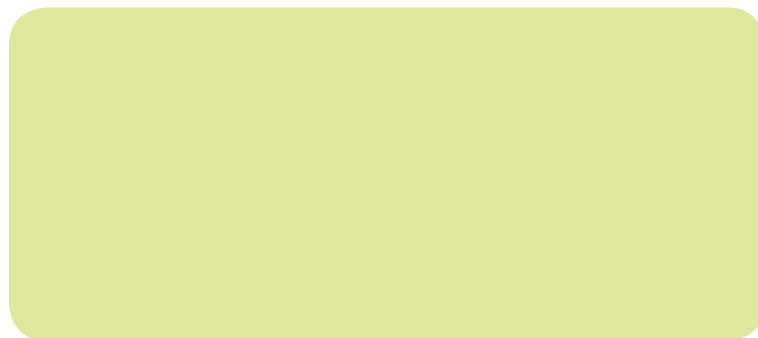




GROWING DONNYBROOK - BALINGUP

Growth Plan



DOCUMENT QUALITY CONTROL

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16.10.2014

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16.10.2014

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REVISION TABLE

No.	REVISION PURPOSE	DATE
1	Modifications from Project Steering Committee	01.12.2014
2	Modifications requested by Council	18.06.2015

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Executive Summary

The Shire of Donnybrook-Balingup sits at the cross-roads. Not only is it strategically located at the junction of important regional road and rail corridors, but figuratively it sits at the cross-roads of choices about its future.

At the 2011 Census, the Shire resident population was 5320, which represented 3.4% of the South West population. Under the established regional planning framework, land use in the Shire will remain broadly similar to recent decades and reflect modest population growth forecasts. For example, the Shire of Donnybrook-Balingup Townsite Expansion Strategy (2009) population scenario for the year 2031 expects a Shire population of some 6450 people. The established planning framework generally reflects a 'business as usual' approach to planning for the Shire, with incremental change over time.

Aspirational Future

In much the same way as the *South West Regional Blueprint* (December, 2014) has challenged the conventional planning framework for the region, Growing Donnybrook-Balingup represents the Shire of Donnybrook-Balingup's desire to take a different, bolder path.

Growing Donnybrook-Balingup is a non-statutory, affirmative action plan using a sustainability framework to guide the long-term growth and development of the Shire. It documents an aspirational community vision and strategy unfettered by statutory requirements. This aspirational future involves a more fundamental shift in outlook and priorities than those enshrined in existing schemes, strategies and policies.

A potential strength of the Growth Plan is that it sits between local, State and Commonwealth government and straddles the economic, social, environmental, built form and infrastructure and governance responsibilities of government while being embraced by business and the community. Growing Donnybrook-Balingup is therefore a document that has the potential to focus the strategic planning and delivery of infrastructure, services and investment by all tiers of government as well as the private sector and community organisations.

Stage 1 of the methodology used in developing this Growth Plan reviews the strategic direction currently being pursued at the regional and local levels in the context of growth opportunities. A key component of this stage is a critical analysis of potential growth drivers and development of a sustainability framework and growth scenarios.

The second stage involves a due diligence assessment and gap analysis. It documents the existing capacity of the townsites and nearby areas to accommodate the growth aspirations of the towns and communities identified in Stage 1. It also lists the opportunities and constraints in respect to growth occurring and highlight areas where there are gaps in information, capacity or governance.

The third stage of formulating the plan introduces examples of strategic initiatives (by no means exhaustive) and the population thresholds at which significant investment in the initiatives should occur.

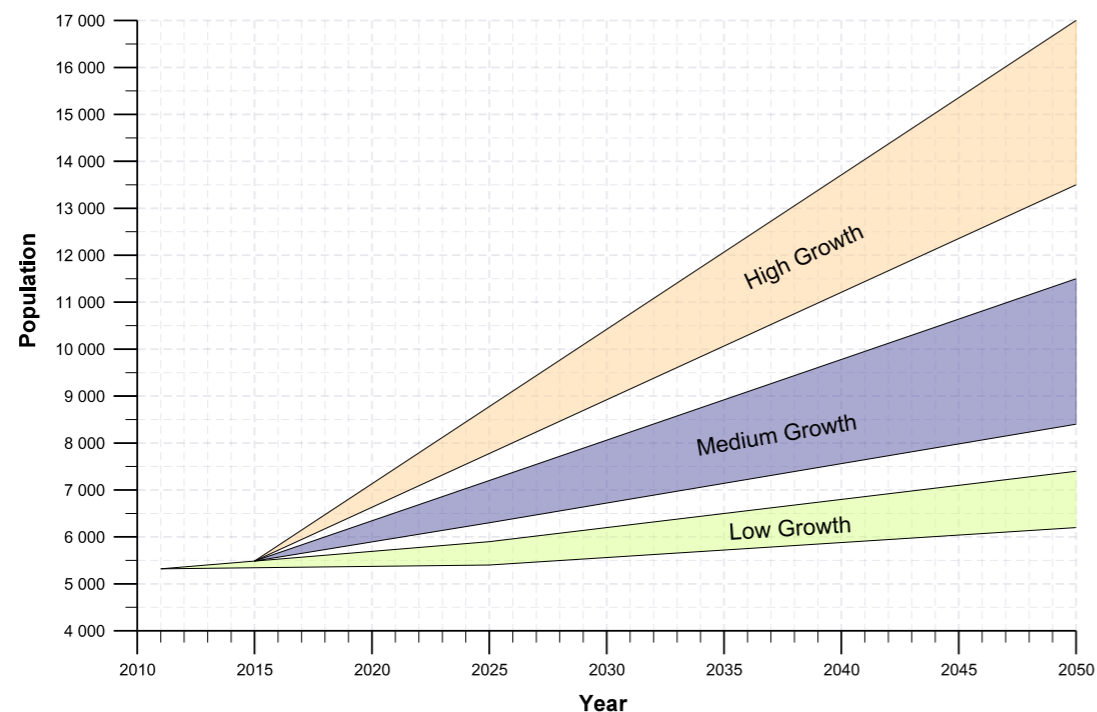
2050 Growth Capacity

Under the Growth Plan, the potential developable areas identified for Donnybrook and surrounds could total 974.5ha, yielding 5467 new lots and accommodating an additional 13,530 people by the year 2050. If the existing population of 2532 (ABS, 2011) is added, then the total capacity of Donnybrook could rise to 16,062 people. Less 20% undeveloped lots at any one time the actual growth capacity could likely be around 13,000 people.

For Balingup, the potential developable areas identified under the Growth Plan total 245.9ha, yielding 336 new lots and accommodating an additional 872 people. Adding the existing population of 560 (ABS, 2011) then the total residential capacity of Balingup could rise to 1432 people. Less 20% undeveloped lots, the actual growth capacity would likely be around 1,150 people.

Growth Scenarios

The Growth Plan includes high-level investigation of three growth scenarios – Low Growth, Medium Growth and High Growth. *Figure 1 - Donnybrook-Balingup Shire Population Scenarios 2050* graphs the three scenarios, while *Table 1 - Donnybrook-Balingup Growth Scenarios - Outcomes 2050*, provides an overview of the three scenarios.



Notes: Low Growth based on projecting Bands A (0.5%) & B (0.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050. Medium Growth based on projecting Bands C (1.2%) & E (1.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050. High Growth based on 2.7% – 3.4% of aspirational SW regional population of 500,000 in South West Blueprint 2013 (draft)

Figure 1 - Donnybrook-Balingup Shire Population Scenarios 2050

The recommended approach under the Growth Plan has three elements:

Sustainability

A sustainable approach to growth in Donnybrook and Balingup is to aim at concurrent achievement of the relevant economic, social, environmental, built form and infrastructure and governance outcomes in a managed, balanced and integrated way.

Hierarchy of Centres

If the Shire of Donnybrook-Balingup wishes to maintain its current share of regional growth it will need to be pro-active in pursuing appropriate objectives and strategic initiatives.

Uniform population and economic growth across each of the Shire’s towns will not physically accommodate significant growth, provide the economies of scale necessary to justify the necessary investment in economic and social infrastructure, nor match the community visions.

As the principal centre, Donnybrook is well placed to accommodate significant economic and population growth that will facilitate a wider range of employment and services that benefit the whole Shire.

Balingup will benefit from moderate growth that will enable retention and expansion of existing services and creation of additional employment, economic and social opportunities while retaining its village character.

Bold Plans

Irrespective of which growth scenario is favoured, it is recommended that the Growth Plans for Donnybrook and Balingup boldly show the long-term growth potential of each town. *Figure 2* shows the *Growth Plan – Donnybrook*, *Figure 3* shows the *Growth Plan – Greater Donnybrook* and *Figure 4* shows the *Growth Plan – Balingup*.

Bold, long-term plans will demonstrate to decision-makers and potential investors, that the Shire is “open for business” and is taking a pro-active approach to its future. The long-term plans will provide a guide for short-term and medium-term decision-making while providing stakeholders and decision-makers with confidence that this is part of a ‘bigger picture’ and a bold vision for the future.

Growing Donnybrook-Balingup shows that the Shire is capable of physically accommodating significant growth, providing the economies of scale necessary to justify the necessary investment in economic and social infrastructure.

Sustained Commitment

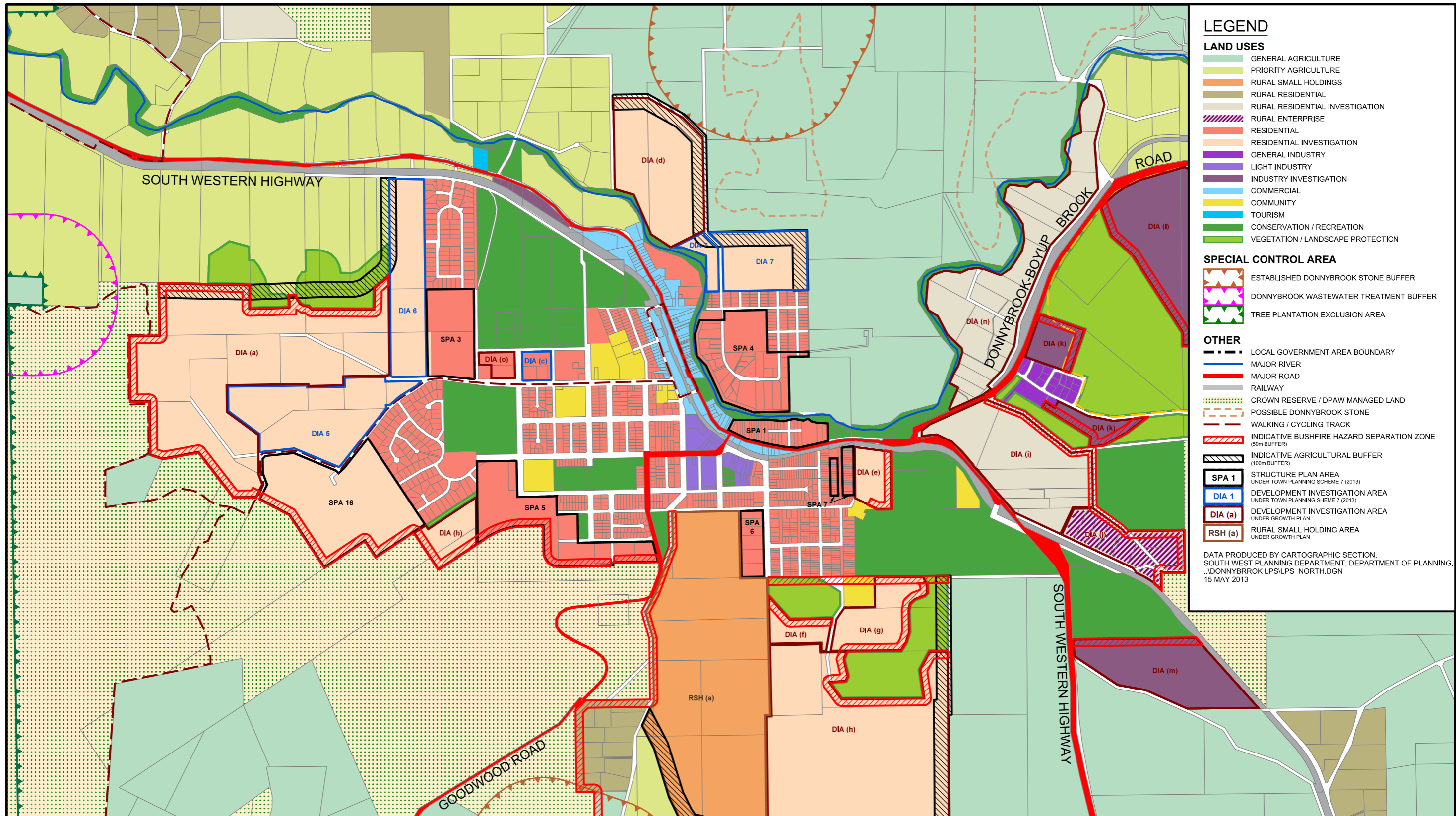
A number of strategic initiatives for Donnybrook and Balingup are identified. The success of these and other community-driven initiatives will depend on a shared community vision, strong advocacy, and, most importantly, sustained commitment to implement the Growth Plan and to regularly monitor its progress.

As well as adoption by the Donnybrook-Balingup Shire Council, it would be beneficial to have relevant government planning and service agencies (who are instrumental to the delivery of the plan) to acknowledge or endorse the Growth Plan in some way.

Growth Scenario	Economic	Social	Environmental	Built Form & Infrastructure	Governance
High Growth	<ul style="list-style-type: none"> Local economy is internationally engaged and export focussed Significant contribution to justification for development of the Bunbury Albany Gas Pipeline Leveraging gas pipeline opportunities including agri-food and timber industry value Develop major resource processing industry (s) Minimum 1 Senior High School and potential TAFE campus Major growth in investment, small business and job opportunities Creates significant enhanced diversity and resilience in local economy 	<ul style="list-style-type: none"> Aspirational Shire population increase from 5,320 (ABS, 2011) to 13,500 - 17,000 ⁽¹⁾ Active strategies needed to maintain a healthy, safe and inclusive community. Active strategies needed to promote community spirit Average age equivalent to South West and WA averages Expanded aged and disabled facilities High profile reputation for festivals and community events Wide range of quality sport and recreation facilities Broad housing choice and greater affordable housing options 	<ul style="list-style-type: none"> Active strategies required to minimize additional demands on conservation of the quality natural environment Specific Attention required to minimise visual impact on landscape values Yields substantial resources for addressing existing issues including bush fire interface, water security and land degradation Justifies infill sewerage High degree of involvement in regional waste management Significant use of alternative non-potable water supplies 	<ul style="list-style-type: none"> Specific initiatives and controls required to maintain integrity of heritage and the built environment Active strategies needed to conserve the sense of place of Donnybrook and Balingup Justifies infill sewerage. Major promotion of Donnybrook 'at transport crossroads' Growth may warrant construction of bypass/heavy haulage route Significant contribution to justifying reopening of the Greenbushes-Picton Railway Line Justifies improvements in communications technology and public transport Significant expansion of land for new urban and rural small holdings development 	<ul style="list-style-type: none"> Civic, business and community leadership focussed on major new opportunities that build on and enhance existing Shire characteristics Demonstrates a sustainable LGA together with selected shared services Minimizes risk of forced LGA amalgamation Active strategies needed to maintain a progressive, engaged community working in partnership Justification to significantly expand Donnybrook policing and emergency services Justification to expand existing government services
Medium Growth	<ul style="list-style-type: none"> Local economy evenly split between domestic and export markets Limited contribution to justification for Bunbury Albany Gas Pipeline Develop general industrial park Enhanced value-adding to agricultural and timber industries Expanded and new tourism initiatives Targeted expansion of health care sector Possible Senior High School Moderate growth in investment, small business and job opportunities Promotes enhanced diversity and resilience in local economy 	<ul style="list-style-type: none"> Projected Shire population increase from 5,320 (ABS, 2011) to 8,400-11,400 ⁽²⁾ Attention required to maintain a healthy, safe and inclusive community Encourage new residents to embrace community spirit Average age moves closer to South West and WA averages Expanded aged and disabled facilities Growing reputation for festivals and community events Targeted improvements in sport and recreation facilities Improved housing choice and affordable housing options 	<ul style="list-style-type: none"> Moderate additional demands on conservation of the quality natural environment Attention required to minimise visual impact on landscape values Yields improved resources for addressing existing issues including bush fire interface, water security and land degradation Enhances justification for infill sewerage Moderate involvement in regional waste management Growing need for alternative non-potable water supplies 	<ul style="list-style-type: none"> Attention required to maintain integrity of heritage and the built environment Active strategies needed to conserve the sense of place of Donnybrook and Balingup Strengthens case for infill sewerage Leverages 'at transport crossroads' Justifying priority upgrading of the South Western Highway Contribution to justifying re-opening of the Greenbushes-Picton Railway Line Strengthens the case for improvements in communications technology and public transport Moderate expansion of land for new urban and rural small holdings development 	<ul style="list-style-type: none"> Civic, business and community leadership focussed on limited new opportunities that build on existing Shire characteristics Retain existing LGA together with selected shared services Reduced risk of forced LGA amalgamation Extra initiatives to maintain a progressive, engaged community working in partnership Opportunity to expand Donnybrook policing and emergency services Improved justification to retain existing government services
Low Growth	<ul style="list-style-type: none"> Local economy has an emphasis on WA domestic market Maintain and strengthen existing economic base Retain market share in agricultural and timber production Create additional lots at Sandhills light industrial area Incremental growth in health care sector Enhance existing tourist facilities. Modest increase in investment, small business and job opportunities. Provides limited diversity and resilience in local economy 	<ul style="list-style-type: none"> Projected Shire population increase from 5,320 (ABS, 2011) to 6,200-7400 ⁽³⁾ Maintaining a healthy, safe and inclusive community Highly valued community spirit Maintaining country town and rural lifestyle Average age continues to be below South West and WA averages Challenge to justify improvements in childcare, youth activities Upgraded aged and disabled facilities Consolidate existing festivals and community events Gradual improvements in sport and recreation facilities Reasonable housing choice but limited affordable housing options 	<ul style="list-style-type: none"> Some additional demands on conservation of the quality natural environment Limited visual impact on landscape values Limited resources for addressing existing issues including bush fire interface, water security and land degradation. Limited justification for infill sewerage Limited involvement in regional waste management Prudent to plan for and incorporate alternative non-potable water supply opportunities 	<ul style="list-style-type: none"> Maintains integrity of heritage and the built environment Conserves the sense of place of Donnybrook and Balingup Low priority for infill sewerage Limited leverage of Donnybrook 'at transport crossroads' Incremental upgrading of the South Western Highway Little contribution to justifying reopening of the Greenbushes-Picton Railway Line Challenge to justify improvements in communications technology and public transport Limited expansion of land for new urban and rural small holdings development 	<ul style="list-style-type: none"> Civic, business and community leadership focussed on maintaining and enhancing existing Shire characteristics Retain existing LGA together with selected shared services Some risk of forced LGA amalgamation Reinforces a progressive, engaged community working in partnership Seek to maintain Donnybrook policing and emergency services Seek to retain existing government services

Notes: (1) 2.7% – 3.4% of aspirational SW regional population of 500,000 in South West Blueprint 2013 (Draft) (2) Based on projecting Bands C (1.2%) & E (1.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050 (3) Based on projecting Bands A (0.5%) & B (0.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050

Table 1 - Donnybrook-Balingup Growth Scenarios - Outcomes 2050



LEGEND

LAND USES

- GENERAL AGRICULTURE
- PRIORITY AGRICULTURE
- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL INVESTIGATION
- RURAL ENTERPRISE
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- GENERAL INDUSTRY
- LIGHT INDUSTRY
- INDUSTRY INVESTIGATION
- COMMERCIAL
- COMMUNITY
- TOURISM
- CONSERVATION / RECREATION
- VEGETATION / LANDSCAPE PROTECTION

SPECIAL CONTROL AREA

- ESTABLISHED DONNYBROOK STONE BUFFER
- DONNYBROOK WASTEWATER TREATMENT BUFFER
- TREE PLANTATION EXCLUSION AREA

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- MAJOR RIVER
- MAJOR ROAD
- RAILWAY
- CROWN RESERVE / DPAW MANAGED LAND
- POSSIBLE DONNYBROOK STONE
- WALKING / CYCLING TRACK
- INDICATIVE BUSHFIRE HAZARD SEPARATION ZONE (50m BUFFER)
- INDICATIVE AGRICULTURAL BUFFER (100m BUFFER)

SPA 1 STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)

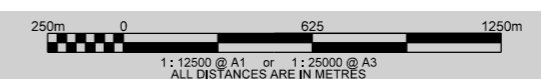
DIA 1 DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)

DIA (a) DEVELOPMENT INVESTIGATION AREA UNDER GROWTH PLAN

RSH (a) RURAL SMALL HOLDING AREA UNDER GROWTH PLAN

DATA PRODUCED BY CARTOGRAPHIC SECTION, SOUTH WEST PLANNING DEPARTMENT, DEPARTMENT OF PLANNING, ...DONNYBROOK LPS\LPS_NORTH.DGN
15 MAY 2013

DONNYBROOK-BALINGUP GROWTH PLAN
GROWTH PLAN
DONNYBROOK



REVISION	DESCRIPTION	DRAFTER	DATE
J			
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E			
D	MODIFICATION TO RSH (a)	TDB	18.06.2015
C	MODIFICATION TO DIA (g) AND REMOVAL OF SPA 2	TDB	24.11.2014
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A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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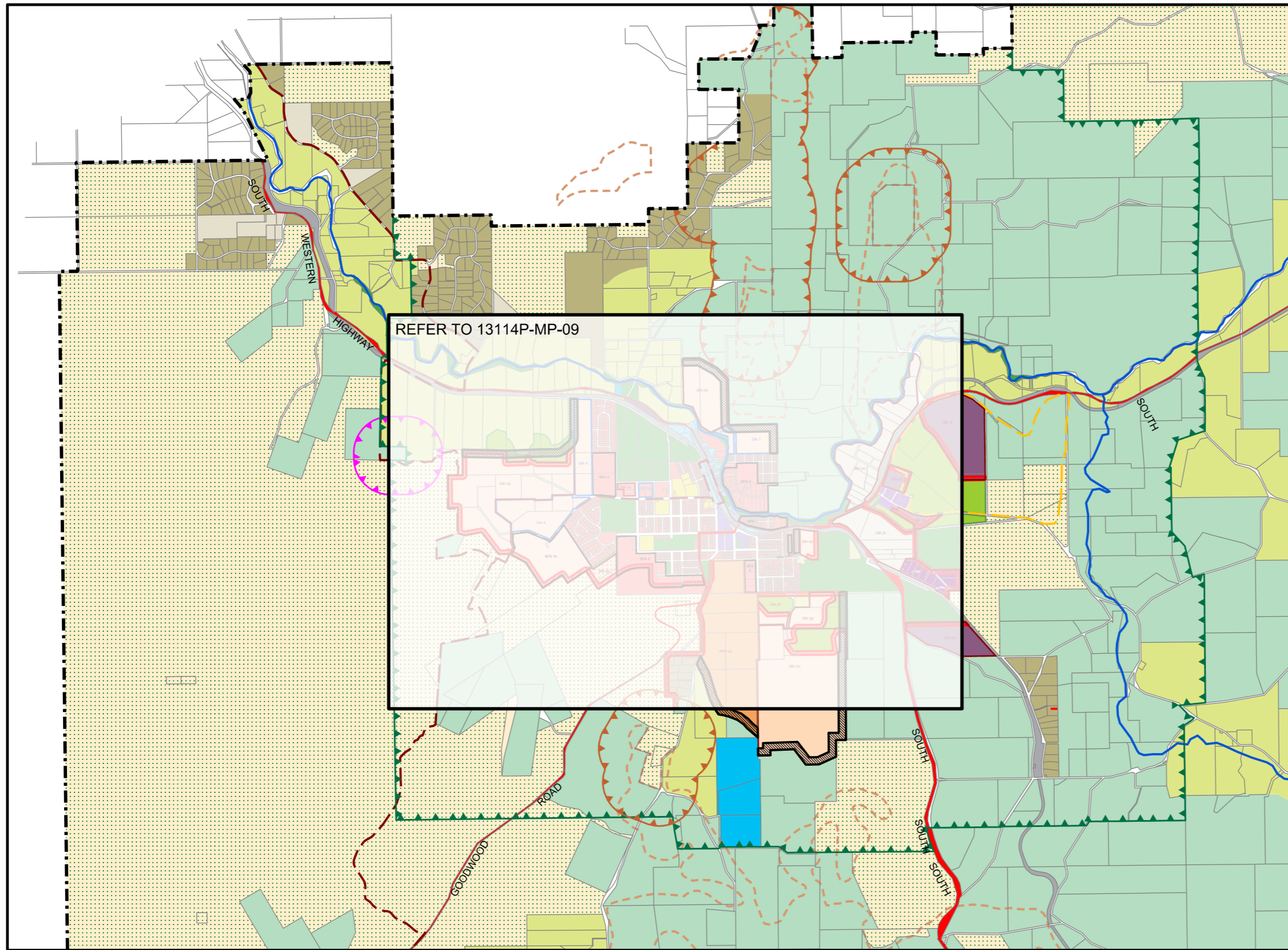
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Figure 2 - Growth Plan - Donnybrook



LEGEND

LAND USES

- GENERAL AGRICULTURE
- PRIORITY AGRICULTURE
- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL INVESTIGATION
- RURAL ENTERPRISE
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- GENERAL INDUSTRY
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- DONNYBROOK WASTEWATER TREATMENT BUFFER
- TREE PLANTATION EXCLUSION AREA

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- MAJOR RIVER
- MAJOR ROAD
- RAILWAY
- CROWN RESERVE / DPAW MANAGED LAND
- POSSIBLE DONNYBROOK STONE
- WALKING / CYCLING TRACK
- INDICATIVE BUSHFIRE HAZARD SEPARATION ZONE
- INDICATIVE AGRICULTURAL BUFFER
- SPA 1
STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1
DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA (a)
DEVELOPMENT INVESTIGATION AREA UNDER GROWTH PLAN
- RSH (a)
RURAL SMALL HOLDING AREA UNDER GROWTH PLAN

DATA PRODUCED BY CARTOGRAPHIC SECTION,
SOUTH WEST PLANNING DEPARTMENT, DEPARTMENT OF PLANNING.
...DONNYBROOK LPS/LPS_NORTH.DGN
15 MAY 2013

DONNYBROOK-BALINGUP GROWTH PLAN GROWTH PLAN GREATER DONNYBROOK

600m 0 1500 3000m
1:30000 @ A1 or 1:60000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E	MODIFICATION TO RSH	TDB	18.06.2015
D	MODIFICATION TO DIA (a) AND REMOVAL OF SPA 2	TDB	24.11.2014
C	ADDITIONAL AREA INCLUDED -DIA (a)	TDB	07.10.2014
B	BUSHFIRE ZONE AND AGRICULTURAL BUFFER ADDED	TDB	24.09.2014
A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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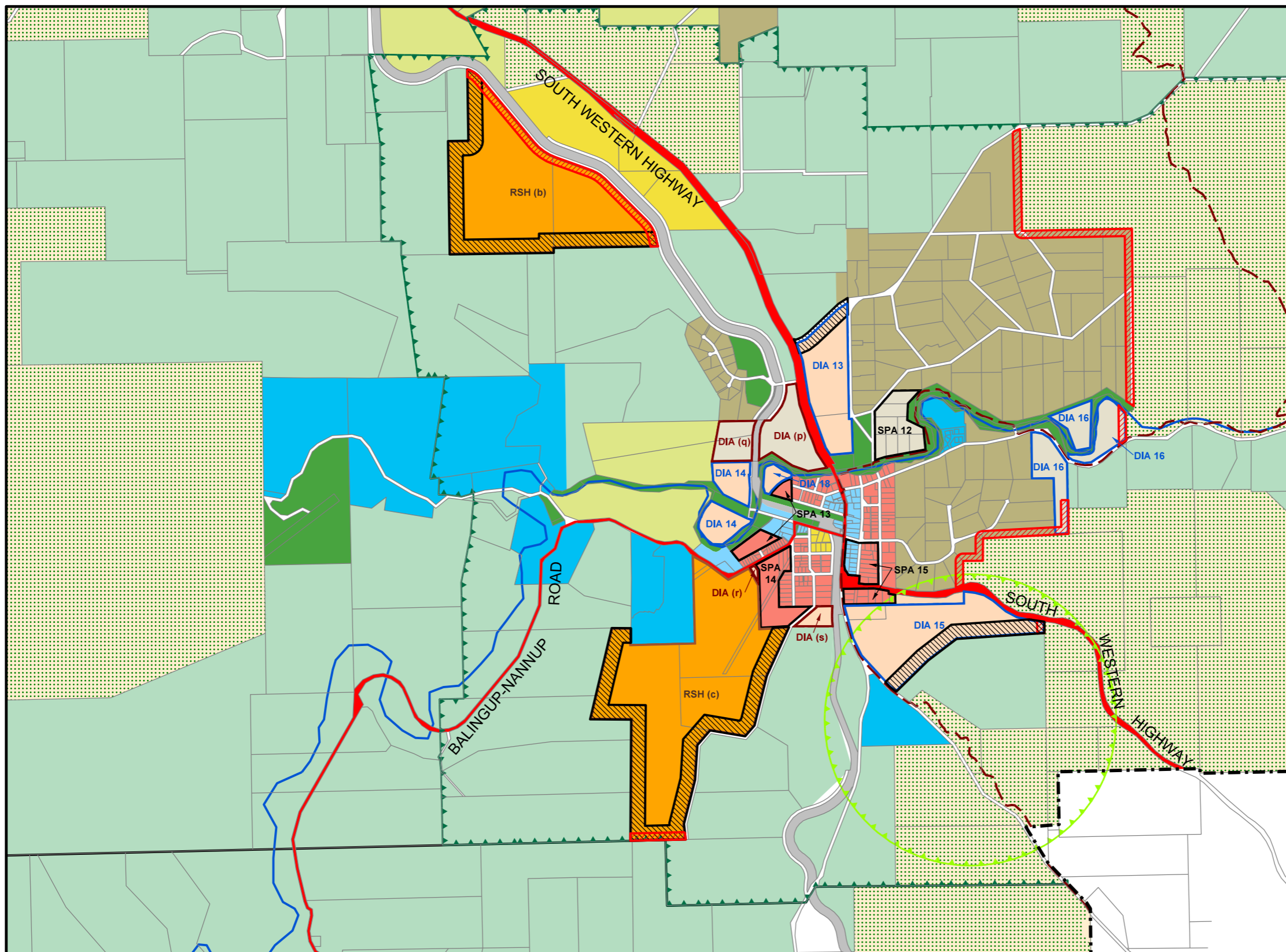


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Figure 3 - Growth Plan - Greater Donnybrook



LEGEND

LAND USES

- GENERAL AGRICULTURE
- PRIORITY AGRICULTURE
- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL INVESTIGATION
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- COMMERCIAL
- COMMUNITY
- TOURISM
- CONSERVATION / RECREATION

SPECIAL CONTROL AREA

- INDICATIVE AREA OF GOLDEN VALLEY TREE PARK
- BLACKWOOD PRECINCT (MINIMUM LOT SIZE OF 100ha FOR AGRICULTURAL USES)
- TREE PLANTATION EXCLUSION AREA

OTHER

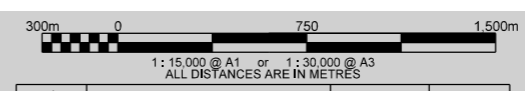
- LOCAL GOVERNMENT AREA BOUNDARY
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- SPA 1: STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1: DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA (a): DEVELOPMENT INVESTIGATION AREA UNDER GROWTH PLAN
- RSH (a): RURAL SMALL HOLDING AREA UNDER GROWTH PLAN

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DONNYBROOK-BALINGUP GROWTH PLAN

GROWTH PLAN

BALINGUP



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C	MODIFICATION TO INVESTIGATION AREAS	TDB	17.06.2015
B	MODIFICATION TO RSH (c) AND REMOVAL OF RSH (d)	TDB	23.09.2014
A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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Figure 4 - Growth Plan - Balingup

PART 1 - STRATEGIC DIRECTION AND GROWTH SCENARIOS

1.0 Introduction

1.1 Donnybrook-Balingup Shire

The Shire of Donnybrook-Balingup is situated in the South West of Western Australia approximately 35 km south-east of the regional capital, Bunbury. *Figure 5 – Location Plan* shows the Shire situated within the Bunbury-Wellington sub-region and strategically located within the South-West but also with good proximity to the Wheatbelt and Great Southern regions.

The Shire nestles at the junction of the Darling and Whicher Ranges and has a varied topography ranging from prominent hills and ridges to extensive valleys and plateaus. Numerous watercourses undulate through the Shire including the Preston, Capel and Blackwood Rivers. Extensive areas contain State Forest, National Park and other conservation lands, with agricultural production generally occurring within the valleys and across the plateaus. Alluvial soils, especially associated with the Preston River valley, support productive orchards, vegetable production and vineyards. Along with cattle grazing and Donnybrook Sandstone quarrying, these primary industries provide the economic base of the district.

Tourism is an important contributor to the local economy, as are health care and education services, construction, transport services, retail, and business and administrative services. Being conveniently located with easy access to Bunbury, Busselton and Collie, the Shire offers varied lifestyle opportunities within commuting distance of employment centres and is popular with drive-in drive-out (DIDO) and fly-in fly-out (FIFO) workers.

At the 2011 Census, the Shire resident population was 5320, which represented 3.4% of the South West population. There are three main town sites within the Shire - Donnybrook, Kirup and Balingup. Donnybrook is the largest of the towns which had a population of 2532 at the 2011 Census. At that time, Balingup had 560 residents, and Kirup/Mullalyup had 435 people. These populations excluded rural residential and rural small holdings areas that typically form part of the wider townsite precincts.

1.2 Purpose of Plan

Growing Donnybrook - Balingup is a non-statutory, affirmative action plan using a sustainability framework to guide the long-term growth and development of the Donnybrook-Balingup Shire. When completed, the plan will reflect the desire of the Donnybrook-Balingup Shire Council to document an aspirational community vision and strategy unfettered by statutory requirements. The true strength of the plan will be that it has the flexibility to embrace the individual needs and aspirations of its local communities in an integrated way and thereafter guide the preparation of more specialised plans and actions by the public and private sectors and community groups.

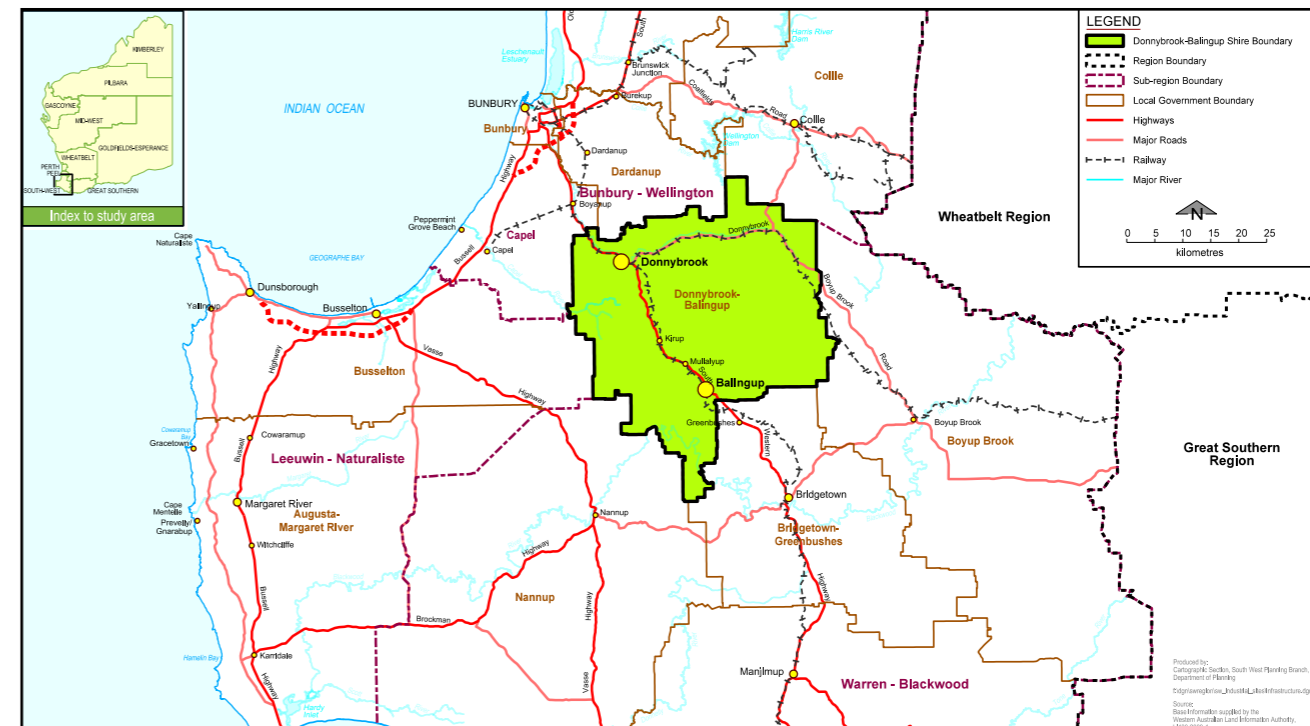


Figure 5 - Location Plan

1.3 Methodology

The methodology that has been developed for the preparation of the *Growing Donnybrook - Balingup* plan is presented in *Figure 6 – Methodology* and attempts to capture the major tasks and sequencing of the plan preparation. There were three stages in the project, as follows:

Stage 1

The first stage, vision setting and validation, had the objective of reviewing the strategic direction currently being pursued by Donnybrook-Balingup Shire at the regional and local levels through its various management and planning instruments in the context of growth opportunities. A key component of this stage has been a critical analysis of potential growth drivers, a sustainability framework and growth scenarios. The outcomes of this stage are a clear statement of Council's strategic direction and aspirations, and a range of growth scenarios which could be used as a basis for testing the existing capacity and future requirements of growth.

Stage 2

The second stage of the methodology was data collection, capacity analysis and gap analysis. This phase of the methodology has involved documenting the capacity of Donnybrook and Balingup to accommodate the growth scenarios. The key outcomes of Stage 2 are identification of the opportunities and constraints in respect to growth occurring, and assessing capacity to accommodate that growth.

Stage 3

The third stage of the project has involved developing a recommended strategy and growth plan.

The growth plan contains:

- A schedule of initiatives reflecting the economic, social, environmental, built form and infrastructure, and governance objectives;
- Spatial plans which physically identify growth areas requiring further planning or significant investment; and,
- A table which identifies the thresholds at which significant investment such as new or upgraded infrastructure and services will be needed to achieve the adopted vision.

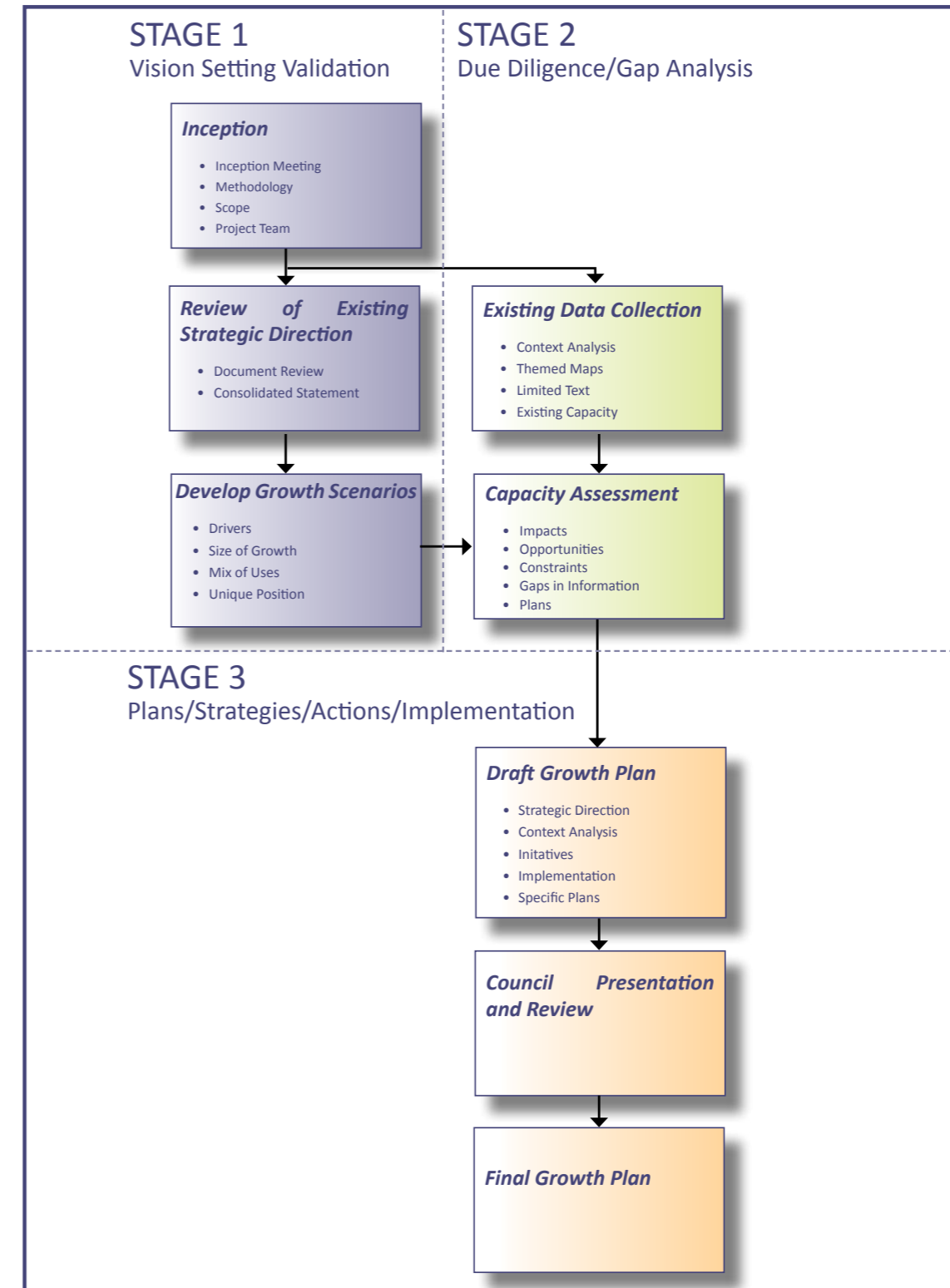


Figure 6 - Methodology

1.4 Governance Framework

A potential strength of *Growing Donnybrook - Balingup* is that it sits between local, State and Commonwealth government and straddles the economic, social, environmental, built form and infrastructure and governance responsibilities of government while being embraced by business and the community. It is a document therefore that has the potential to focus the strategic planning and delivery of infrastructure, services and investment by all tiers of government as well as the private sector and community organisations.

A well produced growth plan should clearly articulate the requirements to facilitate growth in a co-ordinated manner allowing all stakeholders to plan for coordinated and timely delivery of services and infrastructure.

The key to the success of *Growing Donnybrook - Balingup* will ultimately be reflected in the level of commitment to the plan by the Shire and the State and Commonwealth Governments. As well as adoption by the Donnybrook-Balingup Shire Council, it would be beneficial to have relevant government planning and service agencies who are instrumental to the delivery of the plan, to acknowledge or endorse the plan in some way.





2.0 Review of Existing Strategic Direction - Regional Level

2.1 Regional Context

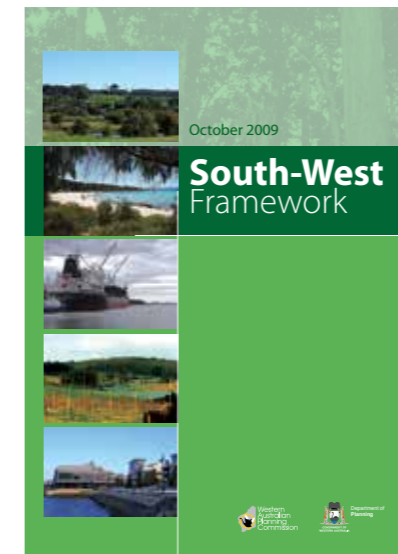
Prior to considering potential new growth scenarios, this section reviews the documents that comprise the existing strategic direction for the Donnybrook-Balingup Shire at the regional and local level. There is a vast array of existing regional documents that influence the strategic direction of the Shire, however this review focusses on the most up-to-date and relevant documents.



Figure 7 - South West Region

2.2 South West Framework

The *South-West Framework* (Western Australian Planning Commission, 2009) is a broad planning framework which seeks to guide the future development of the South-West region over the 20 year period to 2029. The Framework addresses the scale and distribution of future population growth and housing development, and identifies strategies for dealing with economic growth, environmental issues, transport, infrastructure, water resources, agriculture, tourism and the emerging impacts of climate change. It seeks to ensure that growth and development in the South-West region is achieved in a way that improves people's lives and enhances the unique character and environment of the region.



The Vision of the *South-West Framework* is:

“a region that generates high standards of social amenity, diverse economic activities and high quality food, while preserving and enhancing the natural environment”.

The Vision recognises that while strong economic growth is essential to the continued wellbeing of residents in the South-West, it must be balanced with the need to preserve the remaining areas of natural environment, avoid pollution of land and waterways, and minimise the social costs to the community that may also result from economic development.

The Vision is expressed through eight themes:

1. Population change
2. Building sustainable communities
3. Building inclusive communities
4. Sustainable environment
5. Climate change
6. Natural resources and agriculture
7. Economy and employment
8. Transport and infrastructure

These are elaborated on in developing a series of “WAPC positions” (informal policy provisions) around the themes. They are too numerous to be repeated here, hence the reader is encouraged to refer to the Framework document for details.

The Framework is intended to represent an agreed government position on the broad future planning direction for the South-West and guide the preparation of local planning strategies and local planning schemes. It will also inform investment decisions by the public and private sectors. Achievement of these strategies will be through cooperative effort of State and Commonwealth government agencies, local government and communities.

The Framework has been endorsed by the WAPC as a regional strategy under section B2 of the *State Planning Framework* (State Planning Policy 1). As such, local governments should give due regard to the objectives, strategic direction and priorities outlined in the Framework when preparing local planning strategies, schemes and policies.

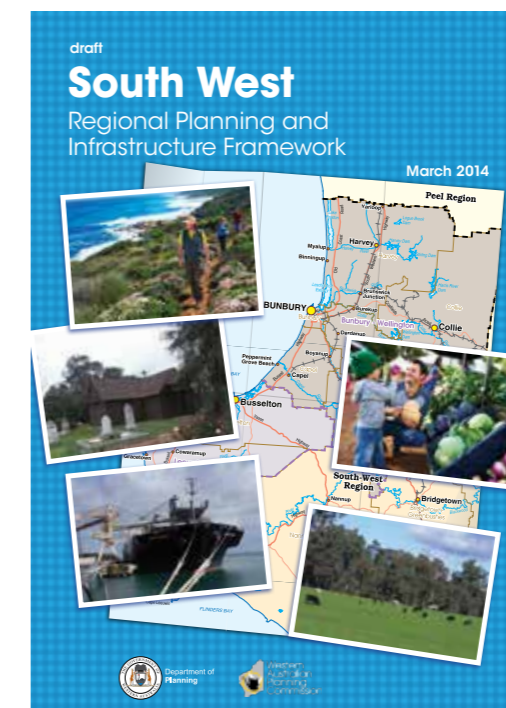
2.3 South West Regional Planning and Infrastructure Framework

Planning and infrastructure frameworks are being prepared by the Department of Planning and the WAPC for each of the State’s nine planning regions. The main objectives of these regional planning strategies are to:

- provide regional context for land-use planning;
- provide an overview of the major regional economic, social, cultural and environmental trends and drivers;
- identify the priority actions required to enable comprehensive regional and sub-regional planning; and
- identify regional infrastructure projects and initiatives required to facilitate economic development and sustainable population growth.

The strategies will provide guidance to government agencies and local governments on land use, land supply, land development, environmental protection, infrastructure investment and the delivery of physical and social infrastructure for each region.

At the time of writing, the draft *South West Regional Planning and Infrastructure Framework* (WAPC, 2014) was being advertised for public comment. The Framework is effectively a review of the *South-West Framework* (WAPC, 2009) and, once finalised and adopted, will replace it.



This Framework is being prepared concurrently with other relevant State Government initiatives, including those listed below:

- Regional Centres Development Plan (*SuperTowns* initiative).
- *Western Australian Regional Freight Transport Network Plan* that will guide the future development of the freight transport network's response to population growth and economic development.
- Department of Water's water supply planning work to align future water resource monitoring, investigations and supply planning with priority areas for State land use planning and development.
- *Australia's South West – Tourism Development Priorities 2010–2015* prepared by Tourism Western Australia which sets out broad and targeted infrastructure priorities to facilitate the long term growth of tourism within the region.
- *South West Regional Blueprint* (draft) prepared by the South West Development Commission and Regional Development Australia South West that aims to identify key drivers for development in the region and associated infrastructure needs at the regional and local level.
- *AgriFood 2025*, an initiative of the Department of Agriculture and Food that builds on the State Government's priority plan for agriculture and food.

Similar to the *South West Framework*, the vision of the *Regional Planning and Infrastructure Framework* is for:

“a region that generates high standards of social amenity, diverse economic activities and high quality food, supported by effective and efficient infrastructure and at the same time preserving and enhancing the natural environment.”

The new Framework document tabulates a number of planning initiatives, committed initiatives and infrastructure initiatives across the region. There are a small number with direct relevance to the Donnybrook-Balingup Shire, as follows:

- Upgrading and realignment of the South Western Highway – Donnybrook to Manjimup
- Bunbury to Albany Gas Pipeline Corridor

- Donnybrook Apple Interpretive Centre, Museum and Community Resource Centre
- Recreation facilities at Glen Mervyn Dam



Figure 8 - Bunbury to Albany Gas Pipeline Map

Other initiatives of general relevance include:

- High capacity Broadband network
- Identifying and filling gaps with mobile phone coverage
- Construction of aggregation/disaggregation area for heavy vehicles along South Western Highway

Once finalised, the new Framework document will be endorsed by the WAPC as a regional strategy under section B2 of the *State Planning Framework* (State Planning Policy 1). The Framework will also be endorsed by the WAPC's Infrastructure Coordinating Committee (ICC) and, as such, all infrastructure priorities will be considered the priorities of the State Government as a whole.

2.4 South West Regional Plan (RDA South West)

Regional Development Australia (RDA) is a nationwide initiative of the Commonwealth Government. RDA aims to work with State and Local Government for the betterment of regional Australia and to provide a framework for reporting to Canberra the issues facing the regions. Key functions include:

- work with Commonwealth priorities and advise on infrastructure/project funding;
- act as a two-way conduit providing advice to and from the Australian Government;
- contribute to strategic regional planning and regional development and community initiatives;
- promote whole-of-Government programs, policies and initiatives; and
- establish links and co-operative alliances by working with regional communities, other regional development organisations including the WA Regional Development Commissions, neighbouring RDAs and local governments to promote regional development.

RDA South West is one of nine Western Australian bodies among the 55 RDA regions nationwide. RDA South West has prepared a *South West Regional Plan 2012-13* that provides a snapshot of the region and a guide to priority investments by the public and private sectors. This can be summarised as follows.

Economic development

“Economic development is the development of the wealth of countries or regions for the well-being of their inhabitants. From a policy perspective, economic development can be defined as efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs” (RDA South West)

South West’s GRP grew 79% from 2007-2011 and was \$16.8bn in 2011. The region enjoys a broad economic base and its population is rapidly expanding. That results in a continuing struggle to meet basic infrastructure needs, planning, land, utilities and communications.

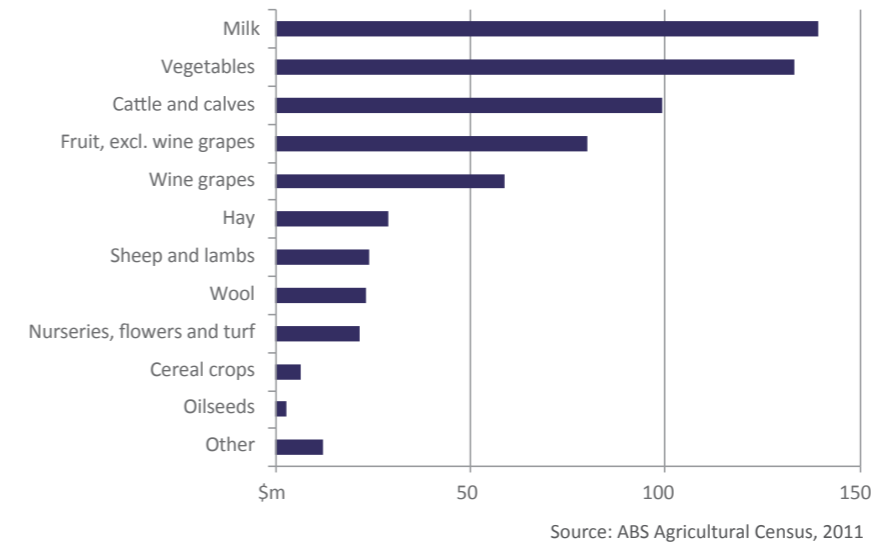


Figure 9 - Value of Agricultural Production South West Region 2010/11

Growth is not just recent. Gross Regional Product increased 40% between 1998-99 and 2011-12, and productivity per capita was \$64,877 (2010) compared to a national average of \$52,880. In 2011-12, the South West region accounted for about 6.6% of the Gross State Product. The main industry contributors to economic production in the region were mining (22.5%), construction (13.2%) and manufacturing (10.8%). However, the region’s agricultural industry also adds significant value, along with tourism.



Opportunities with population growth

The RDA Regional Plan makes the following observations on regional population:

- Population growth is driving the South West, contributing to a vibrant economy and positive outlook.
- The region has outstanding natural beauty and a climate that is attractive to internal migrants and those from overseas i.e. the South West gains positively from a mobile and skilled workforce.
- The decline of employment in traditional industries such as forestry and agriculture has seen the region make a gentle transition as a key provider of skilled Fly-In Fly-Out workers.
- Given sprawl and population issues in Perth, there are opportunities to disperse the Western Australian population by offering lifestyle options in the outer areas. The critical mass of people in the region is an 'enabler'.
- Growth in the Greater Bunbury area underlines the claim to be WA's second city.



South West common issues

The RDA Regional Plan observes that the competing land use needs of urban expansion, industrial development, agricultural intensification and environmental considerations will remain an ongoing challenge for governments, business and the community generally. Issues common to the region include:

- **Regional Waste Facility** - current options on shared assets are quickly running out. Local governments across the South West wish to come together to provide a facility that meets the waste needs of the future.
- **Roads to Export** - an integrated road, rail and port transport solution to export traffic.
- **Busselton Regional Airport** - need to upgrade the airport and extend the runway to cope with the growing demand of air traffic and tourism potential. Growth will displace some business to Manjimup Airport which would also benefit.
- **Aged care provision** - broad issue across the region which has seen growth in the Over 65s demographic exceeding the national average.
- **Mobile telephone 'blackspots'** - eradication of telecommunication blackspots for fire and emergency response as well as for tourists who expect high levels of connectivity.
- **Infill sewerage** - needed to promote economic and social growth, as well as addressing key health issues in some areas.
- **Limited water supplies** - need to consider and plan for alternative water supply sources and infrastructure in a timely manner.



Social challenges

According to the RDA Regional Plan, social challenges confronting the South West Region include:

- The ageing population presents considerable challenges for future workforce development strategies.
- Demand for and availability of affordable, accessible and suitable aged accommodation options.
- The development of age-friendly infrastructure will be essential if older people are allowed to remain active and independent.
- Often the brightest young people are the first to leave rural communities to pursue opportunities available elsewhere.
- Affordable accommodation where rising property values and rents are excluding economically disadvantaged people from suitable accommodation.
- Ensuring there is strong youth network service infrastructure that involves identifying needs such as workforce issues, training and development, transport, health and recreation.
- There is an under-utilisation of Indigenous-specific human services and programs.
- Limited availability of emergency service accommodation and support for victims of domestic violence, single homeless people, and those with drug, alcohol and/or mental health problems.
- Poor resourcing of diversionary or preventative social programs.
- The cycle of disadvantage is difficult to break.
- Economic rationalist benchmarks are put ahead of service standard benchmarks.



Priority settings to inform regional investment

Under the Regional Plan, priority settings to inform regional investment are identified as:

- Transport infrastructure acknowledging particular locational need for air traffic, road, rail, and port development.
- Infrastructure that supports education, skilling, job retention, and/or job creation.
- Social infrastructure to meet the needs of a growing population.
- Infrastructure that addresses water issues. (e.g. local flooding, stormwater management, wastewater management, potable and non-potable water supplies for urban, industrial and agricultural land uses)
- Initiatives that are mindful of environmental sustainability.
- Projects that underpin the region's competitive advantage, particularly in tourism.
- Telecommunications and the digital economy.

3.0 Review of Existing Strategic Direction - Local Level

3.1 Local Context

The Shire of Donnybrook-Balingup is pro-active in planning strategically for the Shire and is keen to go beyond satisfying statutory and policy obligations by initiating and implementing plans and strategies to actively facilitate and manage change.

Following is an outline of the key existing strategic documents at the local government level.

3.2 Strategic Community Plan

The *Shire of Donnybrook – Balingup Strategic Community Plan* was adopted in April 2013. The plan provides an insight into the visions and aspirations for the future of the Shire for a period of at least 10 years.

The Vision for the plan is:

‘to grow our proud, motivated and engaged community that values and maintains its rural lifestyle, cultural heritage and natural environment’.

The key objectives of the plan are:

Objective 1 – Economic:

A strong, diverse, resilient economy that is an attractive place to live, work and invest. *“Need to support businesses to maintain the ability to provide jobs to local people.”* (Member of Community)

Maintaining a balance between the agricultural industry and new land uses and industries such as tourism, ‘green’ and ‘knowledge-based’ industries, and hobby farmers will continue to be a challenge. The community is particularly keen to ensure economic initiatives recognize and respect the diversity and value of the area. In Balingup, the Shire has a community focused on developing an economy that embraces sustainable living.

Proximity to Bunbury is seen as a strong advantage to attract more people, including the families of DIDO and FIFO workers, however the provision of local services such as after school childcare, education and training opportunities, youth activities, communications technology and public transport must improve to ensure living in the Donnybrook-Balingup Shire remains an attractive proposition.

Improved transport systems and infrastructure to Bunbury to promote safe and efficient commuting and encourage tourist traffic, improved communications technology to encourage home based businesses and reopening the railway line to reduce the number of heavy haulage trucks through the town centre were all seen as priorities by the community.

OUR VISION

To grow our proud, motivated and engaged community that values and maintains its rural lifestyle, cultural heritage and natural environment

KEY OBJECTIVES

Economic

- A strong, diverse, resilient economy that is an attractive place to live, work and invest.

Environment

- To have a balanced respect for our heritage, natural and built environment.

Social

- A healthy, safe and inclusive community enjoying a high quality of life.

Civic Leadership

- A progressive, actively engaged community working in partnership to achieve our aspirations.

*Source: Shire of Donnybrook-Balingup
Strategic Community Plan*

Objective 2 – Environment:

To have a balanced respect for our heritage, natural and built environment. *“Natural environment is the Shire’s greatest asset – retain balance of farming and bush reserves. Retain heritage character where relevant and encourage development to match.”* (Member of Community)

The Donnybrook community would like to retain the rural character and identity of the area as a primary producer and agricultural centre, while the Balingup community has a particular interest in ‘minimising the human footprint’ on their surrounds.



Objective 3 – Social:

A healthy, safe and inclusive community enjoying a high quality of life. *“An engaged community that cares about each other and works together.”* (Member of Community)

The community would like to see an active local government advocating for the retention of local police and emergency services. In particular, a continued emphasis on retaining a police presence to ensure adequate response time, is important.

The continued development of community and recreational facilities for all age groups and abilities and interests is extremely important in all areas. The Donnybrook-Balingup community has, and will continue to have, a higher proportion of seniors - so it is essential health services continue to expand to meet growing demands, particularly for in-home care or assisted living.

The community spirit of the Donnybrook-Balingup community is well defined and often on display in festivals and community events. The continued support of these events was identified as a clear priority. Improving existing facilities like libraries and town halls, as well as the development of the Apple Interpretative Centre will also continue to be a valued local resource to nurture and enhance local community spirit.



Objective 4 - Civic Leadership:

A progressive, actively engaged community working in partnership to achieve our aspirations. *“To strive in every way to be more sustainable on local levels, in every aspect of life.”* (Member of Community)



Effective planning, transport, road safety and maintenance each featured prominently in community consultation, as did the provision of policing, medical, aged care and education services, which the community considers major contributors to the Shire’s attractiveness as a place to live.

3.3 Townsite Expansion Strategy

The *Shire of Donnybrook-Balingup Townsite Expansion Strategy* was adopted by Council and endorsed by the WAPC in 2009. The aim of the Strategy is to provide a framework for land use planning for the Shire’s townsites towards 2025 and a context for the overarching settlement framework for the Shire.

The Strategy addresses specific issues of land use in context with settlement patterns, trends, and pressures across the Shire and provides recommendations for provision of additional residential and special residential land necessary to support the growth of the Shire of Donnybrook-Balingup townsites.

The Vision that the Shire of Donnybrook-Balingup aspires to for its townsites by 2025 is:

“The Shire of Donnybrook- Balingup provides a hierarchy of nodal townsites separated and supported by agricultural, rural and forest areas. The townsites boast thriving and strong communities, living in harmony within the unique rural environment, whilst cherishing diversity in natural landscapes, heritage and culture. The townsites each unique in character focus on conserving natural areas and greening of waterways, provide healthy lifestyle choices and access to a high level of services and facilities.”

The Strategy provides objectives to be incorporated into the overall Local Planning Strategy. It also provides guidance for amendments to the Shire’s Local Planning Scheme, supporting structure plans in and adjacent to the Shire’s townsites, and future planning study/policy requirements.

Specific guidance is provided for the types of development and land uses that will be permitted within and adjacent to the Shire’s townsites of Donnybrook, Balingup, Mullalyup, and Kirup. The individual town strategies provide parameters which Council and the community can refer to in responding to proposals and in facilitating change.

Each town strategy is presented with a vision, strategies, and actions. These plans are recognised as guiding documents only, and may require further detailed studies to investigate recommended areas of change.

A Scoping Paper prepared for the Strategy discusses land supply and population growth and makes assumptions for a population growth scenario (methodology based on figures in *WA Tomorrow*). This is illustrated in *Table 2 - Townsite Expansion Strategy – 2031 Population Scenario*.

Location	Population	% Population	Estimated Number of Dwellings (based on 2.3 p/per household)
Townsites	3794	58.8%	1650
Rural residential	723	11.2%	315
Rural population (remainder)	1936	30%	852
Total Population	6453	100%	2805

Notes: The Townsite Expansion Strategy population and dwelling forecasts appear conservative. In 2014, the estimated resident population of the Shire is 5740 reflecting development of approximately 60 dwellings per year. From 2014 to 2031, 60 dwellings per year would yield 1020 dwellings. At 2.3 persons per dwelling the increased population would be 2346 bringing the total Shire population to 8086.

Table 2 - Townsite Expansion Strategy - 2031 Population Scenario



Based on medium population projections, the Scoping Paper estimates a Shire population of approximately 6500 by 2031, where 30% of the population (1950) will be located in rural areas and the majority 70% (4550) will be located in townsites and rural residential areas. The Strategy expects that rural residential areas will have an association with one or more townsite catchment areas, effectively increasing the demand on the respective town centre goods and services.

Settlement Hierarchy

The Shire’s townsites are placed into a settlement hierarchy taking into account population, the diversity of goods and services such as community facilities, recreational facilities, and infrastructure and housing needs over the period of the Strategy. The Strategy designates a three- tiered hierarchy from the highest to lowest order of service centre. *Table 3 – Townsite Hierarchy in Townsite Expansion Strategy (2009).*

Centres	Town	Permanent Population	Role/Function	Infrastructure
Principal	Donnybrook	3000-3500	Highest order town site in the Shire of Donnybrook-Balingup with dominant population and growth. Contains district level community , smaller town sites and agricultural population in the Shire (District recreation, health and Community Services). The centre provides weekly retail and offers other limited commercial and industrial services.	Reticulated water, sewerage and power
Village	Balingup	600-800	Functions as a rural service centre, with a focus for tourist facilities an attractions, lifestyle living and community. Contains local services providing for the daily needs of the community. Supports hinterland of rural residential providing for additional local catchment of approximately 250 people.	Reticulated water, power, and innovative alternatives to conventional reticulated sewerage systems, or onsite systems will be considered
Hamlet	Kirup Mullalyup	200-400 100-150	Provides convenience services tourism attractions, community focus, and limited lifestyle residential development. Small settlement utilise weekly and daily services at the Principal and Village centres.	Reticulated water, power and innovative onsite effluent disposal systems will be considered.

Table 3 - Townsite Hierarchy in Townsite Expansion Strategy (2009)

Donnybrook Townsite

Donnybrook Townsite is recognised regionally as a District Centre, and is the highest order townsite in the Shire with dominant population and growth. The settlement and land use framework provides for growth of Donnybrook townsite to accommodate a population between 3000 – 3500. Identified as the Shire’s Principal Centre it contains district-level community services and facilities to support needs of the local community, smaller townsites and the agricultural population in the Shire (including district recreation, health and community services). The District Centre provides weekly retail and offers other limited commercial and industrial services.

Under the Shire’s existing Townsite Expansion Strategy, the Vision for Donnybrook is:

‘To promote the growth of Donnybrook townsite as a sustainable and vibrant town that is the principal settlement, recreational and economic centre within the Shire of Donnybrook –Balingup.’



The existing Strategy identifies 10 precincts for the townsite and lists actions to achieve specific strategies for each precinct. The Strategy maps the precincts and identifies Townsite Investigation Areas (potential expansion areas) both on the maps and in a table that summarises the opportunities and constraints.

Balingup Townsite

Balingup Townsite will function as the Shire's secondary service town under the definition of a 'Village' within the Shire's Townsite Settlement Hierarchy. The Strategy predicts the townsite may accommodate a population between 600 - 800 by the year 2031. The rural living hinterland increases the direct townsite population catchment. According to the Strategy, increase in the population will provide support for the sustainability of local community and service facilities.

Planning is required to ensure that the increasing demand for accommodating population either seasonally or permanently will ensure protection of key landscapes, recreational areas, environmental and conservation through ensuring sustainable land use and development practices and ensuring that access to natural areas within and around the townsite are provided.



The Vision for Balingup is:

"Balingup Village will support a diverse range of sustainable work and living opportunities, and which protect the unique rural and natural character of the Shire of Donnybrook- Balingup's arboretum town."

The Strategy identifies eight (8) precincts for the townsite including Townsite Investigation Areas.

3.4 Local Planning Scheme

The Shire's Local Planning Scheme is *Local Planning Scheme No 7 (LPS7)* which implements the Shire's *Local Planning Strategy (2013)*.

The aims of LPS7 are to:

- i. encourage, direct and control quality and orderly development in the Scheme area so as to promote and protect the health, safety, and general economic and social well-being of the community, and the amenity of the area;
- ii. promote sustainable development that integrates consideration of economic, social and environmental goals for the district;
- iii. provide a sufficient supply of serviced and suitable land for housing, rural living, commercial and industrial activities, community facilities, recreation and open space;
- iv. assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial and tourist development, as well as providing opportunities for home-based employment;
- v. encourage, direct and control quality and orderly development in the Scheme area so as to promote and protect the health, safety, and general economic and social well-being of the community, and the amenity of the area;
- vi. promote sustainable development that integrates consideration of economic, social and environmental goals for the district;
- vii. provide a sufficient supply of serviced and suitable land for housing, rural living, commercial and industrial activities, community facilities, recreation and open space;

- viii. assist employment and economic growth by facilitating the timely provision of suitable land for retail, commercial, industrial and tourist development, as well as providing opportunities for home-based employment;
- ix. seek to avoid future land use conflicts for current quarrying of the established Donnybrook Stone and minimise future land use conflicts for areas which are identified as being prospective for Donnybrook Stone (possible Donnybrook Stone);
- x. support rational decisions being made in regard to land use and that the assessment and classification of land resources is made on the basis of land capability and land suitability;
- xi. manage the use and development of land by means of zoning and development controls to achieve compatibility between land uses, and the preservation and where possible the enhancement of amenity for urban and rural uses;
- xii. protect and enhance the environmental values and natural resources of the District and to promote ecologically sustainable land use and development;
- xiii. appropriately take account of flooding, fire and other risks;
- xiv. maintain and protect valuable areas of agricultural production and conserve its non-urban character whilst accommodating other complementary rural activities;
- xv. establish the primacy of the Donnybrook town centre as the commercial and cultural centre of the District;
- xvi. promote appropriately located and designed tourist development;
- xvii. encourage an efficient use of existing infrastructure and sustainable energy;
- xviii. conserve existing local Aboriginal and historic heritage;
- xix. preserve and enhance the amenities of the District and to manage land uses so as to minimise conflicts between incompatible uses;
- xx. maintain and enhance the positive aspects of a country lifestyle enjoyed by the inhabitants of the municipality through appropriate control over the layout and design of developed areas by fostering a distinctive character based on good design principles;



- xxi. improve the management of the natural resources of the Scheme area to the extent possible under the Scheme;
- xxii. to the extent possible under the Scheme, conserve, protect and enhance the biodiversity (genetic, species and ecosystem diversity, environmental values and natural heritage) of the municipality and its environs by ensuring that land use and development is undertaken sustainably with biodiversity values at the fore-front of decision-making;
- xxiii. recognise and, where possible, take account of the adverse cumulative impacts on biodiversity, and environmental and heritage values;
- xxiv. improve the means of access into and around the District and to ensure the safe and convenient movement of people including pedestrians, cyclists and motorists;
- xxv. provide for the growth of settlements in a land use pattern which reduces pressure to convert good quality agricultural land to non-agricultural uses;

- xxvi. guide the location of urban and rural-residential development in order to:
 - a. minimise impacts on rural land;
 - b. protect and enhance the rural landscape and environmental values;
 - c. recognise the potential for environmental repair and ensure its enhancement and management in subdivision and development proposals;
 - d. be appropriately serviced in a sustainable manner that does not place inappropriate demands on the local government or servicing authorities in terms of upgrading or maintaining services; and
 - e. avoid impacting the established or possible Donnybrook Stone;
- xxvii. provide guidance and controls for possible future residential, rural residential, rural smallholding, commercial, industrial and tourist development within the municipality;
- xxviii. assist in the effective implementation of State and region plans, strategies and policies;
- xxix. adopt a set of Local Planning Policies which will achieve the stated objectives; and
- xxx. provide opportunities for planned, contained and sustainable settlements.

LPS7 has several schedules (cross referenced to the Scheme Maps) that identify a number of structure plan and investigation areas. These are:

- Schedule 14 - Transitional Structure Plan Areas (already approved under TPS4)
- Schedule 15 - Structure Plan Areas (SPA)
- Schedule 17 - Development Investigation Areas (DIA)

The purpose of Structure Plan Areas is:

- To identify areas requiring comprehensive structure planning prior to subdivision and development.
- To coordinate subdivision, land use and development in areas requiring comprehensive planning.

The purpose of Development Investigation Areas is:

- To identify areas that may be suitable for development and/or subdivision. These areas require comprehensive environmental, planning and servicing assessment, the formulation of a structure plan and rezoning prior to subdivision and development.

Generally speaking, the Structure Plan Areas and Development Investigation Areas reflect the areas identified in the related Local Planning Strategy.

3.5 Local Planning Strategy

The WAPC has resolved to endorse the Shire's *Local Planning Strategy* (2013). The Strategy is intended to set out the Shire's broad vision for the Shire and the longer term directions for land use and development. The Strategy will operate for 10 to 15 years in conjunction with LPS7, which is required to be reviewed every five years.

The Vision for the Shire is to:

"Support thriving, strong and sustainable communities utilising and consolidating existing towns and services, which live in harmony within the unique rural environment, and which cherish diversity in natural landscapes, heritage and culture. To further develop a diversified economy, which protects and enhances the rural and natural character and physical attributes of the Shire, which is integrated with a sustainable and productive natural resource base."

OUR VISION

Support thriving, strong and sustainable communities utilising and consolidating existing towns and services, which live in harmony within the unique rural environment, and which cherish diversity in natural landscapes, heritage and culture.

To further develop a diversified economy, which protects and enhances the rural and natural character and physical attributes of the Shire, which is integrated with a sustainable and productive natural resource base.

Source: Local Planning Strategy, 2013

The Strategy contains key elements that set out generalised and principal land uses. It then identifies a number of key strategic issues, which the local government considers important. For each of these issues, an aim, strategies and actions have been prepared to assist with the Shire's decision-making and to provide guidance and recommendations for LPS7.

The Strategy is of particular assistance in:

- applying the *State Planning Strategy*, State Planning Policies (SPP) and interpreting the framework of State and regional strategies, plans and policies for the Shire of Donnybrook-Balingup;
- establishing the local government's aims for the Shire and the strategies, policies and general proposals to achieve those aims;
- providing an explanation for the statutory provisions of LPS7 and to assist the Shire in making decisions under the scheme;
- informing and guiding the community, developers and certain State Government agencies; and
- providing a basis for coordinating public and private development.

The Shire has experienced change to the make-up of its population and economy in recent decades, and the process of change is expected to continue throughout the 15 year Strategy period. The population of the Shire has grown moderately in recent years. Much of this growth is the result of migration of people to the area seeking a rural lifestyle ("tree change").

Land use expectations

During the Local Planning Strategy period, the Shire's vision will result in working towards the following on-the-ground and associated environmental, economic and community outcomes:



- the townsites of Donnybrook and Balingup will be thriving community hubs supporting an increased population. Kirup and Mullalyup will also have grown and become increasingly sustainable hamlets. All towns will be communities in which people want to live, work, play, visit and invest;
- the economy will be expanded and increasingly diversified with Donnybrook, in particular, providing a range of commercial and retail opportunities;
- the local government will put in place appropriate planning mechanisms to guide development, within certain parts of the Shire, with agricultural areas continuing to be effectively protected and managed for agricultural and rural uses with water resources sustainably used;
- there will be an increased environmental focus which will result in the conservation and enhancement of environmental assets and increased public recreation areas for community interaction;
- the Shire's character and landscape qualities will be protected;
- the communities will be well connected and will provide for safe and convenient access for pedestrians, cyclists and motorists. Increasingly, residents will make more journeys by walking and cycling;
- there will be enhanced and increased services, in association with a greater range of housing and lifestyle opportunities. The towns will become increasingly sustainable, with innovative and environmentally friendly housing design and materials being utilised throughout a range of housing and accommodation products; and
- rural residential areas identified in this Strategy will continue to support the townsites and provide attractive lifestyle opportunities by virtue of these areas being located in close proximity to the townsites and services.

Economic development

The Local Planning Strategy states that, in itself, it is not able to drive economic development - although it does provide for development opportunities. The Strategy can also assist to accommodate future needs and minimise conflict between land uses. Sound planning practice can positively influence the conditions required for investment and economic growth in the townsites and the wider Shire. Efficient settlement patterns, better resource management and improved governance arrangements for development assessment and infrastructure provision can assist in contributing to higher rates of economic growth.

The Local Planning Strategy aims are to:

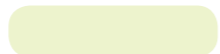
- promote sustainable economic development and encourage local and regional employment opportunities;
- encourage and facilitate employment-generating development which will contribute to the economic and social well-being of the Shire;
- support a diversification of businesses to strengthen employment opportunities; and
- increase the level of employment self-sufficiency within the Shire by providing appropriately zoned land for a variety of land uses and businesses.

Population and settlement

The Shire seeks appropriate subdivision, development and population growth for its settlements. By 2025, the Shire anticipates the townsites will have a permanent population within the following ranges:

- Donnybrook (3000 – 3500 people);
- Balingup (450 – 500 people);
- Kirup (200 – 400 people); and
- Mullalyup (100 – 150 people).



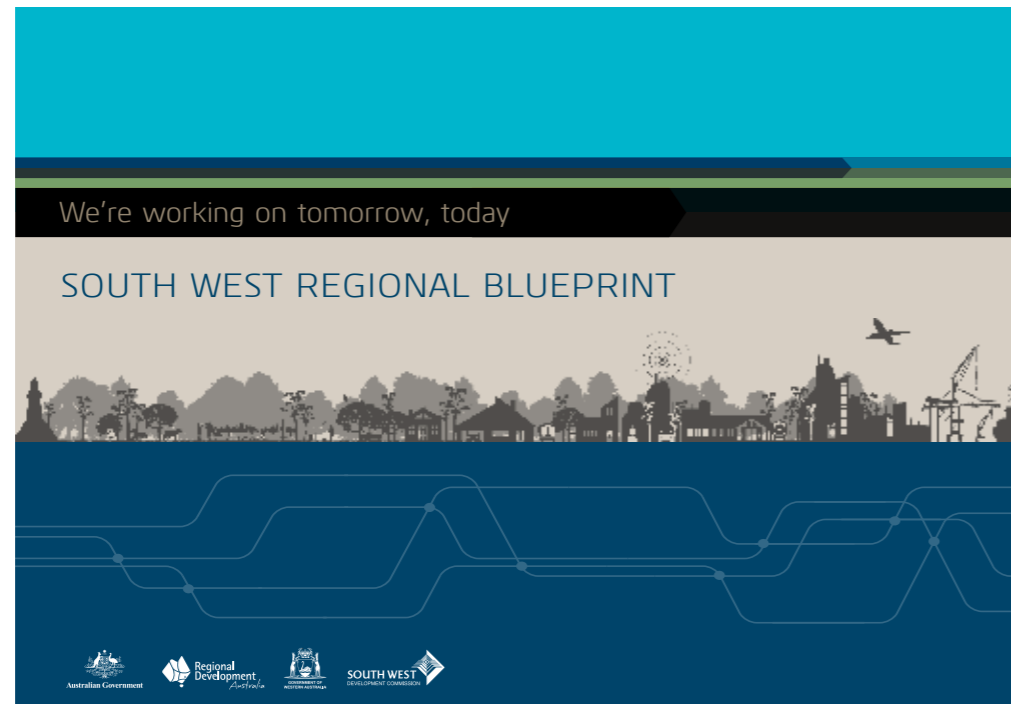


4.0 Aspirational Future

An aspirational future goes beyond ‘status quo’ or ‘business as usual’ forecasts and incremental change to explore a future to which the community aspires. This may involve a more fundamental shift in outlook and priorities than enshrined in existing schemes, strategies and policies.

4.1 South West Regional Blueprint

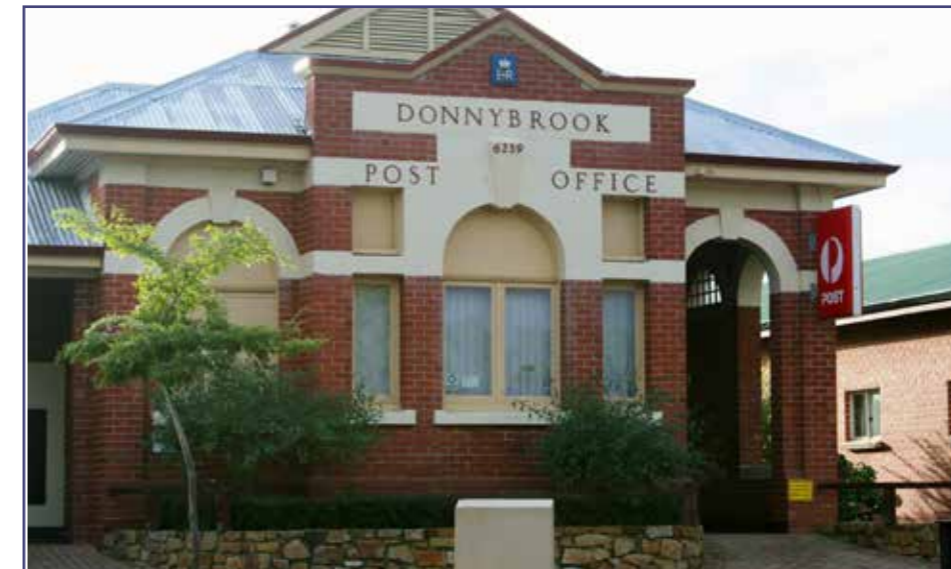
The *South West Regional Blueprint*, (SWDC, 2014) is a joint document between the South West Development Commission (SWDC) and Regional Development Australia – South West (RDA South West). As such, the Blueprint will provide the best possible advice to both State and Commonwealth governments on the strategic imperatives of the region.



Both organisations are united in building the capability of the region beyond conventional forecasts to develop larger and better connected cities and towns; to accelerate growth of a dynamic export-oriented economy with quality produce and high levels of employment; and to enhance the region’s reputation for providing lifestyle choices while conserving its unique environment and landscapes.

The Blueprint is a comprehensive analysis of the factors contributing to the development of the South West corner of Australia.

The Blueprint establishes an aspirational agenda for the economic and community development of the region, accounting for the many strategic planning and investment decisions by private, Government and the not-for-profit sectors. These aspirations represent a paradigm shift in the region’s development, whilst being consistent with the objectives of the WAPC’s State Planning Strategy (draft).



While there is a need to plan for the forecast (probable) population growth, we can imagine an aspirational population. There is no need to settle for status quo.

Source: *South West Regional Blueprint*, (SWDC, 2014)

Under a model of 'business as usual' the region is likely to grow to a population of 230,000 by 2026 and require the generation of a further 40,000 jobs. Under the Blueprint, with effective growth planning and investment the region is capable of making a significantly greater contribution to Western Australia.

The Blueprint puts forward an aspirational vision for a population of 500,000 by 2050 supported by 200,000 new jobs that highlight the opportunity of the South West as Western Australia's major centre for regional population growth.

BLUEPRINT VISION

By 2050 the South West of Western Australia is recognised internationally as a region of excellence.

BLUEPRINT MISSION

Our mission is to achieve excellence by:

- Supporting a broad, internationally engaged industry base
- Building population and skills to a critical mass necessary to support new investment and improved amenity
- Developing infrastructure linked to world opportunities that respects and enhances the environment
- Driving and supporting agendas that promote cohesive, vibrant and engaged communities

Source: South West Regional Blueprint, (SWDC, 2014)

The Blueprint's overall intent for the region is to build jobs growth by improving national and international market access, improving competitiveness through higher productivity and reducing the costs of doing business in the South West through infrastructure that overcomes the barrier of distance. The region's market focus is premium quality goods attracting higher rates of return in prestige and niche markets.

Human capital is reflected in the levels of knowledge, expertise and abilities of a population that enables them to participate in the economy. Improvements in human capital can enhance the innovative and productive capacity of a workforce

Source: South West Regional Blueprint (SWDC, 2014)

In achieving this it is important the region provides high quality lifestyle opportunities, collaborative and engaged communities and recognition of the important environmental values that encourage people to choose to live here. If the region can successfully balance its growth with protection and enhancement of the environment it can become a region of excellence.

If the aspirational vision for the Blueprint is achieved it will build the critical mass for high quality infrastructure, services and living spaces across the region and to ensure that this is not at the expense of important environmental values.

In order to achieve this level of aspiration the South West region needs to stand out as a region of excellence in industry, lifestyle and environment and to gain recognition for this at an international level.

4.2 Growth Drivers

According to the *South West Regional Blueprint, 2013 (draft)*, sustainable communities require a strong and resilient economy to drive wealth creation, provide employment and deliver social infrastructure.

Future economic development in the South West is expected to be driven by mining and processed minerals, tourism appeal and rising demand for regional food, professional and creative services, small business and rare minerals.

The critical future requirements for the South West region will be affordable and high load energy, fit-for-purpose water supply, increased road and rail freight capacity, expanded Bunbury Port capability, freight logistics, value added agri-business, expanding the service-oriented sector, Information and Communications Technology (ICT) and developing the creative industries.

The South West's relationships in the Asian region are strong and the region is especially well placed due to the same time zones, relative proximity, and traditional tourism, business and education ties. The existence of the Bunbury Port; proximity to Perth's business and financial hub and the international Airport; and a growing reputation for quality 'clean green' food and premium wines; nature-based tourism experiences; and existing Sister City and trade and education links provide opportunities for trade.

Source: South West Regional Blueprint, 2013 (draft)

South West communities can ensure their economic sustainability by enhancing the regional and local competitive advantages and broadening the economic base to provide greater resilience to changing circumstances.

The Blueprint identifies a range of opportunities for regional economic development, including:

- Service oriented industries including personal services, health, retail and tourism industries.
- Building and construction – servicing major resource projects, infrastructure and urban development.
- Transport and logistics – greater role for transport and logistics including warehouse and distribution functions, especially if Greater Bunbury is to become a logistics hub associated with Bunbury Port containerisation.
- High technology manufacturing – building on strengths in servicing the minerals and energy and agricultural sectors.

- Value-added services for agriculture such as high quality niche food and fibres, wine and beverage processing – including agri-food precincts.
- ICT that enhance business, health and education.
- Biotechnology applications including chemicals, plastics, agriculture, and waste management.
- Environmental and resource management industries including cleaner fuels, renewable energies, green technologies.
- Creative industries including the cultural sector and the arts such as the digital arts and film sectors, events management and arts clusters.

Imagine...

The South West Population grows to 500,000 by 2050

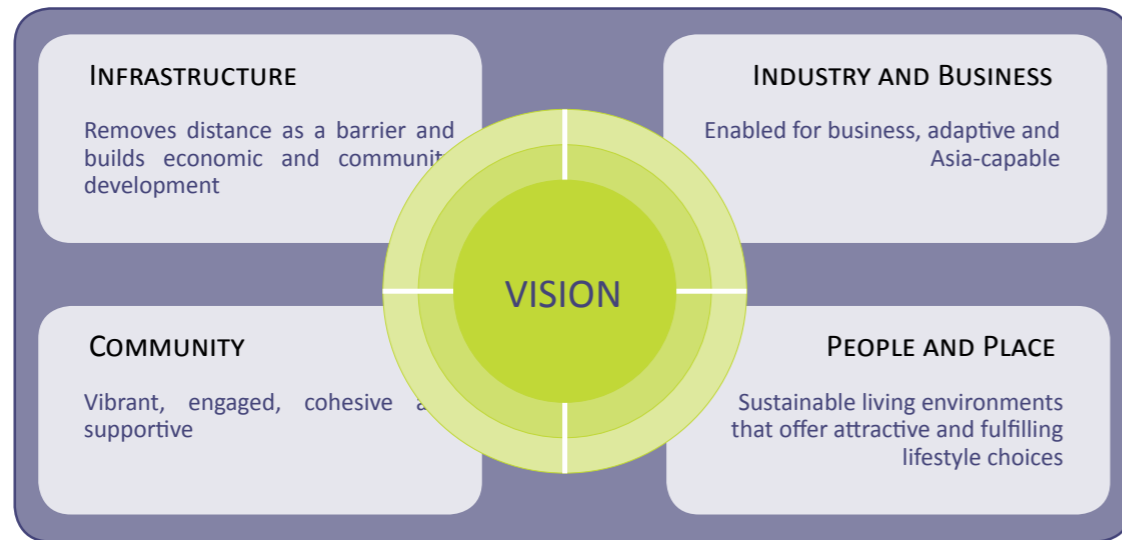
It could mean:

- 300,000 people living in Greater Bunbury
- Expanded lifestyle choices including more vibrant and sustainable country towns.
- Passenger rail connecting major regional centres and Perth
- Growth areas linked with industrial areas and multi-function activity centres
- Regional airport with direct links to major Australian cities and key Asian hubs
- New investment in health and education services

Source: South West Regional Blueprint, (SWDC, 2014)

4.3 Regional Imperatives

Regional Imperatives are the things that will make the greatest difference in achieving an aspirational future. The imperatives set out in the *South West Regional Blueprint*, (SWDC, 2014) help identify key opportunities for development of the region and also contribute to an assessment tool that can be used to evaluate future opportunities for delivering regional growth.



Source: South West Regional Blueprint, (SWDC, 2014)

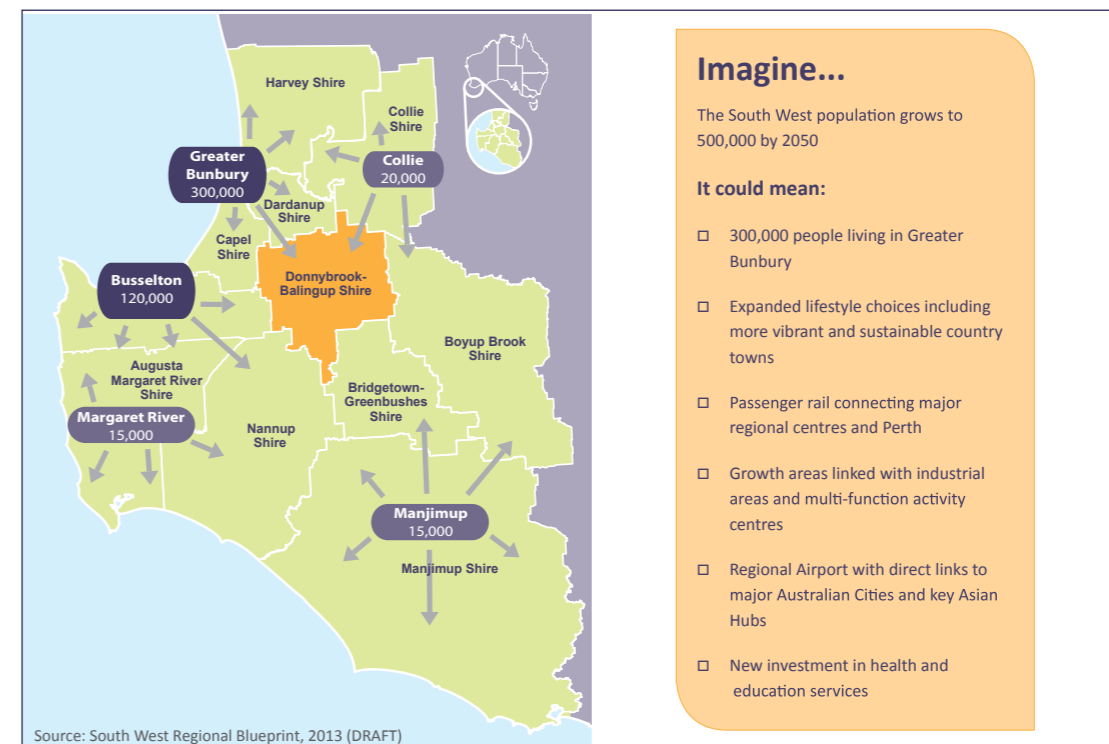
Figure 10 - Regional Imperatives

To achieve excellence and an aspirational growth outcome, opportunities for action within the Blueprint are grouped into four key imperatives (*Figure 10 - Regional Imperatives*) with associated objectives. The imperatives are:

Infrastructure - removing distance as a barrier

Ensuring we have the necessary infrastructure to remove the effect of distance from markets as a barrier to growth and that supports economic and community development. Without highly capable modern reliable infrastructure we cannot be competitive or grow. At the same time recognising that the region's natural environment is a fundamental part of the region's natural advantage.

Infrastructure that improves economic efficiency and strengthens delivery networks into Asia is vital. In addition it is important that infrastructure decisions support and protect our areas of competitive advantage.



Source: South West Regional Blueprint, 2013 (DRAFT)

Figure 11 - Aspirational Population Targets 2050 for Regional Cities and Supertowns

Industry and Business - adaptive and Asia capable

Creating the climate and the ability for industry and business to adapt to changing markets, to be capable of responding to the growth of Asia and which supports the emergence of new industry opportunities, is a core aspect of generating the kind of jobs that will grow regional prosperity into the future.

South West industry needs to be capable of responding to market signals for change and the development of new markets both domestic and international. While the region has many comparative advantages, it is best able to compete in areas of high-value premium quality product as a basis for overcoming distance to markets and overseas competition. Employment growth will also require the South West to be responsive to new emerging industries and the kinds of work patterns that will develop between now and 2050.

Imagine...

by 2050 the South West is supporting a further 200,000 jobs

It could mean:

- Well developed industry parks exist at Shotts, Kemerton, Davenport, Picton, Busselton, Greenbushes and Manjimup
- The agricultural sector is supplying major new export markets in dairy, livestock and horticulture, especially in Asia
- Enhanced international recognition and demand for South West wine and food.
- Agri-industry precincts processing high quality food, fibre and bio-technology products
- Digital media, technology and communications industries are well established
- The South West is a popular international tourist destination; especially Asia
- Greater Bunbury has become a major commercial and business centre
- Health, education and community services are a major exporter and employer
- For those who no longer need to live close to where they work because of enhanced communications technologies, the South West has become a region of first choice for lifestyle and telecommuting

Source: South West Regional Blueprint, 2013 (draft)

People and Place - a region of first choice

Quality of life, places that offer access to high quality services, places that are vibrant, affordable and safe – these are the elements that determine people’s choices of where they will live in the future. Lifestyle is a competitive element in growing population.

Access to housing, quality amenity and public spaces, services including health, education and family support and a safe environment are important aspects of a region of excellence that will influence the choices people make about where they live.

Community - cohesive, vibrant and engaged

Building engagement, inclusiveness, leadership, values including caring for the environment and collaboration, are key elements to pursue a common vision and give meaning and fulfilment to living in a regional area.

Enabling people to participate in the economic and social fabric of the region in a manner that reflects the diversity of the population is a key ingredient in creating a region of excellence.

The four imperatives combine to form an operational framework for regional development in the South West to grow the region in a coordinated manner and where necessary to provide the kind of intervention that can accelerate growth or, importantly, build resilience in the region.



Figure 12 - Summary of regional imperatives lists the main imperatives grouped under the four Regional Imperatives. The Blueprint tabulates transformational opportunities showing the regional priorities, objectives, proposed actions and investments, including the specific investments allocated to a 3 and 15 year timeframe with outcomes delivered up to 2050.

<p>Infrastructure - ‘removing distance as a barrier’</p> <p>Infrastructure requirements</p> <ul style="list-style-type: none"> <input type="checkbox"/> Water <input type="checkbox"/> Road infrastructure <input type="checkbox"/> Rail networks <input type="checkbox"/> Sea freight <input type="checkbox"/> Aviation <input type="checkbox"/> Energy <input type="checkbox"/> Digital ready <input type="checkbox"/> Sustainability and climate change 	<p>Industry and Business - ‘adaptive and Asia-capable’</p> <p>Supporting new business and building resilience</p> <ul style="list-style-type: none"> <input type="checkbox"/> Industry diversification <input type="checkbox"/> Market diversification <input type="checkbox"/> Workforce development <p>Gaining international recognition</p> <ul style="list-style-type: none"> <input type="checkbox"/> Geographic recognition and positioning <input type="checkbox"/> Inward bound investment <input type="checkbox"/> Expansion of capacity <p>Engaging with Asia</p> <ul style="list-style-type: none"> <input type="checkbox"/> Establishing long term relationships <input type="checkbox"/> Foreign student education <input type="checkbox"/> Understanding Asian Business and culture <input type="checkbox"/> Export and tourist ready 	<p>People and Place - ‘a region of first choice’</p> <p>Housing and place</p> <ul style="list-style-type: none"> <input type="checkbox"/> Affordable housing <input type="checkbox"/> Active ageing <input type="checkbox"/> Urban renewal <p>Community services</p> <ul style="list-style-type: none"> <input type="checkbox"/> Education and training <input type="checkbox"/> Safety <input type="checkbox"/> Health and wellbeing 	<p>Community - ‘cohesive, vibrant and engaged’</p> <p>Leadership and inclusion</p> <ul style="list-style-type: none"> <input type="checkbox"/> Inclusion <input type="checkbox"/> Leadership and collaboration <p>Enterprise and engagement</p> <ul style="list-style-type: none"> <input type="checkbox"/> Community enterprise <input type="checkbox"/> Engagement
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Regional imperatives are the focus areas that will make the greatest difference in achieving the vision for the South West.

Figure 12 - Summary of Regional Imperatives

4.4 Local Imperatives

In a similar manner to the way in which Regional Imperatives are the things that will make the greatest difference in achieving an aspirational future at the South West level, Local Imperatives are the things that will make the greatest difference at the Shire level.

Figure 13 – Summary of Local Imperatives lists suggested key Local Imperatives. It is based on matching factors that have emerged from review of the existing local planning framework and consistent with Regional Imperatives in the *South West Regional Blueprint* (SWDC, 2014).

Infrastructure - ‘removing distance as a barrier’ Infrastructure requirements <input type="checkbox"/> Water <input type="checkbox"/> Infill sewerage <input type="checkbox"/> Road infrastructure <input type="checkbox"/> Re-open Greenbushes-Picton railway line <input type="checkbox"/> ‘Roads to Export’ <input type="checkbox"/> Supporting Busselton Regional Airport upgrades <input type="checkbox"/> Bunbury-Albany Gas Pipeline <input type="checkbox"/> Power transmission upgrades <input type="checkbox"/> Serviced industrial land <input type="checkbox"/> Digital ready (NBN) <input type="checkbox"/> Mobile coverage <input type="checkbox"/> Sustainability and climate change <input type="checkbox"/> Waste management	Industry and Business - ‘adaptive and Asia-capable’ Supporting new business and building resilience <input type="checkbox"/> Industry diversification <input type="checkbox"/> Market diversification <input type="checkbox"/> Workforce development Gaining international recognition <input type="checkbox"/> Regional and local branding and positioning <input type="checkbox"/> Inward bound investment <input type="checkbox"/> interpretive centre <input type="checkbox"/> Expanding agricultural, timber and mineral capacity Engaging with Asia <input type="checkbox"/> Establishing long term relationships <input type="checkbox"/> Understanding Asian business and culture <input type="checkbox"/> Export and tourist ready <input type="checkbox"/> Expand seasonal employment	People and Place - ‘a region of first choice’ Housing and place <input type="checkbox"/> Affordable housing and land supply <input type="checkbox"/> Age friendly <input type="checkbox"/> Lifestyle choice <input type="checkbox"/> Aboriginal and non-Aboriginal heritage <input type="checkbox"/> Landscape, character and identity <input type="checkbox"/> Waterways health <input type="checkbox"/> Natural areas <input type="checkbox"/> Biodiversity conservation <input type="checkbox"/> Risk management (flooding and bushfires) <input type="checkbox"/> Public safety Community services <input type="checkbox"/> Attracting and retaining younger demographic <input type="checkbox"/> Senior High School and training <input type="checkbox"/> Festivals <input type="checkbox"/> Enhancing the public health and well being of the community <input type="checkbox"/> Expanded hospital services	Community - ‘cohesive, vibrant and engaged’ Leadership and inclusion <input type="checkbox"/> Social inclusion and belonging <input type="checkbox"/> Leadership and collaboration <input type="checkbox"/> Retain existing LGA <input type="checkbox"/> Youth focus <input type="checkbox"/> Policing and emergency services <input type="checkbox"/> Community hubs Enterprise and engagement <input type="checkbox"/> Community enterprise <input type="checkbox"/> Engagement <input type="checkbox"/> Shared services <input type="checkbox"/> Volunteerism and mentoring
<p><i>Local imperatives</i> are the focus areas that will make the greatest difference in achieving the vision for the Shire.</p>			

Figure 13 - Summary of Local Imperatives



5.0 Growth Scenarios

5.1 Sustainability Framework

“Sustainability” is defined under the Western Australian State Sustainability Strategy (2003) as meeting the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity. This aspiration enables processes to be developed that provide mutually reinforcing outcomes.

Sustainability is an evolving concept but one that has been widely accepted as a powerful way for the world, nations, states, businesses and communities to envision their future and to move forward. The concept challenges us to do things differently, and to look for opportunities to improve our environment, society and economy at the same time, rather than accepting trade-offs between them without question.

Sustainability has been described as the ‘triple bottom line’, to reflect the importance of environmental, social and economic factors in decision-making. Although these are the core elements of sustainability, when applied to urban and rural planning and development it is considered beneficial to widen the scope to separately identify built form and infrastructure and governance as distinct partners to the other core elements.

For the purposes of the Growing Donnybrook - Balingup strategy, the core elements of the sustainability framework therefore comprise: economic, social, environmental, built form and infrastructure, and governance as shown in *Figure 14 – Sustainability Framework*.

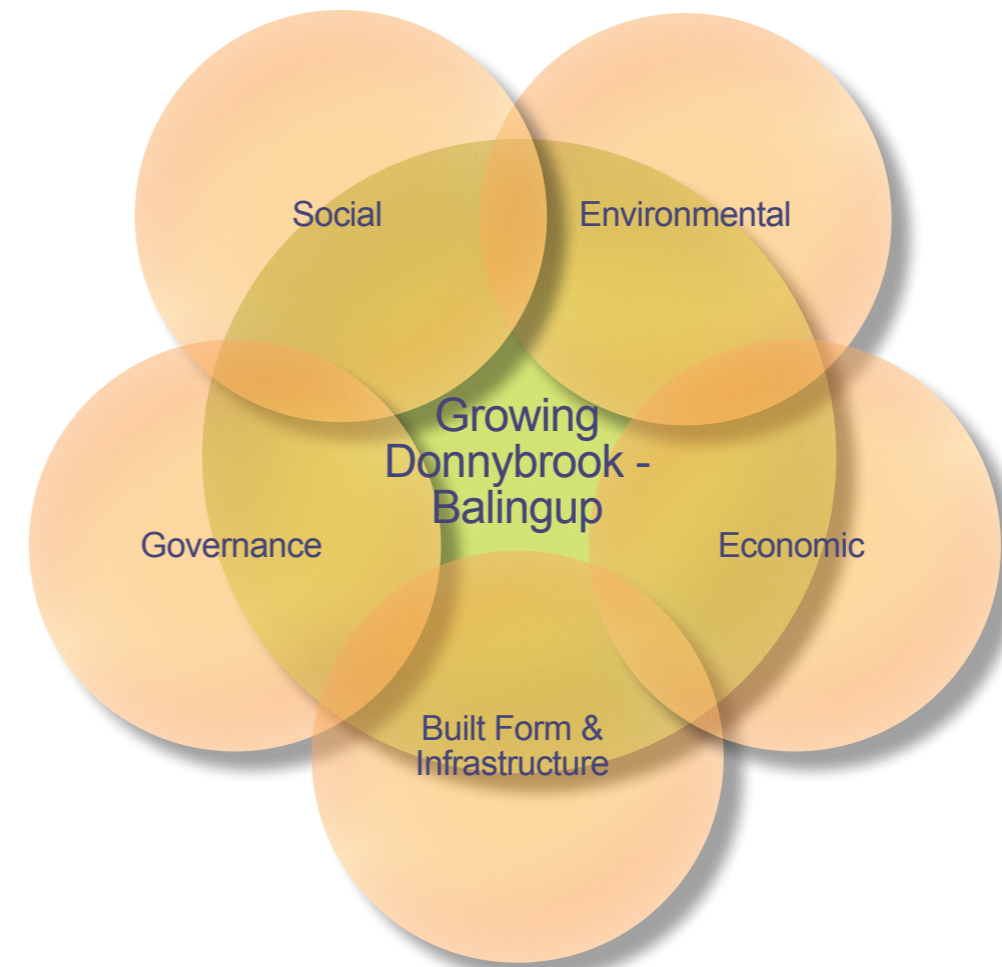


Figure 14 - Sustainability Framework

The relationship between sustainability and growth is complex. For example, in human settlement terms, a small village and a large city can both be regarded as sustainable. An important principle is that whether a community is static or wishes to grow in size, all five elements of the sustainability framework need to be achieved concurrently in a managed, balanced and integrated way. If one or more elements receive inadequate attention, then the framework becomes lop-sided and sustainability will be compromised.

Figure 15 – Donnybrook - Balingup Growth Scenarios Framework illustrates the principle that irrespective of whether the Shire of Donnybrook-Balingup prefers a Low Growth, Medium Growth or High Growth future, all five elements of the sustainability framework should be pursued together.

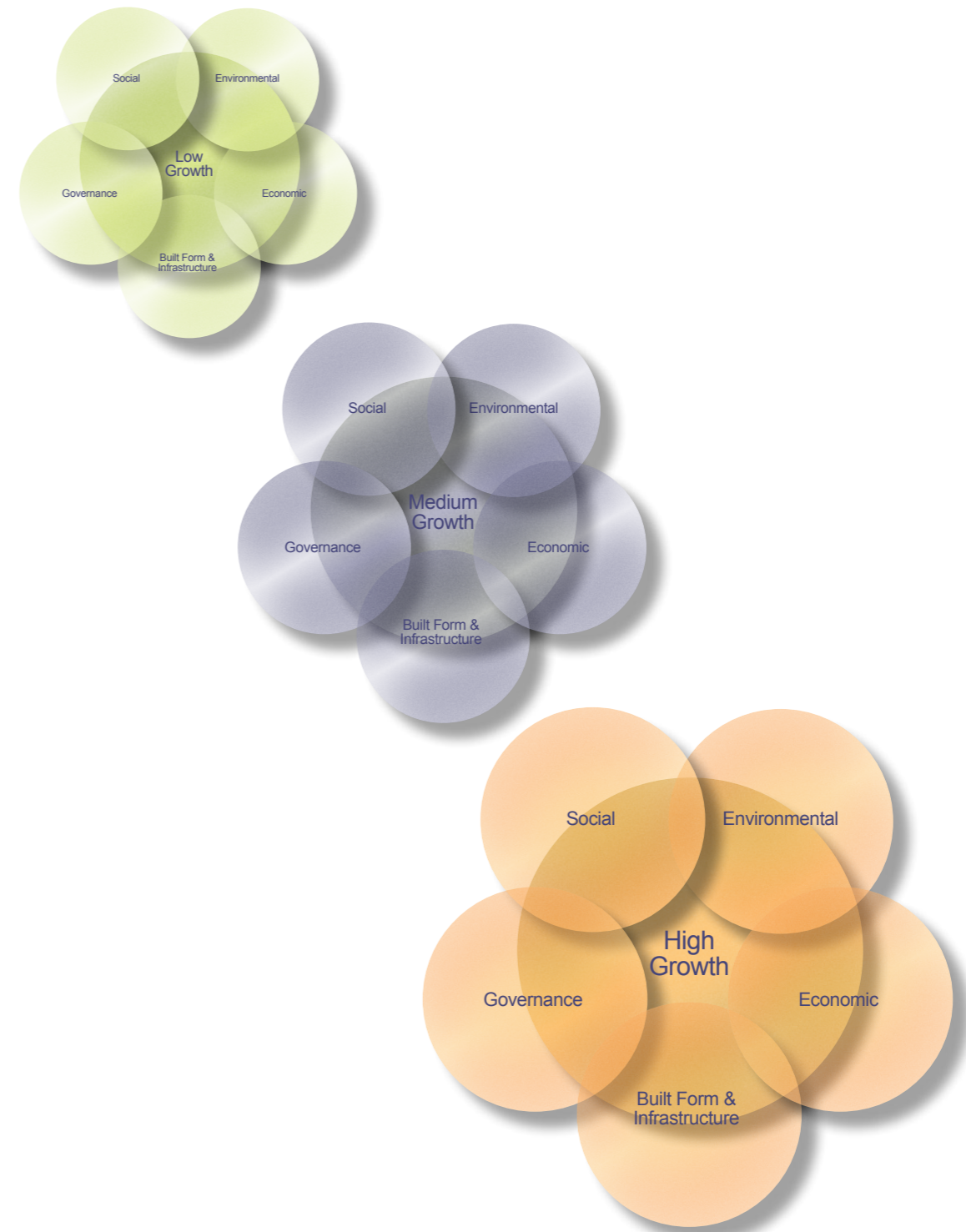


Figure 15 - Donnybrook - Balingup Growth Scenarios Framework

5.2 Local Indicators of Change

Population and demographic indicators

Table 4 – Change in South West population 2001 to 2011 by LGA shows that in the 10 years 2001 to 2011, the Shire’s estimated resident population grew by 15.5% (715 people) with an Average Annual Growth Rate of 1.4%. This represented a modest contribution to the regional growth as a whole.

Table 5 – Population of the South West by Local Government Area, shows that the Shire’s proportion of the total regional population has remained relatively constant over the period 2001 to 2011, from 3.5% in 2001 to 3.4% in 2006 and 2011. However, the Western Australia Tomorrow (WAPC, 2012) Mid Case Projections (Band C) to the year 2026 show this proportion declining to 2.7% of the regional population. Is this the trend the Shire wants or is prepared to accept, or does it want to actively pursue strategies to maintain or increase its share of regional population growth?

According to the *South West Regional Blueprint* (SWDC, 2014), the region’s current population in the order of 160,000 does not provide the critical mass to support infrastructure development, particularly in areas of public transport, there is however, concern that high levels of population growth would impact fundamental values associated with lifestyle and the environment.

Under the Blueprint, a fundamental goal for the region is to grow population to provide the critical mass for services, the regional economy and infrastructure development but to achieve this in a manner that is sustainable and limits impact on the region’s highly sensitive environment including its unique biodiversity.

	Est. Resident population 2011	Change 2001-2011		Av. annual growth rate 2001-2011	
		%	No.	%	%
Bunbury (City)	32,440	6.4	1,947	0.6	
Busselton (City)	31,211	35.1	8,112	3.1	
Harvey (Shire)	23,685	28.4	5,233	2.5	
Capel (Shire)	14,906	109.7	7,799	7.7	
Dardanup (Shire)	12,679	41.6	3,724	3.5	
Augusta-Margaret River (Shire)	12,219	19.9	2,032	1.8	
Manjimup (Shire)	9,428	-8.5	-881	-0.9	
Collie (Shire)	9,315	2.7	243	0.3	
Donnybrook-Balingup (Shire)	5,406	15.2	715	1.4	
Bridgetown-Greenbushes (Shire)	4,411	5.3	223	0.5	
Boyup Brook (Shire)	1,614	-1.7	-28	-0.2	
Nannup (Shire)	1,301	6.8	83	0.7	
Total	158,615				

Source: ABS (2011) Regional Population Growth Australia Cat 3218.0

Table 4 - Change in South West Population 2001 to 2011 by LGA

	Census 2001	Census 2006	Census 2011	WAPC 2026^	LGA's % of total regional population			
					2001	2006	2011	2026^
Bunbury	28,682	29,434	31,277	39,100	23.5%	22.2%	20.5%	17.0%
Donnybrook-Balingup	4,305	4,484	5,192	6,300	3.5%	3.4%	3.4%	2.7%
Harvey	17,272	18,926	22,556	34,400	14.1%	14.3%	14.8%	15.0%
Capel	6,533	9,878	14,131	25,900	5.3%	7.4%	9.2%	11.3%
Collie	8,400	8,369	9,882	9,300	6.9%	6.3%	6.5%	4.0%
Dardanup	8,350	10,040	11,962	23,000	6.8%	7.6%	7.8%	10.0%
Augusta-Margaret River	9,851	10,674	11,849	17,200	8.1%	8.0%	7.7%	7.5%
Busselton	22,060	25,068	29,831	55,300	18.1%	18.9%	19.5%	24.0%
Boyup Brook	1,558	1,422	1,515	1,900	1.3%	1.1%	1.0%	0.8%
Bridgetown-Greenbushes	3,935	3,867	4,278	5,600	3.2%	2.9%	2.8%	2.4%
Manjimup	10,030	9,386	9,155	10,900	8.2%	7.1%	6.0%	4.7%
Nannup	1,183	1,197	1,284	1,100	1.1%	0.9%	0.8%	0.5%
Total South West	122,159	132,745	152,912	230,000	100%	100%	100%	100%

Source: ABS Census 2011 and WAPC *Western Australia Tomorrow* 2012. ^Mid Case Projections (Band C)

Table 5 - Population of the South West by Local Government Area

Figure 16 – Median age of population by LGA shows that the Shire has a median age of 44.5 years which is above that of Australia, WA and most other local governments in the South West. Table 5 - Age Distribution by LGA shows that the percentages of people aged 0-14 years and 15-64 years were broadly similar to the region as a whole, but with a higher percentage of people aged 65 years and over.

Table 6 - Age Distribution by LGA illustrates the age distribution in more detail. It reveals noticeably lower percentages of people in the 15-19, 20-24, 25-34 and (to a lesser extent) the 35-44 age group. Especially for the 15-19 and 20-24 age groups, this may be an indication of limited secondary and technical education opportunities (e.g. District High School to Year 10 rather than a Senior High School up to Year 12) and limited employment opportunities. Combined with the low proportion of people aged 25-34, this may be cause for concern in terms of the number of young families and the overall balance in the demography of the population.

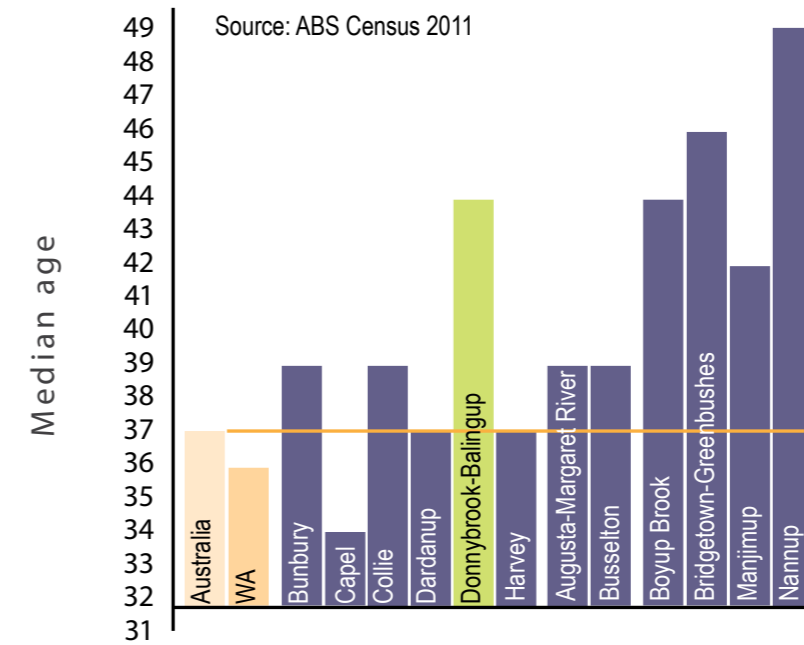


Figure 16 - Median Age of Population by LGA

	Aged 0-4	Aged 5-14	Aged 15-19	Aged 20-24	Aged 25-34	Aged 35-44	Aged 45-54	Aged 55-64	Aged 65+
Australia	6.6	12.7	6.5	6.8	13.8	14.3	13.7	11.6	14.0
WA	6.8	12.9	6.6	7.1	14.5	14.6	13.8	11.4	12.3
Bunbury	6.1	11.4	6.6	7.0	13.8	13.2	14.1	12.5	15.3
Capel	8.6	18.9	7.6	4.6	11.1	16.6	14.7	10.2	7.7
Collie	6.0	13.3	7.1	5.4	11.8	14.1	15.1	13.7	13.4
Dardanup	8.0	15.0	6.8	6.1	13.2	14.4	13.9	10.6	12.2
Donnybrook - Balingup	5.6	13.9	5.4	3.4	8.1	13.6	16.5	17.3	16.1
Harvey	7.3	15.7	7.3	5.0	12.0	14.7	14.9	12.0	11.2
Augusta - Margaret River	7.4	13.6	5.5	3.6	12.8	16.6	15.0	13.0	12.5
Busselton	7.2	14.4	6.3	4.3	10.8	14.6	13.7	12.5	16.1
Boyup Brook	8.1	13.6	3.5	2.6	9.5	13.5	15.4	15.6	18.3
Bridgetown	6.2	14.5	5.1	2.5	7.9	12.1	15.6	17.9	18.3
Manjimup	5.9	15.7	6.1	4.3	8.8	13.1	16.0	14.2	15.8
Nannup	4.7	11.3	5.3	2.4	7.6	12.0	15.8	22.3	18.6

Source: ABS Census 2011

Table 6 - Age Distribution by LGA

Employment indicators

Figure 17 – Change in Employment by Industry, South West Region, 2001 – 2011 (persons) shows considerable variation in the rates of employment change in the region over the 10 years 2001 to 2011. The stand-out performer was in construction; while there was strong growth in health care and social assistance, retail trade, education and training, and manufacturing; solid growth in public administration and safety, mining, professional, scientific and technical services, and accommodation and food services; modest growth in other services, transport, postal and warehousing; followed by minor increases in other sectors. Conversely, there were significant declines in wholesale trade and the agriculture, forestry and fishing sectors.

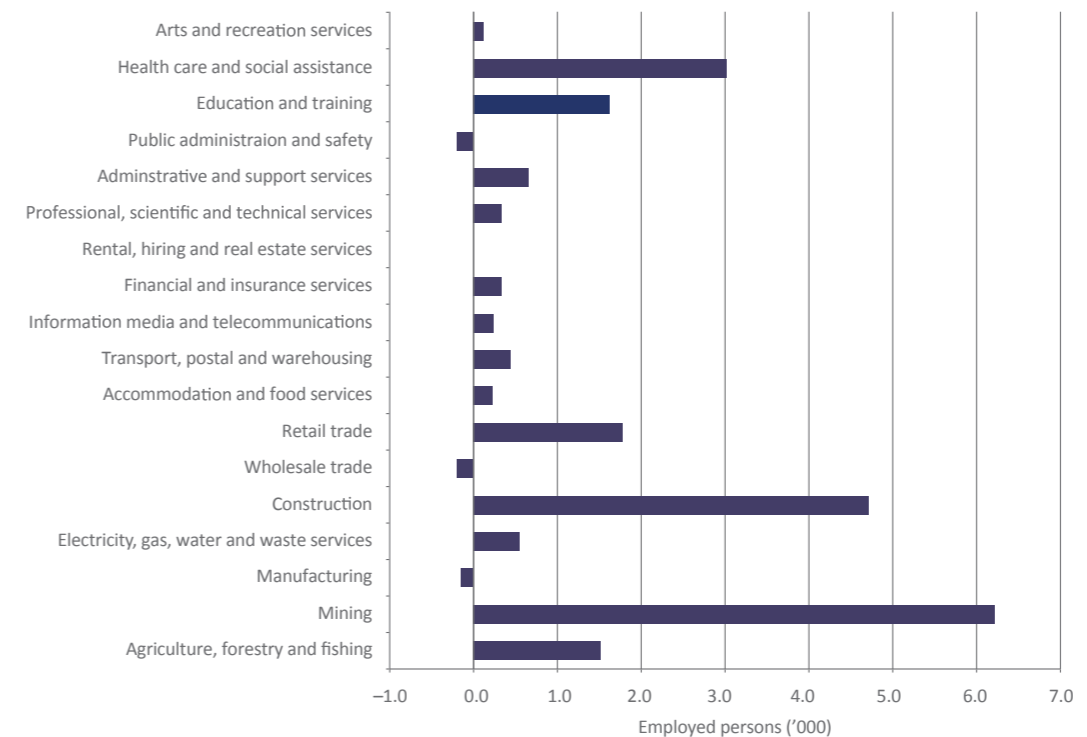


Source: ABS Census 2001 and 2011

Figure 17 - Change in Employment by Industry, South West Region, 2001 - 2011 (persons)

Looking ahead, the South West workforce development plan 2013-2016 has projected employment growth over the five years to 2016-2017, as shown in Figure 18 – Projected Employment Growth by Industry, Lower Western Australia, Five Years to 2016-2017. The projections indicate that construction, health care and social assistance, education and training, and retail trade are forecast to continue to grow strongly, while many services sectors like administrative, financial and transport are forecast to record only modest increases. The most noticeable changes expected are significant increases in the mining and agriculture, forestry and fishing sectors.

Although these are not long term projections, they provide some useful indicators of economic and employment opportunities that should be taken into account along with other relevant information.



Source: Department of Education, Employment and Workplace Relations 2012

Figure 18 - Project Employment Growth by Industry Lower Western Australia, Five Years 2011-2012 to 2016-2017

5.3 Aspirational Growth

The South West has experienced strong population growth in recent decades. The estimated resident population of close to 166,000 in 2011 (ABS, 2012) is predicted to grow to nearly 230,000 people by 2026 (Western Australian Tomorrow, 2012).

However, the WAPC acknowledges that a number of unpredictable factors can influence population and economic growth (*South West Regional Planning and Infrastructure Framework, 2014 [Draft]*). The Framework states that, therefore, the region needs to be proactive in its identification and delivery of key infrastructure to ensure that it can cater for accelerated growth that may be above the predicted rate.

The Framework states that the WAPC position on population change is that the WAPC will:

- continue to evaluate and respond to current and emerging trends that are impacting, or are likely to impact, on the sustainable growth of the South-West region. The WAPC acknowledges the introduction of the SuperTown program and the impact this may have on population growth;
- support the provision of appropriate land to accommodate population and employment opportunities; and
- assist where required in the provision of land for aged accommodation.

The Framework includes a settlement hierarchy “based on the role and function of existing centres”. Donnybrook is identified in the hierarchy as a ‘Major Town’ with ‘Medium’ estimated growth potential. Balingup is identified in the hierarchy as a ‘Village’ with ‘Low’ estimated growth potential.

Being based on *Western Australia Tomorrow (2012)* for its population projections, the Framework has largely projected extensions of past trends. In contrast, the *South West Regional Blueprint (SWDC, 2014)* has identified transformational opportunities that represent a paradigm shift in planning for growth – by putting forward a vision for a much larger and different region, including aspirational population targets.

Figure 19 – Aspirational Population Targets 2050 for Regional Cities and Supertowns:

- challenges the reader to imagine the South West population growing to 500,000 by 2050
- poses what this could mean
- includes a map illustrating conceptually where the major share of this unprecedented regional population growth would be located.

The map suggests that the biggest impacts ‘spilling over’ to the Donnybrook-Balingup Shire would come from Greater Bunbury and Collie. If Greater Bunbury was to grow to 300,000 people, the proximity of Donnybrook in particular would significantly influence its growth potential.

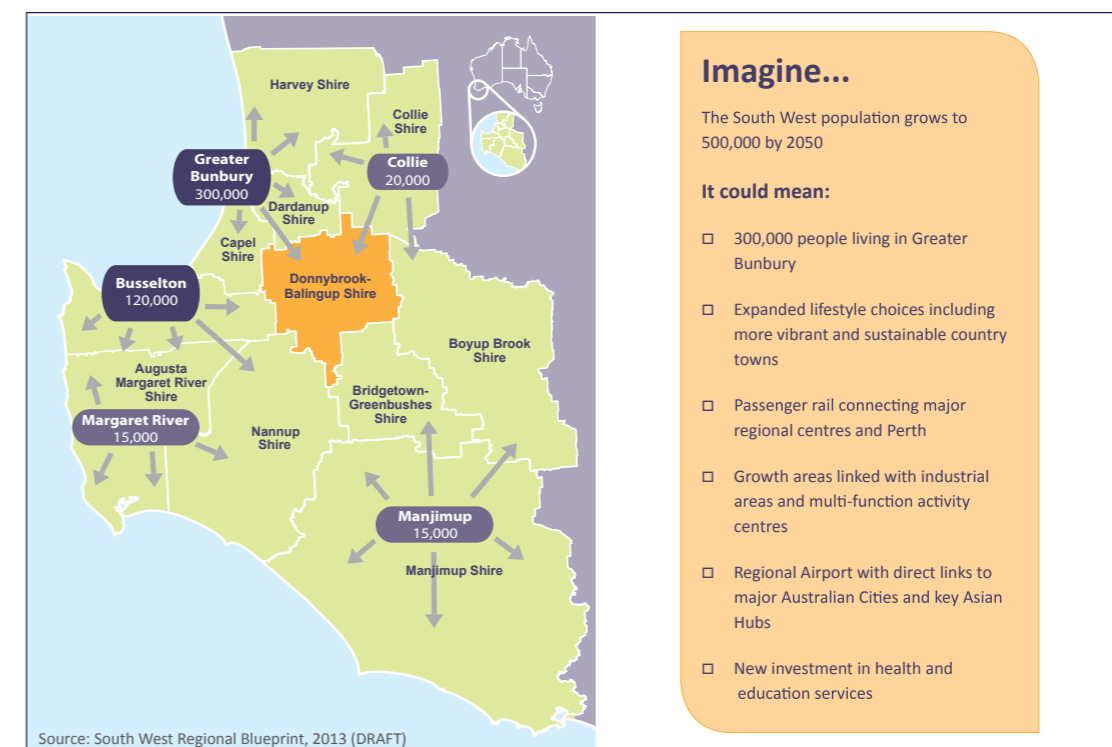


Figure 19 - Aspirational Population Targets 2050 for Regional Cities and Supertowns

5.4 Donnybrook-Balingup Growth Opportunities

As articulated in the Shire’s Local Planning Strategy (2013) and Townsite Expansion Strategy (2009), there are many reasons that contribute to the attractiveness of the towns and settlements of Donnybrook-Balingup as a place to live. These include the outstanding natural environment and landscapes, the country town and rural lifestyles, strong sense of community, and robust local economy.

These and other attributes are strong attractors, especially for those favouring a lifestyle alternative to city life and those who wish to live in the Shire, but work elsewhere. *Figure 20 – Distances and Indicative Travel Times from Donnybrook and Balingup* illustrates three circles radiating outward from Donnybrook and Balingup that show 15km, 30km and 45km distances. These equate to approximate travel times of 15 minutes, 30 minutes and 40 minutes respectively. Bunbury, Capel, Nannup and Bridgetown fall within the indicative 30 minutes travel time, while Australind, Kemerton, Worsley, Collie, Boyup Brook and Busselton fall within the 45 minute travel time. The latter includes Busselton Regional Airport, popular with FIFO workers.

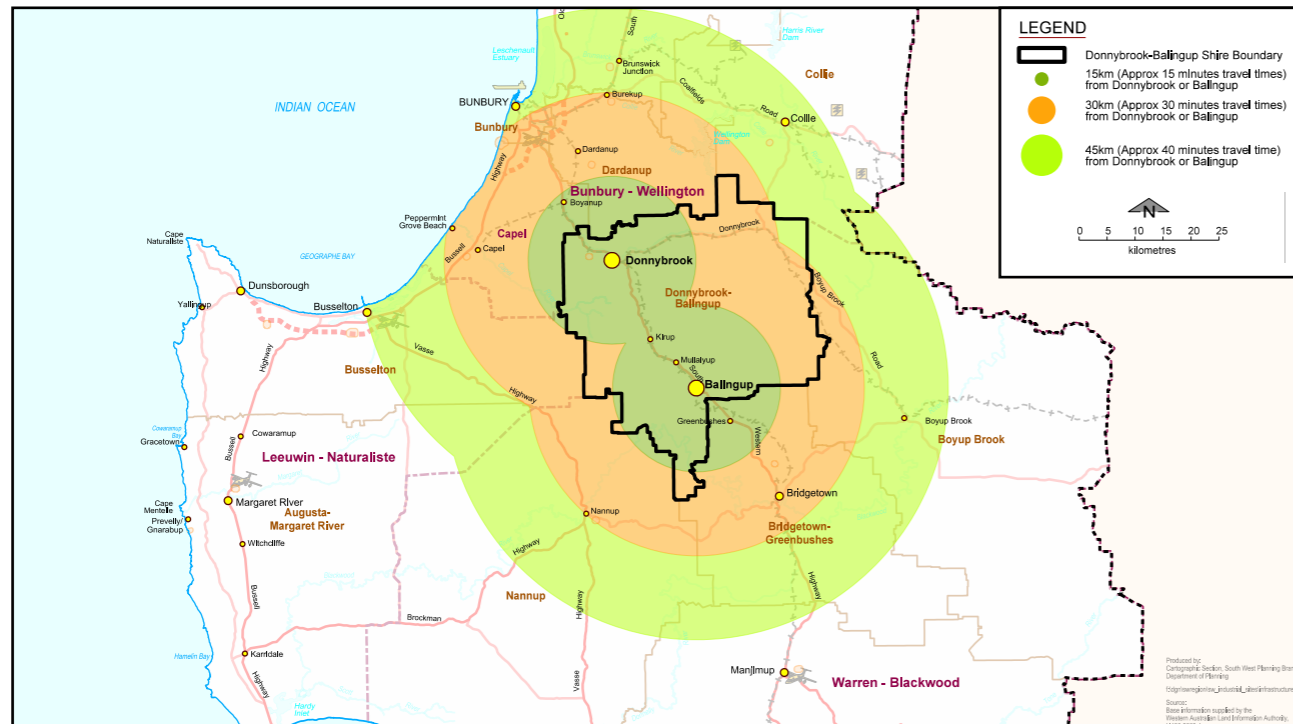


Figure 20 - Distances and Indicative Travel Times from Donnybrook and Balingup

Associated with the Shire’s favourable location is existing and proposed infrastructure. *Figure 21 – Regional Infrastructure* shows Donnybrook at the crossroads of important road and rail networks. Balingup and the smaller settlements along the South Western Highway are readily accessible by road and ideally situated to benefit from rail should the Greenbushes-Picton line or even the Manjimup-Picton line re-open at some future date.

The proposed Bunbury-Albany Gas Pipeline is also shown, generally following the South Western Highway and rail ‘corridor’. Access to large-scale commercial gas supplies may open up opportunities for significant expanded and new industries in the Shire, including those value-adding to the local primary industries.

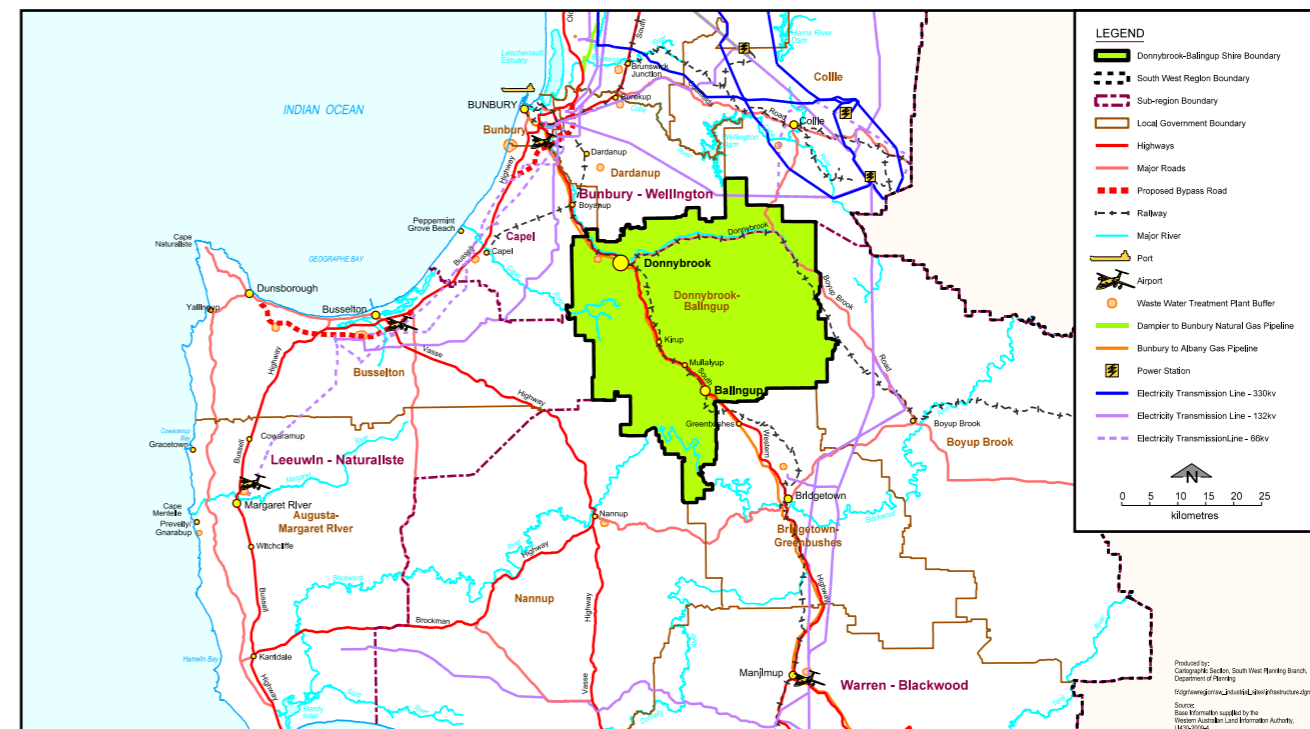


Figure 21 - Regional Infrastructure

5.5 Growth Scenarios

Table 7 – Growing Donnybrook – Population Scenarios 2025-2050 shows the Shire’s existing population (as at 2011) dis-aggregated to Donnybrook, Balingup and rest of Shire. The Table then develops three population scenarios – Low Growth, Medium Growth and High Growth - to the years 2025 and 2050. The Low Growth and Medium Growth scenarios use projections based on different bands in Western Australia Tomorrow Population Report No 7, while the High Growth scenario is based on two different shares (2.7% and 3.4%) of the South West Regional Blueprint 2013 (draft) aspirational population of 500,000 people in 2050.

YEAR	2011	2025		
Locality	Existing Population (a)	Low Growth (b)	Medium Growth (d)	High Growth (e)
Donnybrook	2532	(c) 3000-3500 (56-59%)	4090-4460 (62%)	4840-5390 (62%)
Balingup	560	(c) 450-500 (8%)	530-580 (8%)	620-700 (8%)
Rest of Shire	2228	1650-1900 (29-32%)	1980-2160 (30%)	2340-2610 (30%)
Total	5320	5400 - 5900	6600 - 7200	7800 - 8700

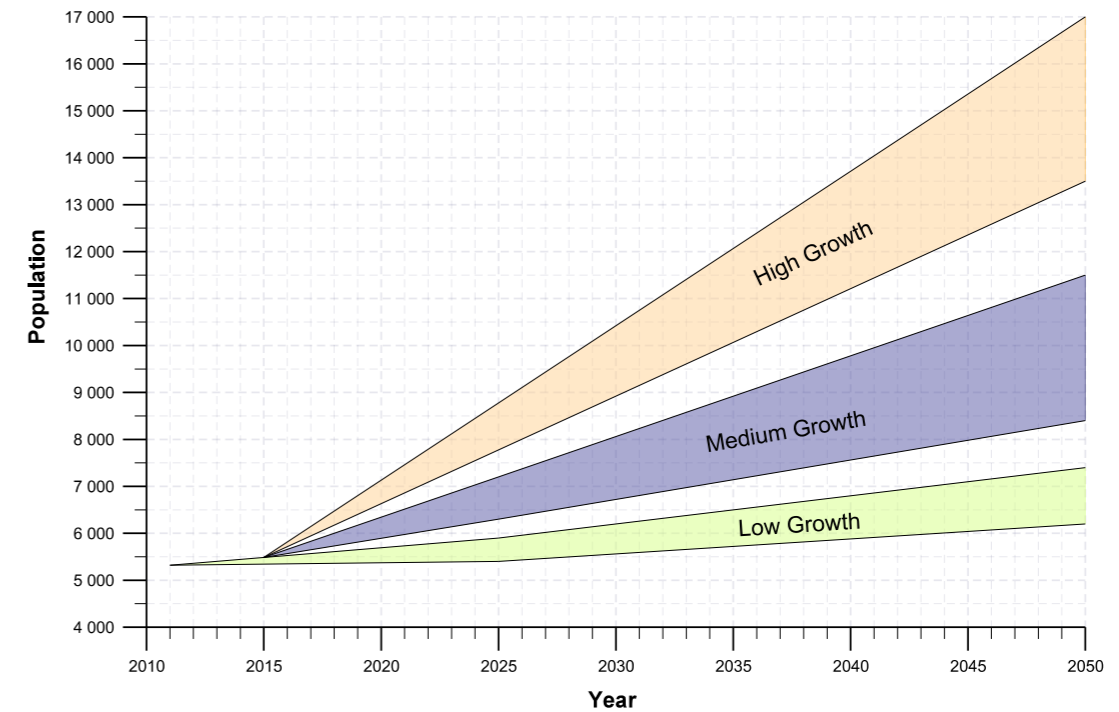
YEAR	2050		
Locality	Low Growth (f)	Medium Growth (g)	High Growth (h)
Donnybrook	4030-4810 (65%)	5460-7475 (65%)	8780-11050 (65%)
Balingup	620-740 (10%)	840-1150 (10%)	1350-1700 (10%)
Rest of Shire	1550-1850 (25%)	2100-2875 (25%)	3375-4250 (25%)
Total	6200 - 7400	8400 - 11500	13500 - 17000

Sources and notes:

- a) Estimated Resident Population (ABS, 2013)
- b) Based on Bands A&B AAGR in WA Tomorrow Population Report No. 7
- c) Populations estimated in Local Planning Strategy, 2013
- d) Based on Bands D&E AAGR in WA Tomorrow Population Report No. 7
- e) 2.7% - 3.4% of aspirational South West regional population in South West Blueprint DRAFT projected from 2015 to 2050
- f) Based on projecting Bands A (0.5%) & B (0.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050
- g) Based on projecting Bands C (1.2%) & E (1.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050
- h) 2.7% - 3.4% of aspirational South West regional population of 500,00 in 2050 in South West Blueprint Draft

Table 7 - Growing Donnybrook - Population Scenarios 2025-2050

Figure 22 – Donnybrook-Balingup Shire Population Scenarios 2050 graphs the three scenarios taken from the table. The Low Growth scenario commences in 2011 (current trajectories) whereas the Medium Growth and High Growth scenarios nominally commence in 2015, if embraced by the Shire and community.



Notes: Low Growth based on projecting Bands A (0.5%) & B (0.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050. Medium Growth based on projecting Bands C (1.2%) & E (1.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050. High Growth based on 2.7% – 3.4% of aspirational SW regional population of 500,000 in South West Blueprint 2013 (draft)

Figure 22 - Donnybrook-Balingup Shire Population Scenarios 2050

PART 2 - CAPACITY ASSESSMENT



6.0 Capacity Assessment - Donnybrook

6.1 Introduction

With Part 1 having discussed the strategic context for the growth of Donnybrook-Balingup and identified growth scenarios, Part 2 examines the physical capacity of the two towns and their surrounds to accommodate this growth. The capacity assessment is reasonably high-level and identifies growth areas requiring further planning and significant investment.

Careful management of growth will assist in avoiding negative impacts.

6.2 Opportunities and Constraints

This section overviews the main opportunities and constraints influencing the capacity to accommodate growth in and around Donnybrook.

Topography

The Base Plan (*Figure 23 - Base Plan - Donnybrook*) shows 5m interval contours that illustrate the varied topography that contributes to the attractive townscape setting. Flat to gently sloping areas follow the valley of the Preston River and tributaries. Much of the flat to moderately sloping areas have been previously cleared for agriculture and grazing, while steep areas are predominantly used for State Forest/DPAW managed land or grazing. A prominent ridge north-east of the town has steep slopes that pose a significant constraint to urban development.

To the west and south of town there are good areas of gently to moderately sloping land topographically better suited to urban development.

Vegetation + Landscape

Together with prominent hills and river corridors, the significant areas of remnant vegetation of Donnybrook contribute to the backdrop and setting of the town. These natural elements are contrasted and complimented by the rural landscapes - from neat orchards to rolling pastures. New urban development should respond to the landscape, and clearing of remnant vegetation should be avoided where practical. Regional ecological linkages and environmentally sensitive areas should be protected where possible.

Development of a strategic foreshore management plan for riparian, wetland and public reserves will assist the local government and community in maintaining the vision for contrasting and complementary landforms.

Crown Reserve + DPAW Managed Land

As shown in the Base Plan (*Figure 23 - Base Plan - Donnybrook*) and the Opportunities and Constraints – Donnybrook plan (*Figure 24 - Opportunities and Constraints - Donnybrook*) there are substantial areas of Crown Reserve and DPAW managed land to the east and west of town.

The DPAW managed lands are generally a constraint to urban development but there may be some opportunity for land exchanges. Some Vacant Crown Land has previously been identified for potential urban development, but the objectives may be better met through land exchange to enable development of more suitable areas.

Public Drinking Water Source Area

The gazetted Public Drinking Water Source Area covers most of the town west of the Preston River, plus an extensive area of rural land south of the town. This comprises P1, P2 and P3 areas and Well Head Protection Zones that need to be taken into account in determining future urban, rural residential and industrial areas.

Drinking Water Supply

In 2009, the Water Corporation was licensed to draw 450,000 kL per annum from bores for public drinking water supply purposes. Donnybrook is currently supplied from a borefield located within the town. The borefield consists of six production bores that draw water from an aquifer within the Leederville Formation. The aquifer varies from unconfined to semi-confined in the Donnybrook area, which means that land uses have the potential to contaminate borefields unless appropriately managed.

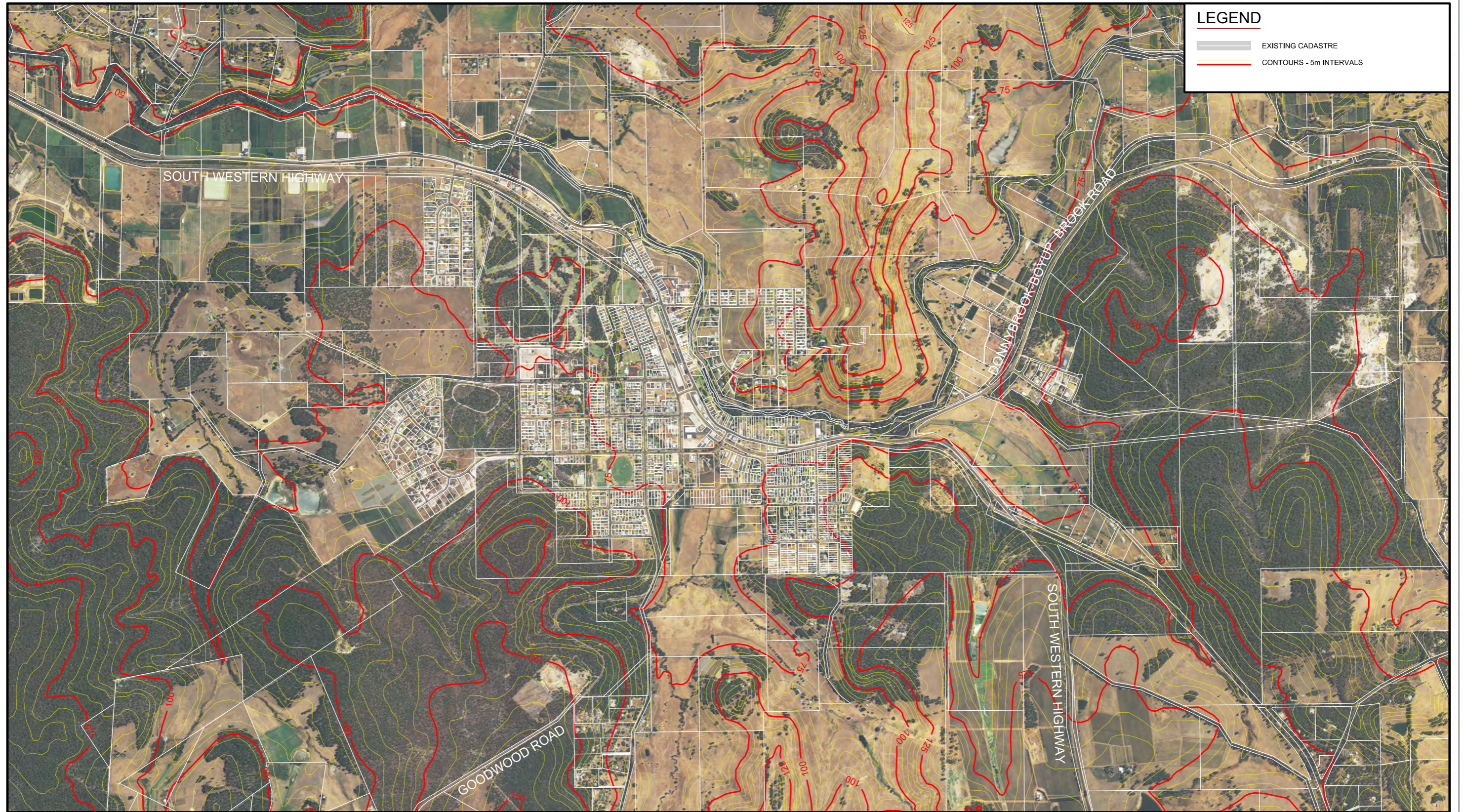
According to the Water Corporation, the existing reservoir (Trigwell Street) and the current borefield output provide adequate reserve storage capacity up to the projected 2026 demand.

The Corporation undertook a review in 2011 in which the objectives were to:

- Identify water sources or source investigations to meet Donnybrook's demand with a minimum 30 year planning horizon
- Identify reticulation and other upgrades to ensure that water supply meets the relevant pressure, flow and continuity criteria
- Establish a flexible staging plan to progressively implement long term infrastructure in response to actual growth rates.

According to the Corporation, if the borefield capacity is increased in line with forecast growing demand the existing reservoir will provide adequate reserve storage to the 2041 planning horizon.

However, current Water Corporation planning is based on existing Shire and WA Planning Commission population projections, with growth rates between 1.9% and 2.5% per annum. For Donnybrook, this means the population is projected to grow from 1,929 in 2006 to between 3,000 and 3,500 in 2031. Such growth rates would see a decline in the Shire's proportion of the South West population. If the aspirational population growth rates proposed in the draft *South West Blueprint* (SWDC, 2014) were to be actively pursued, then growth in demand for drinking water would be significantly higher than provided for in current planning.



LEGEND

EXISTING CADASTRE

CONTOURS - 5m INTERVALS

DONNYBROOK-BALINGUP GROWTH PLAN

BASE PLAN

DONNYBROOK

250m 0 625 1250m

1: 12500 @ A1 or 1: 25000 @ A3
ALL DISTANCES ARE IN METRES

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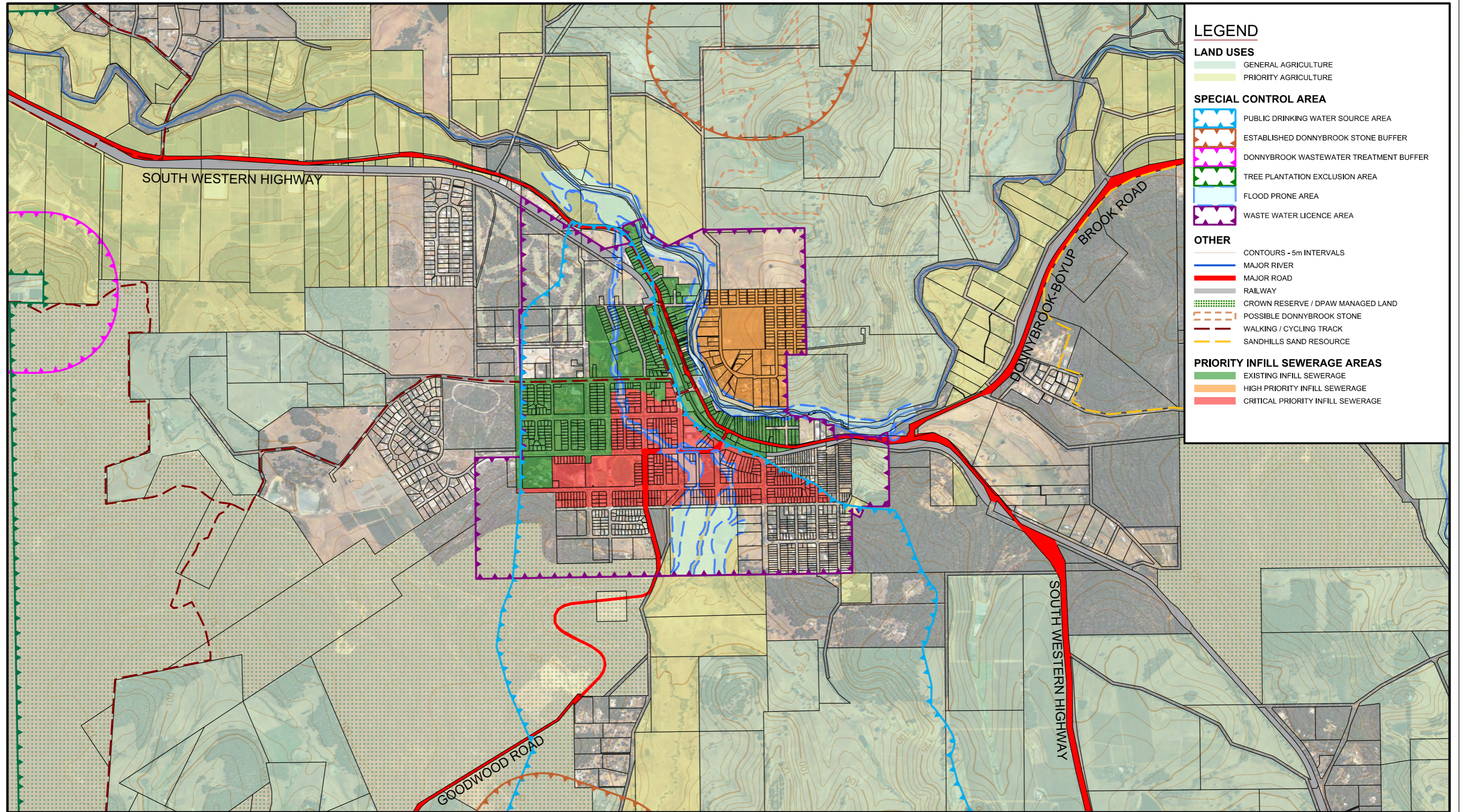
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CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	CONTOUR - 5m INTERVALS



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Figure 23 - Base Plan - Donnybrook



- LEGEND**
- LAND USES**
- GENERAL AGRICULTURE
 - PRIORITY AGRICULTURE
- SPECIAL CONTROL AREA**
- PUBLIC DRINKING WATER SOURCE AREA
 - ESTABLISHED DONNYBROOK STONE BUFFER
 - DONNYBROOK WASTEWATER TREATMENT BUFFER
 - TREE PLANTATION EXCLUSION AREA
 - FLOOD PRONE AREA
 - WASTE WATER LICENCE AREA
- OTHER**
- CONTOURS - 5m INTERVALS
 - MAJOR RIVER
 - MAJOR ROAD
 - RAILWAY
 - CROWN RESERVE / DPAW MANAGED LAND
 - POSSIBLE DONNYBROOK STONE
 - WALKING / CYCLING TRACK
 - SANDHILLS SAND RESOURCE
- PRIORITY INFILL SEWERAGE AREAS**
- EXISTING INFILL SEWERAGE
 - HIGH PRIORITY INFILL SEWERAGE
 - CRITICAL PRIORITY INFILL SEWERAGE

DONNYBROOK-BALINGUP GROWTH PLAN
OPPORTUNITIES AND CONSTRAINTS
DONNYBROOK

250m 0 625 1250m
 1: 12500 @ A1 or 1: 25000 @ A3
 ALL DISTANCES ARE IN METRES

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Figure 24 - Opportunities and Constraints - Donnybrook

Water levels in the in the Donnybrook area of the Leederville Aquifer appear to be declining, and Total Dissolved Solids (TDS) appear to be increasing. This indicates that the groundwater source may be being used at an unsustainable rate. There are other users of the aquifer whose combined allocation is significantly larger than the allocation for drinking water. Projections indicate that demand could exceed licensed entitlements in the next 15-25 years. Planning is required to determine alternative sources for future public water supplies.

The various allocations and the opportunities for reduced per person consumption, reuse and re-cycling and alternate sources such as new bores from further afield or desalination may all need to be considered.

Being aware of these challenges, the local government will work with servicing providers and the State Government to safeguard existing and alternative potable and fit-for-purpose water resources to support industrial and urban economic growth.

Effluent Disposal

An area of existing infill sewerage presents opportunities for urban consolidation, while areas identified as Critical Priority and High Priority for infill sewer are constrained for additional urban development unless accompanied or pre-empted by infill sewer (*Figure 25 - Existing Strategy plan under LPS No. 7 + LPS - Donnybrook*). The Water Corporation has flagged additional infill sewerage for 2021, but actual funding is uncertain and subject to the State Government Program.

The existing Waste Water Treatment Plant (upgraded in 2013) is located well to the west of town and is buffered by DPAW managed land and intensive farming (*Figure 24 - Opportunities and Constraints - Donnybrook*). Current disposal from the WWTP is to an orchard and a blue gum woodlot. The ability to safely dispose of treated wastewater to the environment will be a key consideration in any proposals to expand the plant. According to the Water Corporation, current low levels of treatment preclude domestic reuse thus requiring process improvements before a dual reticulation system (re-cycling and third pipe) could be implemented. Nonetheless, additional treated wastewater will be available for non-potable use when the WWTP is expanded in the future. There may be an opportunity for the Water Corporation to trade the treated wastewater for existing privately held groundwater allocations.

Effluent from Boyanup as well as Donnybrook is treated at the Donnybrook WWTP. A total of 456 properties in Donnybrook and Boyanup are currently connected to the WWTP, which can accommodate growth of up to about 700 properties based on the existing average flow, before the existing facility would require upgrading.

If industrial reuse of treated effluent was to occur in the future, this would most likely be at existing and potential industrial areas to the east of the town. This would mean that treated effluent from the existing WWTP would need to be pumped a considerable distance from the existing plant. If major urban expansion of the town is pursued, then consideration could be given to development of a second WWTP – to the east of town closer to the industrial areas. Detailed investigations would be needed to determine the best option.

Donnybrook Stone Buffer

Donnybrook has extensive sandstone deposits that have been quarried for more than a century. Many heritage buildings in the Shire and throughout the State feature Donnybrook Stone, which remains important for replacement sandstone to maintain these heritage buildings. As an attractive dimension stone, it is also a popular material in landmark new buildings in WA as well as being sold interstate and overseas.

Donnybrook Stone outcrops (above the surface) and sub-crops (below the surface) occur up to 6 km north and 15 km south of Donnybrook. *Figure 24 - Opportunities and Constraints - Donnybrook* shows the Established Donnybrook Stone Buffer included in a Special Control Area of the Shire's Town Planning Scheme No 7 and Local Planning Strategy. This reflects the findings of a geological assessment by the Department of Mines and Petroleum which identified the part of the Donnybrook Stone resource with established potential to produce high quality dimension stone. The area includes a 500m buffer around the known resource.

Also shown are areas of Possible Donnybrook Stone which have been geologically interpreted to include the resource, but have had insufficient exploration to confirm its extent and, where present, its suitability for dimension stone purposes.

For the purposes of this Growth Plan, the Established Donnybrook Stone Buffer is regarded as a significant constraint to urban development and any closer settlement, while the areas of Possible Donnybrook Stone are regarded as a moderate constraint.



Priority Agricultural Land

State Planning Policy 2.5 Land Use Planning in Rural Areas (WAPC, 2012) defines Priority Agricultural Land as:

“Land considered to be of State, regional or local significance for food production purposes, due to its collaborative advantage in terms of soils, climate, water (rain and irrigation) and access to services. Priority agricultural land is derived from High Quality Agricultural Land data that has been subject to consultation and refinement, and has removed land required for existing and future urban/development areas, public use areas and land required for environmental purposes”.

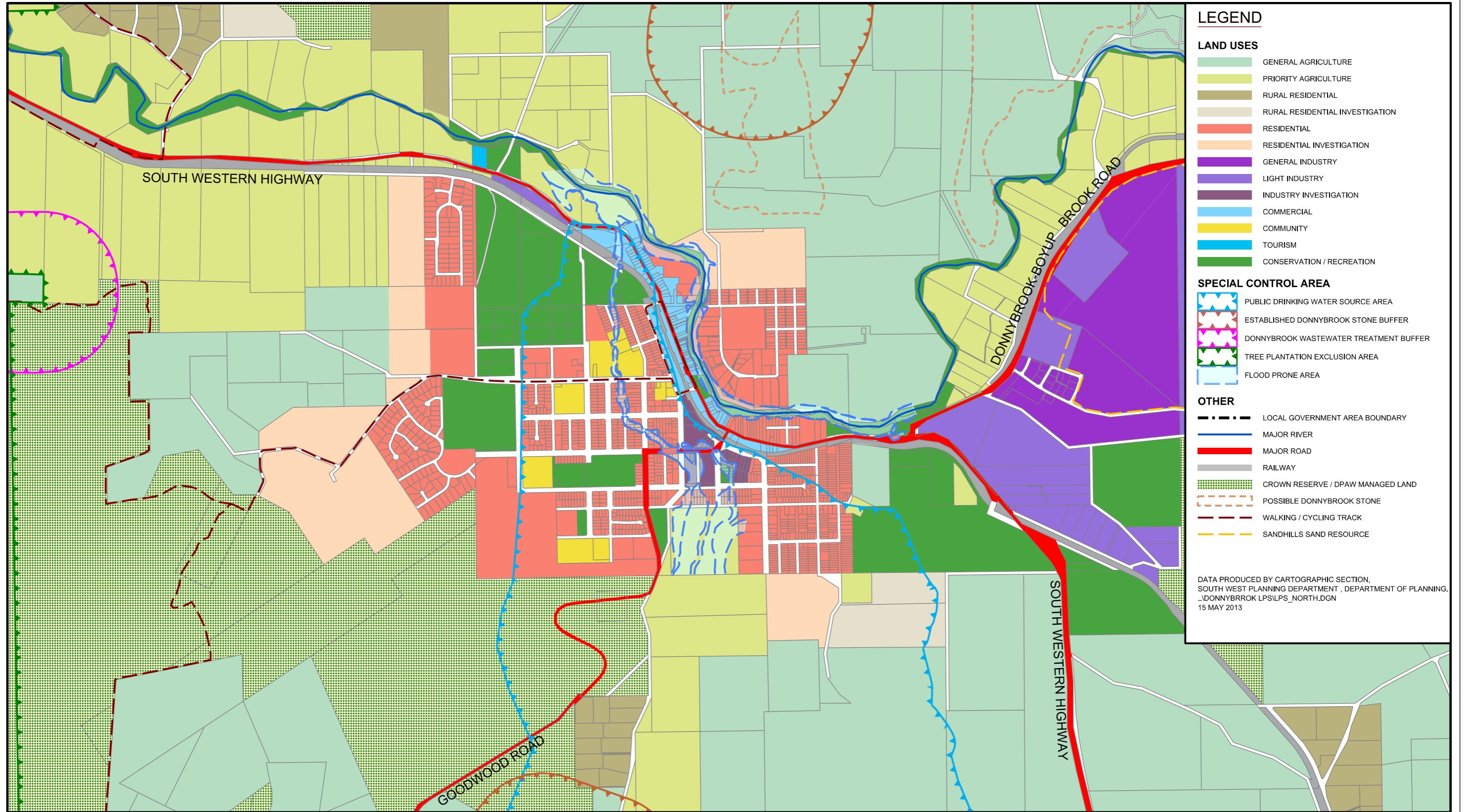
Figure 24 - Opportunities and Constraints - Donnybrook, Figure 26 - Existing Strategy Plan Under LPS No. 7 + LPS - Greater Donnybrook and Figure 27 - Priority Infill Sewerage Areas show the Priority Agriculture and General Agriculture areas in the Shire’s existing Strategy Plan under Local Planning Scheme No 7 (LPS7) and the Local Planning Strategy (May, 2013).

For the purposes of the Growth Plan, Priority Agriculture areas are regarded as a significant constraint to urban development and closer settlement, although not an absolute constraint. The reason the constraint is not regarded as absolute is the need to apply SPP 2.5 and other relevant policies to the particular circumstances of a proposal.

For example, in terms of the above definition, some peri-urban areas near Donnybrook classified as Priority Agriculture appear to have been based on regional-scale land capability data extrapolated over a wider area without specific local analysis. Hence, while areas of genuine high quality agricultural land have been developed for intensive or high value agriculture, areas of lesser quality apparently without all requisite ‘collaborative advantages’ have remained in general agricultural use. The extent of removal of land “required for existing and future urban/development areas, public use areas and land required for environmental purposes” is also questionable in terms of how the consultation and refinement occurred and the need to acknowledge that these land requirements change over time.

For the purposes of the Growth Plan, General Agriculture areas are regarded as a moderate constraint to urban development and closer settlement.





DONNYBROOK-BALINGUP GROWTH PLAN
EXISTING STRATEGY PLAN UNDER LPS No. 7 + LPS
DONNYBROOK

250m 0 625 1250m
 1: 12500 @ A1 or 1: 25000 @ A3
 ALL DISTANCES ARE IN METRES

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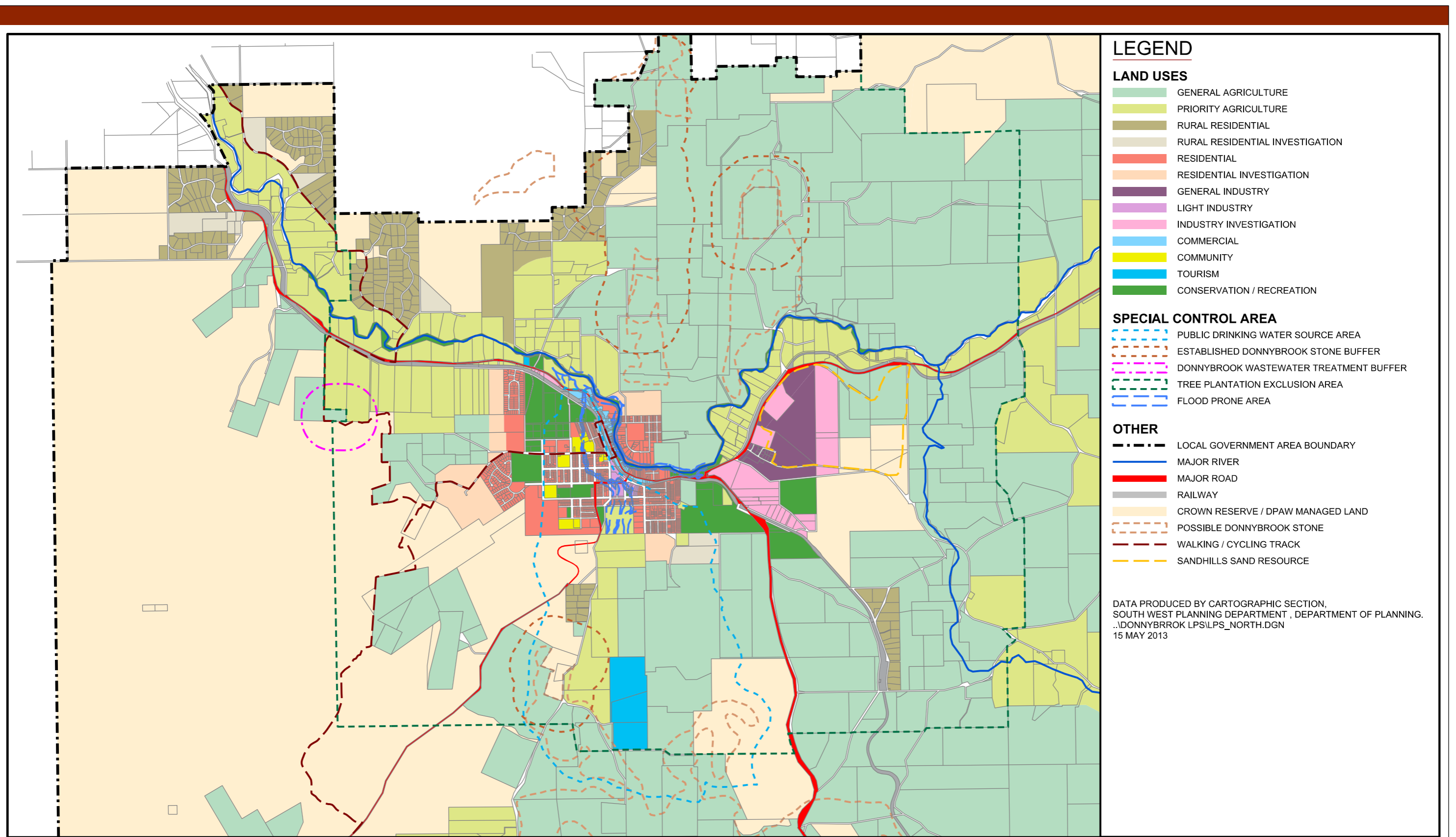


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Figure 25 - Existing Strategy Plan Under LPS No. 7 + LPS - Donnybrook



DONNYBROOK-BALINGUP GROWTH PLAN
EXISTING STRATEGY PLAN UNDER LPS No. 7 + LPS
GREATER DONNYBROOK

600m 0 1500 3000m
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Figure 26 - Existing Strategy Plan Under LPS No. 7 + LPS - Greater Donnybrook

Bushfire Hazard

The State Government has proposed a new bushfire management framework consisting of the following:

- SPP 3.7 Planning for Bushfire Risk Management
- Planning for Bushfire Risk Management Guidelines
- Bushfire prone mapping specifications
- State bushfire prone maps – May 2015 (1st phase by November 2014).
- Bushfire (Planning) Regulations – May 2015.

The first three of the above were released for stakeholder and public comment and are awaiting finalisation. The latter two are scheduled for publication from late-2014 to mid-2015.

The draft State Planning Policy 3.7 Planning for Bushfire Risk Management (SPP 3.7) and the revised draft Planning for Bushfire Risk Management Guidelines have been prepared to strengthen bushfire risk management measures in the planning and development process.

The key measures in the framework are:

1. Elevating bushfire issues to be addressed in the highest level of planning policy available,
2. Emphasising the need to consider bushfire management measures in strategic level policy documents, and
3. Seeking to achieve the consistent implementation of bushfire risk management measures across the community.

SPP 3.7 applies to all planning proposals located in bushfire prone areas, including:

- regional planning schemes and amendments
- sub-regional structure plans
- local planning strategies
- local planning schemes and amendments

- district and local structure plans
- subdivision applications
- development applications

The identification of bushfire prone land is the foundation element of the Policy. Bushfire prone land will be designated in three ways:

1. as shown on the proposed State Bushfire-Prone Area Map;
2. if the land is identified on a local government bushfire map; or
3. if the land is not covered by (1) or (2), but is within 100 metres of an area of bushfire prone vegetation equal to or greater than one hectare.

The definition of “bush fire prone vegetation” is not currently available and it will be a critical factor in the operation of the Policy and Regulations.

It is likely that mapping of Bushfire-Prone Areas in the Donnybrook-Balingup Shire will identify that much of the substantial areas of remnant vegetation in and around Donnybrook (including areas of Crown Reserve and DPAW-managed land) will be designated as Bushfire Prone.

In anticipation of this, the Growth Plan needs to acknowledge the potential hazard and indicate areas most likely to need detailed bushfire hazard assessment. This is further addressed in Part 3, where indicative bushfire hazard separation zones are identified.



Urban Infill

Figure 26 - Existing Strategy Plan Under LPS No. 7 + LPS - Greater Donnybrook shows that there are numerous land parcels within the existing built-up townsite that have been previously identified for Residential or Residential Investigation but not yet developed. As shown in Figure 25 - Existing Strategy plan Under LPS No. 7 + LPS - Donnybrook, a number of these fall within priority infill sewerage areas. Those within the Existing Infill Sewerage Area readily present an opportunity for urban infill, including potential medium densities and mixed use development.

Areas identified as High Priority and Critical Priority Infill Sewerage Areas are currently constrained for urban infill. The Water Corporation has programmed these areas for 2021, but this is currently unfunded and subject to the State Government’s Infill Sewerage Program, which the Corporation does not manage. Once included in the Infill Program, these areas will become a significant opportunity for urban consolidation at a range of densities.

Urban infill projects also need to consider the capacity of existing stormwater systems to avoid unintended consequences such as impacts on roads, footpaths and private property.



Major Roads

The major roads serving Donnybrook are the South Western Highway, Donnybrook-Boyup Brook Road and Goodwood Road (Figures 26 - Existing Strategy Plan Under LPS No. 7 + LPS - Greater Donnybrook and Figure 27 - Priority Infill Sewerage Areas). These roads can be subject to limitations on direct frontage access and, in the case of the South Western Highway, the volume of heavy vehicle (truck) traffic negatively impacts amenity, especially the town centre main street and residential areas.

Increased traffic volumes through the Donnybrook townsite may increase traffic congestion, impact on street parking and detract from the pedestrian amenity of the town centre. On the other hand, these major roads present an opportunity for growth by servicing existing and new businesses. It is recommended that the Shire consider possible impacts on increased traffic demands generated by future growth of the town main street.

In view of the topography around the townsite provision of a bypass road would be very expensive and problematic. The Shire may wish to consider provision of an alternative truck route to bypass the town main street if necessary in long term. Provision for ongoing heavy vehicle access to service existing and new business within the town needs to be accommodated.

Railways

There are two disused railway lines within the townsite. The Lambert-Picton Railway Line passes south-east to west through the town centre. Brookfield Rail is the manager and operator of the State’s 5,500 kilometre open access, multi-user rail freight network extending throughout the southern half of Western Australia, including Lambert -Picton Railway Line. This line is presently out of service, but is maintained to provide an opportunity for re-opening in the event of suitable demand. In early times, the line was used for timber, general freight and passenger transport but its most recent usage was for woodchip haulage from Lambert (Manjimup) to the Bunbury Port. In recent years, the transport economics has seen both woodchips and logs transported to port by truck.

Studies have identified high costs of maintaining and operating this line, especially south of Greenbushes. Re-opening the Greenbushes-Picton section of the line would impose some minor inconvenience on Donnybrook townsite in terms of crossing delays, but the reduced truck traffic would more than offset this. Re-opening is likely to require a significant new high volume customer, such as a new mineral processor. New industrial down-stream processing and value-adding to the district’s primary industries could also potentially benefit from re-opening of the rail line.



The second disused railway line follows the Preston River alongside the Donnybrook-Boyup Brook Road. Similar to the Lambert-Picton line, this line would need one or more high volume industries to justify the cost of re-commissioning and operating the line.

6.3 Development Areas Under LPS No.7 + Local Planning Strategy

Council has already identified a number of Development Areas under LPS7 and its Local Planning Strategy. They include areas identified in the Shire's Townsite Expansion Strategy (2009).

The potential development areas are shown in *Figure 28 - Development Areas Under LPS No. 7 + LPS - Donnybrook*. They comprise two categories:

1. Structure Plan Areas (SPA)
2. Development Investigation Areas (DIA)

Structure Plan Areas

Structure Plan Areas (SPA) are a class of Special Control Area (SCA) under Part 6 Division B of LPS7. The Scheme requires that a Structure Plan for a SCA be prepared by a proponent and approved by the Western Australian Planning Commission and adopted by the local government prior to subdivision and development.

The purpose of SPAs is:

- To identify areas requiring comprehensive structure planning prior to subdivision and development.
- To coordinate subdivision, land use and development in areas requiring comprehensive planning.

Development Investigation Areas

Development Investigation Areas (DIA) are areas identified as having potential to accommodate future development. They are subject to further investigation and consideration for their intended use as prescribed in LPS7 and require final approval of a scheme amendment (rezoning) along with approval and adoption of a Structure Plan.

Accordingly, the purpose of DIAs is:

- To identify areas that may be suitable for development and/or subdivision.
- To require comprehensive environmental, planning and servicing assessment, the formulation of a structure plan and rezoning prior to subdivision and development.

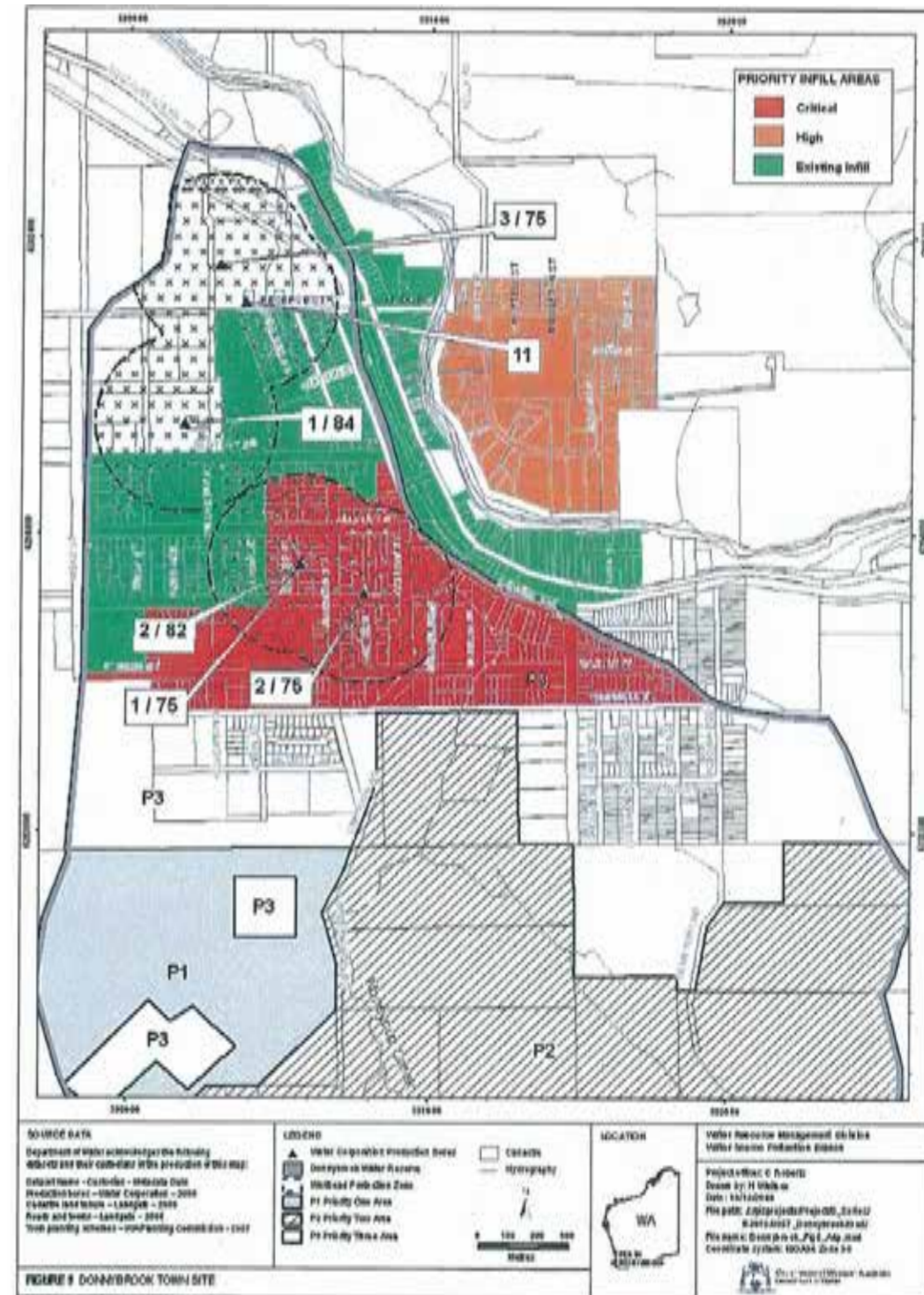
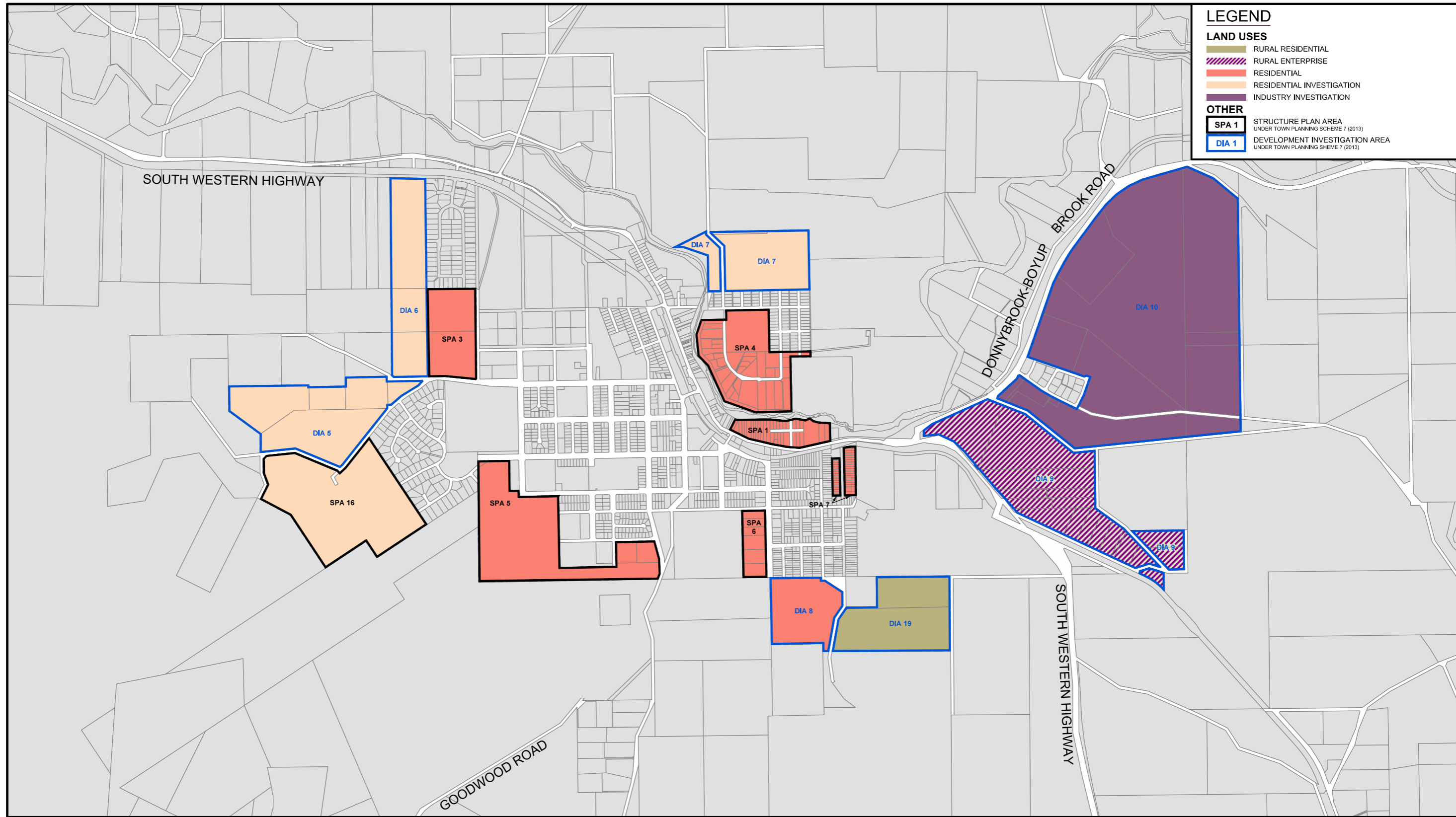


Figure 27 - Priority Infill Sewerage Areas



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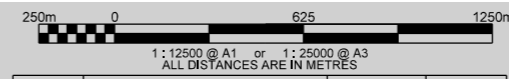
LAND USES

- RURAL RESIDENTIAL
- RURAL ENTERPRISE
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- INDUSTRY INVESTIGATION

OTHER

- SPA 1 STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1 DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)

DONNYBROOK-BALINGUP GROWTH PLAN
DEVELOPMENT AREAS UNDER LPS No. 7 + LPS
DONNYBROOK



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A	REMOVAL OF STRUCTURE PLAN AREA - SPA 2	TDB	21.11.2014

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Figure 28 - Development Areas Under LPS No. 7 + LPS - Donnybrook

SPA and DIA - Donnybrook

SPA and DIA under LPS7 and the Local Planning Strategy (*Figure 28 - Development Areas Under LPS No. 7 + LPS - Donnybrook*) comprise:

- Residential
- Residential Investigation
- Rural Residential
- Rural Enterprise
- Industry Investigation

There are seven Residential SPA, ranging from SPA 1 (town centre in-fill) to SPA 5 (Unallocated Crown Land) located generally south-west of the primary school.

DIA 8 (Residential) is located at Lot 1 Cemetery Road. It is 19.6 ha in area, however it contains substantial areas of remnant vegetation likely to constrain the amount of developable land.

SPA 16 (Residential Investigation) is located at Lot 6 Morgan Road adjoining the existing Special Residential subdivision. It is 46.4 ha of mainly cleared farmland. It also adjoins State Forest, hence bushfire hazard will require investigation and management.

There are three Residential Investigation DIA identified. Lot 108 Kelly Street (DIA 7) to the north-east of town is 18.3 ha. DIA 6 comprising 29.3 ha is immediately west of the existing (Meldene Special Residential area). DIA 5 comprising 45.1 ha lies to the west of town immediately north of SPA 16 on Morgan Road.

A single Rural Residential area (DIA 19) is identified off Cemetery Road to the south of town. The site is 32.5 ha in area but contains substantial remnant vegetation which may constrain the amount of developable land.

DIA 9 located to the east of town at the junction of the South Western Highway and Donnybrook-Boyup brook Road comprises 71.5 ha and is identified for Rural Enterprise investigation. Rural Enterprise is defined under State Planning Policy 2.5 as:

“A predominantly light industrial zone that provides for light industrial land uses and an ancillary residential dwelling on one lot, with lot sizes in the order of one to four hectares. Also known as rural home business or rural industry”.

DIA 9 is cleared land mainly used for rural purposes, with hobby farms and a stone mason business in the eastern area. A drainage line and some low-lying land runs through the centre of the area. It is also very visible from both major approach roads. Care is needed in the way this land is developed as it represents the eastern gateway to Donnybrook.

DIA 10 identifies the large Sandhills area (209.3 ha) surrounding the existing light industrial area. The eastern portion of the area is subject to an existing sand quarry. The sand is identified as a strategically important sand resource, which could be sequentially quarried followed by industrial end use. However, much of the land contains remnant vegetation identified by DEC as worthy of protection. It is also understood to have indigenous significance and would need Native Title clearance to enable quarrying and industrial use. In addition, the vegetated hillside is a prominent visual backdrop to the east side of town.

6.4 Growth Capacity Under LPS No.7 + Local Planning Strategy

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook) provides a description of each developable area identified under LPS7 + LPS. The columns on the left (shaded in colours representing the colours of the various development area categories) describe each area, while the central columns shaded in yellow provide a breakdown of development potential under LPS7 + LPS. The columns on the right side of *Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)* shaded in green provide a breakdown of development potential under the Growth Plan.

The footnotes below the Table explain a number of assumptions for calculating the developable areas and lot yields. For example, starting from the ‘gross’ area of each identified land parcel, factors like indicative buffers for bush fire risk and adjoining agricultural land have been deducted, where appropriate, leaving ‘net’ developable areas.

In order to provide a fair basis for comparison between areas identified under the Growth Plan with those under the LPS7 + LPS for potential development, the same assumptions are applied. Assumptions about the basis for lot yields and household occupancy rates can be found in *Table 10 - Lot Yield and Dwelling Occupancy Assumptions*.

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook) shows that the potential developable areas for Donnybrook identified under LPS7 + LPS (*Figure 28 - Development Areas Under LPS No.7 + LPS - Donnybrook*) total 591.6ha and could yield 2048 new lots, accommodating an additional 4848 people. If the existing population of 2532 (ABS, 2011) is added to the growth potential of the identified areas (fully developed), then the capacity of Donnybrook would rise to 7390 people. In reality, there is always a percentage of lots that are undeveloped, hence the actual growth capacity would likely be 20% less – i.e. around 6,000 people.

6.5 Growth Directions

Suggested growth directions are shown in *Figure 29 - Growth Directions - Donnybrook*. The direction of each growth 'arrow' is indicative only, as the actual on-ground pattern of development will be influenced by a range of factors. The size of arrows shown is also indicative only, but is intended to broadly represent the proportional growth potential in the respective areas.

The growth categories in *Figure 29 - Growth Directions - Donnybrook* are generalised. More detail about each potential growth area is contained in *Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)*, *Figure 30 - Development Areas under Growth Plan - Donnybrook* and *Figure 31 - Lot Numbers and Areas Under Growth Plan - Donnybrook*.

Residential Infill

Residential infill opportunities are largely within the existing built up part of the townsite, but have growth potential through development of vacant land, re-development and medium densities once infill sewerage is available.

Residential /Special Residential

There are opportunities for additional residential and special residential growth, mainly on the fringe of the existing town. The locations with the greatest growth potential are to the west (Bentley Road and Morgan Road area), Cemetery Road area to the south, and Kelly Road area to the north. Smaller, but significant, opportunities exist as extensions of Meldene, Crown land south-west of the primary school, and east of Trigwell Street.

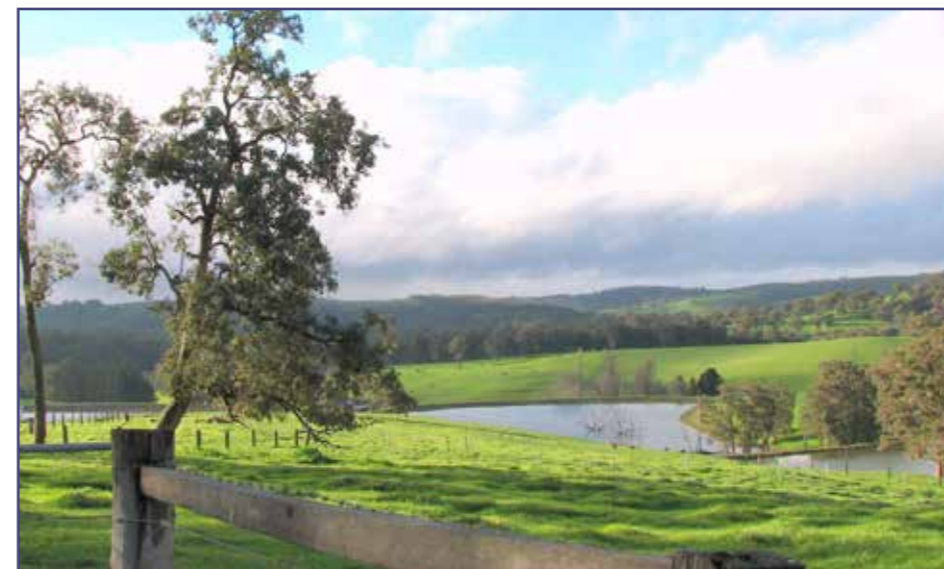


Rural Residential/Rural Small Holdings

Three potential growth directions for rural residential and rural small holdings are identified (*Figure 29 - Growth Directions - Donnybrook*). To the south-east of the junction of Donnybrook-Boyup Brook Road and the South Western Highway there is an opportunity to formalise and rationalise some of the existing underutilised rural lots into a Rural Residential area that combines semi-rural living with productive hobby farm pursuits. As the eastern 'gateway' to Donnybrook, this small valley would suit dwellings on the higher slopes, with rural pursuits on the lower slopes and along the drainage line. The narrower area immediately east is suitable for a Rural Enterprise Investigation Area which combines light industries and rural home business on lot sizes in the order of one to four hectares.

Land to the north-east between the Preston River and the Sandhills industrial area is identified in LPS 7 + LPS as Priority Agriculture, however its mix of existing lot sizes and proximity to town present opportunities for Rural Residential with a hobby farm theme.

The largest area with rural small holdings potential is south of town along Goldfields Road providing a link between the Old Goldfields Orchard and Cider Factory tourist precinct and the town. The Growth Plan recommends investigation of potential for a range of 'Swan Valley-style' rural and semi-rural pursuits including intensive agriculture, cottage industries, tourism and home businesses. Land within 500m of the Donnybrook Goldfield is excluded from the investigation area.



Industrial

The main opportunities for industrial growth are generally to the east of town. There are opportunities for expansion of the existing Sand Hills industrial area, immediately east and north. However, notwithstanding that most of the Sandhills area is identified for Industry under LPS7 + LPS, much of this land is potentially constrained by remnant vegetation, landscape and Aboriginal Heritage matters. The area also contains a strategically important sand resource and the Growth Plan considers the best opportunity for progressive quarrying followed by industrial end-use is the northern and eastern portion of the hill.



Commercial Land

The Donnybrook Townsite has over 24ha of zoned “Commercial land” that stretches along a 1.7km section of the South Western Highway. The main retail heart occupies a 500m long “main street”. The commercial land also branches out along Collins Street which is separated from the main street by the rail alignment.

This amount of commercial land is considered to provide a suitable supply of land for “Commercial” purposes when tested against Liveable Neighbourhoods requirements and comparing with contemporary planning initiatives for district centres located in the South West such as Treendale, Dalyellup and Busselton Town Centre.

There is opportunity to review the form and extent of Commercial activity in the future to improve functionality and desirability, including in the Shire’s Local Planning Strategy, Commercial Centres Strategy and related policies.

In considering any potential for the development of an additional supermarket, it is important to be mindful of commercial realities and future forms of commerce/retailing including supermarket home delivery services, “shopping apps” and “click and collect” shopping. These new evolving forms of commerce reduce the reliance or need for “bricks and mortar” to provide a high level of services to the community.

In the event of a new supermarket locating in the town, effort should be made to ensure that it will reinforce, not erode or undermine the existing unique main street setting and that the town will enjoy a clear net benefit.

Community and Recreation Facilities

Liveable Neighbourhoods (WAPC, 2009) provides a good starting point to understanding the types and level of community and recreational facilities that a community should expect and enjoy.

Table 8 - Population Thresholds for Community and Recreation Facilities provides examples of key facilities that should be provided as part of any well-planned community. It is noted however that Liveable Neighbourhoods has a mostly metropolitan perspective and that communities in stand-alone towns may expect provision of services at a lower population threshold.

Community Facilities	
Community Purpose Site	2000m ² site per 1500/1800 lots (estimated population of 3750 to 4500)
High School	1 high school (public) per 7000 lots of population of 17,000
Primary School (public)	1 primary school per 1500/1800 lots
Tafe / or other higher educational institution	1 per population of 60,000/70,000
Open Space	
District level parks	1 park of 2.5 to 7ha for every 3 to 4 neighbourhoods (2250 to 3600 lots or 5600 to 9000 people) and within 600M to 1Km of residents
Neighbourhood and Local Parks	Within 400m walking distance to residents and provided by developers

Source: Liveable Neighbourhoods (WAPC, 2009)

Table 8 - Population Thresholds for Community and Recreation Facilities

An analysis of facilities within the Donnybrook townsite shows that an area of some 79ha is already provided for district level sporting and recreational facilities. This includes a golf course, lawn bowls, recreational centre (with heated indoor pool/indoor basketball courts and gym), football oval, cricket oval, netball courts, skate park, tennis courts and of- road bike track.

There are also a number of community facilities within the townsite, including a public library, high school, public and private primary schools, hospital, aged care facilities and community halls.

These amenities and services provide a strong magnetic pull and justification for new residents to move to the town when considering locational and lifestyle choices in the region.

While there will be future opportunities to review the location of facilities and the need for upgrades and some new facilities, it is beyond the scope of this Growth Plan to identify specific sites for additional facilities.

6.6 Development Areas Under Growth Plan

Potential Development Areas identified under the Growth Plan with potential physical capacity to accommodate growth include most of the areas already identified under under LPS7 + LPS, plus significant new areas. All the areas are described in *Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)* and shown in *Figure 30 - Development Areas under Growth Plan - Donnybrook* and *Figure 31 - Lot Numbers and Areas Under Growth Plan - Donnybrook*.

The capacity assessment is reasonably high-level and identifies growth areas requiring further planning and significant investment. More detailed assessment is expected to occur once Council decides on its preferred way forward.

6.7 Growth Capacity Under Growth Plan

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook) tabulates the potential population of each growth area shown in *Figure 30 - Development Areas under Growth Plan - Donnybrook* and *Figure 31 - Lot Numbers and Areas Under Growth Plan - Donnybrook*. *Table 10 - Lot Yield and Dwelling Occupany Assumptions* sets out the lot yield and dwelling occupancy assumptions used to calculate the growth potential of each identified growth area. As described in the footnotes, certain areas have been deducted from the 'gross' areas to calculate 'net' developable areas using assumed lot yields per hectare at the respective residential density codes.

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook) shows that the potential developable areas for Donnybrook identified under the Growth Plan would total 974.5ha, yielding 5467 new lots and accommodating an additional 13,530 people. If the existing population of 2532 (ABS, 2011) is added to the growth potential of the identified areas (fully developed), then the capacity of Donnybrook under the Growth Plan would rise to 16,062 people. Less 20% undeveloped lots at any one time the actual growth capacity would likely be around 13,000 people.



Area Number	Lot Details/ Locality	Opportunities/Constraints/Notes	Development Potential Under TPS 7 / LPS (2013)					Development Potential Under Growth Plan				
			Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)	Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)
SPA 1	SW Hwy, Dale St, Carey St (near Preston River)	Urban consolidation and enhancement opportunity. Need for road upgrading and additional roads to avoid multiple 'battleaxe' development. Provision of an appropriate foreshore reserve and interface.	5.2	Residential (R30) (3)	20	104	260	5.2	Residential (R30) (3)	20	104	260
SPA 3	Portion Lot 2934 Bentley St, Chapman St	Integration with adjoining development. Protection of some native vegetation identified by the DEC and the local government as worthy of protection. Bush fire management.	19.3	Special Residential (R5)	3	58	145	19.3	Special Residential (R5)	3	58	145
SPA 4	Bridge St, Palmer Street (east of Preston River)	Visual impact assessment and landscape analysis where appropriate. All lots created must be connected to reticulated water. All lots below 2000m ² must be connected to reticulated sewerage.	33.2	Residential (R5 - R20)	8	266	664	33.2	Residential (R5 - R20)	8	266	664
SPA 5	UCL comprising Lots 380, 381 Elliott Street, Lots 500, 501 & Lots 552 Marmion, Mead, Steere Streets	Visual impact assessment and landscape analysis where appropriate. All lots below 2000m ² must be connected to reticulated sewerage. Sloping, well vegetated site rising to a prominent hill. Abuts State Forest and has high fire risk.	43.0	Residential (R20)	12	516	1290	-	Refer to SPA 5 (modified)	-	-	-
SPA 5 (modified)	UCL comprising Lots 379,380, 381 & 397 Elliott Street, Lot 81 Trigwell Street, Lots 500, 501 & Lots 552 Marmion, Mead, Steere Streets & Withers Dve	Visual impact assessment and landscape analysis where appropriate. Sloping, well vegetated site rising to a prominent hill. Abuts State Forest and has high fire risk. All lots below 2000m ² must be connected to reticulated sewerage. Growth Plan recommends excluding portion of site from development. Potential land swap with some Crown Reserve land in DIA(b). All lots created must be connected to reticulated water.	-	Refer to SPA 5 (above)	-	-	-	26.1	Residential (R20) (part), Crown Reserve/DPaW (part)	12	313	783
SPA 6	Lots 130-135 Thomson Street, Trigwell St	Design for contemporary urban water management. All lots created must be connected to reticulated water. All lots below 2000m ² must be connected to reticulated sewerage.	7.3	Residential (R20)	12	88	219	7.3	Residential (R20)	12	88	219
SPA 7	Lots 40-78 and 351 Victoria Parade	Historic subdivision requiring various matters to be addressed; including legal and practical vehicular access, wastewater disposal and stormwater management.	4.3	Residential (R20)	12	52	129	4.3	Residential (R20)	12	52	129
SPA 16	Lot 6 Morgan Road	Land capability assessment to confirm appropriate on-site effluent disposal. Bush fire management. Integration with the existing townsite including vehicular and pedestrian access.	46.4	Special Residential (R5)	3	139	348	46.4	Special Residential (R5)	3	139	348
DIA 5	Lots 6 & 7 Morgan Road, Lot 1, 2910 & 2934 Bentley Rd	Land capability and suitability. Effluent disposal and servicing. Integration with the existing townsite including vehicular and pedestrian access. Protection of some native vegetation identified by the DPaW and the local government as worthy of protection. Bush fire management.	45.1	Special Residential (R2.5 - R5) Lot sizes 2000-4000m ²	2.5	113	282	45.1	Residential/Special Residential	10	451	1128
DIA 6	Lot 102 South Western Hwy and portion Lot 2934 Bentley Rd	Land capability and suitability. Integration with the existing townsite including vehicular and pedestrian access. Effluent disposal and servicing. Protection of some native vegetation identified by the DEC and the local government as worthy of protection. Bush fire management.	29.3	Special Residential (R2.5 - R5) Lot sizes 2000-4000m ²	2.5	73	183	29.3	Special Residential (R2.5 - R5) Lot sizes 2000-4000m ²	2.5	73	183
DIA 7	Lot 108 Kelly Street	Land capability and suitability. Geological assessment of Donnybrook Stone including extent and quality. On-site buffer to adjoining agricultural land. Integration with the existing townsite including vehicular and pedestrian access. Effluent disposal and servicing. Appropriate interface with Preston River.	18.3	Residential/Special Residential (R10 - R30)	10.5	192	480	18.3	Residential/Special Residential (R10 - R30) (5)	10.5	192	480
DIA 8	Lot 1 Cemetery Road	Land capability and suitability. Adjoining agricultural land. Integration with the existing townsite including vehicular and pedestrian access. Effluent disposal and servicing. Bush fire management.	19.6	Residential (R10/R20)	9	176	441	-	See DIA (f)	-	-	-

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)

Area Number	Lot Details/ Locality	Opportunities/Constraints/Notes	Development Potential Under TPS 7 / LPS (2013)					Development Potential Under Growth Plan				
			Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)	Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)
DIA 9	Lots 620, 621, 622, 623, 624 & 583 SW Hwy, Lots 177, 178, 430 & 431 Montgomery Rd, Lot 1, 102, 180, 183, 184, 185, 1802 Hackett Rd	Prominent valley at eastern entry to Donnybrook. Land capability and suitability. Interface between existing and future industrial and residential land uses, including appropriate buffer distances. Effluent disposal and servicing. Drainage management. Landscaping and vegetation plan. Vehicular access to existing industrial area and major arterial roads.	71.5	Industrial/Composite Industrial (Rural Enterprise), Rural Small Holding	0.5	36	89	-	See DIA (i) and DIA (j)	-	-	-
DIA 10	Lots 31, 499, 515, 517, 526, 518 Sandhills Rd, Lot 398 Cherrydale Way, Lot 515 Boyup Brook Rd and Lots 74 and 297 Frontino Rd.	Protection of native vegetation identified by the DEC and the local government as worthy of protection. Obtaining necessary approvals for sand extraction (including Native Title clearance and environmental approvals). Investigating land capability and suitability for industrial subdivision and development, including effluent disposal and servicing. Bush fire management and on-site buffer to Crown Land managed by DPaW. In acknowledging the above, the Growth Plan also identifies the landscape values of the site as important to Donnybrook's visual backdrop. The Growth Plan recommends the western high point and majority of the western and southern area be subject to vegetation and landscape protection, with the northern and eastern area being investigated for potential additional sand extraction and subsequent industrial subdivision and development. The Growth Plan also recommends limited additional Industry Investigation adjacent to the existing industrial lots, along with two areas of vegetation and landscape protection to help protect the visual backdrop and maintain a buffer to the adjacent proposed Rural Residential area.	209.3	General Industry	0.5	105	-	-	See DIA (k) and DIA (l)	-	-	-
DIA 19	Lot 3 & Lot 4 Cemetery Road	Land capability and suitability for residential and/or rural residential subdivision. Effluent disposal and servicing. Minimum lot size of 2000m ² if connected to reticulated water. Integration with the existing townsite including vehicular and pedestrian access. Adjoining agricultural land. Protection of some native vegetation identified by the DPaW and the local government as worthy of protection. Bush fire management including on-site buffers.	32.5	Special Residential (R2.5 – R5) and/or Rural Residential	2	65	163	-	See DIA (g)	-	-	-
DIA (a)	Lots 2, 2348, 2925, 2934 & 4542 Bentley St & Lots 1446, 3810 and 4659 Morgan Rd	Land capability and suitability. Integration with the existing townsite including vehicular and pedestrian access. Protection of some native vegetation identified by the DPaW and the local government as worthy of protection. Bush fire management including on-site buffers. A buffer to Priority Agriculture (to the north) is required. In part this can be achieved by retaining and enhancing existing remnant vegetation.	-	General Agriculture, Priority Agriculture	-	-	-	108.6	Residential/Special Residential	10	1086	2715
DIA (b)	Lots 27 and 3205	Visual impact assessment and landscape analysis. Sloping, well vegetated site rising to a prominent hill. Abuts Crown Reserve (State Forest) and has high fire risk. The Growth Plan recommends 'rounding off' of urban development by investigating development in partial replacement for protecting portion of the Unallocated Crown Land in SPAS5. The potential for a land swap should be investigated. All lots created must be connected to reticulated water. All lots below 2000m ² must be connected to reticulated sewerage. An area of Vegetation/Landscape Protection is identified to conserve the visual amenity of the adjacent Special Residential area.	-	Crown Reserve/DPaW	-	-	-	8.2	Residential/Special Residential	10	82	205
DIA (c)	Land bounded by Ecclestone, Egan, Bentley and Mead Streets	Subdivision approved and developed.	4.1	Residential (R20) (5)	-	26	65	4.1	Residential (R20)	-	-	-

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)

Area Number	Lot Details/ Locality	Opportunities/Constraints/Notes	Development Potential Under TPS 7 / LPS (2013)					Development Potential Under Growth Plan				
			Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)	Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)
DIA (d)	Lot 107 Kelly St and Lot 473 Kelly St/Fowler Road	Land capability and suitability. Geological assessment of Donnybrook Stone including extent and quality. On-site buffer to adjoining agricultural land. Integration with the existing townsite including vehicular and pedestrian access. Appropriate interface with Preston River.	-	Priority Agriculture	-	-	-	37.0	Residential/Special Residential	10	370	925
DIA (e)	Lot 3792 Trigwell Street	Predominantly cleared north-facing land, relatively steep with good views. Close to town. Land capability and suitability. Effluent disposal and servicing. Railway limits access and may need a noise buffer. Integration with the existing townsite including vehicular and pedestrian access. Landscaping and vegetation plan. Bush fire management including on-site buffers.	-	General Agriculture	-	-	-	7.1	Residential/Special Residential	10	71	178
DIA (f)	Lot 1 Cemetery Road	Contains an area of remnant vegetation potentially providing conservation, recreation and landscape values to south-easterly growth of Donnybrook. Land capability and suitability. Adjoining agricultural land. Integration with the existing townsite including vehicular and pedestrian access. Effluent disposal and servicing. Bush fire management.	-	See DIA 8	-	-	-	5.9	Residential/Special Residential	10	59	148
DIA (g)	Lots 3 & 4 Cemetery Road	Contains an area of remnant vegetation potentially providing conservation, recreation and landscape values to south-easterly growth of Donnybrook. Land capability and suitability. Adjoining agricultural land. Integration with the existing townsite including vehicular and pedestrian access. Effluent disposal and servicing. Bush fire management. The Growth Plan recommends more intensive urban development of the cleared portions but the majority of the uncleared land should be identified as Vegetation/Landscape Protection.	-	See DIA 19	-	-	-	15.0	Residential/Special Residential	10	150	375
DIA (h)	Lots 3, 462, 1385 Cemetery Road	Potential major long-term urban expansion area for south-easterly growth of Donnybrook. Land capability and suitability. Adjoining agricultural land. Integration with the existing townsite including vehicular and pedestrian access. Effluent disposal and servicing. Bush fire management. Landscaping and vegetation plan.	-	General Agriculture	-	-	-	172.8	Residential/Special Residential	10	1728	4320
DIA (i)	Lots 620, 621, 622, 623, 624 & 583 SW Hwy, Lots 177, 178, Montgomery Rd, and Lot 1802 Hackett Rd	Prominent valley at eastern entry to Donnybrook requiring a landscape and visual management plan. Land capability and suitability. Interface between Rural Residential and Rural Enterprise (composite industrial/rural residential) land uses, including appropriate buffer distances. Effluent disposal and servicing. Drainage management. Vehicular access to major arterial roads.	-	See DIA 9	-	-	-	42.3	Rural Residential	0.5	21	53
DIA (j)	Lots 430 & 431 Montgomery Rd, Lot 102, 103, 182,183, 184, 185, 445 ,428 and 1802 Hackett Rd	Part of visual backdrop at eastern entry to Donnybrook requiring a landscape and vegetation plan. Land capability and suitability. Interface between Rural Enterprise (composite industrial/rural residential) and nearby Rural Residential land uses, including appropriate buffer distances. Effluent disposal and servicing. Drainage management. Vehicular access to existing industrial area and major arterial roads.	-	See DIA 9	-	-	-	15.7	Rural Enterprise	0.5	8	20

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)

Area Number	Lot Details/ Locality	Opportunities/Constraints/Notes	Development Potential Under TPS 7 / LPS (2013)					Development Potential Under Growth Plan				
			Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)	Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)
DIA (k)	Lot 398 Cherrydale Way and portion Lot 518 Sandhills Rd	Protection of native vegetation identified by the DPaW and the local government as worthy of protection. Obtaining necessary approvals for sand extraction (including Native Title clearance and environmental approvals). Investigating land capability and suitability for industrial subdivision and development, including effluent disposal and servicing. Bush fire management and on-site buffer to Crown Land managed by DPaW. In acknowledging the above, the Growth Plan also identifies the landscape values of the site as important to Donnybrook's visual backdrop. The Growth Plan recommends limited additional Industry Investigation adjacent to the existing industrial lots, along with two areas of vegetation and landscape protection to help protect the visual backdrop and maintain a buffer to the adjacent proposed Rural Residential area.	-	See DIA 10	-	-	-	10.9	Industry Investigation	0.5	5	-
DIA (l)	Lot 515 Boyup Brook Rd and Lots 74 and 297 Frontino Rd.	Protection of native vegetation identified by the DPaW and the local government as worthy of protection. Obtaining necessary approvals for sand extraction (including Native Title clearance and environmental approvals). Investigating land capability and suitability for industrial subdivision and development, including effluent disposal and servicing. Bush fire management and on-site buffer to Crown Land managed by DPaW. In acknowledging the above, the Growth Plan also identifies the landscape values of the site as important to Donnybrook's visual backdrop. The Growth Plan recommends the western high point and majority of the western and southern area be subject to vegetation and landscape protection, with the northern and eastern area being investigated for potential additional sand extraction and subsequent industrial subdivision and development.	-	See DIA 10	-	-	-	65.9	Industry Investigation	0.5	33	-
DIA (m)	Lot 24 Parsons Road	Cleared general agricultural land with the South Western Highway at its western end and the Manjimup-Picton Railway at its eastern end. Predominantly surrounded by agricultural uses (grazing and viticultural) and Crown Land (State Forest). The Growth Plan recommends inclusion in Industry Investigation as a potentially significant General Industry estate for the Shire.	-	General Agriculture	-	-	-	32.9	Industry Investigation	0.5	16	-
DIA (n)	Lots 80, 81, 175, 355, 356 & 581 Donnybrook-Boyup Brook Road; Lots 1, 159, 160, 161, 162, 163, 170, 171, 173 & 174 Preston Road; Lots 2, 44, 45, 164, 165, 166, 167, 168 & 169 Gardner Road; and Lots 21 & 157 Beelrup Road, Beelrup	Area of good quality agricultural land adjacent to the Preston River assessed (LandAg Maps) as predominantly Class 'A' land capability for orchards and vineyards. Approximately 10% of the area is currently used for intensive agriculture (horticulture) and 90% grazing, general farming and rural lifestyle. The existing lot sizes constrain viability for commercial agriculture. The Growth Plan recommends investigating land capability and suitability for rural residential that would provide for intensive agriculture supplemented by 'off-farm' income.	-	Priority Agriculture	-	-	-	71.4	Rural Residential	0.5	36	89

Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)

Area Number	Lot Details/ Locality	Opportunities/Constraints/Notes	Development Potential Under TPS 7 / LPS (2013)					Development Potential Under Growth Plan				
			Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)	Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)
DIA (o)	Lots 424 and 425 Bakewell Street	Gently sloping land on the western fringe of town. It contains remnant vegetation, although it is evident that disturbance has occurred including an area possibly used for gravel extraction. Adjoining lot 497 contains a SES facility. To the north there are larger areas of remnant vegetation on the Crown land that also contains the golf course. To the south lies a large Crown reserve with bushland of varying condition and containing informal tracks plus a kidney-shaped track purpose-built for active recreation. The Shire is interested in investigation of urban development potential for some of the Crown land in this location, however the Growth Plan recommends Lots 424 and 425 be developed for Residential purposes, while the larger area to the south (which is more central to the expanding residential areas), should be investigated for partial development for community facilities. Connection to reticulated water and sewerage services will be required.	-	-	-	-	-	3.8	Residential (R20)	12	45	113
RSH (a)	Lots 1, 2, 325, 440, 489, 598, 2129, 2390 & 3118 Goldfields Road	Predominantly cleared rural land with a low-lying valley floor rising to mainly gentle slopes, with a steeper ridge to the south-east. The narrow valley floor has been previously assessed (LandAg Maps) as Class 'A' land capability for orchards and vineyards, however the area has not been developed for this purpose. This may be related to the low-lying portions being subject to flood risk or limited water availability for irrigation. Apart from the valley floor, the balance of the area is Class 'C' land capability for orchards and vineyards. The Growth Plan recommends investigation for Rural Small Holdings that would encourage a range of rural and semi-rural pursuits including intensive agriculture and grazing of lower-lying areas and dwellings limited to uplands. Goldfields Road overlooking the area is a significant tourist route for the Shire and region, including access to the Old Goldfields Orchard and Cider Factory. Provision for 'Swan Valley-style' Rural Small Holdings that may include cottage industries, tourist and home businesses as well as rural pursuits can enhance the productivity and rural landscape amenity of the area and help link the tourist precinct to the town. The investigations should include land capability, drainage management, landscape and vegetation plan and bush fire management. Land within 500m of the Donnybrook Gold field is excluded from the Investigation Area.	-	Priority Agriculture, General Agriculture	-	-	-	138.4	Rural Small Holdings	0.15	21	52
SUB TOTAL			588.4			2008	4758	974.5			5467	13530
EXISTING TOTAL (6)			-			-	2532	-			-	2532
TOTAL			-			-	7290	-			-	16062

Notes:

- (1) Excludes Indicative Buffer Areas (bush fire risk and agricultural land). Agricultural land buffers are included in Rural Small Holding Areas, Rural Enterprise Areas and Rural Residential Investigation Areas, because buffers can be achieved within the larger lot sizes.
- (2) For assumptions about the basis for lot yields and household occupancy rates please refer to Table 10.
- (3) Lot yields and population estimates reflect the potential net increases over and above those currently existing in SPA 1. Assumes that of the total area of 10.4ha, only 5.2ha (50%) is likely to be re-developed.
- (4) Actual yield (subdivision approved and developed)
- (5) Actual yield (subdivision approved and developed)
- (6) Estimated Resident Population, 2011 (ABS)

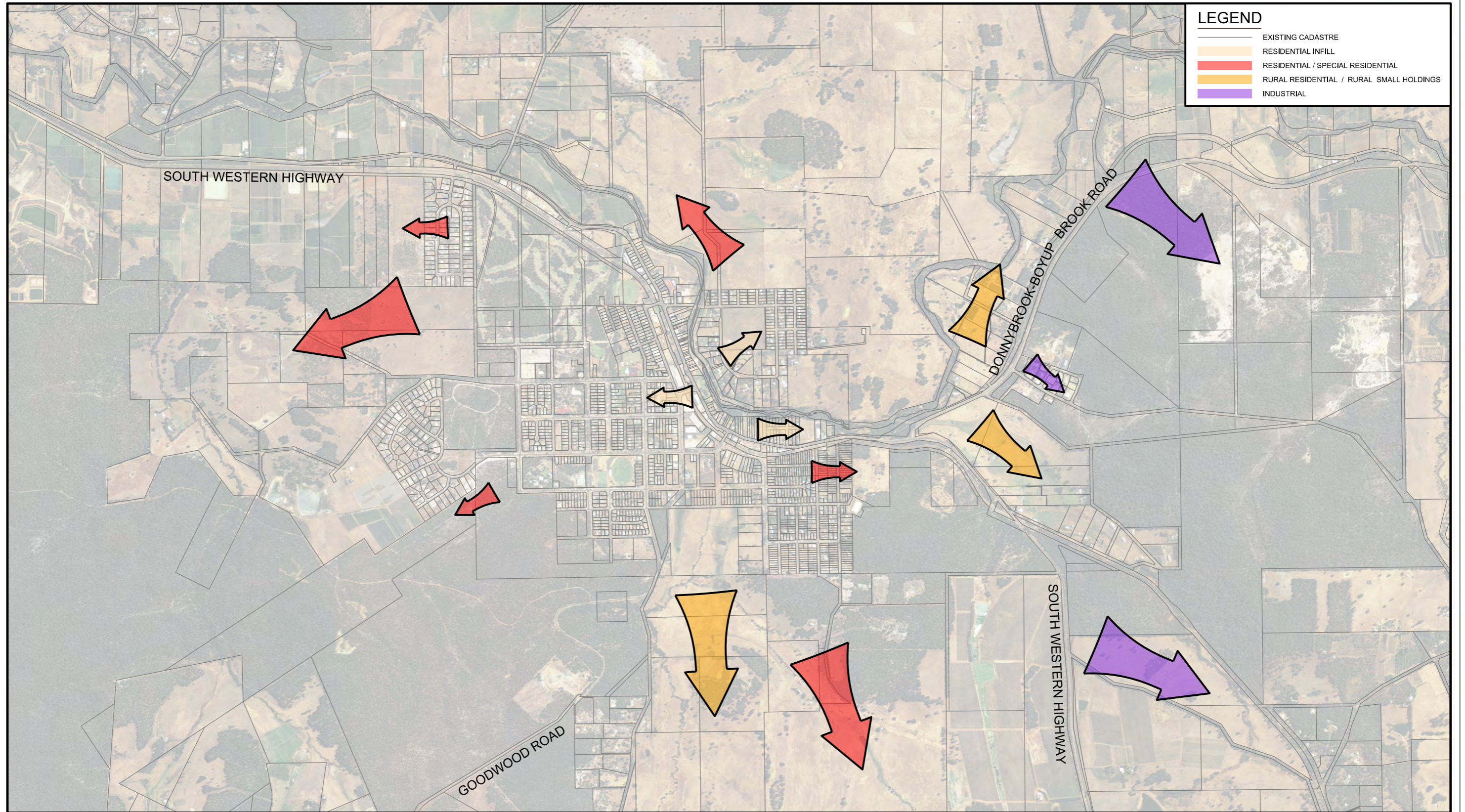
Table 9 - Estimated Lot Yield and Population in Growth Areas (Donnybrook)

Development Potential (Zoning and R Coding)	Average Lot Size	Assumed Yield (Lots/Ha) (1) (2)	Assumed Dwelling Occupancy Rates (3)
Residential (R30)	300m ²	20	2.5
Residential (R30 min - R20 av)	500m ²	12	2.5
Residential (R20)	500m ²	12	2.5
Residential/Special Residential	650m ²	10	2.5
Residential (R10 - R20)	750m ²	9	2.5
Residential (R5 - R20)	800m ²	8	2.5
Residential R10	1000m ²	6	2.5
Special Residential (R5)	2000m ²	3	2.5
Special Residential (R2.5)	4000m ²	2	2.5
Rural Residential	2 ha	0.5	2.5
Rural Small Holdings	7.5 ha	0.15	-
Rural Enterprise	2 ha	0.5	2.5
Light Industry	2000m ²	3	-
General Industry	2 ha	0.5	-

Notes:

- (1) Significant buffer areas and significant vegetation/landscape protection areas are excluded from land areas for calculating lot yield
- (2) Includes estimated deductions for roads and Public Open Space (where relevant)
- (3) Based on average people per household (all private dwellings) at the 2011 Census

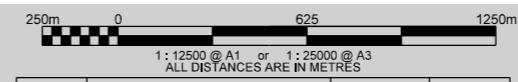
Table 10 - Lot Yield and Dwelling Occupancy Assumption



LEGEND

	EXISTING CADASTRE
	RESIDENTIAL INFILL
	RESIDENTIAL / SPECIAL RESIDENTIAL
	RURAL RESIDENTIAL / RURAL SMALL HOLDINGS
	INDUSTRIAL

DONNYBROOK-BALINGUP GROWTH PLAN
GROWTH DIRECTIONS
DONNYBROOK



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A	Additional Arrows	TDB	18,08,2014
REVISION	DESCRIPTION	DRAFTER	DATE

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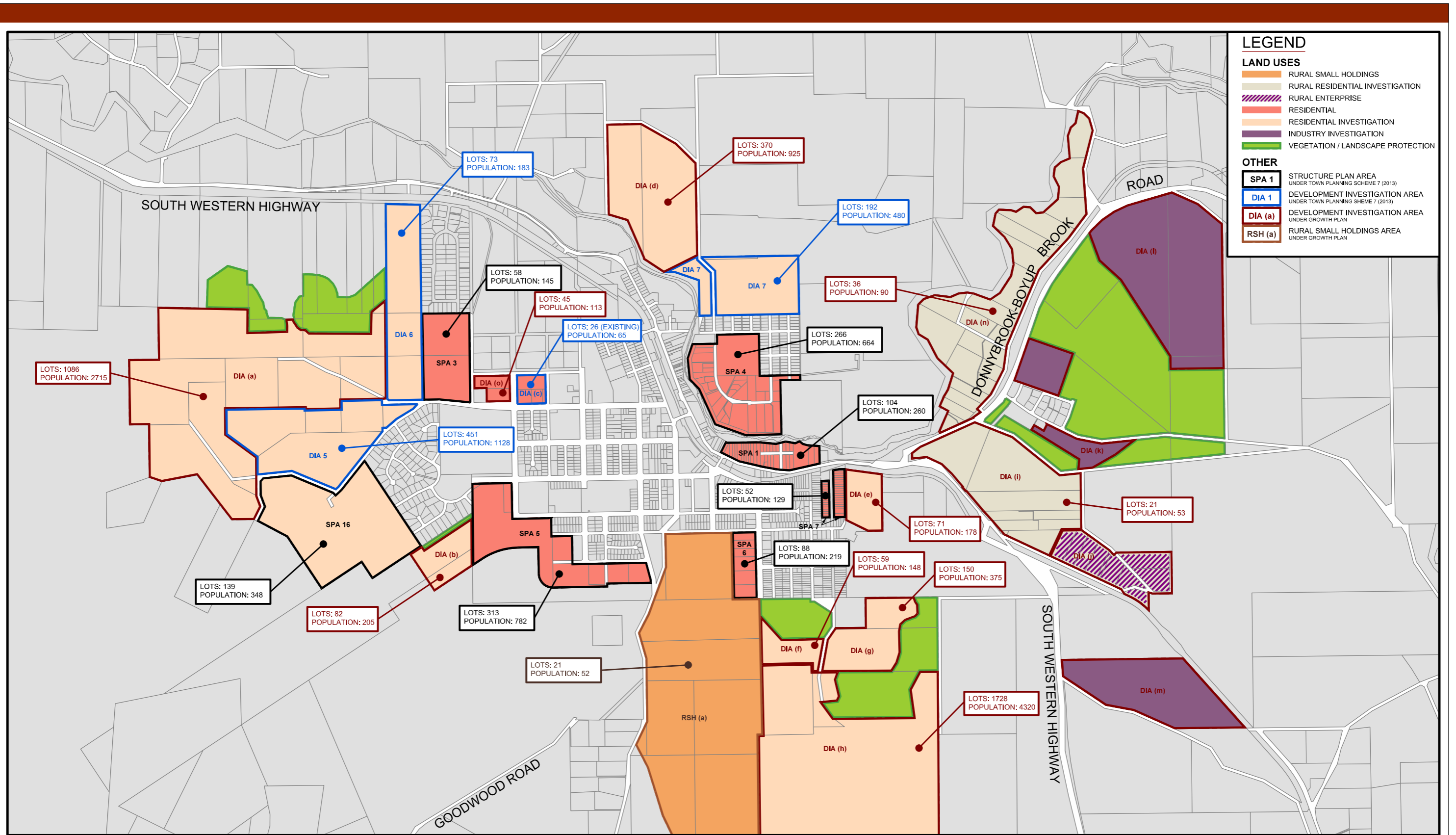
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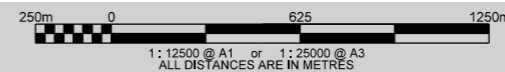
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Figure 29 - Growth Directions - Donnybrook



DONNYBROOK-BALINGUP GROWTH PLAN
DEVELOPMENT AREAS UNDER GROWTH PLAN
DONNYBROOK



REVISION	DESCRIPTION	DRAFTER	DATE
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E	Modification to RSH (a)	TDB	18.06.2015
D	Modification to DIA (o) and removal of SPA 2	TDB	21.11.2014
C	Additional Area Included - DIA (o)	TDB	07.10.2014
B	Proposed Lots and Population Added	TDB	19.08.2014
A	Additional Areas Included	TDB	18.08.2014

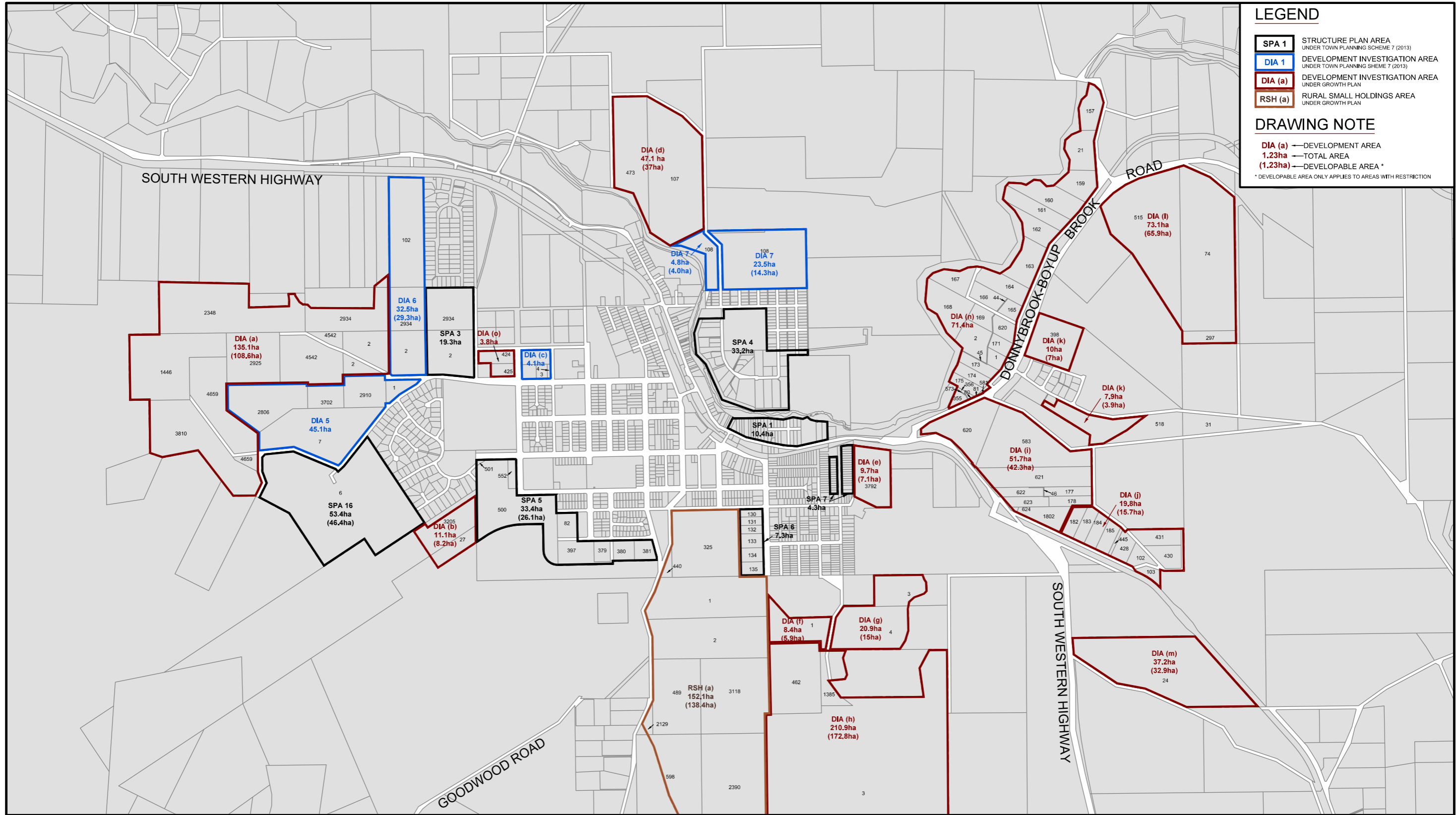
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TOPOGRAPHIC DATA:	N/A



13114P-MP-11E

Figure 30 - Development Areas Under Growth Plan - Donnybrook



LEGEND

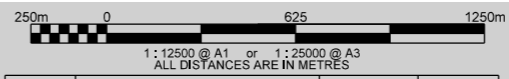
- SPA 1 STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1 DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA (a) DEVELOPMENT INVESTIGATION AREA UNDER GROWTH PLAN
- RSH (a) RURAL SMALL HOLDINGS AREA UNDER GROWTH PLAN

DRAWING NOTE

- DIA (a) — DEVELOPMENT AREA
- 1.23ha — TOTAL AREA
- (1.23ha) — DEVELOPABLE AREA *

* DEVELOPABLE AREA ONLY APPLIES TO AREAS WITH RESTRICTION

DONNYBROOK-BALINGUP GROWTH PLAN
LOT NUMBERS AND AREAS UNDER GROWTH PLAN
DONNYBROOK



REVISION	DESCRIPTION	DRAFTER	DATE
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D	MODIFICATION TO RSH (a)	TDB	18.06.2015
C	MODIFICATION TO DIA (e) AND REMOVAL OF SPA 2	TDB	21.11.2014
B	ADDITIONAL AREAS INCLUDED - DIA (e)	TDB	07.10.2014
A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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Figure 31 - Lot Numbers and Areas Under Growth Plan - Donnybrook

7.0 Capacity Assessment - Balingup

7.1 Introduction

As per the above assessment of Donnybrook, this section examines the physical capacity of Balingup to accommodate growth. The capacity assessment is reasonably high-level and identifies growth areas requiring further planning and significant investment. More detailed assessment is expected to occur once Council decides on its preferred way forward.

Careful management of growth will assist in avoiding negative impacts.

7.2 Opportunities and Constraints

This section overviews the main opportunities and constraints influencing the capacity to accommodate growth in and around Balingup.

Topography

The Base Plan (*Figure 32 - Base Plan - Balingup*) includes 5m interval contours that illustrate the varied topography that contributes to the attractive Balingup townsite setting. Undulating landforms follows the Balingup Brook and adjoining valleys, with the townsite nestled on the more gentle slopes of the valley floor. Much of the moderately sloping surrounding areas have been previously cleared for timber production, agriculture and grazing, while steep areas comprise a mix of grazing and State Forest/DPAW managed land (including plantations) or grazing. Some of the hills have steep slopes that pose a significant constraint to urban development.

The town has pockets of flat to gently sloping land conducive to urban development, whilst steeper surrounding land is better suited to low density development where limited building sites can be selected and landscape impacts can be minimised.



Vegetation + Landscape

Together with prominent hills and water courses, the significant areas of remnant vegetation near Balingup contribute to the backdrop and setting of the town. These natural elements are contrasted and complimented by the rural landscapes, mainly grazing pastures and plantation forestry. New urban development should respond to the landscape, and clearing of remnant vegetation should be avoided where practical. Regional ecological linkages and environmentally sensitive areas should be protected where possible.

Crown Reserve + DPAW Managed Land

As shown in the Base Plan (*Figure 32 - Base Plan - Balingup*) and the Opportunities and Constraints – Balingup plan (*Figure 33 - Opportunities and Constraints - Balingup*) there are substantial areas of Crown Reserve and DPAW managed land to the east and south of town. The DPAW managed lands are generally a constraint to urban development including the need to manage bushfire risk.

Public Drinking Water Source Area

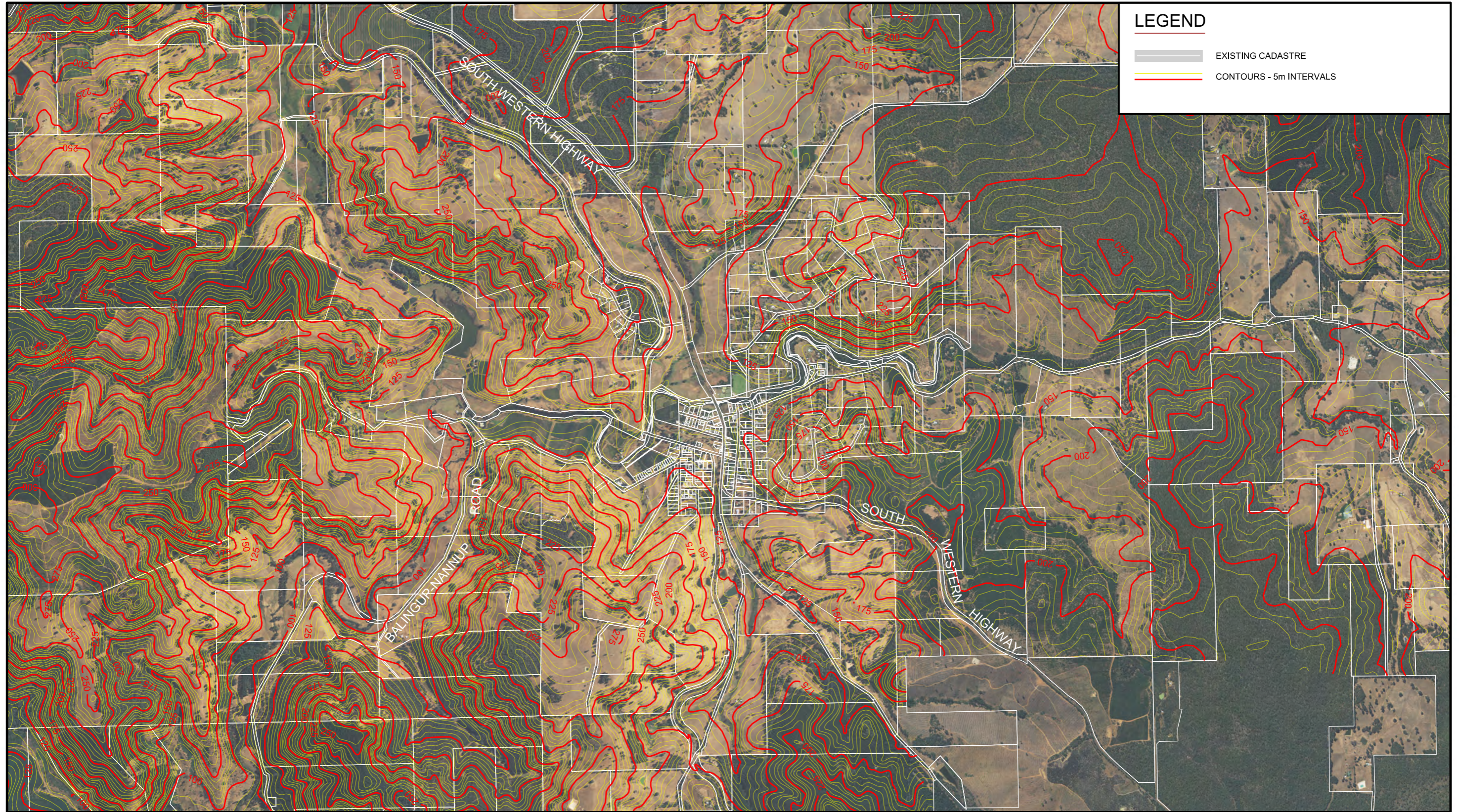
As the existing Balingup drinking water supply is sourced well away from the town, there is no gazetted Public Drinking Water Source Area affecting the townsite.

Drinking Water Supply



The Water Corporation provides Balingup with a reticulated drinking water supply, with most of the town supplied from a small high level tank. The town's average week day peak flow (usage) in 2004 was 522 kL/day (52 ML annual), and is projected to be 1322 kL/day (130 ML) in 2054. A detailed town scheme indicating future upgrades is currently not available, however is anticipated to be scheduled in the next two years.

The supply of sufficient quality water to areas surrounding Bridgetown has been problematic since 2001 because of consistently dry winters. Use of short-term supplementary sources has allowed supply to be maintained, but the Water Corporation has been developing a Bridgetown Regional Water Supply Scheme to take a broader approach to water supply security.

The regional scheme includes a Nannup Bore providing groundwater from the Yarragadee aquifer in combination with surface water sources utilising an upgrade of the Millstream Dam, a future dam on Gregory Brook and pipehead dams on both Nannup Brook and Camp Creek. A new 500mm diameter pipeline will connect from Millstream Dam to a regional treatment facility site. From there, transfer pipelines will branch north to connect Greenbushes, Balingup, Mullalyup and Kirup (as well as south and east to connect Bridgetown, Hester and Boyup Brook).



LEGEND

-  EXISTING CADASTRE
-  CONTOURS - 5m INTERVALS

DONNYBROOK-BALINGUP GROWTH PLAN

**BASE PLAN
BALINGUP**



300m 0 750 1,500m
 1:15,000 @ A1 or 1:30,000 @ A3
 ALL DISTANCES ARE IN METRES

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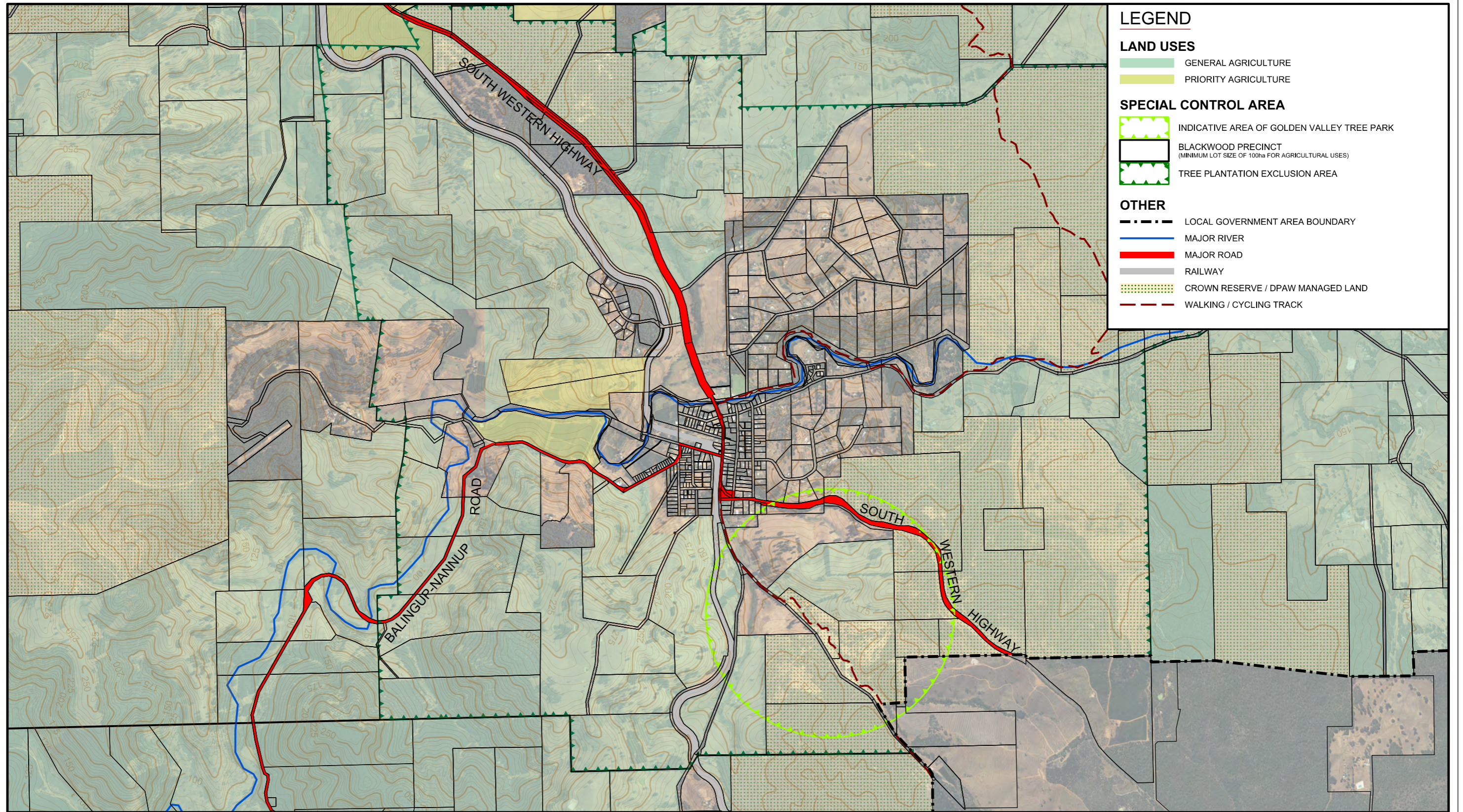
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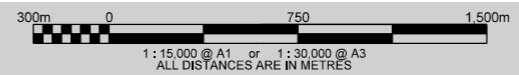
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Figure 32 - Base Plan - Balingup



DONNYBROOK-BALINGUP GROWTH PLAN
OPPORTUNITIES AND CONSTRAINTS
BALINGUP



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Figure 33 - Opportunities and Constraints - Balingup

In 2012, it was decided that Manjimup would be linked through a 49 km pipeline from the Nannup bore to Manjimup Dam. Work on this fast-tracked pipeline began in November 2012 and was commissioned in June 2013. A further 40 km of pipeline, pump stations and tanks will be constructed over the period 2014-2020 to progressively connect Greenbushes, Balingup, Mullalyup and Kirup.

Although the regional scheme will meet the anticipated urban growth needs of Balingup, it remains prudent to aim for efficient use and reduced per person consumption.

Effluent Disposal

There is no reticulated wastewater treatment scheme at Balingup and none is planned. Accordingly, all development is reliant on on-site effluent disposal systems. Conventional on-site effluent disposal systems are normally satisfactory for rural small holdings, rural residential and larger residential lots. However, all small lot development will require a sewage clause. The development of a reticulated sewerage scheme for Balingup would make new subdivisions very expensive, hence for the foreseeable future new urban development is likely to be constrained to lot sizes suitable for on-site effluent disposal.

Priority Agricultural Land

The State Planning Policy 2.5 Land Use Planning in Rural Areas (WAPC, 2012) definition of Priority Agricultural Land is set out in Section 6 above (Capacity Assessment – Donnybrook).

Figure 33 - Opportunities and Constraints - Balingup and Figure 34 - Existing Strategy Plan Under LPS No. 7 + LPS - Balingup show the Priority Agriculture and General Agriculture areas around Balingup in the Shire's existing Strategy Plan under Local Planning Scheme No 7 and the Local Planning Strategy (May, 2013).

For the purposes of the Growth Plan, Priority Agriculture areas are regarded as a significant constraint to urban development and closer settlement, although not an absolute constraint. The reason the constraint is not regarded as absolute is the need to apply SPP 2.5 and other relevant policies to the particular circumstances of a proposal.

In particular, the areas immediately west of Balingup townsite classified as Priority Agriculture appear to have been based on regional-scale land capability data without specific local analysis. Portion of the area may represent genuine high quality agricultural land suited to intensive or high value agriculture, however portion of the area is affected by some low-lying and potential flooding issues that limit the requisite 'collaborative advantages' of Priority Agricultural Land.

For the purposes of the Growth Plan, General Agriculture areas are regarded as a moderate constraint to urban development and closer settlement.

Golden Valley Tree Park

Golden Valley Tree Park is a 60 ha landscaped park set in the picturesque hills south of Balingup. The heritage listed site has a collection of trees that was begun over 100 years ago, and is now the largest arboretum in Western Australia. The Australian Collection showcases the wide diversity of Australian native tree associations from tall eucalypts through mallee woodlands to dry season deciduous species and a range of rare WA species. The World Collection features many deciduous autumn colour favourites alongside rare and unusual specimens.

The fully restored Golden Valley Homestead (circa 1890) is located at the Park entrance and the Bibbulman Track runs through the Park as it heads south from Balingup.

A specific objective of the Shire Local Rural Strategy (2008) is that any land being developed adjacent to or visible from the Golden Valley Park shall be required to undertake a view shed analysis at the developer's cost. Any development shall not negatively impact upon the values of the Golden Valley Homestead and Tree Park. The Shire's existing Strategy Plan (*Figure 34 - Existing Strategy Plan Under LPS No. 7 + LPS - Balingup*) identifies a Special Control Area over an Indicative Area of the Golden Valley Tree Park.



Bushfire Hazard

As described in Section 6 above, the State Government has proposed a new bushfire management framework.

The draft State Planning Policy 3.7 Planning for Bushfire Risk Management (SPP 3.7) and the revised draft Planning for Bushfire Risk Management Guidelines have been prepared to strengthen bushfire risk management measures in the planning and development process.



The key measures in the framework are:

1. Elevating bushfire issues to be addressed in the highest level of planning policy available,
2. Emphasising the need to consider bushfire management measures in strategic level policy documents, and
3. Seeking to achieve the consistent implementation of bushfire risk management measures across the community.

The identification of bushfire prone land is the foundation element of the Policy. Bushfire prone land will be designated in three ways:

1. As shown on the proposed State Bushfire-Prone Area Map;
2. If the land is identified on a local government bushfire map; or
3. If the land is not covered by (1) or (2), but is within 100 metres of an area of bushfire prone vegetation equal to or greater than one hectare.

The definition of “bush fire prone vegetation” is not currently available and it will be a critical factor in the operation of the Policy and Regulations.

It is likely that mapping of Bushfire-Prone Areas in the Donnybrook-Balingup Shire will identify that much of the land around Balingup (including areas of Crown Reserve and DPAW-managed land) will be designated as Bushfire Prone.

In anticipation of this, the Growth Plan needs to acknowledge the potential hazard and indicate areas most likely to need detailed bushfire hazard assessment. This is further addressed in Part 3, where indicative bushfire hazard separation zones are identified.

Urban Infill

Figure 34 - Existing Strategy Plan Under LPS No. 7 + LPS - Balingup (Existing Strategy) shows that there are numerous land parcels within the existing built-up townsite that have been previously identified for Residential or Residential Investigation but not yet developed. Urban in-fill is constrained by the lack of reticulated sewerage in Balingup. In-fill development will generally require lot sizes of minimum 1000m² to provide for on-site effluent under the Government Sewerage Policy unless proponents are able to demonstrate suitability of alternative effluent disposal technologies.

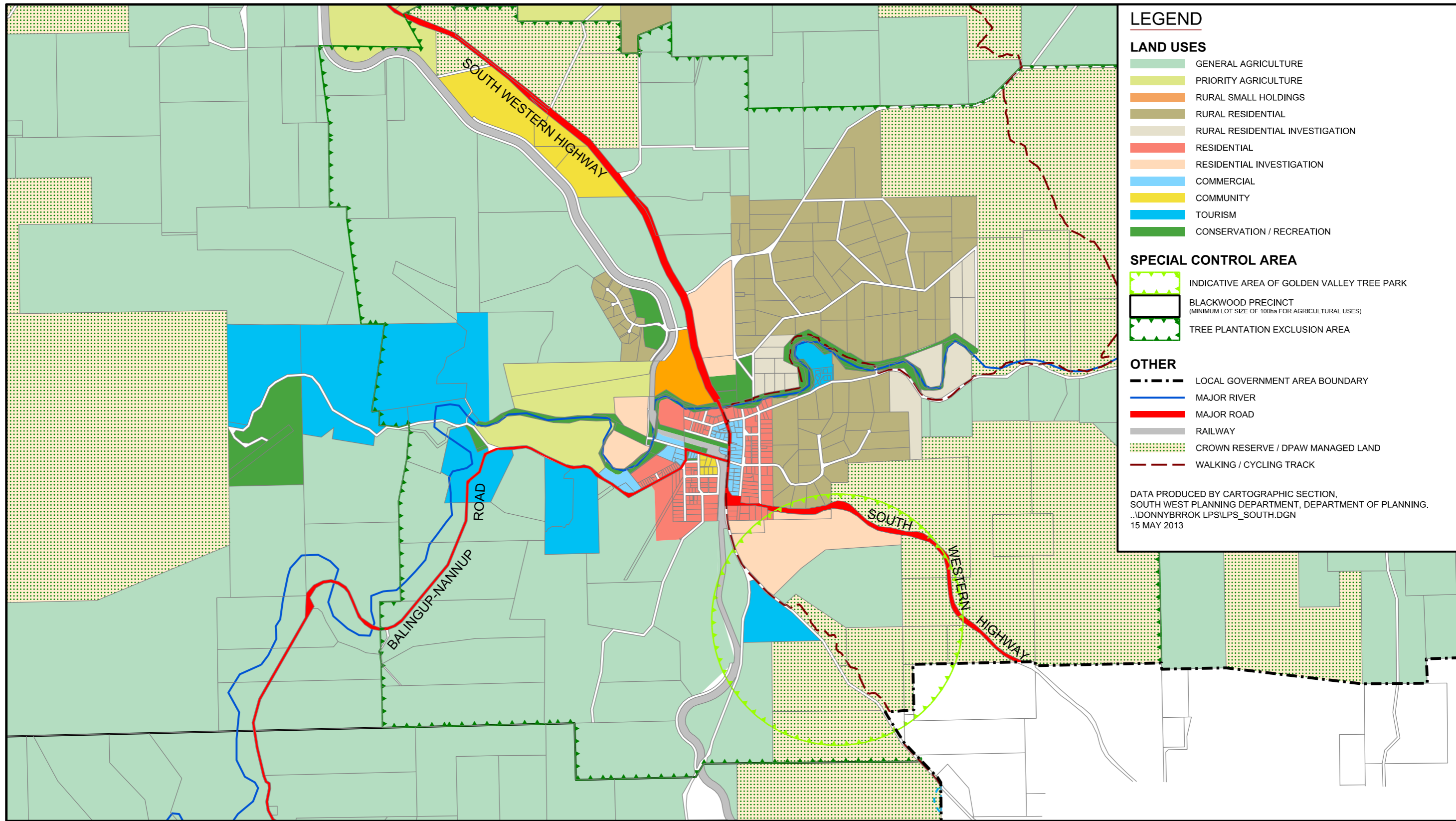
Major Roads

The major roads serving Balingup are the South Western Highway and Balingup-Nannup Road (Figure 34 - Existing Strategy Plan Under LPS No. 7 + LPS - Balingup). The South Western Highway is subject to limitations on direct frontage access and the volume of heavy vehicle (truck) traffic negatively impacts amenity, especially the town centre main street and adjoining residential areas. On the other hand, the highway is vital to the local economy and presents an opportunity for growth by servicing existing and new businesses.

Railways

The disused Lambert-Picton Railway Line passes through the town. Brookfield Rail is the manager and operator of the State’s 5,500 kilometre open access, multi-user rail freight network extending throughout the southern half of Western Australia, including Lambert-Picton Railway Line. This line is presently out of service, but is maintained to provide an opportunity for re-opening in the event of suitable demand. In early times, the line was used for timber, general freight and passenger transport but its most recent usage was for woodchip haulage from Lambert (Manjimup) to the Bunbury Port. In recent years, the transport economics has seen both woodchips and logs transported to port by truck.

Studies have identified high costs of maintaining and operating this line, especially south of Greenbushes. Re-opening the line from Lambert to Greenbushes would impose some minor inconvenience on Balingup townsite in terms of crossing delays, but the reduced truck traffic would more than offset this. Re-opening is likely to require a significant new high volume customer, such as a new mineral processor, in addition to woodchip haulage. New industrial down-stream processing in the region and value-adding to the district’s primary industries could also potentially benefit from re-opening of the rail line.



LEGEND

LAND USES

- GENERAL AGRICULTURE
- PRIORITY AGRICULTURE
- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL INVESTIGATION
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- COMMERCIAL
- COMMUNITY
- TOURISM
- CONSERVATION / RECREATION

SPECIAL CONTROL AREA

- INDICATIVE AREA OF GOLDEN VALLEY TREE PARK
- BLACKWOOD PRECINCT (MINIMUM LOT SIZE OF 100ha FOR AGRICULTURAL USES)
- TREE PLANTATION EXCLUSION AREA

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- MAJOR RIVER
- MAJOR ROAD
- RAILWAY
- CROWN RESERVE / DPAW MANAGED LAND
- WALKING / CYCLING TRACK

DATA PRODUCED BY CARTOGRAPHIC SECTION,
SOUTH WEST PLANNING DEPARTMENT, DEPARTMENT OF PLANNING.
...DONNYBROOK LPS\LPS_SOUTH.DGN
15 MAY 2013

DONNYBROOK-BALINGUP GROWTH PLAN
EXISTING STRATEGY PLAN UNDER LPS No. 7 + LPS
BALINGUP

300m 0 750 1,500m
 1:15,000 @ A1 or 1:30,000 @ A3
 ALL DISTANCES ARE IN METRES

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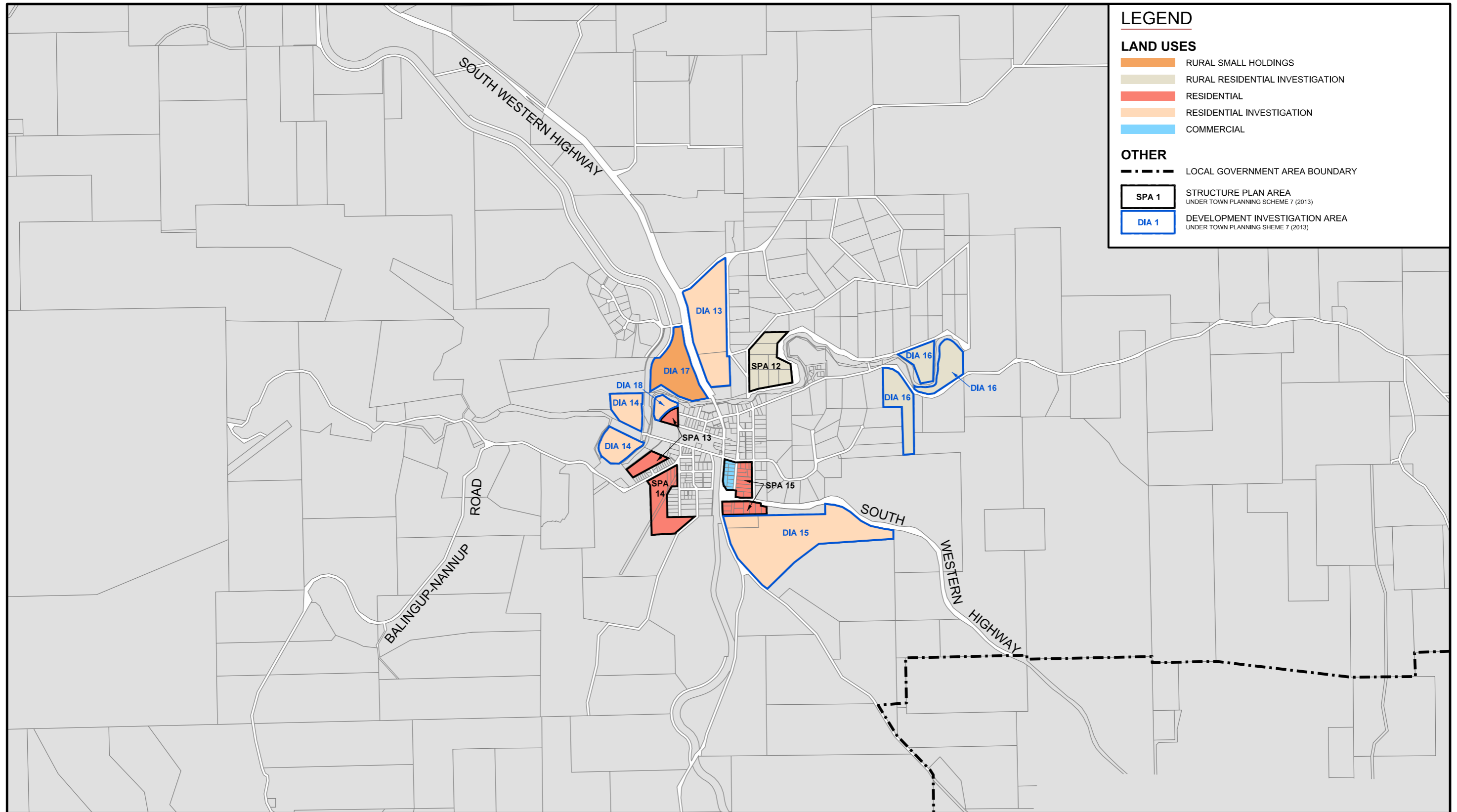
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ORIGINAL DRAFTER:	TDB
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AERIAL DATA:	N/A
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Figure 34 - Existing Strategy Plan Under LPS No. 7 + LPS - Balingup



LEGEND

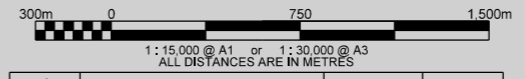
LAND USES

- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL INVESTIGATION
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- COMMERCIAL

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- SPA 1
STRUCTURE PLAN AREA
UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1
DEVELOPMENT INVESTIGATION AREA
UNDER TOWN PLANNING SCHEME 7 (2013)

DONNYBROOK-BALINGUP GROWTH PLAN
DEVELOPMENT AREAS UNDER LPS No.7 / LPS
BALINGUP



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Figure 35 - Development Areas Under LPS No. 7 + LPS - Balingup

7.3 Development Areas Under LPS No. 7 + Local Planning Strategy

Council has already identified a number of Development Areas for Balingup under LPS7 and its Local Planning Strategy. They include areas identified in the Shire's Townsite Expansion Strategy (2009).

The potential development areas are shown in *Figure 35 - Development Areas Under LPS No. 7 + LPS - Balingup*. They comprise two categories:

1. Structure Plan Areas (SPA)
2. Development Investigation Areas (DIA)

SPA and DIA - Balingup

SPA and DIA under LPS7 and the Local Planning Strategy (*Figure 35 - Development Areas Under LPS No. 7 + LPS - Balingup*) comprise:

- Residential
- Commercial
- Residential Investigation
- Rural Residential Investigation
- Rural Small Holdings

There are three Residential SPA, including potential in-fill of existing lots (SPA 15) and small expansion areas on the urban fringe (SPA 13, SPA 14). SPA 15 also includes a strip of lots adjoining the main street (South Western Highway) which may have in-fill potential.

There are four areas identified for Rural Residential Investigation (DIA 13, DIA 14, DIA 16, DIA 18). These areas envisage limited urban expansion to the north, south and west of town at Special Residential densities with lot sizes between 2,000m² – 4,000m².

SPA 12 is a Rural Residential Investigation area north-east of the town overlooking Balingup Brook. Further east, DIA 16 is a second Rural Residential Investigation area situated on either side of the Brook. With 2ha lot sizes, the lot yield will be relatively small.

Lot 6 Balinga Drive is a single Rural Small Holdings area (DIA 17) identified north of town immediately north of Balingup Brook. This land contains some drainage lines and can be subject to flooding, but a subdivision into two lots may be the only potential under the Rural Small Holdings designation.

7.4 Growth Capacity Under LPS No.7 + Local Planning Strategy

Table 11 - Estimated Lot Yield and Population in Growth Areas (Balingup) provides a summary of each developable area identified under LPS7 + LPS. The columns on the left describe each area, while the central columns shaded in yellow provide a breakdown of development potential under LPS7 + LPS. The columns on the right shaded in green provide a breakdown of development potential under the Growth Plan.

The footnotes below the Table explain a number of assumptions for calculating the developable areas and lot yields.

For example, starting from the 'gross' area of each identified land parcel, factors like indicative buffers for bush fire risk and adjoining agricultural land have been, where appropriate, leaving 'net' developable areas.

In order to provide a fair basis for comparison between areas identified under the Growth Plan and under the LPS7 + LPS for potential development, the same assumptions are applied. Assumptions about the basis for lot yields and household occupancy rates can be found in *Table 12 - Lot Yield and Dwelling Occupancy Assumptions*.

Table 11 - Estimated Lot Yield and Population in Growth Areas (Balingup) shows that the potential developable areas for Balingup identified under LPS7 + LPS (*Figure 35 - Development Areas Under LPS No. 7 + LPS - Balingup*) total 149.7ha and could yield 315 new lots, accommodating an additional 788 people. If the existing population of 560 (ABS, 2011) is added to the growth potential of the identified areas (fully developed), then the capacity of Donnybrook would rise to 1348 people. In reality, there is always a percentage of lots that are undeveloped, hence the actual growth capacity could be 20% less – i.e. around 1000 to 1100 people.

7.5 Growth Directions

Suggested growth directions for Balingup are shown in *Figure 32 - Growth Directions - Balingup*. The direction of each growth 'arrow' is indicative only, as the actual on-ground pattern of development will be influenced by a range of factors. The size of arrows shown is also indicative only, but is intended to broadly represent the proportional growth potential in the respective areas.

The growth categories in *Figure 36 - Growth Directions - Balingup* are generalised. More detail about each potential growth area is contained in *Table 11 - Estimated Lot Yield and Population in Growth Areas (Balingup)*, *Figure 37 - Development Areas Under Growth Plan - Balingup* and *Figure 38 - Lot Numbers and Areas Under Growth Plan - Balingup*.

Residential Infill

Residential infill opportunities exist within the existing built up part of the townsite and have growth potential using vacant land and through re-development.

Residential /Special Residential

There are opportunities for additional residential and special residential growth, mainly on the fringe of the existing town. The locations with the greatest growth potential are to the north adjacent to the South Western Highway and to the south-west west. (Bentley Road and Morgan Road area), Cemetery Road area to the south, and Kelly Road area to the north. A smaller opportunity exists to the west of town.

Rural Residential/Rural Small Holdings

‘Infill’ rural residential/rural small holding opportunities are identified in pockets on the north side of Balingup Brook. Some 2km north-west of town a new rural small holding area is identified off Hawterville Road. This site is separated from town by larger rural properties and is the only recommended rural small holdings area not immediately adjoining the town.



Two other rural residential/rural small holding directions for growth are identified, one to the south-east of town and the other to the south-west (*Figure 36 - Growth Directions - Balingup*). The area to the south-east generally falls with the Golden Valley Tree Farm Buffer, hence any development will need to maintain the visual integrity of the locality. This may have impacts on where development can occur and how it is to occur. The rural small holding growth direction to the south-west is outside the Golden Valley Tree Farm Buffer and generally excludes the hillside overlooking the tree farm.

Commercial

The Balingup townsite presently enjoys a proportionately high ratio of commercial zoned land relative to population (approximately 13.4ha). This provides a range of commercial activity not normally available to a town or population of Balingup’s size. This level of commercial activity reflects the “tourist” role of the town and potential for additional development.

The supply of “commercial” zoned land is considered adequate to meet the needs of Balingup townsite and its visitors for the foreseeable future.

Community and Recreation Facilities

The Balingup townsite is well serviced with recreational facilities and natural attractions. This includes a well maintained sporting oval, recreation centre and village green. There are also many publically accessible landscapes and areas of natural beauty including the Golden Valley Tree Park, the Avenue of Honour and river foreshore environments.

There is a range of community facilities that are enjoyed by the community, including a primary school, pre-primary, hall and library.

It is not considered necessary to specifically identify any new additional sites for civic or recreational facilities to accommodate the forecast growth rates.

7.6 Development Areas Under Growth Plan

Potential Development Areas for Balingup identified under the Growth Plan with potential physical capacity to accommodate growth include most of the areas already identified under LPS7 + LPS, plus significant new areas. All the areas are described in *Table 11 - Estimated Lot Yield and Population in Growth Areas (Balingup)* and shown in *Figure 33 - Development Areas Under Growth Plan - Balingup* and *Figure 34 - Lot Numbers and Areas Under Growth Plan - Balingup*.

The capacity assessment is reasonably high-level and identifies growth areas requiring further planning and significant investment. More detailed assessment is expected to occur once Council decides on its preferred way forward.

7.7 Growth Capacity Under Growth Plan

Table 10 - Estimated Lot Yield and Population in Growth Areas (Balingup) tabulates the potential population of each growth area shown in *Figure 33 - Development Areas Under Growth Plan - Balingup* and *Figure 34 - Lot Numbers and Areas Under Growth Plan - Balingup*. *Table 12 - Lot Yield and Dwelling Occupancy Assumptions* sets out the lot yield and dwelling occupancy assumptions used to calculate the growth potential of each identified growth area. As described in the footnotes, certain areas have been deducted from the 'gross' areas to calculate 'net' developable areas using assumed lot yields per hectare at the respective residential density codes.

Table 11 - Estimated Lot Yield and Population in Growth Areas (Balingup) shows that the potential developable areas for Balingup identified under the Growth Plan would total 245.9ha, yielding 336 new lots and accommodating an additional 872 people. If the existing population of 560 (ABS, 2011) is added to the growth potential of the identified areas (fully developed), then the residential capacity of Balingup under the Growth Plan would rise to 1432 people. Less 20% undeveloped lots at any one time the actual growth capacity would likely be around 1,150 people.

Table 10: Estimated Lot Yield and Population in Growth Areas (Balingup)

Area Number	Lot Details /Locality	Opportunities/Constraints/Notes	Development Potential Under TPS 7 / LPS (2013)					Development Potential Under Growth Plan				
			Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)	Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)
SPA 12	Lots 195, 204, 205, 206 and 207 bounded by Lukis Street, Walter Street and Balingup Brook	Consolidation of land consistent with Rural Residential provisions of the TPS. Land capability assessment to confirm appropriate on-site effluent disposal. Interface with the Balingup Brook. Integration with the existing townsite including vehicular and pedestrian access. Bush fire management.	12.5	Rural Residential	0.50	6	16	12.5	Rural Residential	0.50	6	16
SPA 13	Lot 22 Carey Street & Portion 78 Forrest Street	Land capability assessment to confirm appropriate on-site effluent disposal. Bush fire management. Integration with the existing townsite including vehicular and pedestrian access. Interface with Balingup Brook and rail reserve.	4.9	Special Residential (R5)	3.00	15	37	4.9	Special Residential (R5)	3.00	15	37
SPA 14	Lots 233, 234 & 235 & Portion 8114 Blackwood River Drive and Lots 10, 236 & 244 Dearle Road	Land capability assessment to confirm appropriate on-site effluent disposal. Visual impact assessment and landscape analysis. Integration with the existing townsite including vehicular and pedestrian access.	10.4	Residential (R10)	6.00	62	156	10.4	Residential (R10)	6.00	62	156
SPA 15	Area generally bounded by Southampton Road, Bailey Heights and Lot 2 Old Padbury Rd	Consolidation of the Residential zone consistent with the R10 density code requirements. Access from South Western Highway prohibited. Land capability assessment to confirm appropriate on-site effluent disposal.	4.9	Residential (R10)	6.00	29	74	4.9	Residential (R10)	6.00	29	74
DIA 13	Lot 72 South Western Hwy	Land capability and suitability assessment for low density residential subdivision and development. Onsite effluent disposal. Environmental and landscape values including a buffer to the highway. Integration with the existing townsite including vehicular and pedestrian access. Bush fire management.	22.4	Special Residential (R2.5 – R5)	2.50	56	140	22.4	Special Residential (R2.5 – R5)	2.50	56	140
DIA 14	Lots 8113 and 8147 Brockman Street	Land capability and suitability assessment for low density residential subdivision and development. Provision for on-site buffer to adjoining agricultural land. Interface with Balingup Brook. Integration with the existing townsite including vehicular and pedestrian access. Visual impact assessment and landscaping and vegetation plan. Urban water management measures. Bush Fire management.	13.4	Special Residential (R2.5 – R5)	2.50	34	84	13.4	Special Residential (R2.5 – R5)	2.50	34	84
DIA 15	Lot 50 Southampton Road and Lot 450 Old Padbury Rd	Land capability and suitability assessment for low density residential subdivision and development. Provision for on-site buffer to adjoining agricultural land. Integration with the existing townsite including vehicular and pedestrian access. Visual impact assessment, landscaping and vegetation plan. No negative impact on the values of the Golden Valley Tree Park. Urban water management measures. Bush Fire management.	42.5	Special Residential (R2.5)	2.00	85	213	31.4	Special Residential (R2.5)	2.00	63	157
DIA 16	Lots 109, 197 and 6364 Jayes Road	Appropriate interface and road connections with adjoining Rural Residential Development. Protection of native vegetation identified as worthy of protection by the DPaw and the local government. Bush fire management associated with the close proximity to State Forest, including on-site buffers. Provision for on-site buffer to adjoining agricultural land and the Balingup Brook.	21.6	Rural Residential	0.50	11	27	21.6	Rural Residential	0.50	11	27
DIA 18	Portion Lot 78 Jayes Road	Land capability and suitability assessment for residential subdivision and development. Interface with the Balingup Brook including width and tenure of foreshore reserves. Integration with the existing townsite including vehicular and pedestrian access. Visual impact assessment, landscaping and vegetation plan. Flood risk and urban water management measures. Bush Fire management.	2.5	Residential (R10)	6.00	15	38	2.5	Residential (R10)	6.00	15	38
DIA (p)	Lot 6 Balinga Drive and South Western Hwy	Land capability and suitability assessment. Provision for on-site buffer to adjoining agricultural land. Interface with the Balingup Brook including width and tenure of foreshore reserves. Integration with the existing townsite including vehicular and pedestrian access. Visual impact assessment, landscaping and vegetation plan. Flood risk and urban water management measures. Bush Fire management.	14.6	Rural Small Holding	0.15	2	5	14.6	Rural Residential	0.50	7	18

Table 11 - Estimated Lot Yield and Population in Growth Areas (Balingup)

Area Number	Lot Details /Locality	Opportunities/Constraints/Notes	Development Potential Under TPS 7 / LPS (2013)					Development Potential Under Growth Plan				
			Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)	Area (approx. hectares) (1)	Development Potential	Estimated Lots/Ha	Estimated Lot Yield (2)	Estimated Population (2)
DIA (q)	Lots 600 and 601 Balinga Drive	Land capability and suitability assessment. Provision for on-site buffer to adjoining agricultural land. Integration with existing townsite including vehicular and pedestrian access. Visual impact assessment, landscaping and vegetation plan. Flood risk and urban water management measures. Bush fire risk management.	-	Priority Agriculture	-	-	-	7.5	Rural Residential	0.50	4	9
DIA (r)	Portion Lot 8147 Blackwood River Drive	Potential development investigation "rounding off" area bounded by SPA 14 and a small water course. Land capability and suitability assessment. Integration with adjoining SPA 14. Floodrisk and urban water management measures. Bush fire risk management.	-	General Agriculture	-	-	-	0.4	Residential (R10)	6.00	2	6
DIA (s)	Portion Lot 8142 Blackwood River Drive	Potential development investigation "rounding off" area as an extension of SPA 14 on the opposite of the road and immediately south of town. Land capability and suitability assessment. Integration with adjoining townsite. Consider buffer to adjoining agricultural land.	-	General Agriculture	-	-	-	2.8	Residential (R10)	6.00	17	42
RSH (b)	Portion Lots 482, 483 & 484 Hawterville Road	Potential development investigation area separated from the visual management corridor of the South Western Highway by vegetated Crown Land and the railway reserve. Vehicle access to the townsite is via a road adjacent the railway reserve. The land is the subject of a previous Council resolution to support its inclusion in a Rural Residential area. The Growth Plan recommends investigation for Rural Small Holdings that would encourage a range of rural and semi-rural pursuits including cottage industries, tourist and home businesses as well as hobby farming which can enhance the productivity and rural landscape amenity of the area. The investigations should include land capability, drainage management, landscape and vegetation plan and bush fire management.	-	General Agriculture	-	-	-	96.6	Rural Small Holding	0.15	14	36
RSH (c)	Portion Lot 8114 and Lots 8115, 8139,13232 and 8147 Blackwood River Drive	Potential development investigation area immediately adjacent to the townsite and rising to the south-west with outstanding views. Vehicle access to the townsite is via an existing road that responds to the contours of the site. The land is the subject of a previous Council resolution to support its inclusion in a Rural Residential area. The Growth Plan recommends investigation for Rural Small Holdings that would encourage a range of rural and semi-rural pursuits including cottage industries, tourist and home businesses as well as hobby farming which can enhance the productivity and rural landscape amenity of the area. The investigations should include land capability, drainage management, landscape and vegetation plan and bush fire management.	-	General Agriculture	-	-	-	87.3	Rural Small Holding	0.15	13	33
SUB TOTAL			149.7			315	788	245.9			336	872
EXISTING TOTAL (4)			-			-	560	-			-	560
TOTAL			-			-	1348	-			-	1432

Notes:

- (1) Excludes Indicative Buffer Areas (bush fire risk and agricultural land). Agricultural land buffers are included in Rural Small Holding Areas, Rural Enterprise Areas and Rural Residential Investigation Areas, because buffers can be achieved within the larger lot sizes.
- (2) For assumptions about the basis for lot yields and household occupancy rates please refer to Table 12.
- (3) Lot yields and population estimates reflect the potential net increases over and above those currently existing in SPA 15. Assumes that of the total area of 9.8ha, only 4.9ha (50%) is likely to be re-developed.
- (4) Estimated Resident Population, 2011 (ABS)

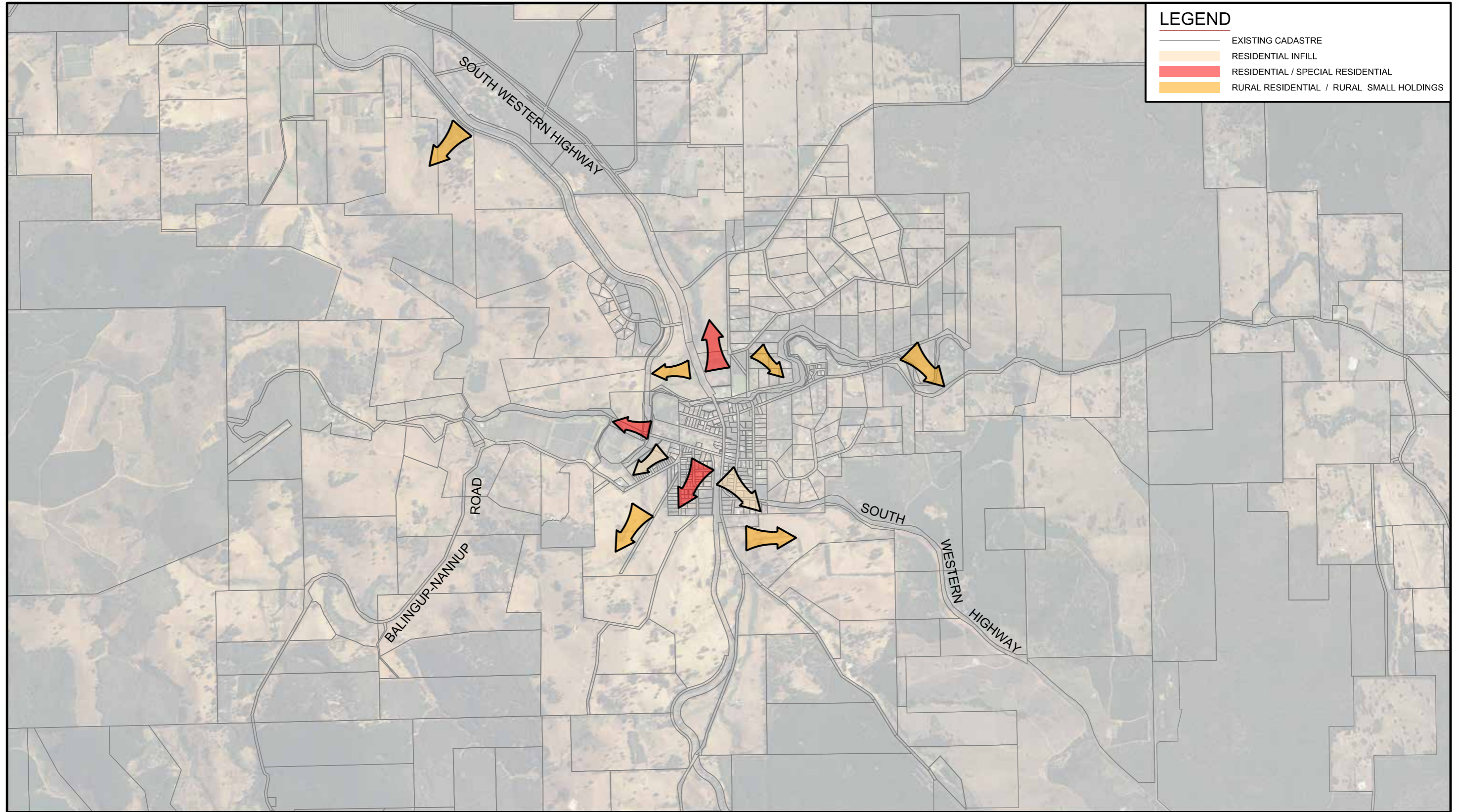
Table 11 - Estimated Lot Yield and Population in Growth Areas (Balingup)

Development Potential (Zoning and R Coding)	Average Lot Size	Assumed Yield (Lots/Ha) (1) (2)	Assumed Dwelling Occupancy Rates (3)
Residential (R30)	300m ²	20	2.5
Residential (R30 min - R20 av)	500m ²	12	2.5
Residential (R20)	500m ²	12	2.5
Residential/Special Residential	650m ²	10	2.5
Residential (R10 - R20)	750m ²	9	2.5
Residential (R5 - R20)	800m ²	8	2.5
Residential R10	1000m ²	6	2.5
Special Residential (R5)	2000m ²	3	2.5
Special Residential (R2.5)	4000m ²	2	2.5
Rural Residential	2 ha	0.5	2.5
Rural Small Holdings	7.5 ha	0.15	-
Rural Enterprise	2 ha	0.5	2.5
Light Industry	2000m ²	3	-
General Industry	2 ha	0.5	-

Notes:

- (1) Significant buffer areas and significant vegetation/landscape protection areas are excluded from land areas for calculating lot yield
- (2) Includes estimated deductions for roads and Public Open Space (where relevant)
- (3) Based on average people per household (all private dwellings) at the 2011 Census

Table 12 - Lot Yield and Dwelling Occupancy Assumptions



LEGEND	
	EXISTING CADASTRE
	RESIDENTIAL INFILL
	RESIDENTIAL / SPECIAL RESIDENTIAL
	RURAL RESIDENTIAL / RURAL SMALL HOLDINGS

DONNYBROOK-BALINGUP GROWTH PLAN
GROWTH DIRECTIONS
BALINGUP



300m 0 750 1,500m
 1:15,000 @ A1 or 1:30,000 @ A3
 ALL DISTANCES ARE IN METRES

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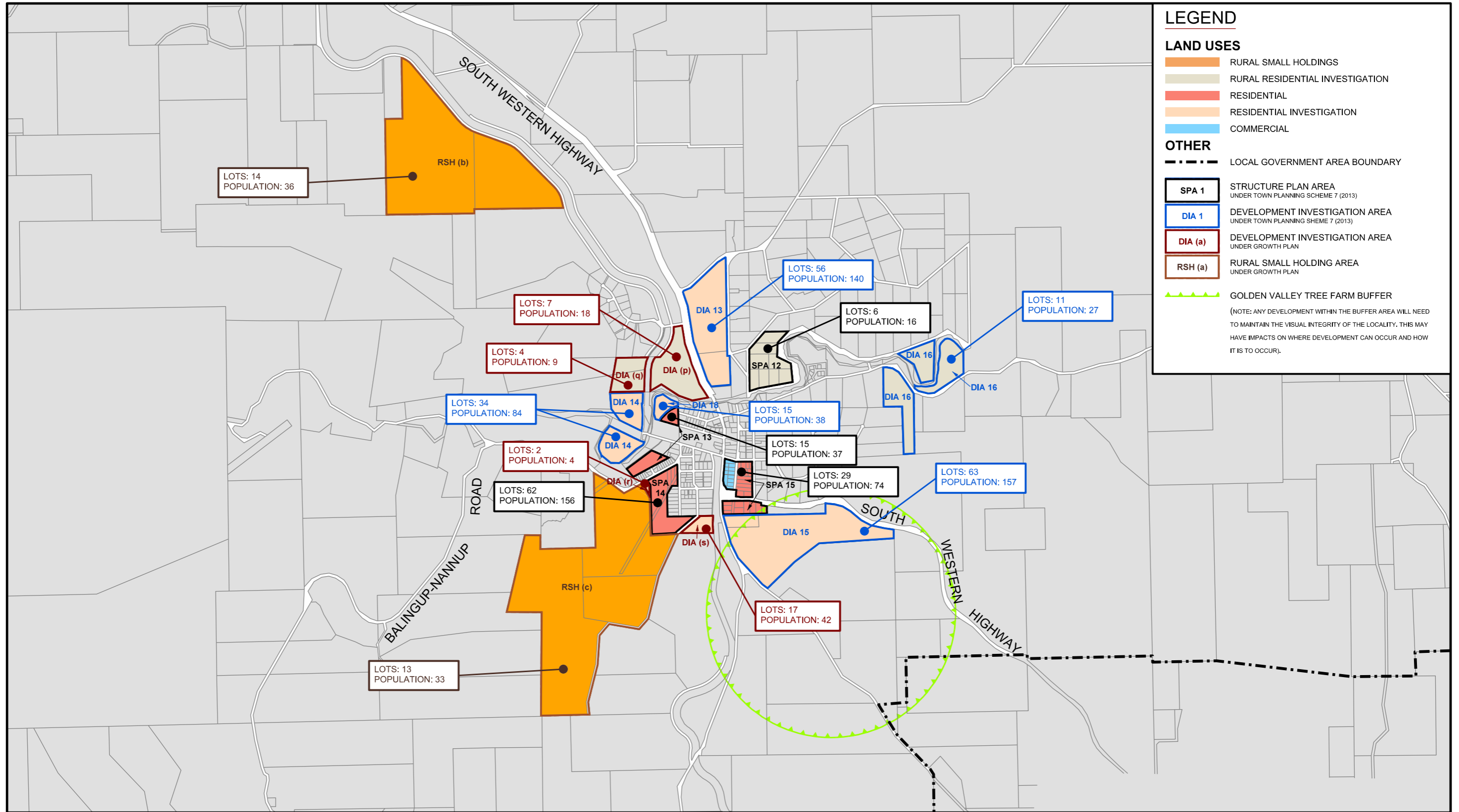
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CREATED DATE:	25.06.2014
AERIAL DATA:	LANDGATE ECW
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	CONTOURS - 5m INTERVALS



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Figure 36 - Growth Directions - Balingup



LEGEND

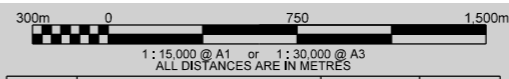
LAND USES

- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL INVESTIGATION
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- COMMERCIAL

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- SPA 1** STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1** DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA (a)** DEVELOPMENT INVESTIGATION AREA UNDER GROWTH PLAN
- RSH (a)** RURAL SMALL HOLDING AREA UNDER GROWTH PLAN
- GOLDEN VALLEY TREE FARM BUFFER
(NOTE: ANY DEVELOPMENT WITHIN THE BUFFER AREA WILL NEED TO MAINTAIN THE VISUAL INTEGRITY OF THE LOCALITY. THIS MAY HAVE IMPACTS ON WHERE DEVELOPMENT CAN OCCUR AND HOW IT IS TO OCCUR).

DONNYBROOK-BALINGUP GROWTH PLAN
DEVELOPMENT AREAS UNDER GROWTH PLAN
BALINGUP



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E	MODIFICATION TO LOT YIELD	TDB	22.06.2015
D	MODIFICATION TO LOT YIELD	TDB	24.09.2014
C	REMOVAL OF RSH (g) AND MODIFICATION OF RSH (g)	TDB	15.09.2014
B	PROPOSED LOTS AND POPULATION ADDED	TDB	19.08.2014
A	DIA 19 AND GOLD VALLEY TREE ADDED	TDB	18.08.2014

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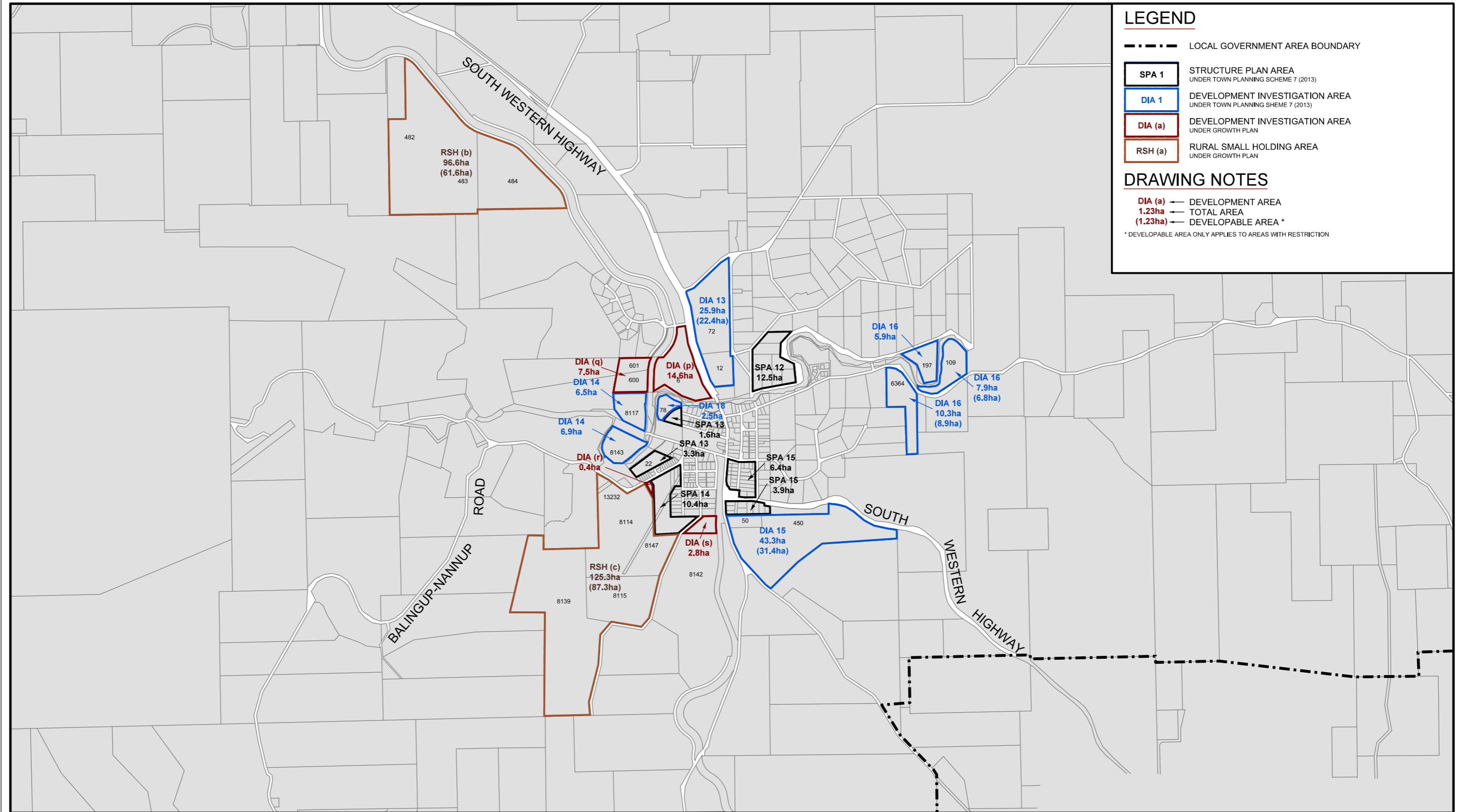
ORIGINAL PLANNER:	LG
ORIGINAL DRAFTER:	TDB
CREATED DATE:	12.06.2014
AERIAL DATA:	N/A
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



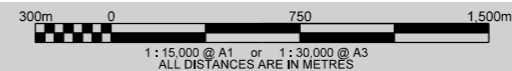
13114P-MP-16E

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Figure 37 - Development Areas Under Growth Plan - Balingup



DONNYBROOK-BALINGUP GROWTH PLAN
LOT NUMBERS AND AREAS UNDER GROWTH PLAN
BALINGUP



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C	MODIFICATIONS TO INVESTIGATION AREAS	TDB	18.06.2015
B	REMOVAL OF RSH (c) AND MODIFICATION TO RSH (c)	TDB	24.09.2014
A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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ORIGINAL PLANNER:	LG
ORIGINAL DRAFTER:	TDB
CREATED DATE:	12.06.2014
AERIAL DATA:	N/A
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



13114P-MP-17C

PART 3 - GROWTH PLAN



8.0 Scenario Outcomes

8.1 Introduction

Part Three examines the potential implications and outcomes of the identified growth scenarios.

The vision for the future of Donnybrook, Balingup and the Shire as a whole should primarily be a matter for the Council and the community to make, within the framework of State and regional objectives. The vision should help determine the preferred future growth of the Shire, including an aspirational population, its distribution and form.

Part Three identifies for Donnybrook and Balingup:

- potential implications of the three identified growth scenarios
- examples of strategic initiatives that could be pursued to achieve the preferred growth model and aspirational population
- population thresholds at which significant investment in the initiatives will be needed if the preferred growth model is to be achieved

8.2 Scenario Outcomes

Table 13 - Donnybrook-Balingup Growth Scenarios - Outcomes 2050 Donnybrook-Balingup Growth Scenarios – Outcomes 2050, provides an overview of the Low Growth, Medium Growth and High Growth scenarios examined in Part One. Under the key headings of Economic; Social; Built Form and Infrastructure; and Governance it identifies potential implications of the three growth scenarios.

The respective aspirational Shire population increase for each growth scenario is shown at the top of each box in the Social column. They illustrate that each growth scenario has positive and negative implications and that both the aspirational population increase and the overall vision for the Shire won't be achieved without a deliberate course of action.

8.3 Recommended Approach

Part Two has shown that the Shire, and specifically Donnybrook and Balingup, has the physical capacity to accommodate all three growth scenarios – Low Growth, Medium Growth and High Growth. The challenge for Council and the community is to determine its vision for the future and which growth scenario is best suited to achieving that vision.

The recommended approach under the Growth Plan has three elements, as follows:

Sustainability

As discussed in Part One, a sustainable approach to growth in Donnybrook and Balingup is to aim at concurrent achievement of the relevant economic, social, environmental, built form and infrastructure and governance outcomes in a managed, balanced and integrated way (Figure 10 and Figure 11).

Hierarchy of Centres

Whether the South West region pursues the population and economic growth under the South West Regional Planning and Infrastructure Framework (draft, 2014) or the South West Regional Blueprint (draft, 2013), if the Shire of Donnybrook-Balingup wishes to maintain its current share of regional growth it will need to be pro-active in pursuing appropriate objectives and strategic initiatives.

Uniform population and economic growth across each of the Shire's towns will not physically accommodate significant growth, provide the economies of scale necessary to justify the necessary investment in economic and social infrastructure, nor match the community visions as expressed through the Shire's Townsite Expansion Strategy, LPS7 and LPS.

As the principal centre, Donnybrook is well placed to accommodate significant economic and population growth that will facilitate a wider range of employment and services that benefit the whole Shire. Balingup will benefit from moderate growth that will enable retention and expansion of existing services and creation of additional employment, economic and social opportunities while retaining its village character.

Bold Plans

Irrespective of which growth scenario is favoured, it is recommended that the Growth Plans for Donnybrook and Balingup boldly show the long-term growth potential of each town. Bold, long-term plans will demonstrate to decision-makers and potential investors, that the Shire is 'open for business' and is taking a pro-active approach to its future.

The long-term plans will provide a guide for short-term and medium-term decision-making while providing stakeholders and decision-makers with confidence that this is part of a 'bigger picture' and a bold vision for the future.

With these three elements in mind, the following sections provide recommended growth plans for Donnybrook and Balingup.

Growth Scenario	Economic	Social	Environmental	Built Form & Infrastructure	Governance
High Growth	<ul style="list-style-type: none"> Local economy is internationally engaged and export focussed Significant contribution to justification for development of the Bunbury Albany Gas Pipeline Leveraging gas pipeline opportunities including agri-food and timber industry value Develop major resource processing industry (s) Minimum 1 Senior High School and potential TAFE campus Major growth in investment, small business and job opportunities Creates significant enhanced diversity and resilience in local economy 	<ul style="list-style-type: none"> Aspirational Shire population increase from 5,320 (ABS, 2011) to 13,500 - 17,000 ⁽¹⁾ Active strategies needed to maintain a healthy, safe and inclusive community. Active strategies needed to promote community spirit Average age equivalent to South West and WA averages Expanded aged and disabled facilities High profile reputation for festivals and community events Wide range of quality sport and recreation facilities Broad housing choice and greater affordable housing options 	<ul style="list-style-type: none"> Active strategies required to minimize additional demands on conservation of the quality natural environment Specific Attention required to minimise visual impact on landscape values Yields substantial resources for addressing existing issues including bush fire interface, water security and land degradation Justifies infill sewerage High degree of involvement in regional waste management Significant use of alternative non-potable water supplies 	<ul style="list-style-type: none"> Specific initiatives and controls required to maintain integrity of heritage and the built environment Active strategies needed to conserve the sense of place of Donnybrook and Balingup Justifies infill sewerage. Major promotion of Donnybrook 'at transport crossroads' Growth may warrant construction of bypass/heavy haulage route Significant contribution to justifying reopening of the Greenbushes-Picton Railway Line Justifies improvements in communications technology and public transport Significant expansion of land for new urban and rural small holdings development 	<ul style="list-style-type: none"> Civic, business and community leadership focussed on major new opportunities that build on and enhance existing Shire characteristics Demonstrates a sustainable LGA together with selected shared services Minimizes risk of forced LGA amalgamation Active strategies needed to maintain a progressive, engaged community working in partnership Justification to significantly expand Donnybrook policing and emergency services Justification to expand existing government services
Medium Growth	<ul style="list-style-type: none"> Local economy evenly split between domestic and export markets Limited contribution to justification for Bunbury Albany Gas Pipeline Develop general industrial park Enhanced value-adding to agricultural and timber industries Expanded and new tourism initiatives Targeted expansion of health care sector Possible Senior High School Moderate growth in investment, small business and job opportunities Promotes enhanced diversity and resilience in local economy 	<ul style="list-style-type: none"> Projected Shire population increase from 5,320 (ABS, 2011) to 8,400-11,400 ⁽²⁾ Attention required to maintain a healthy, safe and inclusive community Encourage new residents to embrace community spirit Average age moves closer to South West and WA averages Expanded aged and disabled facilities Growing reputation for festivals and community events Targeted improvements in sport and recreation facilities Improved housing choice and affordable housing options 	<ul style="list-style-type: none"> Moderate additional demands on conservation of the quality natural environment Attention required to minimise visual impact on landscape values Yields improved resources for addressing existing issues including bush fire interface, water security and land degradation Enhances justification for infill sewerage Moderate involvement in regional waste management Growing need for alternative non-potable water supplies 	<ul style="list-style-type: none"> Attention required to maintain integrity of heritage and the built environment Active strategies needed to conserve the sense of place of Donnybrook and Balingup Strengthens case for infill sewerage Leverages 'at transport crossroads' Justifying priority upgrading of the South Western Highway Contribution to justifying re-opening of the Greenbushes-Picton Railway Line Strengthens the case for improvements in communications technology and public transport Moderate expansion of land for new urban and rural small holdings development 	<ul style="list-style-type: none"> Civic, business and community leadership focussed on limited new opportunities that build on existing Shire characteristics Retain existing LGA together with selected shared services Reduced risk of forced LGA amalgamation Extra initiatives to maintain a progressive, engaged community working in partnership Opportunity to expand Donnybrook policing and emergency services Improved justification to retain existing government services
Low Growth	<ul style="list-style-type: none"> Local economy has an emphasis on WA domestic market Maintain and strengthen existing economic base Retain market share in agricultural and timber production Create additional lots at Sandhills light industrial area Incremental growth in health care sector Enhance existing tourist facilities. Modest increase in investment, small business and job opportunities. Provides limited diversity and resilience in local economy 	<ul style="list-style-type: none"> Projected Shire population increase from 5,320 (ABS, 2011) to 6,200-7400 ⁽³⁾ Maintaining a healthy, safe and inclusive community Highly valued community spirit Maintaining country town and rural lifestyle Average age continues to be below South West and WA averages Challenge to justify improvements in childcare, youth activities Upgraded aged and disabled facilities Consolidate existing festivals and community events Gradual improvements in sport and recreation facilities Reasonable housing choice but limited affordable housing options 	<ul style="list-style-type: none"> Some additional demands on conservation of the quality natural environment Limited visual impact on landscape values Limited resources for addressing existing issues including bush fire interface, water security and land degradation. Limited justification for infill sewerage Limited involvement in regional waste management Prudent to plan for and incorporate alternative non-potable water supply opportunities 	<ul style="list-style-type: none"> Maintains integrity of heritage and the built environment Conserves the sense of place of Donnybrook and Balingup Low priority for infill sewerage Limited leverage of Donnybrook 'at transport crossroads' Incremental upgrading of the South Western Highway Little contribution to justifying reopening of the Greenbushes-Picton Railway Line Challenge to justify improvements in communications technology and public transport Limited expansion of land for new urban and rural small holdings development 	<ul style="list-style-type: none"> Civic, business and community leadership focussed on maintaining and enhancing existing Shire characteristics Retain existing LGA together with selected shared services Some risk of forced LGA amalgamation Reinforces a progressive, engaged community working in partnership Seek to maintain Donnybrook policing and emergency services Seek to retain existing government services

Notes: (1) 2.7% – 3.4% of aspirational SW regional population of 500,000 in South West Blueprint 2013 (Draft) (2) Based on projecting Bands C (1.2%) & E (1.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050 (3) Based on projecting Bands A (0.5%) & B (0.9%) AAGR in WA Tomorrow Population Report No. 7 from 2026 to 2050

9.0 Growth Plan - Donnybrook

9.1 Growth Plan

The Growth Plan reinforces the vision for Donnybrook as set out in the Shire of Donnybrook-Balingup Townsite Expansion Strategy (2009):

“To promote the growth of Donnybrook townsite as a sustainable and vibrant town that is the principal settlement, recreational and economic centre within the Shire of Donnybrook-Balingup”.

Table 14 - Summary of Growth Plan Estimated Lot Yield and Population (Donnybrook) summarises the estimated lot yield and population growth potential in the Growth Plan. The development areas, lot yields and estimated population growth can accommodate the High Growth scenario identified in Part One. Although this level of growth would not be achieved until the very long-term, it is considered prudent to give formal recognition to a Growth Plan that essentially shows the ‘ultimate’ Donnybrook townsite.

The recommended Growth Plan for Donnybrook is shown in Figure 39 - Growth Plan - Donnybrook, whilst the Growth Plan for the surrounding Greater Donnybrook area is shown in Figure 40 - Growth Plan - Greater Donnybrook. The Growth Plan is an amalgam of existing LPS7 + LPS with the development areas identified during Growth Plan process.

9.2 Strategic Initiatives and Thresholds

Table 15 - Strategic Initiatives and Thresholds (Donnybrook) identifies for Donnybrook:

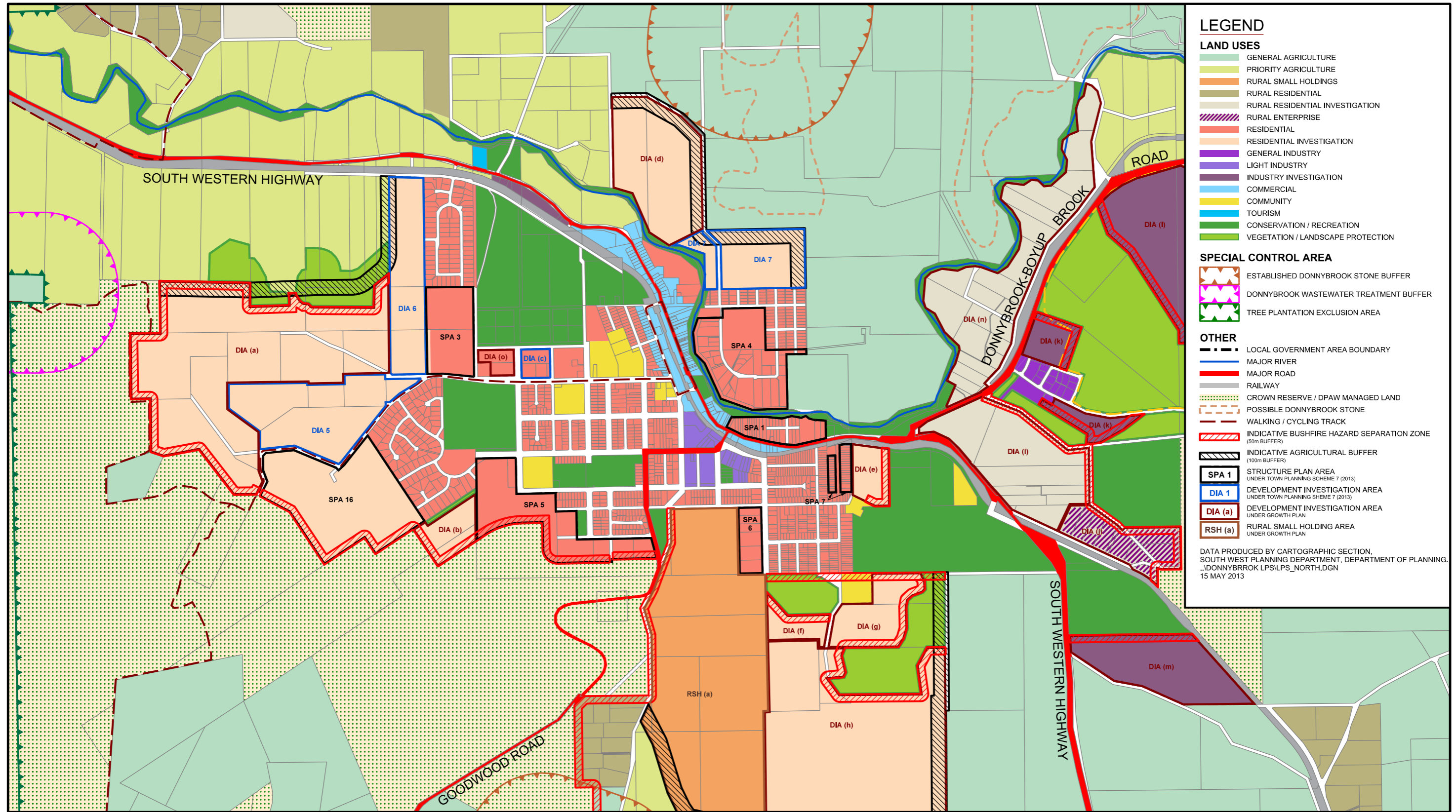
- initiatives reflecting the economic, social, environmental, built form and infrastructure, and governance objectives considered necessary to achieve the vision
- population thresholds at which significant investment in the initiatives will be needed to achieve the adopted vision

	Area (approx. hectares)	Estimated Lot Yield under Growth Plan	Estimated Population under Growth Plan
Residential (Average lot size 300m ² to 650m ²)			
Total	468.8	4791	11977
Residential (Average lot size 750m ² to 1000m ²)			
Total	33.2	266	664
Special Residential (Average lot size 2000m ² to 4000m ²)			
Total	95.0	270	676
Rural Residential / Rural Small Holdings (Average lot size 2ha to 7.5ha)			
Total	252.1	78	194
Rural Enterprise (Average lot size 2ha)			
Total	15.7	8	20
Industry			
Total	109.7	55	
SUB TOTAL	974.5	5467	13530
EXISTING (1)	-	-	2532
TOTAL	-	-	16062

NOTE:

(1) Estimated Resident Population, 2011 (ABS)

Table 14 - Summary of Growth Plan Estimated Lot Yield and Population (Donnybrook)



LEGEND

LAND USES

- GENERAL AGRICULTURE
- PRIORITY AGRICULTURE
- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL INVESTIGATION
- RURAL ENTERPRISE
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- GENERAL INDUSTRY
- LIGHT INDUSTRY
- INDUSTRY INVESTIGATION
- COMMERCIAL
- COMMUNITY
- TOURISM
- CONSERVATION / RECREATION
- VEGETATION / LANDSCAPE PROTECTION

SPECIAL CONTROL AREA

- ESTABLISHED DONNYBROOK STONE BUFFER
- DONNYBROOK WASTEWATER TREATMENT BUFFER
- TREE PLANTATION EXCLUSION AREA

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- MAJOR RIVER
- MAJOR ROAD
- RAILWAY
- CROWN RESERVE / DPAW MANAGED LAND
- POSSIBLE DONNYBROOK STONE
- WALKING / CYCLING TRACK
- INDICATIVE BUSHFIRE HAZARD SEPARATION ZONE (50m BUFFER)
- INDICATIVE AGRICULTURAL BUFFER (100m BUFFER)

SPA 1 STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)

DIA 1 DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)

DIA (a) DEVELOPMENT INVESTIGATION AREA UNDER GROWTH PLAN

RSH (a) RURAL SMALL HOLDING AREA UNDER GROWTH PLAN

DATA PRODUCED BY CARTOGRAPHIC SECTION, SOUTH WEST PLANNING DEPARTMENT, DEPARTMENT OF PLANNING, ..\DONNYBROOK LPS\LPS_NORTH.DGN 15 MAY 2013

DONNYBROOK-BALINGUP GROWTH PLAN
GROWTH PLAN
DONNYBROOK

250m 0 625 1250m
 1:12500 @ A1 or 1:25000 @ A3
 ALL DISTANCES ARE IN METRES



REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D	MODIFICATION TO RSH (a)	TDB	18.06.2015
C	MODIFICATION TO DIA (e) AND REMOVAL OF SPA 2	TDB	24.11.2014
B	ADDITIONAL AREA INCLUDED - DIA (e)	TDB	07.10.2014
A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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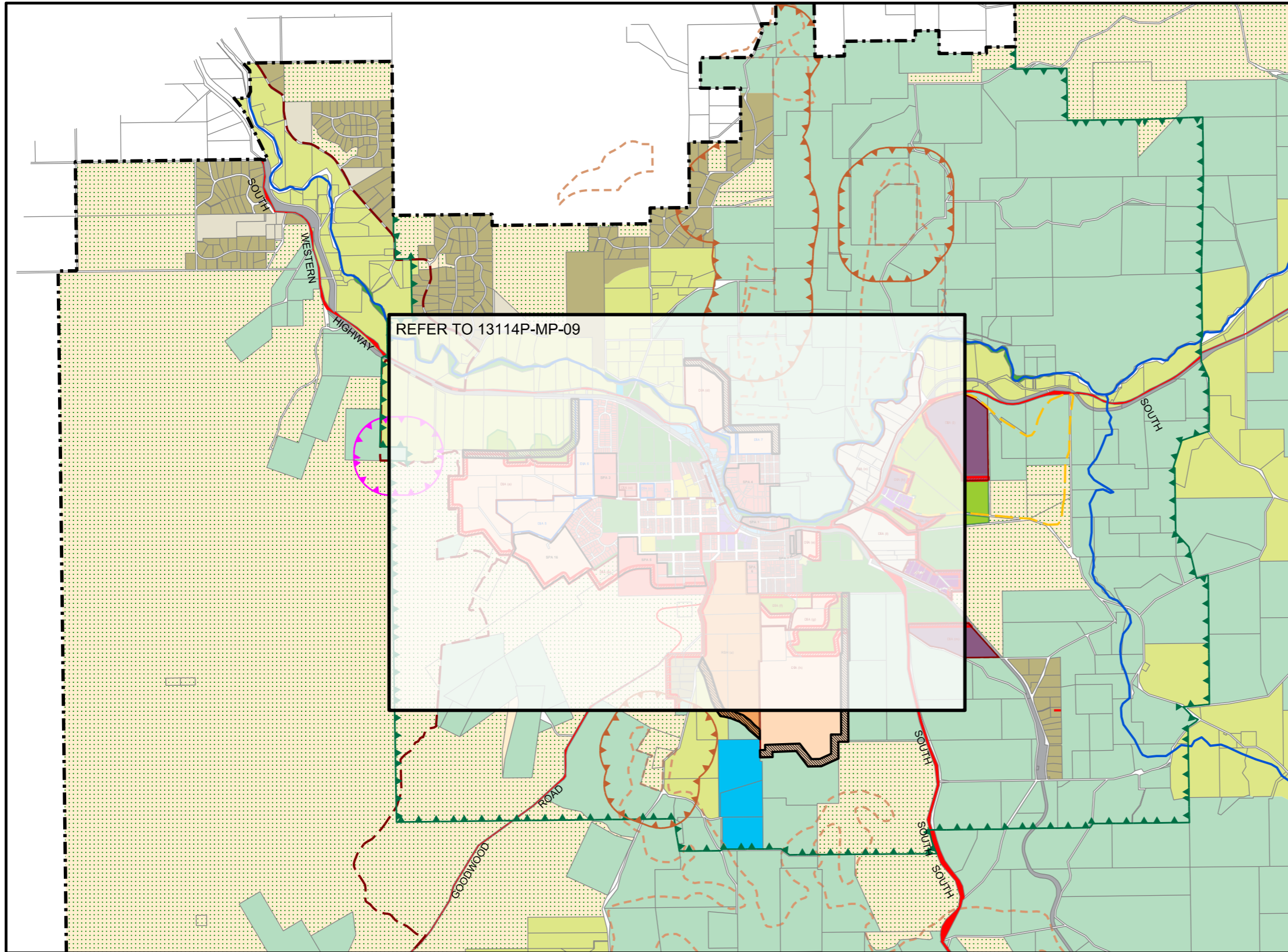
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Figure 39 - Growth Plan - Donnybrook



LEGEND

LAND USES

- GENERAL AGRICULTURE
- PRIORITY AGRICULTURE
- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL INVESTIGATION
- RURAL ENTERPRISE
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- GENERAL INDUSTRY
- LIGHT INDUSTRY
- INDUSTRY INVESTIGATION
- COMMERCIAL
- COMMUNITY
- TOURISM
- CONSERVATION / RECREATION
- VEGETATION / LANDSCAPE PROTECTION

SPECIAL CONTROL AREA

- ESTABLISHED DONNYBROOK STONE BUFFER
- DONNYBROOK WASTEWATER TREATMENT BUFFER
- TREE PLANTATION EXCLUSION AREA

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- MAJOR RIVER
- MAJOR ROAD
- RAILWAY
- CROWN RESERVE / DPAW MANAGED LAND
- POSSIBLE DONNYBROOK STONE
- WALKING / CYCLING TRACK
- INDICATIVE BUSHFIRE HAZARD SEPARATION ZONE
- INDICATIVE AGRICULTURAL BUFFER
- SPA 1** STRUCTURE PLAN AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1** DEVELOPMENT INVESTIGATION AREA UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA (a)** DEVELOPMENT INVESTIGATION AREA UNDER GROWTH PLAN
- RSH (a)** RURAL SMALL HOLDING AREA UNDER GROWTH PLAN

DATA PRODUCED BY CARTOGRAPHIC SECTION,
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..DONNYBROOK LPS\LPS_NORTH.DGN
15 MAY 2013

DONNYBROOK-BALINGUP GROWTH PLAN
GROWTH PLAN
GREATER DONNYBROOK



600m 0 1500 3000m
1:30000 @ A1 or 1:60000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E	MODIFICATION TO RSH	TDB	18.06.2015
D	MODIFICATION TO DIA (a) AND REMOVAL OF SPA 2	TDB	24.11.2014
C	ADDITIONAL AREA INCLUDED -DIA (a)	TDB	07.10.2014
B	BUSHFIRE ZONE AND AGRICULTURAL BUFFER ADDED	TDB	24.09.2014
A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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Figure 40 - Growth Plan - Greater Donnybrook

Strategic Initiative	Low Growth Threshold (1)	Medium Growth Threshold (1)	High Growth Threshold (1)
Economic Development			
1. Limited expansion of Sandhills Industrial Area	3 000 people	-	-
2. Progressive development of Rural Enterprise area	3 000 people	5 000 people	-
3. Promote investment in value-adding to agricultural and timber production	Current population	5 000 people	7 500 people
4. Develop a major resource processing industry (possibly leveraging construction of Bunbury-Albany Gas Pipeline)	-	5 000 people	7 500 people
5. Major expansion of the Sandhills Industrial Area and/or development of a South-East Donnybrook industrial area	-	5 000 people	7 500 people
6. Increase the range of services at Donnybrook Hospital as part of a Community Health Hub that will attract more health professionals	4 000 people	5 000 people	7 500 people
7. Upgrade District High School to a Senior College and possible TAFE campus	-	-	3-4 primary schools in catchment
Social Development and Lifestyle			
8. Facilitate the provision of a wide range and choice of residential lots and housing product, including affordable housing	3 000 people	5 000 people	7 500 people
9. Promote Donnybrook as a healthy, safe and inclusive community in which to raise a family and to live full and active lives	Current population	5 000 people	7 500 people
10. Promote Donnybrook as offering country lifestyles in a highly attractive landscape close to bunbury and employment options	Current population	5 000 people	7 500 people
11. Enhance the growing reputation of Donnybrook as a place for young and old, including provision of additional child care and seniors facilities	Current population	5000 people	7 500 people
12. Develop expanded and upgraded district sport and recreation facilities	3 000 people	5 000 people	7 500 people
13. Develop additional public Primary Schools to meet demand	-	6 000 people	12 000 people
14. Build Local Community Centres as the focus of major urban expansions areas	-	5 000 people	10 000 people
15. Develop a Purpose-built Youth Centre	-	-	10 000 people
Environmental			
16. Provide priority infill sewerage infrastructure to reduce the current environmental impact	Current population	3 500 people	-
17. Facilitate a land exchange between Department of Lands/Landcorp and the Department of Parks and Wildlife for land south-west of the existing townsite to better balance urban development with conservation of high quality remnant vegetation, landscape protection and improved bushfire management	3 000 people	5 000 people	-
18. Provide for the conservation of significant biodiversity values including protecting regionally significant ecological linkages, poorly reserved vegetation and riparian zones	Current population	3 500 people	10 000 people

Table 15 - Strategic Initiatives and Thresholds - Donnybrook

Built Form and Infrastructure			
19. Prepare strategies to maintain and enhance the heritage and built environment that contribute to Donnybrook's sense of place, including use of Donnybrook stone.	Current population	3 500 people	5 000 people
20. Reduce current per capita drinking water consumption through education and water use efficiencies initiatives. Have an additional source developed to supplement the existing groundwater allocation entitlements. Encourage 'third pipe' and other re-use options.	Current populaton	3 500 people	5 000 people
21. Seek upgrading or duplication of the Donnybrook wastewater treatment plant to enable domestic, commercial and industrial reuse	-	5 000 people	10 000 people
22. Demonstrate that public health risks, environmental impacts and strong population growth in Donnybrook justify priority infill sewerage, especially in the identified Critical area that includes Donnybrook Water Supply Wellhead Protection Zones	Current population	-	-
23. Promote the benefits of Donnybrook 'at the crossroads' for major regional road and rail transport where re-opening the Greenbushes-Picton Railway Line, upgrading the South Western Highway and ultimately constructing a bypass/ heavy haulage route will enable lands east of town to emerge as a transport and industrial hub	Current population	5 000 people	10 000 people
Governance			
24. Strive for the highest levels of civic, business and community leadership that is focussed on maintaining the enhancing the existing character and prosperity of the shire	Current population	5 000 people	10 000 people
25. Council to adopt active strategies to continue working in partnership with a larger, progressive, vibrant and engaged community	Current population	5 000 people	10 000 people
26. Progressively expand policing, emergency services and other Government services to meet the needs of the growing townsite and surrounding areas	3 000 people	5 000 people	10 000 people

Notes:

1. The Population thresholds generally refer to Balingup and surrounds except where relevant to whole-of Shire matters

Table 15 - Strategic Initiatives and Thresholds - Donnybrook



10.0 Growth Plan - Balingup

10.1 Growth Plan

The Growth Plan reinforces the vision for Balingup as set out in the Shire of Donnybrook-Balingup Townsite Expansion Strategy (2009):

“Balingup Village will support a diverse range of sustainable work and living opportunities, and which protect the unique rural and natural character of the Shire of Donnybrook-Balingup’s arboretum town.”

Table 16 - Summary of Growth Plan Estimated Lot Yield and Population (Balingup) summarises the estimated lot yield and population growth potential in the Growth Plan. The development areas, lot yields and estimated population growth can accommodate the High Growth scenario identified in Part One. Although this level of growth would not be achieved until the mid-long-term, it is considered prudent to give formal recognition to a Growth Plan that essentially shows the ‘ultimate’ Balingup townsite.

The recommended Growth Plan for Balingup is shown in Figure 41 - Growth Plan - Balingup. The Growth Plan is an amalgam of the existing LPS7 + LPS with the development areas identified during the Growth Plan process.

10.2 Strategic Initiatives and Thresholds

Table 16 - Strategic Initiatives and Thresholds (Balingup) identifies for Balingup:

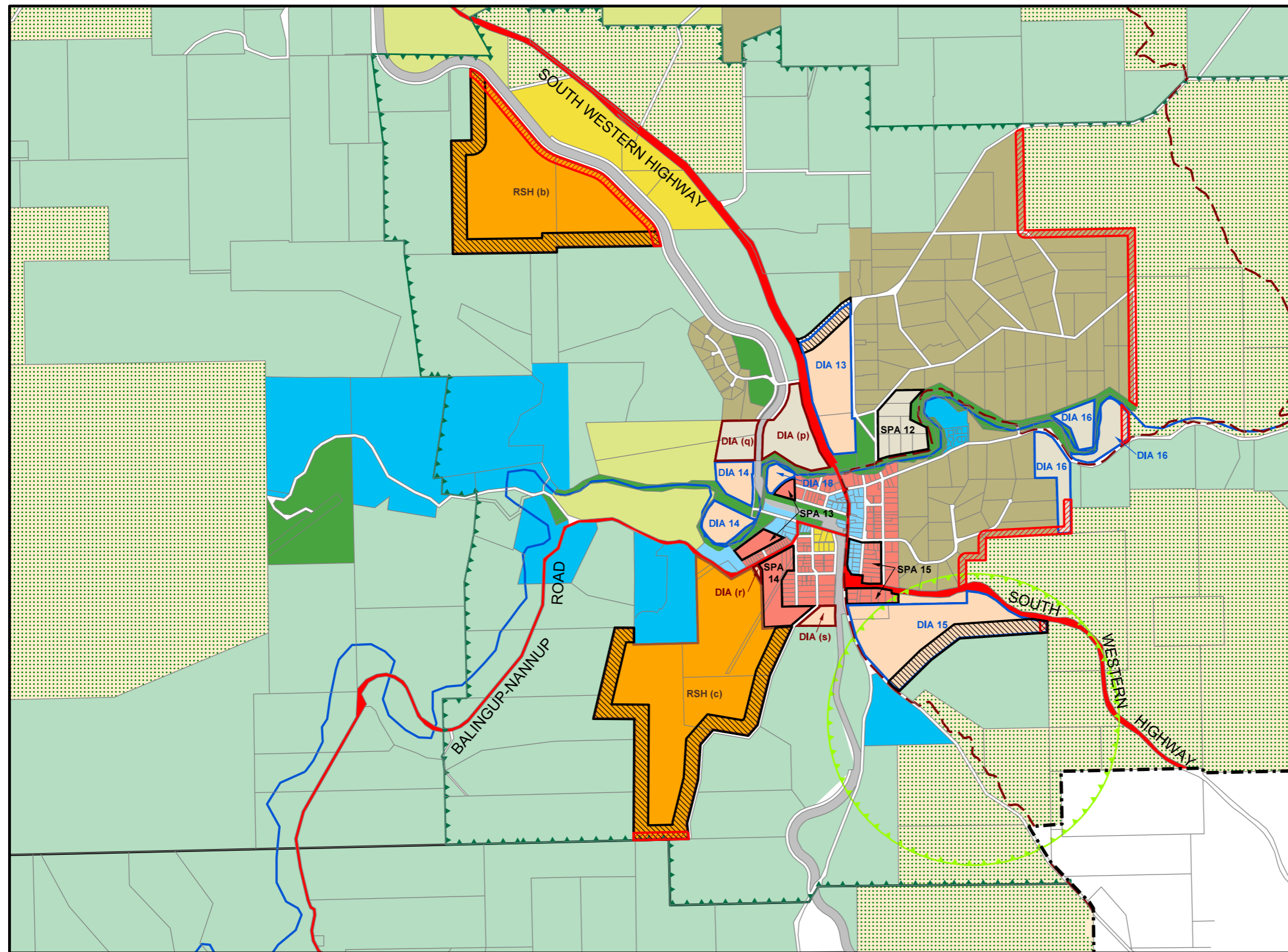
- initiatives reflecting the economic, social, environmental, built form and infrastructure, and governance objectives considered necessary to achieve the vision
- population thresholds at which significant investment in the initiatives will be needed to achieve the adopted vision

	Area (approx. hectares)	Estimated Lot Yield under Growth Plan	Estimated Population under Growth Plan
Residential (Average lot size 750m ² to 1000m ²)			
Total	21	126	315
Special Residential (Average lot size 2000m ² to 4000m ²)			
Total	72.1	167	418
Rural Residential / Small Holdings (Average lot size 2ha to 7.5ha)			
Total	242.1	56	139
SUB TOTAL	335.2	349	872
EXISTING (1)	-	-	560
TOTAL	-	-	1432

NOTE:

(1) Estimated Resident Population, 2011 (ABS)

Table 16 - Summary of Growth Plan Estimated Lot Yield and Population (Balingup)



LEGEND

LAND USES

- GENERAL AGRICULTURE
- PRIORITY AGRICULTURE
- RURAL SMALL HOLDINGS
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL INVESTIGATION
- RESIDENTIAL
- RESIDENTIAL INVESTIGATION
- COMMERCIAL
- COMMUNITY
- TOURISM
- CONSERVATION / RECREATION

SPECIAL CONTROL AREA

- INDICATIVE AREA OF GOLDEN VALLEY TREE PARK
- BLACKWOOD PRECINCT
(MINIMUM LOT SIZE OF 100ha FOR AGRICULTURAL USES)
- TREE PLANTATION EXCLUSION AREA

OTHER

- LOCAL GOVERNMENT AREA BOUNDARY
- MAJOR RIVER
- MAJOR ROAD
- RAILWAY
- CROWN RESERVE / DPAW MANAGED LAND
- WALKING / CYCLING TRACK
- INDICATIVE BUSHFIRE HAZARD SEPARATION ZONE
(50m BUFFER)
- INDICATIVE AGRICULTURE BUFFER
(100m BUFFER)
- SPA 1
STRUCTURE PLAN AREA
UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA 1
DEVELOPMENT INVESTIGATION AREA
UNDER TOWN PLANNING SCHEME 7 (2013)
- DIA (a)
DEVELOPMENT INVESTIGATION AREA
UNDER GROWTH PLAN
- RSH (a)
RURAL SMALL HOLDING AREA
UNDER GROWTH PLAN

DATA PRODUCED BY CARTOGRAPHIC SECTION,
SOUTH WEST PLANNING DEPARTMENT, DEPARTMENT OF PLANNING,
...DONNYBROOK LPS\LPS_SOUTH.DGN
15 MAY 2013

DONNYBROOK-BALINGUP GROWTH PLAN
GROWTH PLAN
BALINGUP

300m 0 750 1,500m
1 : 15,000 @ A1 or 1 : 30,000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
J			
I			
H			
G			
F			
E			
D			
C	MODIFICATION TO INVESTIGATION AREAS	TDB	17.06.2015
B	MODIFICATION TO RSH (c) AND REMOVAL OF RSH (d)	TDB	23.09.2014
A	ADDITIONAL AREAS INCLUDED	TDB	18.08.2014

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ORIGINAL PLANNER:	LG
ORIGINAL DRAFTER:	TDB
CREATED DATE:	21.05.2014
AERIAL DATA:	N/A
CADASTRAL DATA:	MGA
TOPOGRAPHIC DATA:	N/A



13114P-MP-14C

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES.
AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.

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Figure 41 - Growth Plan - Balingup

Strategic Initiative	Low Growth Threshold (1)	Medium Growth Threshold (1)	High Growth Threshold (1)
Economic Development			
1. Progressive development of residential and rural living opportunities	500 people	800 people	1 300 people
2. Promote investment in Balingup's reputation for its creative industries, high quality agricultural produce, cafes, festivals, farmstays and cultural tourism	Current population	800 people	1 300 people
3. Demonstrate the economic and social benefits of a multi-purpose facility for the provision of government and community services (and visiting health professionals) serving the town and surrounding areas	-	800 people	1 300 people
4. Encourage small business through the careful expansion of urban and rural lifestyle opportunities that will meet the population and economic thresholds for a more sustainable community	-	800 people	1 300 people
Social Development and Lifestyle			
5. Facilitate the provision of a wider range and choice of residential lots and housing product, including affordable housing	Current population	800 people	1 300 people
6. Promote Balingup and the Shire as a healthy, safe and inclusive community in which to raise a family and to live full and active lives	Current population	800 people	1 300 people
7. Promote Balingup as offering country lifestyles in a highly attractive landscape close to Donnybrook, Bridgetown and other employment options	Current population	800 people	1 300 people
8. Maintain and enhance the important educational, social and economic contribution the Balingup Primary and Pre-Primary School makes to the community of Balingup	Current population	800 people	1 300 people
9. Enhance the reputation of Balingup as a place that inspires and nurtures creativity, community and environmental awareness	Current population	800 people	1 300 people
10. Develop expanded and upgraded local sport and recreation facilities	-	800 people	1 300 people
Environmental			
11. Provide for the conservation of significant biodiversity values including protecting regionally significant ecological linkages, poorly reserved vegetation and riparian zones	Current population	800 people	1 300 people
12. Ensure the provision of suitable on-site effluent disposal systems to protect surface and groundwater resources	Current population	800 people	1 300 people
13. Provide appropriate development setbacks from the Balingup Brook to maintain and enhance fringing native vegetation	Current population	800 people	1 300 people
14. Consider visual resource management in the design and implementation of subdivisions and development, particularly in areas of high landscape amenity such as the Golden Valley Tree Park and prominent hills providing a backdrop to the town	-	800 people	1 300 people

Table 17 - Strategic Initiatives and Thresholds - Balingup

Built Form and Infrastructure			
15. Prepare strategies to maintain and enhance the heritage and built environment that contribute to Balingup's sense of place	Current population	800 people	1 300 people
16. Seek to reduce current per-capita drinking water consumption through education and efficiencies while developing an additional source to supplement the existing scheme	Current population	800 people	1 300 people
17. Support inclusion of Balingup in the Bridgetown Regional Water Supply Scheme to improve the reliability of supply and to meet the needs of population growth	-	800 people	1 300 people
Governance			
18. Strive for the highest levels of civic, business and community leadership that is focussed on maintaining and enhancing the existing character and prosperity of the Shire	Current population	800 people	1 300 people
19. Council to adopt active strategies to continue working in partnership with a larger, progressive, vibrant and engaged community	Current population	800 people	1 300 people
20. Seek to maintain and enhance Government services to meet the needs of the growing townsite and surrounding areas	Current population	800 people	1 300 people

Notes:

1. The Population thresholds generally refer to Balingup and surrounds except where relevant to whole-of-Shire matters

Table 17 - Strategic Initiatives and Thresholds - Balingup

11.0 Conclusion

If the Shire of Donnybrook-Balingup wishes to maintain its current share of regional growth it will need to be pro-active in pursuing the objectives and strategic initiatives.

The Growth Plan has shown that the Shire is capable of physically accommodating significant growth, providing the economies of scale necessary to justify the necessary investment in economic and social infrastructure, and achieving the community visions as expressed through the Shire's Townsite Expansion Strategy, LPS7 and LPS.

A sustainable approach to growth in Donnybrook and Balingup is recommended which aims at concurrent achievement of the relevant economic, social, environmental, built form and infrastructure, and governance outcomes in a managed, balanced and integrated way.

As the principal centre, Donnybrook is well placed to accommodate significant economic and population growth that will facilitate a wider range of employment and services that benefit the whole Shire. Balingup will benefit from moderate growth that will enable retention and expansion of existing services and creation of additional employment, economic and social opportunities while retaining its village character.

The bold, long-term plans proposed for each townsite will demonstrate to decision-makers and potential investors, that the Shire is 'open for business' and is taking a pro-active approach to its future. The long-term plans provide a guide for short-term and medium-term decision-making while providing stakeholders and decision-makers with confidence that this is part of a 'bigger picture' and a bold vision for the future.

A number of strategic initiatives for Donnybrook and Balingup are identified in the Growth Plan. The success of these and other community-driven initiatives will depend on a shared community vision, strong advocacy, and, most importantly, sustained commitment to implement the plan and to regularly monitor its progress.