

PLANNING FOCUS



Adoption of inaugural Local Planning Strategy and new Local Planning Scheme

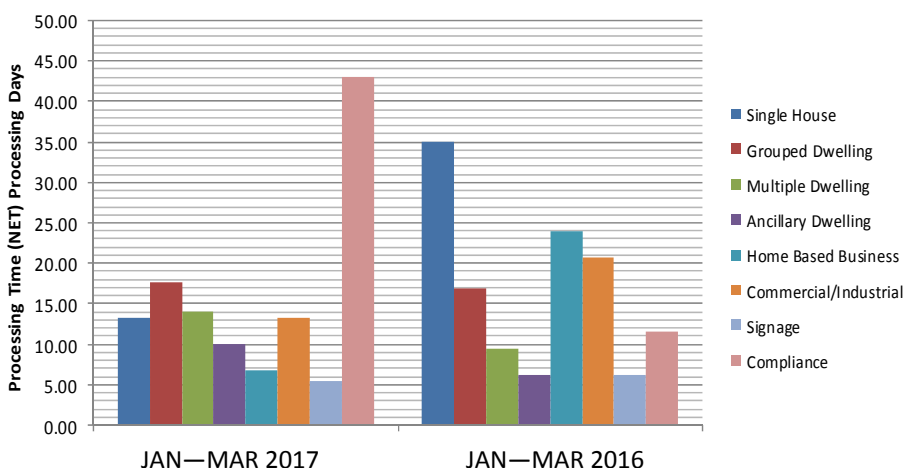
Council, at its ordinary meeting held on 2 May 2017 adopted the draft Local Planning Strategy and accompanying draft Local Planning Scheme No.8. The draft Local Planning Strategy and associated draft Local Planning Scheme were publicly advertised from 7 August 2016 to 16 December 2016, with a total of 104 submissions being received, over 30% of which informed numerous minor modifications to the draft Strategy and revised draft Scheme documents.

The inaugural Local Planning Strategy and accompanying new Local Planning Scheme are expected to open Bunbury to a greater diversity of development and drive growth over the next 20 years once adopted. Key elements of the draft Scheme, which has been formulated by the City of Bunbury over a period of several years in consultation with its community, include more opportunities for living and working within walking distance and expanding the city centre to engage with its ‘three waters’ of the Indian Ocean, Leschenault Inlet and Koombana Bay.

Under the new Scheme, the development potential of Bunbury’s city centre will be unlocked by the ability to double the available floor space for commercial and high density residential development throughout the new ‘Regional Centre Zone’. More mixed use, such as commercial space on ground floors with residential above, is also being promoted through new activity centre and mixed use zones. There is also a range of new land use classes designed to encourage innovative development based on sound planning urban design principles.

Copies of the modified draft Strategy and Scheme documents along with the Schedule of Submissions and Schedule of Modifications can be downloaded from the City of Bunbury’s Local Planning Scheme 8 webpage by visiting www.bunbury.wa.gov.au/Pages/Local-Planning-Scheme-Review.aspx.

**Development Applications - Processing Times (NET)
Jan-Mar 2017 / Jan-Mar 2016**



Statistics Snapshot

JANUARY—MARCH 2017

- ◆ 75 Development applications were lodged.
- ◆ 65 Development applications have been determined so far totalling \$7,681,984.
- ◆ 175 Building permit applications were issued totalling \$27,683,438.

JANUARY—MARCH 2016

- ◆ 98 Development applications were lodged.
- ◆ 101 Development applications were determined so far totalling \$42,206,872.
- ◆ 189 Building permit applications were issued totalling \$20,797,815.



No more dirty laundry sizes.....

The City has previously received applications for dwellings showing laundry facilities in cupboards and passageways due to the limited space available on development sites. Quite often the developer has had to redesign their buildings to meet the existing health requirements for a minimum sized laundry.

Due to the new Public Health Act 2016, there is an now opportunity to review the existing health local laws and modernise the requirements to allow laundries in cupboards and other spaces without having to meet the size requirements of a room to store a copper! The City will produce a guideline for staff to allow the approval of laundries provided that the designated area and facilities meets BCA requirements. This change will allow developers and designers to use space more efficiently and have contemporary designs approved so that the developments (and the washing!) can proceed.

For further information about these changes please contact the City's Environmental Health Service on 9792 7100

On The Horizon

Update on current State Planning Policy reviews:

- ◆ Design WA (SPP7) review is now nearing completion, with further updates on its implementation by the WAPC expected soon.
- ◆ A broad R-Codes (SPP3.1) review is now in progress, but a largely administrative review is also expected over the next 6 months to go through WAPC endorsement and gazettal.
- ◆ Liveable Neighbourhoods review completion is expected later in the year, although further readvertising is not ruled out.
- ◆ The new draft WA Government Sewerage Policy will replace the Draft Country Sewerage Policy 2002. 57 Submissions have been assessed, with a number of regional Councils raising the issue of a resource burden in monitoring ATU's. This issue will be investigated along with possible mechanisms to recoup the cost of local government audits such as through the *Local Government Act 1995*. While expecting a WAPC decision in 2017, the new policy is now considered to be 'seriously entertained', as it has been publicly advertised and finality is reasonably foreseeable, such that SAT is referring to the objectives of the policies in their assessment.

Building:

- ◆ The WA Building Commission has imposed a condition upon Turquoise Developments Pty Ltd trading as Talbot Le Page Homes which has a dwelling under construction in Bunbury ,that prohibits the company from entering into building contracts. See Building Commission website for further details.
- ◆ Building Commission Industry Bulletin 85 –Ceiling collapses – Spontaneous ceiling collapse in residential properties can cause serious injury, the bulletin highlights issues to be aware of

Further information on building related issues is available from the WA Building Commission website
www.commerce.wa.gov.au/building-commission/

Latreille Road sub-division

The City of Bunbury is pleased to announce that the four lot subdivision in Latreille Road completed late last year has officially SOLD!

The lots were snapped up quickly earlier this year with three of the blocks being Lot 80, 81 and 82 having now settled and the other block being Lot 83 under offer.

Lots 80 and 82 received offers within 1% and 3% of the valuation amount, Lot 83 received an offer on market value and Lot 81 received an offer 2.64% above market value. The total sale value of the blocks has come in at \$758,000 and is a great outcome for the City and the community.

All four blocks have been contracted to owner/occupiers resulting in a win for existing residents and will see a continued return to the City in rate revenue.

Lot 83 is currently under offer subject to sale with the standard clause applicable should an alternative/better offer be received.

