

along with any submissions lodged within the City of Bunbury during the statutory public advertising period.

3. In accordance with 'Part 3 – Local Planning Strategies' of the *Planning and Development (Local Planning Schemes) Regulations 2015*, initiate for the purpose of public advertising for not less than 28 days the draft City of Bunbury Local Planning Strategy (2018) Amendment No. 2, which proposes to amend the following strategy maps:
 - (a) Amending the City Wide Strategy map by:
 - (i) modifying the Stables Sub-Precinct area from 'Least Density' to 'Future Urban Areas'; and
 - (ii) extending the 'Mixed Use Corridor' on Spencer Street to include Blair Street / Bussell Highway up to the Crosslands Shopping Centre (Parks Centre).
 - (b) Amending the Housing Strategy Map by:
 - (i) modifying the Stables Sub-Precinct area from 'Least Density' to 'Future Residential';
 - (ii) placing a 'Structure Plan Areas' boundary around the Racecourses Local Area; and
 - (iii) extending the 'Mixed Use Corridor' on Spencer Street to include Blair Street / Bussell Highway up to the Crosslands Shopping Centre (Parks Centre).
 - (c) Amending the Activity Centre and Corridors Map by extending the 'Mixed Use Corridor' and 'Potential Walkable Catchments' on Spencer Street to include Blair Street / Bussell Highway up to the Crosslands Shopping Centre (Parks Centre).
4. In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, forward the Local Planning Strategy amending documentation to the Western Australian Planning Commission requesting permission to proceed to public advertising.
5. In accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*, reconsider the Local Planning Strategy amendment proposal including any proposed modifications, along with any submissions lodged with the City of Bunbury during the public advertising period.
6. Request the Western Australian Planning Commission to initiate an amendment to the Greater Bunbury Region Scheme to rezone Lots 4345 and 4440 Bussell Highway and Lot 36 Barr Road from 'Private Recreation Zone' to 'Urban Zone', and that portion of the Bussell Highway and Brittain Road to be closed from 'Other Regional Roads Reserve' to 'Urban Zone'.

Voting Requirement: Simple Majority

Strategic Relevance

Theme 1:	Our community and culture
Goal:	A safe, healthy and cohesive community, with a rich cultural life, and supportive social environment.
Objective 1.2	An active community, able to access a wide range of sporting, recreation and leisure options.
Theme 2:	Our economy
Goal	A thriving and dynamic economy, that plays to its strengths, and confidently presents to the world.
Objective2.1	Bunbury builds on its competitive advantages, supports innovation and celebrates business success.

Regional Impact Statement

The draft Racecourses LAP and associated planning instruments will provide the opportunity for the two historic horse racing clubs to expand their operations and facilities, which attract visitors, trainers and racers into the Bunbury-Geographe region, including a number of people travelling from the Perth-Peel region for racing and training.

The vision statement for the Racecourses LAP as formulated through extensive community and stakeholder engagement articulates the following:

'The Bunbury Racecourses local area is an equine hub that will remain the premier racing and training venue in the South West. In its central location with over 150 years of Thoroughbred and almost 100 years of Standardbred training and racing history, the area generates important recreational, cultural and economic benefits for the Bunbury Geographe community...'

It is anticipated that with the future re-development of the Bunbury Turf Club as a premier all-year racing facility in the near future, that this will provide further significant benefits economically for the region.

Background

The draft LAP for the Racecourse precinct has been developed through the integrated local area planning process, which is a well-established practice originally promoted by the Commonwealth government and the Australian Local Government Association (ALGA) as a 'whole of government and whole of community' approach to strategic planning and programme management at the local level.

The local area planning process from top down seek to translate broader city-wide strategic planning principles and objectives into a local context - melding these with bottom up locally desired place-based outcomes that address sustainable development matters relevant to a local area's needs.

The LAP project was commenced in July 2016 and has been developed through a collaborative approach that engaged residents, Bunbury Turf Club, Bunbury Trotting Club and other key stakeholders as active participants in the design process. As such, the LAP provides a compelling 20 year vision for the future of the Racecourses precinct and the desired environmental and development outcomes for the local horse racing industry and its associated community.

Legislative and Council Policy Compliance

The following key Council documents are applicable to the consideration of the Racecourses LAP project:

- City of Bunbury Strategic Community Plan;
- City of Bunbury Local Planning Strategy; and
- City of Bunbury Local Planning Scheme No. 8

The formulation of the resulting proposed draft Racecourses Local Structure Plan and draft Local Planning Strategy Amendment No. 2 were prepared in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Officer Comments

Racecourses LAP and Local Structure Plan

The draft Racecourses LAP once adopted by Council becomes an informing strategy to the Strategic Community Plan and will provide the context and framework for further detailed planning. The proposed draft Racecourses Local Structure Plan guides subdivision and future zonings through forthcoming amendments to the Local Planning Scheme, which will provide statutory provisions for regulating land uses and development and the making of infrastructure contributions. The ultimately adopted Racecourses LAP and Local Structure Plan will then be required to be given due regard in all relevant decision-making and to guide consequential amendments to the Local Planning Scheme within the LAP study area boundary.

Local Planning Strategy

The City of Bunbury's inaugural Local Planning Strategy was endorsed in March 2018 during the progression of the Racecourse LAP project. Through the development of the Racecourses LAP and accompanying planning instruments, the Department of Planning, Lands and Heritage advised the City to amend its Local Planning Strategy in order to ensure consistency and to provide the local strategic planning framework for the Racecourses LAP, Racecourses Local Structure Plan and subsequent amendments to the Local Planning Scheme and/or preparation of local planning policies.

Greater Bunbury Region Scheme Amendment

A key success criterion for the Racecourses LAP project has been to promote future land use diversification for both the Bunbury Turf Club and Bunbury Trotting Club. The draft Racecourses LAP identifies a portion of turf club land for future 'Mixed Use', 'Medium / high density residential' and 'Private Club facilities', and the draft Racecourses Local Structure Plan identifies the north east portion of turf club land (adjacent to Council's former Nuytsia Avenue depot site) as 'Residential' with a density coding of 'R60'. The intent of the structure plan and a future Local Planning Scheme amendment is to identify additional compatible land uses that will enable both clubs to diversify

their operations and generate additional income streams, thus supporting their long term viability as an important community asset.

The current zoning of the turf club land under the GBRS is 'Private Recreation Zone'. This zoning is inconsistent with potential future uses of the site under the LAP, which may include a range of accommodation and/or commercial land uses. To ensure that the club has the opportunity to grow and diversify its activities into the future, the rezoning of the turf club land area to 'Urban Zone' is proposed for Lots 4345, 4440 Bussell Highway and Lot 36 Barr Road.

During the Racecourse LAP project the City of Bunbury received a formal application from the Bunbury Turf Club to close a portion of road reserve adjacent to their property used for horse float parking (i.e. situated at the intersection of Bussell Highway, Brittain Road and Parade Road), and for this to be amalgamated with their adjoining properties. Consequently, Council at its ordinary meeting held on 14 May 2019 supported the application (decision 119/19), and therefore, it has been proposed that this portion of the road reserve be rezoned from 'Other Regional Roads Reserve' to 'Urban' Zone', in order to facilitate the full implementation of desired LAP outcomes.

Analysis of Financial and Budget Implications

The adoption of the draft Racecourses LAP will have no anticipated effect on the existing annual budget. Nevertheless, once adopted the LAP will inform capital works spending through Council's long term financial planning into the future.

The proposed draft Racecourses Local Structure Plan predominantly relates to the regulation of subdivisional development on private property; and therefore, the effect of the recommendation has no direct budgetary or financial implications for the City of Bunbury.

Subject to the need for undertaking statutory public advertising, there are no known financial or budgetary implications in progressing with an amendment to the Local Planning Strategy.

The proposed amendment to the GBRS is merely a recommendation of Council made to the WAPC, which if supported by the Commission, is a statutory public advertising procedure carried out separately by the Department of Planning, Lands and Heritage.

Community Consultation

In accordance with recognised integrated local area planning principles and methodology, the Racecourses LAP project was fundamentally developed through the participation of the local community. Two large scale community workshops were held in 2017 to identify what is valued about the precinct and to derive a future vision for guiding the redevelopment of the local area.

In addition two working groups (i.e. Project Reference Group and Technical Working Group) were created from the outset of the project to provide project management oversight, technical input and for ongoing information exchange with the community. The last rounds of working group meetings were held on 1 April 2019, whereby the City of Bunbury presented the draft proposals and advised group members of the upcoming process for public advertising and endorsement.

A characteristic of local area planning when done correctly is that the process itself is transformative, in that it changes the community's own perceptions and expectations for the future development of their local area.

With the formulation of the Racecourse LAP and its potential to influence major private and public sector investment, it is noted that some members of the Project Reference Group (i.e. the community representative for retaining horse stables and the Bunbury Trotting Club representative) maintain concerns that the proposal will allow for an increase in residential density at the expense of retaining existing horse stables. It is the opinion of staff that the proposed planning instruments strike a responsible balance that will allow for the continuation of stabling in the precinct, while managing the potential impacts of future redevelopment in response to market forces.

Subject to Council's approval, the draft Racecourses Local Area Plan, proposed draft Racecourses Local Structure Plan and draft Local Planning Strategy Amendment No. 2 will be publicly advertised for community comment in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*. It is intended to advertise the three draft planning proposals concurrently in order to ensure a coordinated and consistent approach for community input.

Councillor/Officer Consultation

The draft Racecourses Local Area Plan and proposed draft Racecourses Local Structure Plan were internally referred to members of the City of Bunbury's Development Coordination Unit (DCU) for professional advice and technical assessment.

Council representation for the project has been through a Councillor as the Chair of the Project Reference Group, which is comprised of nominated landowner and key stakeholder representatives within the local area. The CEO is also the Chair of the Project Technical Working Group comprised of representatives for LandCorp, South West Development Commission, Department of Planning, Lands and Heritage and Racing and Wagering Western Australia (RWVA).

Timeline: Council Decision Implementation

Subject to Council permitting advertising of the LAP documents, public advertising will be undertaken and the draft reports will be made available to the community through a range of means such as by:

- City of Bunbury social media platforms;
- articles and public notices published in the City Focus section of the Bunbury Herald newspaper;
- electronic copies of the documents posted on the City of Bunbury's website; and
- hard copies of the documents made available at the City of Bunbury's customer service centre and libraries.

Public advertising is intended to occur concurrently for a period of 28 days for the draft Racecourses LAP, proposed draft Local Structure Plan and draft Local Planning Strategy Amendment No. 2 - once the City of Bunbury has received permission from the Western Australian Planning Commission (WAPC) to advertise the Local Planning Strategy amendment.

It should be noted that the public advertising procedure for any proposed amendment to the GBRS is statutorily undertaken separately by the Department of Planning, Lands and Heritage on behalf of the WAPC.

Outcome of Meeting 28 May 2019

Mr Mike Ferguson, Ms Karen Buswell, Ms Michelle Larson and Ms Sarah Wall each addressed Council in relation to this matter

The executive recommendation as printed was moved Cr Miguel and seconded Cr Kelly.

The Mayor put the motion to the vote and it was adopted to become the Council's decision on the matter.

Council Decision 145/19

That Council resolves to:

- 1. *Advertise the draft Racecourses Local Area Plan document for public comment for a period of 28 days. Following public advertising reconsider the draft Local Area Plan proposal including any proposed modifications, along with any submissions lodged within the City of Bunbury during the public advertising period.***
- 2. *In accordance with clause 18 under 'Part 4 – Structure plans' of 'Schedule 2 – Deemed provisions for local planning schemes' of the Planning and Development (Local Planning Schemes) Regulations 2015, advertise the proposed draft Racecourses Local Structure Plan for public comment for a period of not less than 28 days. Following public advertising reconsider the draft Local Structure Plan proposal including any proposed modifications, along with any submissions lodged within the City of Bunbury during the statutory public advertising period.***
- 3. *In accordance with 'Part 3 – Local Planning Strategies' of the Planning and Development (Local Planning Schemes) Regulations 2015, initiate for the purpose of public advertising for not less than 28 days the draft City of Bunbury Local Planning Strategy (2018) Amendment No. 2, which proposes to amend the following strategy maps:***
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5. ***In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, reconsider the Local Planning Strategy amendment proposal including any proposed modifications, along with any submissions lodged with the City of Bunbury during the public advertising period.***
6. ***Request the Western Australian Planning Commission to initiate an amendment to the Greater Bunbury Region Scheme to rezone Lots 4345 and 4440 Bussell Highway and Lot 36 Barr Road from 'Private Recreation Zone' to 'Urban Zone', and that portion of the Bussell Highway and Brittain Road to be closed from 'Other Regional Roads Reserve' to 'Urban Zone'.***

CARRIED

7 votes "for" / 4 votes "against"

For: Mayor Brennan, Cr Miguel, Cr Hayward, Cr Kelly, Cr McCleary, Cr Warnock, Cr Morris

Against: Cr Brown, Cr Steck, Cr Steele, Cr Smith