

The City of Bunbury, in partnership with LandCorp and in association with the South West Development Commission, is currently in the process of preparing a Local Area Plan for the Racecourses local area, which comprises the Bunbury Turf Club, Bunbury Trotting Club, 'Stables' residential area and the former Council depot (see Figure 1 below).



Figure 1. Study Area.

A Local Area Plan (LAP) is a forward looking document that seeks to guide the future use and development of an area. LAPs consider the environmental, social and economic issues relevant to a particular area and the values and needs of the associated community in an integrated way. LAPs also have a strong focus on fostering a partnership approach between the various tiers of government, the private sector and the community and the coordination of activities at the local level, in order to maximise the efficient use of available resources and outcomes. The process for preparing LAPs was established by the Australian Local Government Association in the early 1990s.

The preparation of a LAP for the Racecourses precinct is considered to be a priority for the City of Bunbury for several reasons. The Bunbury Turf Club and Bunbury Trotting Club are considered to be strategically important to the horse racing industry, particularly from a training perspective, and are experiencing shifting demographic and economic trends. The two clubs are also regionally significant from a socio-economic and recreation perspective. The 'Stables' residential area has a unique development pattern, comprising large, unsewered lots, with a lower standard of infrastructure compared to the modern day mean, which along with other considerations, presents both opportunities and challenges for the future use and development of the area.

Stakeholder and community engagement is considered to be a critical component of the LAP process. A range of stakeholders are lending support to the project through participation in a Project Technical Working Group and Project Reference Group, including the Bunbury Trotting Club, Bunbury Turf Club, Racing and Wagering WA and Department of Planning, Lands and Heritage. Additionally, several community representatives have been appointed to assist in conveying information between the community and the two project groups.

Key project outputs are to include the Racecourses Local Area Plan, which will ultimately become an informing strategy to guide the vision and desired development outcomes for the local area, a local structure plan and amendments to the City's Local Planning Strategy and Local Planning Scheme No.8.

If you would like further information on the project, please contact Sam Sweetman, on 08 9792 7051 or via email ssweetman@bunbury.wa.gov.au