in Section 14 of the *Planning and Development Act 2005*. The role of the WAPC includes monitoring and forecasting residential and employment land supply throughout WA, developing strategies for the timely supply of land and researching and developing planning methods and models relating to land use planning, land development and associated matters.

Regional Land Supply Assessments are one of a suite of products produced as part of the Urban Development Program (UDP). The UDP monitors land supply and promotes the timely delivery of residential and employment land in WA. The information presented in Regional Land Supply Assessments assist stakeholders across State and local governments and the private sector, including building, utility and essential service providers with decision making and forward planning.

Regional Land Supply Assessments generally include key information on:

- demand drivers specific to each regional centre, including the major economic factors that influence employment and population growth, and therefore, the demand for land and housing;
- zoned land supply for residential, industrial and commercial uses;
- development constraints;
- recent and future land development activity; and
- existing and required physical infrastructure.

1.2 Purpose

The Bunbury-Geographe Regional Land Supply Assessment (the Assessment) provides an analysis of residential, industrial and commercial land supply in the Bunbury-Geographe sub-region. It was initiated in response to WAPC's resolution to review the *Greater Bunbury Strategy* (2013) and to prepare a new sub-regional strategy for the local government areas of the City of Bunbury and the shires of Capel, Collie, Dardanup, Donnybrook-Balingup and Harvey. The Assessment, and the *Bunbury-Geographe Sub-regional Strategy* (2022) (the Strategy) refers to this area as the 'Bunbury-Geographe sub-region'. The Strategy's purpose is to plan for and manage growth in the Bunbury-Geographe sub-region to 2050.

The Assessment's findings informed the development of the Strategy, particularly regarding the development of principles and strategic directions under the themes of 'growth' and 'urban settlement'.

1.3 Scope

The Bunbury-Geographe sub-region covers 6,146 square kilometres of land in WA's South West Region. The sub-region encompasses:

- six local government areas
- 94 localities/suburbs
- 20 urban settlements, including:
 - one regional city (Bunbury metropolitan area)
 - one sub-regional centre (Collie)
 - three major towns (Capel, Donnybrook and Harvey)
 - five towns (Balingup, Boyanup, Brunswick Junction, Burekup and Dardanup)
 - ten villages (Allanson, Binningup, Cookernup, Kirup, Mullalyup, Myalup, Peppermint Grove Beach, Roelands, Wokalup, Yarloop)
- numerous rural living areas in the localities of:
 - Boyanup, Dalyellup, Gelorup, North Boyanup and Stratham (Shire of Capel)

- Allanson, Collie, Harris River, Mungilup and Preston Settlement (Shire of Collie)
- Burekup, Crooked Brook, Dardanup West, Ferguson, Henty, Waterloo and Wellington Mill (Shire of Dardanup)
- Argyle, Balingup, Brookhampton, Donnybrook, Mullalyup and Upper Capel (Shire of Donnybrook-Balingup)
- Brunswick, Cookernup, Harvey, Leschenault, Parkfield, Roelands and Uduc (Shire of Harvey)
- numerous light, general and strategic industrial areas in the localities/suburbs of:
 - Davenport, Glen Iris, Pelican Point and Picton (City of Bunbury)
 - Boyanup and Capel (Shire of Capel)
 - Collie, Muja, Palmer, Shotts and Worsley (Shire of Collie)
 - Dardanup West, Paradise, Picton East and Waterloo (Shire of Dardanup)
 - Beelerup, Brookhampton, Donnybrook and Kirup (Shire of Donnybrook-Balingup)
 - Australind, Brunswick, Harvey, Leschenault, Wellesley and Yarloop (Shire of Harvey)
- numerous activity centres, including:
 - Bunbury Central Business District (CBD)
 - five district centres in the suburbs of Australind, Carey Park, Dalyellup, East Bunbury and Eaton
 - numerous neighbourhood and local centres in the Bunbury metropolitan area
 - numerous town centres in urban settlements outside of the Bunbury metropolitan area; and
- numerous other commercial areas, including mixed use, service commercial and tourist areas.

The Assessment provides a high-level overview of:

- **the demographic and economic characteristics of the Bunbury-Geographe sub-region;**
- **residential, industrial and commercial land development and supply; and**
- **infrastructure requirements.**

The area covered by the Assessment is significantly larger than previous Regional Land Supply Assessments, which have historically covered not more than one local government, or not more than two urban settlements.

2 Population

2.1. Demographic characteristics

Table 1: Demographic characteristics of the Bunbury-Geographe sub-region

<p>Population (2021 Census)</p> <p>109,381</p>	<p>Area (2021 Census)</p> <p>6,146 km²</p>	<p>Population density (2021 Census)</p> <p>18 persons per km²</p>
<p>Persons aged 0 to 14 years (2021 Census)</p> <p>21,033</p>	<p>Persons aged 15 to 64 years (2021 Census)</p> <p>67,628</p>	<p>Persons aged 65 years and over (2021 Census)</p> <p>20,730</p>
<p>Median age (2021 Census)</p> <p>Bunbury (C): 43 Capel (S): 38 Collie (S): 44 Dardanup (S): 40 Donnybrook-Balingup (S): 49 Harvey (S): 40</p>	<p>Aboriginal and/ or Torres Strait Islander population (2021 Census)</p> <p>3,686</p>	<p>Dependency ratio (2021 Census)</p> <p>61.8</p>

Source: Australian Bureau of Statistics (2022) 2021 Census of Population and Housing

2.2 Population distribution

The Strategy sets out the settlement hierarchy for the Bunbury-Geographe sub-region. The sub-region comprises of 20 urban settlements, including one regional city, one sub-regional centre, three major towns, five towns and 10 villages. Table 2 shows the distribution of the sub-region's population by settlement, as at the 2021 Census. It shows that 69 per cent of the sub-region's

population lived in the Bunbury metropolitan area. A further seven per cent lived in the sub-regional centre of Collie; and a further seven per cent lived in the three major towns. The sub-region's towns and villages each accounted for three per cent of the sub-region's population. The rural balance, which includes settlements not classified as UCLs by the ABS, as well as rural living areas, accounted for 12 per cent of the sub-region's population.

Table 2: Population distribution of the Bunbury-Geographe sub-region

Settlement hierarchy	Settlement name	Urban Centres/ Localities (UCL)	Population (2016 Census)	Population (2021 Census)	Change (2016-2021)
Regional city	Bunbury metropolitan area	Bunbury (UCL)	71,107	75,196	5.8%
Sub-regional centre	Collie	Collie (UCL)	7,201	7,184	-0.2%
Major towns	Capel	Capel (UCL)	7,201	7,184	-0.2%
	Donnybrook	Donnybrook (UCL)	2,032	2,402	18.2%
	Harvey	Harvey (UCL)	2,511	2,786	11.0%
	Total major towns		2,744	2,797	1.9%
Towns	Balingup	Balingup (UCL)	7,287	7,985	9.6%
	Boyanup	Boyanup (UCL)	262	280	6.9%
	Brunswick Junction	Brunswick (UCL)	804	878	9.2%
	Burekup	Burekup (UCL)	778	807	3.7%
	Dardanup	Dardanup (UCL)	600	591	-1.5%
	Total towns		446	545	22.2%
Villages	Allanson	Allanson (UCL)	2,890	3,101	7.3%
	Binningup	Binningup (UCL)	561	515	-8.2%
	Cookernup	Cookernup (UCL)	1,237	1,271	2.7%
	Kirup	n/a	345	435	26.1%
	Mullalyup	n/a	–	–	–
	Myalup	n/a	–	–	–
	Peppermint Grove Beach	Peppermint Grove Beach (UCL)	–	–	–
	Roelands	n/a	467	518	10.9%
	Wokalup	n/a	–	–	–
	Yarloop	Yarloop (UCL)	214	357	66.8%
Total villages		3,038	3,453	13.7%	
Bunbury-Geographe sub-region			104,329	109,381	4.8%

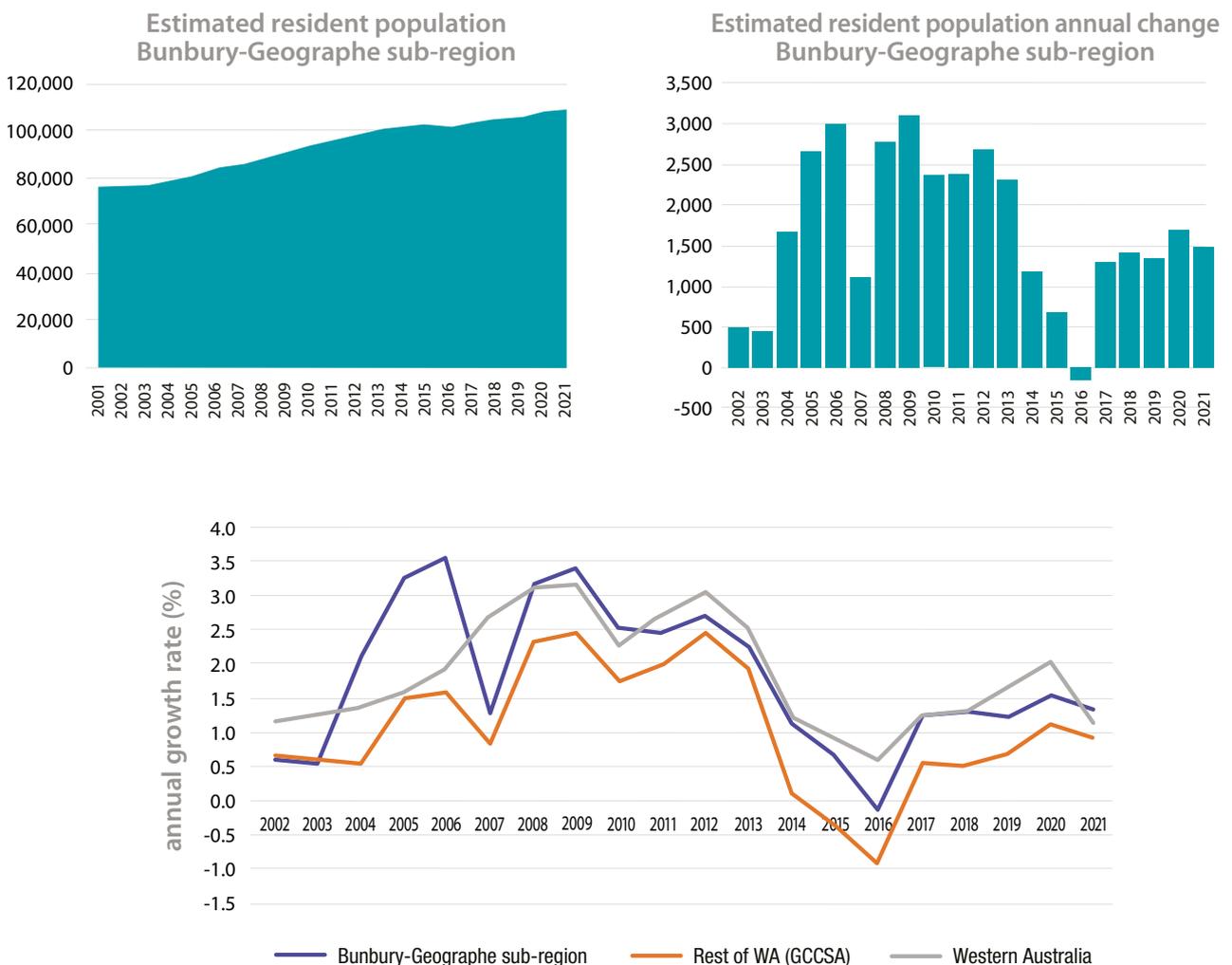
Source: Australian Bureau of Statistics (2022) 2016 and 2021 Census of Population and Housing

2.3 Population growth

Figure 1 shows the Bunbury-Geographe sub-region's estimated resident population from 2001 to 2021, as well as annual population change. The sub-region enjoyed relatively strong population growth from the mid-2000s to the early 2010s,

however, population growth has slowed in recent years. During the year to 30 June 2021, the sub-region's population grew by 1.3 per cent, comparable to the State average of 1.2 per cent.

Figure 1: Population growth of the Bunbury-Geographe sub-region



Source: Australian Bureau of Statistics (2022) Regional population

Table 3 shows the estimated resident population, estimated resident population change and average annual growth rates for the Bunbury-Geographe sub-region compared to the South West region, Rest of WA (GCCSA) and WA. Between 2001 and 2011, the sub-region accounted for most of the population growth in the South West, however, the sub-region's share of the South West's population growth has since declined. Between 2016 and 2021, the sub-region accounted for 48 per cent of the South West's population growth, down from 70 per cent between 2001 and 2006.

2.4 Population projections

WA Tomorrow (by the Department of Planning, Lands and Heritage) is a series of trend-based population forecasts, by age and sex, for WA and its sub-areas from 2016 to 2031.

These forecasts represent a best estimate of future population size and age-sex structure if trends in fertility, mortality and migration continue.

WA Tomorrow forecasts are produced in collaboration with the WA Department of Treasury. They are produced every five years using the latest results from the five-yearly ABS Census and other data. WA Tomorrow forecasts are the official State Government forecasts to 2031.

Population projections or forecasts are not just a prediction of the future population. They also highlight opportunities or challenges that may need to be addressed. These population forecasts cannot foresee events that change trends. These events include significant shifts in government policy, natural disasters, and epidemics/pandemics. Forecasts are best assessed on their effectiveness for the intended purpose, rather than just on their

Table 3: Population growth of the Bunbury-Geographe sub-region

	Bunbury-Geographe sub-region	South West region	Rest of WA (GCCSA)	WA
Estimated resident population				
2001	79,088	129,936	450,913	1,906,274
2006	87,366	141,826	473,669	2,050,581
2011	99,174	159,730	519,842	2,353,409
2016	105,892	175,576	536,715	2,555,978
2021	113,158	190,637	557,600	2,749,864
Estimated resident population				
2001-2006	8,278	11,890	22,756	144,307
2006-2011	11,808	17,904	46,173	302,828
2011-2016	6,718	15,846	16,873	202,569
2016-2021	7,266	15,061	20,885	193,886
Estimated resident population				
20 years to 2021	1.8%	1.9%	1.1%	1.8%
15 years to 2021	1.7%	2.0%	1.1%	2.0%
10 years to 2021	1.3%	1.8%	0.7%	1.6%
5 years to 2021	1.3%	1.7%	0.8%	1.5%

Source: Australian Bureau of Statistics (2022) Regional population

accuracy. In this case, the forecasts are primarily designed to give the demographic details of age and sex. They perform better in this case than they do when assessed only by total population size.

WA Tomorrow forecasts are distinct from government strategies, frameworks and scenarios which are based on a target population size and seek to guide future growth to deliver desired patterns of urban form.

WA Tomorrow provides the State Government with an estimate of the future population structure by age, sex, and region in WA. The forecasts are used across government agencies to plan for future service and infrastructure requirements where a change in the age and/or sex distribution needs to be considered. They are particularly important to health and education providers in planning future infrastructure and service requirements such as primary schools and hospitals.

The range of *WA Tomorrow* forecasts are grouped into five 'bands' based on the projected range of population forecasts produced by each simulation. Each band includes one-fifth of the permutations, with Band A representing the lowest quintile of projected population growth, Band C the median, and Band E the highest. The *WA Tomorrow* documents publish the median value of each quintile to give five forecasts for WA and its sub-areas.

Table 4 shows the *WA Tomorrow* forecasts for the Bunbury-Geographe sub-region. The resulting projected population for the sub-region under the median (Band C) forecast is 126,850 in 2031. Achieving this population from a 2016 baseline requires an average annual increase of 1,368 persons, or an average annual growth rate of 1.18 per cent. This is lower than the forecast average annual growth rates for WA (1.61 per cent) and the South West Region (1.70 per cent). As of 30 June 2021, the sub-region's population is tracking between Band C and Band D of the latest *WA Tomorrow* population forecasts.

2.5 Population scenarios

The Strategy considers various population scenarios for the Bunbury-Geographe sub-region to represent a range of growth trajectories into the future. The population scenarios considered by the Strategy are categorised as follows:

- Baseline: current population and employment growth trends continue. Scenarios 1, 2 and 3 are based on the *WA Tomorrow* low (Band A), median (Band C) and high (Band E) forecasts respectively.

Table 4: Population projections for the Bunbury-Geographe sub-region

	WA Tomorrow Population Report No. 11				
	Band A	Band B	Band C	Band D	Band E
2016	106,330	106,330	106,330	106,330	106,330
2021	102,870	108,590	111,030	113,865	119,530
2026	108,080	115,510	118,735	121,380	129,195
2031	115,205	123,710	126,850	129,715	138,530
2021	113,158	190,637	557,600	2,749,864	2031
Average annual growth rate (2016-2031)					
Bunbury-Geographe sub-region	0.54%	1.01%	1.18%	1.33%	1.78%
South West region	1.06%	1.52%	1.70%	1.85%	2.28%
WA	1.32%	1.49%	1.61%	1.73%	1.89%

Source: WAPC (2019) *WA Tomorrow* Population Report No. 11

- Growth: a steady rate of above trend population and employment growth (i.e. 10 to 20 per cent higher than historic levels). Scenario 4 represents the Strategy's 'A' aspirational population scenario, which is for 200,000 people living in the sub-region.
- Boom: a steady above trend rate shocked with government intervention and/or major investment cycles. Scenario 5 represents the Strategy's 'B' aspirational population scenario, which is for 300,000 people living in the sub-region.

The 'growth' and 'boom' scenarios are hypothetical scenarios for an undefined point in the future, likely to be towards the end of the 2050-time horizon of the Strategy. They are termed 'aspirational' because they are based on the aspiration for the sub-region to reach its full potential, which will require a significant break from the current trajectory.

Table 5: Population scenarios considered by the Bunbury-Geographe Sub-regional Strategy

Population scenarios						Growth trajectory
WA Tomorrow		2016	2021	2026	2031	
1	WA Tomorrow Band A (low)	106,000	103,000	108,000	115,000	Baseline
2	WA Tomorrow Band C (median)	106,000	111,000	119,000	127,000	
3	WA Tomorrow Band E (high)	106,000	120,000	129,000	139,000	
Aspirational						
4	Aspirational population scenario A	200,000				Growth
5	Aspirational population scenario B	300,000				Boom

Source: WAPC (2022) Bunbury-Geographe Sub-regional Strategy

3 Economy

Economic conditions and employment opportunities are fundamental drivers of population growth and demand for land and housing. The Bunbury-Geographe Sub-regional Strategy (the Strategy) seeks to provide for significant economic growth of the Bunbury-Geographe sub-region by expanding the economy and pursuing opportunities based on the sub-region's existing and emerging trends.

The Strategy is underpinned by a guiding set of principles and strategic directions. To strengthen and diversify the sub-region's economy, the Strategy identifies the following strategic directions:

- Adopt the activity centre hierarchy for the Greater Bunbury Region Scheme (GBRS) area, as set out by the new *State Planning Policy 4.2: Activity Centres* (SPP 4.2).
- Require local governments to undertake activity centre planning in accordance with the new SPP 4.2.
- Ensure an adequate supply of industrial and commercial land across the sub-region to facilitate local employment.
- Protect strategic basic raw materials in the sub-region from the encroachment of incompatible land uses that would restrict future extraction.
- Undertake a study of the supply and demand of basic raw materials within the sub-region and the opportunities for alternative building construction techniques to reduce demand from the building and construction industries.
- Facilitate the expansion and diversification of the tourism industry and promote the flexibility of rural zones to accommodate rural-based tourism uses.
- Support initiatives and investment in the Kemerton and Shotts strategic industrial areas (SIAs) to make land project ready and facilitate proposals in accordance with relevant planning instruments.
- Retain identified light and general industrial areas for industrial use and protect from the encroachment of sensitive land uses.
- Protect priority agricultural land from incompatible land uses.

- Support expansion of the Port of Bunbury and the establishment of an intermodal freight hub facility in the Waterloo industrial area, or another suitable location that has direct access to inter-regional road and rail infrastructure.

The Bunbury-Geographe sub-region already supports a strong and diverse sub-regional economy that continues to attract residents to live and work in the area. Its advantages include a large, broadly skilled workforce, significant areas of residential land to enable population growth, modern port and freight infrastructure and affordable housing and a relaxed lifestyle.

To facilitate continued economic growth, large areas of land for industrial development have been identified within the Bunbury metropolitan area. The Picton and Waterloo industrial areas is expected to meet demand for affordable, strategically located industrial land that could be utilised for a variety of uses. The sub-region's proximity to Perth gives rise for the area to be a potential hub of the State's technology development sector, with plans to encourage the establishment of a technical school/university hub in Bunbury.

The agriculture industry has been part of the sub-region's economy for many years. Value of agricultural commodities data from the Australian Bureau of Statistics (ABS) indicate that the Bunbury Statistical Area Level 4 (SA4 which incorporates the sub-region) is a significant producer of fruits and vegetables

The Port of Bunbury handles large volumes of bulk imports and exports associated with mining, agriculture, and forestry. Alumina is the major export commodity, followed by woodchips, mineral sands and spodumene. The Southern Ports Authority has commenced master planning for the Port of Bunbury to provide high-level analysis of potential trade growth scenarios and the associated infrastructure required to accommodate this growth over a 30-year planning horizon.

Collie is renowned for its coal mining and power generation. The long-term future of coal mining and the use of coal-fired stations may impact the town. Collie has received significant investment from the State and remains critical to the existing State electricity generation and transmission network. Future technological changes may still require existing infrastructure based in Collie.

4 Residential

4.1 Land zoned for residential purposes under the Greater Bunbury Region Scheme

The WAPC's Urban Growth Monitor reports on several key stages of the land supply process. Produced annually as part of the Urban Development Program (UDP), the Urban Growth Monitor primarily focuses on the supply of land zoned urban and urban deferred under the Metropolitan, Peel and Greater Bunbury region schemes.

The latest Urban Growth Monitor (13th edition, presents information relating to zoned land supply calculated as of 31 December 2020) reported a stock of 8,280 hectares of urban zoned land, and 710 hectares of urban deferred zoned land under the Greater Bunbury Region Scheme (GBRS).

Since 31 December 2020, a number of amendments to the GBRS have been finalised. The following amendments constitute the transfer of land to the urban or urban deferred zones:

- Amendment 0063/13, Lot 23 Recreation Road, Dardanup. Approximately 16.5 hectares of land in the locality of Dardanup was transferred from the urban deferred zone to the urban zone. This came into effect on 20 April 2021.
- Amendment 0059/41, Wanju Urban Expansion Area. Approximately 1,134 hectares of land in the locality of Waterloo (Shire of Dardanup) was transferred from the rural zone to the urban deferred zone. This came into effect on 16 September 2021.
- Amendment 0064/57, Lot 562 and Lot 7002 Paris Road, Australind, Kingston Drive Extension. Approximately 6,227 square metres of land in the suburb of Australind (Shire of Harvey) was transferred from the regional open space reserve to the urban zone. This came into effect on 2 November 2021.
- Amendment 0051/57, Various Lots Jubilee and Jeffrey Roads, Glen Iris. The amendment seeks to transfer 8/25 hectares of land from the urban zone to the regional open space reserve and 2.65 hectares of land from the regional open space reserve to the urban zone in the suburb of Glen Iris (City of Bunbury).
- Amendment 0054/57, Lot 29 Jeffrey Road, Glen Iris. The amendment seeks to transfer 6.5 hectares of land from the public purposes – special uses reserve to the urban deferred zone in the suburb of Glen Iris (City of Bunbury).
- Amendment 0069/57, Treendale East Urban Expansion Area. The amendment seeks to transfer 188.5 hectares of land from the rural zone to the urban zone (Shire of Harvey).

The following are active GBRS amendments (at the time of writing) which constitute the transfer of land to the urban or urban deferred zones:

Table 6 shows the stocks of urbanised and non-urbanised land by local government area. **Urbanised** refers to land zoned urban that has a building or structure in place, or land that has been subdivided to a size consistent with the urban form.

Table 6: Urbanised and non-urbanised land as at 31 December 2020 – Greater Bunbury Region Scheme

Local government area	Urbanised (ha)	Non-urbanised (ha)	Total land zoned for urban development (ha)	Urbanised (%)
Bunbury	1,790	540	2,330	77%
Capel	1,050	1,380	2,420	43%
Dardanup	570	290	860	66%
Harvey	2,060	1,320	3,380	61%
Total	5,460	3,530	8,990	61%

Source: Department of Planning, Lands and Heritage (2022)
Numbers may not sum due to rounding.

Vacant lots consistent with the typical lot size for the designated land use (i.e. residential) are included as part of the urbanised area. Non-urbanised refers to land zoned urban or urban deferred that is identified as undeveloped (vacant land) or land that has been developed at very low residential densities. Urban deferred zones accommodating existing uses (i.e. not vacant) are also classified as **non-urbanised**.

Summary

- As of 31 December 2020, there were approximately 8,990 hectares of land zoned urban and urban deferred under the Greater Bunbury Region Scheme.
- Approximately 39 per cent of land zoned urban and urban deferred was classified as non-urbanised (i.e. undeveloped).
- The Shire of Capel contained the largest stocks of non-urbanised land. This is largely due to significant supplies of:
 - undeveloped urban zoned land in Dalyellup; and
 - undeveloped urban deferred zoned land in Capel and Boyanup.
- The Shire of Harvey also contained significant stocks of non-urbanised land, largely due to considerable supplies of:
 - undeveloped urban zoned land in Australind; and
 - undeveloped urban zoned land in Harvey, Brunswick, Binningup and Roelands.
- There was a relatively smaller supply of undeveloped urban zoned land in Eaton (Shire of Dardanup) compared to Australind (Shire of Harvey) and Dalyellup (Shire of Capel).
- While data as at 31 December 2020 indicates that the Shire of Dardanup has the least stocks of non-urbanised land, data as at 31 December 2021 (not yet available at the time of writing) will include an additional 1,134 hectares of urban deferred zoned land in Waterloo (Wanju).

4.2 Land zoned for residential purposes under local planning schemes

This section presents data on the development status of lots on land zoned for residential purposes under local planning schemes.

The data presented in this section is derived from the Department's Integrated Regional Information System (IRIS) tool. The latest version of the IRIS tool is based on local planning schemes in operation on 31 December 2021 (at the time of writing this report).

Lots are classified as developed, undeveloped or unrated based on Landgate property valuation information. Landgate valuers conduct independent and unbiased valuations of properties to determine the Gross Rental Value (GRV) and Unimproved Value (UV).

It is important to note that not all lots classified as undeveloped will be available for development. Newly created lots in residential estates (which may or may not be available for sale) may account for a proportion of lots classified as undeveloped. Outside of residential estates, lots classified as undeveloped may be located through the existing urbanised area and are privately owned. Therefore, it is up to individual landowners to decide if, when, and to what extent development will occur.

By 31 December 2021, the following local planning schemes were in operation within the Bunbury-Geographe sub-region:

- The **City of Bunbury** Local Planning Scheme No. 8 (2018) provides for residential development primarily through the **residential** and **urban development** zones.
- The **Shire of Capel** Local Planning Scheme No. 7 (1998) provides for residential development primarily through the **residential** and **urban development** zones.
- The **Shire of Collie** Local Planning Scheme No. 6 (2021) provides for residential development primarily through the **residential** and **urban development** zones.

- The **Shire of Dardanup** Local Planning Scheme No. 3 (1979) provides for residential development primarily through the **residential** and **urban development** zones.
- The **Shire of Donnybrook-Balingup Local Planning Scheme No. 7** (2014) provides for residential development primarily through the **residential** zone.
- The **Shire of Harvey** Local Planning Scheme No. 1 (1996) provides for residential development primarily through the **residential, residential development** and **special residential** zones.

A number of other local planning scheme zones (i.e. regional centre, district centre, neighbourhood centre, local centre or mixed use) provide for residential development, albeit with varying degrees of permissibility depending on the use of land.

Table 7 presents data on the development status of lots on land zoned for residential purposes (as above) as of 31 December 2021. Data is presented in area (hectares) (i.e. the total land area of lots) and has been summarised according to the Bunbury-Geographe sub-region's settlement hierarchy, as defined by the Strategy.

The data presented in Table 7 can be broken down to differentiate between local government area, local planning scheme zones and locality/suburb. This can be obtained by contacting the Department at info@dplh.wa.gov.au.

Table 7: Development status of lots on land zoned for residential purposes under local planning schemes (31 December 2021) - Bunbury-Geographe sub-region

Settlement hierarchy	Settlement	Development status of lots on land for residential purposes under local planning schemes			Total (ha)
		Developed (ha)	Undeveloped (ha)	Unrated (ha)	
Regional city	Bunbury metropolitan area	2,960	500	320	3,780
Sub-regional centre	Collie	410	60	40	510
Major towns	Capel	180	40	160	380
	Donnybrook	170	40	110	330
	Harvey	190	40	80	310
Towns	Balingup	30	10	30	70
	Boyanup	260	70	40	370
	Brunswick Junction	70	10	30	100
	Burekup	30	-	-	40
	Dardanup	20	-	70	90
Villages	Allanson	20	-	-	20
	Binningup	60	270	-	330
	Cookernup	-	-	20	20
	Kirup	30	10	10	50
	Mullalyup	20	10	10	40
	Myalup	10	20	-	30
	Peppermint Grove Beach	30	10	-	50
	Roelands	90	10	70	170
	Wokalup	-	-	-	10
	Yarloop	40	30	10	80
Rural balance		30	60	80	180
Total regional city		2,960	500	320	3,780
Total sub-regional centre		410	60	40	510
Total major towns		540	120	350	1,020
Total towns		400	90	170	670
Total villages		320	360	120	810
TOTAL		4,670	1,200	1,100	6,960

Source: Department of Planning, Lands and Heritage (2022)
Numbers may not sum due to rounding.

Summary

By 31 December 2021, there were approximately 39,680 lots on land zoned for residential purposes under local planning schemes, covering a total land area of 6,960 hectares.

Lots classified as developed, accounted for 67 per cent; lots classified as undeveloped accounted for 17 per cent; and lots classified as unrated accounted for 16 per cent.

In the Bunbury metropolitan area, lots classified as undeveloped covered a total land area of 500 hectares. Suburbs accounting for the highest shares of this stock

include Dalyellup (110 hectares), Australind (110 hectares), Glen Iris (100 hectares), Eaton (60 hectares) and Usher (40 hectares).

Outside of the Bunbury metropolitan area, lots classified as undeveloped covered a total land area of 700 hectares. Settlements accounting for the highest shares of this stock include Binningup (270 hectares), Boyanup (70 hectares), Collie (60 hectares), Capel (40 hectares) and Donnybrook (40 hectares).

Additional notes

Shire of Capel

The Shire of Capel Local Planning Scheme No. 7 (LPS 7) was originally gazetted in 1998. LPS 7 wholly applies the urban development zone to Dalyellup, with subdivision and development undertaken to date having been guided by a number of approved local structure plans. Therefore, the data presented in Table 7, as it relates to lots on land zoned urban development in Dalyellup, includes lots which are used for non-residential urban uses (i.e. lots in the Dalyellup district centre).

In March 2022, the Shire of Capel submitted its draft Local Planning Scheme No. 8 (draft LPS 8) to WAPC, following its advertisement for public comment in 2021. The draft LPS 8 seeks to implement the recommended zonings of approved local structure plans that apply to land in Dalyellup. The draft LPS 8 also seeks to introduce the mixed use residential zone and apply it to land in Capel (major town) and Boyanup (town).

Shire of Collie

Data indicates that a high number of lots zoned urban development under the Shire of Collie Local Planning Scheme No. 6 (LPS 6) have been classified as developed. These are lots located on the northern fringe of the Collie townsite. These lots have been classified as developed, likely due to

having an existing dwelling on the lot. The land area of these lots generally fall between one to four hectares, however, the Shire of Collie intends to facilitate higher density residential development in this area.

Shire of Dardanup

The Shire of Dardanup has submitted its draft Local Planning Scheme No. 9 (LPS 9) to WAPC. At the time of writing, the draft LPS 9 was under assessment prior to advertising for public comment.

There were approximately 10 lots on land zoned urban development in the industrial/rural locality of Picton East, covering a total land area of 150 hectares. These lots are zoned industrial or industrial deferred under the Greater Bunbury Region Scheme, therefore, they will eventually be developed for industrial purposes, rather than urban/residential purposes. It is envisioned that the draft LPS 9 will apply the industrial development zone to these lots.

Shire of Harvey

The Shire of Harvey has submitted its draft Local Planning Scheme No. 2 (LPS 2) to WAPC. At the time of writing, the draft LPS 2 was under assessment prior to advertising for public comment.

4.3 Residential subdivision activity

4.3.1 City of Bunbury

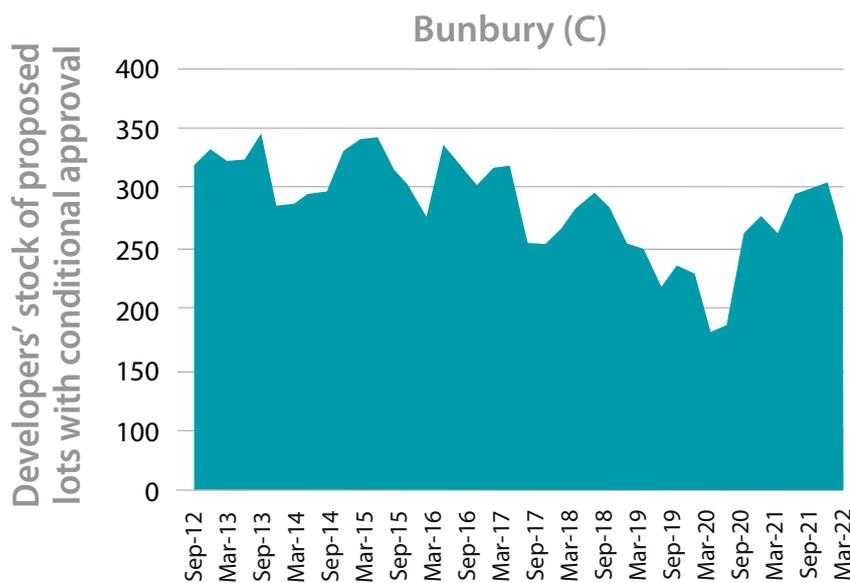
Summary

- Over the decade to 30 June 2022, a total of 1,100 proposed residential lots were granted conditional approval for freehold and survey-strata subdivision.
- Over the same period, a total of 750 new residential lots were created.
- At 30 June 2022, there were approximately 290 proposed residential lots in subdivision applications with valid conditional approval. This includes proposed residential lots in Usher’s Flynnwood Estate (also referred to as the Tuart Brook development area), as well as throughout Bunbury, Carey Park, East Bunbury, Glen Iris, South Bunbury and Withers.

Table 8: Residential subdivision activity – City of Bunbury

Financial year	No. of proposed residential lots granted conditional approval	No. of new residential lots granted final approval
2012-13	75	85
2013-14	183	47
2014-15	178	105
2015-16	136	111
2016-17	73	54
2017-18	64	82
2018-19	89	73
2019-20	61	50
2020-21	138	78
2021-22	101	60

Source: Department of Planning, Lands and Heritage (2022)



4.3.2 Shire of Capel

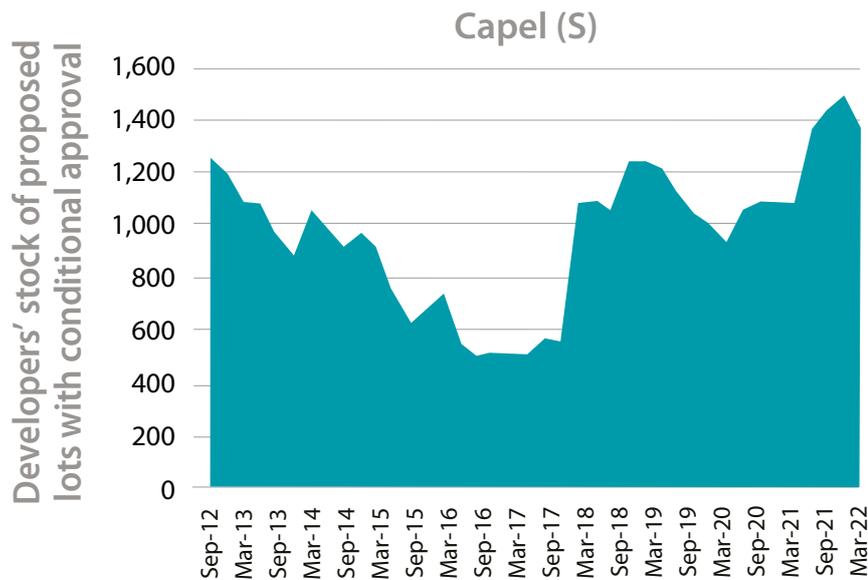
Summary

- Over the decade to 30 June 2022, a total of 1,970 proposed residential lots were granted conditional approval for freehold and survey-strata subdivision.
- Over the same period, a total of 840 new residential lots were created.
- At 30 June 2022, there were approximately 1,440 proposed residential lots in subdivision applications with valid conditional approval. This includes 1,260 proposed residential lots in Dalyellup, as well as 140 in Capel and 30 in Gelorup.
- Residential subdivision activity in the Shire of Capel is predominantly driven by greenfield development in Dalyellup, and to a lesser extent, Capel.

Table 9: Residential subdivision activity – Shire of Capel

Financial year	No. of proposed residential lots granted conditional approval	No. of new residential lots granted final approval
2012-13	50	63
2013-14	259	102
2014-15	75	185
2015-16	379	169
2016-17	53	30
2017-18	297	96
2018-19	185	35
2019-20	76	27
2020-21	152	78
2021-22	446	55

Source: Department of Planning, Lands and Heritage (2022)



4.3.3 Shire of Collie

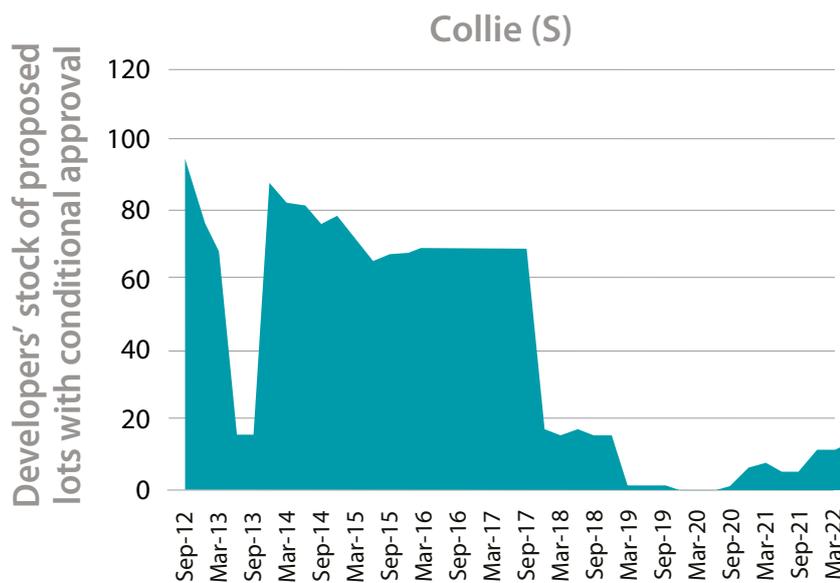
Summary

- Over the decade to 30 June 2022, a total of 110 proposed residential lots were granted conditional approval for freehold and/or survey-strata subdivision.
- Over the same period, a total of 40 new residential lots were created.
- At 30 June 2022, there were 14 proposed residential lots in subdivision applications with valid conditional approval. This includes:
 - six proposed lots on Wellington Boulevard, Collie
 - five proposed lots on Wittenoom Street, Collie
 - two proposed lots on Prinsep Street North, Collie; and
 - one proposed amalgamation.

Table 10: Residential subdivision activity – Shire of Collie

Financial year	No. of proposed residential lots granted conditional approval	No. of new residential lots granted final approval
2012-13	5	2
2013-14	71	7
2014-15	15	27
2015-16	3	-
2016-17	1	-
2017-18	2	1
2018-19	2	2
2019-20	-	2
2020-21	8	-
2021-22	5	-

Source: Department of Planning, Lands and Heritage (2022)



4.3.4 Shire of Dardanup

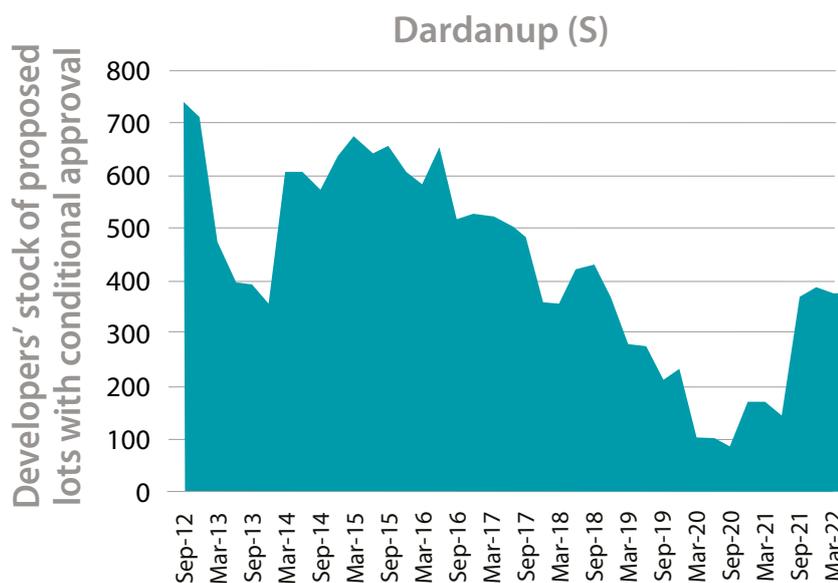
Summary

- Residential subdivision activity in the Shire of Dardanup has been relatively steady over the past decade. Activity is predominantly driven by greenfield developments in Eaton, Millbridge and Dardanup.
- Over the decade to 30 June 2022, a total of 1,450 proposed residential lots were granted conditional approval for freehold and/or survey-strata subdivision.
- Over the same period, a total of 670 new residential lots were created.
- At 30 June 2022, there were approximately 380 proposed residential lots in subdivision applications with valid conditional approval. This includes proposed residential lots in:
 - Eaton's Parkridge Estate
 - Appleton Bend and Hazelgrove Crescent, Millbridge; and
 - Recreation Road, Dardanup.

Table 11: Residential subdivision activity – Shire of Dardanup

Financial year	No. of proposed residential lots granted conditional approval	No. of new residential lots granted final approval
2012-13	125	90
2013-14	272	95
2014-15	178	91
2015-16	294	89
2016-17	22	56
2017-18	44	71
2018-19	46	48
2019-20	20	22
2020-21	205	93
2021-22	241	10

Source: Department of Planning, Lands and Heritage (2022)



4.3.5 Shire of Donnybrook-Balingup

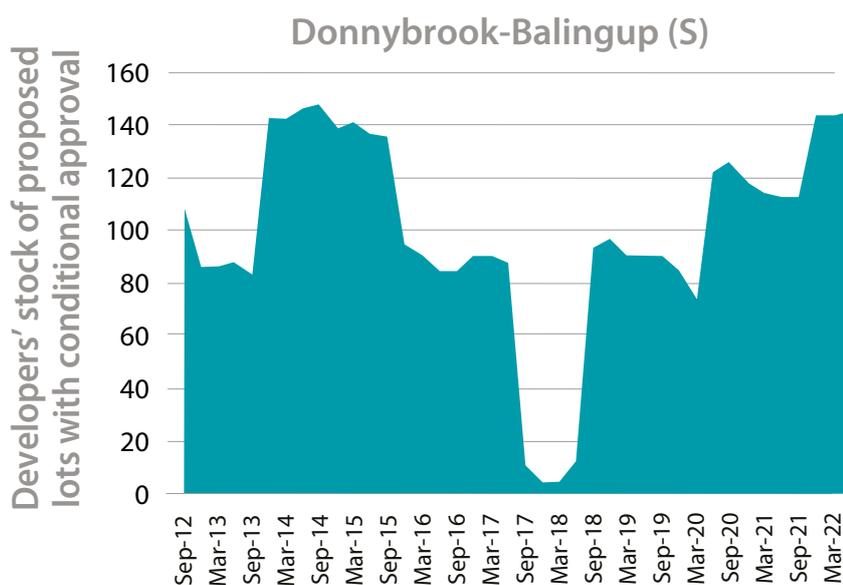
Summary

- Residential subdivision activity in the Shire of Donnybrook-Balingup has fluctuated over the past decade. The majority of activity is in Donnybrook, where there are active greenfield estates.
- Over the decade to 30 June 2022, a total of 270 proposed residential lots were granted conditional approval for freehold and/or survey-strata subdivision.
- Over the same period, a total of 70 new residential lots were created.
- At 30 June 2022, there were approximately 150 proposed residential lots in subdivision applications with valid conditional approval. This includes proposed lots at:
 - Hardenbergia View, Donnybrook
 - Kelly Street, Donnybrook; and
 - Grimwade Road/Walter Street, Balingup.

Table 12: Residential subdivision activity – Shire of Donnybrook-Balingup

Financial year	No. of proposed residential lots granted conditional approval	No. of new residential lots granted final approval
2012-13	13	-
2013-14	90	10
2014-15	7	5
2015-16	6	18
2016-17	3	3
2017-18	-	4
2018-19	89	4
2019-20	46	8
2020-21	8	17
2021-22	5	1

Source: Department of Planning, Lands and Heritage (2022)



4.3.6 Shire of Harvey

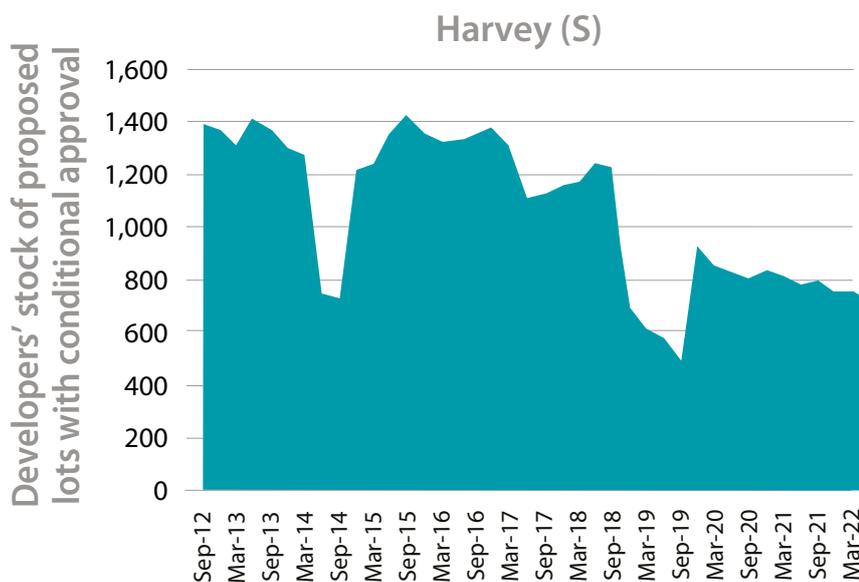
Summary

- Residential subdivision activity in the Shire of Harvey has been relatively steady over the past decade. Activity is predominantly driven by Australind’s greenfield estates, followed by smaller-scale subdivisions in Australind’s established areas and the town of Harvey.
- Over the decade to 30 June 2022, a total of 2,920 proposed residential lots were granted conditional approval for freehold and/or survey-strata subdivision.
- Over the same period, a total of 1,410 new residential lots were created.
- At 30 June 2022, there were approximately 660 proposed lots in subdivision applications with valid conditional approval. This includes proposed lots at:
 - Australind’s Treendale Estate
 - Kingston Drive/Leisure Drive/Paris Road, Australind; and
 - Third Street, Harvey.

Table 13: Residential subdivision activity – Shire of Harvey

Financial year	No. of proposed residential lots granted conditional approval	No. of new residential lots granted final approval
2012-13	260	141
2013-14	298	212
2014-15	859	66
2015-16	166	158
2016-17	118	197
2017-18	228	28
2018-19	294	196
2019-20	490	127
2020-21	157	181
2021-22	51	105

Source: Department of Planning, Lands and Heritage (2022)



4.4 Residential dwelling construction

Key points

- Over the decade to 31 December 2021, a total of 5,570 new dwellings were built in the Bunbury-Geographe sub-region. The Shire of Harvey accounted for the largest share, followed by the Shire of Capel and the City of Bunbury.
- The shires of Harvey and Capel's large shares of residential dwelling construction is consistent with their large shares of population growth, particularly in the suburbs of Australind and Dalyellup.
- The effect of the Commonwealth Government's HomeBuilder and the State Government's Building Bonus grants on residential dwelling construction in the Bunbury-Geographe sub-region remains to be seen. Most dwellings eligible for one or both grants across the State are currently under construction and are expected to progress to completion from late 2022/early 2023 onwards.
- **Table 14 shows the number of new dwellings built in the Bunbury-Geographe sub-region by local government area from 2012 to 2021. Data by locality/suburb is available on request.**

Table 14: Residential dwelling construction - Bunbury-Geographe sub-region

	City of Bunbury	Shire of Capel	Shire of Collie	Shire of Dardanup	Shire of Donnybrook-Balingup	Shire of Harvey	Total
2012	112	192	31	97	31	235	698
2013	132	162	30	103	45	231	703
2014	107	237	25	154	47	346	916
2015	208	221	15	124	52	232	852
2016	110	157	15	88	17	154	541
2017	94	70	1	46	12	104	327
2018	61	96	6	54	23	194	434
2019	111	74	14	51	21	129	400
2020	75	77	11	48	16	120	347
2021	67	89	6	74	13	104	353
Total	1,077	1,375	154	839	277	1,849	5,571
Annual average	108	138	15	84	28	185	557

Source: Department of Planning, Lands and Heritage

4.5 Residential land development outlook

This section identifies the outlook for residential land development in the Bunbury-Geographe sub-region. The methodology used to identify residential land development areas vary, depending on the local government area and the local planning frameworks that are in place.

4.5.1 City of Bunbury

The City of Bunbury's Local Planning Strategy (LPS) was endorsed by the WAPC in 2018. The City of Bunbury's Local Planning Scheme No. 8 (LPS 8) was originally gazetted in 2018 (see Map 1).

LPS 8 provides for residential development primarily through the residential and urban development zones. This section identifies greenfield development areas based on the following categories/parameters:

- (a) Land zoned urban deferred under the GBRS;
- (b) Land zoned urban development under LPS 8;
- (c) Land subject to an approved structure plan;
- (d) Land zoned residential with an applicable density code under LPS 8; and
- (e) Proposed lots in freehold/survey-strata subdivision applications with valid conditional approval at 30 June 2022.

The City of Bunbury's greenfield development areas are predominantly located in the suburbs of Glen Iris and Usher. Greenfield development areas in Glen Iris have been identified based on current GBRS and LPS zonings. There are, however, planning proposals in progress at the time of writing, which, once finalised, could change the extent of the identified greenfield development areas. These include:

- [Amendment 0051/57, Various Lots Jubilee and Jeffrey Roads, Glen Iris](#). The amendment seeks to transfer 8.25 hectares of land from the urban zone to the regional open space reserve and 2.65 hectares of land from the regional open space reserve to the urban zone in the suburb of Glen Iris.

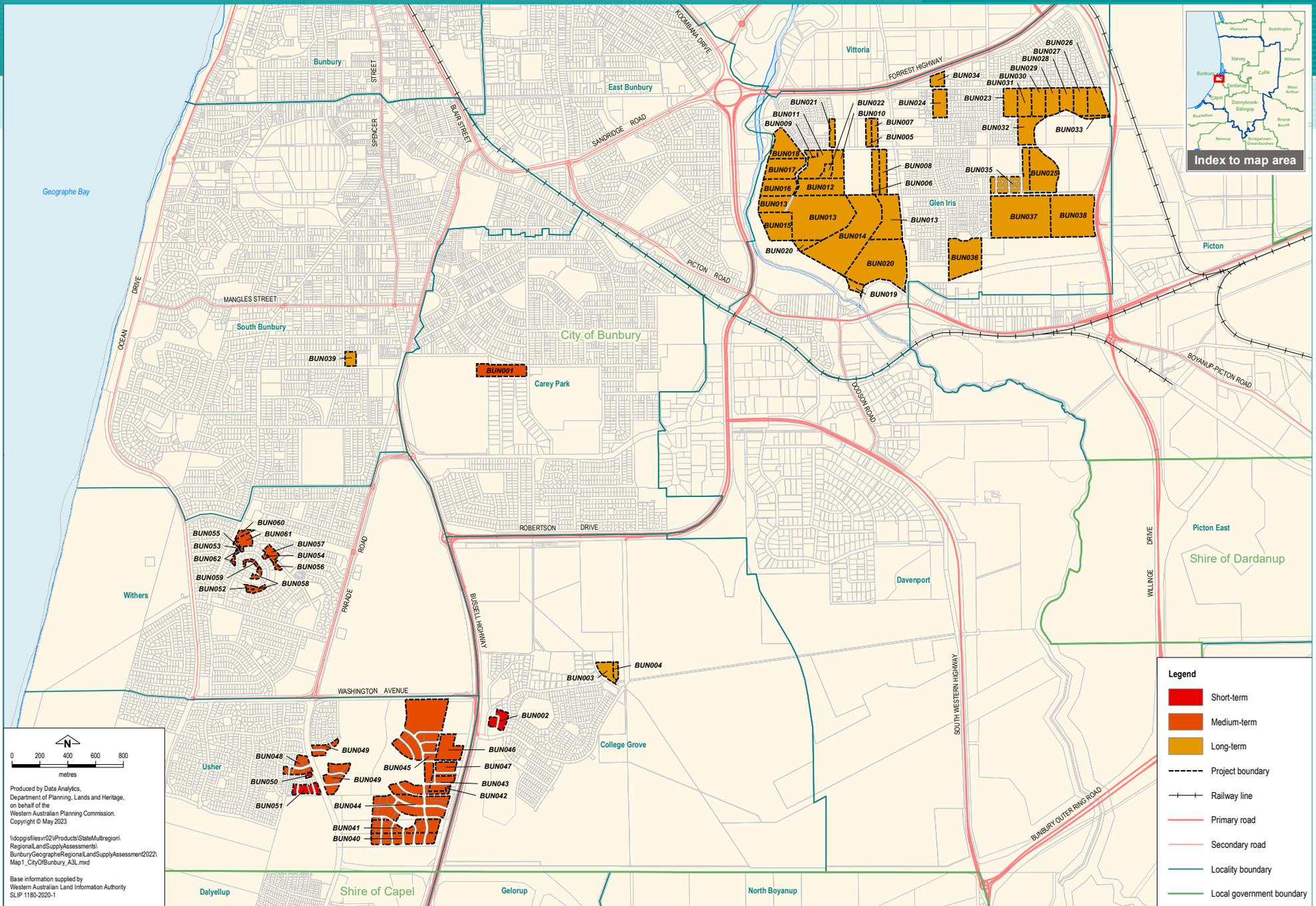
- District structure planning for the entirety of Glen Iris. This is being undertaken in two stages; the first stage predominantly focuses on undeveloped areas west of Vittoria Road, while the second stage will predominantly focus on the undeveloped areas east of Vittoria Road.

Although several approved structure plans apply to land in Glen Iris, the Assessment has not taken into account the intended zonings and subdivision patterns depicted by the approved structure plans. The new district structure plan will focus on the main structural elements necessary to address existing land use issues in Glen Iris (i.e. floodway relief for the Lower Preston River, traffic management at the intersection of Vittoria Road and Forrest Highway and the overall provision of schools and parkland) and provide a vision and overarching guide to development and management of Glen Iris. Once an overall direction has been established, new and amended local structure plans will have a key role in establishing more comprehensive and detailed guidance for subdivision and development. For these reasons, dwelling yields for Glen Iris have been estimated based on a density assumption of 10 dwellings per gross hectare.

The extent of greenfield development areas in Usher and the resulting dwelling yield have been estimated based on the approved [Tuart Brook Structure Plan](#) (2014).

Future greenfield development in the City of Bunbury is likely to be confined to existing zoned areas (i.e. land already zoned urban or urban deferred under the GBRS). The City of Bunbury, however, has significant capacity for infill development. This is discussed in section 4.6.

Table 15 shows the estimated dwelling yields from greenfield development areas. Dwelling yields have been estimated based on subdivision applications with valid conditional approval and/or applicable density codes set out in local planning schemes and/or approved structure plans. Analysis indicates that around 1,490 new dwellings could be delivered in greenfield development areas in the short to medium term.



Map 1: Residential development outlook – City of Bunbury

Although a dwelling yield for the bulk of Glen Iris' greenfield development areas is uncertain (dwelling yield shown in Table 15 is an indicative estimate only), it is likely that Glen Iris' stocks of land zoned urban development under LPS 8 and land zoned urban deferred under the GBRS could deliver upwards of 1,000 dwellings.

4.5.2 Shire of Capel

The Shire of Capel does not currently have a WAPC-endorsed local planning strategy. The Shire of Capel's Local Planning Scheme No. 7 (LPS 7) was originally gazetted in 1998. The Shire of Capel has concurrently prepared a draft Local Planning Strategy (draft LPS) and a draft Local Planning Scheme No. 8 (draft LPS 8), both of which were advertised for public inspection in 2021.

LPS 7 provides for residential development primarily through the residential and urban development zones. This section identifies greenfield development areas based on the following categories/parameters:

- (a) Land zoned urban deferred under the GBRS ;
- (b) Land zoned urban under the GBRS;
- (c) Land zoned urban development under LPS 7
- (d) Land subject to an approved structure plan;
- (e) Land zoned residential with an applicable density code; and

- (f) Proposed lots in freehold/survey-strata subdivision applications with valid conditional approval at 30 June 2022.

The draft LPS identifies 'development areas', which were taken into account when identifying greenfield development areas. They have been categorised accordingly, based on their current, respective zonings under the GBRS and LPS 7. The following development area, however, has not been identified in the Assessment:

- Development area B3, Boyanup (not identified as a greenfield development area as the draft LPS is still in draft form, and the land is currently zoned rural under the GBRS).

The Lifting of Urban Deferment Guidelines (2019) state that:

- provisions within a local planning scheme for land zoned urban deferred under the region planning scheme should reflect the limitations of the urban deferred zone; and
- land zoned urban deferred under a region planning scheme should generally be zoned rural, or where appropriate provisions restrict development until urban deferment is lifted under the region planning scheme, urban development in the local planning scheme.

Table 15: Greenfield development areas (estimated dwelling yield) – City of Bunbury

Locality/suburb	Short-term	Medium-term	Long-term	Total
Carey Park	-	181	-	181
College Grove	20	-	17	37
Glen Iris	-	-	1,377	1,377
South Bunbury	-	-	32	32
Usher	30	1,103	-	1,133
Withers	-	116	-	116
Total	50	1,400	1,426	2,876

Source: Department of Planning, Lands and Heritage (2022)

There are large extents of land zoned urban deferred under the GBRS which, concurrently, are zoned urban development under LPS 7. In Boyanup, all land zoned urban deferred under the GBRS is zoned urban development under LPS 7 and subject to a structure plan approved in 2017. Subdivision and development of land, however, is not likely to substantially commence until urban deferment is lifted (in line with the Lifting of Urban Deferment Guidelines), and until such time that market demand for lots in Boyanup starts to materialise.

Otherwise, there is a relatively ample supply of land subject to approved structure plans; land zoned residential with an applicable density code under LPS 7; and proposed lots in subdivision applications with valid conditional approval to facilitate the delivery of dwellings in the short to medium term across Boyanup, Capel, Dalyellup and Gelorup.

Table 16 shows the estimated dwelling yields from greenfield development areas. Dwelling yields have been estimated based on:

- subdivision applications with valid conditional approval;
- density codes set out in approved structure plans
- applicable density codes under the local planning scheme; or
- as identified in the draft LPS.

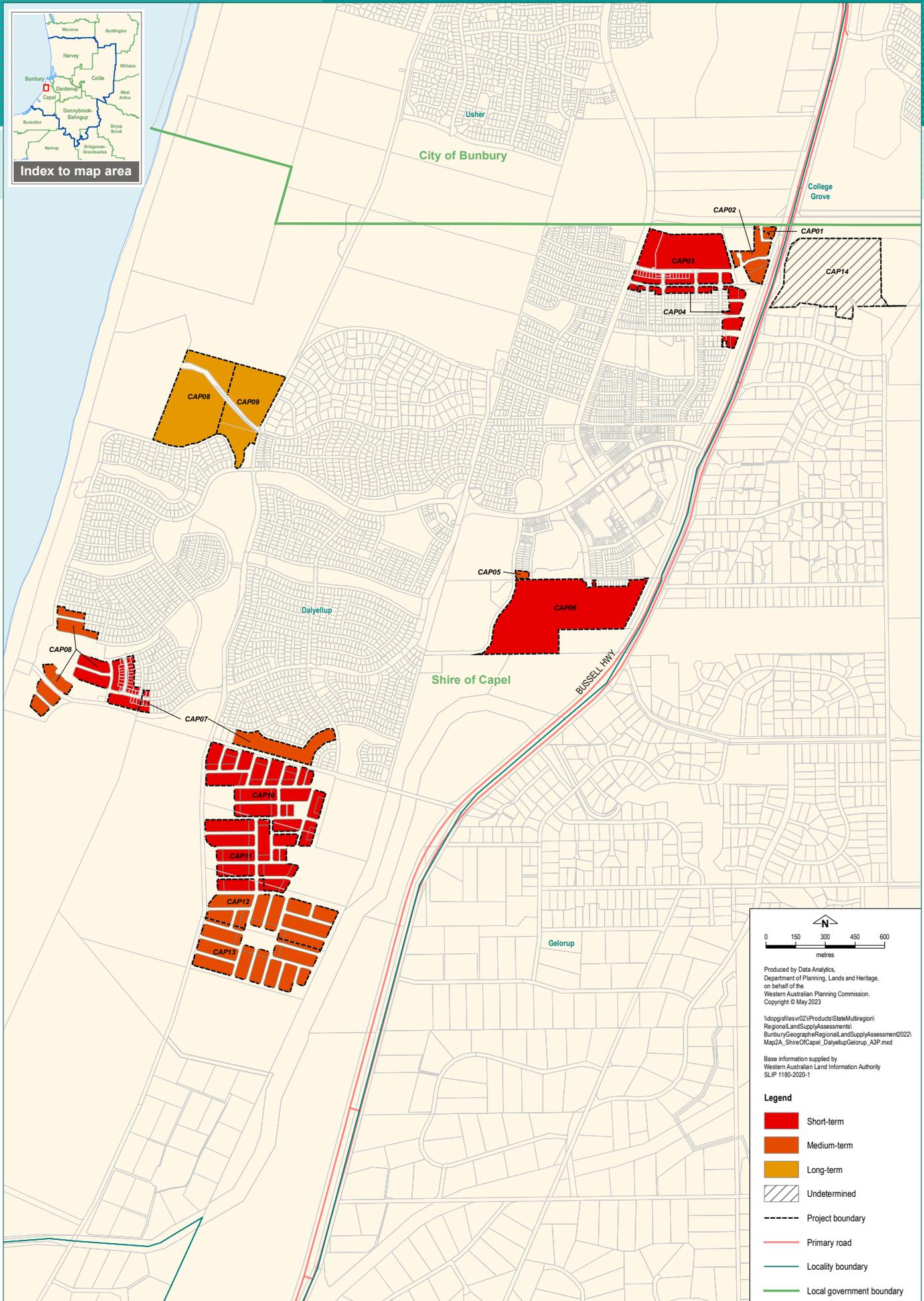
A summary of the outlook for greenfield development for each locality/suburb are as follows (see Maps 2A, 2B and 2C):

- **Boyanup:** There is a large extent of identified greenfield development areas, however, subdivision and development are not likely to substantially commence until the medium to long term, due to a lack of expressed demand for lots/dwellings in the locality. In addition, the provision of essential infrastructure is a significant development constraint which would need to be overcome prior to subdivision and development.
- **Capel:** There is a substantial amount of land identified for greenfield development. As a major town, Capel is well-placed to accommodate urban growth. Large parts of the Capel townsite is serviced with essential infrastructure – which, theoretically, could be extended to service adjacent areas, particularly greenfield development areas in the south of the Capel townsite, which are expected to deliver dwellings in the short to medium term. Greenfield development areas in the east and north west of the Capel townsite could deliver dwellings in the medium term.
- **Dalyellup:** There is still a large extent of identified greenfield development areas in Dalyellup. Approved structure plans and/or valid subdivision approvals provide for the delivery of up to approximately 1,700 dwellings in the short to medium term.

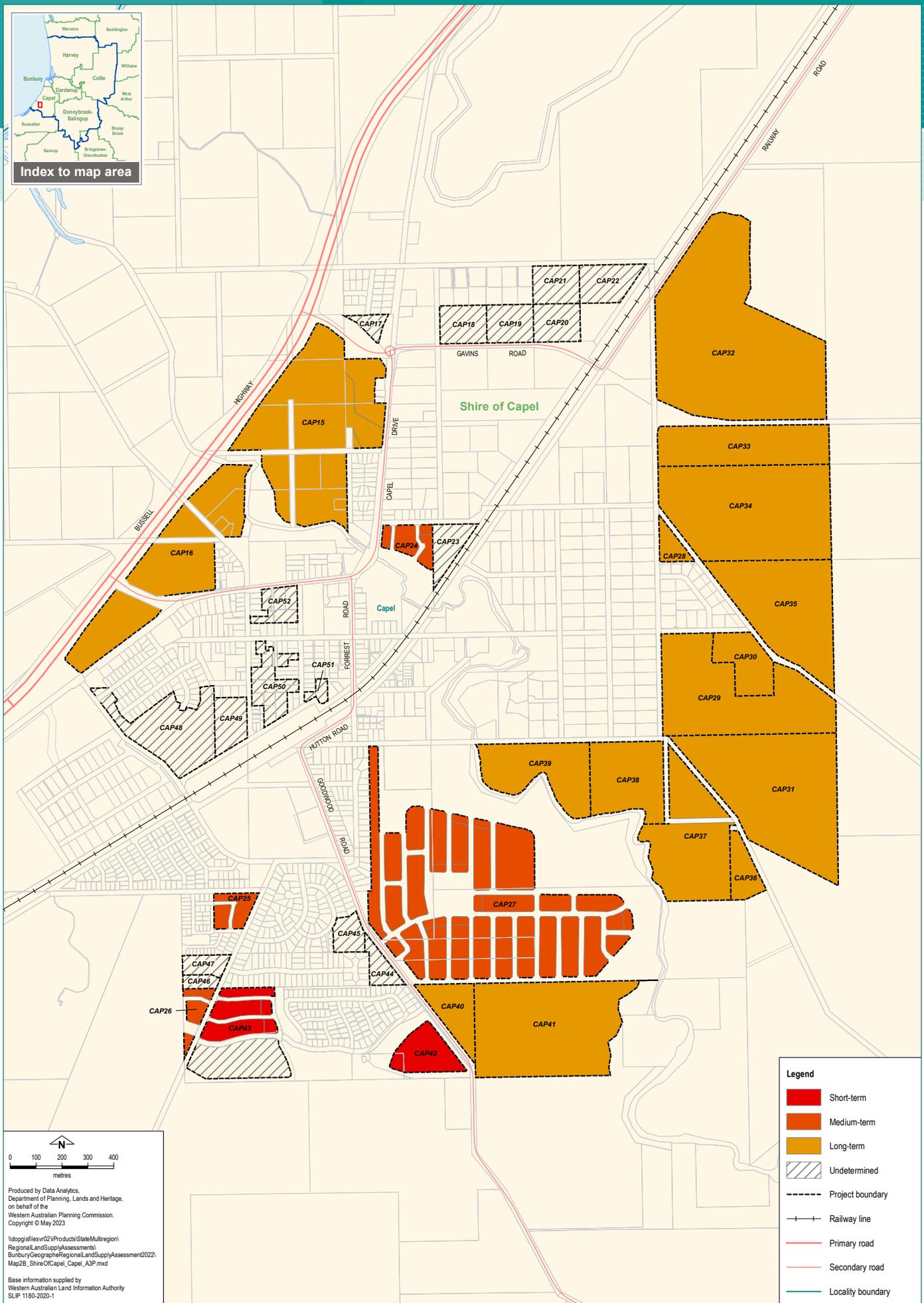
Table 16: Greenfield development areas (estimated dwelling yield) - Shire of Capel

Locality/suburb	Short-term	Medium-term	Long-term	Undetermined	Total
Boyanup	-	1,600	-	1,074	2,674
Capel	98	877	2,281	395	3,651
Dalyellup	1,045	725	207	-	1,976
Gelorup	-	-	-	43	43
Peppermint Grove Beach	-	-	-	110	110
Total	1,143	3,202	2,488	1,622	8,454

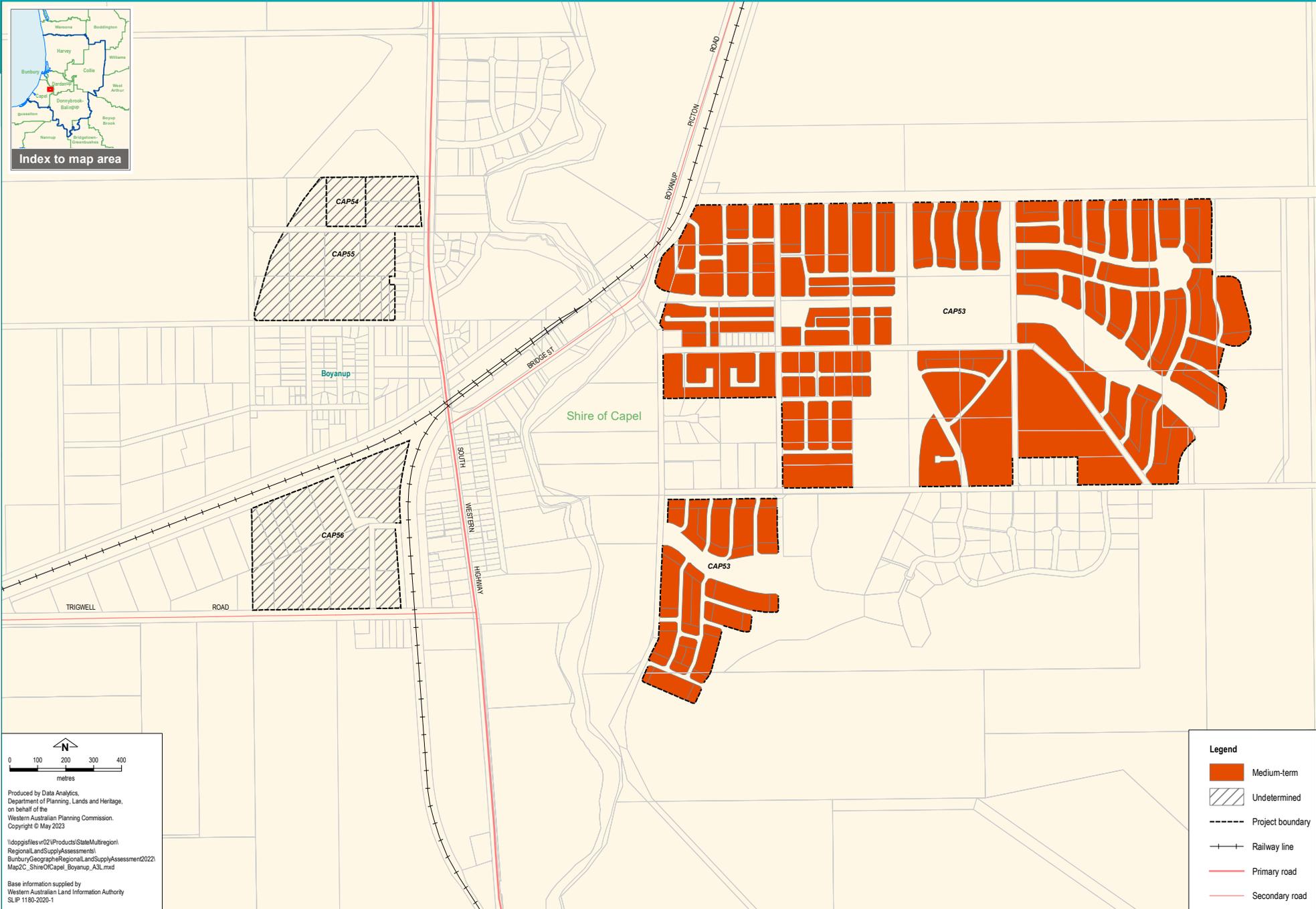
Source: Department of Planning, Lands and Heritage (2022)



Map 2A: Residential development outlook - Shire of Capel (Dalyellup, Gelorup)



Map 2B: Residential development outlook - Shire of Capel (Capel)



Map 2C: Residential development outlook - Shire of Capel (Boyanup)

4.5.3 Shire of Collie

The Shire of Collie's Local Planning Strategy (LPS) was endorsed by the WAPC in 2020. The Shire of Collie's Local Planning Scheme No. 6 (LPS 6) was originally gazetted in 2021. The provisions of LPS 6 align with the planning directions set out by the LPS (see Map 3).

LPS 6 provides for residential development primarily through the residential and urban development zones. This section identifies greenfield development areas based on the following categories:

- (a) Land zoned urban development under LPS 6
- (b) Land subject to an approved structure plan;
- (c) Land zoned residential with an applicable density code under LPS 6; and
- (d) Proposed lots in freehold/survey-strata subdivision applications with valid conditional approval at 30 June 2022.

Subdivision and development in Collie over the past decade has been relatively subdued. There were just five proposed lots in freehold/survey-strata subdivision applications with valid conditional approval at 30 June 2022. In the medium term, the development of 16 hectares of land in the north of the Collie townsite (known as the Buckingham Way estate) could deliver approximately 240 dwellings.

LPS 6 applies the urban development zone to approximately 80 lots across the north east and south west of the Collie townsite. LPS 6 states that subdivision and development in the urban development zone shall be in accordance with an approved structure plan.

4.5.4 Shire of Dardanup

The Shire of Dardanup's Local Planning Strategy (LPS) was endorsed by WAPC in 2015, while its Local Planning Scheme No. 3 (LPS 3) was originally gazetted in 1979. The Shire of Dardanup is currently preparing a draft Local Planning Scheme No. 9 (LPS 9), the provisions of which are expected to align with the strategic directions set out in its LPS.

LPS 3 provides for residential development primarily through the residential and development zones. This section identifies greenfield development areas based on the following categories:

- (a) Land zoned urban deferred under the GBRS
- (b) Land zoned urban under the GBRS
- (c) Land zoned development under LPS 3
- (d) Land subject to an approved structure plan; and
- (e) Proposed lots in freehold/survey-strata subdivision applications with valid conditional approval at 30 June 2022.

There is a relatively limited supply of undeveloped greenfield development areas in the suburbs of Eaton and Millbridge, with just 37 hectares of land estimated to be available for development. The Wanju urban expansion area constitutes a significant addition to the Shire of Dardanup's residential land supply. In 2021, the GBRS was amended to transfer 1,134 hectares of land from the rural zone to the urban deferred zone.

Table 17: Greenfield development areas - Shire of Collie

Locality/suburb	Short-term	Medium-term	Long-term	Undetermined	Total
Collie	5	242	1,461	28	1,736

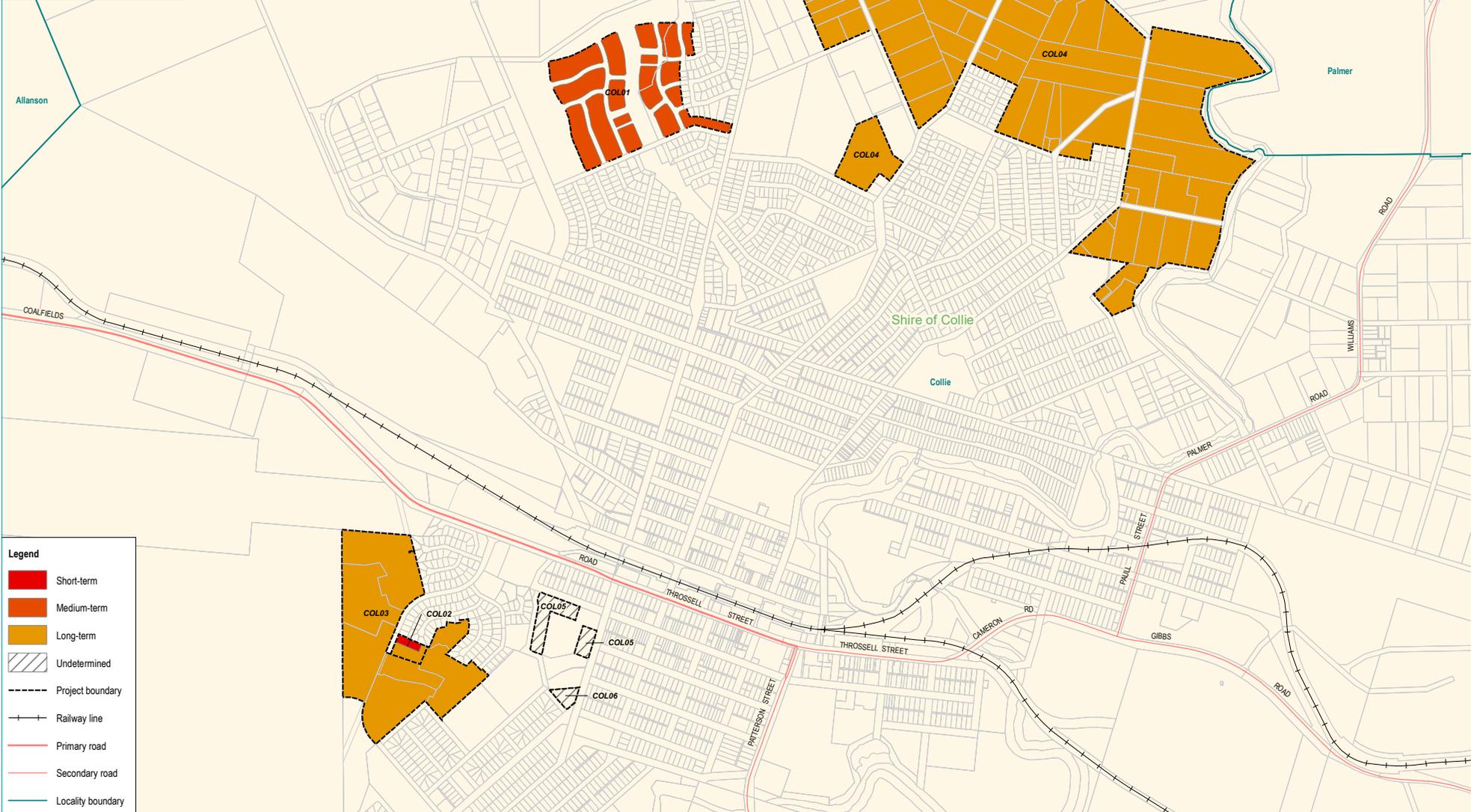
Source: Department of Planning, Lands and Heritage (2022)

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Map 3: Residential development outlook: Shire of Collie

There are approximately 31 hectares of undeveloped land zoned for urban development in the town of Burekup. The timing of subdivision and development of the bulk of the land will be subject to market demand. At 30 June 2022, there were nine lots with valid conditional approval for subdivision.

In the town of Dardanup, there are approximately 71 hectares of undeveloped land zoned for urban development. Approximately 190 dwellings (on 11 hectares of land) could be delivered in the short term, based on subdivision applications with valid conditional approval at 30 June 2022. In the medium term, approved structure plans provide for the development of approximately 480 dwellings on 25 hectares of land. Furthermore, an additional 36 hectares of zoned land could provide for the delivery of dwellings in the long term, once short- and medium-term supplies have been exhausted (see Maps 4A, 4B and 4C).

4.5.5 Shire of Donnybrook-Balingup

The Shire of Donnybrook-Balingup's Local Planning Strategy (LPS) was endorsed by WAPC in 2014. The Shire of Donnybrook-Balingup's Local Planning Scheme No. 7 (LPS 7) was originally gazetted in 2014. At the time of writing, the Shire of Donnybrook-Balingup is in the process of reviewing its LPS, as well as the preparation of a draft Local Planning Scheme No. 8 (LPS 8).

LPS 7 provides for residential development primarily through the residential zone. This section identifies greenfield development areas based on the following categories:

- (a) Land zoned residential under LPS 7 and shown as a 'Structure Plan Area' (SPA)
- (b) Land subject to an approved structure plan; and
- (c) Proposed lots in freehold/survey-strata subdivision applications with valid conditional approval at 30 June 2022.

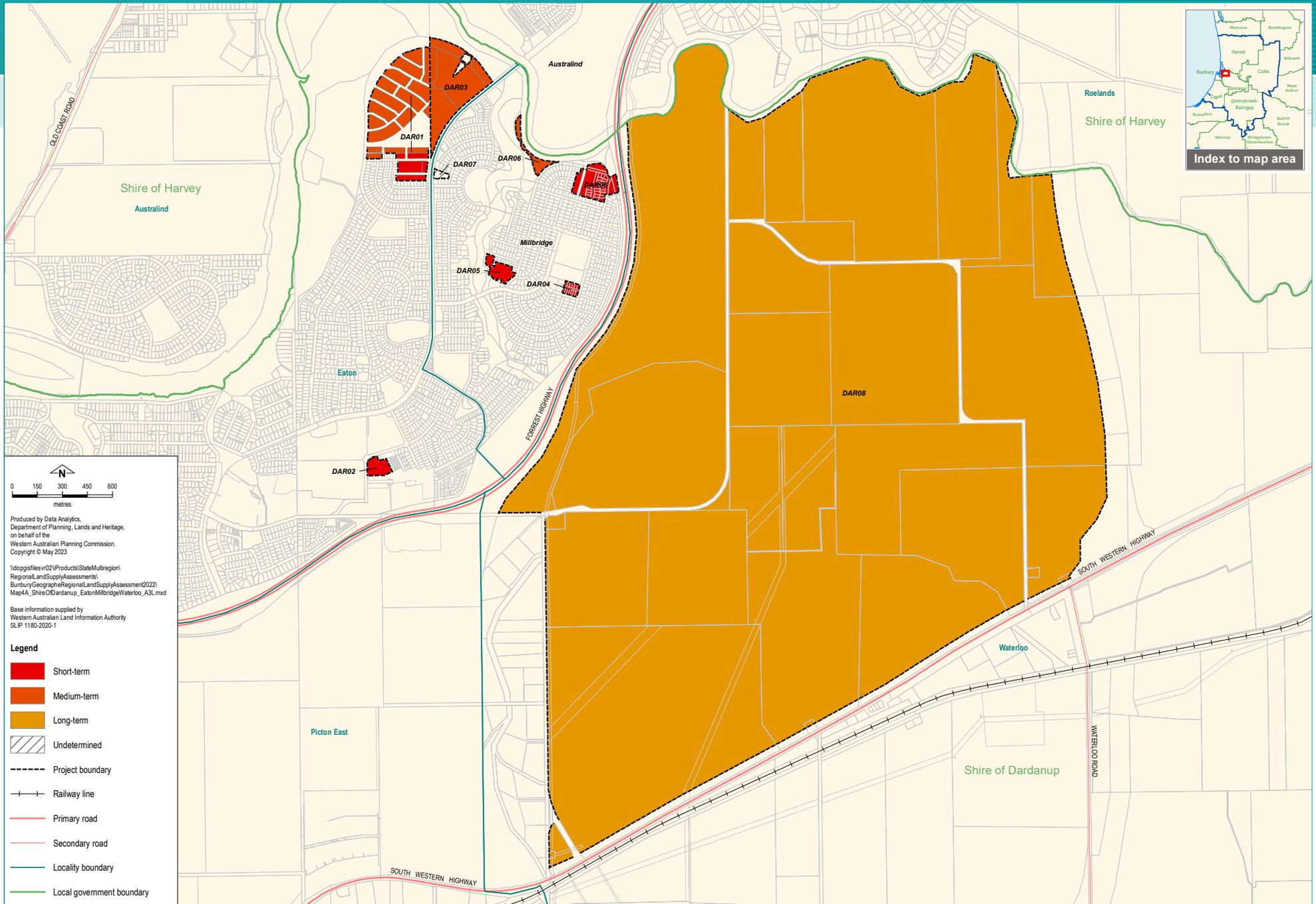
It is considered that the intent of SPAs are similar to that of the urban development zone. LPS 7 identifies 12 SPAs across the towns of Donnybrook, Balingup, Kirup and Mullalyup, all of which are zoned residential with applicable density codes. Some SPAs comprise of one landholding and/or a small number of landholdings under the same ownership, while others comprise of a large number of landholdings under different ownership. The latter would theoretically require land assembly to be undertaken, while the former would not.

In Donnybrook, identified greenfield development areas cover a total land area of 96 hectares. Approximately 14 hectares could deliver up to 158 dwellings in the short term, based on freehold subdivision applications with valid conditional approval at 30 June 2022. In the medium term, approximately 14 hectares could deliver around 105 dwellings, based on relevant approved structure plans. In the long term, approximately 68 hectares of land in SPAs could deliver dwellings in the long term.

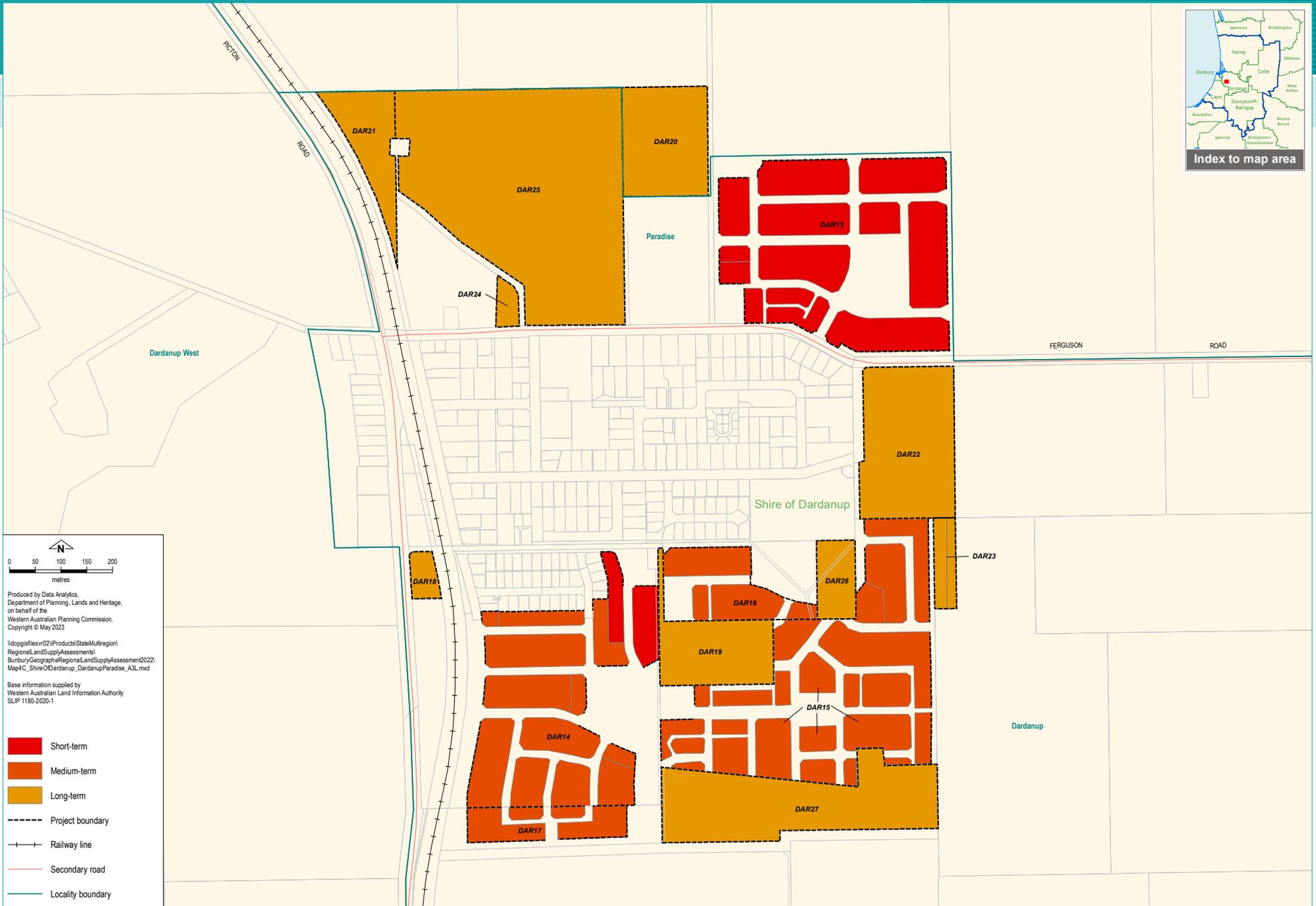
Table 18: Greenfield development areas (estimated dwelling yield) - Shire of Dardanup

Locality/suburb	Short-term	Medium-term	Long-term	Undetermined	Total
Burekup	9	-	280	25	314
Dardanup	194	482	352	-	1,028
Eaton	81	492	-	-	573
Millbridge	85	25	-	7	117
Paradise	-	-	35	-	35
Waterloo	-	-	19,200	-	19,200
Total	369	999	19,867	32	21,267

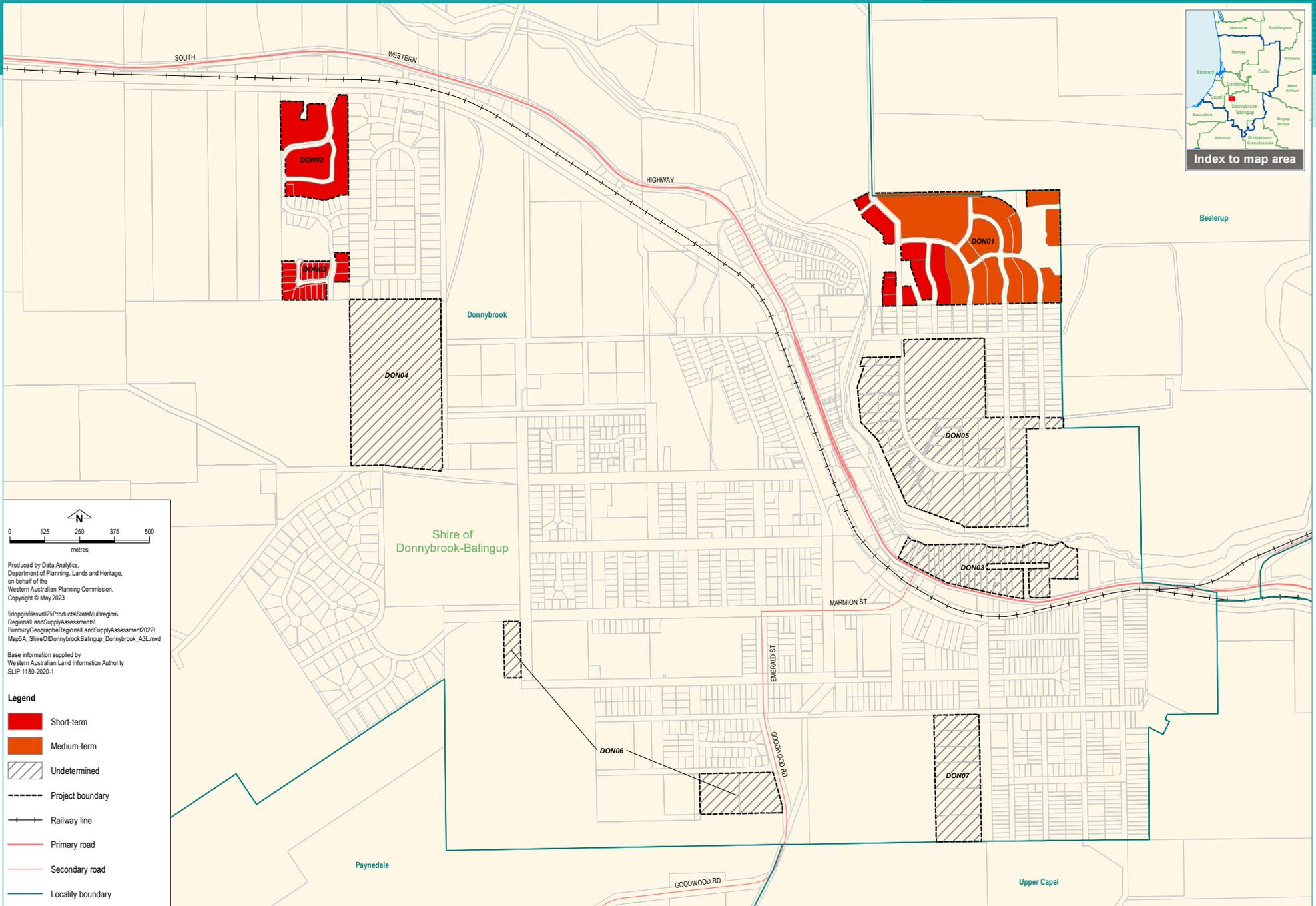
Source: Department of Planning, Lands and Heritage (2022)



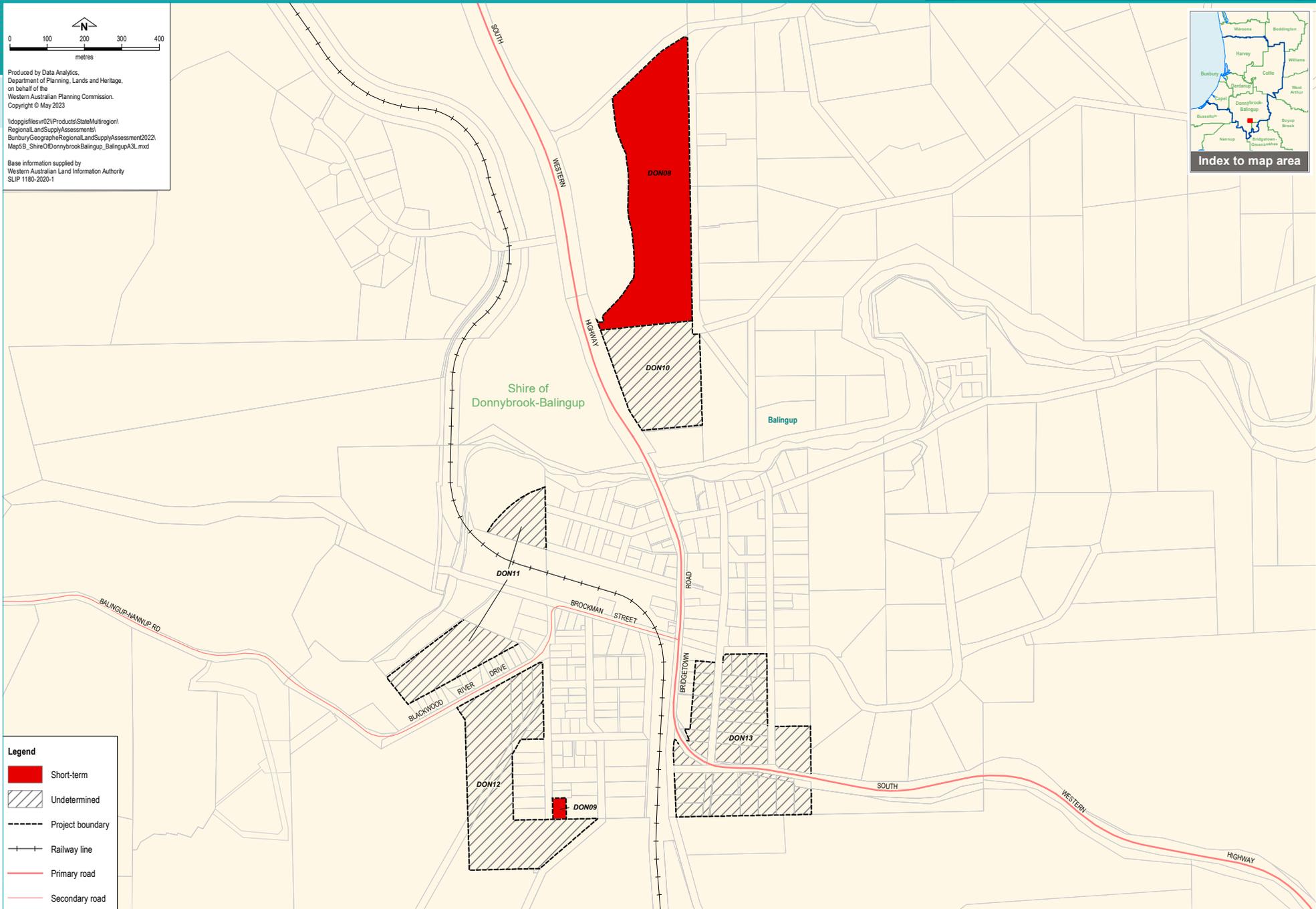
Map 4A: Residential development outlook: Shire of Dardanup (Eaton, Millbridge, Waterloo)



Map 4C: Residential development outlook: Shire of Dardanup (Dardanup)



Map 5A: Residential development outlook - Shire of Donnybrook-Balingup (Donnybrook)



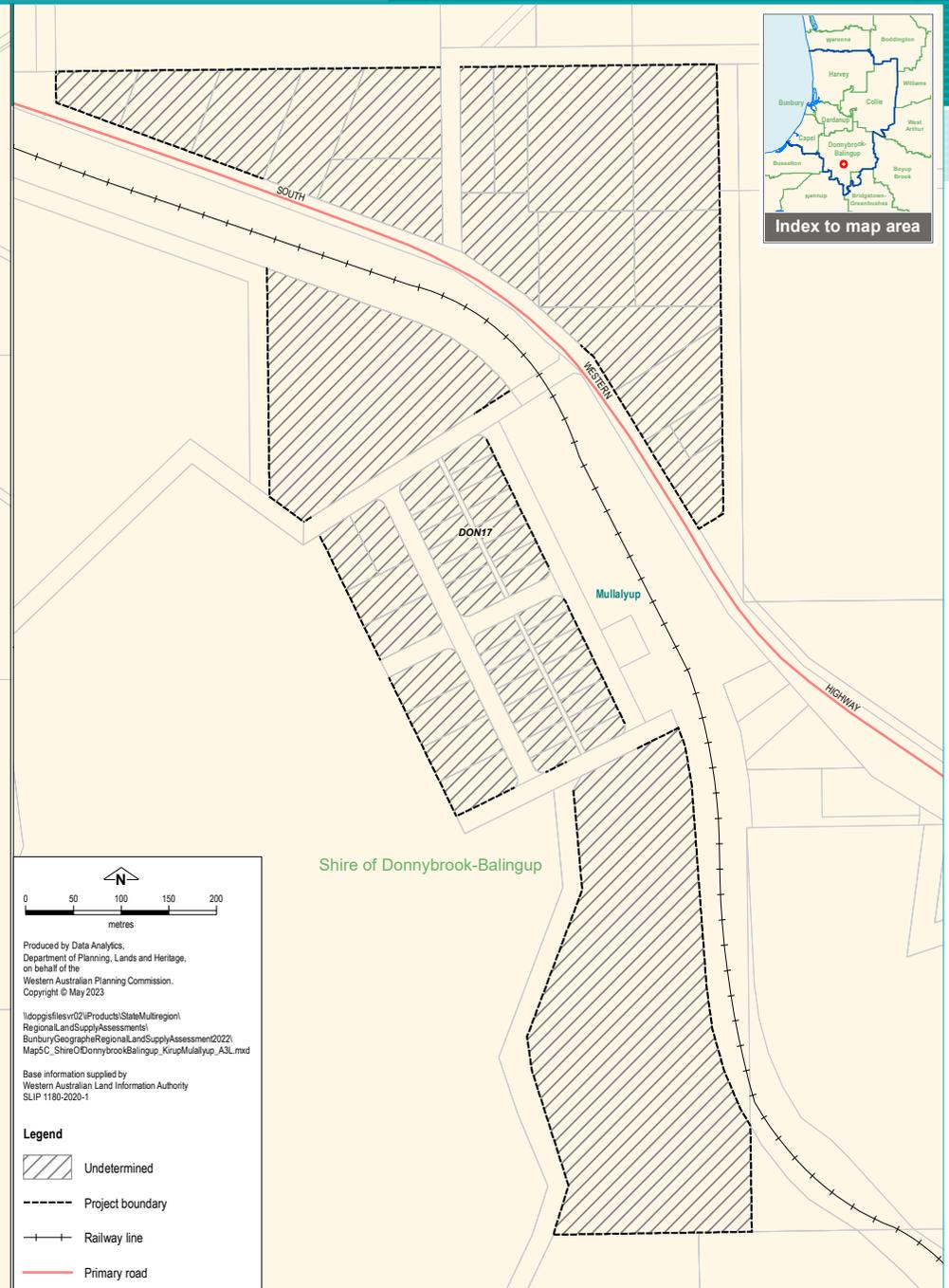
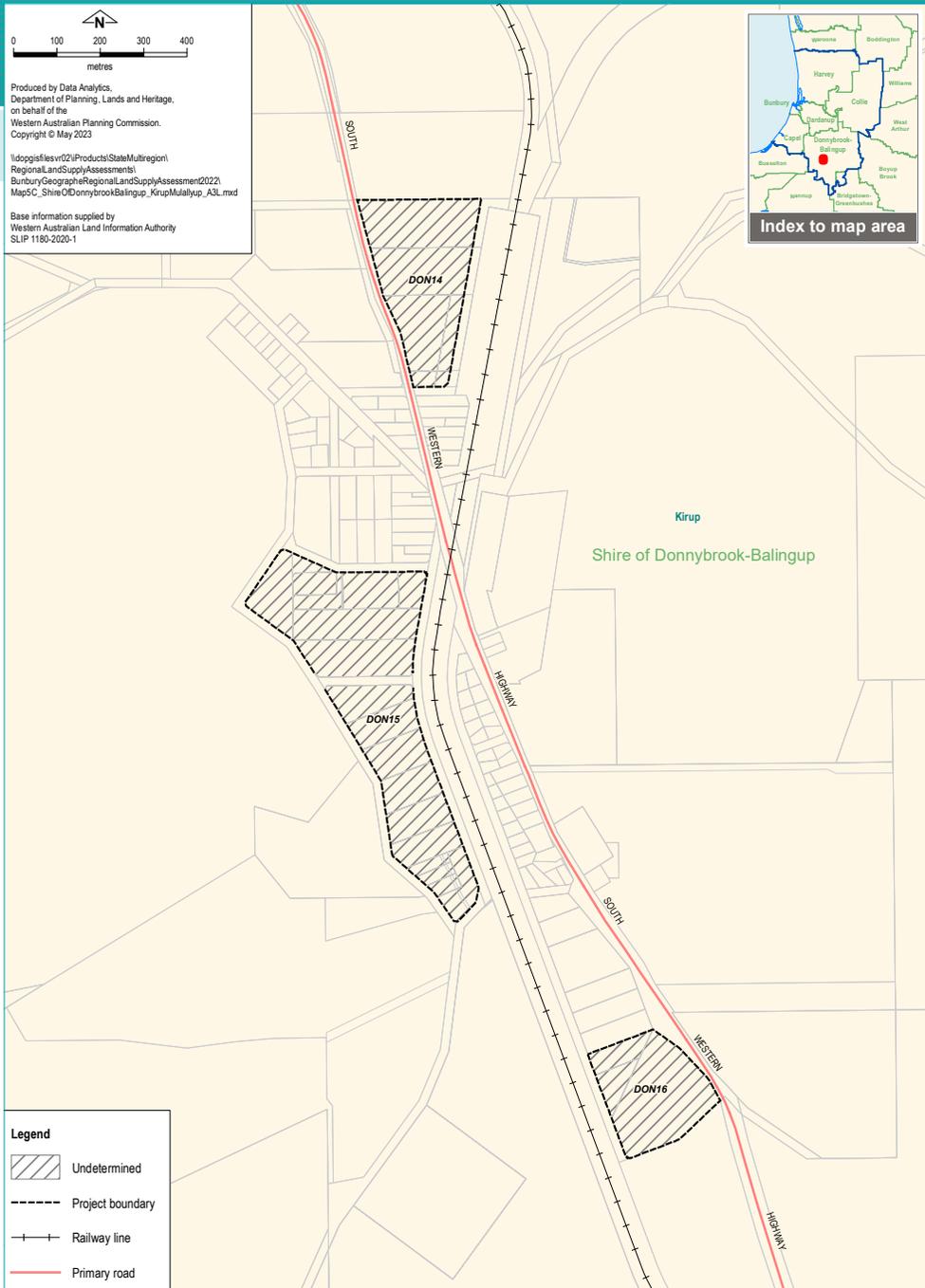
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Map 5C: Residential development outlook - Shire of Donnybrook-Balingup (Kirup, Mullalyup)

In Balingup, one freehold subdivision application with valid conditional approval at 30 June 2022 provides for the delivery of up to 30 dwellings in the short term in the north of the Balingup townsite. Approximately 22 hectares of land in SPAs across the south and west of the Balingup townsite could deliver dwellings in the medium to long term.

In Kirup, there are approximately 30 hectares of land in SPAs; in Mullalyup, there are approximately 27 hectares of land in SPAs. Virtually no subdivision or development has occurred in Kirup and Mullalyup in the last decade. Although land is available, it is considered unlikely that these areas will be developed in the short to medium term.

4.5.6 Shire of Harvey

The Shire of Harvey's Local Planning Strategy (LPS) was endorsed by WAPC in 2020. The Shire of Harvey's District Planning Scheme No. 1 (DPS 1) was originally gazetted in 1996. The Shire of Harvey is currently preparing a new local planning scheme, to be known as Local Planning Scheme No. 2 (draft LPS 2), the provisions of which are expected to align with the strategic directions set out in its LPS.

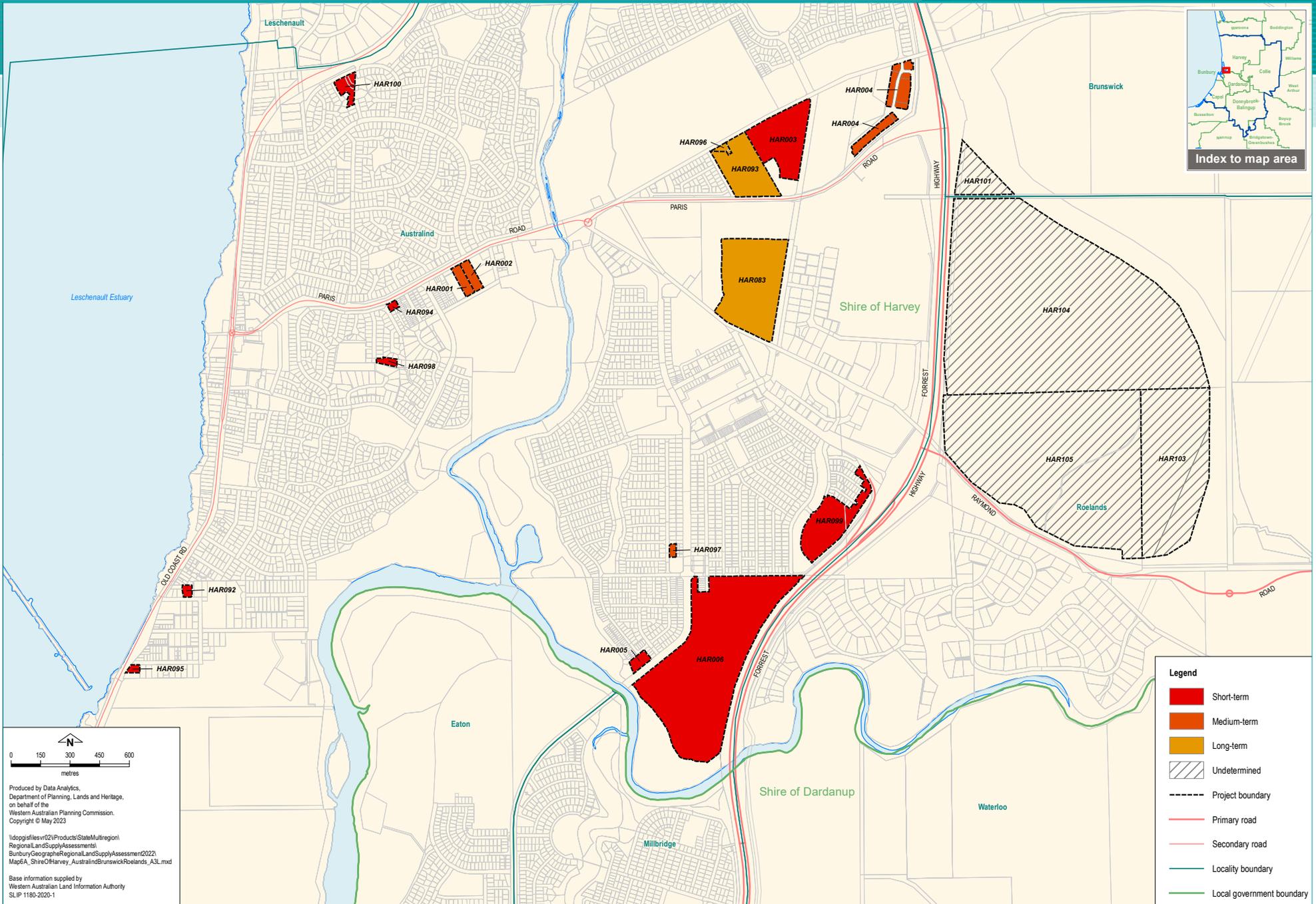
DPS 1 provides for residential development primarily through the residential, special residential and residential development zones. This section identifies greenfield development areas (see Maps 6A, 6B and 6C) based on several categories, which consider the LPS and the planning and/or development stage applicable to each greenfield development area. The categories are as follows:

- Short-term
 - Proposed lots in subdivision applications with valid conditional approval at 30 June 2022
- Medium-term
 - Land subject to an approved structure plan
 - Land identified as a planning precinct in the LPS, but does not require the preparation and approval of a structure plan prior to subdivision and development
- Long-term
 - Land zoned residential with an applicable density code under the DPS 1
 - Land zoned residential development under the DPS 1
 - Land zoned urban under the GBRS
 - Land zoned urban deferred under the GBRS
 - Unzoned land (identified for urban development in the LPS)
 - Note: All of the above long-term categories require the preparation and approval of a structure plan prior to subdivision and development.
- Undetermined
 - Land zoned residential with an applicable density code under the DPS 1. This includes land within a planning precinct which comprises of numerous landholdings with fragmented land ownership
 - Unzoned land (identified for urban expansion in the Strategy).

Table 19: Greenfield development areas (estimated dwelling yield) - Shire of Donnybrook-Balingup

Locality/suburb	Short-term	Medium-term	Long-term	Undetermined	Total
Donnybrook	126	105	-	1,334	1,565
Balingup	32	-	-	244	276
Kirup	-	-	-	265	265
Mullalyup	-	-	-	202	202
Total	158	105	-	2,046	2,309

Source: Department of Planning, Lands and Heritage (2022)



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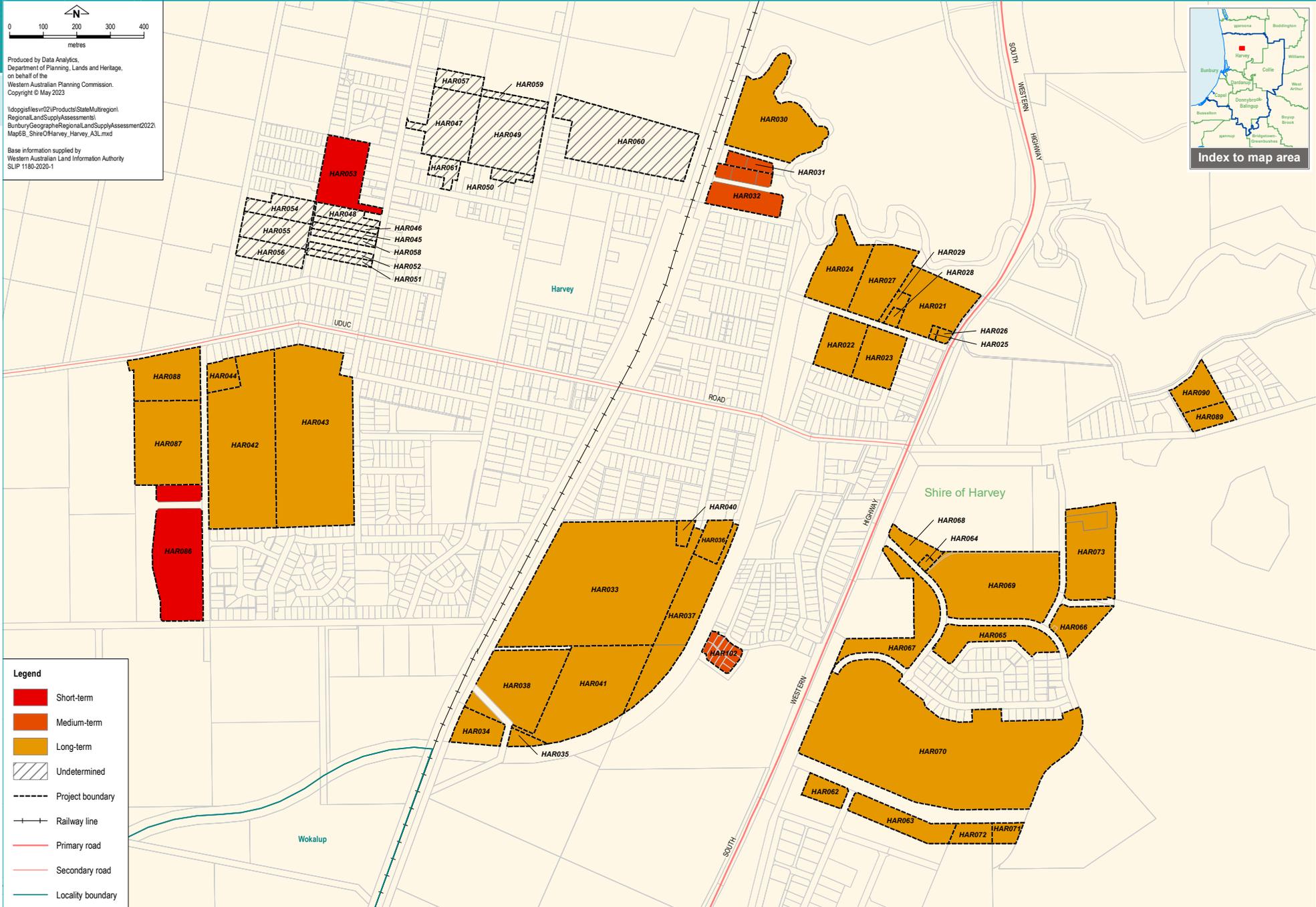
Map 6A: Residential development outlook – Shire of Harvey (Australind, Brunswick, Roelands)

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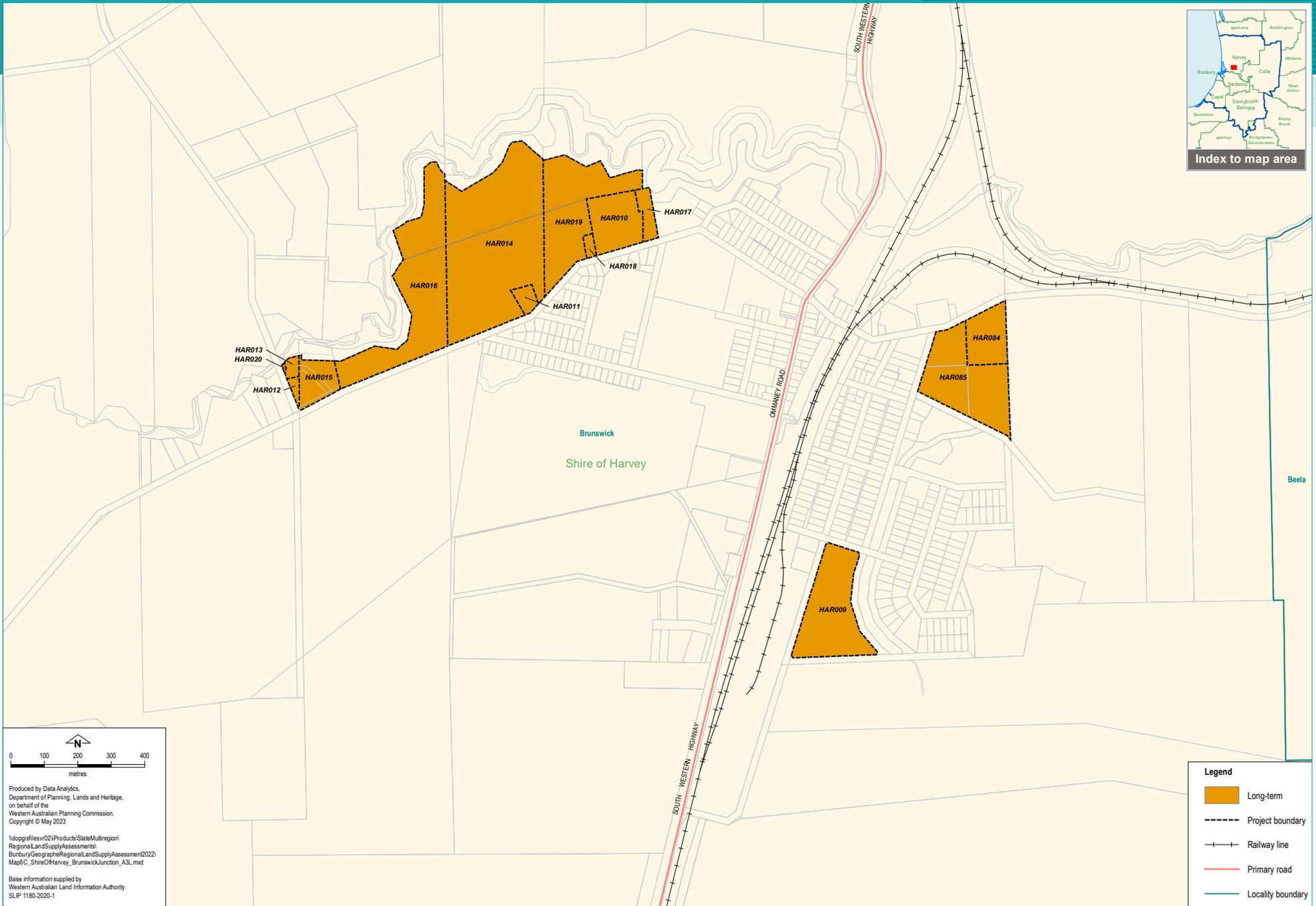
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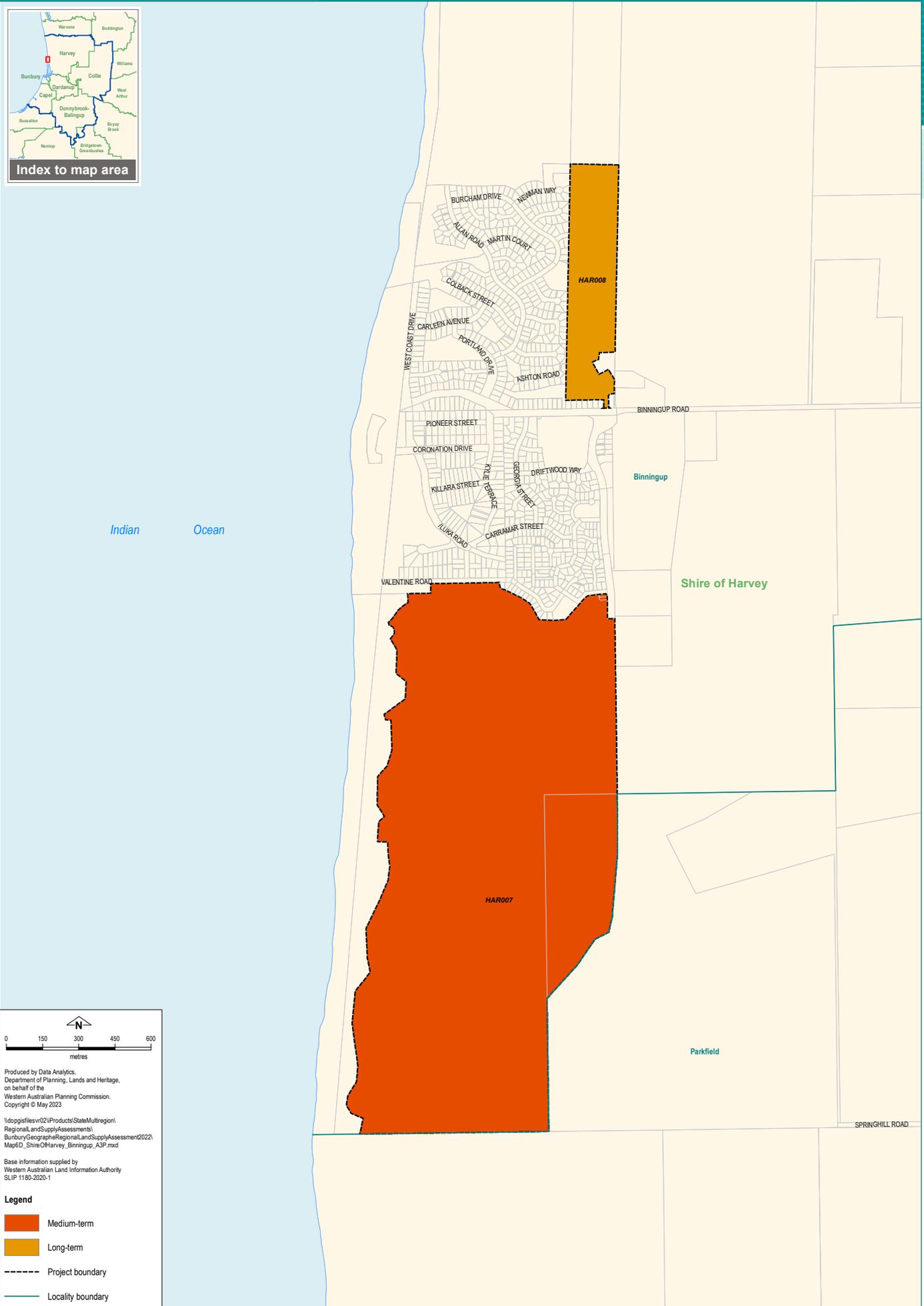
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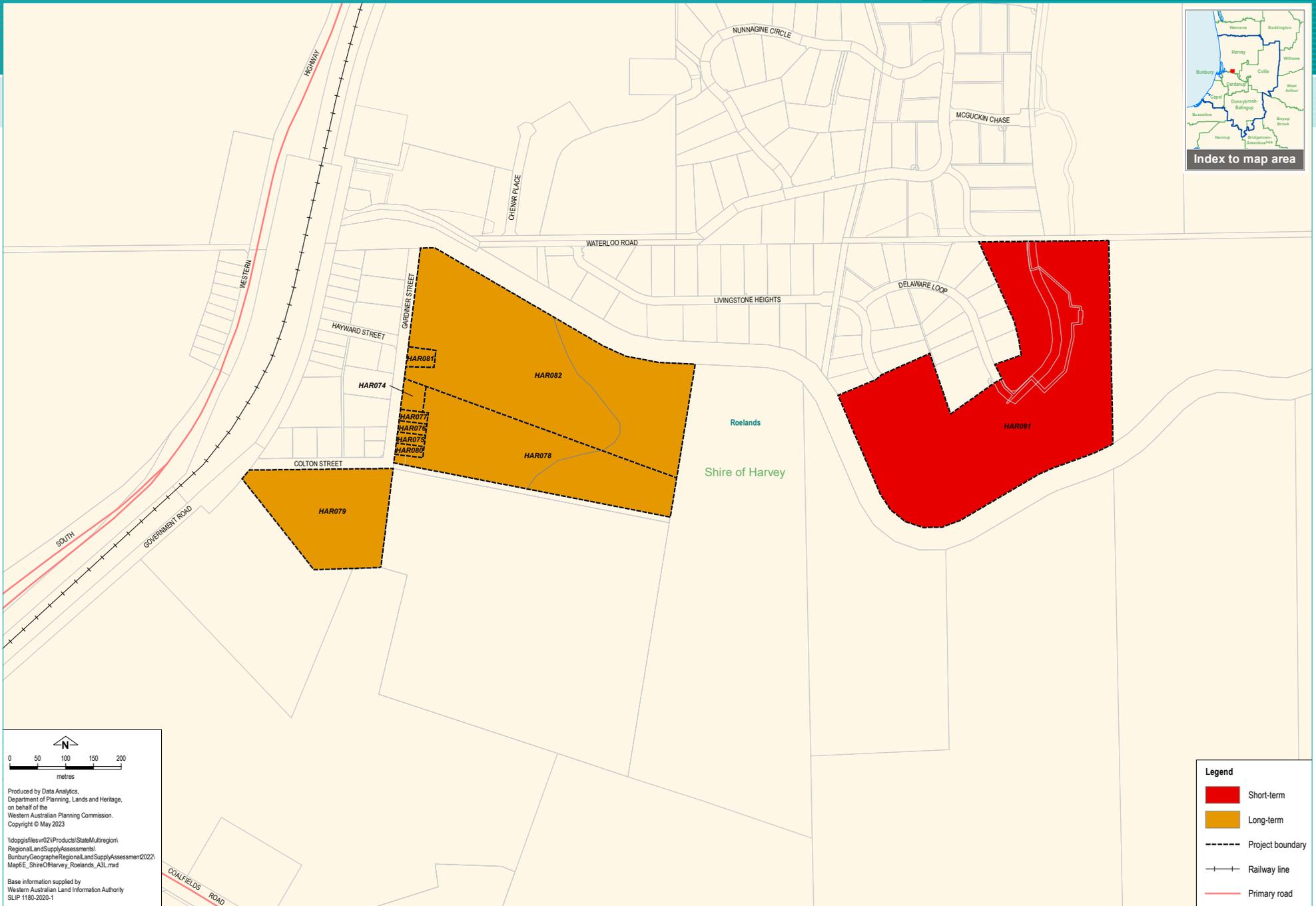
Map 6B: Residential development outlook – Shire of Harvey (Harvey)



Map 6C: Residential development outlook – Shire of Harvey (Brunswick Junction)



Map 6D: Residential development outlook – Shire of Harvey (Binningup)



Map 6E: Residential development outlook – Shire of Harvey (Roelands)

There is a relatively limited supply of undeveloped greenfield development areas in the suburb of Australind, with just 78 hectares of land estimated to be available for development. Approximately 790 dwellings could be delivered in the short-term, based on subdivision applications with valid conditional approval at 30 June 2022. In the medium-term, approved structure plans provide for the development of approximately 110 dwellings. An additional 21 hectares of land could provide for the delivery of dwellings in the long-term, once short and medium-term supplies have been exhausted. In addition, the East Treendale urban expansion area (approximately 192 hectares) constitutes a significant addition to the Shire of Harvey's supply of greenfield development areas.

In the town of Harvey, there are approximately 162 hectares of land identified for greenfield development. There is a relatively constant pipeline of land/dwelling supply in the town, with 60 dwellings estimated to be delivered in the short-term, followed by an additional 70 dwellings in the medium-term. In addition, a further 150 hectares of land has been identified for greenfield development.

The Shire of Harvey's LPS identifies approximately 44 hectares of land for greenfield development in the town of Brunswick Junction. Most of this supply requires rezoning under the GBRS and/or the local planning scheme, as well as the preparation and approval of a structure plan(s) prior to subdivision and development.

Large stocks of land have been identified for urban development in Binningup and Roelands (220 hectares and 222 hectares respectively). There is valid subdivision approval for 34 low-

density residential lots in Roelands, however, the balance of supply of Binningup and Roelands are not likely to be delivered until the medium to long-term.

4.6 Capacity for residential intensification

This section presents data on the number of lots on land zoned residential with an applicable density code under local planning schemes, and their capacity to accommodate additional dwellings based on the average site area requirement for the relevant density code under State Planning Policy 7.3: Residential Design Codes Volume 1. For example, a 1,000 square metre lot with an applicable density code of R30 (average site area requirement of 300 square metres) could theoretically be subdivided to create three lots.

The data presented in this section is derived from the Department's Integrated Land Information Database (ILID) tool. Additionally, an overview of the City of Bunbury's Local Housing Strategy has been provided, as it represents localised, quantitative analysis of the capacity of lots to accommodate additional dwellings.

The additional dwelling potential outlined in this section is inclusive of some areas which have been identified as a residential land development area in section 4.5, such as the Shire of Donnybrook-Balingup's 'Structure Plan Areas' (as set out in its LPS 7) and some of the Shire of Harvey's 'Planning Precinct' areas (as set out in its LPS). Therefore, figures for

Table 20: Greenfield development areas (estimated dwelling yield) - Shire of Harvey

Locality/suburb	Short-term	Medium-term	Long-term	Undetermined	Total
Australind	794	108	-	-	902
Binningup	-	1,041	114	-	1,155
Brunswick	-	-	54	-	54
Harvey	63	69	576	226	934
Roelands	34	-	-	-	34
Total	891	1,218	744	226	3,079

Source: Department of Planning, Lands and Heritage (2022)

Table 21: Additional dwelling capacity of lots on land zoned residential with an applicable density code under local planning schemes - Bunbury-Geographe sub-region

Local government area	Locality/suburb	Existing dwellings	Additional dwelling potential	Area (ha)
City of Bunbury	Bunbury	1,460	1,550	1,100
	Carey Park	2,570	1,620	100
	College Grove	480	230	180
	East Bunbury	2,060	1,760	40
	Glen Iris	1,240	1,130	150
	Pelican Point	400	260	100
	South Bunbury	4,040	4,030	30
	Usher	870	600	340
	Withers	1,530	1,680	60
	Total	14,650	12,860	100
Shire of Capel	Boyanup	300	510	120
	Capel	960	1,820	220
	Gelorup	590	180	360
	Peppermint Grove Beach	370	370	70
	Total	2,220	2,650	770
Shire of Collie	Allanson	100	110	20
	Collie	3,200	3,410	350
	Total	3,290	3,510	370
Shire of Dardanup	Burekup	170	150	30
	Dardanup	190	170	20
	Eaton	3,290	780	260
	Millbridge	430	370	30
	Total	4,080	1,460	340
Shire of Donnybrook-Balingup	Balingup	120	370	70
	Donnybrook	1,100	4,010	320
	Kirup	60	400	60
	Mullalyup	20	180	40
	Total	1,310	4,950	470
Shire of Harvey	Australind	4,640	2,680	560
	Benger	-	20	-
	Binningup	710	770	110
	Brunswick	330	600	70
	Cookernup	-	300	20
	Harvey	1,170	1,990	270
	Myalup	150	110	20
	Roelands	40	260	20
	Wokalup	20	60	10
	Yarloop	120	850	200
	Total	7,180	7,640	1,270
GRAND TOTAL		32,730	33,070	4,330

Source: Department of Planning, Lands and Heritage (2022)

Note: Where split density codes apply, the additional dwelling potential shown in this table is based on the lower density code.

estimated dwelling yield shown in section 4.5 and figures for additional dwelling potential shown in this section should not be combined, as this will result in an overcount of total dwelling capacity.

Furthermore, additional dwelling potential does not always translate to 'dwellings on the ground'. The realisation of additional dwelling potential is dependent on a wide range of factors, including but not limited to landowner intent, market conditions/demand, heritage considerations, and the provision of essential infrastructure.

4.6.1 City of Bunbury

The City of Bunbury's (the City) [Local Housing Strategy \(2021\)](#) establishes a strategic framework to guide and provide for the City's current and future housing needs. It identifies locations which have the capacity to accommodate population and change.

The City undertook an infill housing review in 2020, which quantified the potential supply of all new residential development if all land in the City was developed to its capacity under the existing local planning framework. The infill housing review also investigated the potential of developed residential land, which, under existing density codes, could be redeveloped to provide additional housing units.

The infill housing review applied the following categories to development sites (confirmed and potential):

- **Large development sites:** Subject to structure plans and vacant greenfield sites with development potential (lot yield of seven or more). It was assumed that tourism sites (i.e. land zoned tourist under the City of Bunbury's LPS 8) incorporated accommodation with an unrestricted length of stay, and therefore, could contribute to the dwelling stock. Current structure plan yields were calculated as approved.
- **Vacant infill dwellings:** Small vacant lots in built up areas (lot yield of six or less).
- **Urban infill dwellings:** Developed lots with redevelopment potential (current dwelling is not included, therefore additional dwelling count only). Based on full R-Code potential, unless fully developed

or limited by current strata lots. Heritage buildings had a moderated potential. Where a lot/development site has a dual residential density, development potential was assessed at the higher R-Code.

- **Mixed use infill dwellings:** Refers to development potential of lots/development sites on land zoned mixed use commercial. Development potential was calculated based on an average dwelling unit area of 70 square metres. Neighbourhood and local centres were not reviewed.
- **Regional centre dwellings:** Refers to the development potential of lots on land zoned regional centre.

Table 22 shows the total development potential of all lots in the City by the aforementioned categories. The infill housing review found that 'large development sites' account for 38 per cent of total development potential, followed by 'urban infill dwellings' and 'regional centre dwellings'. The suburbs of Glen Iris and Usher, account for the majority of development potential in 'large development sites', consistent with the large areas of urban development zoned land in those suburbs.

The suburbs that account for the majority of development potential include Bunbury, Carey Park, East Bunbury and South Bunbury. These suburbs contain older homes on relatively large lots which could be subdivided. In addition, density codes in the regional centre zone are higher, to facilitate medium to high density dwelling development.

Table 22: Findings of the City of Bunbury’s infill housing review (2020)

	Large development sites	Vacant infill dwellings	Urban infill dwellings	Mixed use infill dwellings	Regional centre dwellings	Total
Bunbury	1,087	55	307	1,780	2,658	5,887
Carey Park	772	29	1,008	-	-	1,809
College Grove	30	-	-	-	-	31
East Bunbury	134	35	1,812	98	-	2,080
Glen Iris	1,996	51	25	-	-	2,072
Pelican Point	47	20	-	-	-	67
South Bunbury	651	156	1,428	360	-	2,595
Usher	1,142	11	14	-	-	1,167
Withers	419	21	468	-	-	908
Total	6,278	379	5,063	2,238	2,658	16,616

Source: City of Bunbury (2021) Local Housing Strategy

4.7 Adequacy of residential land supply

Analysis on the adequacy of residential land supply for a given area considers the following factors:

- the most likely scenario of projected population growth and/or an aspirational population target
- the average household size; and
- the rate of dwelling occupancy.

For the Assessment, analysis on the adequacy of residential land supply is predicated on an average household size of 2.5 persons per dwelling (in line with the State average), and a dwelling occupancy rate of 100 per cent.

The Strategy considers five population scenarios for the Bunbury-Geographe sub-region to represent a range of growth trajectories into the future:

- Scenario 1: The sub-region will reach a population of approximately 115,000 by 2031, based on the WA Tomorrow Band A (low) forecast.

- Scenario 2: The sub-region will reach a population of approximately 127,000 by 2031, based on the WA Tomorrow Band C (median) forecast.
- Scenario 3: The sub-region will reach a population of approximately 139,000 by 2031, based on the WA Tomorrow Band E (high) forecast.
- Scenario 4: An aspirational population target of 200,000 for the sub-region
- Scenario 5: An aspirational population target of 300,000 for the sub-region.

Table 23 shows the estimated dwelling requirement for each scenario.

Section 4.5 estimated a supply of approximately 42,950 additional dwellings to be delivered through development areas. This is sufficient to accommodate the estimated dwelling demand under Scenario 4, which envisions a population of 200,000. In addition, the realisation of additional dwelling capacity (as outlined in section 4.6) would contribute towards achieving the estimated dwelling demand under Scenario 5.

Table 23: Estimated dwelling requirement under the Strategy’s population scenarios

	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5
	Baseline			Growth	Boom
	WA Tomorrow Band A (low)	WA Tomorrow Band C (median)	WA Tomorrow Band E (high)	Aspirational population scenario A	Aspirational population scenario B
Population forecast/target	115,205 by 2031	126,850 by 2031	138,530 by 2021	200,000	300,000
Population change from 2021	2,047 (2%)	13,692 (12%)	25,372 (22%)	86,842 (77%)	186,842 (165%)
Estimated dwelling requirement	819	5,477	10,149	34,737	74,737

Source: Department of Planning, Lands and Heritage (2022)

5 Rural living

5.1 Land zoned for rural living purposes under local planning schemes

State Planning Policy 2.5 - Rural Planning (SPP 2.5) defines rural living as an umbrella term used to describe a range of local planning scheme zones that provide for low density residential uses in an estate or precinct, generally characterised by a grouping of lots in the order of one to 40 hectares. Under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), rural living zones include those named rural residential and rural smallholdings, however, local planning schemes originally gazetted prior to the Regulations taking effect may include those named small holding, special rural, special rural - landscape protection and more.

Similar to Section 4.2, Section 5.1 presents data on the development status of lots on land zoned for rural living purposes under local planning schemes (Table 24). The data presented in Table 24 can be broken down to differentiate between local planning scheme zones. This can be obtained by contacting the Department at info@dplh.wa.gov.au

Table 24: Development status of lots on land zoned for rural living purposes

Local government area	Locality/suburb	Development status of lots on land zoned for rural living purposes under local planning schemes			Area (ha)
		Developed (ha)	Undeveloped (ha)	Unrated (ha)	
Shire of Capel	Boyanup	70	10	-	70
	Dalyellup	-	-	10	10
	Gelorup	370	20	80	470
	North Boyanup	150	-	10	160
	Stratham	510	90	10	600
	Total	1,090	120	100	1,310
Shire of Collie	Allanson	160	10	-	170
	Collie	350	20	40	410
	Harris River	-	-	80	80
	Mungalup	-	-	30	30
	Preston Settlement	-	-	80	80
	Total	510	40	240	780
Shire of Dardanup	Burekup	50	10	30	100
	Crooked Brook	50	30	210	290
	Dardanup West	520	40	210	770
	Ferguson	80	20	20	120
	Henty	110	10	20	140
	Waterloo	50	10	-	60
	Wellington Mill	100	-	50	160
	Total	950	120	550	1,620
Shire of Donnybrook-Balingup	Argyle	330	10	60	400
	Balingup	160	130	60	350
	Brookhampton	20	10	30	50
	Donnybrook	160	10	80	250
	Mullalyup	-	-	10	10
	Upper Capel	20	-	-	30
	Total	690	150	240	1,080
Shire of Harvey	Brunswick	-	-	110	110
	Cookernup	-	-	120	120
	Harvey	20	10	10	40
	Leschenault	10	10	120	140
	Parkfield	-	-	50	50
	Roelands	40	-	20	60
	Uduc	-	-	220	220
	Total	80	10	650	740
GRAND TOTAL		3,310	440	1,790	5,540

Source: Department of Planning, Lands and Heritage (2022)

5.2 Rural living subdivision activity

WAPC's *State Lot Activity* report groups rural residential and special residential (lots greater than 3,000 square metres and less than one hectare) into one category. Therefore, the subdivision activity data presented in this section may include

lots on land zoned special residential (or equivalent), which is considered a residential land use zone by the State planning framework, as opposed to a rural living zone.

Over the decade to 30 June 2022, a total of 566 proposed lots were granted preliminary approval for rural residential and special residential subdivision. During the same period, 268

Table 25: Preliminary approvals for rural living and special residential subdivision

	Bunbury (C)	Capel (S)	Collie (S)	Dardanup (S)	Donnybrook-Balingup (S)	Harvey (S)
2012-13	-	44	13	-	2	1
2013-14	-	3	-	-	6	51
2014-15	-	5	20	19	2	-
2015-16	-	2	-	25	4	2
2016-17	5	9	2	27	16	2
2017-18	-	2	6	2	5	-
2018-19	-	4	-	-	6	40
2019-20	-	6	-	2	2	88
2020-21	-	-	-	10	3	-
2021-22	-	43	6	27	5	2
Total	5	118	47	159	51	186

Source: Department of Planning, Lands and Heritage (2022)

Table 26: Final approvals for rural living and special residential subdivision

	Bunbury (C)	Capel (S)	Collie (S)	Dardanup (S)	Donnybrook-Balingup (S)	Harvey (S)
2012-13	-	2	-	23	2	33
2013-14	-	-	2	-	26	-
2014-15	-	22	4	17	-	4
2015-16	-	3	4	2	4	-
2016-17	-	3	8	5	-	2
2017-18	-	2	5	6	5	3
2018-19	-	-	2	14	2	-
2019-20	-	4	-	10	12	-
2020-21	-	20	-	-	13	-
2021-22	-	-	-	-	4	-
Total	-	56	25	77	68	42

Source: Department of Planning, Lands and Heritage (2022)

lots were granted final approval (i.e. certificates of title issued and lots created) for rural residential and special residential subdivision.

5.3 Rural living development outlook

The Strategy supports the identification of new rural living areas contiguous or proximate to the sub-regional centre of Collie, the major towns of Capel, Donnybrook and Harvey, and the towns of Balingup, Boyanup, Brunswick Junction, Burekup and Dardanup, subject to the provisions of SPP 2.5. This section discusses the outlook for rural living land development in the shires of Capel, Collie, Dardanup and Donnybrook-Balingup. There are no proposed rural living land developments in the City of Bunbury or Shire of Harvey.

5.3.1 Shire of Capel

The Department's IRIS tool identified around 50 vacant lots on land zoned special rural under the Shire of Capel's LPS 7 as at 31 December 2021. In addition, the Shire's draft Local Planning Strategy identifies the following areas for rural living development:

- Lot 167 on DP 165991, Gelorup. The development area measures approximately 67 hectares in land area. It is located contiguous to the existing special rural zoned land in Gelorup. The site is currently zoned special rural under the Shire's LPS 7. The Shire's draft LPS 8 indicates that the site will be rezoned to rural residential, along with all other existing special rural zoned land. The Shire's draft Local Planning Strategy estimates an ultimate lot yield of 50. *This area is shown in Inquiry – see CAP59.*
- Minninup Road, Dalyellup. The development area measures approximately 49 hectares in land area. It is located contiguous to the existing special rural zoned land in Stratham, directly north of the Dalyellup/Stratham locality border. The site is currently zoned Special Rural under the Shire's LPS 7. The Shire's draft LPS 8 indicates that the site will be rezoned to Rural Residential, along with all other existing Special Rural zoned land. The site is comprised of

a six-hectare freehold lot and a 43 hectare freehold parent lot containing 21 survey-strata lots of roughly two hectares in area. The Shire's draft Local Planning Strategy estimates an ultimate lot yield of 41. *This area is shown in Inquiry – see CAP58.*

5.3.2 Shire of Collie

The Department's IRIS tool identified around 30 vacant lots on land zoned rural residential under the Shire of Collie's LPS 6 as at 31 December 2021.

The Shire of Collie's Local Planning Strategy sets out the Shire's intention to provide for a diverse mix of rural residential lots (one to four hectares) and rural smallholdings lots (four to 40 hectares) with varying natural attributes. There are 12 existing rural residential areas within the Shire:

- **Rural Residential Area 1, Collie.**
The area measures approximately 22 hectares and comprises of 18 lots. Lot sizes range from 0.6 hectares to 2.6 hectares. Lots within this area cannot be further subdivided, as this area is located outside the limit line of urban development.
- **Rural Residential Area 2, Collie.**
The area measures approximately 91 hectares and comprises of 73 lots. Lot sizes range from 0.1 hectares to 2.4 hectares. There is limited potential for some lots to be further subdivided; the Shire's Local Planning Strategy estimates potential for five new 8,000 square metre lots to be created.
- **Rural Residential Area 3, Collie.**
The area measures approximately 59 hectares and comprises of 28 lots. Lot sizes range from 0.1 hectares to 14.6 hectares. There is limited potential for some lots to be further subdivided; the Shire's Local Planning Strategy estimates potential for 16 new 8,000 square metre lots to be created.
- **Rural Residential Area 4, Collie.**
The area measures approximately 62 hectares and comprises of 33 lots. Lot sizes range from 0.5 hectares to 3.1 hectares. The area is located outside of the limit line of urban development, but is still within the notional one kilometre approach line of Collie. Further subdivision may be supported, subject to:

- Support by the Department of Mines, Industry Regulation and Safety, that any future subdivision will not prejudice natural resource extraction;
 - Support by the Department of Fire and Emergency Services, that any future subdivision meets the requirements of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7);
 - A subsequent amendment to the Shire's Local Planning Strategy to outline the future subdivision potential and requirements to be addressed at future planning stages; and
 - The consideration of the interface with the adjoining extreme bushfire hazard on the State Forest reserve, and resolution of single access of McVee Road, are to be investigated prior to any subdivision opportunity.
- **Rural Residential Area 5, Allanson.**
The area measures approximately 26 hectares and comprises of 25 lots. Lot sizes range from 0.2 hectares to 1.4 hectares. Lots within this area cannot be further subdivided, as this area is located outside the limit line of urban development.
 - **Rural Residential Area 6, Allanson.**
The area measures approximately 148 hectares and comprises of 136 lots. Lot sizes range from 0.3 hectares to 4 hectares. There is potential for further subdivision. Several lots fronting Railway Parade and Ewing Road are around 0.4 hectares in land area, making setback requirements difficult to meet. Therefore, the Shire's new LPS 6 will consider applying setback requirements in accordance with the R10 density code to lots under 5,000 square metres in this area.
 - **Rural Residential Area 7, Preston Settlement.**
The area measures approximately 124 hectares and comprises of 40 lots. Lot sizes range from 2 hectares to 39.8 hectares. This area is not considered suitable for further subdivision, due to the extreme bushfire risk and its distance from services and facilities.
 - **Rural Residential Area 8, Mungilup.**
The area measures approximately 40 hectares and comprises of 20 lots. Lot sizes range from 1 hectare to 2.4 hectares. This area is not considered suitable for further subdivision, due to the extreme bushfire risk and its distance from services and facilities.
 - **Rural Residential Area 9, Harris River.**
The area measures approximately 62 hectares and comprises of 17 lots. Lot sizes range from 2.5 hectares to 4.6 hectares. This area has been fully developed according to plan, and therefore, there is no potential for further subdivision.
 - **Rural Residential Area 10, Harris River.**
The area measures approximately 18 hectares and comprises of 9 lots. Lot sizes range from 2 hectares to 2.1 hectares. This area has been fully developed according to plan, and therefore, there is no potential for further subdivision.
 - **Rural Residential Area 11, Collie.**
The area measures approximately 100 hectares and comprises of 22 lots. Lot sizes range from 0.4 hectares to 10.3 hectares. The area is controlled by the approved Hull/Harris Structure Plan, which has been partially implemented. The structure plan outlines potential for an additional 29 lots, however, it should be reviewed, in light of updated flood mapping and to ensure development meets the requirements of SPP 3.7.
 - **Rural Residential Area 12, Collie.**
The area measures approximately 40 hectares and comprises of 16 lots. Lot sizes range from 0.4 hectares to 12.8 hectares. The area is controlled by the Booth Street & Steere Street Structure Plan, which outlines potential for an additional 11 lots.
 - **Rural Residential Area 13, Collie.**
The precinct measures approximately 33 hectares and comprises of 13 lots, ranging in area from 1.8 hectares to 5.9 hectares.. There is very limited potential for the subdivision of lots not wholly covered by the floodplain. Any further intensification of the precinct is subject to the provisions of SPP 3.7. The Shire's Local Planning Strategy identifies a preliminary yield of 6 additional lots for the precinct.

In addition to the 12 existing rural residential areas, the Shire has identified an area for future rural residential development:

- **Rural Residential Planning Precinct RR1, Collie/Harris River.** The precinct measures approximately 206 hectares and comprises of 14 lots. Lot sizes range from 1.3 hectares to 58.2 hectares. The Shire's Local Planning Strategy outlines a requirement for the preparation of a structure plan to coordinate the development of this precinct. The Shire's Local Planning Strategy identifies a preliminary yield of 94 lots for the precinct.

5.3.3 Shire of Dardanup

The Department's IRIS tool identified around 60 vacant lots on land zoned small holding under the Shire of Dardanup's LPS 3 at 31 December 2021.

The Shire of Dardanup's Local Planning Strategy (2015) recommends the intensification of identified rural living areas through subdivision, to ensure the efficient use of land and maximising the number of rural living lots. Further subdivision of lots should be considered on a case-by-case basis, to take into account constraints that may be present. Constraints include (but are not limited to) waterlogging, bushfire threat, flooding, buffers and other environmental concerns. The Shire is preparing a new local planning scheme (draft LPS 9), which will identify areas that have been considered appropriate for further subdivision.

The Shire's rural living areas (zoned and future) are listed as follows:

- **Burekup (east of South Western Highway):**
There are 14 lots on land zoned small holding, covering a total land area of 96 hectares. Lot sizes range between 5.5 hectares and 8.9 hectares. The Shire's draft LPS 9 proposes to rezone these lots to rural smallholdings, which would rationalise the existing uses.
- **Burekup (west of South Western Highway):**
There are 10 lots on land zoned general farming, covering a total land area of 66 hectares. Lot sizes range between 4 hectares and 9.5 hectares. The Shire's

draft LPS 9 proposes to rezone these lots to rural smallholdings, which would rationalise the existing uses.

- **Crooked Brook:**

There are 55 lots on land zoned small holding, covering a total land area of 288 hectares. Lot sizes range between 1 hectare and 44.6 hectares. The Shire's draft LPS 9 proposes to rezone these lots to rural residential. The draft LPS 9 also proposes to introduce a Special Control Area (SCA) over these lots. The SCA (SCA3, Dardanup West Rural Residential) would introduce additional provisions for the rezoning and subdivision of land for rural residential purposes. Rezoning and/or subdivision of land to create up to five new lots would be subject to the following:

- The land has been identified for rural residential development in the Shire's Local Planning Strategy.
- The development proposes the creation of a maximum of five new lots.
- The new lots meet the minimum lot size requirement of one hectare for the rural residential zone.
- The new lots have a minimum developable area of 1,500 square metres.
- The development is in accordance with the proposed road network shown on the Dardanup West/Crooked Brook Structure Plan (2007).
- Provision of a local water management plan demonstrating that the land is capable of development.
- Retention of native vegetation.
- Provision of bushfire assessment, if required.

Conversely, development that proposes the creation of six or more lots would require a structure plan to be prepared and approved by WAPC.

- **Dardanup West:**

There are 273 lots on land zoned small holding, covering a total land area of 762 hectares. Lot sizes range between 1 hectare and 44.6 hectares. The

Shire's draft LPS 9 proposes to rezone these lots to Rural Residential. The draft LPS 9 also proposes to introduce an SCA over these lots. These lots would be included within SCA3, Dardanup West Rural Residential.

- **Ferguson:**
There are 32 lots on land zoned Small Holding, covering a total land area of 198 hectares. Lot sizes range between 2.2 hectares and 47.9 hectares. It should be noted that Lots 141 and 142 Nyleeta Close and Lot 802 Pile Road, Ferguson, are partially zoned Small Holding. The portions of lots not zoned Small Holding are zoned General Farming.
- **Henty:**
There are 32 lots on land zoned Small Holding, covering a total land area of 175 hectares. Lot sizes range between 2 hectares and 48 hectares. It should be noted that Lot 51 Eastern Rise, Henty, is partially zoned Small Holding. The portion of lot not zoned Small Holding is zoned General Farming.
- **Waterloo:**
There are 25 lots on land zoned Small Holding, covering a total land area of 75 hectares. Lot sizes range between 1.8 hectares and 15 hectares. The Shire's draft LPS 9 proposes to rezone the areas zoned Small Holding to Rural Residential.
- **Wellington Mill:**
There are 33 lots on land zoned Small Holding, covering a total land area of 235 hectares. Lot sizes range between 2 hectares and 79.4 hectares. It should be noted that Lot 1393 Wellington Mill Road, Wellington Mill, is partially zoned Small Holding. The portion of lot not zoned Small Holding is zoned General Farming.

In addition, Lots 2820, 2821, 2822, 2823 and 4359 Panizza Road, Dardanup, are currently zoned General Farming. The land area of these lots range between 4.1 hectares and 7.3 hectares. These lots are considered unsuitable for agricultural use, due to their land area and location. The Shire's draft LPS 9 proposes to rezone these lots to Rural Smallholdings to rationalise their existing uses.

The following lots are subject to approved structure plans:

- **Lot 9502 Holland Loop, Crooked Brook:**
Partly developed, allows for the further creation of six lots.
- **Lot 6 Sand Pits Road, Crooked Brook:**
Allows for the creation of 18 lots.
- **Lot 9000 Slattery Way, Dardanup West:**
Partly developed, allows for the further creation of six lots.
- **Lot 100 Wellington Mill Road, Wellington Mill:**
Allows for the creation of two lots.

5.3.4 Shire of Donnybrook-Balingup

The Department's IRIS tool identified around 50 vacant lots on land zoned rural residential under the Shire of Donnybrook-Balingup's LPS 7.

LPS 7 identifies a number of development investigation areas for rural living purposes. A structure plan is required to be prepared and approved by WAPC prior to development. At the time of writing, the Shire is undertaking a review of LPS 7. Depending on the outcome of the review, the outlook for rural living land development may or may not change. The development investigation areas are listed as follows:

- **Development Investigation Area 1:**
Lots 2 and 384 Marshall Road, Argyle. The site's land area is 33 hectares. It is currently zoned general agriculture.
- **Development Investigation Area 3:**
Lots 9 and 10 Hurst Road, Argyle. The site's land area is 17 hectares. It is currently zoned general agriculture.
- **Development Investigation Area 4:**
Lot 2643 Bendall Road, Argyle. The site's land area is 16 hectares. It is currently zoned general agriculture.
- **Development Investigation Area 7:**
Lots 3 and 4 Cemetery Road, Upper Capel. The site's land area is 33 hectares. It is currently zoned general agriculture.

- **Development Investigation Area 9:**
Lots bound by Donnybrook-Boyup Brook Road, South Western Highway, Hackett Road, Montgomery Road and Frost Road. The site's land area is 72 hectares. It is currently zoned general agriculture.
- **Development Investigation Area 16:**
Lot 6364 Jayes Road, Balingup. The site's land area is 10 hectares. It is currently zoned general agriculture.
- **Development Investigation Area 17:**
Lot 62 South Western Highway, Balingup. The site's land area is 15 hectares. It is currently zoned general agriculture.

As the above development investigation areas have not been confirmed as suitable for rural living development, they are not spatially shown in the Assessment.

5.3.5 Shire of Harvey

The Strategy identifies two 'rural living precincts' in the Shire of Harvey:

- The Clifton Road rural living precinct measures approximately 380 hectares, and is currently zoned general farming under the Shire of Harvey's District Planning Scheme No. 1 (DPS 1).
- The Treendale Road rural living precinct measures approximately 355 hectares, and is currently zoned general farming and intensive farming under DPS 1.

The Shire of Harvey's local planning framework will be updated accordingly in the future, to reflect the new land use designations.

6 Industrial

6.1 Land zoned for industrial purposes under the Greater Bunbury Region Scheme

At 30 June 2022, there were 3,970 hectares of land zoned industrial under the GBRS. The majority of this stock is in the Shire of Harvey, followed by the City of Bunbury, Shire of Dardanup and the Shire of Capel.

In addition, there were 1,470 hectares of land zoned industrial deferred under the GBRS. The majority of this stock is in the Shire of Dardanup, with large volumes also identified in the City of Bunbury.

Table 27 shows the stock of industrial and industrial deferred zoned land under the GBRS by local government area.

6.2 Land zoned for industrial purposes under local planning schemes

This section presents data on the development status of lots on land zoned for industrial purposes under local planning schemes.

The data presented in this section is derived from the Department's Integrated Regional Information System (IRIS) tool. At the time of writing, the latest version of the IRIS tool is based on local planning schemes in operation as of 31 December 2021.

Lots are classified as developed, undeveloped or unrated based on Landgate property valuation information. Landgate valuers conduct independent and unbiased valuations of properties to determine the Gross Rental Value (GRV) and Unimproved Value (UV).

It is important to note that not all lots classified as undeveloped will be available for development. While a proportion of undeveloped lots may include those which have been brought to the market for sale, many undeveloped lots are privately owned and therefore, not available for purchase. In addition, the development of lots which are privately owned are dependent on the landowners' intentions.

6.3 Industrial land development outlook

6.3.1 Light and general industry

As of 31 December 2021, there were approximately 150 undeveloped lots on land zoned for light and general industrial purposes under local planning schemes, covering a total land area of 160 hectares. This includes undeveloped lots which have been subdivided, however, it also includes undeveloped lots which may or may not be subdivided in the future. Localities/suburbs accounting for the highest shares include Davenport (50 undeveloped lots), Picton East (40 undeveloped lots) and Collie (30 undeveloped lots).

Table 27: Stock of industrial and industrial deferred zoned land under the Greater Bunbury Region Scheme

	Industrial	Industrial deferred	Total
Bunbury (C)	735 ha	46 ha	781 ha
Capel (S)	361 ha	-	361 ha
Dardanup (S)	638 ha	1,424 ha	2,062 ha
Harvey (S)	2,235 ha	-	2,237 ha
Total	3,970 ha	1,470 ha	5,441 ha

Source: Department of Planning, Lands and Heritage (2022)

Table 28: Development status of lots on land zoned for industrial purposes under local planning schemes

Local government area	Locality/suburb	Development status of lots on land zoned for rural living purposes under local planning schemes			Area (ha)
		Developed (ha)	Undeveloped (ha)	Unrated (ha)	
City of Bunbury	Davenport	260	130	40	430
	Glen Iris	-	10	-	10
	Pelican Point	10	-	-	10
	Picton	170	180	10	360
	Total	440	320	50	800
Shire of Capel	Boyanup	-	-	-	-
	Capel	10	-	-	10
	Total	10	-	-	20
Shire of Collie	Collie	30	20	-	50
	Muja	170	-	-	170
	Palmer	1,020	-	-	1,020
	Shotts	-	190	30	220
	Worsley	-	-	450	450
	Total	1,230	210	490	1,920
Shire of Dardanup	Dardanup West	80	-	-	80
	Picton East	80	20	10	110
	Total	160	20	10	190
Shire of Donnybrook-Balingup	Beelerup	-	-	100	100
	Brookhampton	-	-	20	20
	Donnybrook	10	-	-	20
	Kirup	10	-	-	10
	Total	30	-	120	150
Shire of Harvey	Australind	100	-	-	100
	Brunswick	10	-	30	40
	Harvey	10	-	-	20
	Leschenault	40	-	-	40
	Wellesley	1,020	30	760	1,810
	Yarloop	10	-	20	20
	Total	1,190	30	810	2,040
GRAND TOTAL		3,060	580	1,480	5,120

Source: Department of Planning, Lands and Heritage (2022)

At the time of writing, there were light industrial lots for sale in the Collie Light Industrial Area (LIA) (IND09). Outside of the Collie LIA, the majority of undeveloped lots which have been subdivided are scattered throughout Davenport and Picton East. The rate at which these undeveloped lots will be taken up is unknown and will depend on landowners' intentions and market conditions.

The Australind LIA (Lot 564 Paris Road, Australind) (IND15) is zoned urban under the GBRS and light industry under the Shire of Harvey's LPS 1. Lot 564 Paris Road has a land area of 50.2 hectares, however, a small portion of the lot has been developed with a grocery store. Approximately 21 hectares of this lot is available for light industrial subdivision and development.

There is also a LIA in Capel, which is zoned light industry under the Shire of Capel's LPS 7. Almost all existing lots have been developed, however, the LIA could potentially be expanded to the west by subdividing/developing part of Lot 73 Spurr Street, Capel (IND06), which is currently zoned urban deferred under the GBRS and rural under the Shire of Capel's LPS 7.

Planning for the Preston Industrial Park (Northern Precinct) is underway. The Preston Industrial Park is divided into three precincts: precinct one is in the locality of Picton (City of Bunbury); and precincts two and three are in the locality of Picton East (Shire of Dardanup):

- Precinct one (IND01) comprises of two lots, covering a total land area of 119 hectares. The lots are zoned industrial under the GBRS and industrial development under the City of Bunbury's LPS 8. A district structure plan approved by WAPC in 2009 outlines an intent for precinct one to be developed with light industrial uses, and with lot sizes to range between 2,000 square metres to one hectare.
- Precinct two (IND11) comprises of two lots, covering a total land area of 55 hectares. The lots are zoned industrial under the GBRS and general farming under the Shire of Dardanup's LPS 3. A district structure plan approved by WAPC in 2009 outlines an intent for lot sizes to range between 2,000 square metres to one hectare.

- Precinct three (IND12) comprises of two lots, covering a total land area of 89 hectares. The lots are zoned industrial under the GBRS and development under the Shire of Dardanup's LPS 3. A local structure plan for precinct three was approved by WAPC in 2016, which outlines an intent for precinct three to be developed with light and general industrial uses, and with lot sizes to range between 2,000 square metres to two hectares.

A district structure plan for the Picton Industrial Park (Southern Precinct) was approved by WAPC in 2018. The Picton Industrial Park is divided into four precincts: precincts one and four are in the locality of Picton East; and precincts two and three straddle the localities of Picton and Picton East:

- Precinct one (IND13) covers a total land area of 29 hectares. It is zoned industrial under the GBRS and general industry under the Shire of Dardanup's LPS 3. Current land uses in precinct one include a caravan park, a liquor store and a service station. A local structure plan for precinct one is required to be prepared and approved by WAPC prior to subdivision and development.
- Precinct two (IND02) covers a total land area of 310 hectares. It is zoned industrial, industrial deferred and rural under the GBRS; general industry under the City of Bunbury's LPS 8; and development, rural and special use under the Shire of Dardanup's LPS 3. A local structure plan for part of precinct two was approved by WAPC in 2021, which refers to its subject area as 'precinct 2A'. The local structure plan outlines an intent for precinct 2A to be developed for general industrial purposes. A local structure plan (or plans) for the remainder of precinct two will be required to be prepared and approved by WAPC prior to subdivision and development.
- Precinct three (IND03) covers a total land area of 50 hectares. It is zoned industrial and industrial deferred under the GBRS; general industry and industrial development under the City of Bunbury's LPS 8; and general industry and general farming under the Shire of Dardanup's LPS 3. A local structure plan for precinct three is required to be prepared and approved by WAPC prior to subdivision and development.

- Precinct four covers a total land area of 68 hectares. It is zoned industrial under the GBRS and light industry and general industry under the Shire of Dardanup's LPS 3. Land in precinct four has been fully subdivided, however, there are a number of undeveloped lots.

downstream processing industries, energy and coal production and potentially heavy industrial use. The Shotts SIA is zoned strategic industry under the Shire of Collie's LPS 6.

A district structure plan for the Waterloo Industrial Park (IND10) was approved by WAPC in 2020. The Waterloo Industrial Park straddles the localities of Waterloo and Paradise, within the Shire of Dardanup. With a total land area of 1,350 hectares, the Waterloo Industrial Park is zoned industrial deferred under the GBRS and general farming under the Shire of Dardanup's LPS 3. The district structure plan outlines an intent for the Waterloo Industrial Park to be developed with light and general industrial uses, as well as limited service commercial uses. The district structure plan divides the Waterloo Industrial Park into seven precincts. For each precinct, a local structure plan is required to be prepared and approved by WAPC prior to subdivision and development.

6.3.2 Strategic industry

Strategic industrial areas (SIAs) are designed for use by strategic and heavy industries that generate large investment, employment and value of production for the State. SIAs are generally located close to large resource projects and infrastructure such as roads, rail and ports. There are two SIAs in the Bunbury-Geographe sub-region.

The Kemerton SIA (IND16) is in the localities of Leschenault and Wellesley, within the Shire of Harvey. It is zoned industrial under the GBRS, and Kemerton strategic industry/Kemerton ancillary industry under the Shire of Harvey's LPS 1.

The Kemerton strategic industry zone is the core of the SIA, intended to accommodate resource processing industries and associated supporting activity. Existing land uses on the Kemerton strategic industry zone include lithium hydroxide processing, silica sand, silicon, titanium dioxide, chlor-alkali, oxygen and nitrogen production and power plants.

The Shotts SIA (IND07) is within the Shire of Collie, approximately 7.5 kilometres east of Collie. It has been created to attract and support large scale industries, which will grow Collie and the surrounding region. The Shotts SIA is suitable for

7 Commercial

7.1 Land zoned for commercial purposes under local planning schemes

This section discusses the development status of lots on land zoned for commercial purposes under local planning schemes.

Table 29 shows the supply of lots on land zoned for commercial purposes under local planning schemes, by development status.

Summary

- As of 31 December 2021, there were 1,920 lots on land zoned for commercial purposes under local planning schemes, covering a total land area of 580 hectares.
- Forty-five per cent of the total land area was classified as developed; eight per cent was classified as undeveloped; and 47 per cent was classified as unrated, however, the majority of this is unlikely to be available for development.
- The tourist zone covered a total land area of 260 hectares. Eighty-five per cent of the total land area was classified as unrated. There are several large lots on land zoned tourist in the shires of Dardanup and Donnybrook-Balingup which have been classified as unrated, leading to a relatively high proportion of unrated commercial land in the Bunbury-Geographe sub-region.
- The service commercial zone, entirely contained within the City of Bunbury, covered a total land area of 90 hectares. Just 10 per cent of the total land area was classified as undeveloped.
- The regional centre zone, also entirely contained within the City of Bunbury, covered a total land area of 50 hectares. Just four per cent of the total land area was classified as undeveloped.

Table 29: Development status of lots on land zoned for commercial purposes under local planning schemes as at 31 December 2021

Local government area	Locality/suburb	Development status of lots on land zoned for rural living purposes under local planning schemes			Area (ha)
		Developed (ha)	Undeveloped (ha)	Unrated (ha)	
City of Bunbury	Bunbury	80	10	10	100
	Carey Park	-	-	-	-
	East Bunbury	40	-	-	40
	Glen Iris	-	10	10	20
	Pelican Point	-	-	-	-
	Picton	-	-	-	-
	South Bunbury	20	-	-	30
	Usher	-	-	-	-
	Withers	-	-	-	-
Total	150	20	30	210	
Shire of Capel	Boyanup	-	-	-	10
	Capel	10	-	-	10
	Total	10	-	-	10
Shire of Collie	Allanson	-	-	-	-
	Collie	20	-	-	20
	Total	20	-	-	20
Shire of Dardanup	Burekup	-	-	-	-
	Crooked Brook	-	-	20	20
	Dardanup	-	-	-	-
	Eaton	-	-	10	10
	Henty	-	-	40	40
	Wellington Mill	-	-	20	20
	Total	10	-	80	90
Shire of Donnybrook-Balingup	Balingup	10	-	60	70
	Brazier	-	-	20	20
	Donnybrook	20	-	-	20
	Kirup	-	-	30	30
	Lowden	-	-	-	-
	Mullalyup	-	-	-	-
	Mumballup	-	-	-	-
	Thomson Brook	-	-	40	40
	Total	30	-	140	180
Shire of Harvey	Australind	10	20	-	20
	Binningup	-	-	-	-
	Brunswick	-	-	-	-
	Cookernup	-	-	-	-
	Harvey	10	-	-	10
	Leschenault	-	-	-	-
	Myalup	-	-	-	10
	Wokalup	10	-	-	10
	Yarloop	-	-	-	-
	Total	40	20	10	70
GRAND TOTAL	260	50	270	580	

Source: Department of Planning, Lands and Heritage and Landgate (2022)

Numbers may not sum due to rounding.

Data does not include lots in the Dalyellup and Treendale district centres, as they are zoned urban development or residential development under the Shire of Capel's LPS 7 and the Shire of Harvey's DPS 1 respectively

City of Bunbury

The City of Bunbury Local Planning Scheme No. 8 (2018) (provides for commercial development primarily through the following zones:

- Regional centre
- District centre
- Neighbourhood centre
- Local centre
- Mixed use commercial
- Tourism; and
- Service commercial.

Shire of Capel

The Shire of Capel Local Planning Scheme No. 7 (1998) (LPS 7) provides for commercial development primarily through the town centre zone. LPS 7 wholly applies the urban development zone to the metropolitan suburb of Dalyellup – including the Dalyellup district centre, with subdivision and development undertaken to date having been guided by an approved activity centre plan. The Shire of Capel's draft LPS 8 seeks to implement the recommended zonings of approved activity centre and local structure plans.

Shire of Collie

The Shire of Collie Local Planning Scheme No. 6 (2021) provides for commercial development primarily through the commercial and mixed use zones.

Shire of Dardanup

The Shire of Dardanup Local Planning Scheme No. 3 (1979) provides for commercial development primarily through the district centre, business – commercial, mixed business and tourist zones.

Shire of Donnybrook-Balingup

The Shire of Donnybrook-Balingup Local Planning Scheme No. 7 (2014) provides for commercial development primarily through the commercial and tourist zones.:

Shire of Harvey

The Shire of Harvey Local Planning Scheme No. 1 (1996) (LPS 1) provides for commercial development primarily through the office, other commercial – showroom, shop and tourist. LPS 1 wholly applies the residential development zone (similar to the urban development zone) to the Treendale development area in the metropolitan suburb of Australind. This includes the Treendale district centre.

7.2 Commercial land development outlook

7.2.1 Greater Bunbury

SPP 4.2 (2022) applies to the LGAs of the City of Bunbury and the shires of Capel, Dardanup and Harvey (collectively known as 'Greater Bunbury'). The policy specifies broad planning requirements for the planning and development of

new activity centres, as well as the redevelopment and renewal of existing activity centres. The policy establishes an activity centre hierarchy, to meet different levels of community needs and enable employment, goods and services to be accessed efficiently and equitably by the community.

Strategic centre

Bunbury CBD

For the purpose of this Assessment, the Bunbury CBD is deemed to include all land zoned Regional Centre under the City of Bunbury's LPS 8. At 30 June 2020, there were 530 lots on land zoned Regional Centre, covering a total land area of 50 hectares. Of the 530 lots, 20 lots (covering a total land area of 2 hectares) were classified as undeveloped.

The City of Bunbury's Local Planning Strategy (2018) identifies a potential doubling in the operational capacity of the Bunbury CBD. The Strategy sets out an intent to promote and facilitate up to a doubling of floor space in the Bunbury CBD, commensurate with future regional and city population growth and increased tourism.

Development at Lots 40 to 45 Holman Street, Bunbury (Koombana North) will add to the stock of commercial floor space in the Bunbury CBD. The development provides for approximately 4,015 square metres of commercial floor space for a mix of restaurant/café, retail and commercial/office purpose.

Strategic centre

Wanju

The Wanju District Structure Plan identifies approximately 26 hectares for commercial and local and town centres.

District centre

Bunbury Forum

The Bunbury Forum district centre is located on Sandridge Road, East Bunbury. At 30 June 2020, there were eight lots on land zoned District Centre in East Bunbury under the City of Bunbury's LPS 8, covering a total land area of 11 hectares. All lots were classified as developed.

Dalyellup

The Dalyellup district centre is located on Norton Promenade, Dalyellup. It occupies approximately 29 hectares of land zoned Urban Development under the Shire of Capel's LPS 7 that is designated as 'Centre' under the East Dalyellup Structure Plan.

Development of the Dalyellup district centre is partly progressed. When complete, it will provide significant retail, business and community services for the surrounding areas of Dalyellup, Gelorup and Stratham. Current estimates for the retail core of the Dalyellup district centre indicates that there will ultimately be a need for up to 20,000 square metres of retail floor space.

Eaton Fair

The Eaton Fair district centre is located on Recreation Drive, Eaton. At 30 June 2020, there was one lot on land zoned District Centre under the Shire of Dardanup's LPS 3, covering a total land area of seven hectares. The lot was classified as developed.

Planning is in place for the expansion of the Eaton Fair district centre. On 6 May 2020, WAPC approved an amendment to the Eaton Fair Activity Centre Plan. The amendment proposed to:

- increase the amount of shop/retail floor space within the 'Core' precinct from 23,344 square metres to 32,744 square metres
- increase the total commercial floor space within the 'Core', 'Frame', 'Civic and Community' and 'Mixed Business' precincts from 27,017 square metres to 59,454 square metres.

Parks Centre

The Parks Centre district centre is located on Brittain Road, Carey Park. At 30 June 2020, there was one lot on land zoned District Centre in Carey Park under the City of Bunbury's LPS 8, covering a total land area of three hectares. The lot was classified as developed.

Treendale

The Treendale district centre is located on the Promenade, Australind. It occupies approximately 12 hectares of land zoned Residential Development under the Shire of Harvey's LPS 1 that is designated as 'Commercial', 'Service Commercial' and 'Mixed Use' under the Treendale District Centre Structure Plan.

Development of the Treendale district centre is partly progressed. When complete, it will provide for 20,000 square metres of retail floor space and 16,550 square metres of office/medical, mixed use, food/entertainment and other uses.

Neighbourhood centres

Australind

The Australind neighbourhood centre is located on Mulgara Street, Australind. It comprises of two lots on land zoned Shop (covering a total land area of one hectare) and three lots on land zoned Office (covering a total land area of one hectare) under the Shire of Harvey's LPS 1. In addition, there are two lots on land zoned Special Use, covering a total land area of four hectares. All lots were classified as developed.

There is very limited potential for the expansion of the Australind neighbourhood centre. The Shire of Harvey's Local Planning Strategy states that any expansion would need to be vertical, and would require the provision of additional parking, which is currently at capacity. Although vertical expansion may be unviable at present, an increase in the number of permissible uses could be achieved through the rezoning of lots to the Commercial zone under the Shire's new local planning scheme (LPS 2). In the longer term, the retail capacity of the Australind neighbourhood centre may be able to be increased through appropriate mixed use development of Lot 210 Mulgara Street, Australind.

Bunbury City Plaza

The Bunbury City Plaza neighbourhood centre is located on Spencer Street, South Bunbury. At 30 June 2020, there were eight lots on land zoned Neighbourhood Centre under the City of Bunbury's LPS 8, covering a total land area of two hectares. Of the eight lots, one lot was classified as undeveloped, however, it is currently being used as car parking.

Glen Iris/Moorlands

The City of Bunbury's Local Planning Strategy identifies Glen Iris/Moorlands (located on Vittoria Road, Glen Iris) as a future neighbourhood centre. Three lots have been zoned Local Centre (covering a total land area of one hectare) under the City of Bunbury's LPS 8.

Kingston

Lot 9020 Kingston Dr, Australind has been set aside for a local shopping centre under the Kingston Structure Plan. The lot is three hectares in area and is yet to be developed. The Kingston Structure Plan provides for up to 4,500 square metres of net lettable area for a mixture of retail and/or office land uses.

Minninup Forum

The Minninup Forum neighbourhood centre is located on Island Queen Street, Withers. At 30 June 2020, there were four lots on land zoned Neighbourhood Centre under the City of Bunbury's LPS 8, covering a total land area of two hectares. All lots were classified as developed.

Town centres

Capel

Within the Capel town centre, there were 38 lots on land zoned Town Centre under the Shire of Capel's LPS 7 as of 30 June 2020, covering a total land area of 10 hectares. Of the 38 lots, two were classified as undeveloped (total land area of 0.2 hectares).

Dardanup

Within the Dardanup town centre, there were seven lots on land zoned Business – Commercial under the Shire of Dardanup's LPS 3 as of 30 June 2020. Of the seven lots, one was classified as undeveloped (total land area of 0.1 hectares).

Harvey

Within the Harvey town centre, there were:

- 11 lots on land zoned Office under the Shire of Harvey's LPS 1 as at 30 June 2020. Of the 11 lots, one was classified as undeveloped (0.1 hectares).
- 13 lots on land zoned Other Commercial – Showroom. Of the 13 lots, one was classified as undeveloped (0.1 hectares).
- 43 lots on land zoned Shop. Of the 43 lots, five were classified as undeveloped (one hectare).

Burekup

Lots 67 and 68 Russell Road, Burekup, are zoned Business – Commercial under the Shire of Dardanup's LPS 3. Lot 67 Russell Road, Burekup is 1,222 square metres in land area, and was classified as undeveloped.

Boyanup

As of 30 June 2020, there were 33 lots on land zoned Town Centre in Boyanup. All lots were classified as developed.

Brunswick Junction

As of 30 June 2020, there were 24 lots on land zoned Shop under the Shire of Harvey LPS 1 in Brunswick. Of the 24 lots, four were classified as undeveloped (total land area of 3,695 square metres).

Data from the Department's LUES indicates that in 2018, there were 1,449 square metres of vacant floor space in the 'Brunswick Junction' commercial complex. This accounts for 27 per cent of total floor space in the 'Brunswick Junction' commercial complex.

Roelands

Lots 12 and 13 Government Road, Roelands, are partly zoned Shop under the Shire of Harvey's LPS 1.

7.2.2 Shires of Collie and Donnybrook-Balingup

Commercial land development in the shires of Collie and Donnybrook-Balingup are likely to be limited to undeveloped/vacant lots, most of which are in Collie and Donnybrook townsites.

8 Infrastructure

8.1 Water

8.1.1 Potable water supply

Aqwest manages water supply to the City of Bunbury area, a small area of Dalyellup (at the northernmost extent) and the light/general industrial area at Picton East. Water Corporation manages water supply to the balance of the Bunbury-Geographe sub-region (including Leschenault, Australind, and the remaining area of Dalyellup that is not served by Aqwest). The Yarragadee aquifer, which stretches from Bunbury to Nannup, is the primary water source for most towns in the sub-region. The Department of Water and Environmental Regulation (DWER) has reserved water in the Yarragadee and Leederville aquifers for future public water supply.

Demand for potable water in the South West region is expected to increase by between 45 per cent to 85 per cent to 2050, based on the Strategy's population scenarios. This presents a challenge for future water supply planning in the Bunbury-Geographe sub-region.

DWER has worked with water service providers to assess their projected demands against water resource availability. Improved water efficiency is a crucial part of the future, with a residential water use target of 100 kilolitres per person per year by 2030. Existing entitlements and water currently reserved in the Bunbury groundwater area meets projected demand to 2060 for existing schemes based on the *WA Tomorrow* population forecasts, if water efficiency targets are met. The water demand for existing schemes and new development areas to meet a population target of 200,000, however, is projected to exceed current licensed entitlements and water reserved for public supply.

8.1.2 Non-potable water supply

Increasing urban growth, climate change and reduced access to ground and surface water are also driving the need for a long-term strategy to supply water for green space irrigation to existing and future proposed urban communities.

The first option is always to promote water use efficiency and encourage others to reduce their water use. The State Government, in association with utility and service infrastructure providers and industry, has developed an extensive range of

Waterwise programs to deliver water use efficiency and build better communities. These programs provide advice and guidelines for schools, golf courses, councils, sports grounds, aquatic centres, garden bores, urban greening schemes and urban canopy schemes in high-risk neighbourhoods with heat sinks.

8.1.3 Future supply options

Without intervention, the problem of both potable and non-potable water demand exceeding supply will continue to grow. This will result in reduced access to safe and reliable drinking water; stifling of economic development; and a decreased ability to create liveable communities with certainty of supply for public open space, schools and community recreation facilities. Success will be dependent on early planning and scalable solutions, and a collaborative approach to implementation.

Specifically, for Wanju, DWER facilitated the development of a pre-feasibility assessment of fit for purpose water supply options, prepared in collaboration with the Department of Health, Shire of Dardanup, Aqwest, Water Corporation and Harvey Water.

DWER has indicated that future water supply source options for the region could include:

- establishing new or expanding ground of surface water sources, including accessing water reserved for future public supply
- desalination of seawater or saline ground/surface water
- wastewater recycling for potable or non-potable supply
- storm water harvesting for potable or non-potable supply
- a combination of alternative sources to meet fit for purpose demands.

8.2 Wastewater

The Water Corporation provides reticulated sewerage service to the following urban settlements:

- the Bunbury metropolitan area;
- the sub-regional centre of Collie;

- the major towns of Capel, Donnybrook and Harvey;
- the towns of Boyanup, Brunswick Junction, Burekup and Dardanup; and
- the village of Binningup.

To protect the environment, the State's water and land resources, public health and amenity, the [Government Sewerage Policy](#) recommends new lots and development be provided with a reticulated sewerage service, unless exempt from its provisions. It may not, however, be possible to provide such a service to all areas identified as suitable for more residential development. Where this is the case, the Government Sewerage Policy provides for the consideration of onsite sewage disposal, on the condition that it does not compromise public health or the environment, and where minimum site requirements can be met.

8.3 Energy

8.3.1 Electricity

[Western Power](#) manages electricity supply to the Bunbury-Geographe sub-region through the South West Interconnected System (SWIS). The SWIS extends across an area bounded by Kalbarri to the north, Kalgoorlie to the east and Albany to the south.

Three coal-fired power stations, located near the town of Collie, provide the bulk of the State's electricity:

- **Bluwaters Power Station** delivers over 15 per cent of the State's electricity supply. It is located 4.5 kilometres north east of Collie and is the only privately owned coal-fired power station in WA. It consists of two 271 megawatts (MW) units and runs on sub-bituminous coal.
- **Collie Power Station** is located 10 kilometres north of Collie. It is a base load power station, capable of producing up to 340 MW of electricity.
- **Muja Power Station** is located 22 kilometres east of Collie. It is the oldest power station in WA, and has eight steam turbines served by coal-fired boilers that generate a total capacity of 854 MW of electricity. A staged retirement of two operating units is planned from October 2022, removing 400 MW of capacity.

The [transformation of the SWIS](#) was added to Infrastructure Australia's Infrastructure Priority List in 2020. At the time of writing, the early-stage proposal involves network, generation, and storage investment in the SWIS, including:

- implementing energy storage and other energy-generating technologies to maintain system security;
- replacing end of life network infrastructure in areas with low customer density; and
- investing in transmission infrastructure to link generation in renewable energy zones to existing demands and support new demands and security of supply at the fringes of the grid.

8.3.2 Gas

The [Dampier to Bunbury Natural Gas Pipeline](#) (DBNGP) stretches almost 1,600 kilometres. Its southern end is located near the town of Brunswick Junction, immediately north east of the intersection of Forrest Highway and Clifton Road. The DBNGP has been in continuous operation since 1984 and has a remaining life of at least 50 years. Gas is transported to customers in parts of the Bunbury-Geographe sub-region via the [ATCO](#) reticulated gas network.

8.4 Transport

8.4.1 Roads

The Bunbury-Geographe sub-region is served by a network of primary and regional distributor roads, including:

- **Forrest Highway** provides access to the metropolitan suburbs of Glen Iris, Eaton, Millbridge, Australind and Leschenault. It connects the Bunbury metropolitan area to Mandurah and Perth via the rural localities of Binningup, Myalup and Parkfield.
- **South Western Highway** provides access to the industrial suburbs of Davenport, Picton and Picton East. It connects the Bunbury metropolitan area to Perth via the towns of Burekup, Roelands, Brunswick Junction, Harvey, Cookernup and Yarloop. It also connects the Bunbury metropolitan area to the towns of Boyanup, Donnybrook, Balingup, Greenbushes, Bridgetown, Manjimup and Walpole.

- **Coalfields Highway** connects the Bunbury metropolitan area to the towns of Allanson, Collie and Darkan.
- **Bussell Highway** provides access to the metropolitan suburbs of Dalyellup and Gelorup. It connects the Bunbury metropolitan area to the town of Capel, the city of Busselton and the towns of Margaret River and Augusta.

Construction of the northern section of the **Bunbury Outer Ring Road (BORR)** is underway. The BORR is being delivered in three sections (north, central, south), with the central section (Boyanup-Picton Road to South Western Highway) delivered in 2013. The BORR will be 27 kilometres of highway, linking Forrest Highway in the north to Bussell Highway in the south. It will provide an alternative route around the Bunbury metropolitan area and separate local traffic from regional traffic.

8.4.2 Rail

The Bunbury-Geographe sub-region is served by freight and passenger rail networks. **Arc Infrastructure** manages the freight rail network in the sub-region. Narrow-gauge railways connect the Port of Bunbury to Collie, as well as refineries at Pinjarra and Wagerup from where alumina is transported to the Port of Bunbury by rail.

The Department of Transport released the draft **South West Supply Chain Strategy** for public comment in 2020. The draft South West Supply Chain Strategy seeks to set the framework and direction for freight transport investment in the South West, identifying future road, rail, air and port infrastructure requirements in the South West region for the next 10 to 15 years.

Increasing demand for imports due to population growth, combined with increasing export volumes from mining, industrial and agricultural activity, will result in growing pressure for the South West region's transport network capacity. The draft South West Supply Chain Strategy seeks to respond to the future requirements of the freight network, balancing the needs of the community with those of industry to ensure a safe, efficient and future-ready freight transport network.

With regard to passenger rail, the Strategy includes the following strategic direction:

Collaborate with State Government agencies on planning for a potential fast passenger rail connecting Perth and the South West region, including securing a corridor in appropriate planning instruments.

The Public Transport Authority is the lead State Government agency for the preparation of a business case for the Bunbury Faster Rail project.

8.4.3 Port

The **Port of Bunbury** handles large volumes of bulk imports and exports associated with mining, agriculture and forestry. During the 2020-21 financial year, the Port of Bunbury exported 15.2 million tonnes of commodity. Alumina accounted for 75 per cent, followed by woodchips (seven per cent), mineral sands (six per cent) and spodumene (four per cent). Other commodities exported during 2020-21 included copper concentrate, grain, silica sand and sundry.

During 2020-21, the Port of Bunbury imported 1.9 million tonnes of commodity. Caustic soda accounted for 77 per cent, followed by mineral sands (16 per cent) and coal (four per cent). Other commodities imported during 2020-21 included fertiliser, oil/petroleum, sundry and timber products.

The **Southern Ports Authority** has commenced master planning for the Port of Bunbury to provide high-level analysis of potential trade growth scenarios and the associated infrastructure required to accommodate this growth over a 30-year planning horizon. The **draft Port of Bunbury Master Plan** was released for public comment in 2022. At the time of writing, public comment on the draft Port of Bunbury Master Plan has closed.

Appendices

Appendix A: Integrated Land Information Database (ILID)

The Integrated Land Information Database (ILID) is a net land use assessment and capability model that is generated at a cadastral level for the whole of Western Australia. ILID can be used to identify the current range of land uses within a number of predefined boundaries. It can also model future capability based on what is known about the current (or proposed) planning policies and statutory planning instruments.

ILID is produced within a geographic information system by overlaying a variety of layers to compute the coincidence of two or more parameters. For example, if a dataset containing the locations of school sites is overlaid with another dataset that shows the areas that are within two kilometres of the coast, it is possible to generate a single dataset with schools that are within two kilometres of the coast. This process can be repeated with a variety of datasets in endless combinations to help with multi-criteria analysis through the process of elimination.

ILID works by linking the spatial extent of many different input layers with all the unique cadastral identifiers that exists at a particular point in time. The result of this overlay process creates many versions of the cadastral attributed with discrete pieces of information, i.e. cadastral version of the local planning scheme zones, region scheme zones, density coding (R-Code) and so on. The 'integrated' component of ILID means that once all of the individual inputs have been identified, they can all be joined together using a tabular join through the common parcel identification number (PIN) across all datasets.

For the Bunbury-Geographe Regional Land Supply Assessment (the Assessment), ILID has been used to identify the lot potential and additional dwelling potential of all residential lots with a density code (R-Code) under the following local planning schemes:

- City of Bunbury Local Planning Scheme No. 8
- Shire of Capel Local Planning Scheme No. 7
- Shire of Collie Local Planning Scheme No. 6
- Shire of Dardanup Local Planning Scheme No. 3
- Shire of Donnybrook-Balingup Local Planning Scheme No. 7
- Shire of Harvey District Planning Scheme No. 1.

ILID analysis in the Assessment includes three key inputs: lot size, R-Code and dwelling count/location. Constraints to subdivision, including but not limited to bushfire, infrastructure provision, topography, etc. are not included in the analysis. Therefore, a significant proportion of the development potential may not be realised.

Definitions:

Lot potential refers to the number of lots that could be yielded based on the applicable R-Code. For example, a lot with a land area of 1,000 square metres and has an applicable R-Code of R20 (average site area requirement of 450 square metres) could be subdivided to create two lots.

Net dwellings, also known as additional dwelling potential, identifies the extra amount of dwellings a single lot can add on (disregarding the location of the current dwelling footprint and has a 100 percent take-up rate). This is determined by the size of the lot and the current lot potential based on the applicable R-Code, and any existing dwellings.

Appendix B: Integrated Regional Information System (IRIS)

The Integrated Regional Information System (IRIS) model has been developed by the Department. IRIS is a geographic information system (GIS) based model, used to assess key measures of land use characteristics across Western Australia. IRIS is used to examine patterns of residential, industrial and commercial land uses to inform planning decisions relating to future land supply.

IRIS has been developed using a hierarchical classification system to allocate over 4,000 individual local planning scheme zones across WA into one of seven simplified primary land use categories, each with related secondary and tertiary categories.

Tier one of IRIS groups local planning scheme zones into primary categories for analysis. Tables in this appendix show the IRIS categories (limited to residential, industrial and commercial/business primary categories) and their corresponding local planning scheme zones.

Tier two of IRIS addresses the development status of each lot within the specified primary land use category. Each lot is attributed one of three values (developed, undeveloped, unrated) based on information from Landgate's property valuation database.

- **Developed** refers to lots that are zoned for development for the purpose of the specified primary land use category for which premises valuation information is captured in Landgate's property valuation database.
- **Undeveloped** refers to lots that are zoned for development for the purpose of the specified primary land use category that are recorded as vacant in Landgate's property valuation database.
- **Unrated** refers to lots that are zoned for development for the purpose of the specified primary land use category for which no premises valuation or vacant land information has been captured in Landgate's property valuation database. This may include State or local government owned lots or premises exempt from rates, Crown allotments, common property within lots on survey, newly created lots on survey, land otherwise exempt from rates and some public roads which are zoned for the primary land use category under the local planning scheme.

City of Bunbury Local Planning Scheme No. 8

IRIS categories			Local planning scheme zone
Primary	Secondary	Tertiary	
Residential	Mixed use residential	Mixed use residential	Mixed use residential
	Residential	Residential	Residential
	Residential development	Residential development	Urban development
Industrial	General industry	General industry	General industry Industrial development
	Light/commercial	Light/commercial	Light industry
Commercial/business	Commercial/business	Centres	District centre
			Local centre
			Neighbourhood centre
			Regional centre
	Mixed business	Mixed use commercial	
Service commercial			
Commercial/business - tourist	General tourist	Tourism	

Shire of Capel Local Planning Scheme No. 7

IRIS categories			Local planning scheme zone
Primary	Secondary	Tertiary	
Residential	Residential	Residential	Residential
	Residential development	Residential development	Urban development
	Rural living	Rural residential	Special rural
Industrial	Light/commercial	Light/commercial	Light industry
Commercial/business	Commercial/business	Centres	Town centre

Shire of Collie Local Planning Scheme No. 6

IRIS categories			Local planning scheme zone
Primary	Secondary	Tertiary	
Residential	Residential	Residential	Residential
	Residential development	Residential development	Urban development
	Rural living	Rural residential	Rural residential
Industrial	General industry	General industry	General industry Industrial development
	Heavy/special/strategic	Heavy/special/strategic	Strategic industry
	Light/commercial	Light/commercial	Light industry
Commercial/business	Commercial/business	Centres	Commercial
		Mixed business	Mixed use

Shire of Dardanup Local Planning Scheme No. 3

Primary	IRIS categories		Local planning scheme zone
	Secondary	Tertiary	
Residential	Residential	Residential	Residential
	Residential development	Residential development	Development
	Rural living	Rural smallholdings	Small holding
Industrial	General industry	General industry	General industry
	Heavy/special/strategic	Heavy/special/strategic	Noxious and hazardous industry
	Light/commercial	Light/commercial	Light industry
Commercial/business	Centres	Centres	District centre
	Commercial/business	General commercial	Business – commercial
		Mixed business	Mixed business
	Commercial/business - tourist	General tourist	Mixed use
			Tourism

Shire of Donnybrook-Balingup Local Planning Scheme No. 7

Primary	IRIS categories		Local planning scheme zone
	Secondary	Tertiary	
Residential	Residential	Residential	Residential
	Rural living	Rural residential	Rural residential
		Rural smallholdings	Rural smallholdings
Industrial	General industry	General industry	General industry
	Light/commercial	Light/commercial	Light industry
Commercial/business	Centres	Centres	District centre
	Commercial/business	Centres	Commercial
	Commercial/business - tourist	General tourist	Tourism

Shire of Harvey District Planning Scheme No. 1

IRIS categories			Local planning scheme zone
Primary	Secondary	Tertiary	
Residential	Residential	Residential	Residential
		Special residential	Special residential
	Residential development	Residential development	Residential development
	Rural living	Rural residential	Special rural
		Rural smallholdings	Special rural – landscape protection
Industrial	General industry	General industry	General industry
	Heavy/special/strategic	Heavy/special/strategic	Kemerton ancillary industry
			Kemerton strategic industry
Light/commercial	Light/commercial	Light industry	
Commercial/business	Commercial/business	General commercial	Office
			Other commercial – showroom
	Shop		
Commercial/business - tourist	General tourist	Tourist	