



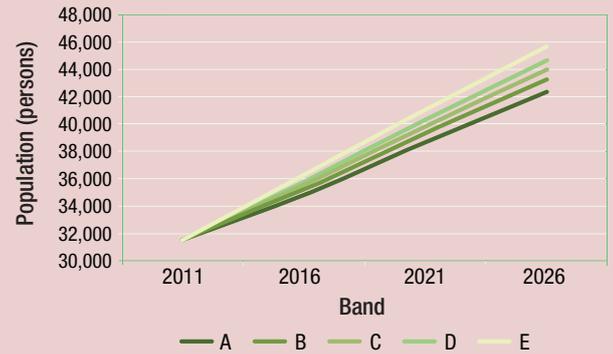
Busselton Regional Land Supply Assessment

Prepared as part of the Western Australian Planning Commission's Urban Development Program, Regional Land Supply Assessment reports provide an assessment of the stocks of land available for residential, industrial and commercial purposes, and identify key land use planning and infrastructure provision required to meet demand across selected regional centres.

Population

- The rate of population growth in the City of Busselton has been higher than the rates for the South West region and Western Australia for the past decade.
- The *WA Tomorrow* population forecasts project an average annual growth rate of 2.2 per cent to 2026 based on the median (Band C) forecast.

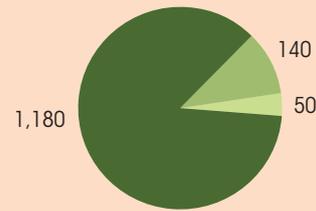
Forecast population growth – City of Busselton



Residential land and housing

- Large stocks of land have been identified for urban expansion in the Busselton-Vasse urban area. The majority of this stock is located south of the Busselton wetland system. This stock is capable of supporting population growth well into the long term.
- Development prospects in the City's secondary centre, Dunsborough, are far more constrained.

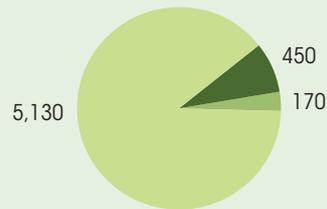
Stock of land (hectares) zoned for residential purposes – City of Busselton



Rural living

- At the end of 2015, land zoned for rural living purposes covered more than 5,700 hectares.
- Opportunities exist for the creation of additional rural living lots through further subdivision of existing zoned areas.

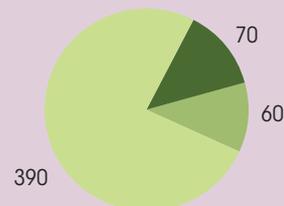
Stock of land (hectares) zoned for rural living purposes – City of Busselton



Industrial

- Large stocks of land have been identified for industrial expansion in the City of Busselton.
- The majority of this stock is located north of the Busselton-Margaret River Regional Airport.
- It is anticipated that demand for industrial land will increase substantially once expansion of the airport is complete.

Stock of land (hectares) zoned for industrial purposes – City of Busselton



Commercial

- The majority of commercial zoned land in the Busselton city and Dunsborough town centres are considered to be developed.
- A scheme amendment has been initiated to rezone 'Business' zoned land in Busselton and Dunsborough to 'R-AC3' to allow for mixed use development.
- This will create more vibrant and dynamic central business districts.

Stock of land (hectares) zoned for commercial purposes – City of Busselton

