



Shire of Donnybrook Balingup

# Local Planning Strategy

## PART 2 – BACKGROUND INFORMATION AND ANALYSIS



V.B. DRAFT January 2024



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## 1.0. Introduction

The purpose of Part 2 is to provide the rationale and evidence base for Part 1 of the local planning strategy. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1.

Part 2 provides a summary of the relevant State, regional and local planning contexts and their implications for the local planning strategy.

A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the Shire and the key planning issues and opportunities influencing future development and land use within the Shire.



## 2.0. State and Regional Planning Context

### 2.1. STATE PLANNING STRATEGY 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia, at State, regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration are central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

The local planning strategy broadly aligns with the principles and strategic goals of the State Planning Strategy in the following ways:

- It seeks to support diverse, affordable, accessible and safe communities;
- It encourages investment, innovation, local employment and community betterment;
- It encourages sustainable development that conserves natural assets;
- It identifies critical infrastructure to support future development;
- It builds on the competitive and collaborative advantages of the Shire; and
- It builds community confidence in development processes and practices.





## 2.2. STATE PLANNING POLICIES

State Planning Policies (SPPs) are prepared under Part 3 of the *Planning and Development Act 2005* and provide the highest level of planning policy control and guidance in Western Australia. SPPs considered to be specifically relevant to the Shire are outlined and described in Part 2, Table 1.

*Table 1 – State Planning Policy Overview and Local Planning Strategy Implications and Responses*

State Planning Policy (SPP)	Policy Overview	Local Planning Strategy Implications and Responses
<b>SPP 1.0</b> <b>State Planning Framework</b> <b>(Nov 2017)</b>	<p>SPP 1.0 restates and expands on the key principles of the State Planning Strategy in planning for sustainable land use and development. It brings together existing State and regional policies, strategies and guidelines within a central State Planning Framework, which provides a context for decision-making on land use and development in Western Australia.</p> <p>The Framework informs the Western Australian Planning Commission (WAPC), local government and others involved in the planning process on State level planning policy which is to be taken into consideration, and given effect to, in order to ensure integrated decision-making across all spheres of planning.</p> <p>The framework identifies relevant policies and strategies used by the WAPC in making decisions and may be amended from time to time. The framework is the overarching SPP. Additional SPPs set out the WAPC's policy position in relation to aspects of the State Planning Strategy principles.</p>	<p>The local planning strategy has given due regard to the principles and objectives of SPP 1.0.</p>
<b>SPP 2.0</b> <b>Environment and Natural Resources</b> <b>(Jun 2003)</b>	<p>SPP 2.0 is a broad sector policy and provides guidance for the protection, management, conservation and enhancement of the natural environment. The policy promotes responsible planning by integrating environmental and natural resource management with broader land use planning and decision-making.</p> <p>SPP 2.0 outlines general measures for matters such as water, air quality, soil and land quality, biodiversity, agricultural land and rangelands, basic raw materials, marine resources, landscapes and energy efficiency. These general measures should be considered in conjunction with environmentally-based, issue-specific state planning policies which supplement SPP 2.0.</p>	<p>SPP 2.0 will influence land use planning within proximity to waterways and other areas of key environmental value.</p> <p>The Strategy incorporates protection over the key environmental areas within the Shire including but not limited to the dominant river stems of the Blackwood, Capel and Preston rivers; large, vegetated areas of the State Forest; priority agricultural land; and identified basic raw materials.</p> <p>However, the Strategy also acknowledges that in some circumstances, a balance will be required to facilitate development and growth.</p>
<b>SPP 2.4</b> <b>Basic Raw Materials</b> <b>(Jul 2021)</b>	<p>SPP 2.4 recognises basic raw materials as a finite resource and promotes the importance of its extraction in support of regional development and agriculture within Western Australia. Its primary purpose is to facilitate the responsible extraction of basic raw materials while ensuring that any extraction minimises and mitigates detrimental impacts on the community and environment.</p> <p>SPP 2.4 supports land use conflict being addressed as early as possible in the planning process. Principal considerations for decision-makers include considering the suitability</p>	<p>This policy will particularly influence land use planning for areas within the Shire as there are a number of extractive industries within the Shire.</p> <p>Of particular note is the presence of Donnybrook stone within the area. The Strategy will need to acknowledge the existing presence and potential future extraction of Donnybrook Stone and plan accordingly, which may be complex given its proximity to the Donnybrook townsite and residential growth front.</p>



State Planning Policy (SPP)	Policy Overview	Local Planning Strategy Implications and Responses
	or otherwise of basic raw material extraction on planning and environmental grounds; ensuring broad compatibility between land uses and avoiding development of sensitive land uses within separation distances.	The planning framework will need to demonstrate a balance between landowners, existing stone extraction and potential future development.
<b>SPP 2.5</b> <b>Rural Planning</b> <b>(Dec 2016)</b>	<p>SPP 2.5 applies to rural land and land uses as well as land that may be impacted by rural land uses. SPP 2.5 seeks to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. SPP 2.5 includes policy measures aimed at protecting rural land while encouraging a diversity of compatible rural land uses.</p>	<p>This policy will need to be given due regard in developing the Shire's planning framework to manage land uses and development of the Shire's rural land. The framework will need to balance traditional rural land uses with creating opportunities for diversification of agricultural and other activities such as tourism.</p> <p>A basic principle of SPP 2.5 is the designation of rural land as either Priority Agriculture or General Agriculture. Designation of land as Priority Agriculture places a clear emphasis on the primacy of agriculture in those areas above other proposed uses. While the General Agricultural area is still an area of agricultural and rural use, there may be increased flexibility for other uses.</p> <p>In order to promote growth and potential in-fill of existing Rural Residential zoned areas, the Strategy seeks to clarify the position of the Shire in considering the circumstances where it would support in-fill subdivision.</p> <p>In addition, SPP 2.5 sets out the guiding objectives for DCP 3.4 which provides for the creation of homestead lots. Noting that this policy does not currently apply to the South West It is the Shire's position that this opportunity should be extended to rural properties within the Shire (and the South West generally) and this is reflected in the Strategy.</p> <p>Similarly, whilst SPP 2.5 and DCP 3.4 outline a general presumption against the subdivision of rural land, the Shire considers there is merit to low-density rural strata development with shared facilities. This type of development is particularly of interest to the Balingup community who are seeking a more sustainable way of living, whilst taking advantage of the rural lifestyle typical to the area.</p> <p>Refer to Part 2, section 2.4 Operational Policies (DCP 3.4) and section 3.4 Local Planning Policies for further information regarding the proposed variation.</p>
<b>SPP 2.7</b> <b>Public Drinking Water Source</b> <b>(Jun 2003)</b>	<p>The purpose of SPP 2.7 is to inform decision makers of those aspects of state planning policy concerning the protection of Public Drinking Water Supply Areas throughout the state.</p> <p>It is intended that this be implemented through the preparation of strategic plans, regional and local planning schemes, conservation and management strategies, and other relevant plans or guidelines, as well as through decision-making on subdivision and development applications.</p>	<p>This policy will influence land use and development within the Shire, particularly given the presence of protected groundwater areas P1, P2 and P3.</p> <p>Consultation with the Department of Water and Environmental Regulation will be required for a number of proposals in these areas to ensure adequate protection of water sources.</p>



State Planning Policy (SPP)	Policy Overview	Local Planning Strategy Implications and Responses
<b>Draft SPP 2.9</b> <b>Planning for Water</b> <b>(Aug 2021)</b>	<p>SPP 2.9 provides guidance in the planning, protection and management of surface and groundwater catchments, including consideration of availability of water and waterways management, wetlands, waterways, and estuaries and their buffers, and implementation of total water cycle management principles in the land use planning system.</p> <p>The policy recognises that planning should contribute to the protection and management of water resources through implementation of policy measures that identify significant water resources, prevent the degradation of water quality and wetland vegetation, promote restoration and environmental repair and avoid incompatible land uses.</p>	<p>Land use and development proposals will be influenced by this policy and demonstrated throughout the planning framework to ensure appropriate ongoing protection and management of the Shire's water sources.</p>
<b>SPP 3.0</b> <b>Urban Growth and Settlement</b> <b>(May 2006)</b>	<p>SPP 3.0 is a broad sector policy that sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia. The purpose of the policy is to facilitate sustainable patterns of urban growth and settlement by setting out the requirements of sustainable settlements and communities and the broad policy for accommodating growth and change.</p> <p>SPP 3.0 outlines general measures to create sustainable communities, plan liveable neighbourhoods, coordinate services and infrastructure, manage rural-residential growth and plan for Aboriginal communities. These general measures should be considered in conjunction with issue-specific urban growth and settlement state planning policies which supplement SPP 3.0.</p>	<p>This policy reinforces the need to focus urban growth in areas where feasible to make optimal use of existing infrastructure and services.</p> <p>As the provision of essential services is limited in the Shire, creative solutions and options will need to be encouraged throughout the planning framework to ensure sustainable development and to facilitate continued growth of the Shire.</p> <p>The policy promotes urban consolidation, an efficient use of land and it recognises the important role of rural residential development in providing lifestyle choice and the potential to revitalise rural communities. There is also a need for rural residential development to be appropriately located and appropriately managed.</p>
<b>SPP 3.4</b> <b>Natural Hazards and Disasters</b> <b>(Apr 2006)</b>	<p>SPP 3.4 encourages local governments to adopt a systemic approach to the consideration of natural hazards and disasters. The objectives of this policy are to include planning for natural disasters as a fundamental element in the preparation of planning documents, and through these planning documents, minimise the adverse impacts of natural disasters on communities, the economy and the environment.</p> <p>SPP 3.4 sets out considerations for decision makers in relation to hazards including flood, bushfire, landslides, earthquakes, cyclones and storm surges. Consideration of these hazards should be undertaken in conjunction with issue-specific state planning policies which supplement SPP 3.4.</p>	<p>This policy is applicable, particularly in the context of bushfire risk throughout the Shire. The framework will need to consider the impact of bushfire and other hazards in the context of a rural environment whilst balancing the environmental values.</p>
<b>SPP 3.5</b> <b>Historic Heritage Conservation</b> <b>(May 2007)</b>	<p>SPP 3.5 sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The policy seeks to conserve places and areas of historic heritage significance and to ensure development does not adversely affect the significance of heritage places and areas.</p> <p>SPP 3.5 primarily relates to historic cultural heritage noting that Aboriginal heritage and natural heritage are protected by other legislative instruments. Historic cultural heritage includes heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features.</p>	<p>There are a number of significant heritage places within the Shire that contribute to the profiles of each community.</p> <p>The planning framework will need to reflect this policy by providing further guidance for development assessment and control of places with significant heritage values in the Shire, to support their conservation for future generations.</p> <p>This will be highly relevant in the review of the Shire's Heritage List and review of relevant development provisions.</p>



State Planning Policy (SPP)	Policy Overview	Local Planning Strategy Implications and Responses
	<p>The policy contains development control principles and considerations for decision-makers for proposed development within a heritage place and/or heritage area. The policy also states that care should be taken by decision-makers to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p>	
<p><b>SPP 3.6</b> <b>Infrastructure Contributions</b> (Apr 2021)</p>	<p>SPP 3.6 sets out the principles and requirements that apply to both development and community infrastructure in new and established areas. Its primary purpose is to promote the efficient and effective provision of public infrastructure to meet the demands arising from population growth and development. The policy is intended to apply across all development settings, including urban, industrial and greenfield growth areas and regional towns.</p> <p>Implementation of this policy is primarily through local planning schemes, improvement schemes or structure plans as well as subdivision and development proposals. In determining the suitability for infrastructure contributions, decision-makers are required to consider six underlying principles, including need / nexus, transparency, equity, certainty, consistency, and accountability.</p> <p>SPP 3.6 is supplemented by the <i>Infrastructure Contribution Implementation Guidelines</i> (the Guidelines) that provide additional information regarding the preparation and operation of development contribution plans (DCPs) in areas where coordinated development of infrastructure and cost-sharing is required.</p> <p>The Guidelines recognise that the DCP must have a strategic basis and be linked to the local planning strategy and strategic infrastructure plan and program which identify the infrastructure and facilities required over the life of the DCP (generally up to 10 years for new greenfield development, or longer for the delivery of citywide Community Infrastructure), and the cost and revenue sources for the provision of the infrastructure.</p>	<p>The Shire has not previously identified Development Contribution Areas within the Scheme area.</p> <p>Development Contribution Areas and Plans may need to be a consideration for future areas of potential growth, to facilitate the appropriate upgrade of shared infrastructure such as roads and reticulated sewer.</p>
<p><b>SPP 3.7</b> <b>Planning in Bushfire Prone Areas</b> (Dec 2015)</p>	<p>SPP 3.7 provides a framework in which to implement effective, risk-based land use planning and development outcomes to preserve life and reduce the impact of bushfire on property and infrastructure. The policy emphasises the need to identify and consider bushfire risks in decision-making at all stages of the planning and development process whilst achieving an appropriate balance between bushfire risk management measures, biodiversity conservation and environmental protection.</p> <p>The policy applies to all land which has been designated as bushfire prone by the Fire and Emergency Services Commissioner as well as areas that may not have yet been designated as bushfire prone but are proposed to be developed in a way that introduces a bushfire hazard.</p> <p>SPP 3.7 should be read in conjunction with the Deemed Provisions for local planning schemes contained in the <i>P&amp;D (Local Planning Schemes) Regulations 2015</i> (Schedule</p>	<p>This policy has a significant impact on land use and development proposals within the Shire given the prolific presence of bushland and associated bushfire prone areas.</p> <p>The planning framework will need to demonstrate a balance between planning for bushfire risk and facilitating development within the Shire.</p>



State Planning Policy (SPP)	Policy Overview	Local Planning Strategy Implications and Responses
	2), <i>Guidelines for Planning in Bushfire in Prone Areas</i> and <i>Australian Standard 3959: Construction of Buildings in Bushfire Prone Areas</i> .	
<b>SPP 4.1</b> <b>Industrial Interface</b> (July 2022)	<p>SPP 4.1 guides planning decisions with the aim of protecting the long-term future operation of industry and infrastructure facilities, by avoiding encroachment from sensitive land uses and potential land use conflicts. The policy encourages the use of statutory buffers; facilitating industrial land uses with offsite impacts within specific zones and compatible interface between strategic/general industry zones and sensitive zones.</p> <p>SPP 4.1 supports land use conflict being addressed as early as possible in the planning process. It is also expected that land use conflict will be subsequently considered at each stage of the planning framework, increasing in detail at each level.</p> <p>The policy recognises the overlap of various environmental, health and safety regulations and guidelines and outlines considerations for decision-makers in this regard.</p>	The Shire's future industrial land is confined to a specific location (Sandhills Road) however it is subject to specific land and feasibility constraints. The future protection of such industrial zoned land therefore needs to be considered under the local planning framework.
<b>SPP 5.2</b> <b>Telecommunications Infrastructure</b> (Sep 2015)	<p>SPP 5.2 recognises telecommunications infrastructure as an essential service and aims to balance the need for this infrastructure and the community interest in protecting the visual character of local areas. The policy aims to provide clear guidance pertaining to the siting, location and design of telecommunications infrastructure and sets out specific exemptions for where the policy requirements do not apply.</p> <p>Decision-makers should ensure that telecommunications infrastructure services are located where it will facilitate continuous network coverage and/or improved telecommunications services to the community whilst not comprising environmental, cultural heritage, social and visual landscape values</p>	<p>This policy will inform the future consideration of infrastructure proposals.</p> <p>Telecommunications infrastructure as a specific land use will be provided in the Zoning Table.</p>
<b>SPP 5.4</b> <b>Road and Rail Noise</b> (Sep 2019)	<p>SPP 5.4 provides guidance for the performance-based approach for managing and mitigating transport noise associated with road and rail operations.</p> <p>This policy applies where noise sensitive land uses are located within a specified distance of a transport corridor, new or major road or rail upgrades are proposed, or where works propose an increase in rail capacity resulting in increased noise. The policy also sets out specific exemptions for where the policy requirements do not apply.</p> <p>SPP 5.4 supports noise impacts being addressed as early as possible in the planning process for the purpose of avoiding land use conflict and achieving better land use planning outcomes. Considerations for decision-makers include ensuring that the community is protected from unreasonable levels of transport noise, whilst also ensuring the future operations of transport corridors.</p> <p>SPP 5.4 is supplemented by the <i>Road and Rail Noise Guidelines</i>.</p>	<p>Development adjacent or in close proximity to the rail network and major traffic routes (e.g. South Western Highway, Goodwood Road, Donnybrook-Boyup Brook Road, and other district level roads) will need to be appropriately sited and designed to minimise noise impacts.</p> <p>Notwithstanding that the rail network has not been used for a number of years, consultation with, and direction from, the Public Transport Authority and/or relevant provider (i.e. Arc Infrastructure) will need to be considered for development proposals in close proximity to the rail corridor(s).</p>



State Planning Policy (SPP)	Policy Overview	Local Planning Strategy Implications and Responses
<p><b>SPP 7.0</b> <b>Design of the Built Environment</b> (May 2019)</p>	<p>SPP 7.0 is a broad sector policy relevant to all local governments. The policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system. It is intended to apply to activity precinct plans, structure plans, local development plans, subdivision, development and public works.</p> <p>The policy contains ten design principles which set out specific considerations for decision-makers when evaluating proposals. These include context and character, landscape quality, built form and scale, functionality and build quality, sustainability, amenity, legibility, safety, community and aesthetics. The policy also encourages early and on-going discussion of design quality matters and the use of design review.</p> <p>These principles should be considered in conjunction with the range of supporting State Planning Policies that provide design quality guidance for specific types of planning and development proposals.</p>	<p>The planning framework considers the design principles of the SPP which will underpin the Shire's approach to the design of built form. These will be integrated into the new Scheme and relevant planning policies.</p>
<p><b>SPP 7.2</b> <b>Precinct Design</b> (Feb 2021)</p>	<p>SPP 7.2 provides guidance for precinct planning with the intent of achieving quality planning and design outcomes for precincts within Western Australia. The policy recognises that there is a need to plan for a broader range of precinct-based contexts and conditions to achieve a balance between greenfield and infill development. Objectives of the policy include ensuring that precinct planning and design processes deliver high-quality built environment outcomes that provide social, economic and environmental benefit to those who use them.</p> <p>Precinct types include activity centres, station precincts, urban corridors, residential infill and heritage precincts. These areas are recognised as requiring a high-level of planning and design focus in accordance with a series of precinct outcome considerations as outlined in the policy. The policy also encourages the use of design review.</p>	<p>The Shire's townsites are generally well-developed urban areas, albeit in the context of a rural context. Any changes to the local planning framework to implement State policy direction, such as development involving higher density residential development may require the establishment of a precinct plan.</p>
<p><b>SPP 7.3</b> <b>Residential Design Codes Volumes 1 and 2</b> (May 2019)</p>	<p>SPP 7.3 – <i>Residential Design Codes (Volumes 1 and 2)</i> provides the basis for the control of residential development throughout Western Australia for single houses, grouped dwellings and multiple dwellings. The purpose of the policy is to address emerging design trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents. They are also used for the assessment of residential subdivision proposals.</p> <p>The policy outlines various objectives for residential development, planning governance and development processes and sets out information and consultation requirements for development proposals. The policy also makes provision for aspects of specified design elements to be varied through the local planning framework.</p> <p>SPP 7.3 - <i>Residential Design Codes (Volumes 1 and 2)</i> should be read in conjunction with the supporting Guidelines.</p>	<p>The R-Codes currently apply to all residential areas across the Shire.</p> <p>The planning framework considers the implications of the provisions of R-Codes when other applicable legislative requirements may apply (i.e. where no sewer infrastructure is required / available, the Government Sewerage Policy applies to minimum lot sizes).</p> <p>Several variations to the development provisions of the R-Codes need to be considered in the context of a rural environment where community needs may differ from a city environment, such as outbuilding sizes.</p>



## 2.3. REGIONAL PLANNING CONTEXT

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including:

- Regional and Sub-regional planning strategies and structure plans; and
- Regional Planning Schemes

Regional planning instruments considered to be specifically relevant to the Shire are outlined and described in Part 2, Table 2.

*Table 2 – Regional Planning Instrument Overview and Local Planning Strategy Implications and Responses*

Regional Planning Instrument	Regional Planning Instrument Overview	Local Planning Strategy Implications and Responses
<b>South West Regional Planning and Infrastructure Framework</b> (Dec 2015)	<p>The South West Regional Planning and Infrastructure Framework is a guidance document for local governments which outlines the WAPC's position on planning for population growth, transport, agriculture, community infrastructure, climate change and major infrastructure requirements for the South West region.</p> <p>It provides an overview of the region's scale and distribution of population growth and provides strategies and guidance to deal with planning considerations such as economic growth, transport, environmental matters and agriculture.</p>	<p>In line with the South West framework, the Strategy provides a big-picture view of the long term future of the Shire by identifying key challenges and opportunities for growth and development.</p> <p>The Strategy will provide an overview for the objectives and broad outcomes of development and land use provisions throughout the Shire based on the unique land suitability and capability of the area.</p>
<b>Bunbury-Geographe Sub-Regional Strategy</b> (Jan 2022)	<p>The Bunbury-Geographe Sub-Regional Strategy (BGSRS) provides high level guidance for future growth and development for the local planning areas of Bunbury, Dardanup, Capel, Harvey, Collie and Donnybrook-Balingup. Bunbury as the principal settlement in the region has grown significantly causing surrounding areas to expand concurrently.</p> <p>The BGSRS provides guidance to assist the local governments within the sub-region to grow towards a combined population of over 200,000 people.</p> <p>The strategic planning context provides direction and guidance for future development. It identifies principles for development and growth for the sub-region and provides strategic direction to achieve these principles. The Sub-regional profile is a contextual analysis of the sub-region, providing information and analysis on the region's population, economy, infrastructure, services, environment and transport.</p>	<p>The local Strategy will reflect the overall intention and objectives of the BGSRS by embedding strategic directions within the local planning framework that support regional approaches.</p>



## 2.4. OPERATIONAL POLICIES

Operational policies guide decision-making in relation to subdivision and development applications. Those operational policies considered relevant to the local planning strategy are listed and described in Part 2, Table 3.

*Table 3 – Operational Policies*

Operational Policy (OP) / Development Control Policy (DCP)	Policy Overview	Local Planning Strategy Implications and Responses
<b>OP 1.1</b> <b>Subdivision of Land (General Principles)</b> <b>(Feb 2020)</b>	<p>This policy sets out the general principles that will be used by the WAPC in determining applications for the subdivision of land.</p> <p>It also indicates the basic requirements for the creation of new lots and the procedures the WAPC will follow to process subdivision applications.</p>	<p>The Strategy allows for the potential growth of the Shire including identifying areas of potential expansion.</p> <p>Subdivision of land will need to address OP 1.1.</p>
<b>DCP 1.7</b> <b>General Road Planning</b> <b>(Jun 1998)</b>	<p>To promote the planning of road networks throughout the State which maximise efficiency, safety and amenity.</p> <p>To provide a consistent approach for contributions towards the provision of roads resulting from the subdivision and development of land.</p>	<p>Any required changes to road planning within the Shire will need to consider DCP 1.7, particularly within the areas identified for future growth.</p>
<b>DCP 2.2</b> <b>Residential Subdivision</b> <b>(Oct 2017)</b>	<p>To establish a consistent and coordinated approach to the creation of residential lots throughout Western Australia.</p> <p>To adopt criteria for residential lots that will ensure each lot has a suitable level of amenity, services and access.</p> <p>To facilitate the supply of residential lots in regular shapes and size ranges that reflect the statutory provisions of local planning schemes and site conditions — including the R-Codes, the availability of reticulated sewerage, electricity and water and the need for frontage to public streets for access.</p>	<p>The Strategy has identified areas for potential residential growth. Residential subdivision of land will need to address DCP 2.2.</p>
<b>DCP 2.3</b> <b>Public Open Space in Residential Areas</b> <b>(May 2002)</b>	<p>Provides the requirement for 10% of the gross subdivisible area of a conditional subdivision being given up free of cost by the subdivider for public open space.</p>	<p>Future subdivision of residential land within the Shire will need to comply with DCP 2.3 to ensure adequate POS and/or cash in lieu is provided.</p>
<b>DCP 2.6</b> <b>Residential Road Planning</b>	<p>This policy sets out the WAPC's requirements for the planning and design of roads in residential areas and provides guidelines for the design and layout of residential roads.</p>	<p>Areas identified for future expansion will need to carefully consider road planning and design in line with DCP 2.6.</p>

Operational Policy (OP) / Development Control Policy (DCP)	Policy Overview	Local Planning Strategy Implications and Responses
(Jun 1998)		
<p><b>DCP 3.4</b></p> <p><b>Subdivision of Rural Land</b></p> <p><b>(Dec 2016)</b></p>	<p>This operational policy guides the subdivision of rural land to achieve the key objectives of State Planning Policy 2.5: <i>Rural Planning</i>, which are to:</p> <ul style="list-style-type: none"> <li>• support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;</li> <li>• provide investment security for existing, expanded and future primary production, and promote economic growth and regional development on rural land for rural land uses;</li> <li>• outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;</li> <li>• provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;</li> <li>• avoid and minimise land use conflicts;</li> <li>• promote sustainable settlement in, and adjacent to, existing urban areas; and</li> <li>• protect and sustainably manage environmental, landscape and water resource assets.</li> </ul>	<p>As outlined in the Strategy, agriculture is a key economic driver within the Shire.</p> <p>Future subdivision of rural land within the Shire should be considered against the provisions of this DCP.</p> <p>As outlined in Appendix 2 of DCP 3.4, application of the 'Homestead lot policy area' does not currently apply to the South West area. The Shire is proposing a variation to this DCP with regards to the consideration of Homestead Lots as per clause 6.6 of this policy within the Shire of Donnybrook Balingup.</p> <p>As outlined in Part 1, the Shire will introduce Scheme and/or Policy provisions that allow for consideration of Homestead Lots on properties that meet certain criteria, including a minimum lot and/or congruent 'farm' size. Where clause 6.6 allows for consideration of homestead lots between one and four hectares or up to 20 hectares where responding the landform, the Shire may also consider varying this size requirement to a lesser value depending on the overall minimum lot size considered.</p> <p>For example, a homestead lot of up to 5 hectares may be considered on a lot (or congruent farm lots) that exceed 60 hectares. The intent of this variation is to support agricultural succession whilst not jeopardising the continued operation and economic value of traditional farming practices in the area as well as the fragmentation of rural land. As outlined in Part 2, section 4.3.1, there are currently 366 privately owned lots that exceed 60 hectares within the Shire which equates to 16% of the total number of lots within the Shire and a total area of 36,173 hectares.</p> <p>In addition, there has been increased interest, specifically from the Balingup community, regarding the consideration of 'clustered' low density, rural living with shared facilities. The Shire considers that there is merit to this proposal as it is not inconsistent with the overall objectives of SPP 2.5 and DCP 3.4. The Shire considers that there may be scope for strata subdivision of General Agriculture land in specific locations where it can be appropriately demonstrated that the land is not suitable, nor viable for typical farming activities.</p> <p>The Shire will investigate introducing a Special Control Area within a 3km radius of the townsite of Balingup where this type of development can be considered. An indicative map has been provided in Part 1, section 4.0, Figure 6 showing the areas that may be considered subject to specific Scheme and/or Policy provisions (i.e. minimum lot sizes, shared on-site facilities, etc.).</p>



Operational Policy (OP) / Development Control Policy (DCP)	Policy Overview	Local Planning Strategy Implications and Responses
<b>DCP 4.1</b> <b>Industrial Subdivision</b> (Jul 1998)	This policy statement provides guidance on the matters considered by the Commission when determining applications for industrial subdivision throughout the State. These include matters such as the design and shape of industrial lots, road layout, servicing and open space requirements.	As outlined in the Strategy, industrial growth opportunities are limited within the Shire due to site and servicing constraints. However, any future subdivision of industrial land will need to consider the requirements of DCP 4.1.
<b>Liveable Neighbourhoods</b> (Jan 2009)	<p>This policy guides the structure planning and subdivision for greenfield and large brownfield (urban infill) sites.</p> <p>The policy has 12 principal aims which include providing walkable neighbourhoods, promoting an interconnected network of streets, facilitating mixed-use development, providing a variety of lot sizes and housing and maximising land efficiency wherever possible. The intent of the policy is to design communities that are sustainable, safe, attractive, vibrant, convenient, efficient, meet the diverse needs of the community, are adaptable to future change, and fit into the existing and planned urban context.</p> <p>This policy is currently under review with a draft 2015 version published for consideration.</p>	This objectives of this policy are applied across the Shire for all development including structure planning and subdivision proposals.

## 2.5. POSITION STATEMENT AND GUIDELINES

Position statements are prepared by the WAPC to set out its policy position or advice on a particular planning practice or matter. Guidelines provide detailed guidance on the application of WAPC policies. Those WAPC position statements or guidelines considered relevant are included in Part 2, Table 4.

*Table 4 – Position Statements and Guidelines*

Position Statement / Guidelines	Policy Overview	Local Planning Strategy Implications and Responses
<b>Residential Accommodation for Ageing Persons</b> (Dec 2020)	This document outlines the WAPC's requirements to support the provision of residential aged care within the local government framework.	<p>As outlined in the Strategy, the Shire's median age for 2020 was estimated at 47.7 which is higher than the State's median age of 37.6.</p> <p>Based on the age structure of the Shire, the Strategy recognises a need to address future residential requirements for older people.</p>
<b>Container Deposit Scheme Infrastructure</b>	This position statement outlines how container deposit scheme infrastructure should be considered and assessed in the Western Australian planning system.	The presence of container deposit facilities within the Shire is increasingly important as the scheme continues to increase in popularity. The Scheme will consider including

Position Statement / Guidelines	Policy Overview	Local Planning Strategy Implications and Responses
(Sep 2020)		specific land uses within the Zoning Table of LPS8 that are consistent with position statement.
<b>Expenditure of Cash-in-Lieu of Public Open Space</b> (May 2020)	The intent of this position statement is to ensure that the cash-in-lieu for open space is expended in accordance with the requirements of the <i>Planning and Development Act 2005</i> .	The Shire will need to consider this position statement when preparing Scheme and/or Policy provisions relating to POS requirements.
<b>Workforce Accommodation</b> (Jane 2018)	The fundamental purpose of the position statement is to ensure that where practicable, workforce accommodation should be provided in established towns, in locations suitable to its context, to facilitate their ongoing sustainability.	The Shire has identified a demand in workforce accommodation as the Shire and surrounding region continue to develop. The Shire will need to consider this position statement to ensure planning for workforce accommodation includes the consideration of the existing context and surrounding amenity.
<b>Planning for tourism and short-term rental accommodation</b> (Nov 2023)	The purpose of this position statement is to guide the appropriate location and management of tourism land uses within the planning framework.	The Shire has identified a demand for tourism accommodation, however there are several constraints that present challenges in this area. The Shire will consider the intent of this position statement when reviewing Scheme and/or Policy provisions relating to tourism land uses, particularly accommodation types.

## 2.6. OTHER RELEVANT STATE OR REGIONAL STRATEGIES, PLANS AND POLICIES

Other State or regional strategies, plans and policies that have relevance to and implications for the local planning strategy are outlined below.

*Table 5 – Other Relevant State or Regional Strategies, Plans and Policies*

Strategy, Plan, Policy	Policy Overview	Local Planning Strategy Implications and Responses
<b>Government Sewerage Policy (GSP)</b> (Sep 2019)	This policy sets the State Government's position on how sewerage services are to be provided in WA through the planning and development of land.	This policy significantly impacts the Shire's planning for land use and development due to a lack reticulated sewer infrastructure within the Shire. Provisions are to be included in the Scheme that specify that regardless of any other provision within said Scheme and/or policy of the State (e.g. the R-Codes), where a property is not connected to a reticulated sewer supply, provisions of the GSP exclusions apply.
<b>Western Australian Climate Policy</b>	This Policy sets out the State Government's plan for a climate-resilient community and a prosperous low-carbon future. The policy underscores a commitment to adapting to	This Policy is applicable to the Shire, particularly when considering the increased bushfire risk and risks to the natural environment.



Strategy, Plan, Policy	Policy Overview	Local Planning Strategy Implications and Responses
(Nov 2022)	<p>climate change and working with all sectors of the economy to achieve net zero greenhouse gas emissions by 2050.</p> <p>The policy sets out the high-level priorities the State Government will implement to support a more climate-resilient community. The approach to climate adaptation recognises exposure to climate impacts, the diversity of the regions and the existing capability to manage and adapt to climate change. The policy outlines actions to guide the response by business, the community, local governments and State Government agencies to develop well-informed, timely and practical adaptation responses.</p>	





## 3.0. Local Planning Context

### 3.1. COUNCIL PLAN

The Council Plan 2022 – 2032 was adopted by Council at the Ordinary Meeting held 25 May 2022 (SoDB, 2022). The Council Plan combines the Strategic Community Plan and Corporate Business Plan into one succinct document that sets a 10-year plan for the future. The vision of the Council Plan is:

**A proud community enjoying our rural lifestyle, cultural heritage and natural environment.**

The vision of the Strategy is consistent with the land use planning and development response to the Shire's priorities for the area as outlined in the Council Plan. The Council Plan is broken into key themes, each with their own objectives and outcomes which are outlined in Part 2, Table 6, and their implications for the planning framework.



*Table 6 – Council Plan Summary*

Themes	Outcomes	Local Planning Strategy Implications and Responses
<b>People</b> <i>A healthy, safe and inclusive community</i>	1. <i>A diverse and growing population.</i>	The planning framework will need to address the implications of increased population, particularly housing, community services and infrastructure.
	2. <i>A safe and healthy community.</i>	
<b>Planet</b> <i>Shared commitment to sustainability, leaving each place better than we found it.</i>	3. <i>The natural environment is well managed for the benefit of current and future generations.</i>	Sustainable development initiatives will be facilitated through a more adaptive and contemporary planning framework.
	4. <i>Shared responsibility for sustainability.</i>	
	5. <i>A sustainable, low-waste, circular economy.</i>	
<b>Place</b> <i>A responsibly planned district with a retained sense of community and country charm.</i>	6. <i>The built environment is responsibly planned and well maintained.</i>	The built environment, including vehicular and pedestrian movement networks, need to be well planned through clear planning and development parameters.  In addition, the existing planning for heritage and cultural places within the Shire will be reviewed to ensure their importance, as valued by the community, is enforced.
	7. <i>Heritage assets are valued and respected.</i>	
	8. <i>Safe and convenient movement of people into and around the district.</i>	
<b>Prosperity</b> <i>A strong, diverse and resilient economy.</i>	9. <i>A thriving economy.</i>	The planning framework will need to account for a balance in tourism, commercial and industrial land uses to ensure economic growth and job opportunities.
	10. <i>A popular destination for visitors and tourists.</i>	
<b>Performance</b> <i>Open, robust conversations and harmonious outcomes.</i>	11. <i>Strong, visionary leadership.</i>	Council's role in endorsing the planning framework, including providing the opportunity for suitable consultation, will reinforce its role in providing strong leadership to the community.
	12. <i>A well respected, professionally run organisation.</i>	
	13. <i>Increased community capacity.</i>	

### 3.2. PREVIOUS LOCAL PLANNING STRATEGY

Prior to the WAPC's endorsement of this document, the local planning strategy for the Shire of Donnybrook Balingup was Local Planning Strategy (June 2014). This was revoked on \_\_\_\_\_.

Key changes from the former Local Planning Strategy include:

- Formatting consistent with the Local Planning Strategy Guidelines;
- Reference to contemporary policies and guidelines; and
- Identification of Planning Areas for future 'Rural Residential' and 'Residential' development.

### 3.3. LOCAL PLANNING SCHEME

Local Planning Scheme No.7 (LPS7) adopted in 2014 is the primary document for controlling land use and development within the Shire. An internal review of LPS7 in 2019 resulted in the subsequent WAPC decision for the Shire to prepare a new Local Planning Scheme (LPS8). This process is currently underway and LPS8 will align with this Local Planning Strategy.

### 3.4. LOCAL PLANNING POLICIES

Local planning policies are prepared by the Shire in accordance with Division 2 of Schedule 2 of the Regulations in respect of a particular class or classes of matters specified in the policy; and may apply to the whole Scheme area or part of the Scheme area.

The Shire will undertake a comprehensive review of the current Local Planning Policies to ensure there is a contemporary and effective level of policy control over land use and development within the Shire.

An overview of the Shire's existing Local Planning Policies, recommended status and proposed new list of potential policies is provided in this Strategy, taking into consideration WALGA's preferred policy framework.

*Table 7 – Local Planning Policy Overview and Analysis*

Local Planning Policy	Date of Adoption / Last Amendment	Purpose of the LPP	Recommendation
<b>LPP 9.3</b> <b>Private Tree Plantations / Agroforestry</b>	May 2016	Guidelines to assist in determining applications for tree plantations / agroforestry within the Shire	To be reviewed and updated to reflect contemporary development controls and regulations.



Local Planning Policy	Date of Adoption / Last Amendment	Purpose of the LPP	Recommendation
<b>LPP 9.4</b> <b>Outbuilding Control</b>	Nov 2017	Provides development provisions for outbuildings and sheds within the Rural Residential, Rural Smallholdings, General and Priority Agriculture zones.	To be reviewed and updated to ensure clear parameters.
<b>LPP 9.6</b> <b>Signage / Advertisements</b>	May 2016	Provides guidelines on signage design and location within the Shire.	To be reviewed and updated to include clear parameters and distinctions between signage types.
<b>LPP 9.7</b> <b>Interpretation (Extractive Industry)</b>	May 2016	This policy simply states that extractive industries for personal use of a minor level do not require development approval.	To be rescinded with exemption provisions (if applicable) to be included in Scheme.
<b>LPP 9.8</b> <b>Stocking Rates</b>	May 2016	Provides guidance on stocking rates for livestock within the Rural Residential zone.	To be reviewed in consultation with relevant State agencies to determine appropriate stocking rate levels in line with contemporary standards. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.
<b>LPP 9.9</b> <b>Road Closures</b>	May 2016	Provides circumstances where a road closure may be supported by Council.	To be reviewed and/or consolidated. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.
<b>LPP 9.11</b> <b>Relocation and Use of Second-hand Dwellings</b>	May 2016	This policy provides a definition of a second-hand dwelling as well as the circumstances where a development application involving a second-hand dwelling may be considered for approval.	To be reviewed and/or consolidated with relocated / transportable structures based on the definitions as provided in the Scheme. A specific land use is to be included in the Scheme and zoning table. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.
<b>LPP 9.15</b> <b>Commercial Vehicle Parking</b>	May 2016	This policy applies to proposals within the Residential and Rural Residential zones and provides for the limited parking of single commercial vehicles that meet certain criteria which address amenity and land-use conflict concerns.	To be reviewed to ensure provisions are still relevant. A specific land use is to be included in the Scheme and zoning table. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.
<b>LPP 9.16</b> <b>Transportable Structures</b>	May 2016	Provides guidance for the assessment and determination of development applications for sea containers, transportable buildings and railway carriages within the Residential, Rural Residential, Commercial and Special Use Zones.	To be reviewed and/or consolidated with the second-hand dwelling LPP. A specific land use is to be included in the Scheme and zoning table. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.
<b>LPP 9.17</b> <b>Industrial and Commercial Development Control</b>	Nov 2017	Guidelines applicable to development within the Industrial and Commercial zone.	To be reviewed to ensure all information is applicable and relevant. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.

Local Planning Policy	Date of Adoption / Last Amendment	Purpose of the LPP	Recommendation
<b>LPP 9.18</b> <b>Residential Development Guidelines</b>	May 2016	To provide flexible development controls in unique development precincts of the Shire.	To be rescinded as the policy currently only applies to a single area and it has been determined that the intent of the policy can be addressed through the R-Codes deemed-to-comply provisions.
<b>LPP 9.19</b> <b>Memorials and Public Art</b>	May 2016	Provides general guidelines in respect to development of memorials and public art within the Shire.	To be reviewed to ensure standards are relevant and contemporary. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.
<b>LPP 9.20</b> <b>Ancillary Accommodation – Agricultural, Rural Small Holdings and Rural Residential Zones</b>	May 2016	Establishes guidelines for development of ancillary accommodation in the Rural Residential, Rural Smallholdings, General and Priority Agriculture zones.	To be reviewed to ensure standards are still relevant and/or consolidated to include other applicable accommodation types such as caretakers' dwellings. Some provisions may be removed when provided for in the Scheme or other policy.
<b>LPP 9.21</b> <b>Balingup Village Centre – Special Character Area</b>	May 2019	To provide guidance in respect to development and redevelopment of land within the Special Character Area in Balingup.	To be reviewed to ensure standards are still relevant as well as provide clarity for development types (i.e. existing or proposed residential as well as commercial).
<b>LPP 9.23</b> <b>Animal Husbandry – Intensive</b>	May 2016	To establish guidelines for animal husbandry uses and provision of information required to be submitted with a development application.	To be reviewed to ensure provisions are still relevant. Where provisions can be included in the Scheme or alternative policy, this policy may be revoked.
<b>Alfresco Dining</b>	N/A	To control and guide proposals including Alfresco Dining.	To be considered.  Where provisions can be included in the Scheme or alternative policy, these policies may not be required.
<b>Tourism / Short Term Accommodation</b>	N/A	To establish guidelines for the consideration of different tourism accommodation uses in the context of the Scheme area and each zone.	
<b>Home Based Businesses</b>	N/A	To provide parameters for establishing Home Businesses based on the context of the Scheme Area and applicable zone (i.e. car parking).	
<b>Heritage</b>	N/A	To provide development guidelines, exemptions and possible incentives for heritage places within the Shire.	
<b>Child Care Premises and Family Day Cares</b>	N/A	To establish parameters for establishment of these facilities within the Shire, specific to the context of each zone.	
<b>Car Parking</b>	N/A	To provide provisions for car parking variations and cash-in-lieu calculations.	

Local Planning Policy	Date of Adoption / Last Amendment	Purpose of the LPP	Recommendation
Public Open Space	N/A	Establishing guidelines for the creation and ongoing maintenance of POS in the Shire based on the context of the applicable zone.	
Landscaping	N/A	Establishing guidelines, acceptable species and ongoing maintenance requirements for landscaping provisions within the Scheme area.	
Community Engagement	N/A	To provide parameters for methods of community engagement and minimum requirements for development and land use based on the context of the community needs.	
Dwelling Typologies	N/A	To establish parameters for the different dwelling typologies that are becoming increasingly common including but not limited to; ancillary accommodation, 'tiny homes', second-hand and/or re-purposed structures (i.e sea containers, dongas, etc.).	
Rural Strata Development	N/A	To establish clear parameters as to the circumstances where rural strata development may be considered and/or the requirements to be addressed when proposing a development of this nature.	
Home Based Operations	N/A	To provide guidance on the development of home-based operations including home businesses, home occupations and home offices within each zone.	

### 3.5. LOCAL DEVELOPMENT PLANS

Local development plans are prepared in accordance with Division 2 of Schedule 2 of the Regulations to provide guidance for future development in relation to site and development standards and any exemptions from the requirement to obtain development approval. As at January 2023, there are no active local development plans within the Shire.



### 3.6. STRUCTURE PLANS

Structure plans (including standard structure plans and precinct structure plans) are prepared in accordance with Division 2 of Schedule 2 of the Regulations to provide the basis for zoning and subdivision of land. Precinct structure plans can also be used to inform built form outcomes and the design of public open spaces. An overview of adopted structure plans within the Shire, and implications for the local planning strategy are provided in Part 2, Table 8.

Lot / Dwelling yield calculations within this Strategy need to take into consideration the completion status of each of the Active Structure Plans to ensure an accurate representation of existing land supply and estimated projections is provided. Active Structure Plans should be retained to ensure a consistent approach to development of their respective sites.

*Table 8 – Structure Plans*

Structure Plan	Date of WAPC Approval / Last Amendment	Purpose of Structure Plan	Mapping Reference	Local Planning Strategy Implications and Responses
<b>ACTIVE STRUCTURE PLANS</b>				
Lot 102 South Western Hwy, Donnybrook (Meldene West)	1 Aug 2018	Plan No. M019/SP/01/P Provides guidance for residential development, including road network, POS, lot density, and drainage, of Lot 102 on the north-western edge of the Donnybrook townsite.	Lot 43, 44, 46, 48, 168-171, 400 (R53663) and 9000 (Balance Lot) on DP416283 Lot 34, 40-42 and 45-47 on DP419475 Lot 35-39 on DP421250	Subdivision approval has been granted over the subject lot for 71 Residential lots and an area of POS. The subdivision has been partially completed. At the time of drafting this Strategy, the proponents are liaising with the relevant agencies to fulfil relevant conditions of the approval for the remaining stages of the approved subdivision.
Lot 108 Kelly Rd, Donnybrook	6 Mar 2020 (Amd 2)	Plan No. SPN 0855M-2 Provides guidance for the residential development and a lifestyle village, including road network, POS, lot density, and drainage, of five lots on the north-eastern edge of the Donnybrook townsite.	Lot 9500 on DP76897 Lot 9501 on DP76897 Lot 100 on DP418490 Lot 9502 on DP76897 Lot 9503 on DP76897	Subdivision approval has been granted over Lot 9500 (WAPC 158993 dated 29 June 2020) and a portion of Lot 9501 (WAPC 158988 dated 29 June 2020). A Development Approval for a park home / lifestyle village site has also been issued for Lot 100 (P18057 dated 26 June 2019). At the time of drafting this Strategy, the proponents of the subdivisions are liaising with the relevant agencies to fulfil relevant conditions of the approval.
Lot 72 Walter St, Balingup	26 Nov 2013	Plan No. 08011P-SP-03 Provides guidance for residential development, including road network, POS, lot density, and drainage, of Lot 72 Grimwade Road / Walter Street on the northern edge of the Balingup townsite.	Lot 72 on DP29030	Subdivision approval has been granted over the subject lot for 30 Residential lots and an area of POS. The subdivision was approved by the WAPC on 27 October 2021 (WAPC 161049). At the time of drafting this Strategy, the proponents are liaising with the relevant agencies to fulfil relevant conditions of the approval, including the requirement to develop an LDP for the lots.

Structure Plan	Date of WAPC Approval / Last Amendment	Purpose of Structure Plan	Mapping Reference	Local Planning Strategy Implications and Responses
<b>TRANSITIONAL STRUCTURE PLANS</b>				
Lot 141 Sharp St, Donnybrook	14 Nov 2005	Plan No. 020113P (AMD 47) Aged Persons Accommodation		These Structure Plans have substantially commenced or been completed but remain valid so may be given due regard when contemplating proposed developments.
Lot 93 Marmion St (Brookdale Rise), Donnybrook	13 Feb 2006	Plan No. 05354P-09 (AMD 1 balance of site revised plan) Residential		
Lot 259 Brockman St, Balingup	24 Apr 2007	Plan No. 061101P-02 (AMD 62) Tourist		
Lot 8120 and 8132 Balingup Nannup Rd, Balingup	24 Apr 2007	Plan No. 0512-006 (AMD 63) Tourist		
Lot 1, Location 1264 Preston – Collie Rd, Mumballup	18 Jul 2007	Plan No. ODP Drawn 18-06-2007 (AMD 56) Tourist		
Lot 1 Jayes Rd, Balingup	31 Jul 2007	Plan No. 04350P-09 (AMD 60) Tourist		
Portion of Lot 106 Grimwade Rd, Balingup	5 Feb 2008	Plan No. RPA 37 (AMD 75) Rural Residential		
Location 1922 Anderson Rd, Kirup	18 Mar 2008	Plan No. 801.061 (AMD 51) Tourist		
Lot 176 and Portion Lot 500 South Western Hwy, Donnybrook	28 May 2009	Plan No. 13312-02F (AMD 65) Industrial / Commercial		
Lot 21 Bentley St, Donnybrook	4 Sep 2009	Plan No. 07234P-SU-14C Residential		
Lot 4 Eastman Rd, Thomson Brook	23 Mar 2010	Plan No. Figure 3 of Scheme Amendment Report (AMD 90) Tourist		
Lot 3298 and Portion of Lot 3192 Hamilton Street, Donnybrook	12 Aug 2010	Plan No. 07191P-01A (AMD 72) Rural Residential (Irishtown Heights)		
Lot 12 South Western Hwy, Balingup	15 May 2012	(AMD 92)		
Lot 3298 Brazier St, Donnybrook	19 Oct 2015	(AMD 19) Rural Residential (Scaffidi Place)		
Lot 809 Perserverance Boulevard, Argyle	28 Jun 2016	Plan No. SPM/0771M-1 Rural Residential		



## 4.0. Local Government Profile

The traditional owners, the Noongar people of the South West, inhabited this country for some 40,000 years before European occupation. The area was known as Kaniyang.

Located 213 kilometres south of Perth and 40 kilometres south-east of Bunbury, the Shire of Donnybrook Balingup covers 1,541km<sup>2</sup> of land and includes the following towns and localities:

Argyle	Cundinup	Mullalyup	Southampton
Balingup	Donnybrook	Mumballup	Thomson Brook
Beelerup	Glen Mervyn	Newlands	Upper Capel
Brazier	Grimwade	Noggerup	Wilga West
Brookhampton	Kirup	Paynedale	Yabberup
Charley Creek	Lowden	Queenwood	

The Shire borders seven other local governments including the Shires of Collie, Dardanup, Capel, Nannup, Bridgetown-Greenbushes and Boyup Brook as well as the City of Busselton. The Shire is also within the Bunbury-Geographe sub-region, therefore, provisions of the Bunbury-Geographe Sub-Regional Strategy (BGSRS) are applicable (DPLH and WAPC, 2022).

Based on the available ABS census data, the population of the Shire of Donnybrook Balingup has experienced sustained population growth since 2001, with a current population of 6,155 (ABS, 2021).

Rich red clay and loam soils provide a fertile environment for fruit orchards and other horticulture and viticulture pursuits as well as livestock farming. A high number of small holdings and hobby farms provide opportunities for couples and families who wish to enjoy a rural lifestyle, whilst being in commuting distance of a range of employment options.

The Shire has a temperate Mediterranean climate with wet and cool winters and dry and warm summers. The average annual rainfall is ~969.8mm with ~98 days receiving more than 1mm of rain per year. This is significantly higher than Perth where the average annual rainfall is ~736.8mm with ~81 days of the year experiencing more than 1mm of rain (BoM, 2022a; BoM, 2022b). The average temperatures of the area, when compared to Perth, are shown in Figure 3.





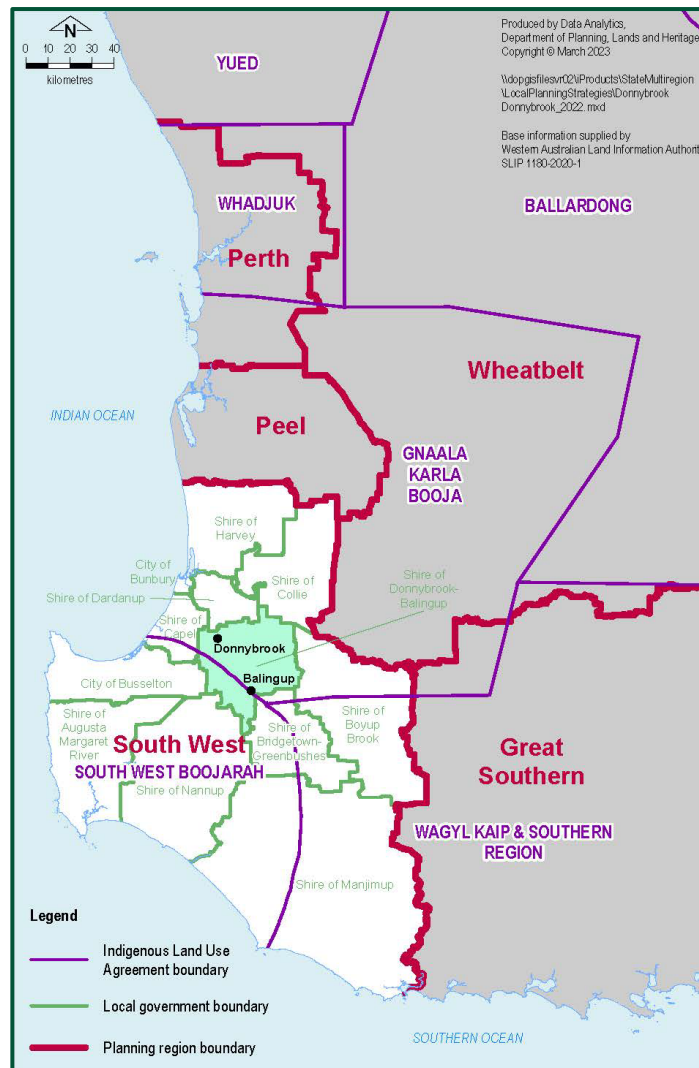


Figure 1 – Map of the Region showing the Shire and the Aboriginal regions (SWALSC, 2022a; SWALSC, 2022b; SWALSC 2022c; SWALSC, 2022d)

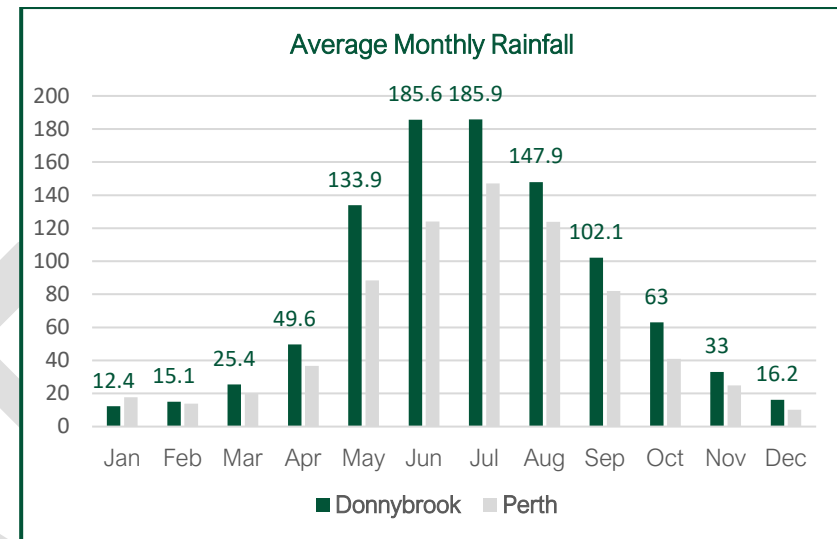


Figure 2 – Average monthly rainfall for Donnybrook and Perth (BoM, 2022a; BoM, 2022b).

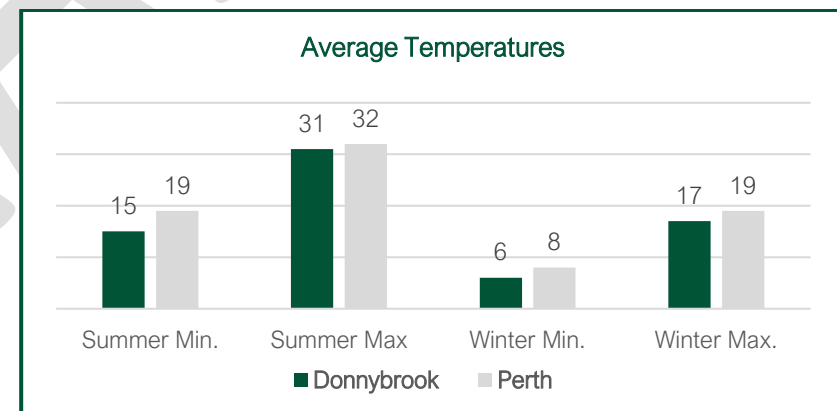










Figure 3 – Average minimum and maximum temperatures for Donnybrook and Perth (BoM, 2022a; BoM, 2022b).

## 4.1. DEMOGRAPHIC PROFILE AND KEY STATISTICS



The Shire's general demographic profile is used to inform future planning for housing, community infrastructure, transport, open space, service infrastructure and the local economy. The following table outlines a summary of the key demographic statistics for the Shire as available through ABS data for 2021 (unless otherwise stated) (ABS, 2020a; ABS, 2020b; ABS, 2021). Unless otherwise shown in italics, the calculated percentages are of the whole population. As per the disclaimer for this document, the information provided is based on available ABS data, however there may be minor discrepancies due to the methodology adopted by the ABS in collating such data.





*Table 9 – Summary of key demographics for the Shire of Donnybrook Balingup (ABS, 2020a; ABS, 2020b; ABS, 2021).*

Demographic		Donnybrook Balingup		Western Australia	
Population		Population	6,155	2,660,026	-
		Population change (2001 – 2021)	+1,858 (+43.2%)	+828,018 (+45.2%)	
		Population density (persons/km <sup>2</sup> ) (2020)	3.9 -	1.1 -	
		Aboriginal and/or Torres Strait Islander population	153 (2.5%)	88,693 (3.3%)	
Gender		Female	3,112 (50.56%)	1,337,171 (50.3%)	
		Male	3,039 (49.37%)	1,322,855 (49.7%)	
		Not specified	4 (0.06%)	0 (0%)	
Age		Median Age – Shire of Donnybrook Balingup	49 -	38 -	
		Median Age – Donnybrook Townsite	45 -	- -	
		Median Age – Balingup Townsite	56 -	- -	
		Age change (2011 – 2021)	+5 years -	+2 years -	
		Children 0 – 14	1,024 (16.6%)	505,784 (19%)	
		Teens 15 – 19	319 (5.2%)	153,263 (5.8%)	
		Adults 20 – 39	1,073 (17.4%)	732,078 (27.5%)	
		Adults 40 – 59	1,657 (26.9%)	689,621 (25.9%)	
		Adults 60 – 79	1,798 (29.2%)	476,061 (17.9%)	
		Adults > 80	296 (4.8%)	103,208 (3.9%)	
Ethnicity		Language other than English spoken at home	678 (11.0%)	327,020 (12.3%)	
		People born outside Australia	1,140 (18.5%)	857,644 (32.2%)	
		One or more parents born overseas	2,333 (37.9%)	1,478,997 (55.6%)	
Education		Number of persons attending an education institution	1,493 (24.3%)	807,143 (30.3%)	
		Attending Preschool	84 (1.4%)	45,452 (1.7%)	

Demographic		Donnybrook Balingup		Western Australia	
	Attending Primary School	463	(7.5%)	222,555	(8.4%)
	Attending Secondary School	342	(5.6%)	175,841	(6.6%)
	Attending vocational education (including TAFE and private)	105	(1.7%)	59,897	(2.2%)
	Attending university or other higher education	63	(1.0%)	112,067	(4.2%)
	Highest level of education being Year 8 or below	175	(2.8%)	54,960	(2.1%)
	Highest level of education being Year 9 or equivalent	271	(4.4%)	68,513	(2.6%)
	Highest level of education being Year 10 or equivalent	1,449	(23.5%)	397,978	(15.0%)
	Highest level of education being Year 11 or equivalent	557	(9.0%)	181,156	(6.8%)
	Highest level of education being Year 12 or equivalent	2,094	(34.0%)	1,199,462	(45.1%)
	Highest level of non-school qualifications (university, diploma or certificate)	2,531	(41.1%)	1,169,648	(44.0%)
	Did not go to school	24	(0.4%)	14,709	(0.5%)
Religion 	No Religion	3,035	(49.3%)	1,130,094	(42.5%)
	Catholic	950	(15.4%)	496,847	(18.7%)
	Anglican	888	(14.4%)	269,583	(10.1%)
	Christian	205	(3.3%)	89,919	(3.4%)
	Not Stated	489	(7.9%)	211,684	(8.0%)
Household Composition 	Average household size in persons	2.4	-	2.5	-
	Total number of 'families'	1,726	-	703,130	-
	Total number of persons recorded as being within families	4,610	(74.9%)	2,027,441	(76.2%)
	Persons in couple family without children	1,795	(29.2%)	536,331	(20.2%)
	Persons in couple family with children	2,303	(37.4%)	1,194,449	(44.9%)
	Persons in one parent family	475	(7.7%)	273,611	(10.3%)
Dwellings 	Number of private dwellings (% calculated from total dwellings)	2,646	(94%)	1,082,844	100%
	Occupied (% calculated from count of private dwellings)	2,305	(87.1%)	964,734	(89.1%)
	Unoccupied (% calculated from count of private dwellings)	340	(12.8%)	118,109	(10.9%)
	Separate house (% calculated from count of private dwellings)	2,221	(83.9%)	769,038	(67%)
	Owned outright (% calculated from count of private dwellings)	996	(37.6%)	242,407	(22.4%)
	Owned with mortgage (% calculated from count of private dwellings)	867	(32.8%)	344,066	(31.8%)
	Rented (% calculated from count of private dwellings)	337	(12.7%)	161,507	(14.9%)
Employment	Number of persons aged 15 years and over (eligible for workforce)	5,132	(83.4%)	2,154,244	(81.0%)



Demographic		Donnybrook Balingup		Western Australia	
	In the labour force ( <i>% calculated from eligible workforce</i> )	2,891	(56.3%)	1,376,251	(63.9%)
	Not in the labour force ( <i>% calculated from eligible workforce</i> )	1,904	(37.1%)	641,842	(29.8%)
	Unemployed ( <i>% calculated from those in labour force</i> )	121	(4.2%)	70,001	(5.1%)
	Employed Full Time ( <i>% calculated from eligible workforce</i> )	1,571	(54.3%)	786,345	(57.1%)
	Employed Part Time ( <i>% calculated from eligible workforce</i> )	954	(33.0%)	439,984	(32.0%)
	Total number of jobs (2019)	5,413	-	2,144,991	-
	Total number of businesses (2020)	729	-	2,422,404	-
	Number of persons listing industry of employment ( <i>The following %'s are calculated from this figure</i> )	2,774	-	1,306,249	-
	Agriculture, Forestry and Fishing	376	(13.5%)	29,641	(2.3%)
	Health Care and Social Assistance	311	(11.2%)	177,570	(13.6%)
	Mining	287	(10.3%)	98,036	(7.5%)
	Construction	252	(9.1%)	115,090	(8.8%)
	Retail Trade	214	(7.7%)	114,617	(8.8%)
	Education and Training	202	(7.3%)	114,415	(8.8%)
	Public Administration and Safety	147	(5.3%)	77,420	(5.9%)
	Accommodation and Food Services	143	(5.1%)	85,241	(6.5%)
	Manufacturing	142	(5.1%)	68,785	(5.3%)
	Transport, Postal and Warehousing	115	(4.1%)	59,111	(4.5%)
	Administrative and Support Services	103	(3.7%)	40,292	(3.1%)
	Professional, Scientific and Technical Services	81	(2.9%)	90,117	(6.9%)
	Wholesale Trade	55	(2.0%)	32,226	(2.5%)
	Electricity, Gas, Water and Waste Services	46	(1.7%)	15,135	(1.2%)
	Rental, Hiring and Real Estate Services	33	(1.2%)	18,626	(1.4%)
	Arts and Recreation Services	22	(0.8%)	21,131	(1.6%)
	Financial and Insurance Services	16	(0.6%)	28,251	(2.2%)
	Information Media and Telecommunications	11	(0.4%)	10,087	(0.8%)
	Other Services	97	(3.5%)	50,545	(3.9%)
	Inadequately Described / Not Stated	124	(4.5%)	59,901	(4.6%)
Income / Expenses		\$658 -		\$848 -	

Demographic		Donnybrook Balingup		Western Australia		
	Median weekly family income	\$1,688	-	\$2,214	-	
	Median weekly rent	\$290	-	\$340	-	
	Median monthly mortgage repayments	\$1,562	-	\$1,842	-	
	People with less than \$300 household weekly income ( <i>% of eligible workforce</i> )	971	(18.9%)	371,122	(17.2%)	
	People with less than \$400 household weekly income ( <i>% of eligible workforce</i> )	1,436	(28.0%)	524,901	(24.4%)	
	People with less than \$650 household weekly income ( <i>% of eligible workforce</i> )	2,344	(45.7%)	821,447	(38.1%)	
	People with less than \$800 household weekly income ( <i>% of eligible workforce</i> )	2,737	(53.3%)	966,608	(44.4%)	
	People with more than \$800 household weekly income ( <i>% of eligible workforce</i> )	2,002	(39.0%)	1,032,307	(47.9%)	
Motor Vehicles		Total registered motor vehicles (2020)	6,827	-	2,278,760	-
		Average vehicles per dwelling	2.2	-	1.9	-
		Average commuting distance to work (2016)	29.4 kms	-	16.2 kms	-
Internet		Internet accessed from dwelling (2016)	1,727	(80.9%)	737,659	(85.1%)
		Internet not accessed from dwelling (2016)	359	(16.8%)	108,489	(12.5%)
Land Areas		Total area	155,985.6ha		252,664,623.9ha	
		Total protected land (2020)	7,876ha	(5.0%)	58,801,088ha	(23.3%)
		Aboriginal protected land area (2020)	-	-	-	13.4%
		National Parks (2020)	-	4.5%	-	4.9%
		Nature Reserves (2020)	-	0.4%	-	4.1%
		All other protected land areas (2020)	-	0.1%	-	1%

## 4.2. COMMUNITY, URBAN GROWTH AND SETTLEMENT

The Shire has experienced sustained population growth in recent years with an increase in population of over 43% since 2001 (ABS, 2001; ABS 2021). Notwithstanding that the growth rate has slowed in recent years, based on the population projections in Part 2, section 5.0, the Shire's population is expected to continue to grow over the life of the Strategy by an approximate rate of 0.5% to 1% per year.

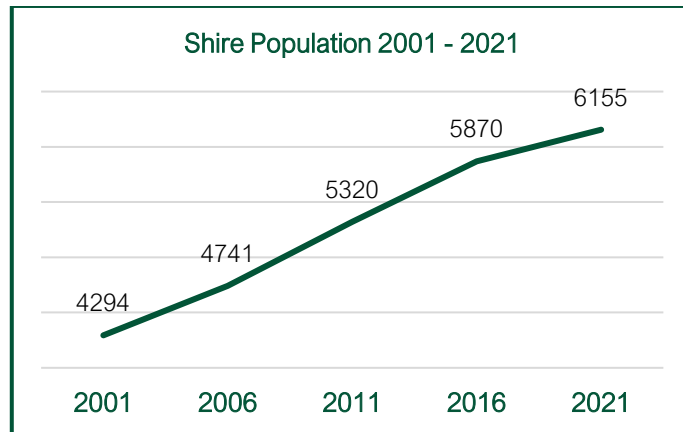


Figure 4 – Population of the Shire as derived from ABS Census data (ABS, 2001; ABS, 2006; ABS, 2011; ABS, 2016; ABS, 2021).

ABS statistics indicate that the Shire's population is ageing with an increase to the average age of 5 years since 2011 (44 to 49 years old) (ABS, 2011; ABS, 2021). Whilst it appears that the Shire's average age may be increasing, there is currently a relative spread in age groups within the population, with a decrease in people within the 20s and 30s cohort as well as the over 75s.

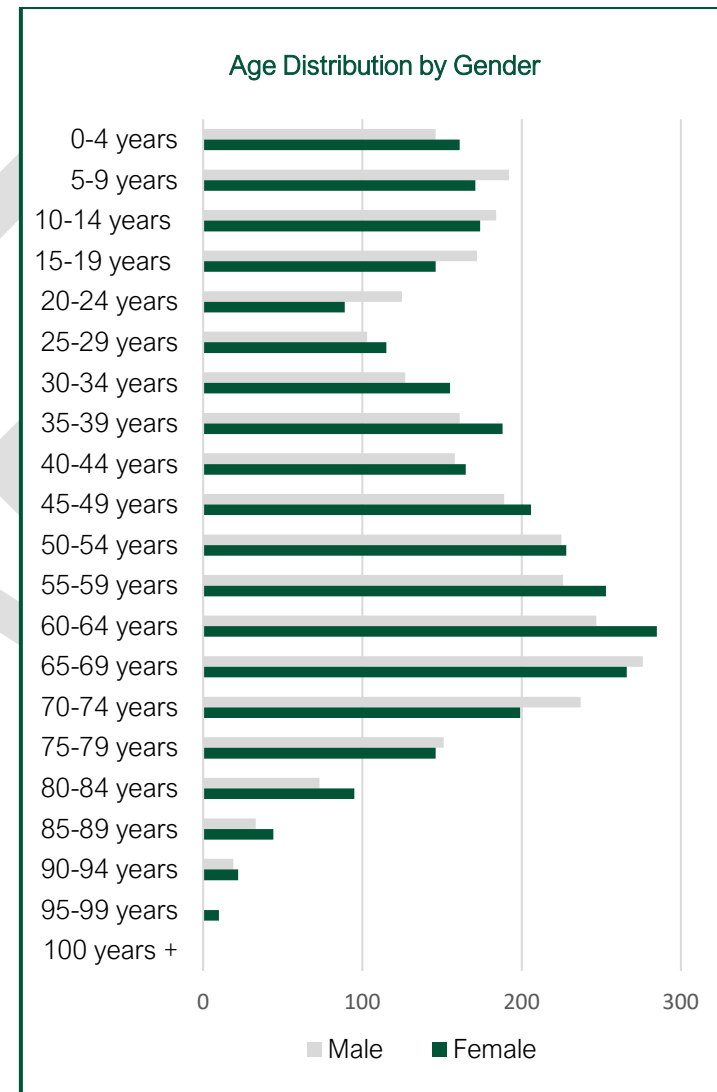


Figure 5 – Age Distribution of the Shire by Gender (ABS, 2021).



#### 4.2.1. ACCOMMODATION AND HOUSING

Of the occupied private dwellings within the Shire, over 96% are separate, detached houses which is more than the portion for the State at 79.7% (ABS, 2021). Over 42% of dwellings have 4 or more bedrooms with less than 17% having 2 or less and an average of 3.3 bedrooms per dwelling (ABS, 2021).

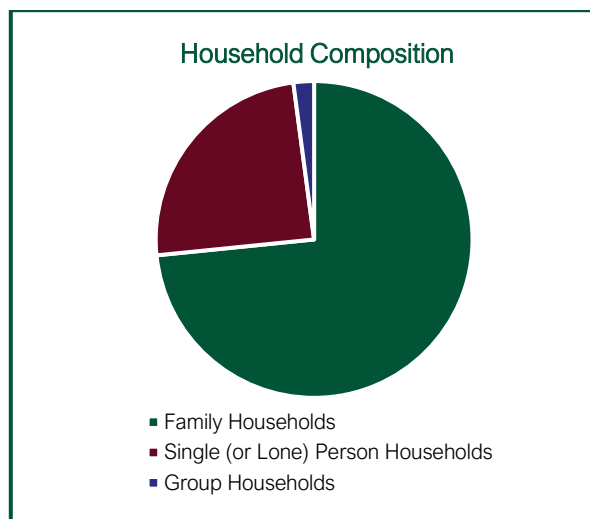


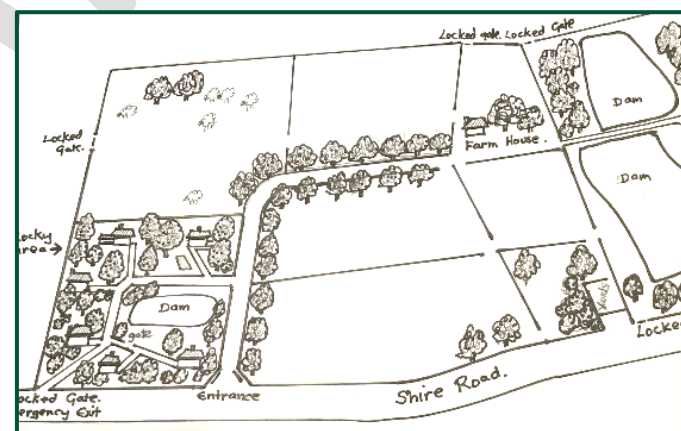
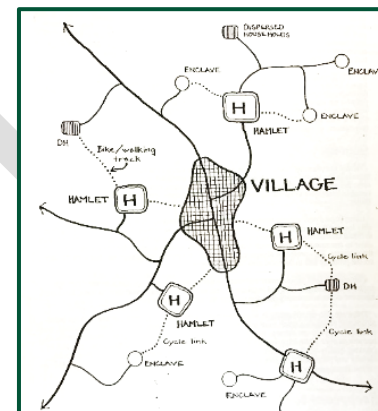
Figure 6 – Household composition within the Shire (ABS, 2021).

The Shire is made up of predominantly 'family' households however there is over 24% single or lone households (ABS, 2021). By providing for a variety of housing typologies and land sizes, it can attract a broader range of people (age, marital status, demographic, etc.) whilst also facilitating the ability of residents to 'age in place' as it can accommodate the changing and diverse needs of an ageing population.

A desktop review of existing development capabilities of Residential and Rural Residential has been undertaken in Part 2, section 6.0. The challenge the Shire faces with providing a variety of housing and accommodation typologies is the constraints on available land, specifically lack of essential services and bushfire prone areas. The Strategy has identified actions to address these matters.

The Shire has experienced increased interest, particularly from the Balingup community, for low-density, rural-style strata development that is sustainable from an environmental and general maintenance point of view that maintains the rural amenity of the area. The Balingup Progress

Association has requested consideration of 'cluster' development based on curriculum developed by Peter Cuming and Robyn Francis in the early 1990's that addresses sustainable community development, urban renewal, rural land-sharing communities and residential development (Francis, 2019). The below conceptual images have been provided by the Balingup Progress Association:



A similar example of this style of development exists within the Balingup townsite at Lot 2 on P12867 (Jays Road) which contains six strata lots with shared on-site sewer, internal driveways and open space:



*Figure 7 – Lot 2 Jayes Road, Balingup*

The Shire considers there is merit to this type of development on a broader scale and will consider developing appropriate Scheme and/or Policy provisions for a Special Control Area surrounding the Balingup townsite. The Shire considers that a 3km radius provides reasonable distance to the townsite of Balingup to facilitate sustainable rural strata development proposals. As shown in Part 1, section 4.0, Figure 6 and 12, the majority of properties within 3kms of Balingup are less than 60ha and could potentially facilitate strata development with certain parameters. For example:

- 'Parent' strata lot not to exceed 2ha or 10% of the site, whichever is the lesser;
- Maximum lot yield of 1 strata lot per 2,000m<sup>2</sup>;
- Sufficient common property and shared facilities to be provided (i.e. access, water, sewer, etc)

The details of rural strata development will be finalised through appropriate Scheme and/or Policy provisions.

#### 4.2.2. BUILT FORM AND CHARACTER

The Shire's built form and character varies with each different locality and townsite. As early European explorers made their way into the district between 1829 and 1835, the area was

developed which resulted in slight variations to each townsite's built form that is equally valued by each individual community (SoDB, Farrow, L. and Chinnery, R., 2013).

#### 4.2.3. HERITAGE

As outlined in the Shire's Council Plan, the Shire's heritage is of particular importance to the community so it is essential that appropriate provisions are in place to reflect this (SoDB, 2022). Similarly, in the recent preliminary community engagement survey outlined in section 7.0, history, culture and heritage was one of the top responses that participants felt contributes to the Shire's "sense of community and country charm" (SoDB, 2022).

The Shire acknowledges the Noongar people who are the traditional custodians of the land on which the Shire sits, partially within both the Gnaala Karla Booja and South West Boojarah regions, as shown in Part 2, section 4.0, Figure 1 (SWALSC, 2022a; SWALSC, 2022b; SWALSC 2022c; SWALSC, 2022d). The Shire also acknowledges other Aboriginal language groups who live in the area.

According to the DPLH's Aboriginal Heritage Inquiry System online database, there are a number of Aboriginal Sites located within the Shire – 7 known 'Registered Aboriginal sites' and 23 'Other known heritage sites' (DPLH, 2022b). Under the *Aboriginal Cultural Heritage Act 1972* the places and areas for protection will be listed in the Aboriginal Cultural Heritage Directory. The places for protection may include places of cultural landscape and sites of Aboriginal ancestral remains.

Consultation with the local Aboriginal community is important to ensure impacts to heritage are appropriately considered, protected and acknowledged. In addition, the Shire is continuing to liaise with the DPLH regarding the South West Native Title Settlement to finalise the Noongar Land Estate to be held by the Noongar Boodja Trust to provide significant opportunities for the Noongar community to achieve sustainable economic, social and cultural outcomes (SWALSC, 2022c; SWALSC, 2022d).

Since European settlement, the history of development within the Shire has resulted in a number of places being identified as having cultural and historical significance. Similar to the Shire's built form and character, the Shire's heritage varies from townsite to townsite which cumulatively contributes to the overall character of the Shire.

The *Heritage Act 2018* requires all local governments to identify places of cultural heritage significance on a Local Heritage Survey (LHS), previously referred to as a Municipal Heritage Inventory (MHI), however this holds no statutory power of protection (DPLH, 2022a). Under the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations), the Shire must also establish and maintain a heritage list of places worthy of statutory built heritage conservation. Similarly, the Heritage Council of Western Australia, with the assistance of the DPLH, manage and maintain the State Register of Heritage Places which is the highest level of statutory

protection reserved for those places of State cultural heritage significance and is established under the *Heritage Act 2018*.

The Shire requires an extensive review of its current heritage documentation to ensure a contemporary and accurate framework is adopted to protect and highlight the Shire's heritage. The most recent LHS / MHI was developed in 2013 with 69 places identified of cultural heritage significance of which 12 are included on the State Register of Heritage Places. The Shire has recently engaged a consultant to undertake a review of all heritage places within the Shire with the intent to create a comprehensive and contemporary LHS, Heritage List and Local Planning Policy.

4.2.4. PUBLIC OPEN SPACE

The Shire enjoys a number and variety of public open spaces, providing passive and active recreation opportunities to the community. The Shire prides itself on establishing and maintaining suitable, adequate and quality spaces for the community to utilise. The Shire was recently nominated in four categories under the 2022 Tidy Town Sustainable Community awards including: Environmental Sustainability; General Appearance; Community Containers for Change; and State Winner (KAB WA, 2022).

Notwithstanding the benefits of quality POS, ongoing maintenance responsibilities presents a significant resourcing impact to the Shire, particularly where the provision of the space is for the purpose of servicing new residential development. Provision and standard of public open space needs to be thoroughly considered at the early stages of planning and development to ensure a sustainable approach to ongoing maintenance and asset management is adopted that ensures longevity and continued enjoyment by the community.

4.2.5. COMMUNITY INFRASTRUCTURE

Similar to public open space, the demand for increased and/or improved community infrastructure will continue to grow in line with sustained population growth. Where new infrastructure is identified, the Shire may need to consider the implementation of developer contribution areas / policies to ensure costs are appropriately offset.

The Shire engaged Lush Fire & Planning to complete the relevant BHL assessment for this Strategy which are provided in Appendix 10.4. As outlined in the report, there are several constraints identified that will need to be addressed when planning for any strategic development of the identified Planning Areas in Part 1. It is the Shire's expectation that these requirements are addressed by any proponent / landowner / developer when proposing a Structure Plan and/or rezoning (Scheme Amendment) of the relevant Planning Area.

When considering bushfire management at the development application stage, the requirements of SPP 3.7 can present many obstacles and restrictions on the use of land, particularly with tourist-

based development, which in many cases can restrict development altogether. This has a significant impact on the Shire's economic, tourist and social environments. In some cases, a reasonable and practical approach to planning for bushfire risk and management is required to ensure continued growth and development of the Shire that does not pose an unacceptable or unmanageable risk to property and human safety.

Similarly, as evident in Part 1, section 4.0, Figure 4, the Shire contains a number of significant waterways and tributaries that contribute to the overall sense of place and valued natural environment. However, these waterways, in combination with the Shire's high rainfall, present a number of challenges with regards to flooding and stormwater management.

4.2.6. SETTLEMENT SUSTAINABILITY

The Shire's settlement pattern is characterised by two predominant towns, Donnybrook and Balingup, and a number of secondary and smaller settlements. The Bunbury Geographe Sub-Regional Strategy (BGSRS) outlines a settlement hierarchy which specifically includes the townsites of Donnybrook, Balingup, Kirup and Mullalyup (DPLH and WAPC, 2022). The ongoing sustainability of the Shire's settlements is important to their longevity so opportunities for growth and investment should be explored.

Whilst some smaller localities are limited in terms of services and infrastructure, a number are considered to hold Strategic importance as they provide potential for low to medium growth opportunities. These are identified and outlined within Part 2, Table 10.

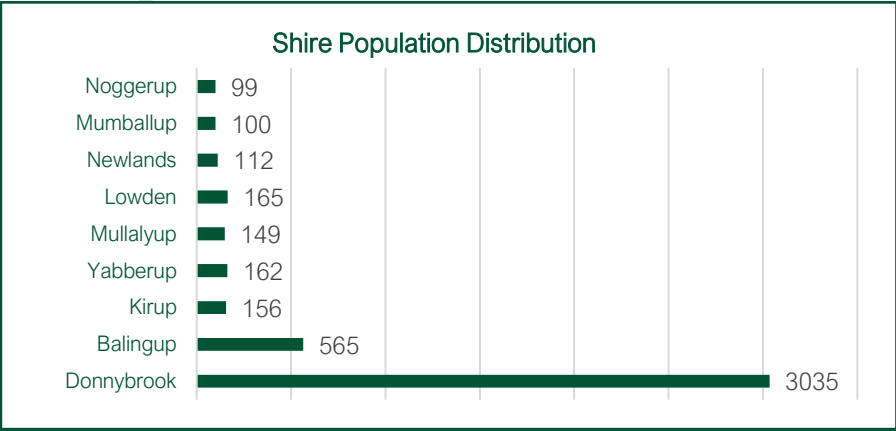


Figure 8 – Population distribution by locality within the Shire (ABS, 2021).



Table 10 – Shire Settlement Hierarchy.

Settlement	Hierarchy Category	Description
Donnybrook	Major Town	<p>As detailed in the BGSRS, “settlements within the major town, town and village tiers offer a level of service that generally deals with the daily needs of their service population. Three separate tiers allow for distinction to be made where particular settlements service a larger population catchment and/or offer a greater number of services relative to others. The assignment of settlements to the respective tiers is considered within the context of that particular region”. (DPLH and WAPC, 2022:13)</p> <p>It should be noted that all of these settlements have relatively limited services with Balingup, Kirup and Mullalyup having no provision for reticulated sewer.</p>
Balingup	Town	
Kirup	Village	
Mullalyup	Village	
Yabberup	Hamlet	<p>Whilst not identified within the BGSRS, the Shire considers that these localities hold strategic importance based on their location along major transport networks as well as linkages to areas of regional significance. For example, Lowden is located at the intersection of the Donnybrook – Boyup Brook Road and Fergson Road which is a key tourism route to the Ferguson Valley.</p> <p>These smaller settlements are generally restricted in terms of services and infrastructure provision however they are identified within this Strategy as hamlets as they hold an opportunity for low to medium growth opportunities.</p> <p>This Strategy provides for flexibility in development opportunities, including the potential rezoning of land to Rural Townsite.</p>
Lowden	Hamlet	
Newlands	Hamlet	
Mumballup	Hamlet	
Noggerup	Hamlet	

### 4.3. ECONOMY AND EMPLOYMENT

The Shire supports local job creation and encourages greater diversification of the local economy to make it more “robust”. This includes supporting value adding of agricultural production, tourism, recreation, home based employment and rural living development. A diversified Shire economy has a greater capacity to withstand fluctuations in the agricultural commodity markets along with seasonal factors.

Sound planning practice can positively influence the conditions required for investment and economic growth in the townsites and the Shire whilst minimising conflict between differing land uses. 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.

According to the REMPLAN Economy report created by Regional Development Australia in 2022, the Shire's total outputs were estimated at \$627,036,000 with agriculture, forestry and fishing accounting for over 30% of this at \$193,994,000.

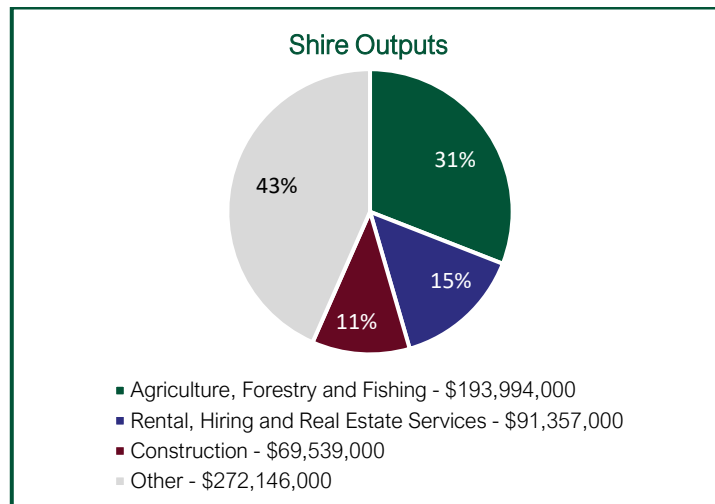


Figure 9 – Distribution of Shire outputs totalling \$627,036,000.

The Shire's labour force is predominantly made up of those aged 35 – 64-years with the majority employed in a full-time capacity.

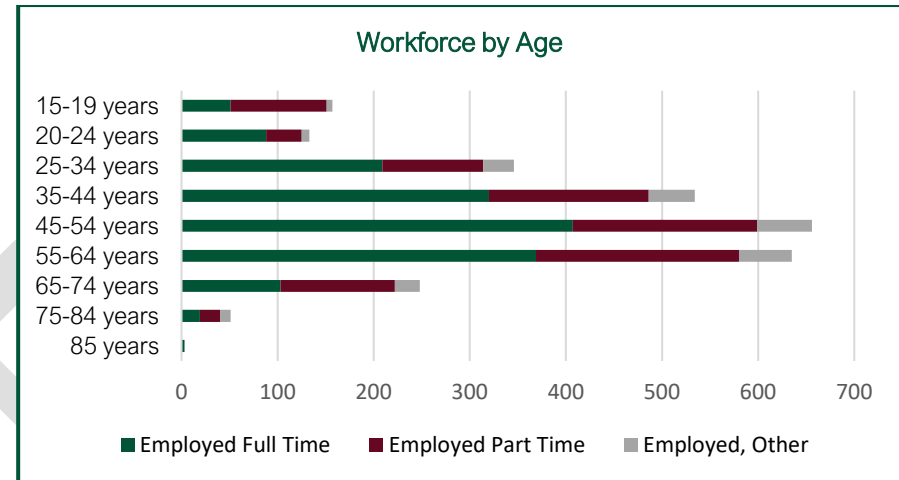
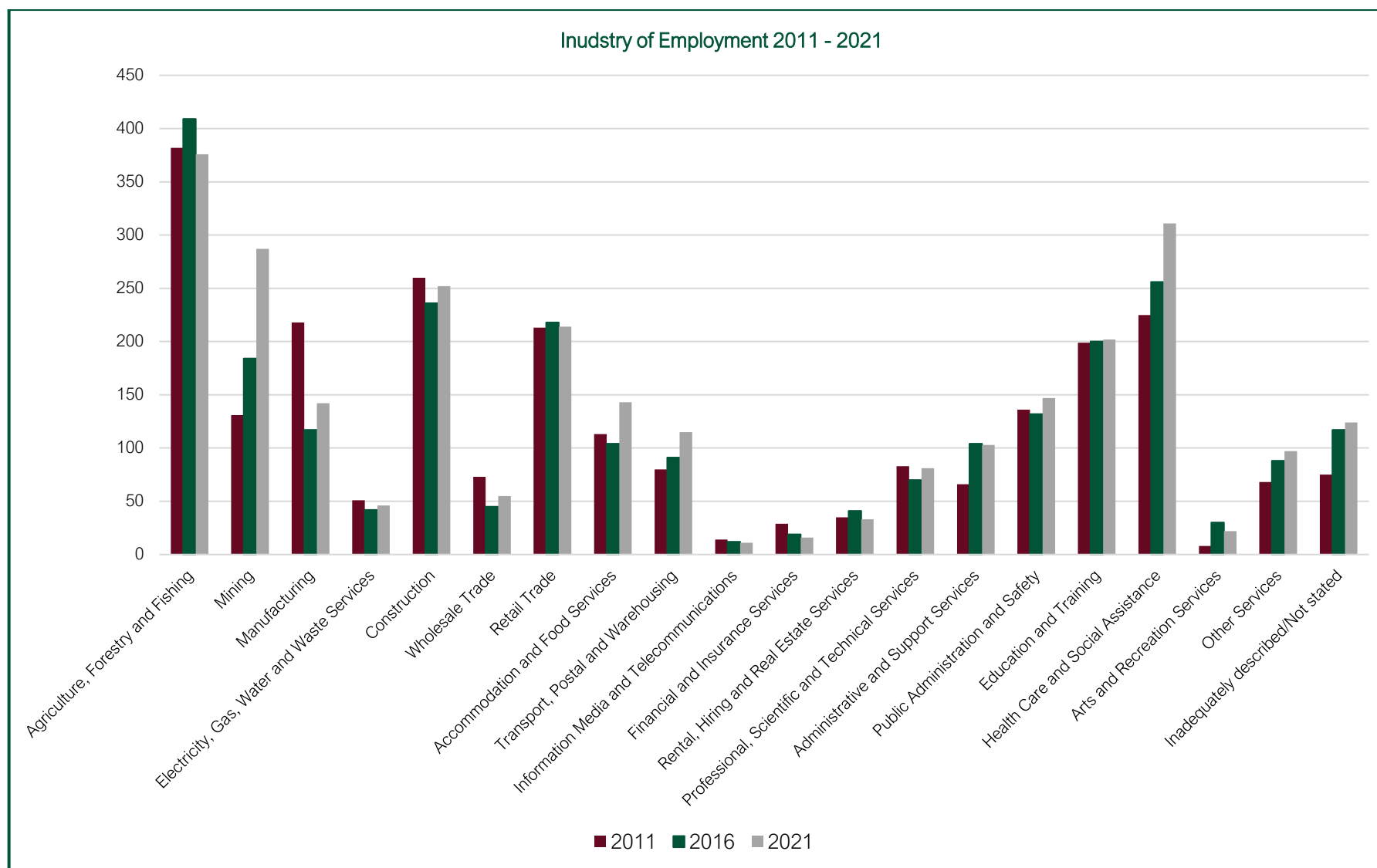


Figure 10 – Total workforce within the Shire categorised by age (ABS, 2021).

A slightly higher number of males are employed within the Shire compared to females whilst a slightly higher number of males are also unemployed within the Shire compared to females.



Figure 11 – Employment status by gender (ABS, 2021).



*Figure 12 – Changes to employment by each industry from 2011 to 2021 (ABS, 2011; ABS, 2016; ABS, 2021).*



#### 4.3.1. AGRICULTURE

Agriculture, forestry and fishing remain the leading industries for local employment equating to 13.5% of the Shire's labour force as outlined in Part 2, section 4.0. According to ABS data, in 2020, out of a total of 729 businesses within the Shire, agriculture provided employment for over 40% with the next highest number of businesses being associated with the construction industry at 13% (ABS, 2020a).

Across the region, the agriculture sector is experiencing changes to the social, economic and environmental conditions that have the potential to impact the overall longevity of rural industries. Since 2011, the agriculture, forestry and fishing industries have seen fluctuations in employment numbers with a 7% increase from 2011 to 2016, then a decrease of 8% from 2016 to 2021 as shown in Part 2, Figure 12 (ABS, 2011; ABS, 2016; ABS, 2021). The risk that employment numbers continue to fall is something that the Strategy endeavours to address by identifying opportunities to facilitate growth and sustainability, particularly in the agriculture sector. There is an opportunity to facilitate 'value-adding' industries in conjunction with existing agricultural industries to encourage increased diversification, which in turn, creates a more durable rural community.

The need to balance 'traditional' and 'non-traditional' land uses should be carefully considered. In addition, the Shire experiences occasional pressure to re-zone and/or subdivide land for Residential and/or Rural Residential purposes. Careful planning is required to address suitable areas for future growth that ensures continued protection of the agricultural industry as a whole.

There are currently 366 privately owned lots that exceed 60 hectares within the Shire which equates to 16% of the total number of lots and a total area of 36,173 hectares. This is spatially represented in Appendix 10.2. There is an opportunity to apply the provisions of homestead lots as outlined DCP 3.4 to the Shire, to encourage ongoing succession and sustainability of farming within the region for those lots larger than 60 hectares.

#### 4.3.2. TOURISM

The Shire is increasingly becoming a popular place of interest for visitors and tourists which is an industry of key importance to the community. The impacts of COVID have been experienced within the tourism industry within the Shire over recent years in varied ways. The Shire will need to determine the most appropriate means within the local planning framework to take advantage of the increasing tourism growth whilst minimising potential land use conflicts.

Tourism accommodation continues to be in high demand as well as the rising rural tourist industry. The Shire will continue to actively encourage such development, subject to it being complementary to existing or predominant rural activities. The zoning table in LPS7 currently restricts tourism-based development, including accommodation, in a number of zones which the Shire will review as part of this Strategy and determine where these uses can reasonably be considered.

One of the key challenges with tourism development is the existing planning framework, particularly at the State level, including bushfire management and vehicular access via MRWA controlled roads.

As outlined in Part 2, section 4.4.6, over 82% of the Shire is within a designated bushfire prone area where development is required to comply with the relevant provisions of SPP 3.7. Most tourism uses are classified as 'vulnerable land uses' under SPP 3.7 which require additional measures when considering bushfire risk and management. In many cases, these requirements present many challenges for developers and in some cases, can prohibit any development at all. However, with increasing bushfire events, the risks of bushfire to property and human life have to be seriously considered.

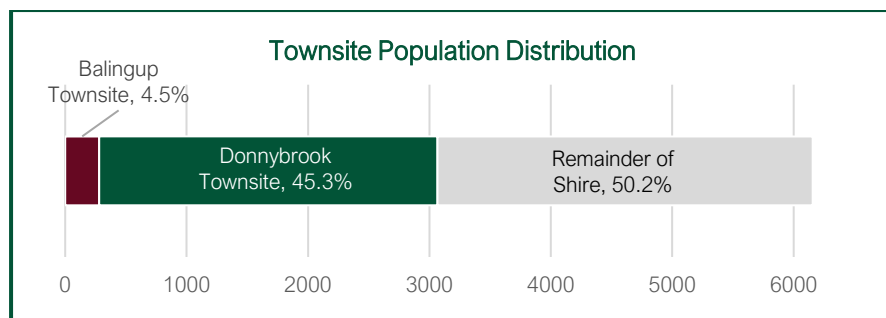
The challenge is finding a balance between facilitating development opportunities without creating an unacceptable and unmanageable risk to property and human life, particularly for tourist developments where patrons are typically in unfamiliar surroundings. In this regard, the Shire considers that low impact tourist development, particularly accommodation proposals, where there is a permanent on-site host, presents a different risk to those 'un-hosted' tourist facilities and should be assessed accordingly.

As outlined in Part 2, section 4.5.2, the Shire contains a number of key vehicular routes with high traffic volumes, some of which are under the care and control of MRWA. South Western Highway, Goodwood Road, Donnybrook – Boyup Brook Road and the Balingup Nannup Road are all key roads under the care and control of MRWA who have stringent standards with regards to access requirements in order to safely manage the traffic. This can present significant costs to tourism development, that in some cases renders proposals economically unviable. The Shire considers that low impact tourism proposals, including small scale accommodation proposals, should be reasonably considered.

#### 4.3.3. TOWN CENTRES

The longevity of the Shire's town centres is integral to the sustainability of the community as a whole. It is important that town centres remain vibrant and of high aesthetic quality to ensure that they are desirable places for community and visitors alike.

The two key townsites, Balingup and Donnybrook, contain 280 and 2,786 people respectively, as shown in Part 2, Figure 13. The population distribution for the entire suburbs / localities is illustrated in Figure 8, in Part 2, section 4.2.6.



*Figure 13 – Population of Balingup and Donnybrook townsites in relation to the rest of the Shire (ABS, 2021).*

The Shire will take a practical approach to development proposals, particularly within town centres, to ensure a suitable quality of development whilst managing potential impacts appropriately.

#### 4.3.4. CATERING FOR INDUSTRY GROWTH

There is a significant amount of Industrial zoned land already identified within Donnybrook however it presents significant challenges with site constraints including servicing requirements, native vegetation and topographical challenges. The Shire will need to continually advocate for government agency support to facilitate development of this land.

In addition, the Shire, like many other regional areas, is experiencing an increased demand for workforce accommodation. This is of particular importance to the Shire as industry within the region continues to expand, for example, the lithium mine within the Shire of Bridgetown Greenbushes. The Shire will need to consider the planning implications for the development of workforce accommodation that considers how it may provide for this type of development whilst minimising any potential impacts to the surrounding area.

#### 4.3.5. RESOURCE MANAGEMENT

The Darling Fault follows a north-south zone on the western side of the Shire, passing through the Donnybrook townsite. It separates the Archean rocks of the Darling Plateau from rocks of the Perth Basin (Blackwood Plateau) to the west. The southern Perth Basin includes sandstones and mudstones. There is a widespread laterite caprock that is commonly overlain by sand. The laterite is a source of gravel and has potential for bauxite and clay.

The Shire has a high and moderate-high potential, for a range of minerals and basic raw materials including gold, tantalum, tin, lithium, bauxite, dimension stone, gravel and sand.

The Department of Mines, Industry Regulation and Safety (DMIRS) has identified a number of regionally significant basic raw materials within the Shire including sand and gravel as illustrated in Part 1, section 4.0, Figure 3. East of the Donnybrook townsite, DMIRS has mapped a large area of sand whilst two large areas in Upper Capel and Mumballup have also been identified by DMIRS as being regionally significant.

Similarly, Donnybrook is famous for its sandstone (known as Donnybrook Stone), which has been extensively quarried for over 120 years. Donnybrook Stone is highly valued by the community and there are sufficient deposits to cater to demand for many years. Donnybrook Stone has been used in many local buildings including the Soldiers Memorial Hall and the All Saints Church. It has also been used in a number of Australian landmarks including Federation Square in Melbourne, the central Post Office in the Perth CBD, and the Western Australian Supreme Court (SoDB, 2022).

The Donnybrook Stone deposits are a very important future supply of replacement sandstone for Western Australia's heritage buildings and are also sold interstate and overseas. In 2010, DMIRS completed a geological assessment of the extent of Donnybrook Stone and defined areas requiring planning consideration. The assessment used the localities of current and past quarrying activities as well as results from geological investigations, including drilling, to identify Donnybrook Stone areas.

The assessment categorised the areas as follows:

- Established Donnybrook Stone – established geological potential to produce high quality dimension stone; and
- Possible Donnybrook Stone – geologically interpreted to include the Donnybrook Sandstone but has insufficient exploration to confirm its extent and where present, determine its suitability for dimension stone purposes.

These areas were identified by DMIRS as part of the preparation of the 2014 Local Planning Strategy and included a 500m buffer area for further land use planning considerations. These areas were the basis for establishing Special Control Area 4 (SCA4) within LPS7 and have been included in Part 1, section 4.0, Figure 3 and 5.

The Shire also hosts a significant geological feature known as the Kirup Conglomerate, which has been listed in the Western Australian Register of Geoheritage Sites as Site No.66. State and Local Government agencies need to manage any development proposal close to this site to ensure they do not impact upon its geoheritage values. The site's location is shown in Part 1, section 4.0, Figure 3.

With regards to mining, extractive industries, minerals and basic raw materials, there are clear distinctions between the role of local government and DMIRS. Basic raw materials (BRMs) are not defined as a 'mineral' under the *Mining Act 1978* and include sand, clay, hard rock, limestone and

gravel (DMIRS, 2022). When BRMs are extracted from private property for commercial purposes, it requires a development approval under the *Planning and Development Act 2005* and in some cases, an Extractive Industry Licence issued under the *Local Government Act 1995* (DMIRS, 2022). In this regard, local government is generally responsible for both of these processes.

Where BRMs are extracted from Crown and/or Reserved land, a mining lease is required under the *Mining Act 1978* to be assessed and issued by DMIRS. Similarly, all minerals, including gold, iron, nickel, heavy mineral sands, diamonds, bauxite, etc (whether on private property or Crown land), also require a mining lease under the *Mining Act 1978* prior to extraction. However, a mining lease is just one type of mining tenement issued under the *Mining Act 1978*.

According to DMIRS, as at November 2022, the Shire contained 21 live tenements, 19 pending tenements, and no petroleum permits.

On Crown land, construction materials are defined as a “mineral” and hence there is a need for mining leases under the *Mining Act 1978* for sand, gravel or dimension stone extraction. On private property, commercial construction material extraction is authorised by the Shire through the granting of development approval and Extractive Industry Licences.

As at December 2022, the Shire had a total of 7 active Extractive Industry Licences: 1 for sandstone, 1 for sand, and 5 for gravel.

The Shire acknowledges that basic raw materials are necessary for the construction of infrastructure including roads and housing, however the process of extracting these materials can have implications on the surrounding area. In planning for and managing land use conflict, consistent with the general principles of the Environmental Protection Authority (EPA, 2005), the Shire considers there are two key elements for assessment:

1. The impact of newly proposed industrial development and any existing surrounding sensitive land use; and
2. The impact of existing industrial development and newly proposed sensitive land uses.

In this regard, the key challenge for mining and extractive industries within the Shire is finding a balance between the two conflicting interests, particularly within the Special Control Area for Established Donnybrook Stone.

Currently, there are approximately 27 Rural Residential lots within the SCA that may have the potential for further subdivision based on a minimum theoretical lot size of 1ha (see Part 1, section 4.0, Figure 5). The Shire considers that the infill development of these lots may be reasonably considered on a small scale.

Similarly, the Shire has received numerous requests from private landowners and developers to identify land located to the north-east of the Donnybrook townsite for future re-zoning to Rural

Residential lots however a portion of the subject land area is within the SCA for Established Donnybrook Stone.

In theory, the Shire could support future development of this area based on its proximity to the townsite and logical extension on the north-eastern side of the river, however this has the potential to create significant future land use conflict. In considering this, the Shire has identified Planning Area G within Part 1 which includes portions of lots that are outside of the SCA however have reasonable potential for future expansion of the existing Rural Residential and Residential areas. In this regard, the Shire has identified the area as a whole however will only support development outside of the buffer zone / special control area unless there are any changes to its status as determined by DMIRS.

Similar to the Shire's extractive industries, tree farming and agroforestry presents a number of challenges with regards to land use conflict. The Shire currently has a Special Control Area that excludes the development of plantations in certain areas, regardless of the zoning. With recent changes to the agroforestry industry with the ban on logging of native forests, the Shire is anticipating that there may be an increased demand for tree farming.

Whilst the plantation exclusion area will be retained, the Shire will need to consider the merits of any associated proposals and give due regard to the associated implications including bushfire management and land use conflict for properties where tree farming can be considered.



## 4.4. ENVIRONMENT

The Shire contains a number of environmental assets and a diverse natural environment, which are of great value to the local community. However, there are various environmental issues that need to be addressed to ensure the long-term health of the natural environment. Additionally, there are various environmental constraints to future development. The local government considers that the most significant environmental issues relate to the management of water and natural areas, and the retention of biodiversity.

### 4.4.1. NATURAL AREAS AND ASSETS

The local government considers that the protection of the Shire's natural areas and assets to be a high priority.

The biodiversity of the South West Region has been recognised as globally significant due to the diversity of plants, animals and habitat types. The removal of native vegetation impacts biodiversity and it can also dramatically change the water balance of an area. The local government considers that there are also opportunities to retain remnant vegetation on private property.

The Shire has an exceptionally picturesque landscape due to its undulating topography, farmland, rivers, conservation areas and State Forests, and the way in which these features interact. The Shire's major landscape features include the Darling Range, State Forest and conservation reserves, river systems and associated valleys, agricultural areas and the Donnybrook and Balingup townships.

The visual amenity and landscape integrity of the Shire is one of its greatest assets. The quality of these attributes directly relates to the tourism and recreation industries and they support the area's wonderful lifestyle. Additionally, the area's landscape and visual amenity, combined with its culture and heritage, provides a strong sense of place to locals and visitors.

For the year ending 2020, the ABS data reported that of the 155,985.6ha of land within the Shire 5% is protected land through the reservation of National Parks, Nature Reserves and other protected land areas (ABS, 2020a). However, in considering the cadastral details within the State data system (dataWA), as provided by the DPLH, the Shire contains approximately 76,546 hectares of Crown land including Forests and Reserves which equates to over 49% of the total land area (Gov of WA, 2022b).

In addition to the aesthetic qualities, the Shire's vegetation is home to many different faunal species. These species require continuous corridors of dense vegetation to move throughout the landscape (RCC, 2008). Similarly, habitat trees are integral to the survival of many species such as black cockatoos. Habitat trees are native trees (dead or alive) that are generally greater than 500mm in diameter and have the potential to provide nesting habitat for various species (SoM, 2022). Habitat trees, along with other native vegetation, are protected under the *Environmental*

*Protection Act 1986*, which prohibits clearing of native vegetation unless permitted under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, or through the Environmental Impact Assessment process via the Environmental Protection Authority.

In evaluating proposals for development which include the removal of native vegetation, the Shire gives due regard to the 10 clearing principles within Schedule 5 of the EP Act which stipulates that native vegetation should not be cleared if it is biological or environmental significance (EP Act, 1986).

The Shire contains three key river systems that traverse the landscape: Preston River, Blackwood River, and the Capel River as outlined in Part 1, section 4.0, Figure 4. The Shire also contains major tributaries including the Balingup Brook, Balingup Brook East (leading to the Blackwood River); Nonecup Creek, Thomson Brook and Charley Creek (leading to the Preston River); and Capel River North and Capel River South (leading to the Capel River). These rivers and the waterways network are highly valued by the community for their environmental and aesthetic qualities as well as their intrinsic connection to the Shire's Aboriginal history.

Potable drinking water for our cities and towns comes from public drinking water source areas (DWER, 2021). Public drinking water source areas can be surface or groundwater sources. Surface water sources are the catchments that feed dams and reservoirs, and groundwater sources are underground aquifers that feed bores. It is important that these water resources are protected now and for future generations. Land and water-based uses and activities within a catchment can directly impact on water quality and treatment (DoW, 2009).

Water resource use and conservation in Western Australia is administered by DWER in accordance with the *Rights in Water and Irrigation Act 1914* (the RIWI Act). To protect water sources, under the RIWI Act, DWER sets aside proclaimed areas for both groundwater and/or surface water areas.

A large proportion of the Shire is within a proclaimed surface and/or groundwater area as shown in Part 1, section 4.0, Figure 4. Under the RIWI Act, a licence is required to draw water from surface and/or groundwater areas proclaimed under the Act (except for domestic and stock use).

Groundwater and surface water are finite resources, which have limits to their availability and suitability for use. Demand for water resources is increasing as the population and economy of the Shire expand. Effectively managing water will, in part, require a coordinated approach with land use planning consistent with the *Better Urban Water Management* document (WAPC 2008). This includes ensuring that new development/subdivision are appropriately located/served, and supporting best practice water sensitive urban design.

### 4.4.2. NATURAL HAZARDS

As outlined in Part 2, section 4.4.1, the Shire contains a diverse natural environment with a number of natural assets that are of high value to the community, including significant vegetation and

waterways. However, these natural assets also present several challenges due to the associated constraints and development considerations at the Strategic level when identifying new land for future growth, as well as at the Statutory level during the development and subdivision stages.

Notwithstanding their inherent value to the environment and the community, the Shire's natural areas and assets can create several risks including bushfire management, flooding and pollution, that need to be considered from a planning and development point of view. In addition, effective planning is required to assist communities to adapt to changing circumstances, including anticipated changes in the area's climate. Potential symptoms of climate change within the Shire may include, but are not limited to; increased temperatures, reduced annual rainfall and increased frequency and intensity of bush fires and storm events. Appropriate management of the risks, associated with these anticipated changes, is critical throughout the development process.

Under section 18P of the *Fire and Emergency Services Act 1998*, the Fire and Emergency Services Commissioner may designate areas within Western Australia as bushfire prone (DPLH and WAPC 2021). These areas are identified on the Department of Fire and Emergency Services website on its *Map of Bushfire Prone Areas* with a map of the Shire's designation in Appendix 10.3. Due to the high amount of vegetation present in the Shire, approximately 128,559 hectares of land is within a designated as bushfire prone which equates to over 82% of the total area.

Where development is proposed within a designated bushfire prone area, further planning and building requirements apply under the LPS Regulations, *State Planning Policy 3.7 Planning in Bushfire Prone Areas*, and the *Building Code of Australia*. It is noted that the bushfire planning framework and mapping is currently under review and may be subject to change in the future which may have implications for the Shire to consider.

Notwithstanding this, in considering the future growth and development of the Shire at a Strategic level, currently a bushfire hazard level (BHL) assessment is required to be undertaken for all Planning Areas identified within Part 1 that are within a designated bushfire prone area. This requirement, as part of SPP 3.7, was introduced in 2015 after the adoption of the Shire's previous Local Planning Strategy, therefore many previously identified development areas did not require a comprehensive assessment of bushfire risk at that time.

Further investigation is required, particularly with existing Rural Residential areas, as to the development capability, including infill subdivision proposals, within designated bushfire prone areas to determine whether they are appropriate on a broader scale. The Rural Residential areas have been spatially identified based on lot size in Appendix 10.1.

Similarly, notwithstanding that the community values the existence of the waterway network as outlined in Part 2, section 4.4.1, they present different challenges and risks to development and growth within the Shire as parts of the Shire are subject to flooding. The DWER provide mapping for flooding risk on various rivers and creeks in and around the Donnybrook townsite. The "1 in 100 year" flood mapping has been shown on Part 1, section 4.0, Figure 4 as well as the Shire's

other significant rivers and tributaries. The key challenge is to find a balance between protection of these assets and continued growth for the Shire.

#### 4.4.3. ALTERNATIVE ENERGY

As technology continues to evolve, opportunities are arising relating to alternative energy sources including, but not limited to, wind, solar, hydro, wave, tidal and geothermal. According to Western Power, traditional coal-powered generators were the primary source of energy generation for decades, however this is changing and the demand for finding cleaner, more sustainable sources of energy is increasing (WP, 2022). In 2021, the Australian renewable energy industry accounted for 32.5% of total electricity generation which was an increase of approximately 5% since 2020 (CEC, 2022).

Whilst coal remains the largest source of electricity generation in Australia, there was a recorded drop from 2020 to 2021 from 62% to 59.1% (CEC, 2022). It is likely that this figure will continue to decline as governments continue to work towards their goal of achieving net zero emissions by 2050.

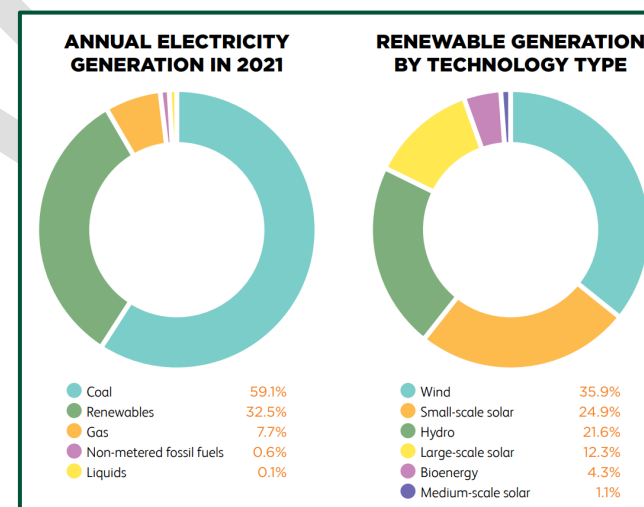
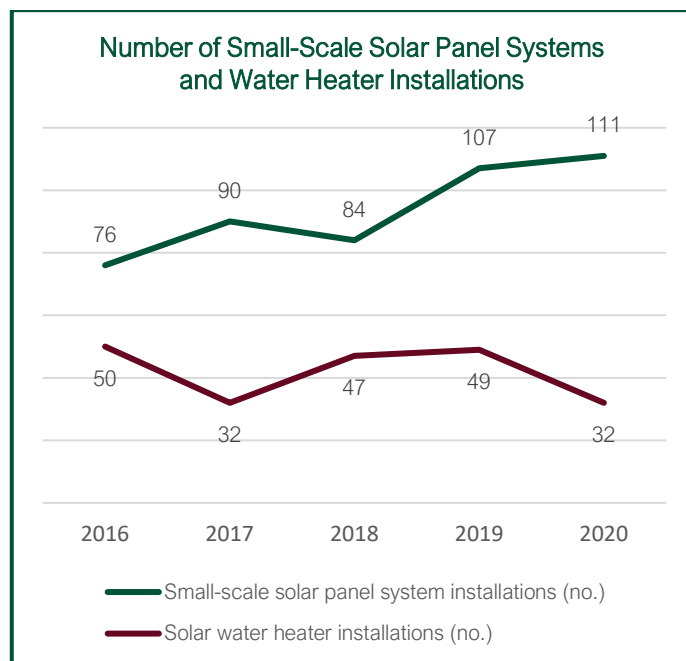


Figure 14 – Australian energy generation statistics as sourced from the Clean Energy Council Report 2022 (CEC, 2022).

The growth of the renewable sector was primarily driven by increasing small scale solar projects across the country. In WA, the electricity system is being challenged by an overwhelming uptake

of rooftop solar projects where Synergy are forced to offload excess power generation during the day at a loss, with added maintenance and generation costs, which is ultimately a cost borne by taxpayers (Gov of WA, 2022a). The Shire has seen a steady increase in small-scale solar panel system installations since 2016, however has seen a decline in the number of solar water heater installations (ABS, 2020a).

will generate employment opportunities. This may also present a number of opportunities for the Shire in the renewable energy space that should be considered when reviewing the Local Planning Scheme to ensure appropriate development controls are in place to manage the effective planning and management of proposals.



*Figure 15 – Number of small-scale solar panel and hot water system installations within the Shire from 2016 – 2020 (ABS, 2020a)*

In June 2022, the WA Government announced that in order to address this, the State's energy generation system "will embark on a sensible, managed transition to a greater use of renewables, while ensuring electricity reliability and affordability continues to be paramount" (Gov of WA, 2022a). As part of this announcement, the WA Government also declared that the State-owned coal power stations in Collie, Muja-D and Collie Power Station, will be closed by 2030 (Gov of WA, 2022a).

As a result of this announcement, there has been a significant amount of investment in Collie and surrounding regions for green energy proposals as well as other non-energy related projects that

## 4.5. INFRASTRUCTURE

The provision of infrastructure has significant implications for the rate and nature of development within the district. In particular, reticulated sewer is limited to certain sections of the Donnybrook townsite and is not available at all in other towns / settlements within the Shire which constrains development from a residential, commercial and industrial perspective.

### 4.5.1. CRITICAL SERVICES

The provision of reticulated wastewater disposal is significantly limited within the Shire of Donnybrook Balingup with only 12.4% of dwellings connected to Water Corporation's (WC) infrastructure as shown in Part 2, Table 12.

Development in unsewered areas is currently assessed against the provisions of the *Government Sewerage Policy 2019*, however the State Government is currently reviewing the water policy framework and have released *Draft State Planning Policy 2.9 Planning for Water* (SPP 2.9) and the *Planning for Water Guidelines*. Once finalised, SPP 2.9 will replace water-related policies including the Government Sewerage Policy (DPLH, 2021). The Shire will need to consider any implications of this Policy when considering all development proposals where reticulated sewer is not available.

The Shire will continue to advocate for the recommencement of the infill sewerage programme in Donnybrook, as it will assist in facilitating future growth and infill development whilst improving environmental quality. Whilst over a decade old, the *Donnybrook Water Drinking Water Source Protection Plan 2009* remains valid for consideration particularly in relation to a key recommendation:

*"The Water Corporation's infill sewerage programme should be prioritised for the completion in those areas contained within the Wellhead Protection Zones for the Donnybrook production bores."* (DoW, 2009:29).

The Donnybrook wastewater treatment plant is located to the west of town (see Part 1, section 4.0, Figure 1). To facilitate growth on the eastern side of the river within the townsite of Donnybrook, the installation of a wastewater pump station is required. The WC recently purchased lots on Bridge Street, Donnybrook, from the Shire to construct this key piece of infrastructure.

Similarly, the provision of the reticulated water supply within the Shire is key to future growth, particularly in Residential, Commercial and Industrial areas. Connection to scheme water is limited within the Shire, however does service the Donnybrook, Balingup, Kirup and Mullalyup townsites. Connection to the reticulated sewer is only available in the Donnybrook townsite.

Based on the ABS data for 2021, the Shire contains 2,808 dwellings (ABS, 2021). As at January 2023, the WC advised that a total of 1,404 residential scheme water connections exist within the Shire whilst there are only 349 residential reticulated sewer connections.

*Table 11 – Residential connections to WC infrastructure. Other provision of services may include; rainwater tanks, bores, on-site sewer systems, etc.*

Service	WC Connections	Other	Total Residential Dwellings
<b>Water</b>	1,404 (50%)	1,404 (50%)	2,808
<b>Sewer (All of Shire)</b>	349 (12.4%)	2,459 (87.6%)	2,808
<b>Sewer (Donnybrook Townsite)</b>	349 (28.8%)	861 (71.2%)	1,210

In addition to the residential connections, WC advised that within the Shire there are:

- 130 commercial / industrial scheme water connections; and
- 47 commercial / industrial reticulated sewer connections.

The number of "vacant – residential" lots for the Shire where a water connection is available however no Building Application has been submitted to the Water Corporation, has steadily declined since the 2016/2017 period:

*Table 12 – Number of serviced vacant lots within the Shire.*

2016 / 17	2017 / 18	2018 / 19	2019 / 20	2020 / 21	2021 / 22
152	150	139	125	121	108

In addition, the Shire has seen an overall decline in scheme water consumption as recorded by WC, which may be due to the increase in alternative water supplies such as rainwater tanks.

*Table 13 – Scheme water consumption within the Shire, in kilolitres per calendar year.*

	2018	2019	2020	2021	2022
<b>Commercial</b>	58,703	56,999	63,995	58,738	68,421
<b>Industrial</b>	2,526	46	42	328	151
<b>Other</b>	1,420,355	1,447,703	1,381,394	1,476,062	1,325,251
<b>Residential</b>	319,210	314,885	330,615	316,895	325,145
<b>Vacant Land</b>	531	652	848	1,125	1,791
<b>Total</b>	<b>1,801,325</b>	<b>1,820,285</b>	<b>1,776,894</b>	<b>1,853,148</b>	<b>1,720,759</b>



As outlined in Part 2, section 2.2 for *SPP 2.5 Rural Planning*, the Shire considers that the requirement for rural living precincts to connect to a reticulated water supply may not be reasonable, nor practicable, in the context of the Shire. Specifically, when considering infill subdivision of existing Rural Residential land on the periphery of the Balingup townsite, Water Corporation has confirmed that the current supply is only designed to service the townsite with a review required for any development that is not currently serviced with water. However, as outlined in Part 2, section 4.0, the Shire typically has higher rainfall averages than that of other parts of the State and is well placed to facilitate more sustainable, on-site water supplies such as rainwater tanks and/or bores. In circumstances where these water supplies are proposed, additional information may be required to ensure any potable supply is suitable for human consumption.

As outlined in Part 2, section 4.4.3, there is an increasing demand for renewable energy generation which is of particular relevance to the Shire where connection to the traditional power supply is not always suitable or fit for purpose. Overall, the Shire is appropriately serviced by power. There appears to be sufficient capacity to supply future forecast growth in the Shire in the short to medium term. Notwithstanding this, the Shire is supportive of renewable energy generation to achieve environmental objectives, however this will need to be considered against the future needs of the land, particularly industrial and commercial zoned land.

With regards to communication infrastructure, due to the size of the Shire, many communities and individuals live in relatively remote locations. Due to the significant presence of vegetation and protected forests, the imminent risk of bushfire and other emergencies, it is imperative that sufficient telecommunication infrastructure is provided for residents. Further, many businesses require sufficient internet access, with secure internet services of an appropriate speed, particularly with the move towards home-based businesses in rural localities. There are many locations throughout the Shire where telecommunication services are non-existent or extremely limited and the Shire will continue to advocate for improved services.

#### 4.5.2. TRANSPORT NETWORK

Transportation is critical to the function of the Shire and the community. Transportation modes in the Shire include walking, cycling and motorised transport.

As shown in Part 1, section 4.0, Figure 2, the Shire is part of a significant transportation network and contains several regionally significant roads. Of these roads, there are three key State roads that are under the care and control of MRWA: South Western Highway, Goodwood Road and Donnybrook – Boyup Brook Road.

Based on the recent *State of the Assets 2022* report prepared by Talis Consultants and commissioned by the Shire, it has been calculated that the Shire's transport infrastructure has a total replacement value of over \$161 million. The following table is a summary of the Shire's transport infrastructure assets as at November 2022:

*Table 14 – Summary of Shire's transport infrastructure assets for 2022.*

Asset Type		Quantity	Replacement Value	Total
Roads	Sealed	299.7 kms	\$98,358,444	\$120,513,765
	Unsealed	356.7 kms	\$22,155,321	
Car Parks	Sealed	40	\$5,911,302	\$6,632,723
	Unsealed	4	\$721,420	
Paths	Footpaths	27.7 kms	\$4,850,197	\$4,850,197
Drainage	Culverts	2,114	\$1,394,433	\$28,275,584
	Pits	518	\$19,293,801	
	Pipes	23.5 kms	\$7,587,350	
Electrical	Street Lighting	302	\$275,128	\$275,128
Guardrail	Safety Railings	40	\$884,209	\$884,209
TOTAL				\$161,431,607

A critical piece of infrastructure that has an uncertain future is the Greenbushes-Bunbury rail line which has been out of service for a number of years and is now in a dilapidated condition. As the Greenbushes mine expansion evolves and output is significantly increased, there may be an increasing level of community and business demand to remove the anticipated increased number of heavy haulage vehicles from the road network and re-direct it back to rail. This would require significant State / Federal investment as the rail line would require significant upgrades, including the construction of grade separated crossings in a number of locations where it crosses South Western Highway.

From a planning and development perspective, the disused rail line and associated reserve bisects a number of the Shire's townsites which has the effect of creating 'development free zones'. The Shire has had some success in obtaining approval from the relevant authorities to improve such rail corridors in recent years and will continue to seek opportunities to achieve positive outcomes for its community in this regard.

## 5.0. Population Forecast

As outlined in the Local Government Profile, the population of the Shire of Donnybrook Balingup has experienced sustained population growth since 2001, with a current population of 6,155 (as at the 2021 census). Notwithstanding that the growth rate has slowed in recent years, it is anticipated that the population will continue to grow throughout the Strategy period.

In determining the Shire's reasonable population growth, reference is made to WA Tomorrow. WA Tomorrow is a series of population forecasts based on historical and demographic trends. The forecasts represent the best estimate of future population size if trends in fertility, mortality and migration continue. WA Tomorrow consists of 5 bands representing different population concepts of growth ranging from low to high. Each band has been illustrated in Part 2, Figure 16.

The WA Tomorrow forecasts are projected to 2031. Using the methodology provided within the DPLH Local Planning Strategy Guidelines, the population projections for the life cycle of the Strategy have been projected from 2031 to 2037 against each WA Tomorrow band.

Based on the trend of the actual ABS Data, it is reasonable to assume that the Shire is currently tracking within the Median (Band C) to Medium-High (Band D) band for population growth.

**Therefore, it is reasonable to estimate from the available 2021 ABS data that the Shire's population may be between 6,600 to 7,100 people by 2037, which represents an approximate population increase of 7 – 15%. This equates to an approximate average population increase of 0.5 – 1% per year.**

Based on the current distribution of population across townsites within the Shire as identified in Part 2, section 4.2.6, Figure 8, it is anticipated that Donnybrook will cater for the largest proportion of population growth (+49% to a total of approximately 3,452) with Balingup projecting the next largest (+9% to a total of 643).

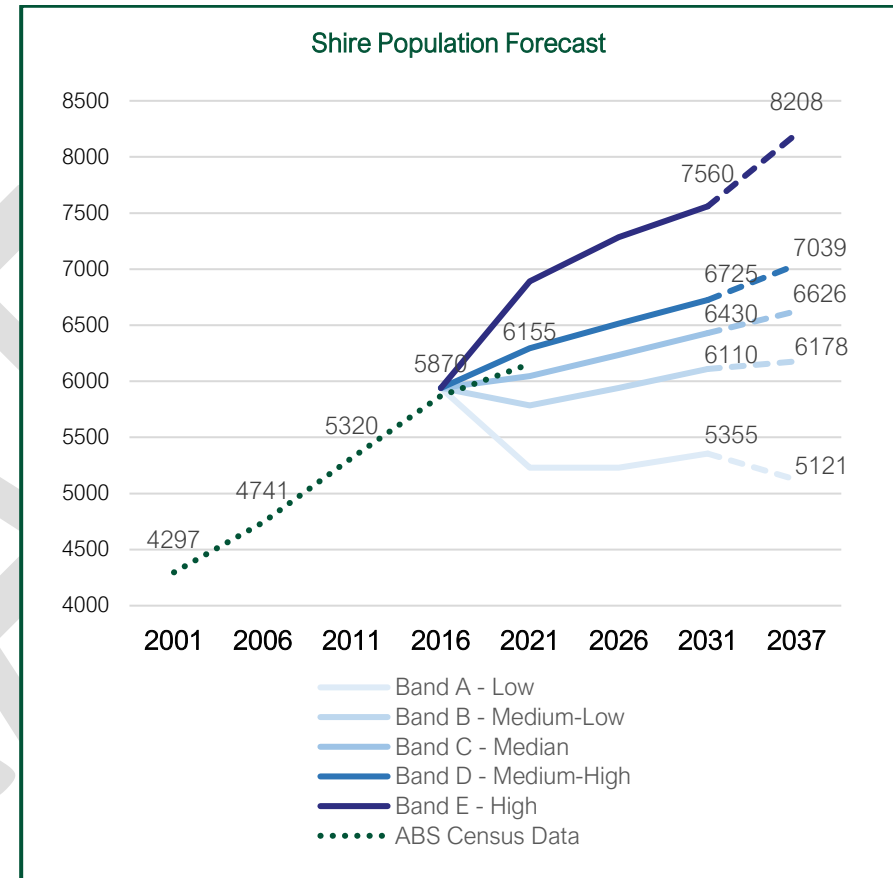
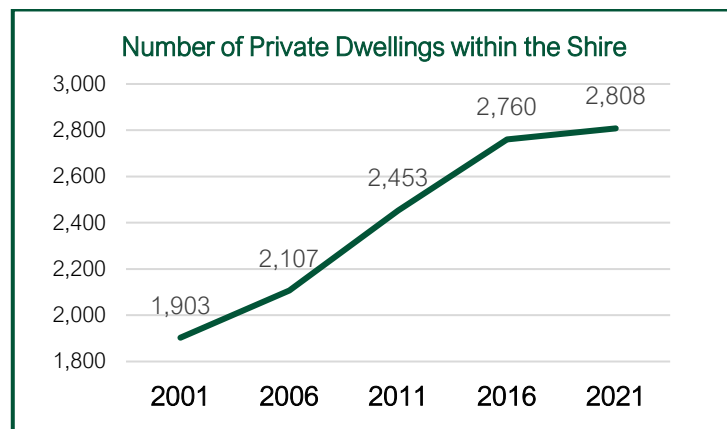


Figure 16 – Shire population forecasts (DPLH and WAPC, 2018). The dashed projections for each WA Tomorrow scenario have been calculation as per the DPLH Local Planning Strategy Guideline

## 6.0. Dwelling Yield Analysis

As at the 2021 census, the Shire has a total of 2,808 private dwellings.



*Figure 17 – Number of private dwellings from 2001 to 2021 (ABS, 2001; ABS, 2006; ABS, 2011; ABS, 2016; ABS, 2021).*

Based on the average number of people per household from the ABS data for 2021 equating to 2.4 persons, the following approximate requirements are projected as measured against each of the Bands identified in Part 2, section 5.0 (i.e., the population projection as estimated in part 2, Figure 16, divided by 2.4 persons, equating to the approximate number of dwellings required to cater for this).

*Table 15 – Projected dwelling yield required for each WA Tomorrow scenario (DPLH and WAPC, 2018).*

Population Projection 2037		Projected Dwelling Yield
Band A - Low	5,121	2,134
Band B - Medium-Low	6,178	2,574
Band C - Median	6,626	2,760
Band D - Medium-High	7,039	2,933
Band E - High	8,208	3,420

Based on the population projections from Part 2, Figure 16 calculated for each band / scenario, the Shire conservatively estimates that a total of 3,000 to 3,500 dwellings will be required to cater for the projected population as calculated over the 15-year life cycle of the Strategy (2022 – 2037) (i.e. the Medium-High to High scenario in Part 2, Table 15).

In addition, based on the number of dwellings established from 2001 to 2021 (+905 over 20 years), this equates to an average of 45 dwellings per year.

**Given the ABS data indicates a total of 2,808 existing dwellings within the Shire in 2021, the Strategy will need to identify areas of growth that can cater for at least 200 to 700 additional dwellings over the next 15 years.**

The above dwelling requirements are calculated to accommodate an increase in population based on the Medium-High to High population projections and associated dwelling yield projections in Part 2, Table 15. The requirements are calculated based on an average of 2.4 persons per household and the existing housing stock of 2,808. For further information relating to the analysis and calculations, refer to Part 2, section 7.0.

Based on the historic average number of dwellings per year, achieving 700 dwellings may take approximately 15.5 years. Therefore, the above target of 200 to 700 dwelling within 15 years is a reasonable goal for the Strategy.

The challenge with this, however, is providing opportunities for an appropriate mix of land sizes and dwelling typologies to cater for a variety of lifestyles and life stages for the increasing population.

In addition, the above calculations do not account for potential spikes in population due to growth and expansion of surrounding industry, specifically the Lithium mine in Greenbushes. As outlined in Part 2, section 6.0, Table 16, the Shire has identified a generous amount of land to cater for population growth in the short-term and long-term, however, should there be unprecedented or unexpected growth, this could be reviewed as part of the regular monitoring of the Strategy outlined in Part 1 section 5.0 and/or as required by the LPS Regulations.

The DPLH has provided the Shire with the following analysis of the Shire's lot yield analysis. The analysis has been broken into two broad categories – 'confirmed' and 'unconfirmed'. The 'confirmed' analysis references the land parcels that the Shire knows to be true or actual whereas the 'unconfirmed' analysis includes a broad analysis of zoned land without taking into consideration the likelihood of actuality (i.e. whether development constraints may prevent development to full yield capacity). An explanation of each category is provided in Part 2, Table 16 and further explained in Part 2, section 7.0 below.

Table 16 – Lot / Dwelling supply analysis for future growth within the Shire.

Timeframe*	Land / Dwelling Supply Category Description	Donnybrook	Balingup	Kirup	Mullalyup	Argyle	Other	Total
Short Term	All existing Residential and Rural Residential lots with a current conditional subdivisional approval (as at 30 June 2022)	126	36	-	-	2	-	164
Medium Term	Estimated dwelling yield on zoned land subject to an approved Structure Plan and without current subdivision approval (as at 30 June 2022)	105	-	-	-	-	-	105
Approved Lot / Dwelling Yield		231	36	-	-	2	-	269
Long Term	Estimated <u>Residential</u> lot yield from Planning Areas within this Strategy	406	98	28	-	-	-	532
Long Term	Estimated <u>Rural Residential</u> lot yield from Planning Areas within this Strategy	40	39	20	-	24	-	123
Strategic Lot / Dwelling Yield		446	137	48	-	24	-	655
CONFIRMED LOT / DWELLING YIELD		677	173	48	-	26	-	924
Undetermined	Estimated dwelling yield of lots zoned <u>Residential</u> with an applicable density code, no approved Structure Plan and with constraints undetermined (i.e. servicing, topography, vegetation, bushfire, existing development etc.)	1,668	176	125	20	-	-	1,989
Undetermined	Estimated dwelling yield of lots zoned <u>Rural Residential</u> with potential for infill subdivision, no approved Structure Plan and with constraints undetermined (i.e. servicing, topography, vegetation, bushfire, existing development etc.) based on average lot size of 1 hectare.	55	82	-	-	124	20^	281
UNCONFIRMED LOT / DWELLING YIELD		1,723	258	125	20	124	20	2,270

\*The stated timeframes are consistent with those outlined in Part 1 of the Strategy:

- Short term: 1 – 5 years
- Medium term: 5 – 10 years
- Long term: 10 – 15 years

\*\* Data not provided for each locality, rather an overall calculation of lots greater than 60 hectares within the Shire as spatially represented in Appendix 10.2.

^ Includes subject lots in Upper Capel and Brookhampton



## 7.0. Analysis Summary and Calculations

As outlined in Part 2, section 5.0, the Shire projects a population growth of 7 – 15% which equates to an increase of approximately 471 to 884 people over a 15-year period. This is based on the Median and Medium-High Bands of the WA Tomorrow scenarios, as a relatively “realistic” projection of growth. For the purposes of this Strategy, the projection of 6,600 to 7,100 people in Part 2, section 5.0 has been conservatively rounded from the below figures.

*Table 17 – Population Projection Calculations*

Population as at 2021 = 6,155			
	Band C Projection (Median)	Band D Projection (Medium – High)	Band E Projection (High)
Population projection	<b>6,626 people</b>	<b>7,039 people</b>	8,208 people
Difference from 2021 census	6,626 – 6,155 = + 471 people	7,039 – 6,155 = + 884 people	8,208 – 6,155 = + 2,053 people
Average difference per year	471 / 15 years = + 31.4 people	884 / 15 years = + 58.93 people	2,053 / 15 years = +136.87 people
Difference in %	471 / 6,155 = 0.076 x 100 = <b>+ 7.65%</b>	884 / 6,155 = 0.14 x 100 = <b>+ 14.36%</b>	2,053 / 6,155 = 0.33 x 100 = + 33.35%
Average difference in % per year	31.4 / 6,626 x 100 = <b>+ 0.51%</b>	58.93 / 6,155 x 100 = <b>+ 0.95%</b>	136.87 / 6,155 x 100 = + 2.2%

Based on the average number of people per household from the 2021 census being 2.4 persons, the future dwellings required to cater for the relevant population projections have been calculated in the below table.

The projection of 200 to 700 dwellings stated in Part 2, section 6.0 has been overestimated based on a higher rate of population growth being the Medium-High to High Bands under the WA Tomorrow scenarios. Whilst this is a higher projection rate than that used for the population calculation, this was purposely overestimated to ensure that a significantly adequate supply of dwellings / lots can be planned for, if these higher projections were to occur.

*Table 18 – Dwelling / Lot Yield Projection Calculations*

No. of Dwellings as at 2021 = 2,808			
	Band C Projection (Median)	Band D Projection (Medium – High)	Band E Projection (High)
Dwelling projection	6,626 people / 2.4 = 2,760.83 dwellings	7,039 people / 2.4 = 2,932.92 dwellings	8,208 people / 2.4 = 3,420 dwellings
Difference from 2021 census	2,761 – 2,808 = - 47 dwellings	2,933 – 2,808 <b>= + 125 dwellings</b>	3,420 – 2,808 <b>= + 612 dwellings</b>
Average difference per year	- 47 / 15 years = - 3.13 dwellings	125 / 15 years = + 8.33 dwellings	612 / 15 years = 40.8 dwellings
Difference in %	- 47 / 2,808 = - 0.017 x 100 = - 1.67%	125 / 2,808 = 0.0445 x 100 = + 4.45%	612 / 2,808 = 0.218 x 100 = + 21.79%
Average difference in % per year	-3.13 / 2,761 = -0.001 x 100 = - 0.11 %	8.33 / 2,933 = 0.002 x 100 = + 0.28%	40.8 / 3,420 = 0.12 x 100 = 1.19%

As outlined in Table 16 in section 6.0:

**Through this Strategy, there is a confirmed potential lot / dwelling yield of 924 to cater for future growth within the Shire.**

The ‘confirmed lot / dwelling yield’ includes definitive data from approved subdivisions and the proposed Planning Areas in Part 1. Therefore, this calculation is based on information that provides a reasonable level of certainty for the future lot / dwelling yield.

The ‘unconfirmed lot / dwelling yield’ is based on information from existing lots and their theoretical development potential. However, as this data does not factor in development constraints such as topography, service infrastructure, bushfire status, etc., the development potential is undetermined and therefore, the yield is unconfirmed.

In this regard, the unconfirmed lot / dwelling yield is 2,270. However, if, for example, only 20% of this potential yield is realised, it would still equate to 454 lots / dwellings in addition to the confirmed 924.

In any case, based on the conservative population and dwelling yield calculations, the Strategy has accounted for a suitable supply of land to accommodate future development that will meet the projected population growth and required lot / dwellings for the next 15 years.

## 8.0. Consultation

The preparation of this Strategy forms part of the overall review of the Shire's Planning framework which includes:

- Review of the current Local Planning Strategy and preparation of a new Strategy, consistent with the DPLH Guidelines and template;
- Review of Local Planning Scheme No. 7 and preparation of a new Local Planning Scheme; and
- Review and consolidation of all Local Planning Policies.

The technical requirements for consultation and advertising of Local Planning Strategies fall within the provisions of Part 3 of the LPS Regulations. However, for a project of this size and significance, in addition to the minimum requirements of the Regulations, the Shire is committed to undertaking a robust and thorough consultation process in order to achieve the most effective and valuable outcome.

### 8.1. PRELIMINARY COMMUNITY ENGAGEMENT

As recommended within clause 4.4 of the *Local Planning Strategy Guidelines*, the Shire undertook early preliminary consultation in order to:

- Translate broad themes from the Strategic Community Plan into actionable objectives within the context of the Planning framework;
- Find out how the community would like to be engaged with during the consultation stage of the project; and
- Establish a mailing list of all community members that are directly interested in the review project.

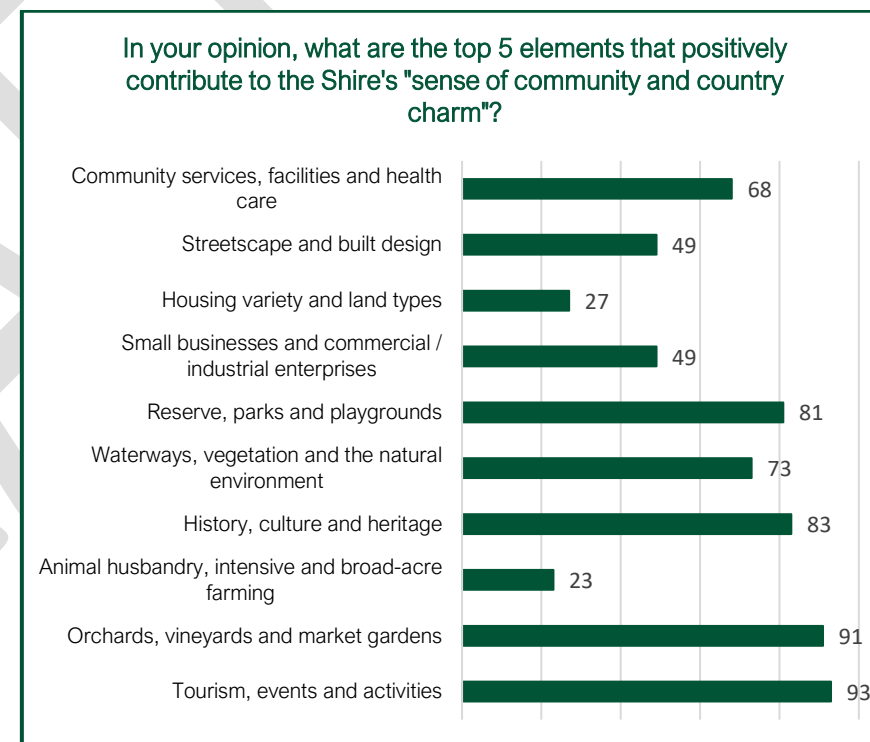
As part of the preliminary engagement consultation that was undertaken by the Shire in anticipation of the preparation of this Strategy and review of the Planning framework, an online survey was conducted to ascertain key information and understanding of the community's values, thoughts and expectations for the future of their Shire.

The survey was first published on 10 December 2021 and closed on 7 February 2022. There were a total of 21 questions within the survey and a total of 184 participants. Whilst this only represents 3% of the total population, there were key themes and trends that emerged within the responses that have helped inform the preparation of this Strategy.

The results were formally presented to Council in March 2022 with a copy available in Appendix 10.5. The key findings relevant to the preparation of this Strategy are hereby presented:

Whilst there were relatively mixed responses from respondents regarding the elements they believed positively contribute to the Shire's "sense of community and country charm", (as outlined in the Strategic Community Plan) the top two responses were:

1. Tourism, events and activities; and
2. Orchards, vineyards and market gardens.



*Figure 18 - Question 6 from the preliminary community engagement survey.*

Other elements identified by participants included:

- Community organisations, local groups, associations and volunteer opportunities;

- Rural environment and country feel;
- The people;
- Healthy natural environment;
- Smaller, village and hamlet style developments;
- Diversity in attractions and property options; and
- Aboriginal culture.

With regards to the Shire's populations, housing and future growth, 60% of respondents indicated that in 10 to 15 years' time, they would like to see the Shire's population more than it is now, but not as much as double (7,000 to 9,000 people).

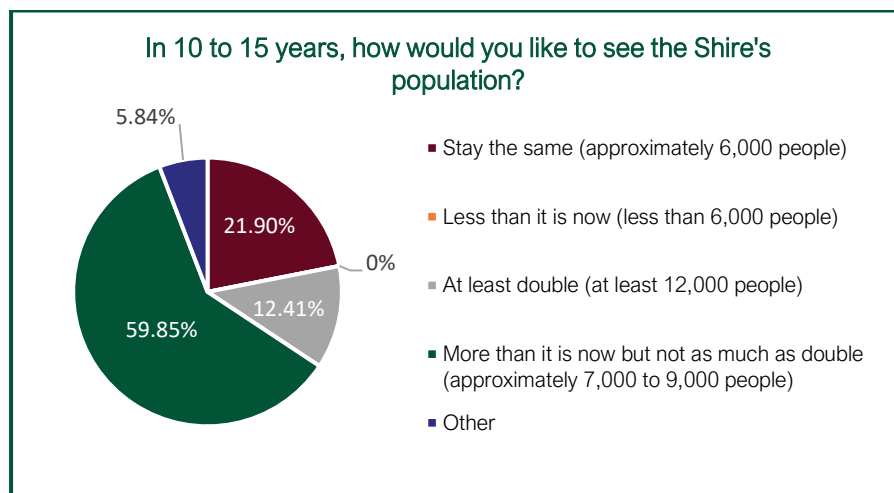


Figure 19 – Question 8 from the preliminary community engagement survey.

In order to meet the demand of land and housing for an increasing population, responses were relatively even about whether new land should be allocated or whether existing land should be re-developed. Other suggestions included:

- Smaller village style developments; and
- Sustainable, eco-friendly development.

**In order to meet an increasing demand for housing, the the Shire will review the existing supply and capability to meet these needs. How would you prefer the Shire address the increasing demand for land and housing?**

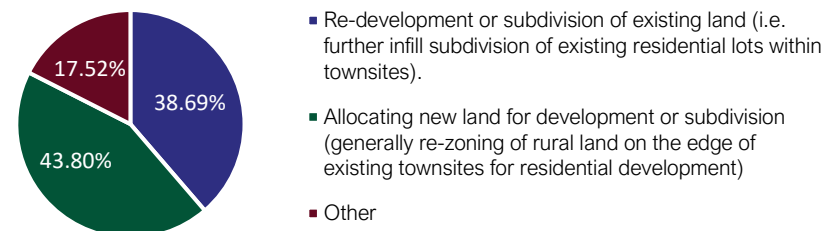


Figure 20 – Question 9 from the preliminary community engagement survey.

More specifically, the preferred housing typologies that respondents indicated as their preference were as follows:

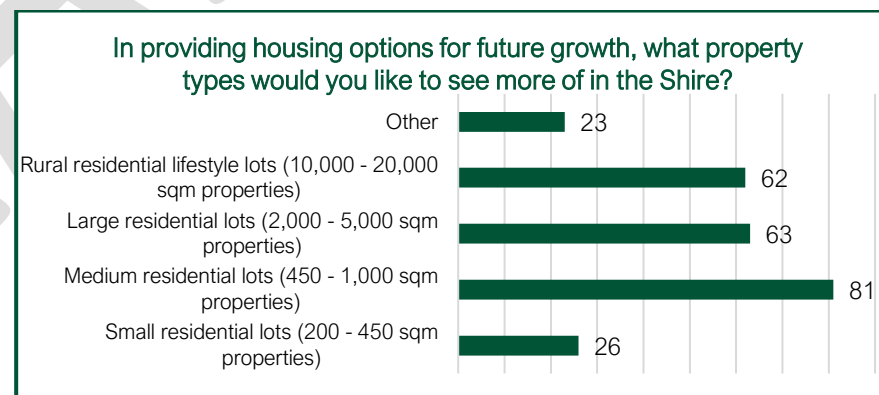


Figure 21 – Question 11 from the preliminary community engagement survey.

Whilst the majority of participants did not have experience in re-developing or subdividing their property, the respondents who did, indicated the following challenges were experienced when doing so:

- Issues associated with their property located within Special Control Area 4 for Donnybrook Stone;
- Road construction requirements;
- Planning for bushfire requirements;
- Re-zoning of rural land for rural residential development; and
- Connection to services (i.e. water, sewer).

With regards to the economy and employment, respondents indicated that the two most common issues facing the Shire's economy and employment are:

1. Availability of housing for employees to rent; and
2. Local employment opportunities.

Affordability and availability were other key themes in responses as illustrated in Figure 22.

Other issues identified included:

- Ageing population;
- Coherent planning in cooperation with other Blackwood Councils for tourism developments;
- Oversupply of similar businesses (i.e. eating establishments);
- Outside industries and businesses should be provided with incentives to come to the Shire;
- Lack of caravan park;
- Uncertainty surrounding Covid;
- Lack of diversity in job opportunities;
- Difficulties with private commercial lease arrangements and landowners;
- Lack of creative alternatives; and
- Over-regulated industries.

Some of the reasons stated for these responses included:

- The district should have other activities, other than tourism, as principal economic base due to too many variables in tourism;

- More flexibility to facilitate industries and development including built form, land tenure and property size;
- Significant undersupply of housing, residential land which is linked to available labour;
- Diversity of business interests should be encouraged;
- Lack of space in main streets for business;
- Lack of commercial land with existing commercial land taken up with housing; and
- Adoption of new technologies.

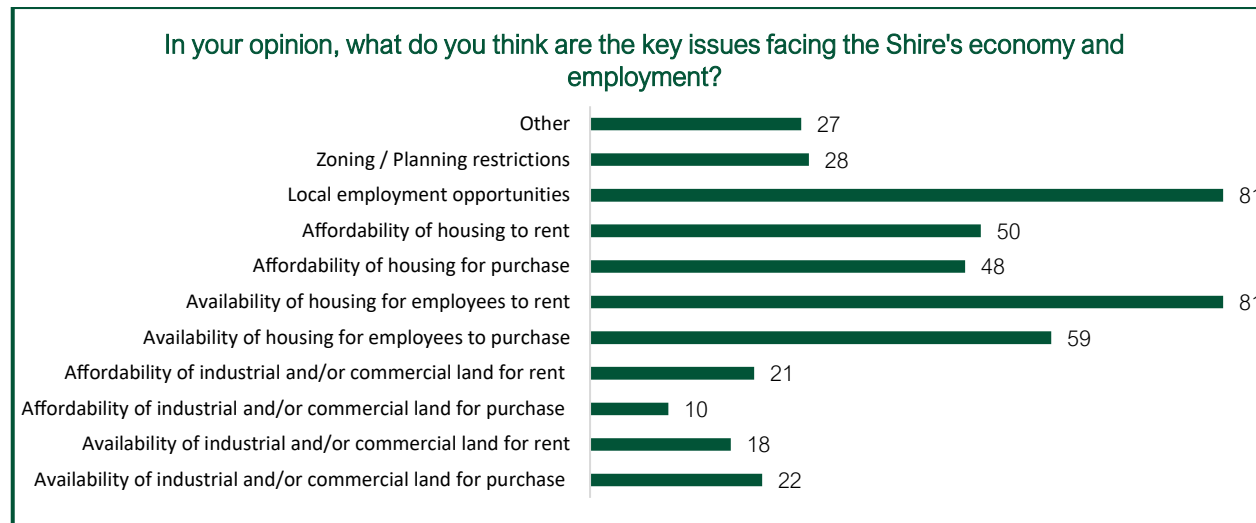
With regards to the type of development respondents thought would benefit the future growth of the Shire, answers were relatively varied as illustrated in Figure 23, with the top four responses including:

1. Small businesses;
2. Aged care and specialised health services;
3. Tourism, events and activities; and
4. Residential housing.

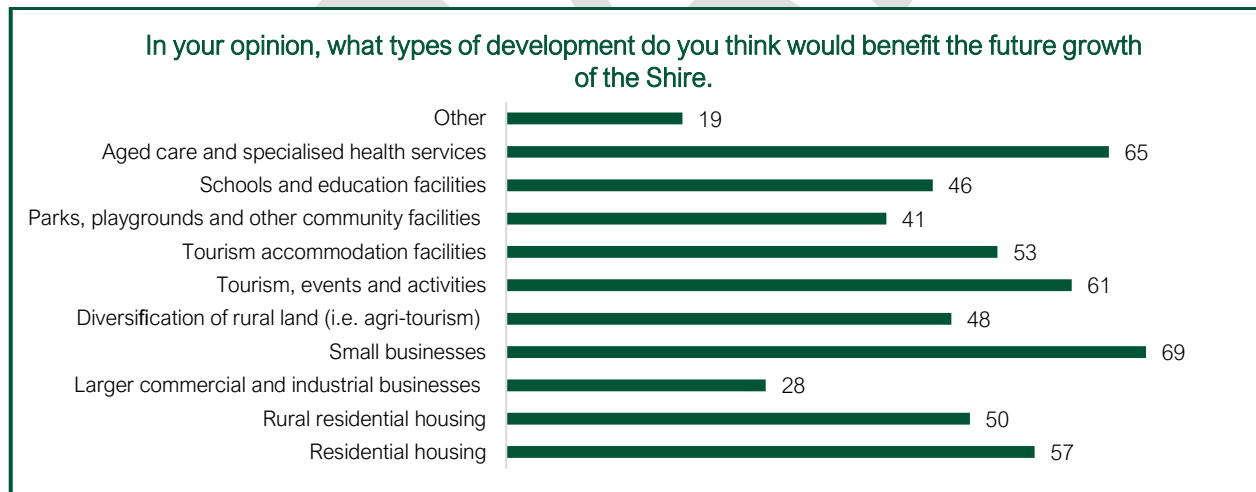
Other suggestions included:

- A balanced combination of developments;
- Engagement with other Government departments for affordable housing for transient staff (i.e. fruit pickers, packers, nurses, police, teachers)
- A medical precinct;
- Expansion of hospital and ambulance area;
- A caravan park;
- Preservation of natural environment;
- More provisions for existing ratepayers/residents rather than directing funds to attract others to area; and
- Regenerative, community aware enterprise.





*Figure 22 – Question 14 from the preliminary community engagement survey.*



*Figure 23 – Question 16 from the preliminary community engagement survey.*

Overall, the preliminary engagement survey provided very useful feedback for officers as they continue to prepare the draft Planning documentation for future advertising. Whilst the responses were varied, there were some common themes and issues raised including but not limited to:

1. The role of the Shire remaining transparent, using effective and clear consultation methods to reach a broad audience;
2. Lack of tourism accommodation and the need for a caravan park in Donnybrook;
3. Facilitate increased tourism ventures and the potential for a diverse range of opportunities;
4. Providing a flexible framework that can adapt to innovative and alternative ideas to traditional development types;
5. The presence of Donnybrook Stone and the impact of development restrictions associated with Special Control Area 4;
6. Cost of infrastructure requirements including road construction and provision of services (water, sewer, etc.);
7. Protection of the existing rural, community lifestyle within the Shire; and
8. Protection and enhancement of the natural environment.

The issues identified within the survey have provided Strategic direction and actions to deliver within the Planning framework for the Shire.

## 8.2. PRELIMINARY AGENCY ENGAGEMENT

In September 2021, the Shire wrote to a number of external stakeholders to notify them of the upcoming review of the Planning framework and invite for any preliminary comments and/or the opportunity to engage with the Shire. The stakeholders included:

- Shire of Bridgetown-Greenbushes
- City of Busselton
- Shire of Boyup Brook
- Shire of Capel
- Shire of Collie
- Shire of Dardanup
- Shire of Nannup

- Department of Biodiversity, Conservations and Attractions
- Department of Communities
- Department of Education
- Department of Finance
- Department of Fire and Emergency Services
- Department of Health
- Department of Jobs, Tourism, Science and Innovation
- Department of Local Government, Sport and Cultural Industries
- Department of Mines, Industry Regulation and Safety
- Department of Planning, Lands and Heritage
  - DPLH - Bunbury
  - DPLH - Registrar of Aboriginal Sites
  - DPLH - SW Settlement Heritage
  - DPLH - Heritage Council of Western Australia
- Department of Primary Industries and Regional Development
- Department of Water and Environmental Regulation
- Environmental Protection Authority
- Forest Products Commission
- Landgate
- Main Roads Western Australia
- Public Transport Authority
- South West Development Commission
- Water Corporation
- Western Power
- WALGA

From this notification, the Shire has had further engagement with DWER, DMIRS, Water Corporation and DPLH regarding specific details to be considered during the review of the Planning framework and preparation of this Strategy.

### 8.3. FUTURE CONSULTATION AND ADVERTISING

It is anticipated that the first draft Strategy will be formally advertised in early 2023 following preliminary endorsement from Council and the WAPC.

A notification will be given to the external stakeholders outlined in Part 2, section 8.2, and the document will be made available to the public electronically on the Shire's website and physically for viewing at the Shire office.

A total of 76 respondents to the preliminary engagement survey outlined in Part 2, section 8.1, requested to be included on the mailing list for future updates and provided their email address for direct notification during the formal advertising process. In addition, many additional community members have made requests to be included in this mailing list as they are interested in the outcomes of the review.

Respondents also favoured community forums and open-door workshops which the Shire will include in the future advertising.

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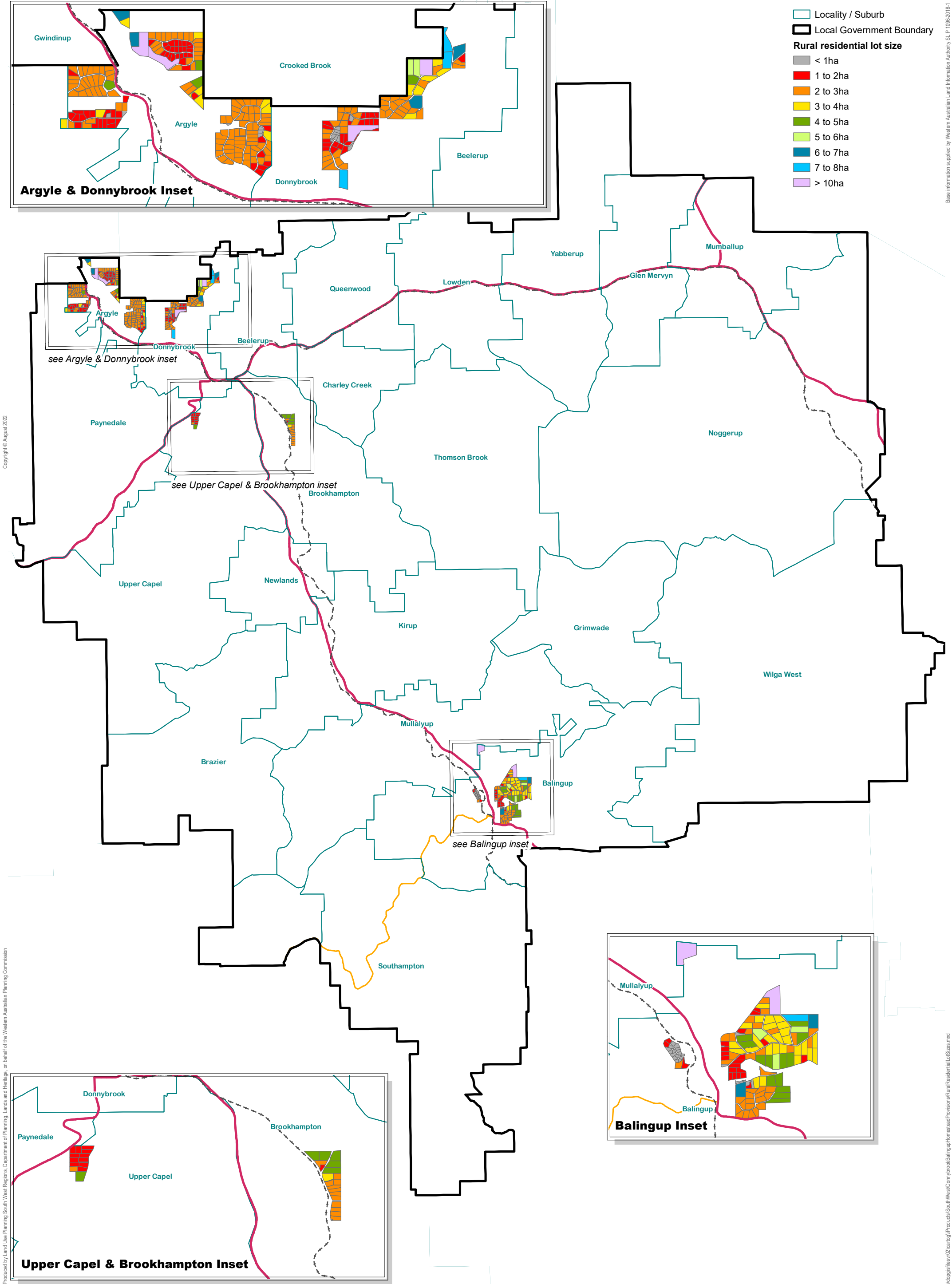
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## 10.0. Appendices

In addition to the Strategy Maps located in Part 1, section 4.0, the following supporting information has been provided for the Strategy and referenced within the document accordingly:

- 10.1. RURAL RESIDENTIAL LOT AREA MAP
- 10.2. AGRICULTURAL LOT AREA MAP
- 10.3. DESIGNATED BUSHFIRE PRONE AREAS WITHIN THE SHIRE
- 10.4. BUSHFIRE HAZARD LEVEL ASSESSMENT REPORT
- 10.5. RESULTS OF PRE-ENGAGEMENT COMMUNITY SURVEY

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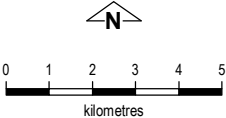
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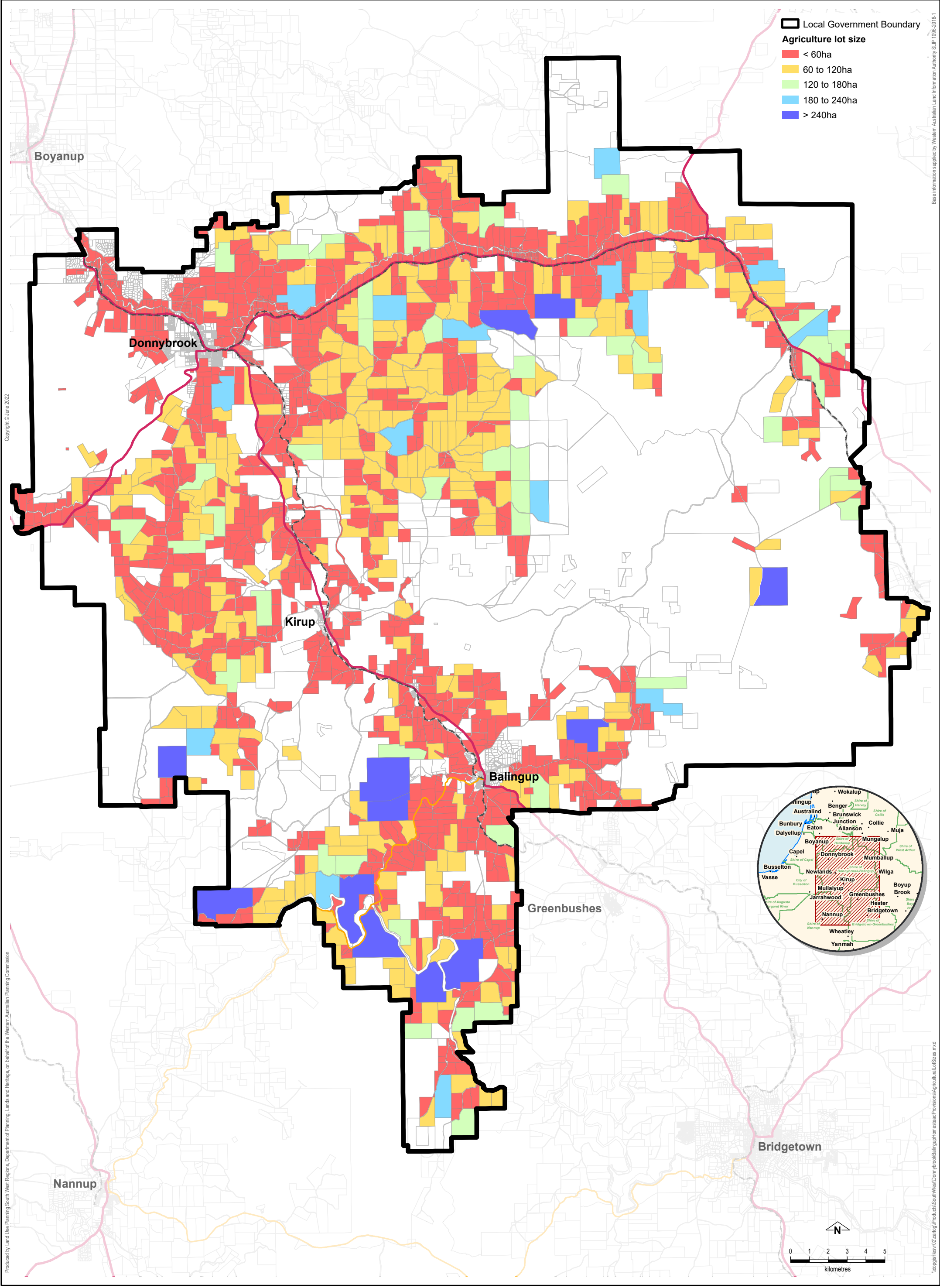
\\poppisfiles\prod\Products\SouthWest\Donnybrook\Balingup\Homestead\Provisional\RuralResidentialLotSizes.mxd

# Rural Residential Lot Area Map

Shire of Donnybrook-Balingup







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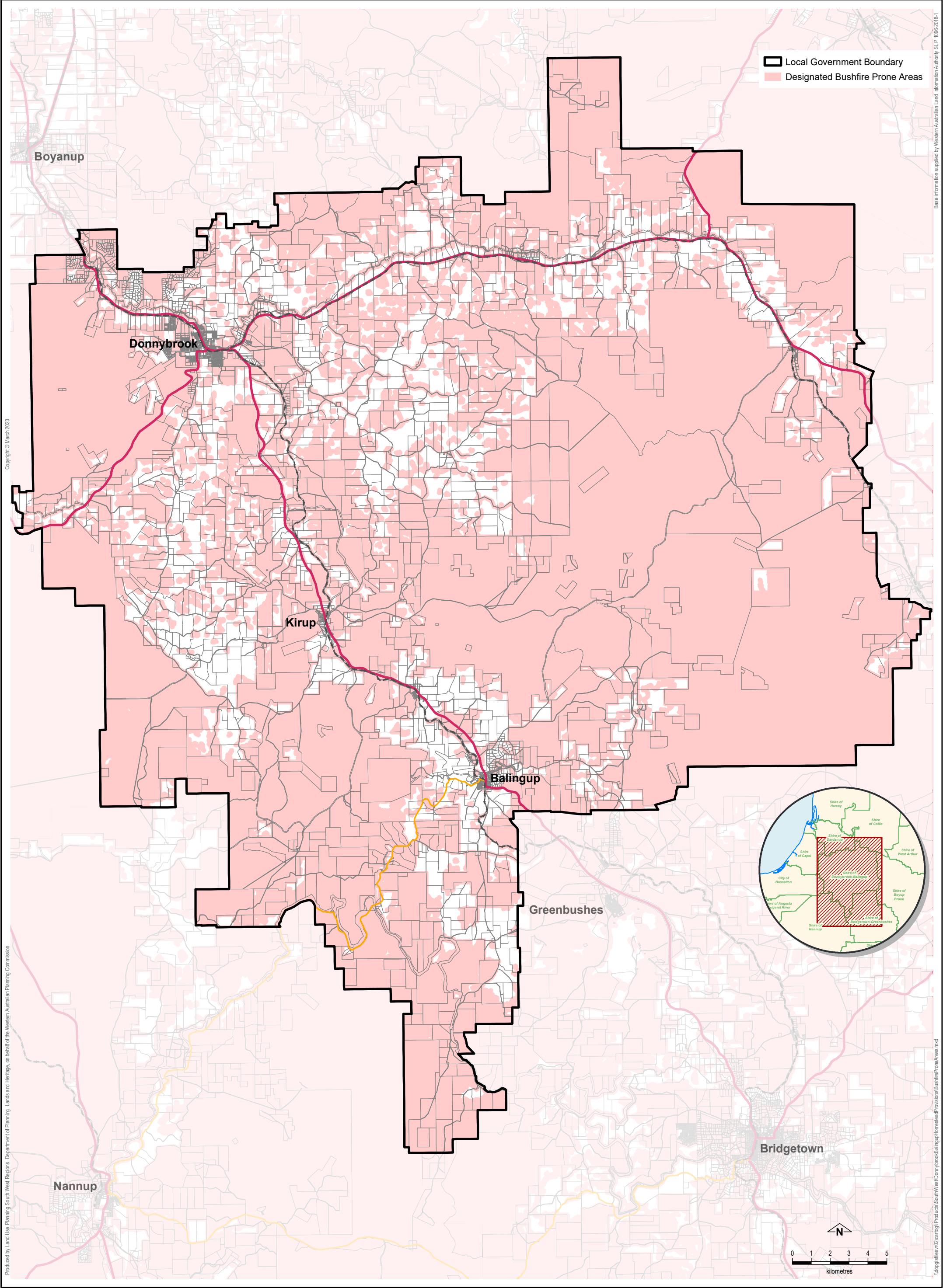
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Base information supplied by Western Australian Land Information Authority SLP 1086-2018-1

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Agricultural Lot Area Map

Shire of Donnybrook-Balingup Homestead Lot Provisions



Designated Bushfire Prone Areas

Produced by Land Use Planning South West Regions, Department of Planning, Lands and Heritage, on behalf of the Western Australian Planning Commission

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# Shire of Donnybrook - Balingup

## **Bushfire Management Plan**

### Strategic Bushfire Hazard Assessment For Local Planning Strategy

(Ref 22-012)

Version D

January 2024

Lush Fire & Planning

ABN 74 232 678 543



# Bushfire Management Plan Coversheet

This Coversheet and accompanying Bushfire Management Plan has been prepared and issued by a person accredited by Fire Protection Association Australia under the Bushfire Planning and Design (BPAD) Accreditation Scheme.

## Bushfire Management Plan and Site Details

<b>Site Address / Plan Reference:</b>	Various		
<b>Suburb:</b>	Donnybrook, Balingup, Newlands, Kirup, Mumballup etc	<b>State:</b>	WA
		<b>P/code:</b>	6239
<b>Local government area:</b>	Donnybrook - Balingup		
<b>Description of the planning proposal:</b>	Local Planning Strategy		
<b>BMP Plan / Reference Number:</b>	22-012	<b>Version:</b>	D
		<b>Date of Issue:</b>	23/01/2024
<b>Client / Business Name:</b>	Shire of Donnybrook - Balingup		

## Reason for referral to DFES

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the BPC elements)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is the proposal any of the following special development types (see SPP 3.7 for definitions)?

Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Minor development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If the development is a special development as listed above, explain why the proposal is considered to be one of the above listed classifications (E.g. considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

Strategic bushfire hazard level assessment for Local Planning Strategy

**Note:** The decision maker (e.g. the local government or the WAPC) should only refer the proposal to DFES for comment if one (or more) of the above answers are ticked "Yes".

## BPAD Accredited Practitioner Details and Declaration

Name	Accreditation Level	Accreditation No.	Accreditation Expiry
Geoffrey Lush	Level 2	BPAD 27682	28/02/2024
Company	Contact No.		
Lush Fire & Planning	0418 954 873		

I declare that the information provided in this bushfire management plan is to the best of my knowledge true and correct.

Signature of Practitioner



Date

23/01/2024



# **Shire of Donnybrook - Balingup Strategic Bushfire Hazard Level Assessment Summary**

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This Bushfire Hazard Level (BHL) assessment has been prepared to assist in the formulation of the Shire of Donnybrook - Balingup Local Planning Strategy and Planning Scheme No 6.

State Planning Policy 3.7 Planning in Bushfire Prone Areas requires that the preparation of the Local Planning Strategy should include high level consideration of relevant bushfire hazards when identifying or investigating land for future development. It requires that for bushfire prone land that any strategic planning proposal is to be accompanied by:

- ❖ a BHL assessment determining the applicable hazard level(s) across the subject land, in accordance with the methodology set out in the Guidelines;
- ❖ the identification of any bushfire hazard issues arising from the relevant assessment; and
- ❖ clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.

The objectives for this BHL assessment are:

- 1) to examine those areas which were identified for development in the earlier draft of the Local Planning Strategy, to determine their suitability for development;
- 2) to identify areas that require a more detailed analysis before any development / subdivision occurs;
- 3) to identify any bushfire management issues and any spatial impact of such issues which should be considered in the preparation of a structure plan; and
- 4) to document how the recommendations of this BHL assessment can be implemented in the relevant planning stages.

The assessment has been prepared in accordance with the methodology contained in the Guidelines for Planning in Bushfire Prone Areas (Version 1.4 December 2021) and included:

- Site Inspections;
- Reviewing district vegetation surveys;
- Reviewing existing structure plans and Bushfire Management Plans;
- Use of aerial photography; and
- Measurement of slopes and distances on site.

The assessment identifies specific development issues for each of the investigation areas and how likely it is that development may comply with the Bushfire Protection Criteria of:

- Element 1 - Location;
- Element 2 - Siting and design of development;
- Element 3 - Vehicular access; and
- Element 4 - Water.

The categories which have been used to consider these are:

- Extreme - Unlikely to meet the criteria.
- High - May meet the criteria subject to further investigation and design.
- Moderate - Should meet the criteria depending upon the design.
- Low - Expected to meet the criteria.

The purpose of this assessment is to identify where multiple factors may contribute to the suitability of one area in comparison to others. For example, an area might not have any "extreme" ratings but has multiple "high" ratings, suggesting that the area maybe unlikely to be suitable for more intensive development.

**Shire of Donnybrook - Balingup  
Strategic Bushfire Hazard Level Assessment  
Summary**

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The relevant issues have also been shown spatially for selected planning areas where there are complex issues. The recommendations for the individual development investigations areas are:

**A Marshall Road**

1. That the Strategy note that Planning Area - A has severe constraints to development and is not suitable for further rural residential subdivision, unless a second road access can be provided.

**B Hurst Road**

2. That the Strategy note that Planning Area - B has a high constraint to development and is only suitable for some minor infill subdivision fronting Hurst Road, subject to addressing development setbacks from bushland areas (internal & external) and avoiding the use of battle axe lots.

**C Bendall Road**

3. That the Strategy note that Planning Area - C has a severe constraint to development and is not suitable for further rural residential subdivision. Subdivision of the western portion of the site could occur if a second road access can be provided to Perseverance Drive.

**D Morgan Road North**

4. That the Strategy note that Planning Area – D has high constraints to development due to limited access.
5. Subdivision access needs to be considered in conjunction with the planning of the adjacent areas PA-E Morgan Road South and PA-F Elma Lane.

**E Morgan Road South**

6. That the Strategy note that the western portion of Planning Area – E has high constraints to development due to limited access.
7. Subdivision access needs to be considered in conjunction with the planning of the adjacent areas PA-D Morgan Road North and PA-F Elma Lane.
8. Some infill development could be considered on the eastern portion as a “rounding off” of the existing residential development that has multiple access.

**F Elma Lane North**

9. That the Strategy note that Planning Area – F has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.
10. Subdivision should be co-ordinated with the adjacent Lot 800 and also have road access connecting to the north and south.

**G Kelly Road**

11. That the Strategy note that the eastern portion of Planning Area – G has high constraints to development and is unlikely to be suitable for small rural residential lots because of the access and slopes, but could potentially accommodate larger rural small holdings i.e., greater than 4 hectares.
12. The western portion has moderate constraints but requires an access road connection from Kelly Street to through to Irishtown Road.

**H South Western Highway**

13. That the Strategy note that Planning Area – H has low constraints to development.

**I Sandhills**

14. That the Strategy note that Planning Area – I has severe constraints to development due to the existing vegetation and is not currently suitable for further subdivision.
15. Any proposed subdivision and/or rezoning has to consider the need to have the basic raw materials extracted and the extent of subsequent land rehabilitation which may alter the extent of the bushfire hazard.

**J Brookhampton Road**

16. That the Strategy note that Planning Area – J has moderate constraints to development due to the access. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.

**Shire of Donnybrook - Balingup  
Strategic Bushfire Hazard Level Assessment  
Summary**

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**K Kirup South**

17. That the Strategy note that Planning Area - K has significant constraints to development and is not suitable for further rural residential subdivision, unless there is a public road connection to Grimwade Road.
18. Some minor infill subdivision may be possible on the cleared land fronting the South Western Highway.

**L Castle Street West**

19. That the Strategy note that Planning Area – L has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.

**M Old Padbury**

20. That the Strategy note that, despite most of Planning Area – M not being bushfire prone, that a large portion of the site has high constraints to development (slopes and access) and is unlikely to be suitable for the development of residential lots.

**N Jayes Road West**

21. That the Strategy note that Planning Area – N has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.

**O Balinga Drive**

22. That the Strategy note that Planning Area – O has low constraints to development.

**P Yabberup Hamlet**

23. That the Strategy note that Planning Area – P has moderate constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.

**Q Mumballup Hamlet**

24. That the Strategy note that Planning Area – Q has moderate constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.

**R Newlands Hamlet**

25. That the Strategy note that Planning Area – R has moderate constraints to development. Subdivision and development of the freehold land is to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.

**S Noggerup Hamlet**

26. That the Strategy note that Planning Area - S has severe constraints to development and is not suitable for further intensification of development or subdivision.
27. If the Strategy retains this site, then the Planning Area should exclude those portions located in the Preston National Park.

## Document Reference

### Property Details

<b>Local Government Area</b>	Donnybrook – Balingup	<b>State</b>	WA	<b>Postcode</b>	6239
<b>Localities</b>	Donnybrook, Balingup, Newlands, Kirup, Mumballup, Nogerup, Yaberup				
<b>Project Description</b>	Local Planning Strategy				

### Report Details

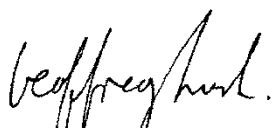
<b>Version</b>	<b>Date</b>	<b>Job No 22-012</b>
A	27 November 2022	Preliminary Draft
B	19 February 2023	Final, inclusion of additional areas & editing
C	18 October 2023	DPLH, Council modifications & editing
D	23 January 2024	DPLH modifications for consistency with Strategy

### Practitioner Details

<b>BPAD</b>	Level 2 Practitioner	<b>Accreditation No</b>	27682
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### Disclaimer

The measures contained in this report do not guarantee that a building will not be damaged in a bushfire. The ultimate level of protection will be dependent upon the design and construction of the dwelling and the level of fire preparedness and maintenance under taken by the landowner. The severity of a bushfire will depend upon the vegetation fuel loadings; the prevailing weather conditions and the implementation of appropriate fire management measures.



**Geoffrey Lush**

23 January 2024

geoffrey@lushfire.com.au





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## Shire of Donnybrook - Balingup - Strategic Bushfire Hazard Level Assessment

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# 1.0 BACKGROUND

## 1.1 Introduction

This bushfire hazard level assessment is prepared to assist in the formulation of the Shire of Donnybrook - Balingup Local Planning Strategy and a new Local Planning Scheme.

The assessment focusses on proposed development (planning) areas located in the Donnybrook townsite and surrounding area, Kirup, Balingup, Newlands, Yabberup, Mumballup and Noggerup. These localities are shown in Figure 1 and there are seventeen planning areas.

The objectives for this bushfire hazard level assessment are:

- 1) To examine those areas which are identified for development in the draft Local Planning Strategy, to determine their suitability for development;
- 2) To identify areas that require a more detailed analysis before any development /subdivision occurs;
- 3) To identify any bushfire management issues and any spatial impact of such issues which should be considered in the preparation of a structure plan; and
- 4) To document how the recommendations of this BHL assessment can be implemented in the relevant planning stages.

The assessment is concerned with the intensification of land use primarily by subdivisions. Intensification of land use through development approvals will generally be by applications which do not have a scale that is consistent with the existing development.

Previous national inquiries (1) into major bushfires have recognised that land use planning is the single most important mitigation measure for preventing future disaster losses from bush fires in areas of new development. It is therefore important for bushfire assessments to be incorporated as early as possible in to the planning process.

## 1.2 Methodology and Assumptions

The bushfire hazard assessment in this report is a "broad brush" assessment to support the preparation of the local planning strategy. It has been prepared in accordance with the methodology contained in the Guidelines for Planning in Bushfire Prone Areas (Version 1.4 December 2021).

The preparation of this assessment has included:

- Site Inspections;
- Reviewing district vegetation surveys;
- Reviewing existing structure plans and Bushfire Management Plans;
- Use of aerial photography; and
- Measurement of slopes and distances on site.

It is noted that the consultant did not have any authority to enter private property and all inspections were conducted from public areas. Where an area could not be physically inspected the vegetation type and hazard rating has been assigned on the basis of the surrounding vegetation complexes.

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1 Council of Australian Governments (2004), National Inquiry on Bushfire Mitigation and Management, Page 92.



FIGURE 1  
LOCALITY PLAN



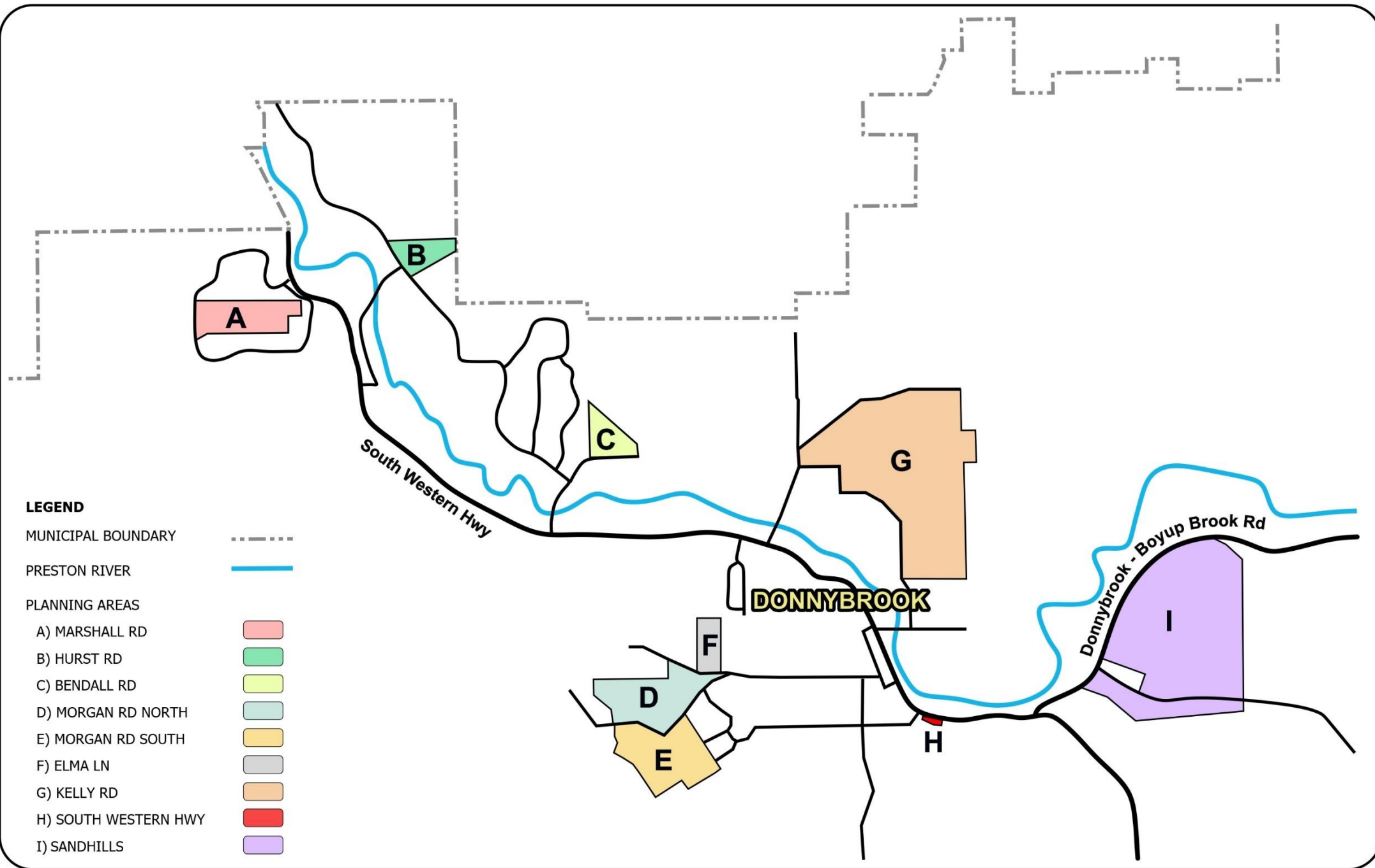
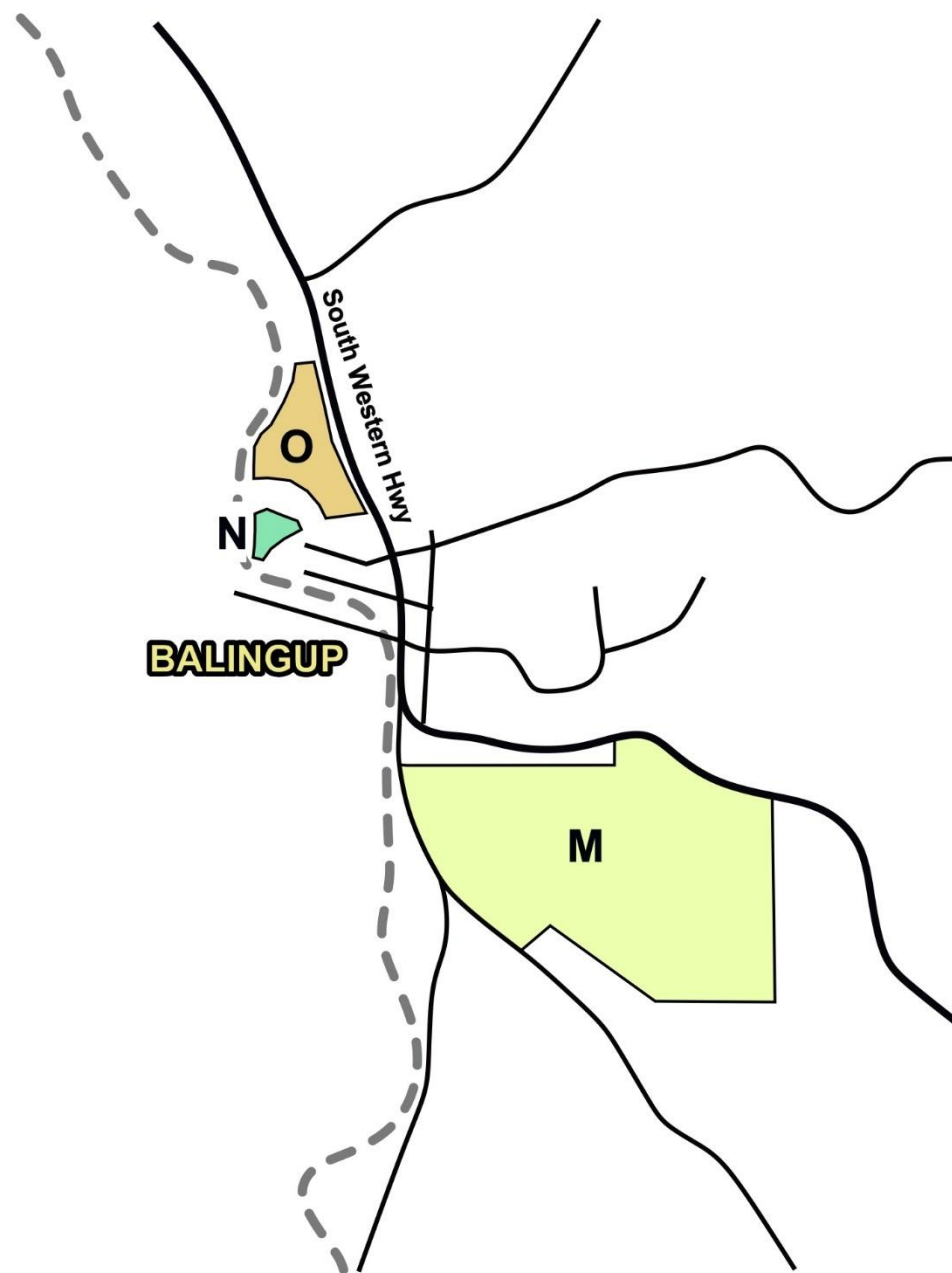
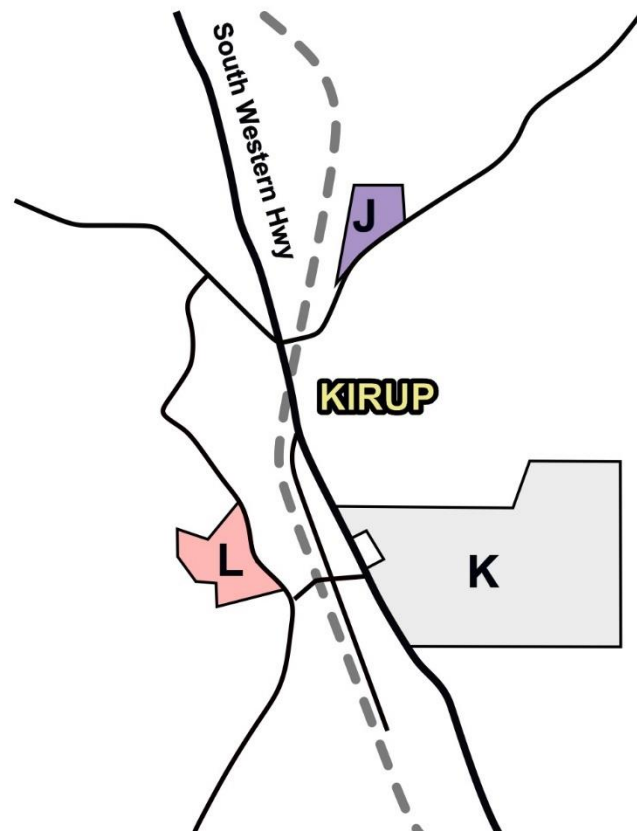


FIGURE 2  
DONNYBROOK PLANNING AREAS



# **LEGEND**

RAILWAY LINE



PLANNING AREAS

J) BROOKHAMPTON



K) KIRUP SOUTH



L) CASTLE RD



M) OLD PADBURY



N) JAYES RD WEST



O) BALINGA



**FIGURE 3**  
KIRUP & BALINGUP PLANNING AREAS



The following assumptions have been made in the report:

1) Existing Conditions

The assessment has been undertaken based upon the existing conditions at that time. The assessment does not consider any vegetation modification or fuel reduction which might be done as part of a development.

The vegetation classifications are also based upon the expected mature state of any vegetation.

2) Predominant Vegetation

The Guidelines recommend that vegetation types be mapped based upon units of 2,500m<sup>2</sup> but at the scale of this assessment this would require significant time and effort without providing any substantial improvement in the analysis. The predominant vegetation type in and adjacent to each investigation area has been used based on 1 hectare units.

There are extensive areas of vegetation within both townsites on both public and private land. Pre-European vegetation in the Shire consisted of large tracts of tall forest and woodland communities, with primary species being Jarrah and Marri which are common throughout the south west land division.

This is typically classified under AS3959 as A-03 Class A Forest - Open forest, being more than 10m in height with more than 30% canopy coverage.

3) Fuel Loads

As the assessment is done in accordance with AS3959 Method 1, there is no requirement to consider the actual fuel loads in specific locations as the default fuel load for the vegetation class is assigned under AS3959 (Table B3). The vegetation descriptions in the assessment may refer to the near surface (withing 1m) fuel loads being moderate, heavy, or extreme. Extreme being where these appear to exceed the levels contained in Table B3.

4) Slope

Slope is the predominant gradient of the vegetated areas measured over 100m distance. At the scale of this assessment the slopes are general by nature and tend to be averaged with the following terms being used:

- Low slope means a slope of between 0 and 5 degrees (10%);
- Moderate slope means a slope of between 5 and 10 degrees (18%);
- Steep slope means a slope of between 10 and 15 degrees (28%); and
- Very steep slope means a slope of between 15 and 20 degrees (40%).

A slope of more than 10 degrees is important as the rate of spread and intensity of a bushfire doubles.

### 1.3 Fire Break Order

The Shire's 2022 - 2023 Fire Break Order requires that:

Within the townsites of Donnybrook, Balingup, Kirup, Mullalyup, Newlands, Preston and Noggerup.

- (a) Where the area of land is 2024m<sup>2</sup> or less, remove all flammable material on the land except living trees, shrubs and plants from the whole land, and;
- (b) Where the land exceeds 2024m<sup>2</sup> clear fire breaks not less than 2 metres wide, unless otherwise specified in the Local Planning Scheme, immediately inside all external boundaries of the land, and also immediately surrounding all buildings situated on the land. Grass on the remaining area of the land must be either grazed, cut for fodder, or totally removed from the land.
- (c) The Shire of Donnybrook Balingup, in consultation with the relevant Fire Control Officer, may vary these conditions in certain circumstances.
- (d) A person shall not set fire to rubbish, refuse or other materials on land 2000m<sup>2</sup> or less situated within a townsite without prior approval from the Local Government.

The owners of all land zoned as "Rural Residential, Rural Small Holding or Tourist" under Local Planning Scheme No. 7, shall:

- a) maintain a fire break not less than 2 metres wide, immediately inside all external boundaries of the land, free of overhanging branches to a height of 4 metres.
- b) The Shire, on the recommendation of a Bush Fire Control Officer, may vary these conditions in certain circumstances.
- c) A low fuel zone of twenty metres wide shall be provided immediately surrounding all buildings situated on the land. Grass on the remaining area of the land must be either grazed (within conventional practice), cut for fodder or completely removed from the land.

### 1.4 Bushfire Prone Areas

Bushfire prone land is shown on the State Map of Bushfire Prone Areas. Bushfire prone areas are comprised of bushfire prone vegetation and a 100m buffer (2). Vegetation is identified as bushfire prone where it meets the following size and proximity requirements:

- Areas of 1 hectare or greater in size;
- Less than 1 hectare to 0.25 hectares in area and 100 metres or less from other bushfire prone vegetation 1 hectare or greater in area;
- Is less than 0.25 hectares in area but is 20 metres or less from bushfire prone vegetation of any size; or
- Strips of vegetation 20 metres or greater in width regardless of length and 20 metres or less from each other or bush fire prone vegetation of any size.

The designation of a bushfire prone area triggers:

- The application of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas under the Building Code of Australia;
- The provisions of the Planning and Development (Local Planning Schemes) Regulations 2015; and
- The application of State Planning Policy SPP3.7 Planning in Bushfire Prone Areas.

State Planning Policy SPP3.7 Planning in Bushfire Prone Areas provides in Clause 6.2 that any strategic planning proposal, that has or will, on completion, have a moderate BHL and/or where BAL-12.5 to BAL-

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**2** DFES (2015) Mapping Standard for Bush Fire Prone Areas.



29 applies, may be considered for approval where it can be undertaken in accordance with the following policy measures.

- a) the results of a bushfire hazard level assessment determining the applicable hazard level(s) across the subject land, in accordance with the methodology set out in the Guidelines.
- b) the identification of any bushfire hazard issues arising from the assessment; and
- c) clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.

The extent to which Planning Area has Bushfire Prone Land is referenced in Section 4.0.

## 2.0 ENVIRONMENTAL CONSIDERATIONS

State Planning Policy 3.7 (SPP3.7) policy objective 5.4 recognises the need to consider bushfire risk management measures alongside environmental, biodiversity and conservation values. Typically, these may include:

- ❖ Bush Forever sites;
- ❖ Threatened ecological communities;
- ❖ Declared rare flora;
- ❖ Environmentally sensitive areas;
- ❖ Classified wetlands and associated buffers;
- ❖ Ecological corridors;
- ❖ Conservation covenants; and
- ❖ Significant areas identified in a local planning or biodiversity strategy.

The assessments for each Planning Area notes any major environmental features, especially conservation reserves.

## 3.0 BUSHFIRE ASSESSMENT RESULTS

### 3.1 Assessment Inputs - Vegetation Classification

All vegetation within 150m of the Planning Areas has been classified in accordance with:

- Clause 2.2.3 of Australian Standard AS3959 Construction of Buildings in Bushfire Prone Areas;
- The Visual Guide for Bushfire Risk Assessment in Western Australia; and
- Applicable Fire Protection Australia BPAD Practice Notes.

Given the generalised nature of the assessment, a conservative approach has been taken with the vegetation classifications. This means that where the vegetation classification may not be clear then:

- Class A Forest classification is used in preference to Class B Woodland; and
- Class D Scrub classification is used in preference to Class C Shrubland

Example photographs of the vegetation for individual Planning Areas are included in Section 4.0.

### 3.2 Assessment Outputs - Bushfire Hazard Level

The bushfire hazard primarily relates to the vegetation on the site, the type and extent (area) of vegetation and its characteristics. The methodology for determining the bushfire hazard level is contained in the Guidelines for Planning in Bushfire Prone Areas (Section 4.1 and Appendix 2).

The characteristics of the different hazard categories (3) are documented in Table 1.

The bushfire hazard level plans are for the existing undeveloped site. For most of the investigation areas, it is assumed that when fully developed that the bushfire hazard levels within the precincts may be reduced depending upon the proposed lot sizes.

*Table 1 Vegetation Classifications*

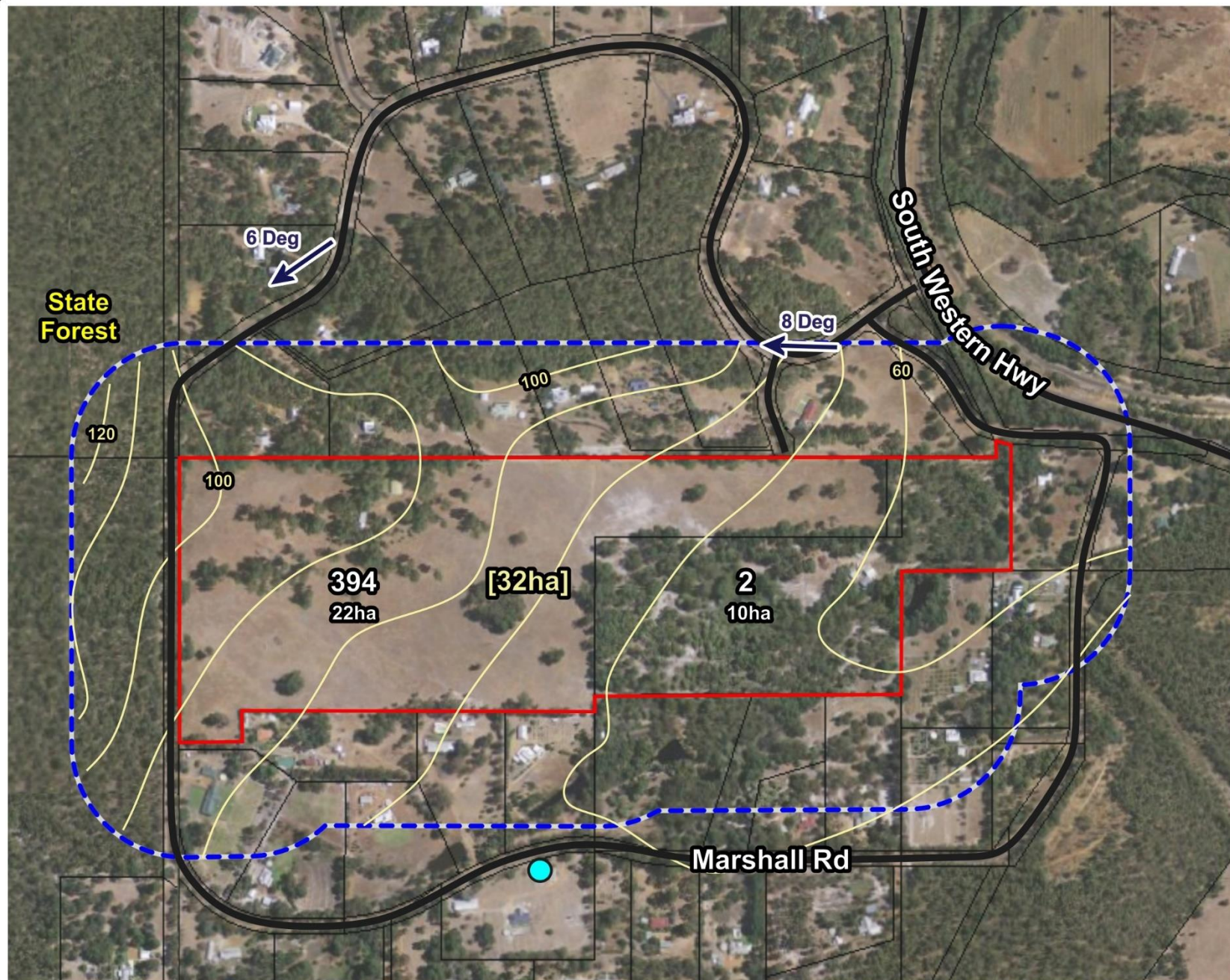
Hazard Level	Vegetation Description
Extreme Hazard	<ul style="list-style-type: none"><li>• Class A Forest</li><li>• Class B Woodland (05)</li><li>• Class D Scrub</li><li>• Any classified vegetation with a greater than 10 degree slope</li></ul>
Moderate Hazard	<ul style="list-style-type: none"><li>• Class B Low Woodland (07)</li><li>• Class C Shrubland</li><li>• Class E Mallee/Mulga</li><li>• Class G Grassland including sown pasture and crops</li><li>• Vegetation that has a low hazard level but is within 100 metres of vegetation of vegetation classified as a moderate or extreme hazard.</li></ul>
Low Hazard	<ul style="list-style-type: none"><li>• Low threat vegetation, may include the following: areas of maintained lawns, golf courses, public recreation reserves and parklands, vineyards, orchards; cultivated gardens, commercial nurseries, nature strips and windbreaks.</li><li>• Managed grassland in a minimal fuel condition meaning that there is insufficient fuel available to significantly increase the severity of the bushfire attack, for example short cropped grass to a nominal height of 100mm.</li><li>• Non vegetated areas including waterways; roads; footpaths; buildings or rock outcrops.</li></ul>

## 4.0 PLANNING AREAS

### 4.1 PA-A Marshall Road

<b>Strategy Designation</b>	Rural Residential		
<b>Total Area</b>	32 hectares		
<b>Land Details</b>	Lot 2 (10ha) Lot 384 (22ha)		
<b>Proposed Lot Size</b>	2ha	Potential Number of Lots	16
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	All of Lot 2 and part Lot 384		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 4 and vegetation classifications in Figure 5.</p> <p>The subject land is situated in the “middle” of the existing rural residential zone, which contains more than 50 lots. Lot 384 fronts Marshall Road on its western boundary and from Stempel Nook which is a cul-de-sac, near its eastern boundary. Lot 2 has narrow (&lt;20m) frontage to Marshall Road. Marshall Road is a loop road servicing the estate with a single access to the South Western Highway.</p> <p>All of Lot 2 is vegetated with an existing dwelling and Lot 384 largely cleared. There is State Forest to west and south west some surrounding lots are still vegetated.</p> <p>There is a local drainage line across the south eastern portion of Lot 2 with the land generally sloping to the north west with a ridge line to the north.</p> <p>There is an existing 50,000L strategic static water tank in Marshall Road.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 6 and the spatial issues are shown in Figure 7.</p> <p>The primary issue is the single access to the South Western Highway, which is unsuitable for further development.</p> <p>As Lot 2 is nearly fully vegetated, clearing of the land is unlikely to be environmentally acceptable and it is not appropriate to locate dwellings in cleared “islands” with surrounding vegetation having an extreme hazard rating. If Lot 2 was excluded from development, then the subdivision of Lot 384 would require a perimeter road adjacent to Lot 2. There is also significant bushland surrounding the location on multiple sides.</p> <p>Located within centre of existing rural residential zone/estate. Irregular shaped area/lots make subdivision design and access difficult. Lot 2 unlikely to be suitable due to vegetation clearing.</p> <p>Lot 384 was subject to Amendment No 11, which DFES objected to on the basis of the single road access. It is understood that the amendment lapsed and no decision was made by the Minister.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate - Extreme	<b>Developed</b> Moderate
<b>Summary and Recommendations</b>	<p>The precinct has a moderate to extreme hazard rating. Given the surrounding bushland, on three sides, the site potentially fails to meet Element 1 Location. Given the single road access the site does not comply with Element 3 Vehicular Access.</p> <p>Planning Area - A has severe constraints to development and is not suitable for further rural residential subdivision, unless a second road access can be provided.</p>		





# LEGEND

PLANNING AREA BOUNDARY



TOTAL AREA

[ha]

ASSESSMENT AREA

(150m from the external boundary of the subject site)



CONTOUR 10m



UPSLOPE



CONSTRUCTED ROAD

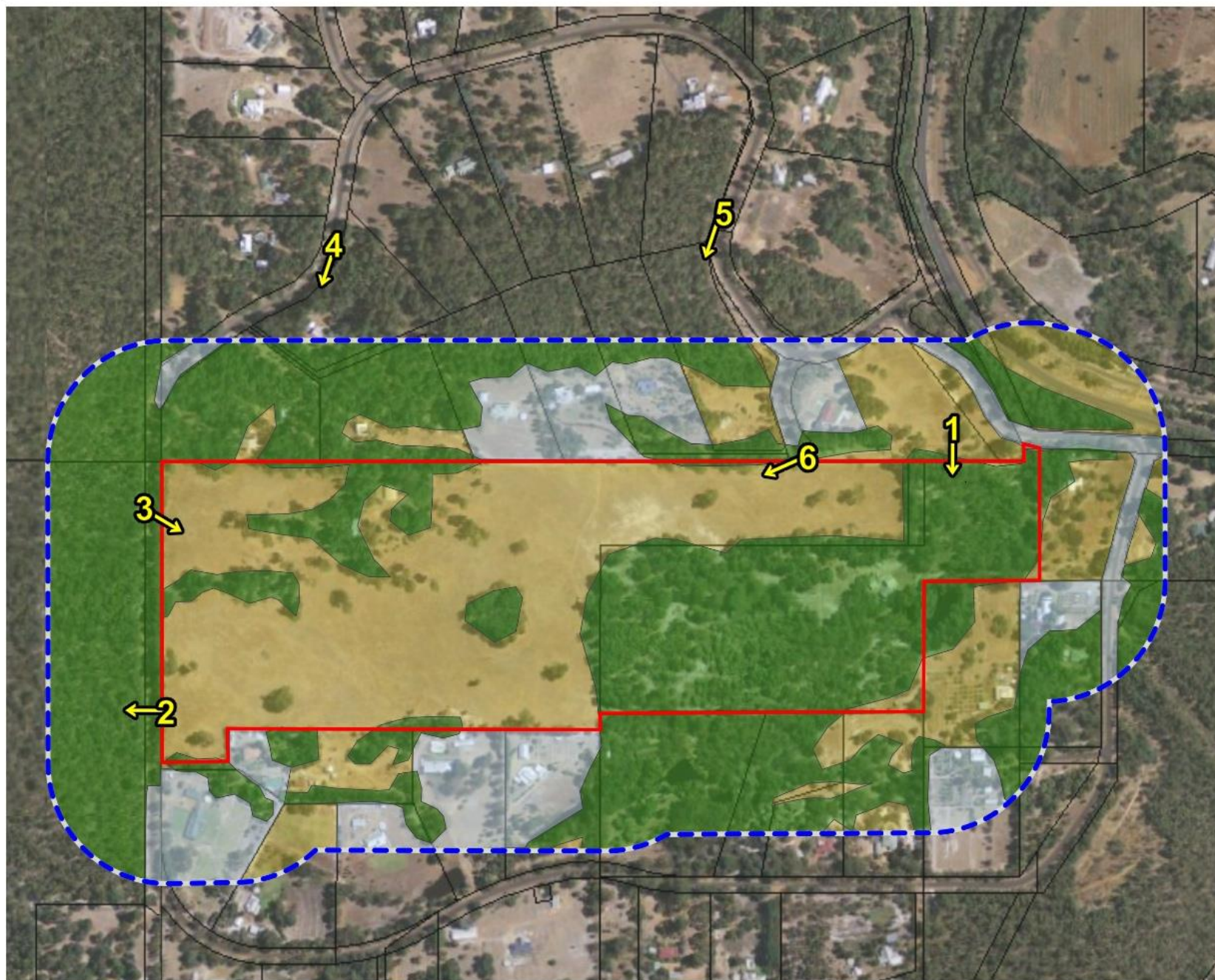


BUSHFIRE WATER TANK



FIGURE 4  
PA-A MARSHALL ROAD  
EXISTING CONDITIONS





## LEGEND

- PLANNING AREA BOUNDARY ———
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land) - - -
- PHOTO LOCATION 3 →
- VEGETATION CLASS
- A FORREST
  - B WOODLAND
  - C SHRUBLAND
  - D SCRUB
  - G GRASSLAND
  - EXCLUDED 2.2.3.2 (Low Threat Vegetation)

Location Details: Argyle  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2023  
 Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 5  
 PA-A MARSHALL ROAD  
 VEGETATION CLASSIFICATION



Job No 22-012  
 Rev A Description Preliminary

Date 27/09/2022





### Photo No PA(A) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(A) - 2

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(A) - 3

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Paddock grazing within subject land.



### Photo No PA(A) - 4

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(A) - 5

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(A) - 6

#### Vegetation Classification

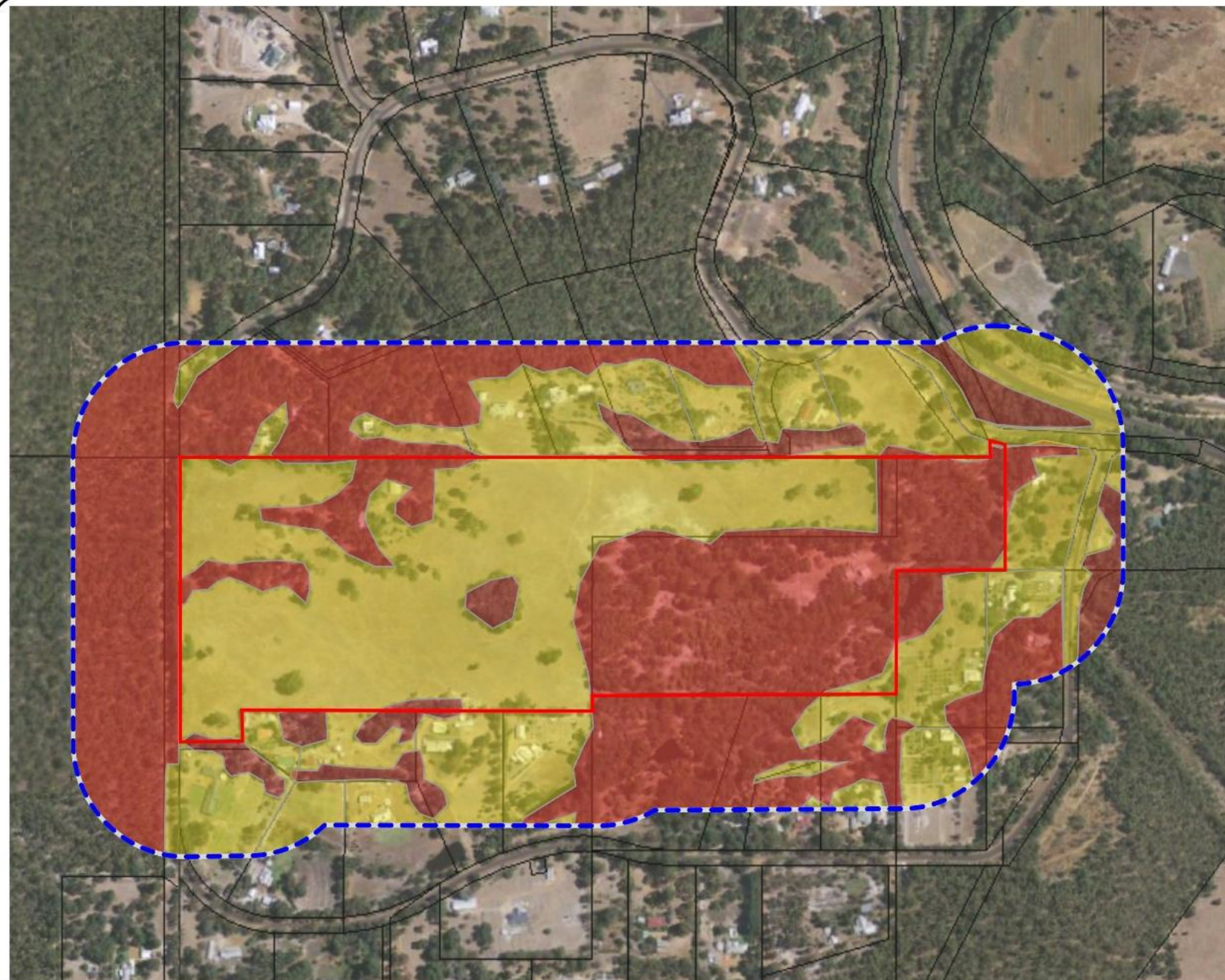
Class G Grassland – Sown pasture G-26

#### Description

Paddock grazing within subject land.







## LEGEND

PLANNING AREA



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 6  
PA-A MARSHALL ROAD  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012

Rev A Description Preliminary

Date 27/09/2022





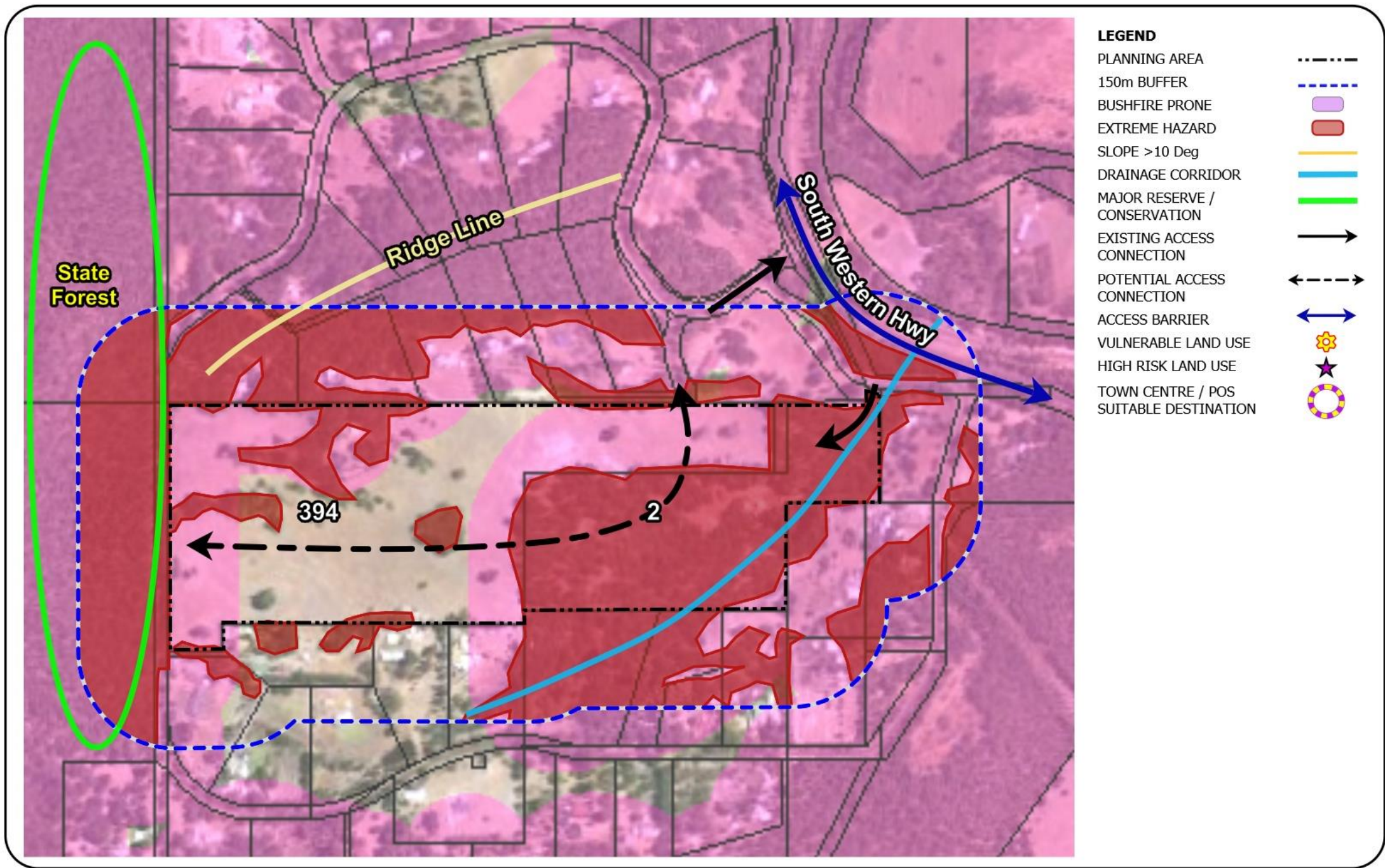
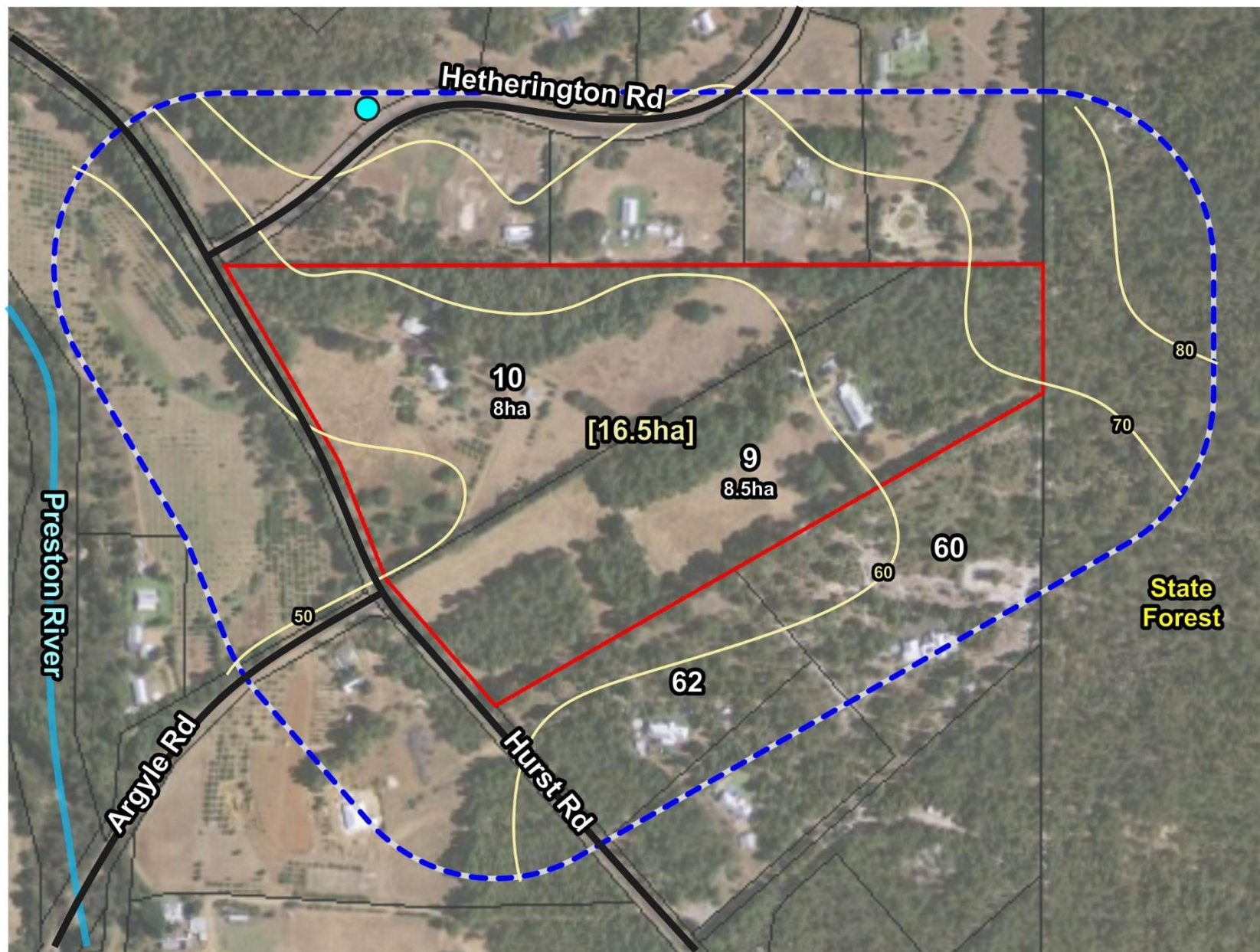


FIGURE 7  
PA-A MARSHALL ROAD  
SPATIAL ISSUES

## 4.2 PA-B Hurst Road

<b>Strategy Designation</b>	Rural Residential		
<b>Total Area</b>	16.5 hectares		
<b>Land Details</b>	Lot 9 (8.5ha) Lot 10 (8ha)		
<b>Proposed Lot Size</b>	2ha	Potential Number of Lots	8
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	All of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 8 and vegetation classifications in Figure 9.</p> <p>The subject land is triangular in shape with a frontage of approximately 450m to Hurst Road and a depth of 600m. There is a dwelling on each lot and approximately 50% of the site is vegetated.</p> <p>Adjacent rural residential development to north and south, with State Forest to east. Preston River is to the west of the site and there is a mixture of rural land uses including orchards.</p> <p>The site has a gentle slope which increases towards Hetherington Road to the north. Hurst Road provides a district connection between Balingup and Irishtown. Argyle Road, opposite the site, connects to the South Western Highway.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 10 and the spatial issues are shown in Figure 11.</p> <p>The elongated lot configuration makes subdivision difficult as battle axe lots are to be avoided. Interface and development setbacks from bushland areas (internal &amp; external).</p> <p>Rural residential zoning may be appropriate for land use and development, but there is limited subdivision potential due to configuration and existing vegetation.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate - Extreme	<b>Developed</b> Moderate - Extreme
<b>Summary and Recommendations</b>	<p>The site has a moderate to extreme hazard rating.</p> <p>That the Strategy note that Planning Area - B has a high constraint to development and is only suitable for some minor infill subdivision fronting Hurst Road, subject to addressing the above issues.</p>		





# LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
TOTAL AREA	[ha]
ASSESSMENT AREA (150m from the external boundary of the subject site)	<span style="color: blue;">- - -</span>
CONTOUR 10m	<span style="color: yellow;">—</span>
UPSLOPE	<span style="color: blue;">→</span>
CONSTRUCTED ROAD	<span style="color: black;">—</span>
BUSHFIRE WATER TANK	<span style="color: cyan;">●</span>

Location Details: Argyle  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2023  
 Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 8  
 PA-B HURST ROAD  
 EXISTING CONDITIONS

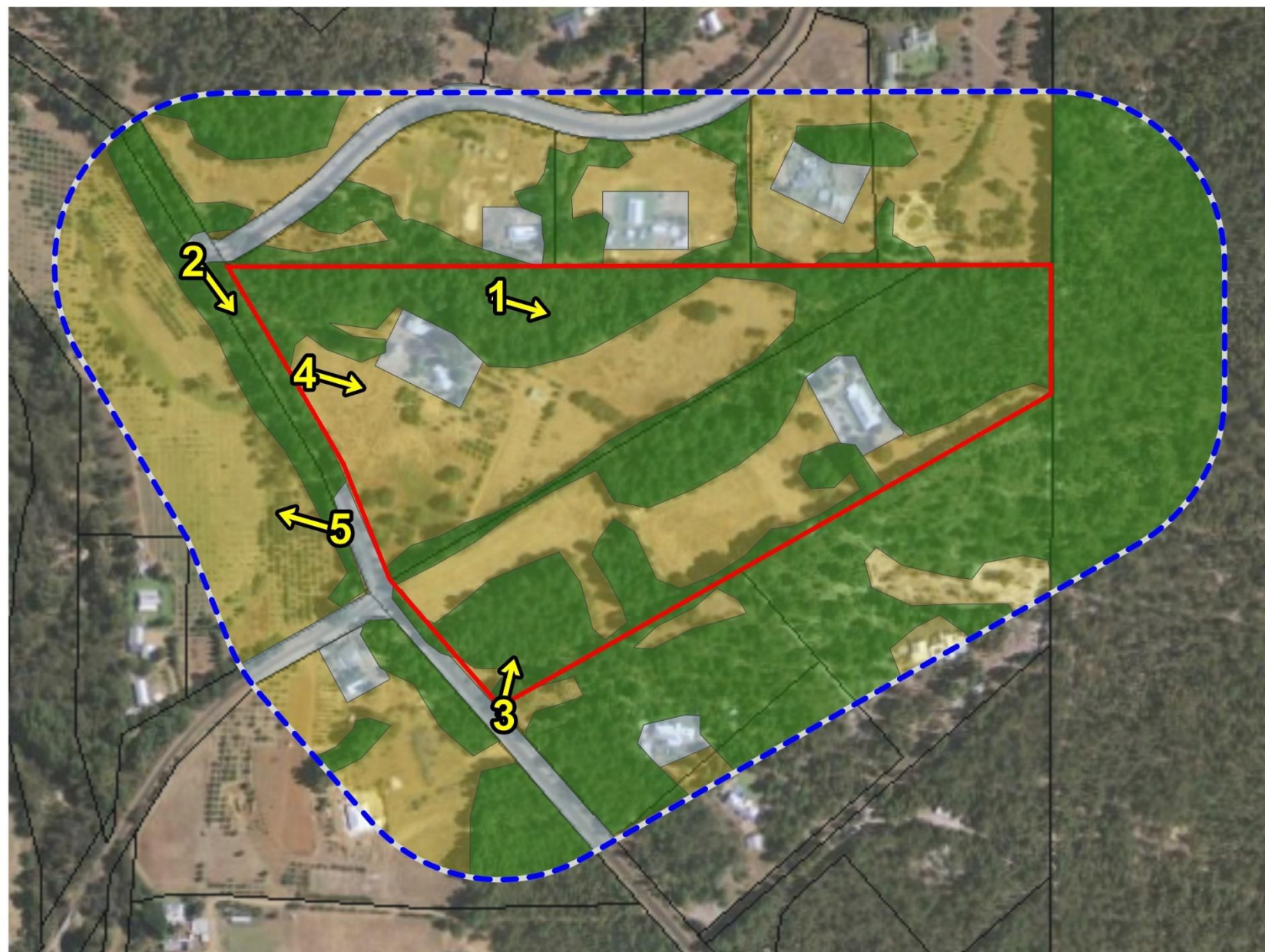


Job No 22-012  
 Rev A Description Preliminary

Date 27/09/2022







# LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2

(Low Threat Vegetation)



Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

FIGURE 9  
PA-B HURST ROAD  
VEGETATION CLASSIFICATION



### Photo No PA(B) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 50% canopy coverage.



### Photo No PA(B) - 2

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 50% canopy coverage.



### Photo No PA(B) - 3

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 50% canopy coverage.



**Photo No PA(B) - 4**

**Vegetation Classification**

Class G Grassland – Sown pasture G-26

**Description**

Pasture grazing land within the site and adjoining properties.



**Photo No PA(B) - 5**

**Vegetation Classification**

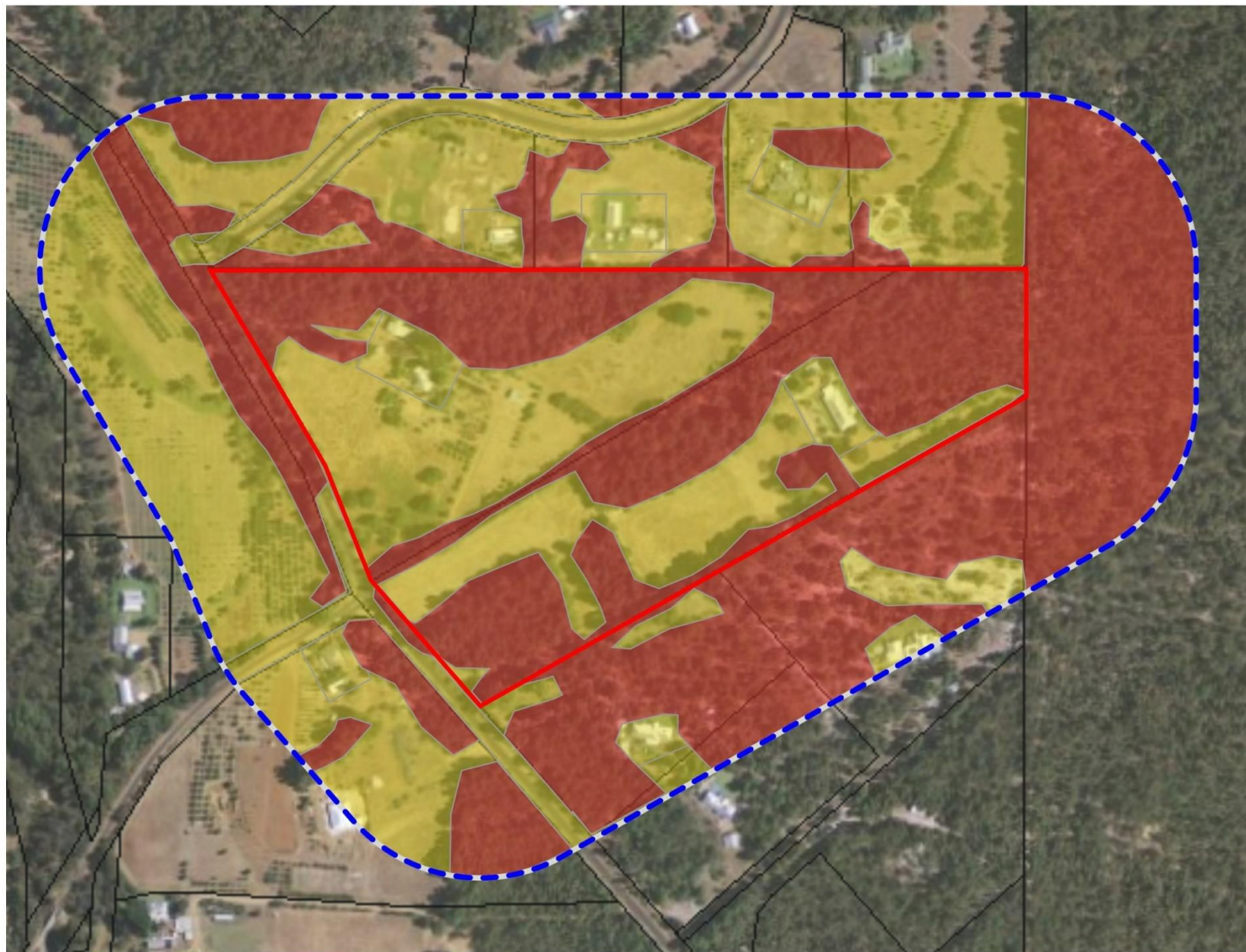
Class G Grassland – Sown pasture G-26

**Description**

Pasture grazing land within the site and adjoining properties.







# LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

FIGURE 10  
PA-B HURST ROAD  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012  
Rev A Description Preliminary

Date 27/09/2022



### 4.3 PA-C Bendall Road

<b>Strategy Designation</b>	Rural Residential		
<b>Total Area</b>	16 hectares		
<b>Land Details</b>	Lot 2643		
<b>Proposed Lot Size</b>	2ha	Potential Number of Lots	8
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	Two thirds of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 11 and vegetation classifications in Figure 12.</p> <p>The subject land is triangular in shape being approximately 470m by 570m. It is predominantly cleared grazing land and there is an existing dwelling. There is State Forest to the north east and existing rural residential development to the west.</p> <p>Bendall Road connects to the South Western Highway and also Gemmell Road, which is an extension of Hurst Road. North of Gemmell Road it is a gravel road extending for approximately 350m to the south western corner of the site and then along the southern boundary. Along the western boundary, it is not formally constructed and is more of a private driveway accessing the residence.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 13.</p> <p>The primary issue is the single access along Bendall Road, which means that the site is unsuitable for further development. It may be possible to provide a connection to Perseverance Drive as this is only 80m from the north western corner of the site. However, this is through private land.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate - Extreme	<b>Developed</b> Moderate
<b>Summary and Recommendations</b>	<p>The precinct has a predominantly moderate hazard rating.</p> <p>Given the single road access the site does not comply with Element 3 Vehicular Access.</p> <p>That the Strategy note that Planning Area - C has a severe constraint to development and is not suitable for further rural residential subdivision, unless a second road access can be provided to Perseverance Drive. This would still only provide for the possible subdivision of the western portion of the site.</p>		



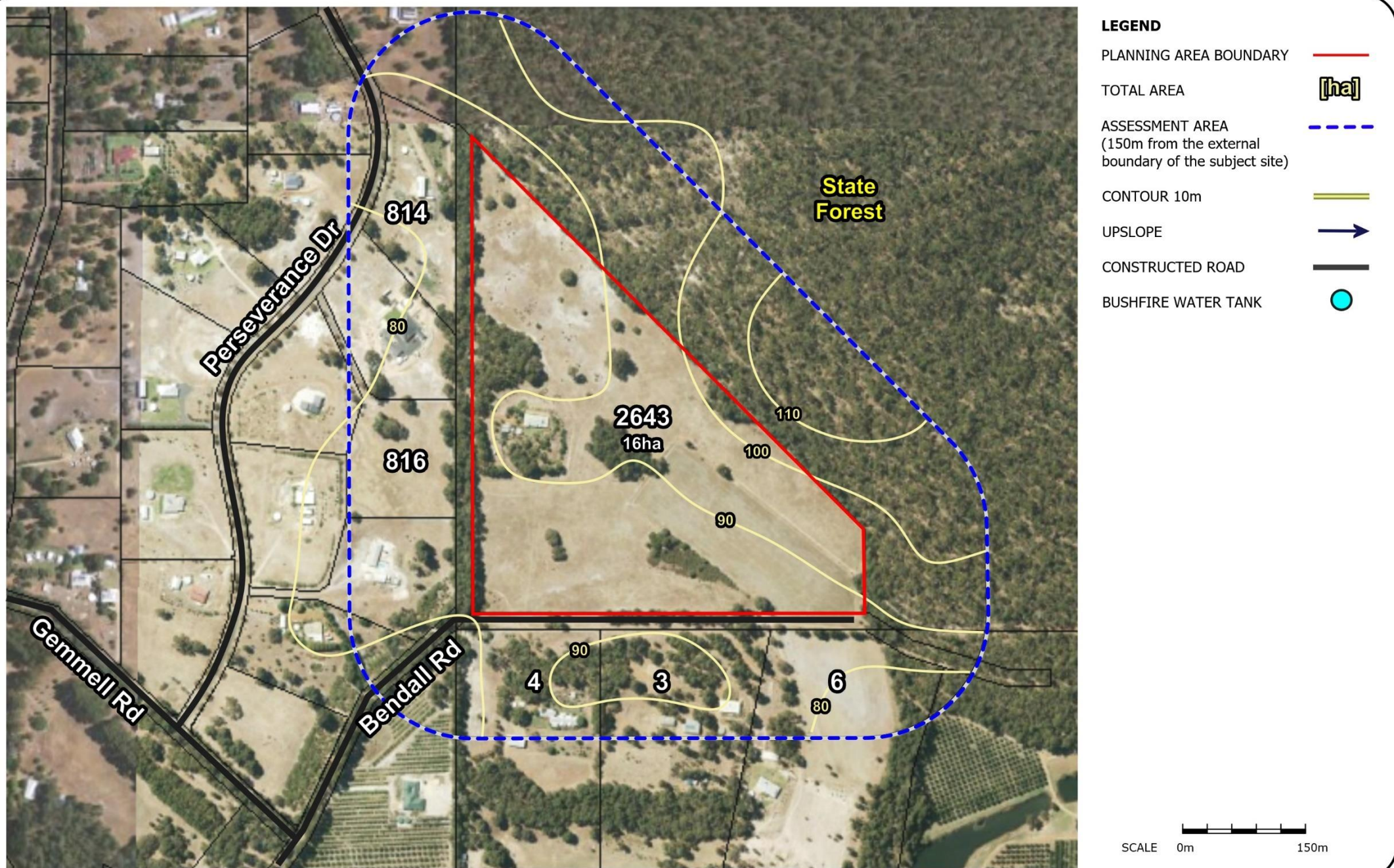
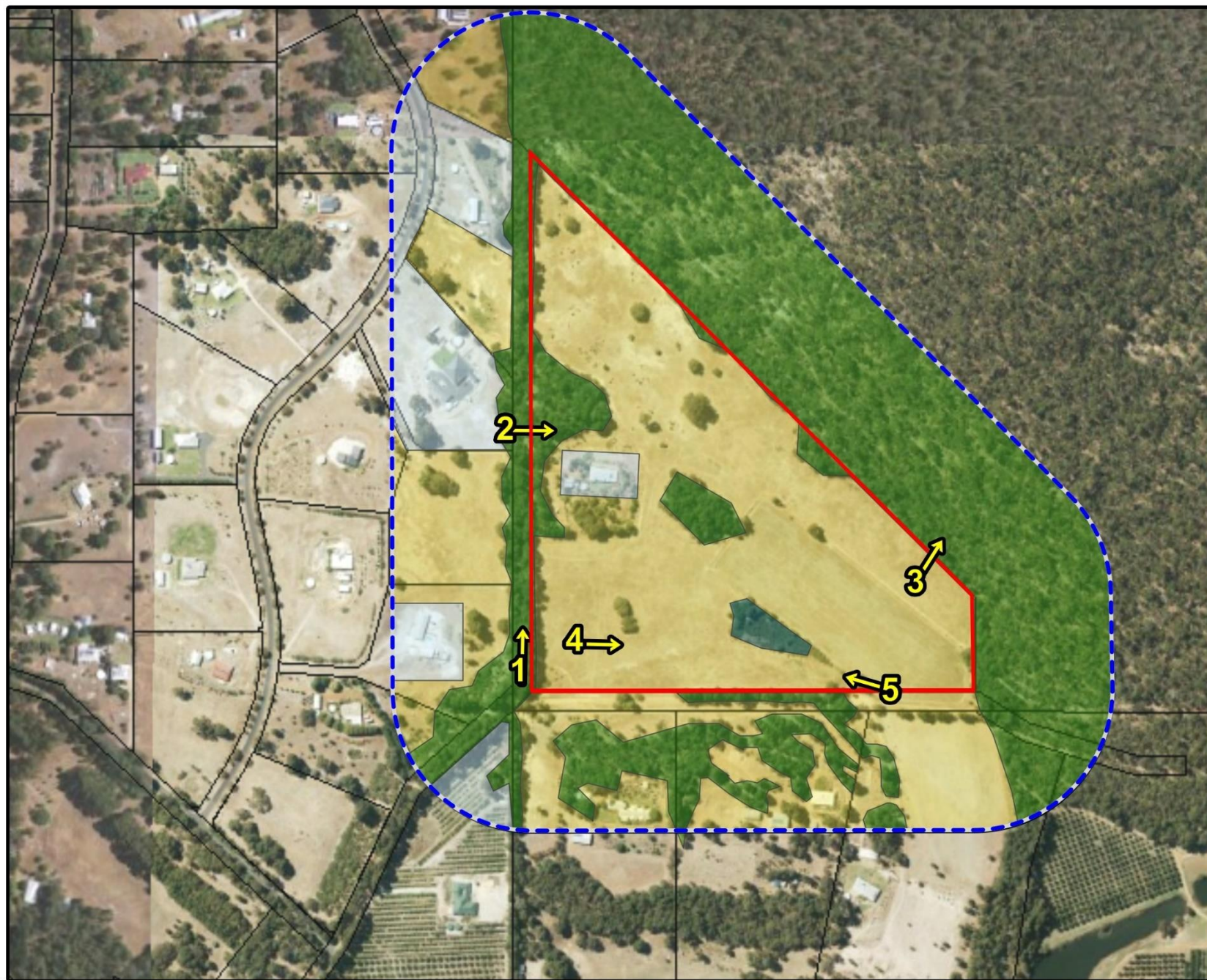


FIGURE 11  
PA-C BENDALL ROAD  
EXISTING CONDITIONS





## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2

(Low Threat Vegetation)



Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 12  
PA-C BENDALL ROAD  
VEGETATION CLASSIFICATION



### Photo No PA(C) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 50% canopy coverage.



### Photo No PA(C) - 2

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 50% canopy coverage.



### Photo No PA(C) - 3

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 50% canopy coverage.



**Photo No PA(C) - 4**

**Vegetation Classification**

Class G Grassland – Sown pasture G-26

**Description**

Broad acre pasture grazing land.



**Photo No PA(C) - 5**

**Vegetation Classification**

Class D Scrub - Closed scrub D-13

**Description**

Melaleuca scrub along drainage line less than 6m height with continuous vertical foliage.







## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 13  
PA-C BENDALL ROAD  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012  
Rev A Description Preliminary

Date 27/09/2022



#### 4.4 PA- D Morgan Road North

Strategy Designation	Residential R2.5 – R5/Rural Residential		
Total Area	47.2425 hectares		
Land Details	Six lots		
Proposed Lot Size	0.3 – 2ha	Potential Number of Lots	117
Current Zoning	General Agriculture		
Bushfire Prone Land	Sixty percent of the site		
Existing Conditions	<p>This forms part of the Donnybrook townsite area in conjunction with Planning Areas – E and F. The existing conditions are shown in Figure 14 and vegetation classifications in Figure 15.</p> <p>The site is irregular in shape extending east- west by approximately 1,400m and north – south by 800m. It is a mixture of cleared grazing land and remnant vegetation in cells of up to 5 hectares. There is State Forest to the west of the site but not immediately adjoining it. There is additional bushland to the north.</p> <p>Part of the northern boundary is Elma Lane while Morgan Road extends along the southern and western boundaries.</p> <p>Access is only via Morgan / Bentley Road coming west from the townsite. Morgan Road terminates at the western boundary of the site.</p>		
BHL Issues	<p>The bushfire hazard level assessment is shown in Figure 16 and the spatial issues are shown in Figure 17.</p> <p>The primary issue is the single access along Morgan Road, which would normally mean that the site is unsuitable for further development. However, the site is adjacent to Planning Area – E Elma Lane which will potentially provide access to the South Western Highway via Leschenaulta Crescent. The western portion is isolated with no identified option for a second access while noting that Morgan Road could loop back and connect to Elma Lane.</p> <p>The existing bushland cells, especially when greater than one hectare, are classified as an extreme hazard. Development is likely to be excluded from these areas potentially requiring larger lots to accommodate suitable hazard separation and access.</p>		
Bushfire Hazard Level	Existing	Moderate - Extreme	Developed Moderate - Extreme
Summary and Recommendations	<p>A large portion of the site has an extreme hazard rating which may not comply with Element 1 Location.</p> <p>Given the single road access the site (Morgan Road), it does not comply with Element 3 Vehicular Access, when considered in isolation.</p> <p>That the Strategy note that Planning Area – D has high constraints to development and needs to be considered in conjunction with the planning of the adjacent areas, especially for access.</p>		



#### 4.5 PA- E Morgan Road South

<b>Strategy Designation</b>	Residential R2.5 – R5 / Rural Residential		
<b>Total Area</b>	53 hectares		
<b>Land Details</b>	Lot 6		
<b>Proposed Lot Size</b>	0.3 – 2ha	Potential Number of Lots	132
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	Approximately 20% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 14 and vegetation classifications in Figure 15.</p> <p>The subject land is irregular in shape being approximately 650m by 750m. It is predominantly cleared grazing land and there is an existing dwelling, outbuildings and several dams. Part of the site has historically been used as an orchard. There is State Forest to the south and west with residential development to the east.</p> <p>Access is via Morgan / Bentley Road and Marmion Street. These both extend west from the townsite. There is secondary access from Tallowood Dr and Satinwood BR. Morgan Road terminates at the western boundary of the site.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 16 and the spatial issues are shown in Figure 17.</p> <p>The primary issues are the adjacent State Forest; and the single access along Morgan Road. This which would normally mean that the site is unsuitable for further development. However, the site is adjacent to Planning Area – D Morgan Road North which may connect to the South Western Highway via Planning Area – F Elma Lane. The western portion is isolated with no identified option for a second access while noting that Morgan Road could loop back and connect to Elma Lane.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate	<b>Developed</b> Moderate - Low
<b>Summary and Recommendations</b>	<p>The precinct has a predominantly moderate hazard rating.</p> <p>Given the single road access the site does not comply with Element 3 Vehicular Access.</p> <p>Given the single road access the site (Morgan Road), it does not comply with Element 3 Vehicular Access, when considered in isolation.</p> <p>That the Strategy note that Planning Area – E has high constraints to development and needs to be considered in conjunction with the planning of the adjacent areas, especially for access. Some infill development could be considered on the eastern portion as a “rounding off” of the existing development.</p>		



#### 4.6 PA- F Elma Lane North

<b>Strategy Designation</b>	Residential R20 / R5		
<b>Total Area</b>	14 hectares		
<b>Land Details</b>	Part Lot 801		
<b>Proposed Lot Size</b>	0.2ha	Potential Number of Lots	70
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	Approximately 14% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 14 and vegetation classifications in Figure 15.</p> <p>The subject land is regular in shape being approximately 580m by 240m. It is cleared grazing land with forest areas approximately 100m to the west. It adjoins existing residential development to the north and the land to the east is also cleared grazing land.</p> <p>Access is via Morgan / Bentley Road and Marmion Street to the south and Hardenberglia View to the north.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 16 and the spatial issues are shown in Figure 17.</p> <p>There are no BHL issues provided that Hardenberglia View extends south to Elma Lane.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate	<b>Developed</b> Moderate - Low
<b>Summary and Recommendations</b>	<p>The precinct generally has a moderate hazard rating. This is expected to become a low hazard rating when developed.</p> <p>That the Strategy note that Planning Area – F has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		

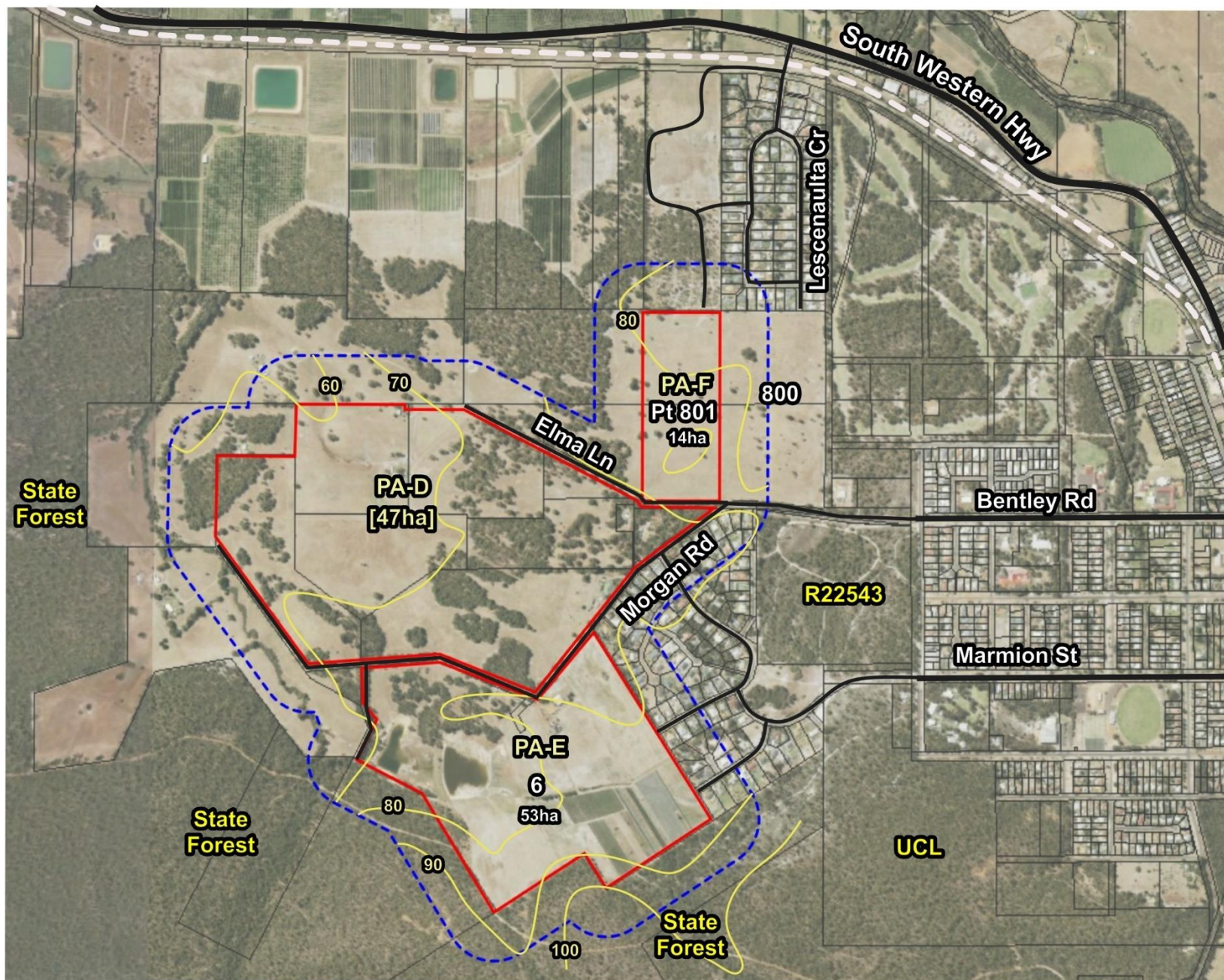
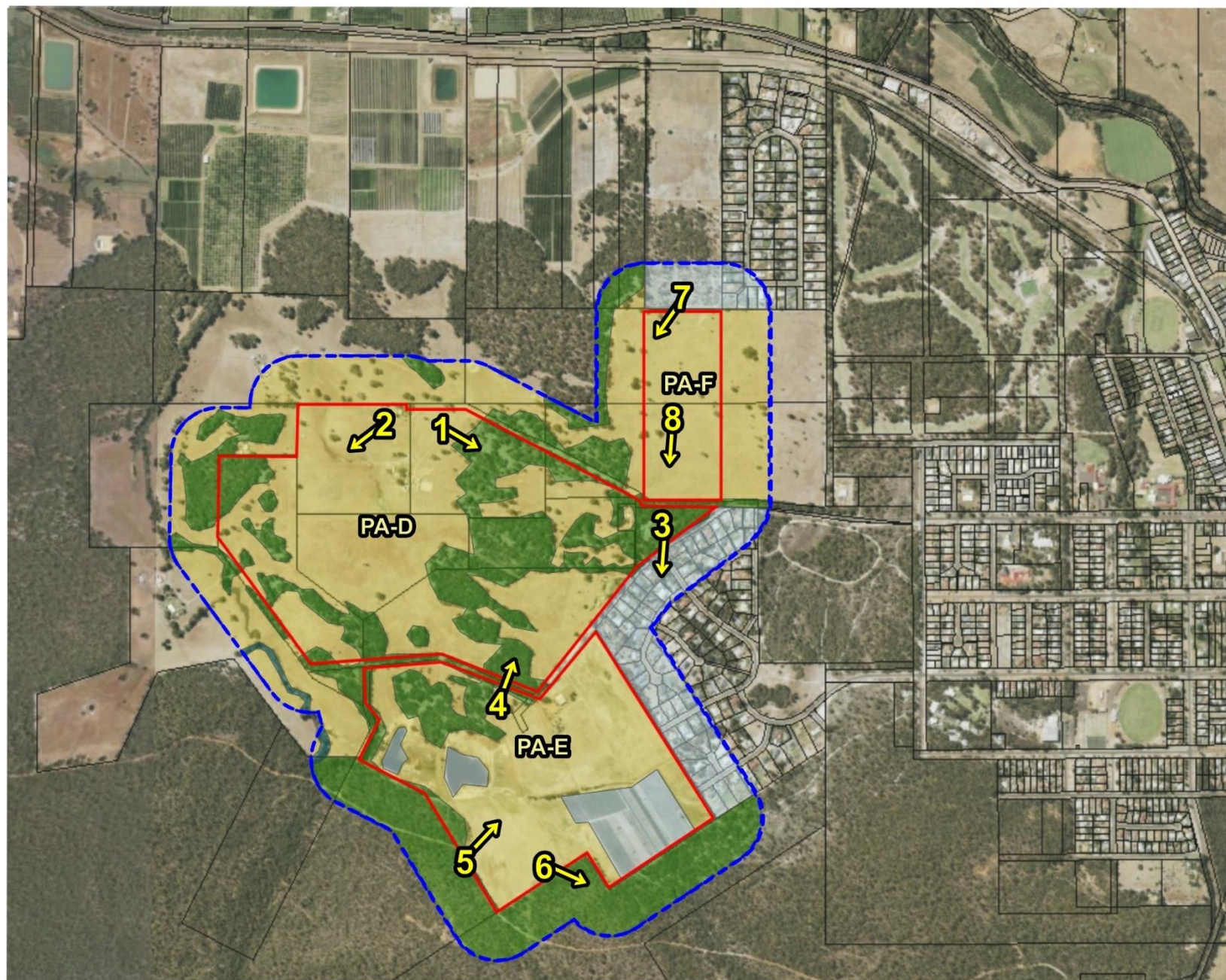


FIGURE 14  
DONNYBROOK  
EXISTING CONDITIONS





## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2  
(Low Threat Vegetation)



Location Details: Donnybrook  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

SCALE 0m 300m

FIGURE 15  
DONNYBROOK  
VEGETATION CLASSIFICATION



Job No 22-012  
Rev A Description Preliminary

Date 27/09/2022





### Photo No PA(D) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(D) - 2

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture, grazing land.



### Photo No PA(D) - 3

#### Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

#### Description

Existing residential development with managed gardens maintained in accordance with the Shire's Fire Break Order.



### Photo No PA(D) - 4

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(E) - 5

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture, grazing land.



### Photo No PA(E) - 6

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(F) - 7

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture, grazing land, with Forest in the background.



### Photo No PA(F) - 8

#### Vegetation Classification

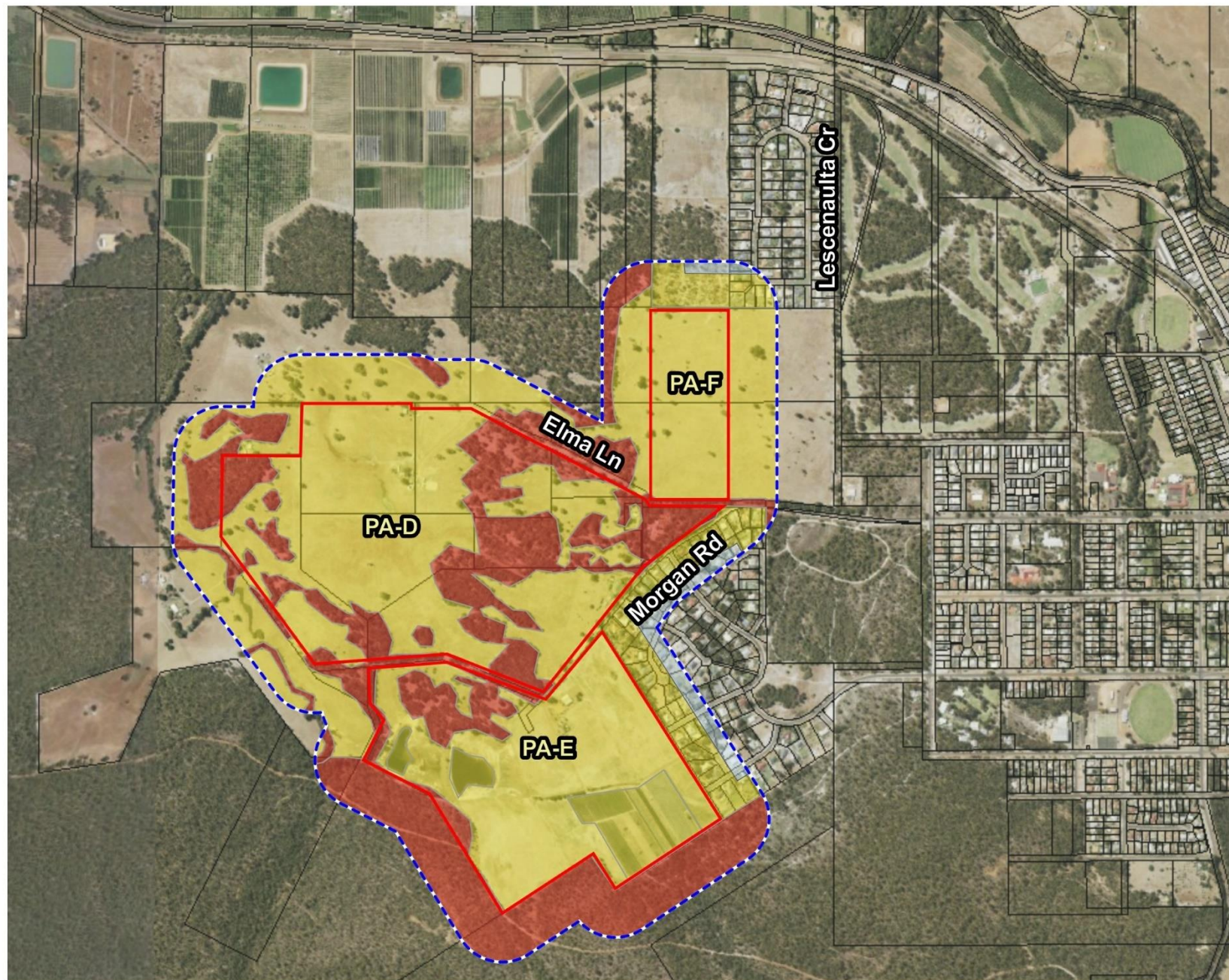
Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture, grazing land, with Forest in the background.







## LEGEND

INVESTIGATION AREA



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Donnybrook  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

SCALE 0m 300m

FIGURE 16  
DONNYBROOK  
BUSHFIRE HAZARD LEVEL ASSESSMENT

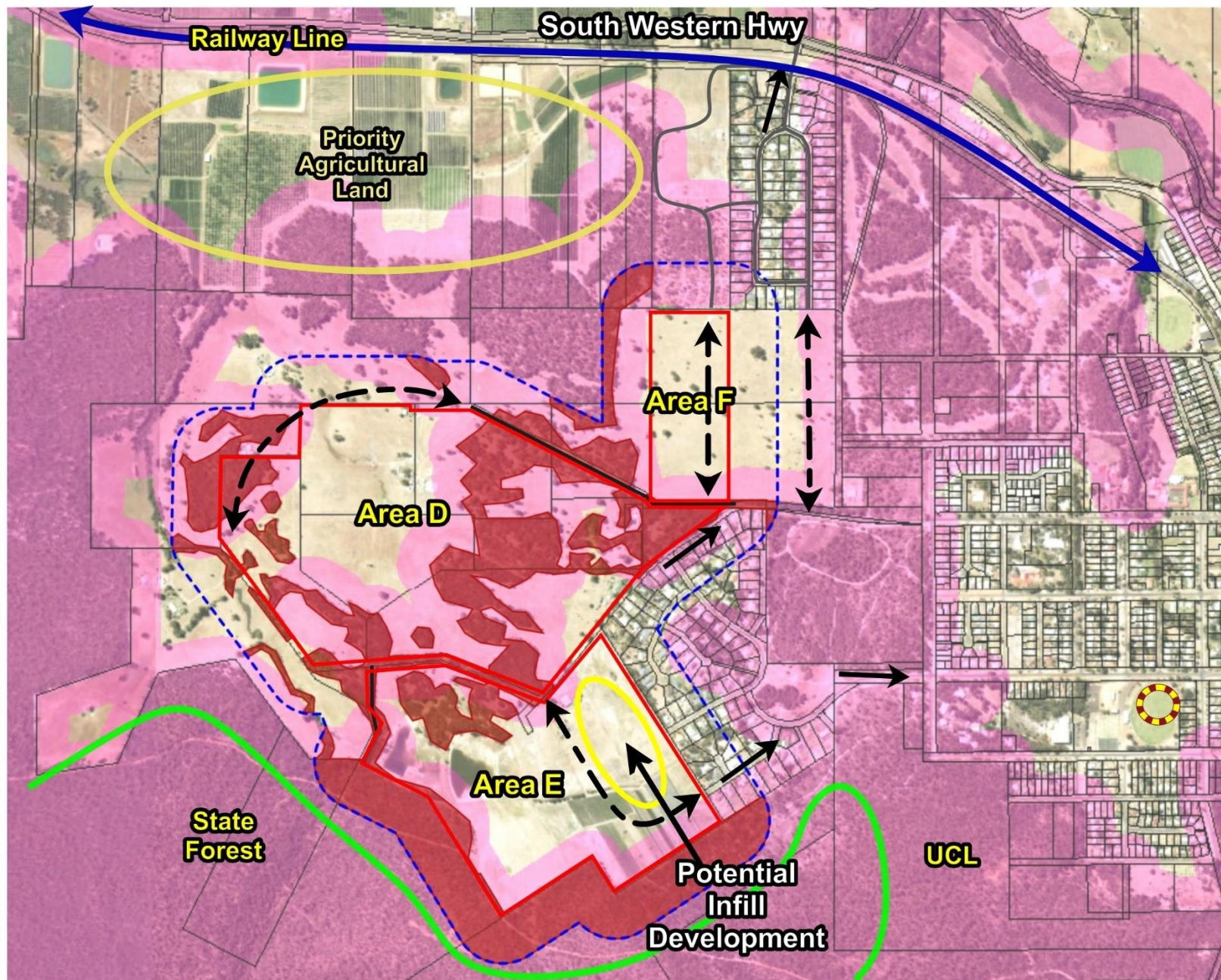


Job No 22-012  
Rev A Description Preliminary

Date 27/09/2022







# LEGEND

## PLANNING AREA

D - Morgan Rd North

E - Morgan Rd South

F - Elma Lane

150m BUFFER

BUSHFIRE PRONE

EXTREME HAZARD

SLOPE >10 Deg

DRAINAGE CORRIDOR

MAJOR RESERVE /  
CONSERVATION

EXISTING ACCESS  
CONNECTION

POTENTIAL ACCESS  
CONNECTION

ACCESS BARRIER

VULNERABLE LAND USE

HIGH RISK LAND USE

TOWN CENTRE / POS

SUITABLE DESTINATION

Location Details: Donnybrook  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2023  
Date of Aerial Photo: September 2021

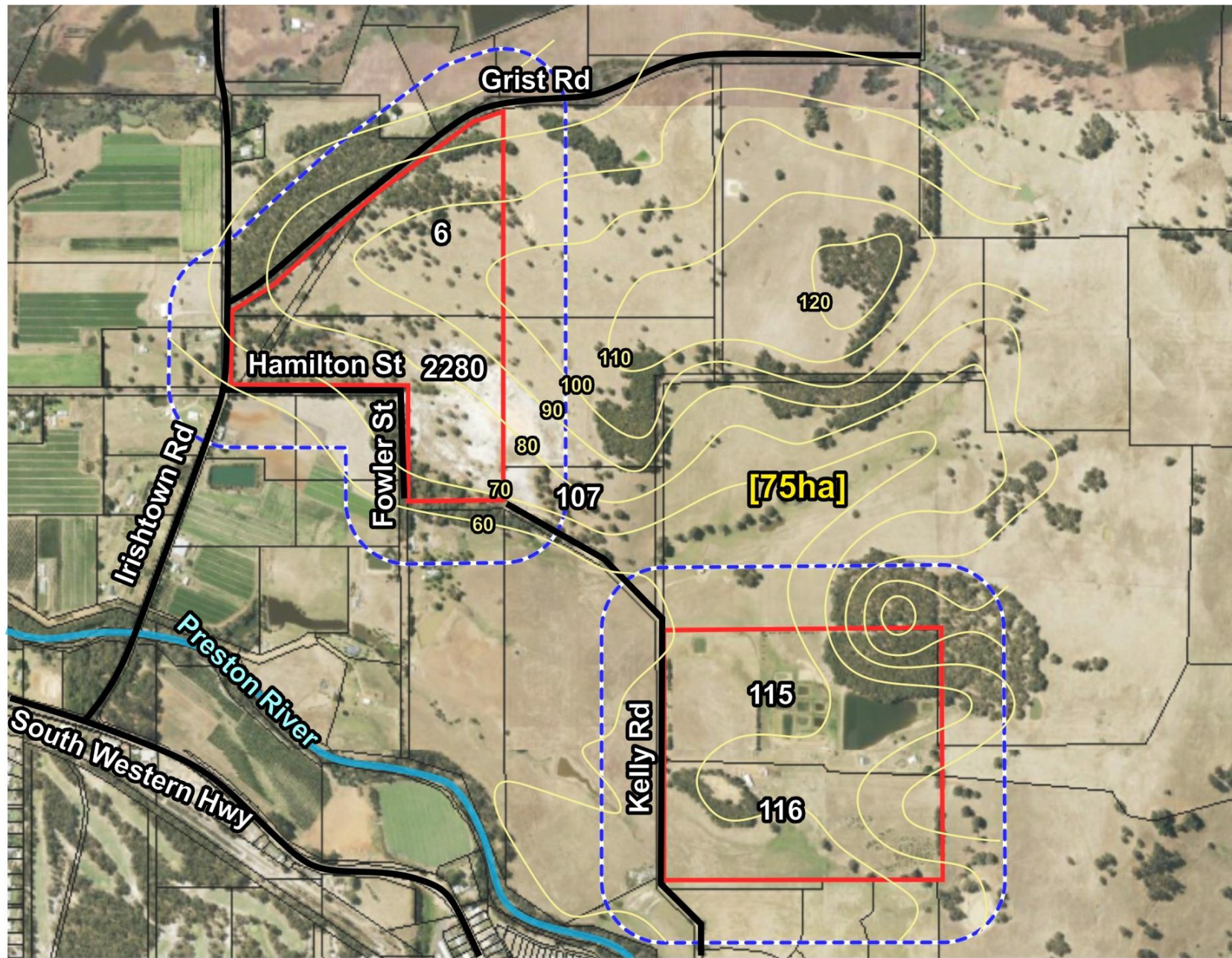
SCALE 0m 300m

FIGURE 17  
DONNYBROOK  
SPATIAL ISSUES



## 4.7 PA- G Kelly Road North

Strategy Designation	Residential R2.5 / Rural Residential			
Total Area	75 hectares			
Land Details	Four lots			
Proposed Lot Size	0.4 – 2haa	Potential Number of Lots	119	
Current Zoning	General Agriculture			
Bushfire Prone Land	Approximately 40% of the site			
Existing Conditions	<p>The existing conditions are shown in Figure 18 and vegetation classifications in Figure 19.</p> <p>The subject land contains two separate areas at either end of Kelly Road. It is predominantly cleared grazing land with scattered bushland areas greater than 1 hectare.</p> <p>Kelly Road along the south western boundary is the boundary of lower lying land associated with the Preston River with an elevation of 60m AHD. To the north east the land rises to a ridge line with an elevation of up to 130m AHD. Some portions of the site associated with the eastern ridge potentially have slopes of 10 degrees or more.</p> <p>Irishtown Road is situated on the western boundary and Grist Road on the northern boundary. These are both sealed rural access roads. Kelly Street is not sealed but extends to Bridge Street to the south, which provides access to the town centre.</p> <p>Hamilton / Fowler Street is a narrow gravel access way. Kelly Street does not connect through to Fowler Street as the road reserve has been fenced and gated within Lot 473.</p>			
BHL Issues	<p>The bushfire hazard level assessment is shown in Figure 20 and the spatial issues are shown in Figure 21.</p> <p>The primary issue is the single access along Kelly Street, which would normally mean that the site is unsuitable for further development. However, this can potentially be extended to connect to Grist Road or Hamilton Street.</p> <p>The steeply sloping land and the bushland cells, greater than one hectare, are classified as an extreme hazard. Development is likely to be excluded from these areas potentially requiring larger lots to accommodate suitable hazard separation and access.</p>			
Bushfire Hazard Level	Existing	Moderate - Extreme	Developed	Western portion moderate. Eastern portion moderate to extreme.
Summary and Recommendations	<p>The precinct generally has a moderate hazard rating with more extreme areas in the eastern portion. This is associated with both slopes and vegetation making access more difficult.</p> <p>That the Strategy note that the eastern portion of Planning Area – G has high constraints to development and is unlikely to be suitable for small rural residential lots but could potentially accommodate larger rural small holdings i.e., greater than 4 hectares.</p> <p>The western portion has moderate constraints but requires Kelly Street to connect through to Irishtown Road.</p>			



# LEGEND

- PLANNING AREA BOUNDARY —
- TOTAL AREA [ha]
- ASSESSMENT AREA  
(150m from the external  
boundary of the subject site) - - -
- CONTOUR 10m —
- UPSLOPE →
- CONSTRUCTED ROAD —

SCALE 0m 300m

FIGURE 18  
PA-G KELLY ROAD  
EXISTING CONDITIONS



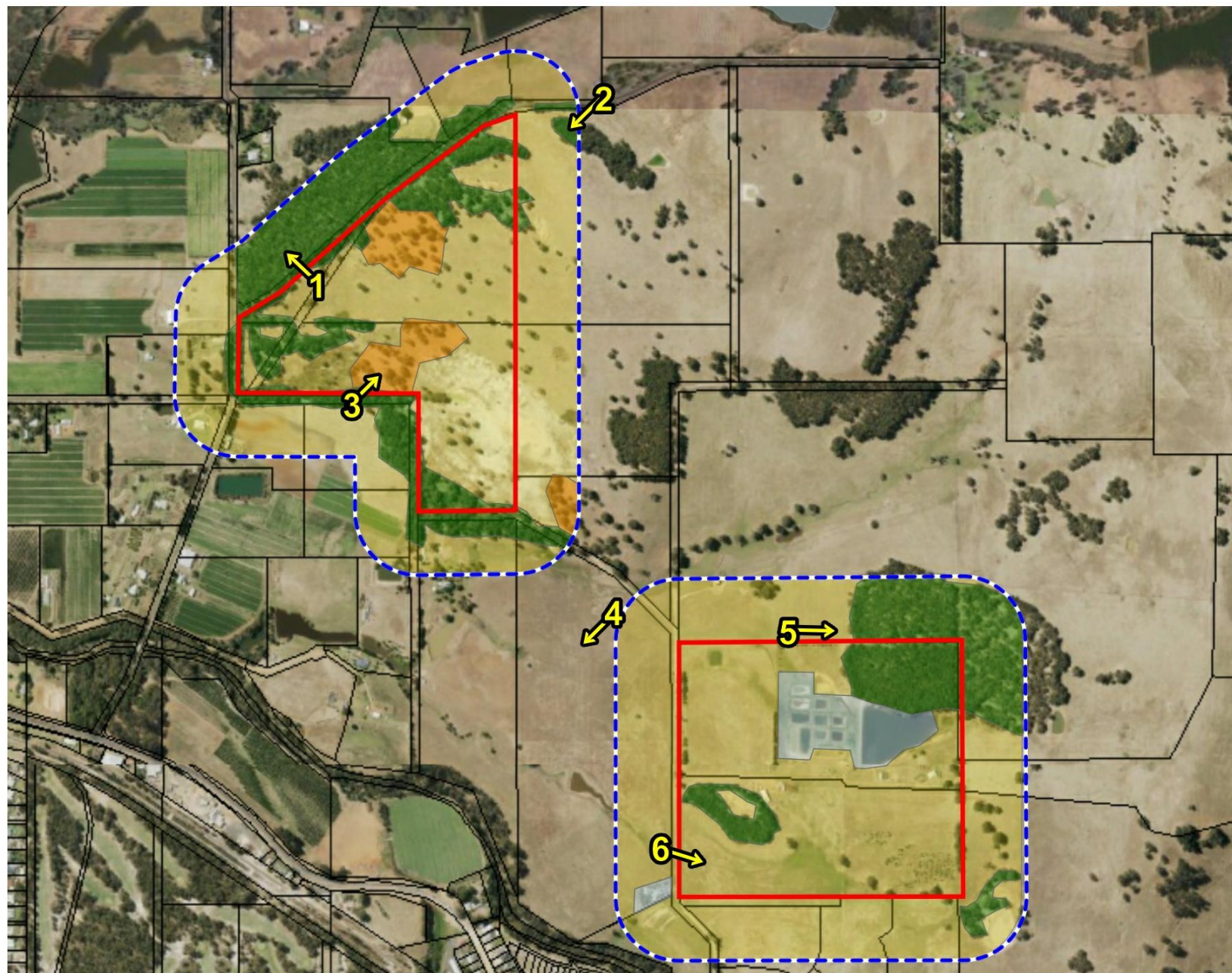
Job No 22-012

Rev	Description
A	Preliminary
B	Reference
C	DPLH Mods

Date  
27/09/2022  
17/02/2023  
16/10/2023







## LEGEND

PLANNING AREA BOUNDARY ———

VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land) - - -

PHOTO LOCATION 3 →

VEGETATION CLASS

A FORREST

B WOODLAND

C SHRUBLAND

D SCRUB

G GRASSLAND

EXCLUDED 2.2.3.2  
(Low Threat Vegetation)

Location Details: Donnybrook  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 300m

FIGURE 19  
PA-G KELLY ROAD  
VEGETATION CLASSIFICATION



Job No 22-012

Rev	Description
A	Preliminary
B	Reference
C	DPLH Mods

Date  
27/09/2022  
17/02/2023  
16/10/2023





### Photo No PA(G) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(G) - 2

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over juvenile trees and bracken. More than 40% canopy coverage.



### Photo No PA(G) - 3

#### Vegetation Classification

Class B Woodland - Woodland B-05

#### Description

Jarrah or Marri paddock trees to 25m over grazing pasture (grassland) with less than 30% canopy coverage.



### Photo No PA(G) - 4

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture grazing land adjacent to Preston River.



### Photo No PA(G) - 5

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m with more than 40% canopy coverage, on steeply sloping land.



### Photo No PA(G) - 6

#### Vegetation Classification

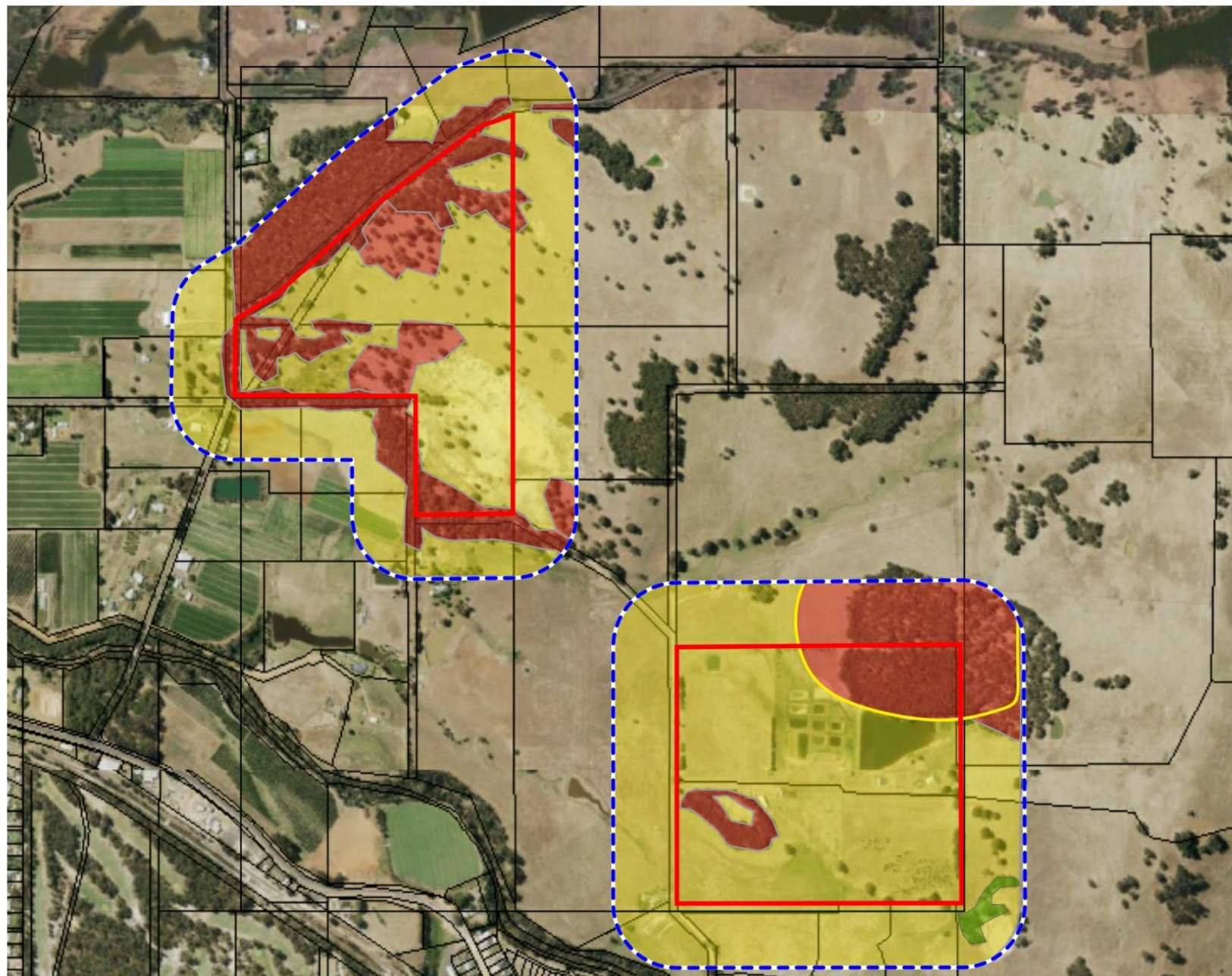
Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture grazing land withing the site.







## LEGEND

PLANNING AREA



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



POTENTIALLY >10 Deg



MODERATE HAZARD



LOW HAZARD



Location Details: Donnybrook  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 300m

FIGURE 20  
PA-G KELLY ROAD  
BUSHFIRE HAZARD LEVEL ASSESSMENT



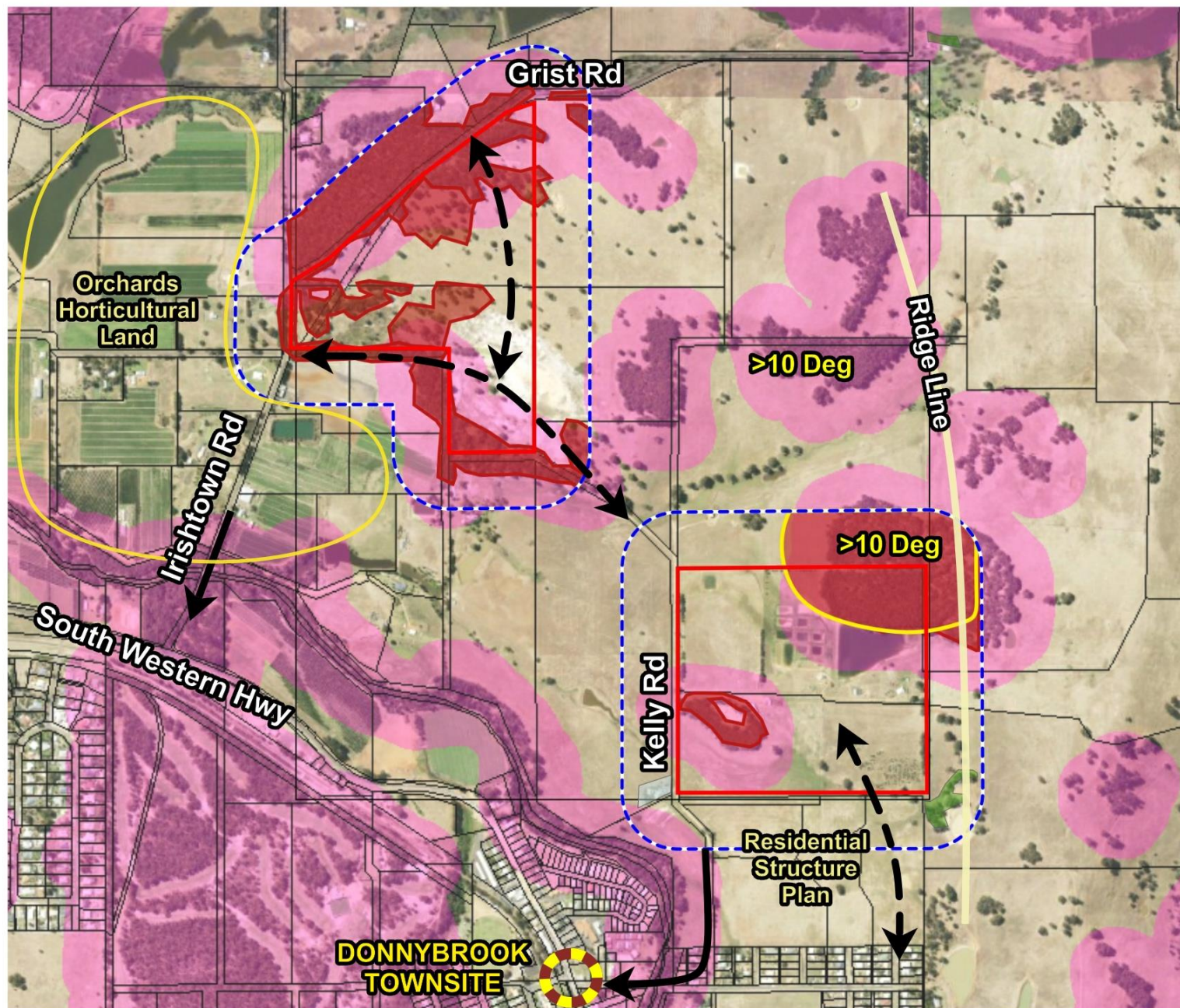
Job No 22-012

Rev A Preliminary  
B Reference  
C DPLH Mods

Date 27/09/2022  
17/02/2023  
16/10/2023







# LEGEND

PLANNING AREA

150m BUFFER

BUSHFIRE PRONE

EXTREME HAZARD

SLOPE >10 Deg

DRAINAGE CORRIDOR

MAJOR RESERVE /

CONSERVATION

EXISTING ACCESS

CONNECTION

POTENTIAL ACCESS

CONNECTION

ACCESS BARRIER

VULNERABLE LAND USE

HIGH RISK LAND USE

TOWN CENTRE / POS

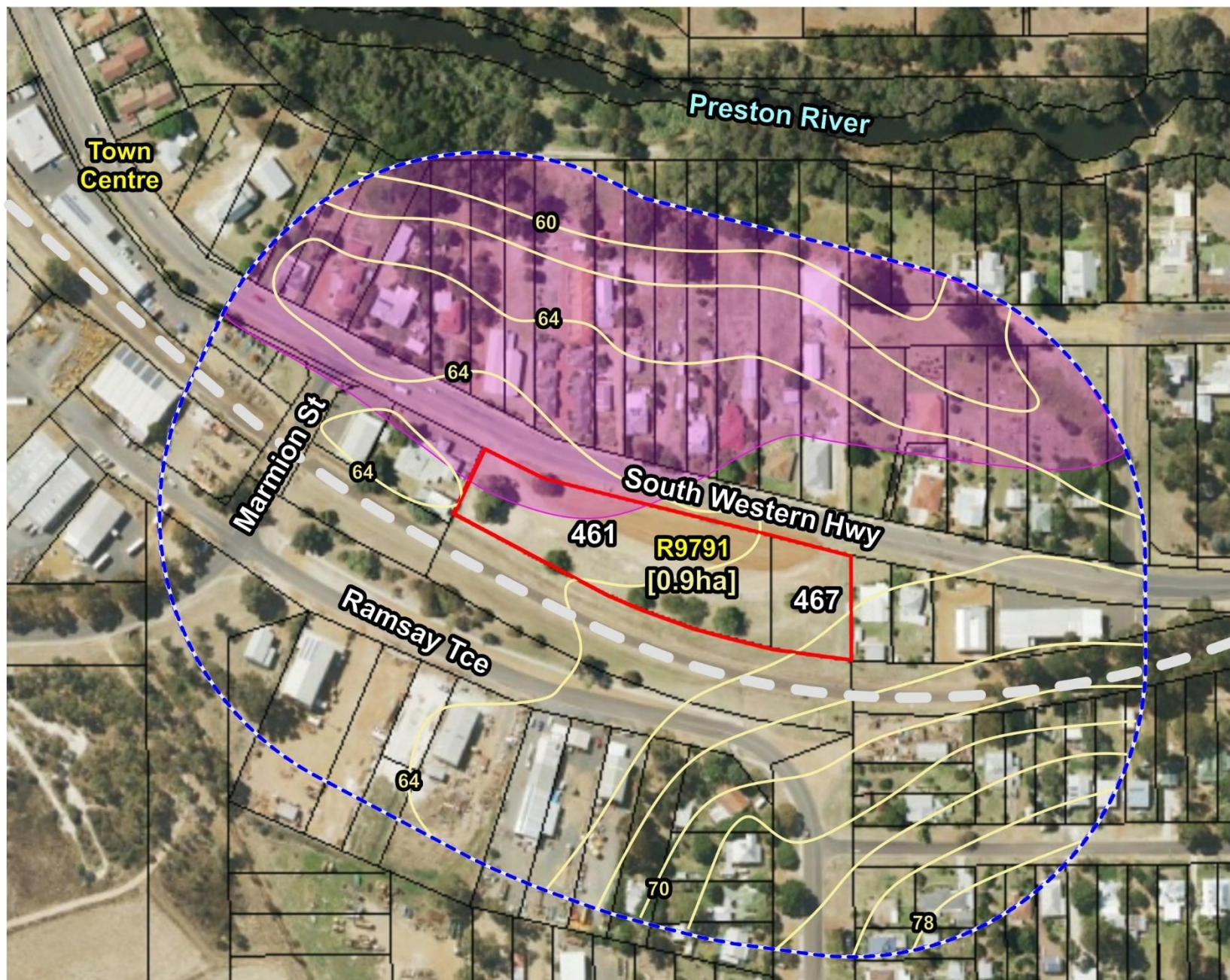
SUITABLE DESTINATION

FIGURE 21  
PA-G KELLY ROAD  
SPATIAL ISSUES

#### 4.8 PA- H South Western Highway

<b>Strategy Designation</b>	Commercial		
<b>Total Area</b>	0.9 hectares		
<b>Land Details</b>	Lots 461 & 467		
<b>Proposed Lot Size</b>	500	Potential Number of Lots	18
<b>Current Zoning</b>	Caravan Park		
<b>Bushfire Prone Land</b>	10% of the site being minor portion of Lot 461		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 22 and vegetation classifications in Figure 23.</p> <p>The subject land is Reserve 9791 being for the purpose of a Caravan Park. It is located at the entrance to the central townsite with commercial and residential development around it. It is connected to the reticulated water supply with fire hydrants.</p> <p>It is vacant land used for a wayside stop with minimal vegetation.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 24.</p> <p>The primary bushfire hazard is the vegetation along the Preston River.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate - Low	<b>Developed</b> Moderate - Low
<b>Summary and Recommendations</b>	<p>The precinct has a moderate to low hazard rating, with most of the site not designated as being bushfire prone land.</p> <p>That the Strategy note that Planning Area – H has low constraints to development.</p>		





# LEGEND

PLANNING AREA BOUNDARY



TOTAL AREA



ASSESSMENT AREA

(150m from the external boundary of the subject site)



CONTOUR 2m



RAILWAY LINE



BUSHFIRE PRONE LAND



Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 22  
PA-I SOUTH WESTERN HWY  
EXISTING CONDITIONS



Job No 22-012

Rev A Description Preliminary  
Rev B PA's H & O

Date 27/09/2022  
17/02/2023







## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2  
(Low Threat Vegetation)



Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 23  
PA- H SOUTH WESTERN HWY  
VEGETATION CLASSIFICATION



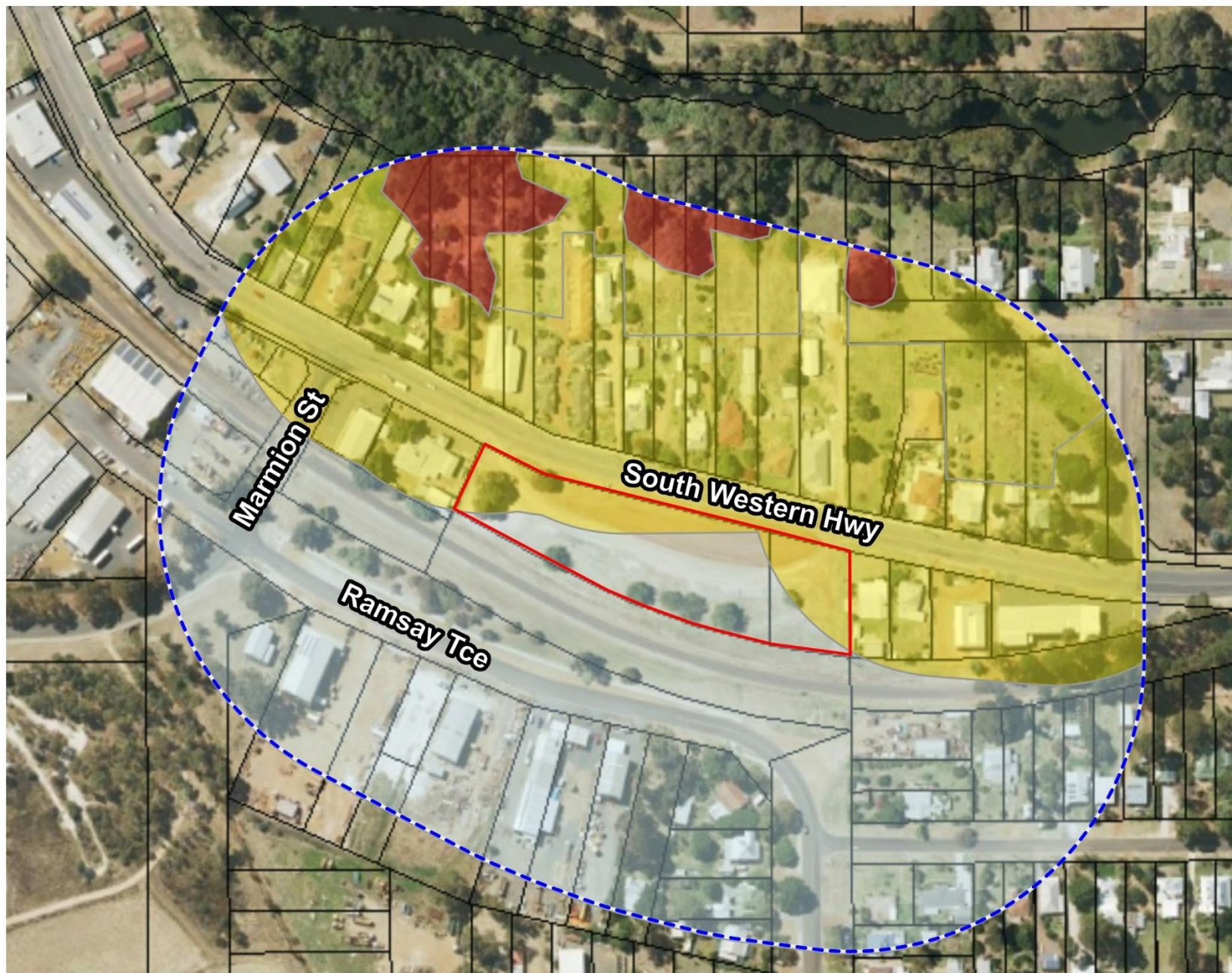
Job No 22-012

Rev A Description  
B Preliminary  
PA's H & O

Date  
27/09/2022  
17/02/2023







## LEGEND

- PLANNING AREA BOUNDARY ———
- VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land) - - - -
- VEGETATION HAZARD
- EXTREME HAZARD
- MODERATE HAZARD
- LOW HAZARD

Location Details: Argyle  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m  100m

FIGURE 24  
PA-H SOUTH WESTERN HIGHWAY  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012  
Rev A Description Preliminary  
Rev B PA's H & O

Date 27/09/2022  
17/02/2023





#### 4.9 PA- I Sandhills

<b>Strategy Designation</b>	General Industry / Light Industry		
<b>Total Area</b>	204.4144 hectares (excluding the existing industrial estate)		
<b>Land Details</b>	Twelve lots		
<b>Proposed Lot Size</b>	0.5ha	Potential Number of Lots	413
<b>Current Zoning</b>	General Agriculture and Industry		
<b>Bushfire Prone Land</b>	95% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 25 and vegetation classifications in Figure 26.</p> <p>The subject land is irregular in shape extending for approximately 2.0kms along the Donnybrook – Boyup Brook Road, between Frost and Frontino Roads. It is predominantly vegetated land containing the existing industrial estate, soil extraction. The site contains basic raw materials and there is a mining operation on the adjoining Lot 751 &amp; 3122.</p> <p>The bulk of the site is crown land made up of Reserve 2052 and Unallocated Crown Land. Reserve 2052 is for government purposes but also contains Ryalls Nature Reserve to the south east of the site. The existing industrial estate contains 12 lots which includes the Shire Depot, panel beaters and general contractors. The bulk of the site is zoned 'Industry' while the only freehold land being Lot 74 is zoned 'General Agriculture.'</p> <p>Sandhills Road provides access to the Brookhampton locality to the east of the site. Both Frontino and Frost Roads are no through roads.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 27.</p> <p>The primary issue is that the bulk of the site has an extreme hazard level because of existing remnant vegetation. This hazard maybe reduced where the vegetation is cleared fore the extraction of basic raw materials. It may also be subject to revegetation/rehabilitation following mining.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Extreme	<b>Developed</b> Extreme - moderate.
<b>Summary and Recommendations</b>	<p>The precinct currently has an extreme hazard rating. Given the extent of the existing bushland, both on the site and surrounding it, the site potentially fails to meet Element 1 Location.</p> <p>That the Strategy note that Planning Area – I has severe constraints to development and is not currently suitable for further subdivision. However, the extraction of basic raw materials and the extent of any land rehabilitation may alter the extent of the bushfire hazard. This will require further assessment and consideration in any rezoning or subdivision application.</p>		

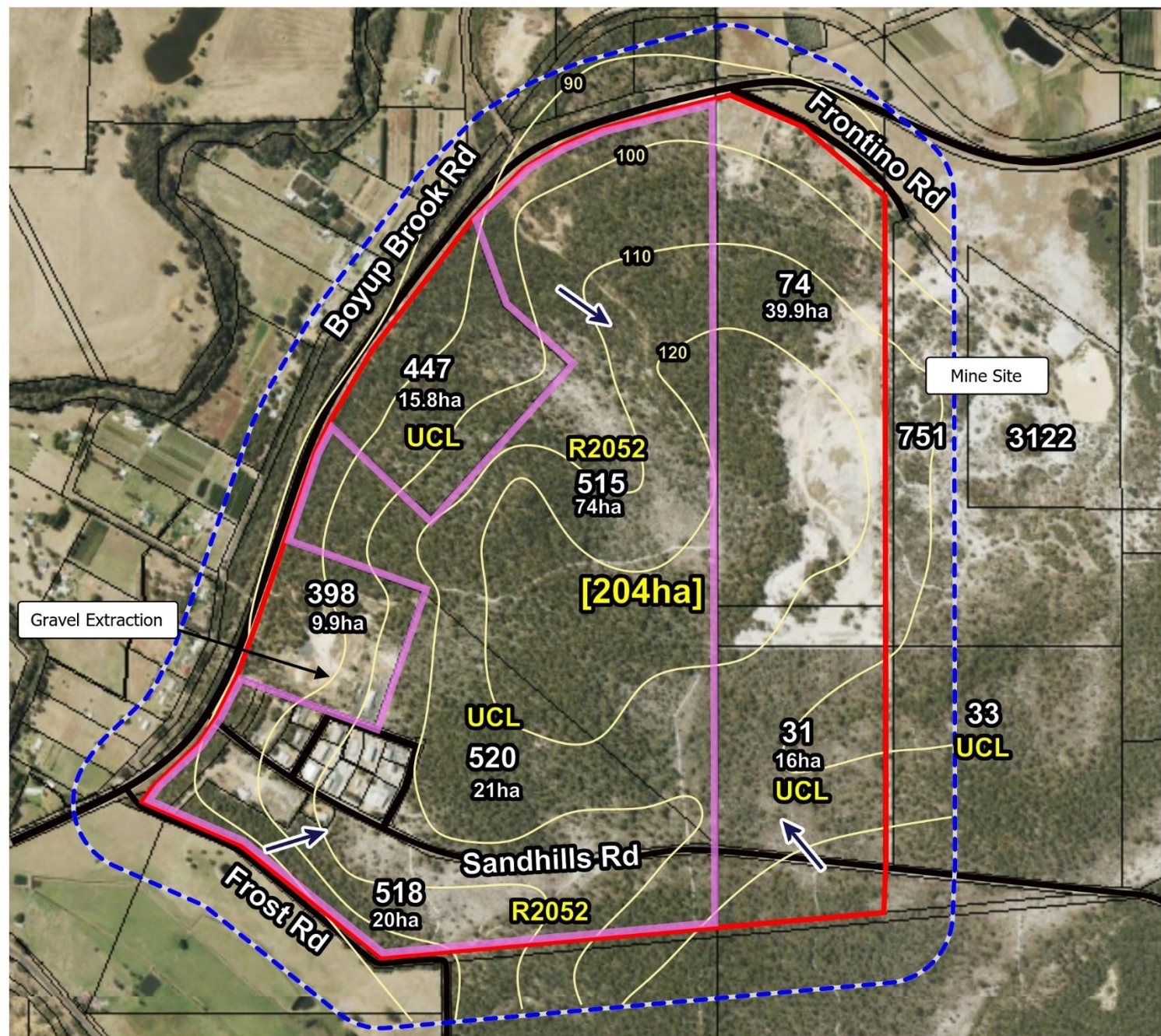
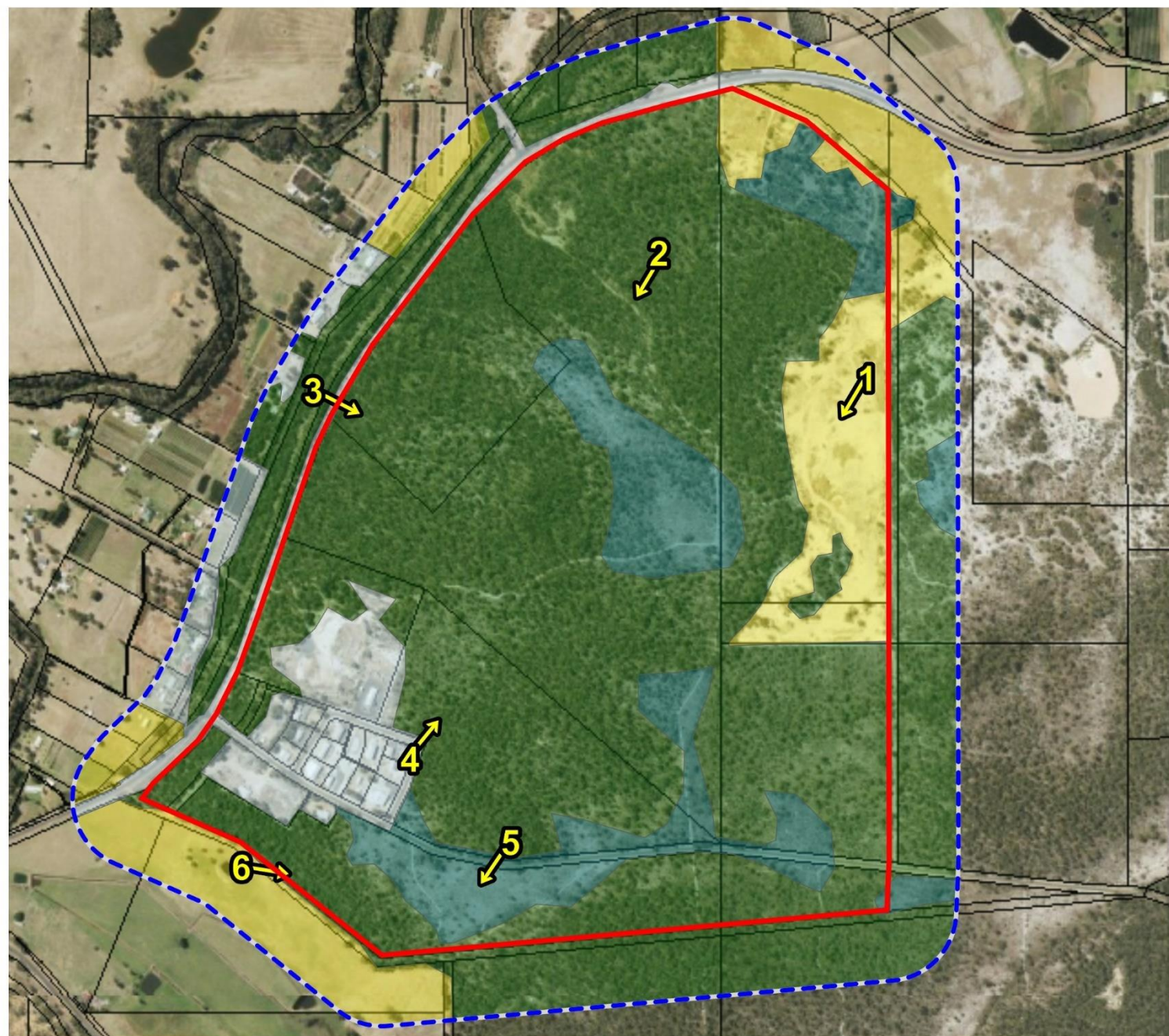


FIGURE 25  
PA-H SANDHILLS  
EXISTING CONDITIONS





## LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)	<span style="color: blue;">---</span>
PHOTO LOCATION	<span style="color: yellow;">3</span> →
VEGETATION CLASS	
A FORREST	<span style="color: green;">■</span>
B WOODLAND	<span style="color: orange;">■</span>
C SHRUBLAND	<span style="color: purple;">■</span>
D SCRUB	<span style="color: teal;">■</span>
G GRASSLAND	<span style="color: yellow;">■</span>
EXCLUDED 2.2.3.2 (Low Threat Vegetation)	<span style="color: lightblue;">■</span>

Location Details: Donnybrook  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m  300m

FIGURE 26  
 PA-H SANDHILLS  
 VEGETATION CLASSIFICATION



Job No 22-012  
 Rev A Description  
 B Preliminary Reference

Date  
 27/09/2022  
 17/02/2023





**Photo No PA(I) - 1**

**Vegetation Classification**

Class A Forest - Open forest A-03

**Description**

Mixed Jarrah/Marri forest to 25m with more than 40% canopy coverage.



**Photo No PA(I) - 2**

**Vegetation Classification**

Class G Grassland – Open tussock G-23

**Description**

Disturbed land within Lot 74 classified as grassland to reflect any regeneration.



**Photo No PA(I) - 3**

**Vegetation Classification**

Class A Forest - Open forest A-03

**Description**

Mixed Jarrah/Marri forest to 25m with more than 40% canopy coverage.



### Photo No PA(I) - 4

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m with more than 40% canopy coverage. Distinct middle storey vegetation, Banksia & Acacias.



### Photo No PA(I) - 3

#### Vegetation Classification

Class C Shrubland - Open heath C-11

#### Description

Mixed shrubland and scrub generally less than 2m height with scattered taller vegetation on sandy soil. Unclear if this is revegetation or not, classified as scrub to be conservative.



### Photo No PA(I) - 6

#### Vegetation Classification

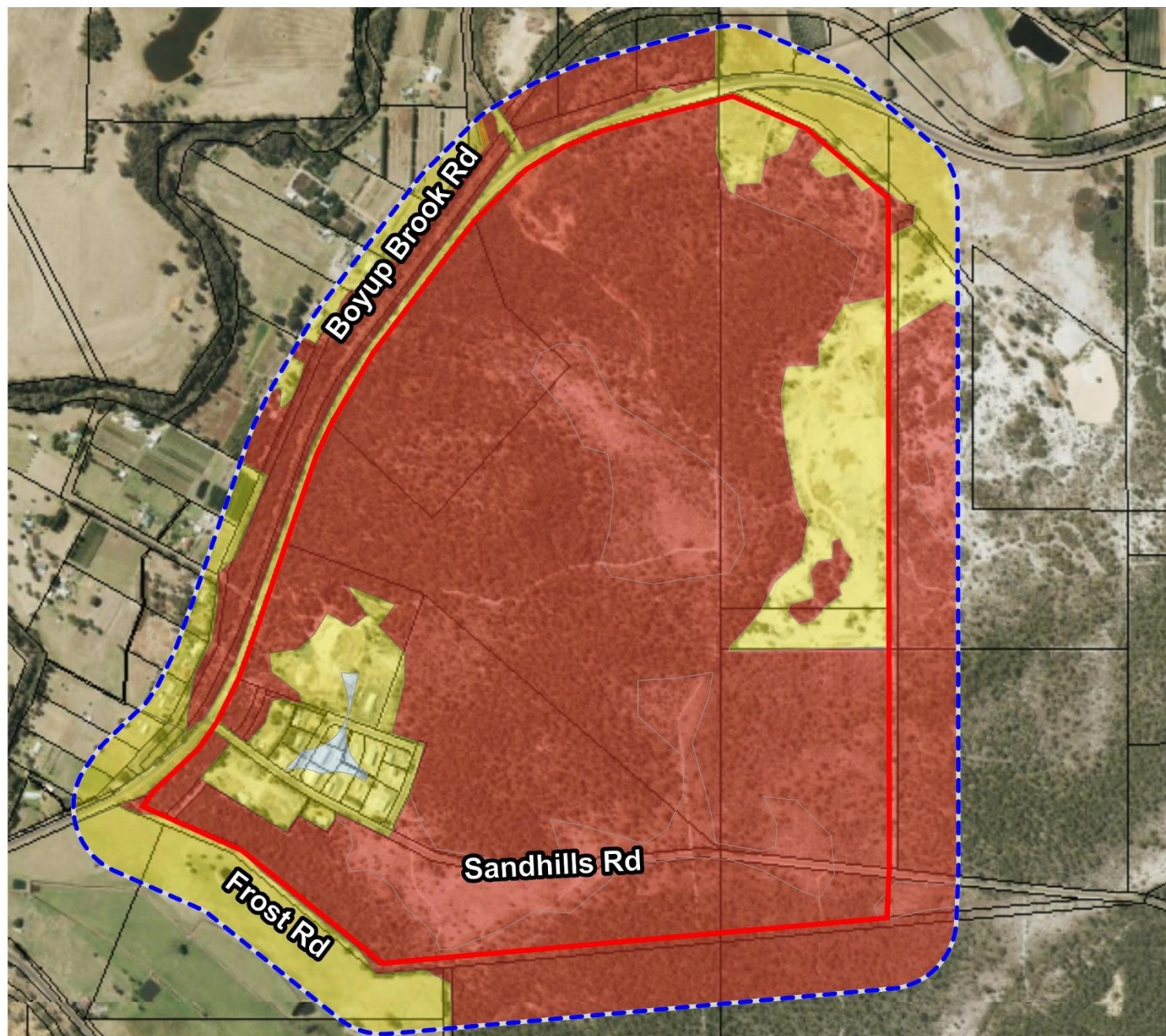
Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m with more than 40% canopy coverage adjacent to Frost Road.







## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Donnybrook  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 300m

FIGURE 27  
PA-I SANDHILLS  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012

Rev	Description
A	Preliminary
B	Reference

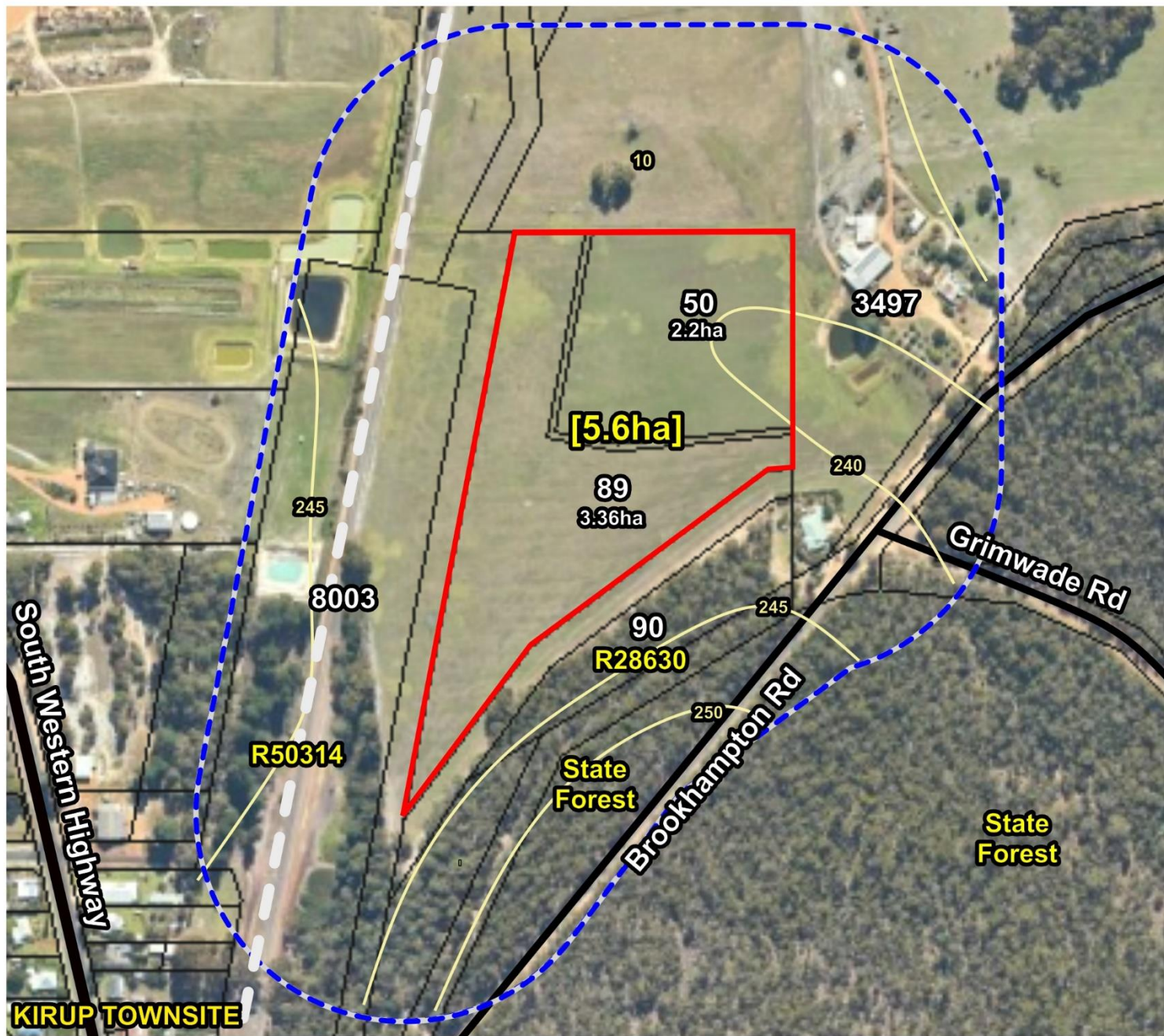
Date  
27/09/2022  
17/02/2023





#### 4.10 PA- J Brookhampton Road

Strategy Designation	Residential R5		
Total Area	5.7 hectares		
Land Details	Three lots		
Proposed Lot Size	0.2ha	Potential Number of Lots	28
Current Zoning	General Agriculture		
Bushfire Prone Land	50% of the site		
Existing Conditions	<p>The existing conditions are shown in Figure 28 and vegetation classifications in Figure 29.</p> <p>The subject land is irregular in shape being 250m wide and extending between 200 and 400m. It is cleared farming land with no dwellings or improvements.</p> <p>It is physically separated from Brookhampton Road by Reserve 28630 and State Forest. R28630 is designated as a caravan park and is managed by the Shire. The constructed portion of Brookhampton Road is actually located in State Forest.</p> <p>There is also an unconstructed road reserve on the western boundary connecting to Brookhampton Road.</p>		
BHL Issues	<p>The bushfire hazard level assessment is shown in Figure 30.</p> <p>The primary issue is the need to provide access in multiple directions which will require an access of approximately 100m through vegetation with an extreme hazard level. Access to the west is prevented by the railway line.</p>		
Bushfire Hazard Level	Existing	Moderate	Developed Moderate - Low
Summary and Recommendations	<p>The precinct has a moderate hazard rating.</p> <p>That the Strategy note that Planning Area – J has moderate constraints to development due to the access. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		



# LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
TOTAL AREA	[ha]
ASSESSMENT AREA (150m from the external boundary of the subject site)	<span style="color: blue;">- - -</span>
CONTOUR 5m	<span style="color: yellow;">—</span>
UPSLOPE	<span style="color: blue;">→</span>
CONSTRUCTED ROAD	<span style="color: black;">—</span>
RAILWAY LINE	<span style="color: grey;">- - -</span>

Location Details: Kirup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 28  
PA-J BROOKHAMPTON ROAD  
EXISTING CONDITIONS



Job No 22-012  
Rev A Description Preliminary  
Rev B Reference

Date 27/09/2022  
17/02/2023







## LEGEND

- PLANNING AREA BOUNDARY ———
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land) - - -
- PHOTO LOCATION 3 →
- VEGETATION CLASS
- A FORREST
  - B WOODLAND
  - C SHRUBLAND
  - D SCRUB
  - G GRASSLAND
  - EXCLUDED 2.2.3.2 (Low Threat Vegetation)

Location Details: Kirup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 29  
 PA-J BROOKHAMPTON ROAD  
 VEGETATION CLASSIFICATION



Job No 22-012

Rev	Description
A	Preliminary
B	Reference

Date  
 27/09/2022  
 17/02/2023





### Photo No PA(J) - 1

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture grazing land.



### Photo No PA(J) - 2

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(J) - 3

#### Vegetation Classification

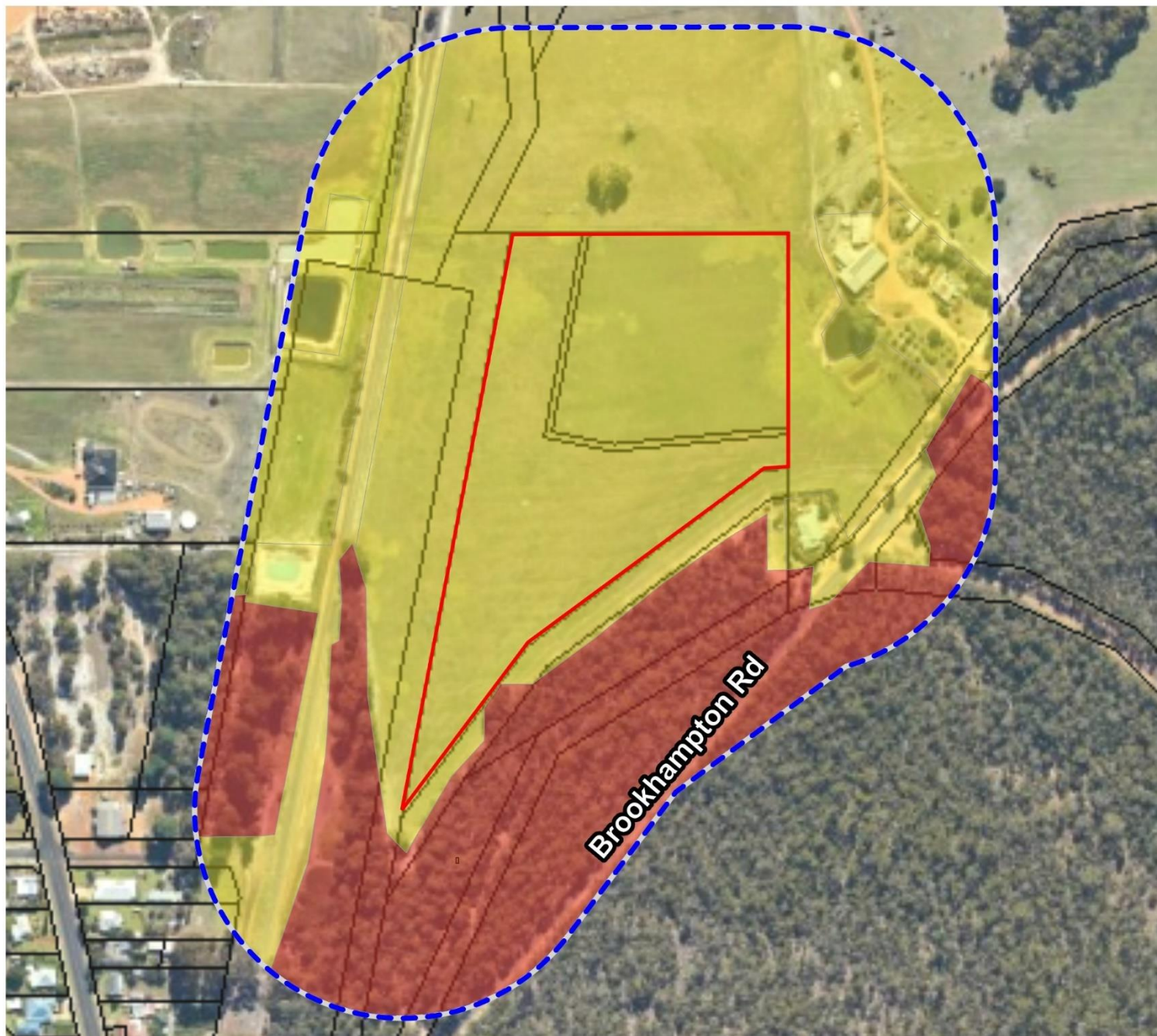
Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.







## LEGEND

PLANNING AREA BOUNDARY	
VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)	
VEGETATION HAZARD	
EXTREME HAZARD	
MODERATE HAZARD	
LOW HAZARD	

Location Details:	Kirup
Assessment Date:	06/10/2022
Prepared by:	G Lush
Accreditation Level:	Level 2
Accreditation Number:	BPAD 27682
Accreditation Expiry Date:	February 2024
Date of Aerial Photo:	September 2021

SCALE 0m 100m

FIGURE 30  
PA-J BROOKHAMPTON ROAD  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012	
Rev	Description
A	Preliminary
B	Reference

Date  
27/09/2022  
17/02/2023



#### 4.11 PA-K Kirup South

Strategy Designation	Rural Residential		
Total Area	61 hectares		
Land Details	Seven lots		
Proposed Lot Size	2ha	Potential Number of Lots	17
Current Zoning	General Agriculture		
Bushfire Prone Land	80% of the site		
Existing Conditions	<p>The existing conditions are shown in Figure 31 and vegetation classifications in Figure 32.</p> <p>The subject land is irregular in shape being 560m wide and extending between 800 and 1,100m. The southern portion is cleared farming land, while the north western portion contains a large area of remnant vegetation. A drainage line bisects the site. There are two dwellings with improvements.</p> <p>There is State Forest adjoining portions of both the southern and northern boundaries. R26571 being for recreation is on the northern boundary. This contains the local sports oval and remnant vegetation. R7703 being a watering place for travellers is located on the southern boundary and is undeveloped and fully vegetated.</p> <p>The site only has access to the South Western Highway.</p>		
BHL Issues	<p>The bushfire hazard level assessment is shown in Figure 33.</p> <p>Given the bushland within the site and on the surrounding land is on three sides of the cleared land, the site potentially fails to meet Element 1 Location. Any subdivision would need a second access route connecting to Grimwade to the north east of the site. However, this may still not over come the issue with Element 1 Location.</p> <p>Clearing of the vegetated land is unlikely to be environmentally acceptable and it is not appropriate to locate dwellings in cleared "islands" with surrounding vegetation having an extreme hazard rating.</p> <p>The cleared land has a frontage of 200m to the South Western Highway. Some minor infill lots fronting the highway may be feasible with no internal road construction i.e. lots less than 200m deep.</p>		
Bushfire Hazard Level	Existing	Extreme -Moderate	Developed Extreme - Moderate
Summary and Recommendations	<p>A major portion of the site has an extreme hazard rating.</p> <p>That the Strategy note that Planning Area - K has significant constraints to development and is not suitable for further rural residential subdivision, unless there is a public road connection to Grimwade Road. Alternatively, some minor infill subdivision may be possible on the cleared land fronting the South Western Highway.</p>		





# LEGEND

PLANNING AREA BOUNDARY



TOTAL AREA

[ha]

ASSESSMENT AREA

(150m from the external boundary of the subject site)



CONTOUR 10m



UPSLOPE



CONSTRUCTED ROAD



RAILWAY LINE



Location Details: Kirup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 31  
PA-K KIRUP SOUTH  
EXISTING CONDITIONS



Job No 22-012

Rev A Description Preliminary  
Rev B Reference

Date 27/09/2022  
17/02/2023







## LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)	<span style="color: blue;">- - -</span>
PHOTO LOCATION	<span style="color: yellow;">3</span> →
VEGETATION CLASS	
A FORREST	<span style="color: green;">■</span>
B WOODLAND	<span style="color: orange;">■</span>
C SHRUBLAND	<span style="color: purple;">■</span>
D SCRUB	<span style="color: lightblue;">■</span>
G GRASSLAND	<span style="color: yellow;">■</span>
EXCLUDED 2.2.3.2 (Low Threat Vegetation)	<span style="color: lightblue;">■</span>

Location Details: Kirup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 32  
 PA-K KIRUP SOUTH  
 VEGETATION CLASSIFICATION



Job No 22-012  
 Rev A Description Preliminary  
 Rev B Reference

Date 27/09/2022  
 17/02/2023





### Photo No PA(K) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(K) - 2

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture grazing land.



### Photo No PA(K) - 3

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(K) - 4

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.





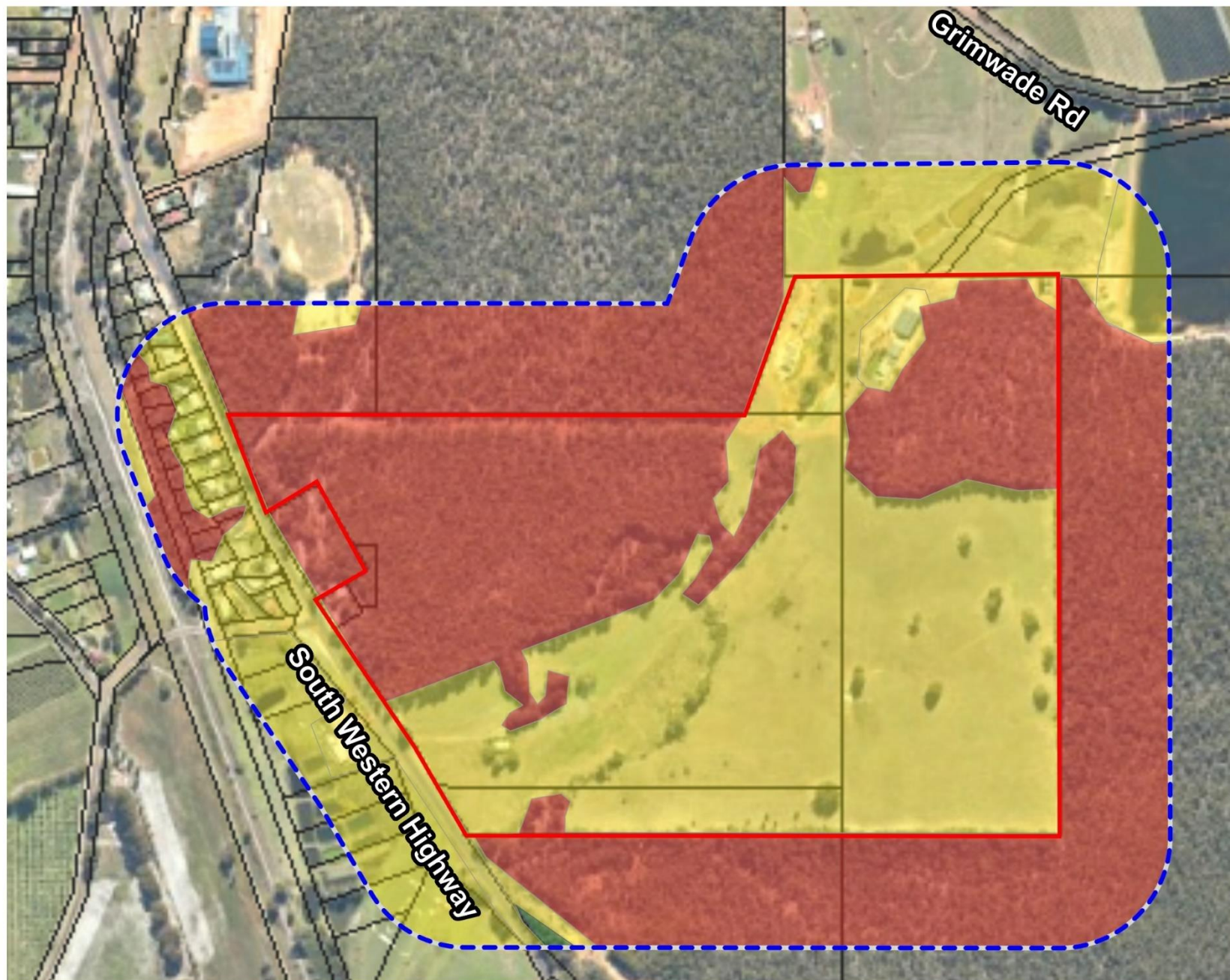
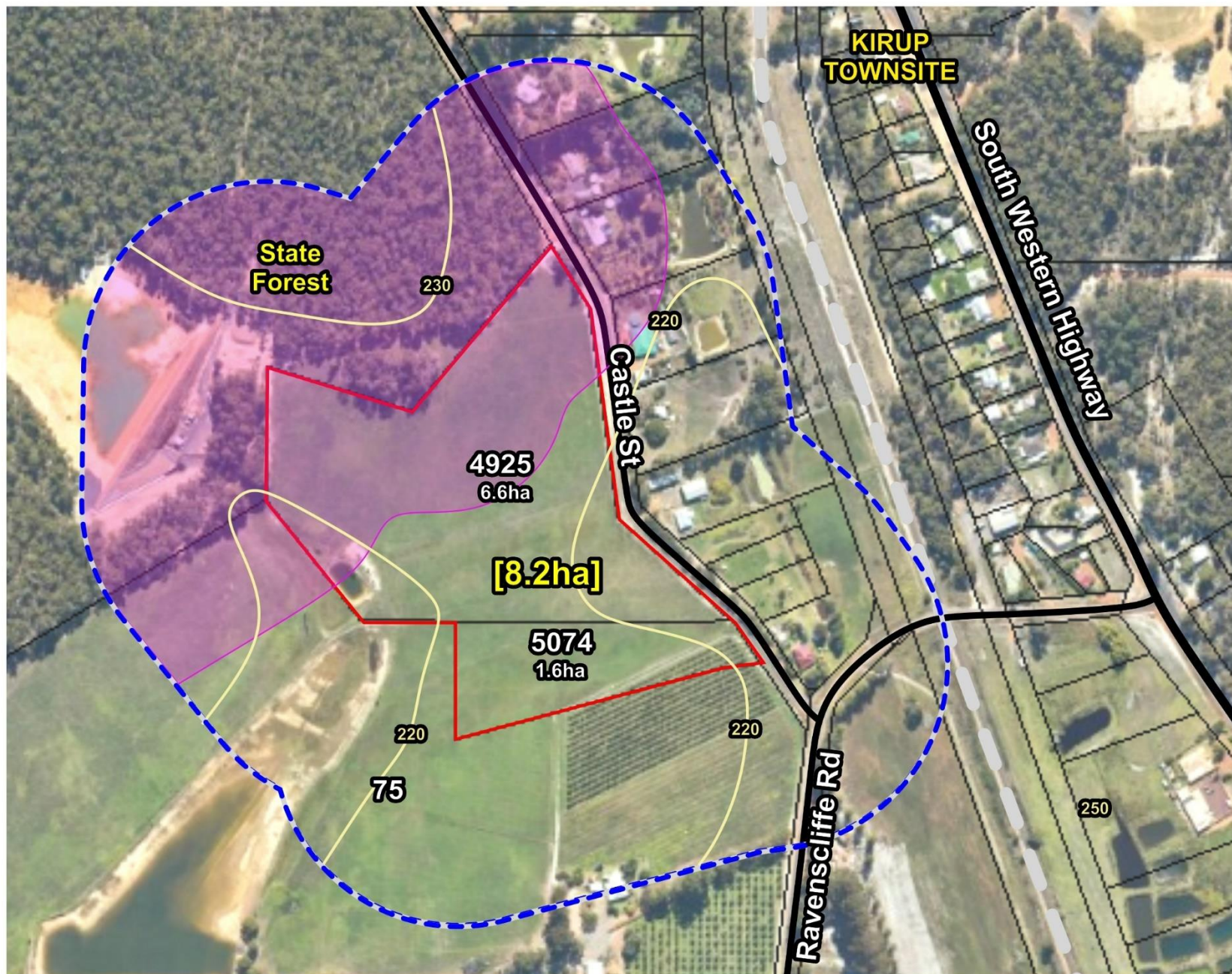


FIGURE 33  
PA-K KIRUP SOUTH  
BUSHFIRE HAZARD LEVEL ASSESSMENT

#### 4.12 PA- L Castle Street West

<b>Strategy Designation</b>	Rural Residential		
<b>Total Area</b>	8.2 hectares		
<b>Land Details</b>	Two lots		
<b>Proposed Lot Size</b>	2ha	Potential Number of Lots	4
<b>Current Zoning</b>	Priority Agriculture		
<b>Bushfire Prone Land</b>	40% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 34 and vegetation classifications in Figure 35.</p> <p>The subject land is irregular in shape being approximately 250m wide and 300m long. It is cleared farming land with one dwelling.</p> <p>State Forest adjoins the site to the north and there are orchards to the south.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 36. The southern portion of the site is not designated as being bushfire prone land.</p> <p>The primary issue is the provision of a suitable development setback from the State Forest hazard.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate	<b>Developed</b> Moderate - Low
<b>Summary and Recommendations</b>	<p>The precinct has a moderate hazard rating.</p> <p>That the Strategy note that Planning Area – L has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		





# LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
TOTAL AREA	[ha]
ASSESSMENT AREA (150m from the external boundary of the subject site)	<span style="color: blue;">---</span>
CONTOUR 10m	<span style="color: yellow;">—</span>
UPSLOPE	<span style="color: blue;">→</span>
CONSTRUCTED ROAD	<span style="color: black;">—</span>
RAILWAY LINE	<span style="color: grey;">---</span>
BUSHFIRE PRONE LAND	<span style="background-color: lightpurple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>

Location Details: Kirup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 34  
PA-L CASTLE STREET  
EXISTING CONDITIONS



Job No 22-012  
Rev A Description Preliminary  
Rev B Reference

Date 27/09/2022  
17/02/2023







## LEGEND

PLANNING AREA BOUNDARY	
VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)	
PHOTO LOCATION	
VEGETATION CLASS	
A FORREST	
B WOODLAND	
C SHRUBLAND	
D SCRUB	
G GRASSLAND	
EXCLUDED 2.2.3.2 (Low Threat Vegetation)	

Location Details: Kirup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 35  
 PA-L CASTLE STREET  
 VEGETATION CLASSIFICATION



Job No 22-012

Rev	Description
A	Preliminary
B	Reference

Date  
 27/09/2022  
 17/02/2023





### Photo No PA(L) - 1

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Looking towards the site, broad acres pasture grazing land.



### Photo No PA(L) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(L) - 3

#### Vegetation Classification

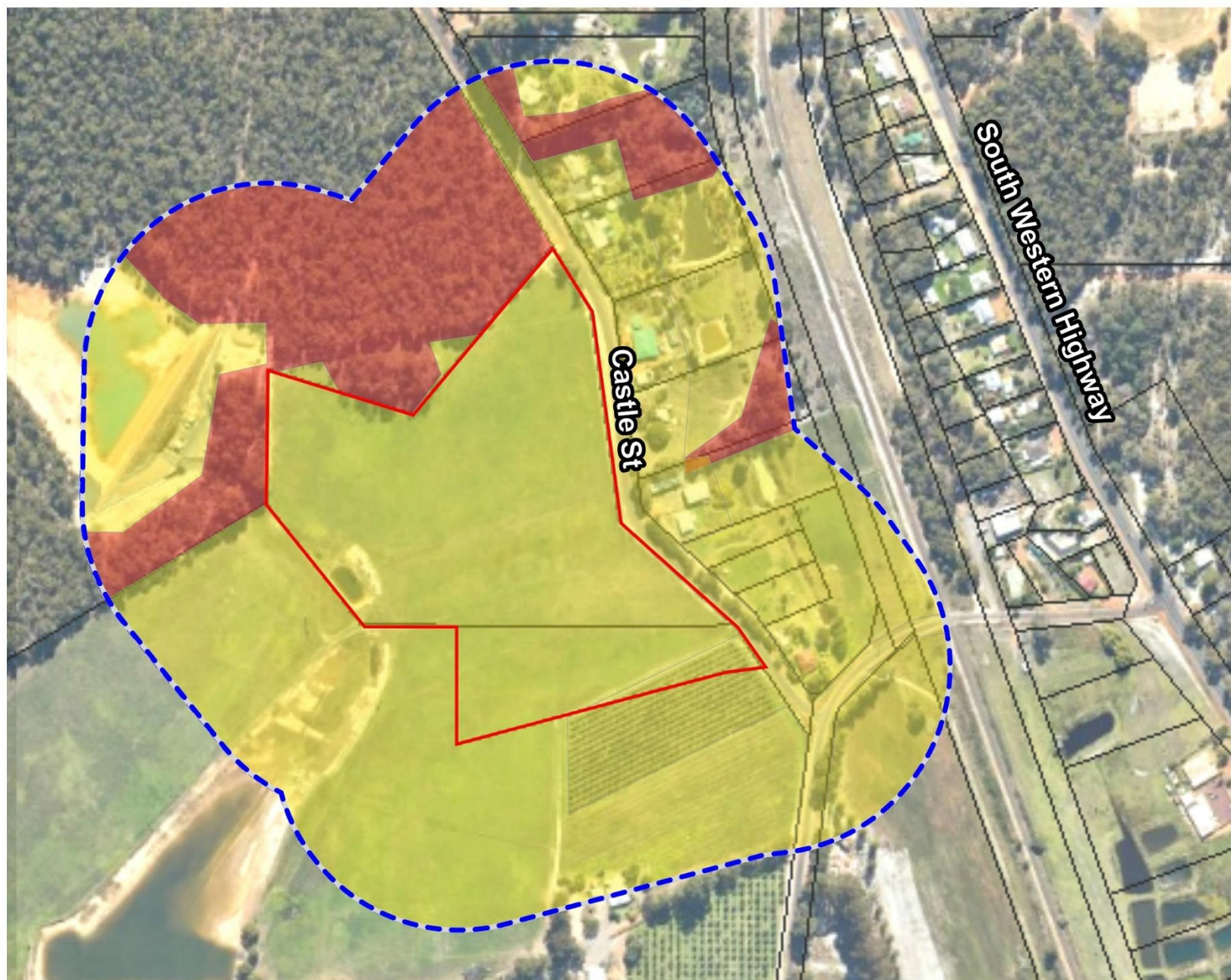
Class G Grassland – Sown pasture G-26

#### Description

Broad acres pasture grazing land.







# LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Kirup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 36  
PA-L CASTLE STREET  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012  
Rev Description  
A Preliminary  
B Reference

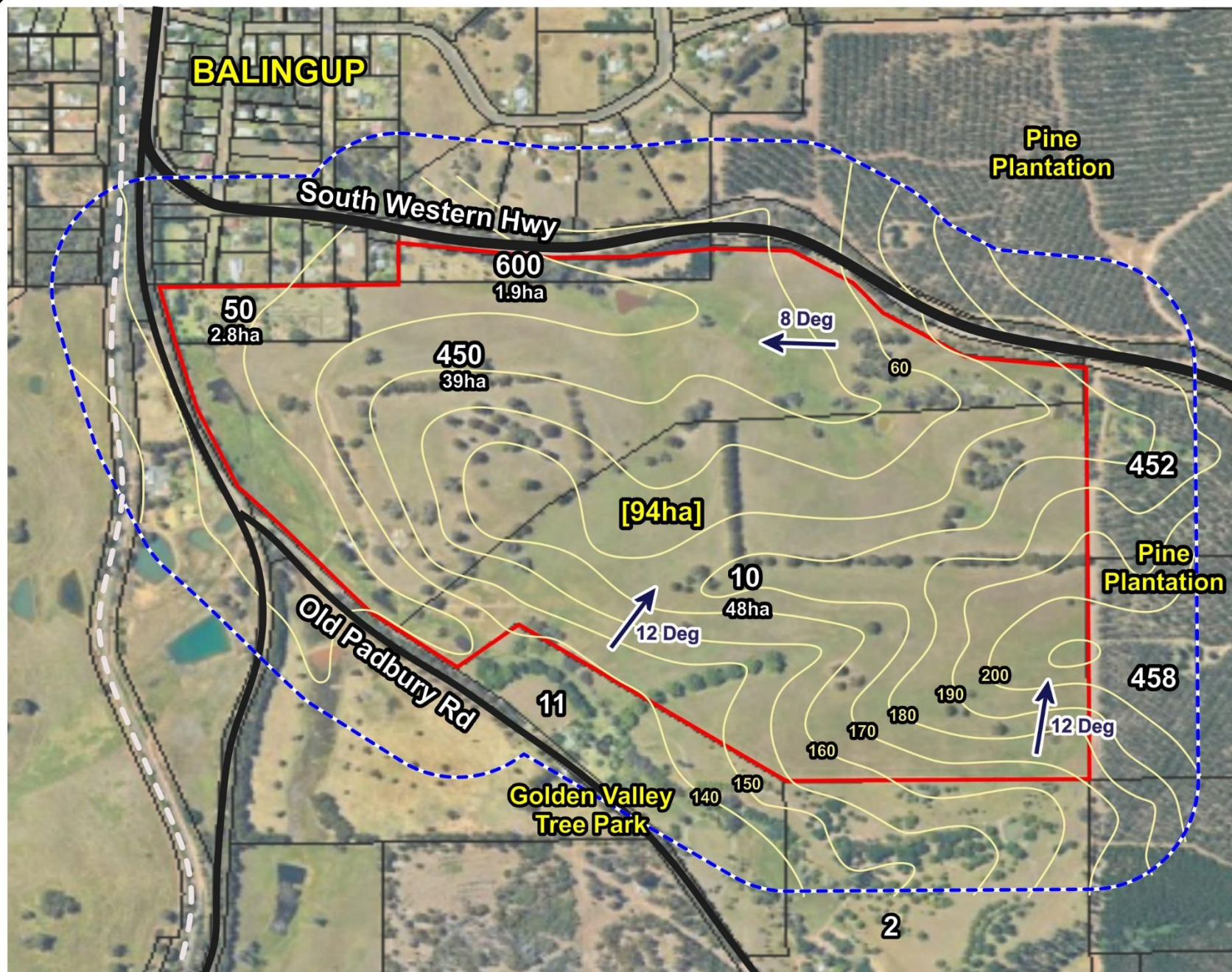
Date  
27/09/2022  
17/02/2023





#### 4.13 PA- M Old Padbury

<b>Strategy Designation</b>	Residential R2.5/Rural Residential		
<b>Total Area</b>	92 hectares		
<b>Land Details</b>	Four lots		
<b>Proposed Lot Size</b>	0.3 – 2ha	Potential Number of Lots	124
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	Approximately 10% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 37 and vegetation classifications in Figure 38.</p> <p>The subject land is semi regular in shape extending for 1.2 kms and being 600m wide. It is cleared grazing land with minimal internal vegetation that is predominantly paddock windbreaks.</p> <p>The site extends from Old Padbury Road to the South Western Highway on its north eastern boundary. There is a large pine plantation on the eastern boundary and the Golden Valley Tree Park is on the south western boundary.</p> <p>There is a drainage line parallel to Old Padbury Road with the land rising steeply to the east. The site elevation extends from 110m AHD along Old Padbury Road to 204m AHD on the eastern boundary. Slopes over parts of the site are up to 12 degrees.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 39 and the spatial issues are shown in Figure 40.</p> <p>The primary issues relate to the slopes and that there is no secondary access to the east and it is highly unlikely that access can be provided to the South Western Highway due to the topography and geometry of the road. The steep slopes have an extreme hazard rating even for grassland.</p> <p>It is noted that only a small portion of the site is designated as being bushfire prone. Despite this, the physical features of the site would make it difficult to develop.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Extreme - Moderate	<b>Developed</b> Extreme - Low
<b>Summary and Recommendations</b>	<p>The precinct generally has a moderate hazard rating with an extreme rating for areas with slopes greater than 10 degrees. It also has restricted access to the east and south.</p> <p>That the Strategy note that, despite most of Planning Area – M not being bushfire prone, that a large portion of the site has high constraints to development (slopes and access) and is unlikely to be suitable for the development of residential lots.</p>		



# LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
TOTAL AREA	[ha]
ASSESSMENT AREA (150m from the external boundary of the subject site)	<span style="color: blue;">---</span>
CONTOUR 10m	<span style="color: yellow;">—</span>
UPSLOPE	<span style="color: blue;">→</span>
CONSTRUCTED ROAD	<span style="color: black;">—</span>
RAILWAY LINE	<span style="color: grey;">---</span>

SCALE 0m 200m

FIGURE 37  
PA-M OLD PADBURY ROAD  
EXISTING CONDITIONS



Job No 22-012

Rev	Description
A	Preliminary
B	Reference
C	Council Mods

Date  
27/09/2022  
17/02/2023  
16/10/2023







# LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2  
(Low Threat Vegetation)



Location Details: Balingup

Assessment Date: 06/10/2022

Prepared by: G Lush

Accreditation Level: Level 2

Accreditation Number: BPAD 27682

Accreditation Expiry Date: February 2024

Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 38  
PA-M OLD PADBURY ROAD  
VEGETATION CLASSIFICATION



Job No 22-012

Rev Description  
A Preliminary  
B Reference  
C Council Mods

Date  
27/09/2022  
17/02/2023  
16/10/2023





### Photo No PA(M) - 1

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture grazing land. Slope within the site is greater than 10 degrees.



### Photo No PA(M) - 2

#### Vegetation Classification

Class A Forest - Pine plantation

#### Description

Pine plantation on adjoining land.



### Photo No PA(M) - 3

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest with some pines to 25m over bracken fern understorey. More than 40% canopy coverage with very heavy near surface fuel loads.





### Photo No PA(M) - 4

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture grazing land. Slope within the site is greater than 10 degrees.



### Photo No PA(M) - 5

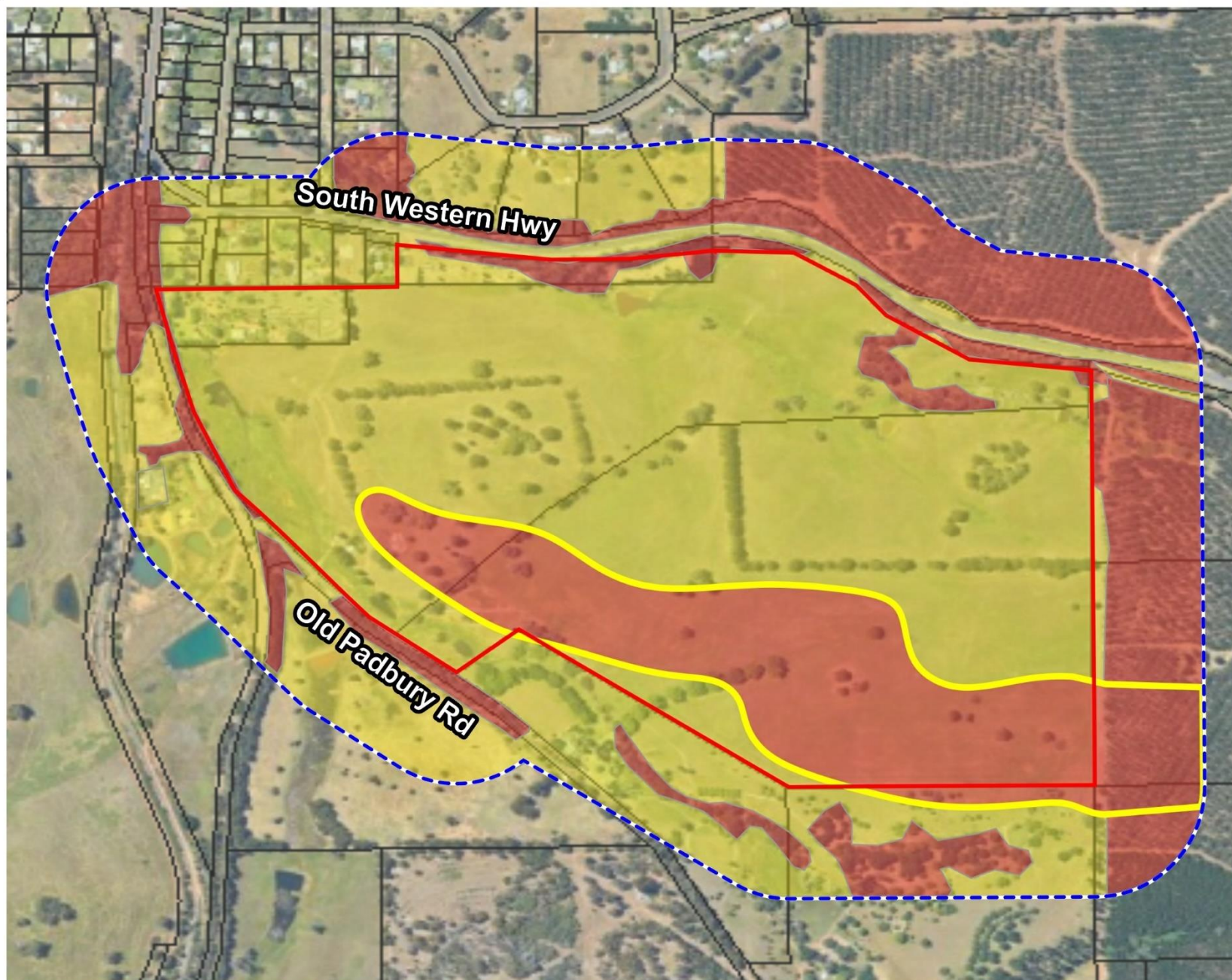
#### Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

#### Description

Managed parkland and ornamental trees within the Golden Valley Tree Park.





## LEGEND

PLANNING AREA



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



POTENTIALLY >10 Deg



MODERATE HAZARD



LOW HAZARD



Location Details: Balingup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 39  
PA-M OLD PADBURY ROAD  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012

Rev	Description
A	Preliminary
B	Reference
C	Council Mods

Date
27/09/2023
17/02/2023
16/10/2023





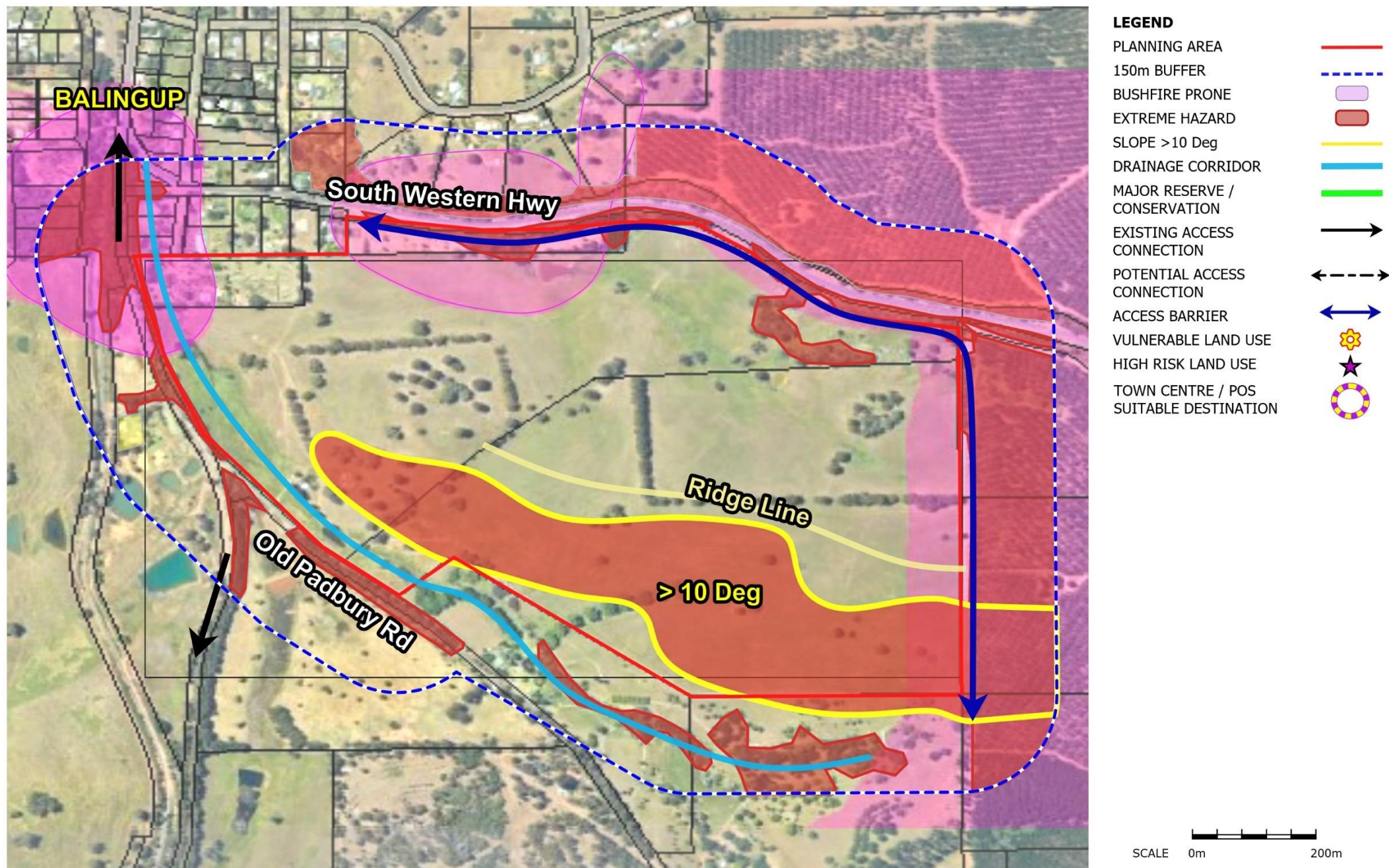


FIGURE 40  
PA-M OLD PADBURY  
SPATIAL ISSUES

#### 4.14 PA- N Jayes Road West

Strategy Designation	Residential R2.5/Reserve		
Total Area	2.0 hectares		
Land Details	Part Lot 78		
Proposed Lot Size	0.4ha	Potential Number of Lots	6
Current Zoning	General Agriculture		
Bushfire Prone Land	100% of the site		
Existing Conditions	<p>The existing conditions are shown in Figure 41 and vegetation classifications in Figure 42.</p> <p>The site is the portion of Lot 78 which is not already included in the residential zone. The site is semicircular in shape with the Balingup Brook being located on the northern boundary and the railway line on the western side. It is cleared which has been developed as an orchard and there is one dwelling.</p> <p>It is located on the western side of the townsite with adjacent residential and community development. Access to the site is from Jayes Road extending approximately 330m from the South Western Highway through a residential built-out area. A second access is provided by Forest Street to the southern boundary.</p>		
BHL Issues	<p>The bushfire hazard level assessment is shown in Figure 43.</p> <p>The primary issue is the provision of a suitable development setback from the hazard vegetation along the creek and railway line.</p> <p>Both Jayes Road and Forest Street provide access in the same direction. This would not normally comply with Acceptable Solution A3.2a as access in multiple directions is required. However, A3.2a provides that this can be considered where the access is leading away from the hazard through a residential built-out area with a BAL - Low rating.</p>		
Bushfire Hazard Level	Existing	Moderate	Developed Moderate
Summary and Recommendations	<p>The precinct has a moderate hazard rating.</p> <p>That the Strategy note that Planning Area – N has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		





## LEGEND

PLANNING AREA BOUNDARY



TOTAL AREA



ASSESSMENT AREA

(150m from the external boundary of the subject site)



CONTOUR 10m



UPSLOPE



CONSTRUCTED ROAD



RAILWAY LINE



BUSHFIRE WATER TANK



Location Details: Balingup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 41  
 PA-N JAYES ROAD WEST  
 EXISTING CONDITIONS



Job No 22-012

Rev A Description Preliminary  
 Rev B Reference

Date 27/09/2022  
 17/02/2023







## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA

(150m from the external  
boundary of the subject land)



PHOTO LOCATION



VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2

(Low Threat Vegetation)



Location Details: Balingup

Assessment Date: 06/10/2022

Prepared by: G Lush

Accreditation Level: Level 2

Accreditation Number: BPAD 27682

Accreditation Expiry Date: February 2024

Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 42  
PA-N JAYES ROAD WEST  
VEGETATION CLASSIFICATION



### Photo No PA(N) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed forest gums and wattles, along drainage line and railway corridor to 20m with more than 40% canopy coverage. Dense lower branches, continuous vertical fuel structure.



### Photo No PA(N) - 2

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Grassland within the site with orchard in the background.



### Photo No PA(N) - 3

#### Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

#### Description

Jayes Road access through residential built out lots with managed gardens.







## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Balingup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 43  
PA-N JAYES ROAD WEST  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012

Rev A Description  
B Preliminary  
Reference

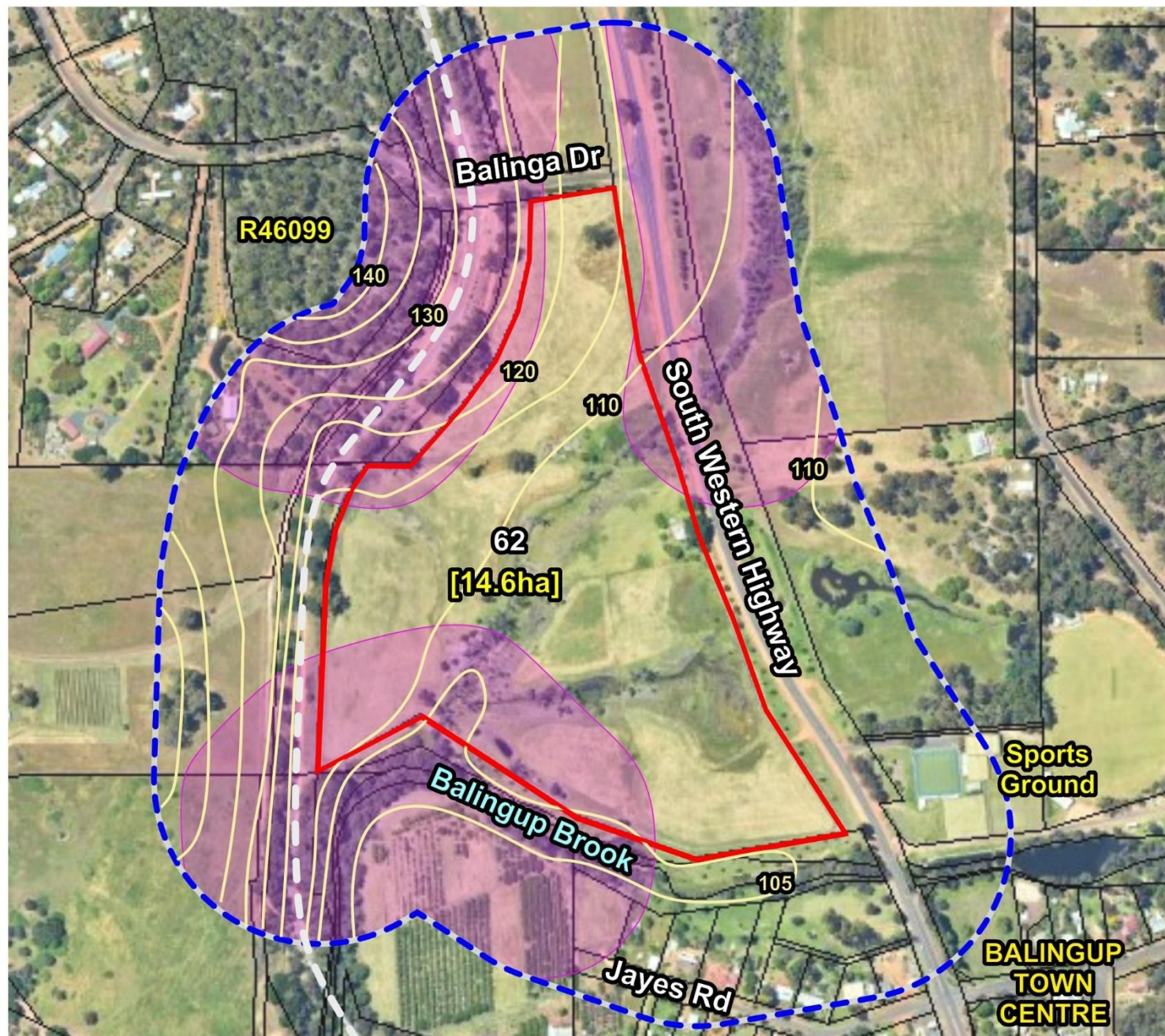
Date  
27/09/2022  
17/02/2023





#### 4.15 PA-O Balinga Drive

<b>Strategy Designation</b>	Rural Residential		
<b>Total Area</b>	14.6 hectares		
<b>Land Details</b>	Lot 62		
<b>Proposed Lot Size</b>	0.4ha	Potential Number of Lots	7
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	Minor buffer areas on boundary		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 44 and vegetation classifications in Figure 45.</p> <p>The South Western Highway is on the eastern boundary, Balingup Brook on the southern boundary, the railway line to the west and Balinga Drive on the northern boundary.</p> <p>The site is cleared with a local drainage line bisecting it. It has low to moderate slopes increasing to 7 degrees in the north western corner.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 46.</p> <p>Only a minor portion of the site is designated as being bushfire prone, being the buffer to external vegetation.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate - Low	<b>Developed</b> Moderate - Low
<b>Summary and Recommendations</b>	<p>The precinct has a moderate to low hazard rating with only a portion of it designated as being bushfire prone land.</p> <p>That the Strategy note that Planning Area – O has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		



# LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
TOTAL AREA	[ha]
ASSESSMENT AREA (150m from the external boundary of the subject site)	<span style="color: blue;">---</span>
CONTOUR 5m	<span style="color: yellow;">—</span>
UPSLOPE	<span style="color: blue;">→</span>
CONSTRUCTED ROAD	<span style="color: black;">—</span>
RAILWAY LINE	<span style="color: grey;">---</span>
BUSHFIRE PRONE LAND	<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>

SCALE 0m 150m

FIGURE 44  
PA-O BALINGA DRIVE  
EXISTING CONDITIONS





## LEGEND

PLANNING AREA BOUNDARY	
VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)	
PHOTO LOCATION	
VEGETATION CLASS	
A FORREST	
B WOODLAND	
C SHRUBLAND	
D SCRUB	
G GRASSLAND	
EXCLUDED 2.2.3.2 (Low Threat Vegetation)	

Location Details: Balingup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 45  
 PA-N BALINGA DRIVE  
 VEGETATION CLASSIFICATION



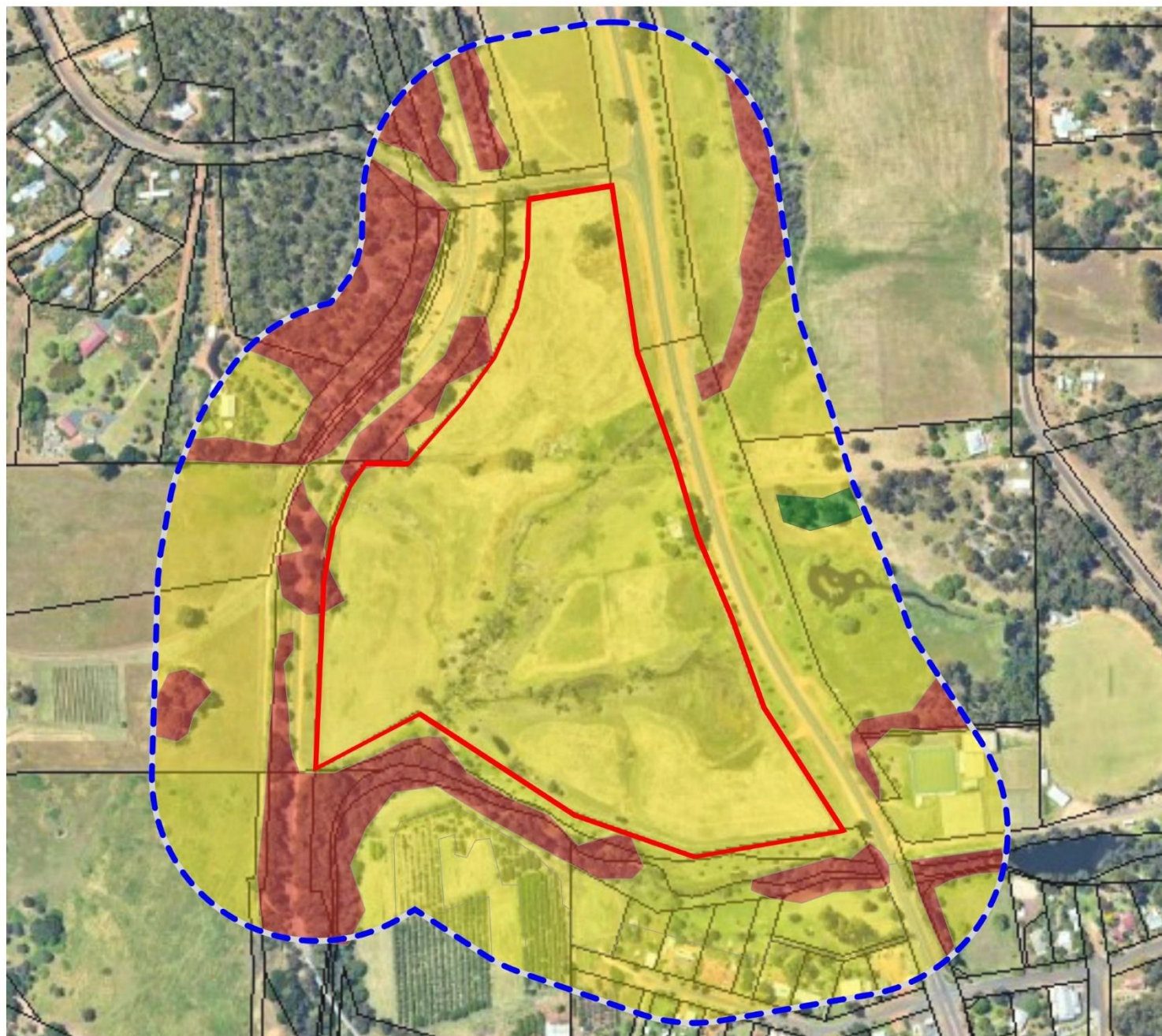
Job No 22-012

Rev	Description
A	Preliminary
B	Reference

Date  
 27/09/2022  
 17/02/2023







# LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Balingup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 46  
PA-O BALINGA DRIVE  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012  
Rev A Description Preliminary  
Rev B Reference

Date 27/09/2022  
17/02/2023





#### 4.16 PA- P Yabberup Hamlet

<b>Strategy Designation</b>	Rural Townsite / Reserve – Parks and Recreation		
<b>Total Area</b>	Approximately 50 hectares		
<b>Land Details</b>	34 Lots		
<b>Proposed Lot Size</b>	N/A	Potential Number of Lots	N/A
<b>Current Zoning</b>	Priority Agriculture		
<b>Bushfire Prone Land</b>	50% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 47 and vegetation classifications in Figure 48.</p> <p>The site is a small rural settlement located on the Donnybrook – Boyup Brook Road approximately 17km north east of Donnybrook townsite. The settlement extends for approximately 2kms and is adjacent to the Preston River. It also includes a community centre / hall. The lots are generally between 1 and 2 hectares in size and have been developed for rural residential purposes.</p> <p>There is a 6ha recreation reserve (R6956) dividing the settlement. On the southern side of the Boyup Brook Road there is the Donnybrook Noggerup-Boyup Brook railway reserve and a large vegetated gravel reserve (R35268) being 40 hectares.</p> <p>Fowler Street provides a loop road access for the eastern part of the site. Yabberup Road extends north from the settlement providing access to Wellington National Park.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 49.</p> <p>There is no reticulated water supply at the settlement and no strategic static supply for fire fighting.</p> <p>The primary issue is the provision of a suitable development setback from the hazard vegetation within the site, along Preston River and the Donnybrook – Boyup Road.</p> <p>There is scope for minor infill development but noting that battle axe lots should be avoided in bushfire prone areas.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate	<b>Developed</b> Moderate
<b>Summary and Recommendations</b>	<p>The precinct generally has a moderate hazard rating.</p> <p>That the Strategy note that Planning Area – P has moderate constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		

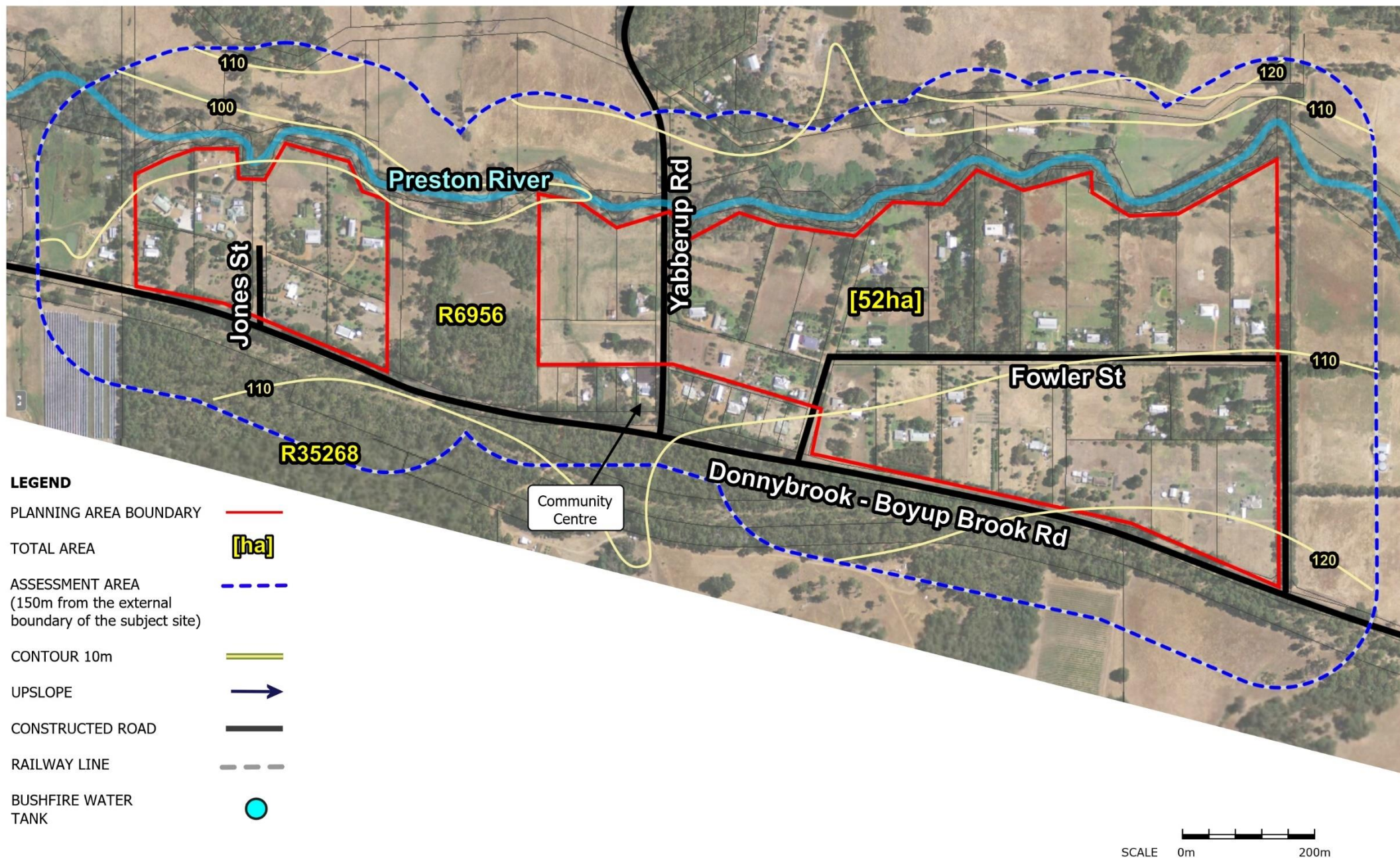
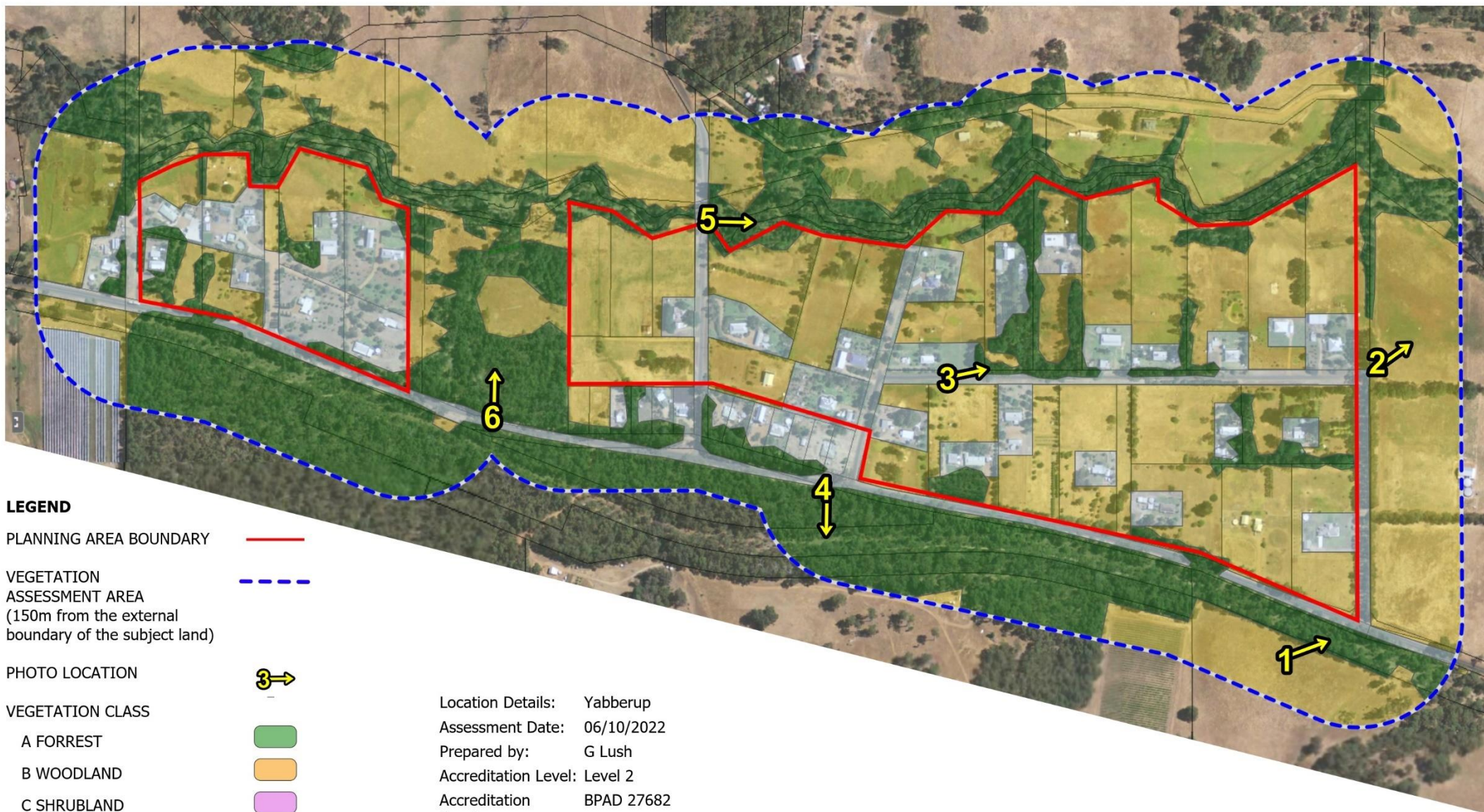


FIGURE 47  
PA-P YABBERUP HAMLET  
EXISTING CONDITIONS





## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2  
(Low Threat Vegetation)



Location Details: Yabberup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 48  
PA-P YABBERUP HAMLET  
VEGETATION CLASSIFICATION



Job No 22-012

Rev	Description
A	Preliminary
B	Reference

Date  
27/09/2022  
17/02/2023





### Photo No PA(P) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 20m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(P) - 2

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre pasture grazing land.

Preston River / forest vegetation in the background.



### Photo No PA(P) - 3

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Eucalyptus forest including non local planted species to 25m over maintained grassland but with more than 30% canopy coverage.





### Photo No PA(O) - 4

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 20m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(P) - 5

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 20m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(P) - 3

#### Vegetation Classification

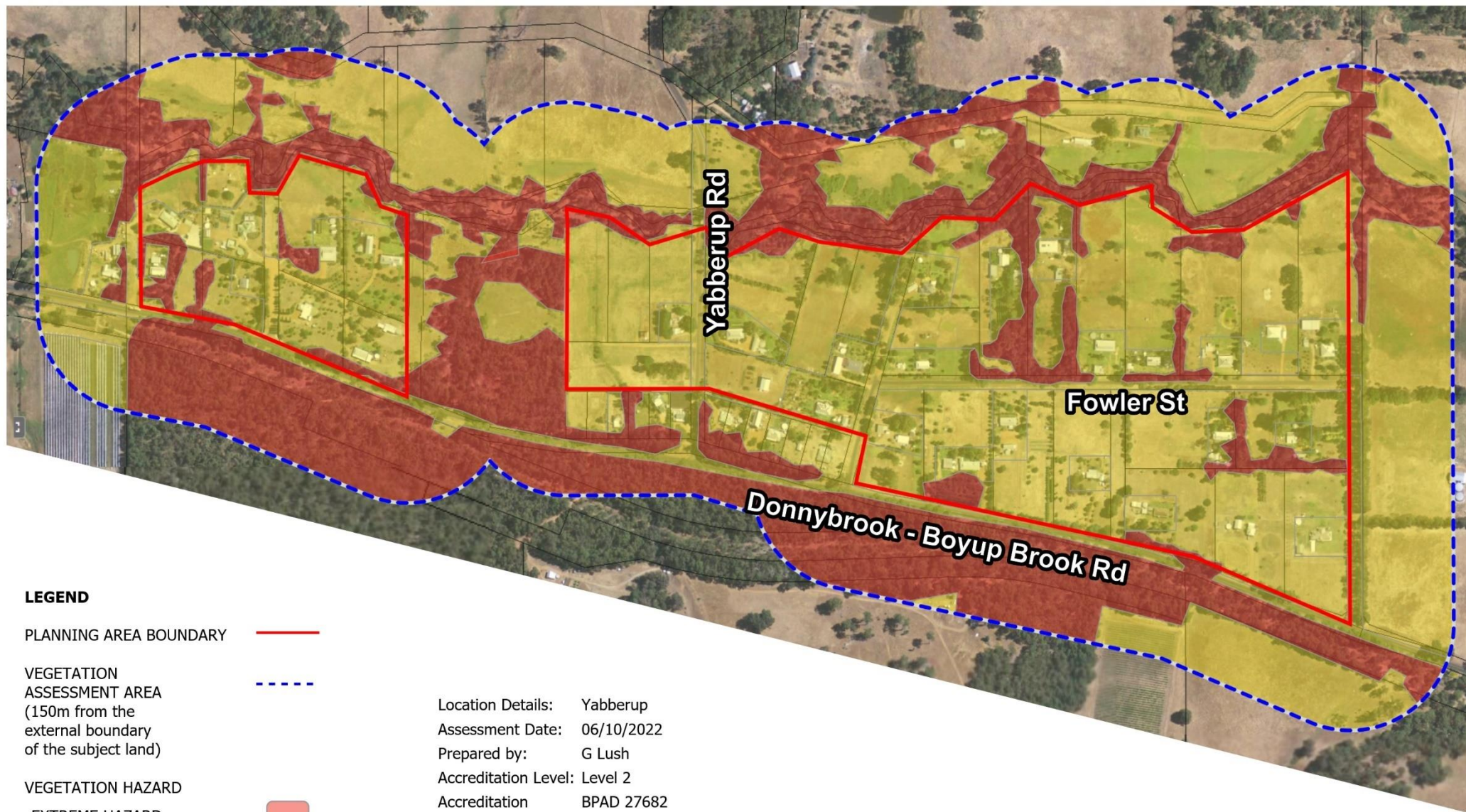
Class A Forest - Open forest A-03

#### Description

Mixed Eucalyptus and Melaleuca forest along Preston River over variable scrub. More than 30% canopy coverage with very heavy near surface fuel loads.







# LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Yabberup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 200m

FIGURE 49  
PA-P YABBERUP HAMLET  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012  
Rev A Description Preliminary  
Rev B Reference

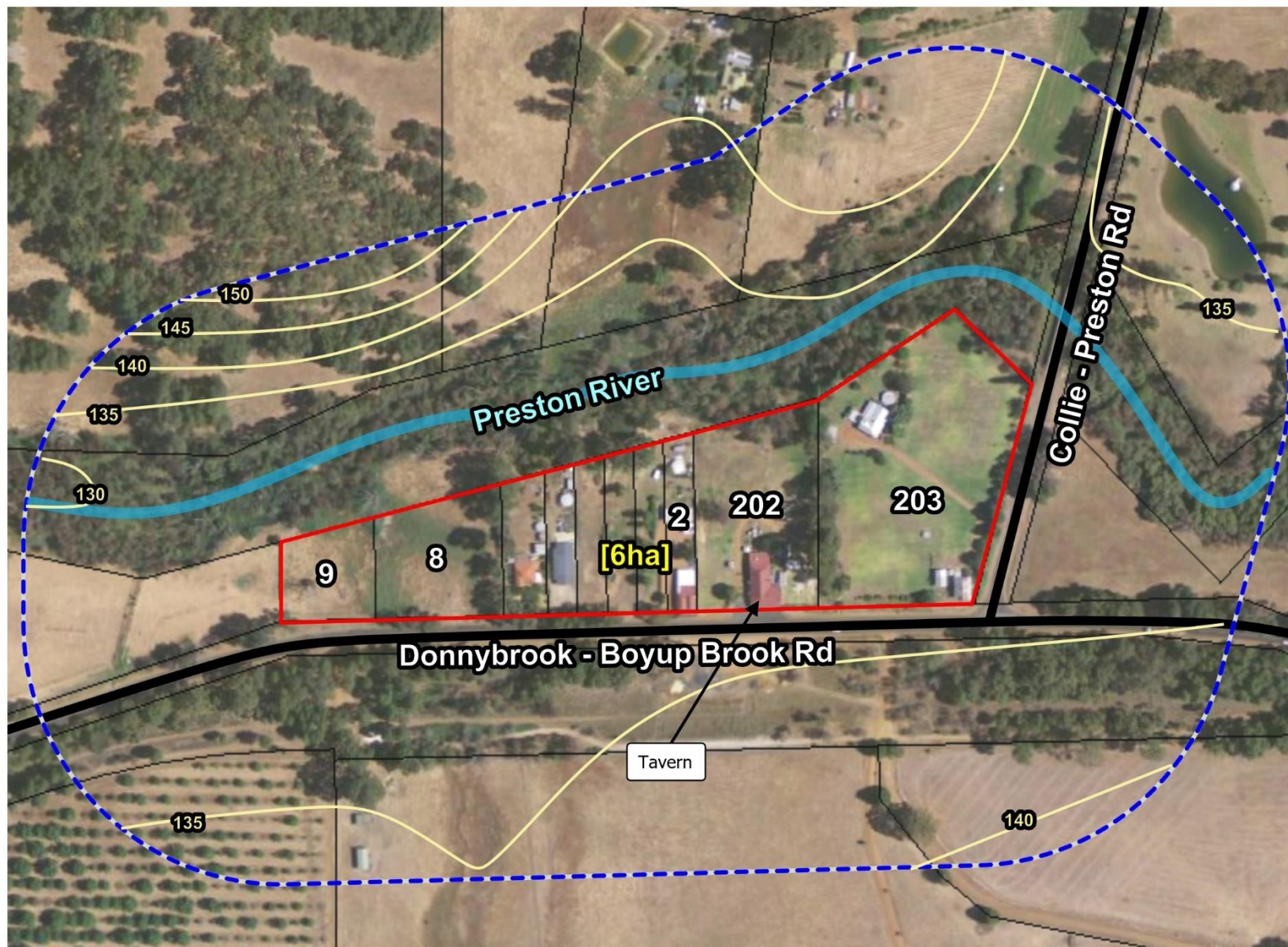
Date 27/09/2022  
17/02/2023





#### 4.17 PA- Q Mumballup Hamlet

<b>Strategy Designation</b>	Rural Townsite		
<b>Total Area</b>	6 hectares		
<b>Land Details</b>	9 Lots		
<b>Proposed Lot Size</b>	> 0.5ha	Potential Number of Lots	N/A
<b>Current Zoning</b>	Priority Agriculture		
<b>Bushfire Prone Land</b>	90% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 50 and vegetation classifications in Figure 51.</p> <p>The site is a small rural settlement located on the Donnybrook – Boyup Brook Road approximately 27km north east of Donnybrook townsite. It is situated at the intersection of Collie – Preston Road which is a district distributor road. The site extends for approximately 400m and is between 50 to 150m wide. It is also adjacent to the Preston River. It also includes a tavern. Five of the lots are less than 2,000sqm in size with one other lot being 1.6ha.</p> <p>The Donnybrook Noggerup-Boyup Brook railway reserve is situated on the on the southern side of the Boyup Brook Road. The Bibbulmun Track passes through the site from Collie – Preston Road west to Hearle Road. A local fire brigade station is situated 1.3kms south west of the site on Hearle Road. .</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 52.</p> <p>There is no reticulated water supply at the settlement.</p> <p>The primary issue is the provision of a suitable development setback from the hazard vegetation within the site, along Preston River and the Donnybrook – Boyup Road.</p> <p>There is scope for minor infill development of the larger lots.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate	<b>Developed</b> Moderate
<b>Summary and Recommendations</b>	<p>The precinct generally has a moderate hazard rating.</p> <p>That the Strategy note that Planning Area – Q has moderate constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		



# LEGEND

PLANNING AREA BOUNDARY	<span style="color: red;">—</span>
TOTAL AREA	[ha]
ASSESSMENT AREA (150m from the external boundary of the subject site)	<span style="color: blue;">- - -</span>
CONTOUR 5m	<span style="color: yellow;">—</span>
UPSLOPE	<span style="color: blue;">→</span>
CONSTRUCTED ROAD	<span style="color: black;">—</span>
RAILWAY LINE	<span style="color: grey;">- - -</span>
BUSHFIRE WATER TANK	<span style="color: cyan;">●</span>

Location Details: Mumballup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 50  
 PA-Q MUMBALLUP HAMLET  
 EXISTING CONDITIONS



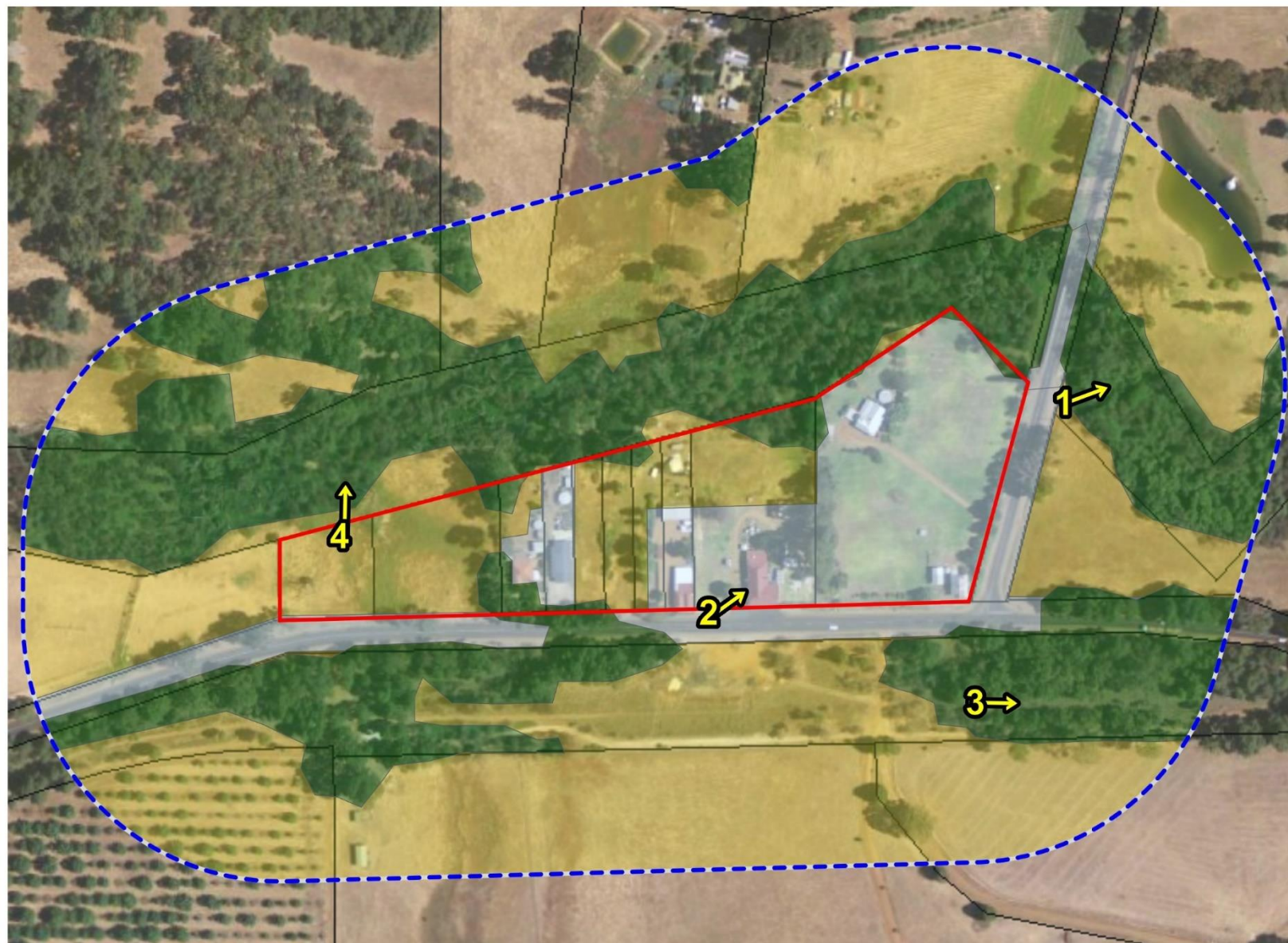
Job No 22-012

Rev	Description
A	Preliminary
B	Reference

Date  
 27/09/2022  
 17/02/2023







## LEGEND

PLANNING AREA BOUNDARY	
VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land)	
PHOTO LOCATION	
VEGETATION CLASS	
A FORREST	
B WOODLAND	
C SHRUBLAND	
D SCRUB	
G GRASSLAND	
EXCLUDED 2.2.3.2 (Low Threat Vegetation)	

Location Details: Mumballup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 51  
 PA-Q MUMBALLUP HAMLET  
 VEGETATION CLASSIFICATION



Job No 22-012  
 Rev A Description Preliminary  
 Rev B Reference

Date  
 27/09/2022  
 17/02/2023





### Photo No PA(Q) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Eucalyptus and Melaleuca forest along Preston River over variable scrub. More than 30% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(Q) - 2

#### Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

#### Description

Existing tavern with managed land.



### Photo No PA(Q) - 3

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m on railway reserve / Bibbulmun Track with than 40% canopy coverage with heavy near surface fuel loads.



### Photo No PA(Q) - 4

#### Vegetation Classification

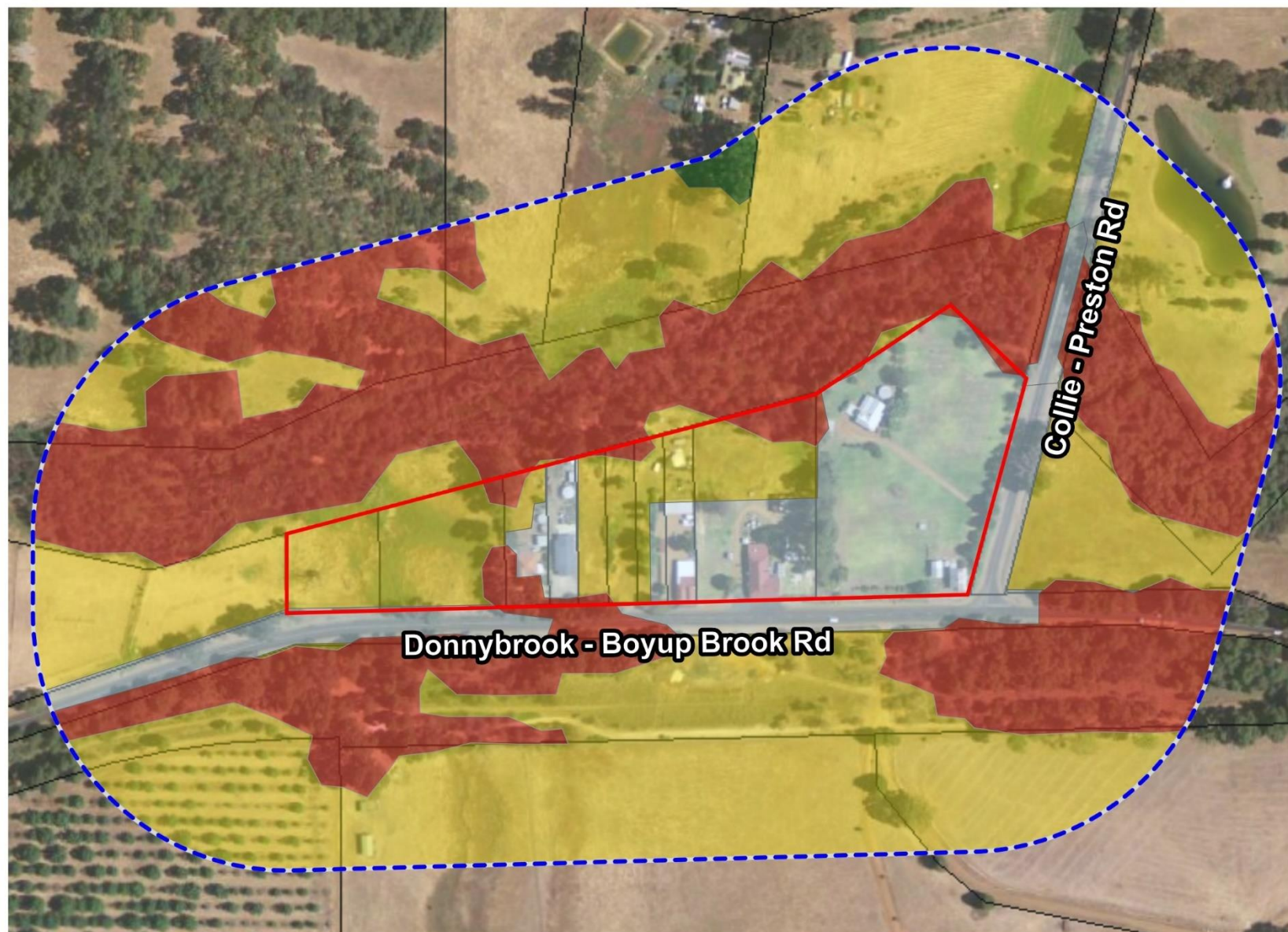
Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m north of Preston River.







# LEGEND

- PLANNING AREA BOUNDARY ———
- VEGETATION ASSESSMENT AREA (150m from the external boundary of the subject land) - - -
- VEGETATION HAZARD
  - EXTREME HAZARD
  - MODERATE HAZARD
  - LOW HAZARD

Location Details: Mumballup  
 Assessment Date: 06/10/2022  
 Prepared by: G Lush  
 Accreditation Level: Level 2  
 Accreditation Number: BPAD 27682  
 Accreditation Expiry Date: February 2024  
 Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 52  
 PA-Q MUMBALLUP HAMLET  
 BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012  
 Rev Description  
 A Preliminary  
 B Reference

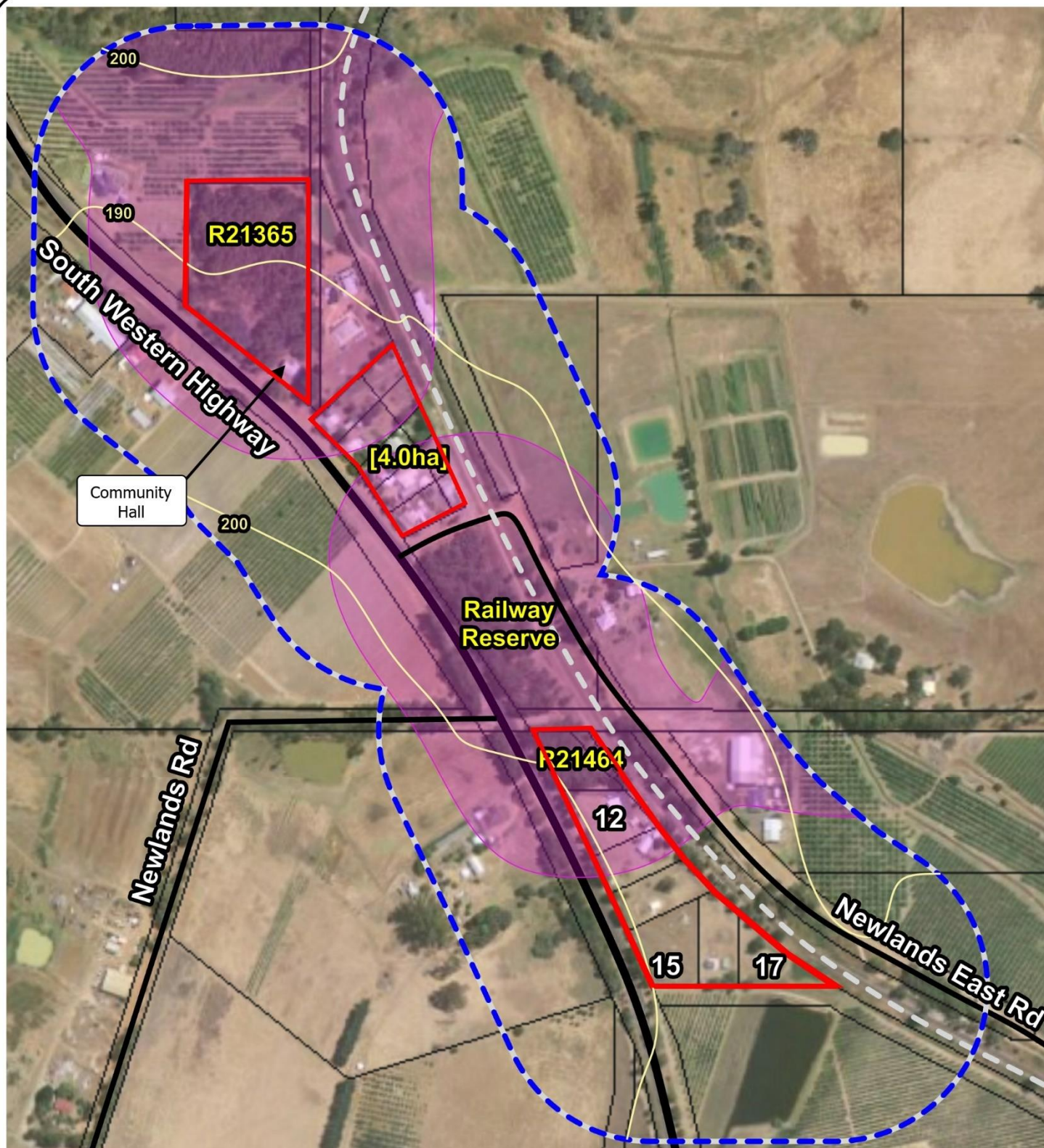
Date  
 27/09/2022  
 17/02/2023



#### 4.18 PA- R Newlands Hamlet

<b>Strategy Designation</b>	Rural Townsite		
<b>Total Area</b>	4 hectares		
<b>Land Details</b>	18 Lots		
<b>Proposed Lot Size</b>	> 0.5ha	Potential Number of Lots	N/A
<b>Current Zoning</b>	General Agriculture and Public Purpose		
<b>Bushfire Prone Land</b>	90% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 53 and vegetation classifications in Figure 54.</p> <p>The site is a small rural settlement located on the South Western Highway approximately 10km south of the Donnybrook townsite. The site extends for approximately 800m along the highway with the railway line along the eastern boundary.</p> <p>The existing freehold lots vary in size from 700 to 4,000sqm.</p> <p>It contains R21365 which is for recreation and this has an area of 2ha. Most of it has remnant vegetation and it also contains a community hall. The site also contains R21464 which is a vacant school site that is also vegetated.</p> <p>Newlands East Road bisects the site.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 55.</p> <p>There is no reticulated water supply at the settlement.</p> <p>The primary issue is the provision of a suitable development setback from the hazard vegetation within the site and vegetated reserves. There is scope for minor infill development of the larger lots, but this will be limited by other issues.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Moderate	<b>Developed</b> Moderate
<b>Summary and Recommendations</b>	<p>The freehold portion of the site generally has a moderate hazard rating. That the Strategy note that Planning Area – R has moderate constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.</p>		





#### LEGEND

PLANNING AREA BOUNDARY



CONSTRUCTED ROAD



TOTAL AREA

[ha]

RAILWAY LINE



ASSESSMENT AREA  
(150m from the external  
boundary of the subject site)



BUSHFIRE WATER  
TANK



CONTOUR 10m



BUSHFIRE PRONE  
LAND



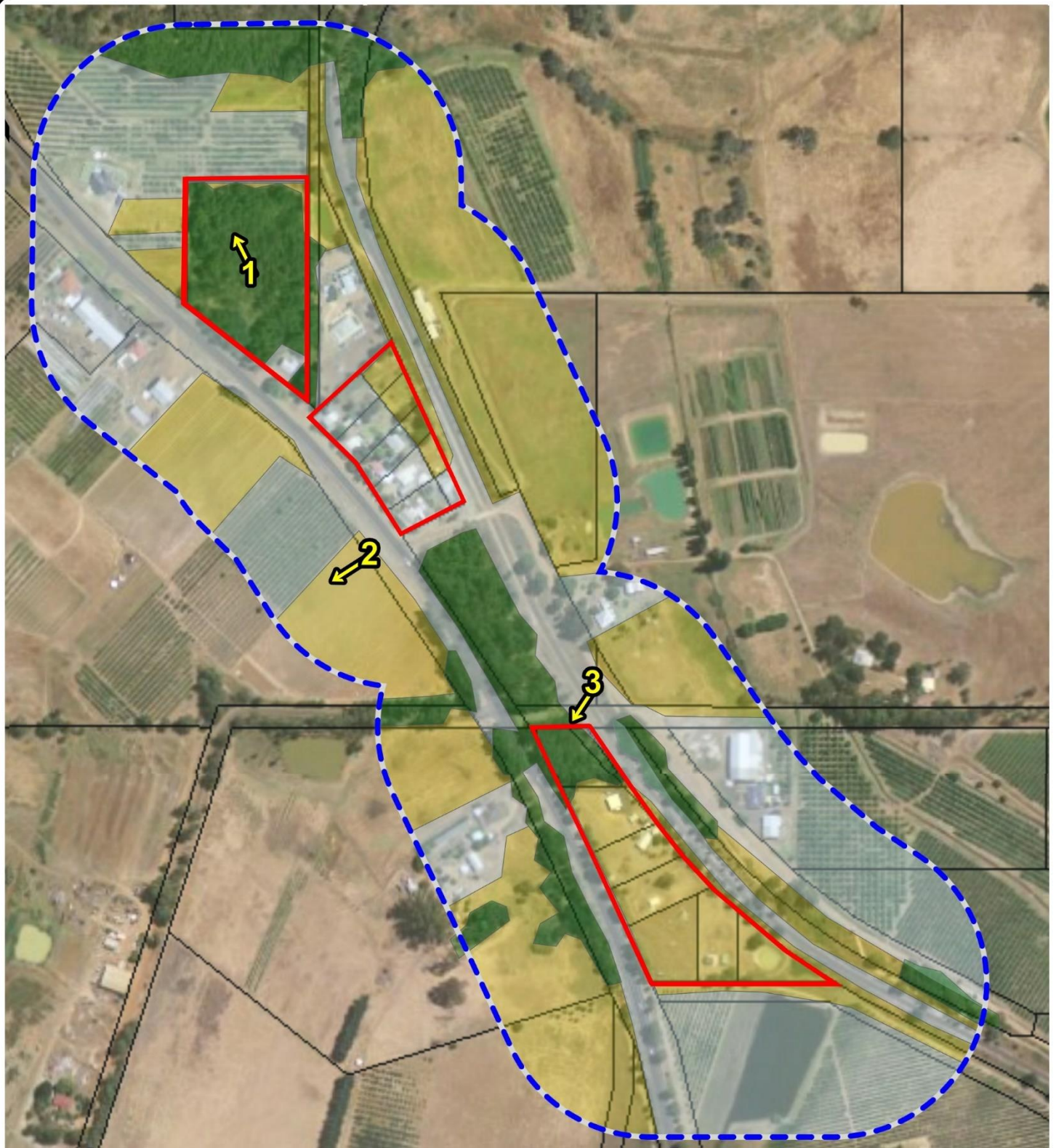
UPSLOPE



SCALE 0m 150m

FIGURE 53  
PA-R NEWLANDS HAMLET  
EXISTING CONDITIONS





## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



## VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2  
(Low Threat Vegetation)



Location Details: Newlands  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 150m

FIGURE 54  
PA-R NEWLANDS HAMLET  
VEGETATION CLASSIFICATION



Job No 22-012  
Rev A Description Preliminary Reference

Date 27/09/2022  
17/02/2023





### Photo No PA(R) - 1

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Marri forest to 25m over bracken understorey. More than 30% canopy coverage with moderate near surface fuel loads.



### Photo No PA(R) - 2

#### Vegetation Classification

Class G Grassland – Sown pasture G-26

#### Description

Broad acre grassland. Orchard on the right hand side is low threat vegetation.



### Photo No PA(R) - 3

#### Vegetation Classification

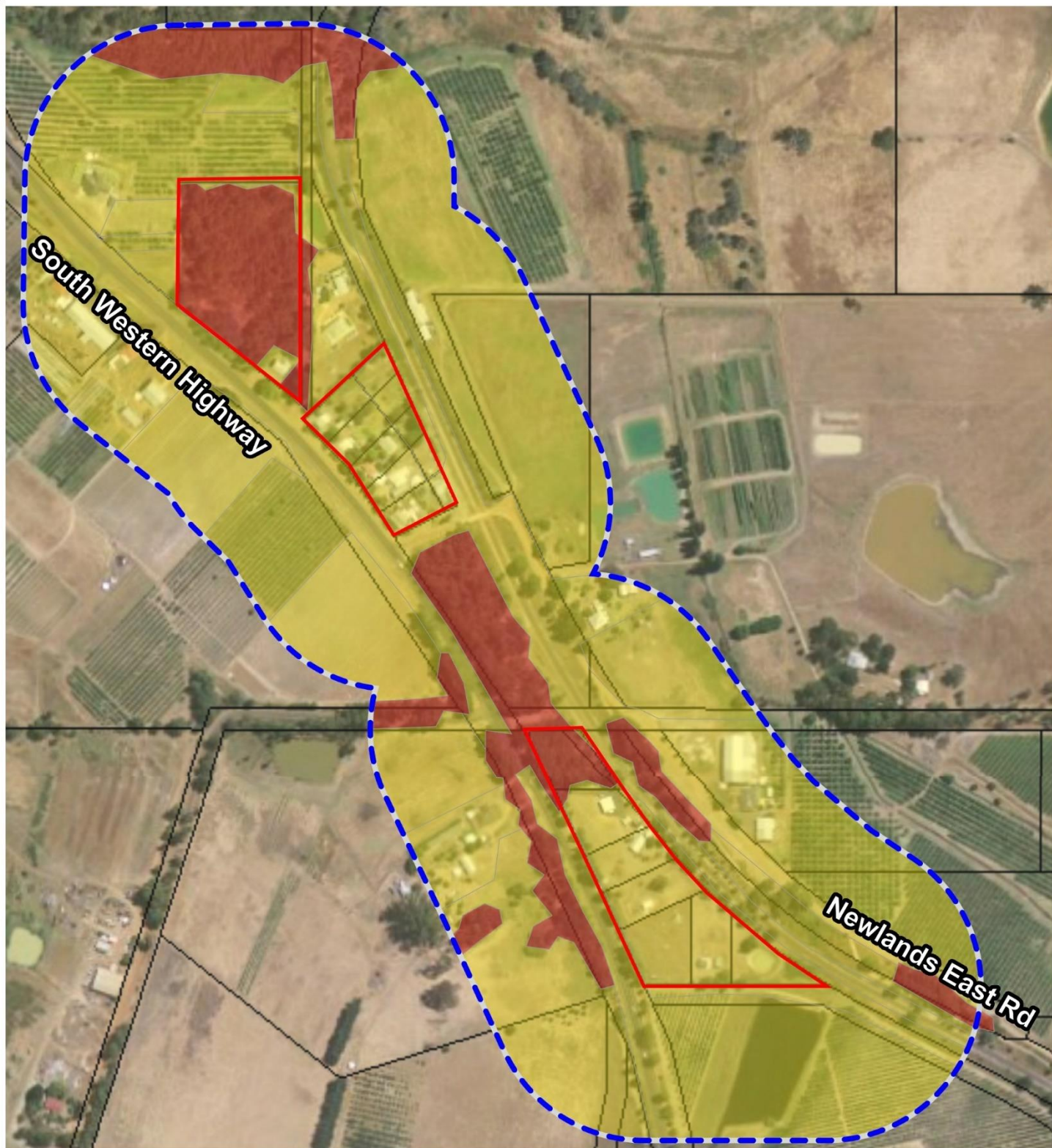
Class A Forest - Open forest A-03

#### Description

Mixed Marri forest to 25m over bracken understorey. More than 30% canopy coverage with moderate near surface fuel loads.







## LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Newlands

Assessment Date: 06/10/2022

Prepared by: G Lush

Accreditation Level: Level 2

Accreditation Number: BPAD 27682

Accreditation Expiry Date: February 2024

Date of Aerial Photo: September 2021

Photo:

SCALE 0m 150m

FIGURE 55  
PA-R NEWLANDS HAMLET  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012

Rev A  
B Description  
Preliminary  
Reference

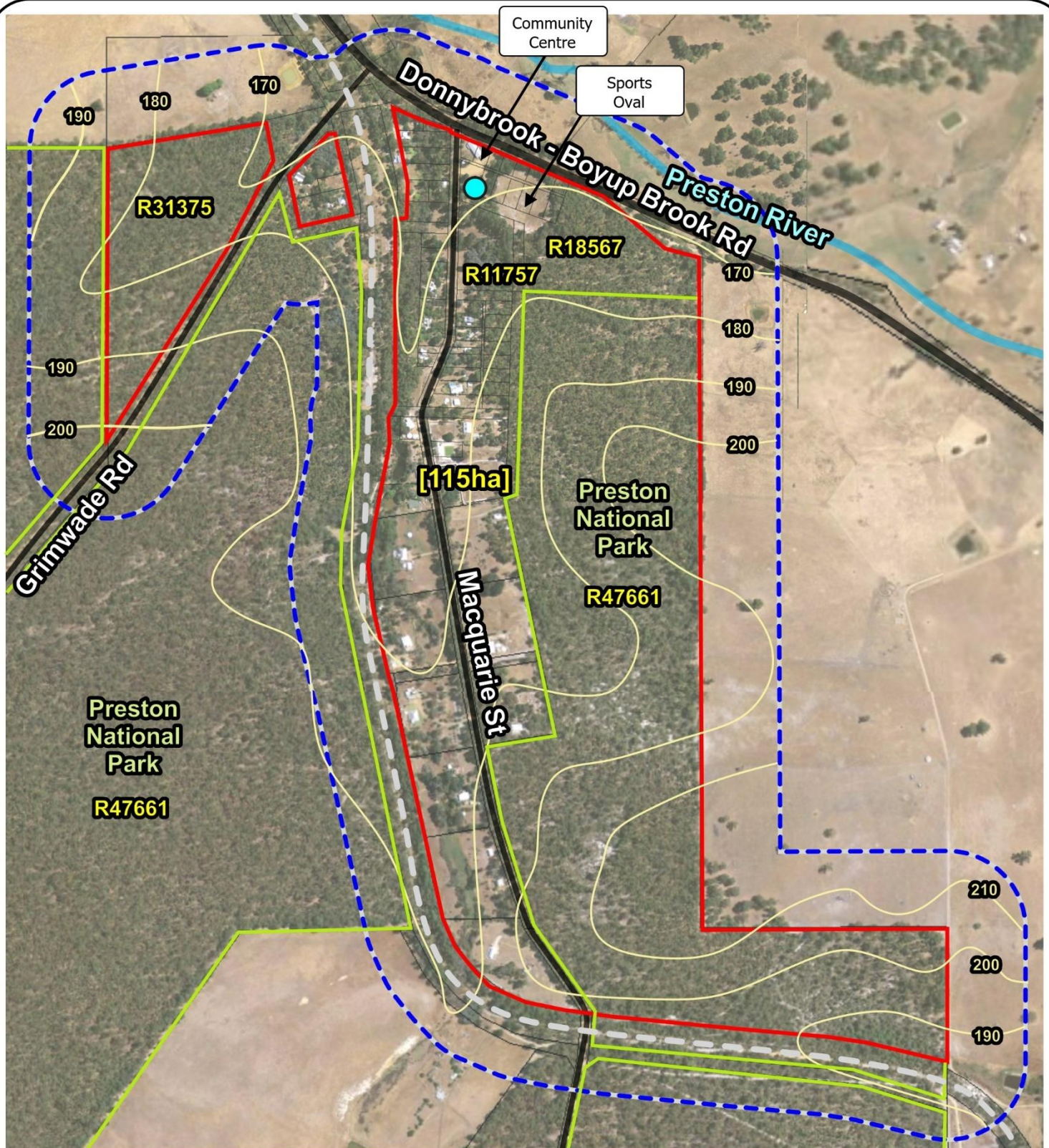
Date  
27/09/2022  
17/02/2023





#### 4.19 PA- S Noggerup Hamlet

<b>Strategy Designation</b>	Rural Townsite / Reserve – State Forest		
<b>Total Area</b>	115 hectares		
<b>Land Details</b>	Multiple		
<b>Proposed Lot Size</b>	> 0.5ha	Potential Number of Lots	N/A
<b>Current Zoning</b>	General Agriculture		
<b>Bushfire Prone Land</b>	90% of the site		
<b>Existing Conditions</b>	<p>The existing conditions are shown in Figure 56 and vegetation classifications in Figure 57.</p> <p>The site is a small rural settlement located on the Donnybrook – Boyup Brook Road approximately 31km east of Donnybrook townsite. It is situated at the intersection of Grimwade Road. The site extends for approximately 1.8kms south along Macquarie Street. The Preston National Park is located on both sides of the settlement and has been included in part of the site investigation area.</p> <p>The existing lots vary in size from 1,200sqm to 2 hectares. There is a local community hall, oval and bushfire brigade.</p> <p>The Donnybrook Noggerup-Boyup Brook railway reserve is located at the southern end of the site. Grimwade Road extends through the National Park and State Forest to the Grimwade settlement.</p>		
<b>BHL Issues</b>	<p>The bushfire hazard level assessment is shown in Figure 58.</p> <p>There is no reticulated water supply at the settlement.</p> <p>Many of the existing lots contain bushland areas near the dwellings.</p>		
<b>Bushfire Hazard Level</b>	<b>Existing</b>	Extreme - Moderate	<b>Developed</b> Extreme - Moderate
<b>Summary and Recommendations</b>	<p>A significant portion of the site has an extreme hazard rating.</p> <p>Given the surrounding bushland, on three sides, the site potentially fails to meet Element 1 Location. While there are two secondary access roads, these are both through large areas of forest with an extreme hazard rating. As these are not suitable access routes the site does not comply with Element 3 Vehicular Access.</p> <p>That the Strategy note that Planning Area - S has severe constraints to development and is not suitable for further intensification of development or subdivision.</p>		



#### LEGEND

PLANNING AREA BOUNDARY



CONSTRUCTED ROAD



TOTAL AREA

[ha]

RAILWAY RESERVE



ASSESSMENT AREA

(150m from the external boundary of the subject site)



BUSHFIRE WATER TANK



CONTOUR 10m



PRESTON NATIONAL PARK



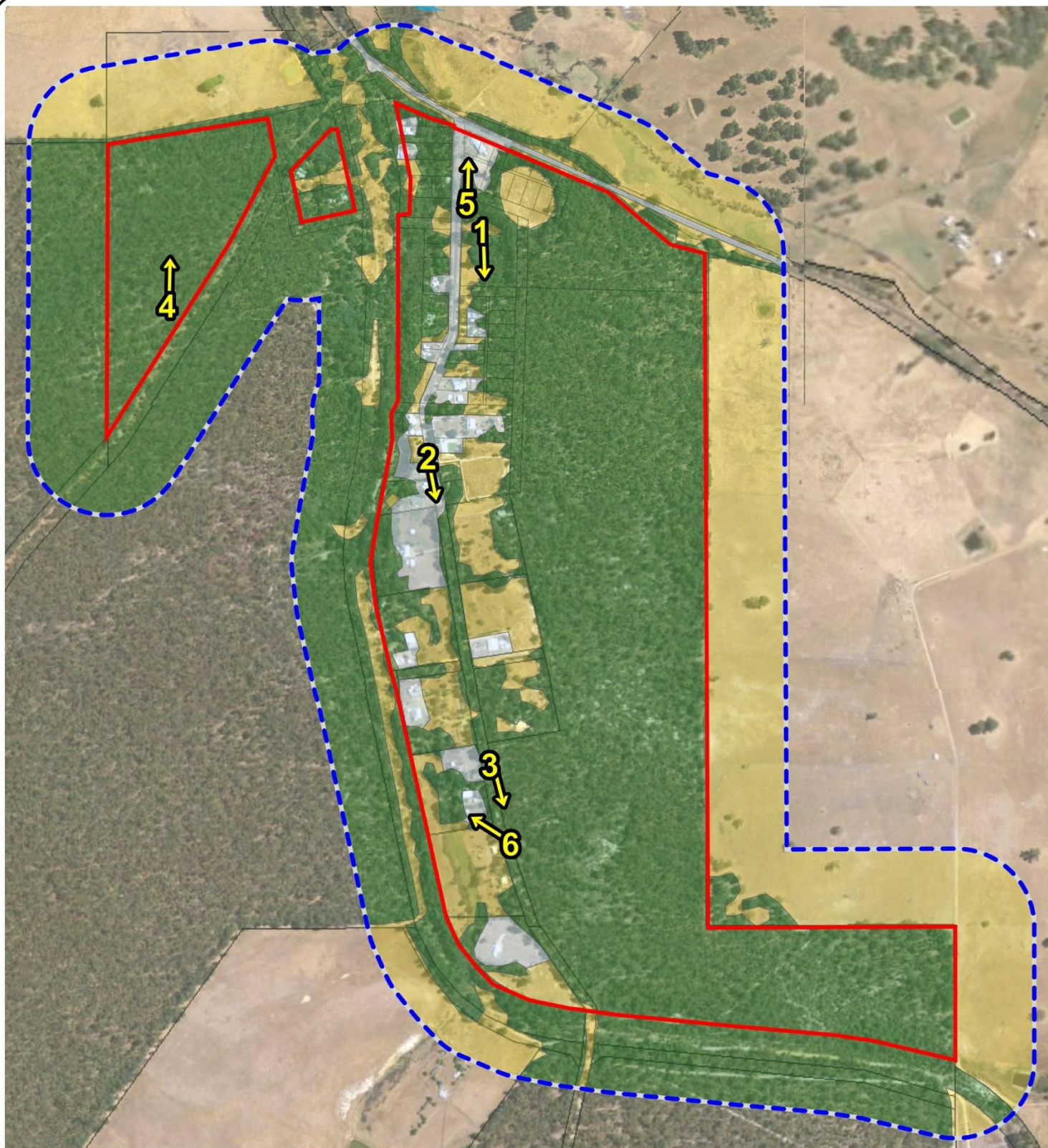
UPSLOPE



SCALE 0m 100m

FIGURE 56  
PA-S NOGGERUP HAMLET  
EXISTING CONDITIONS





#### LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the external  
boundary of the subject land)



PHOTO LOCATION



#### VEGETATION CLASS

A FORREST



B WOODLAND



C SHRUBLAND



D SCRUB



G GRASSLAND



EXCLUDED 2.2.3.2  
(Low Threat Vegetation)



Location Details: Noggerup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 57  
PA-S NOGGERUP HAMLET  
VEGETATION CLASSIFICATION



Job No 22-012

Rev	Description	Date
A	Preliminary	27/09/2022
B	Reference	17/02/2023
C	Photo Corrections	18/10/2023





**Photo No PA(S) - 1**

**Vegetation Classification**

Class A Forest - Open forest A-03

**Description**

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads. Looking south along Macquarie Street.



**Photo No PA(S) - 2**

**Vegetation Classification**

Class A Forest - Open forest A-03

**Description**

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads. Looking south along Macquarie Street.



**Photo No PA(S) - 3**

**Vegetation Classification**

Class A Forest - Open forest A-03

**Description**

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.





### Photo No PA(S) - 4

#### Vegetation Classification

Class A Forest - Open forest A-03

#### Description

Mixed Jarrah/Marri forest to 25m over mixed middle and understorey. More than 40% canopy coverage with very heavy near surface fuel loads.



### Photo No PA(S) - 5

#### Vegetation Classification

Excludable - 2.2.3.2(f) Low Threat Vegetation

#### Description

Community Hall with managed land



### Photo No PA(S) - 6

#### Vegetation Classification

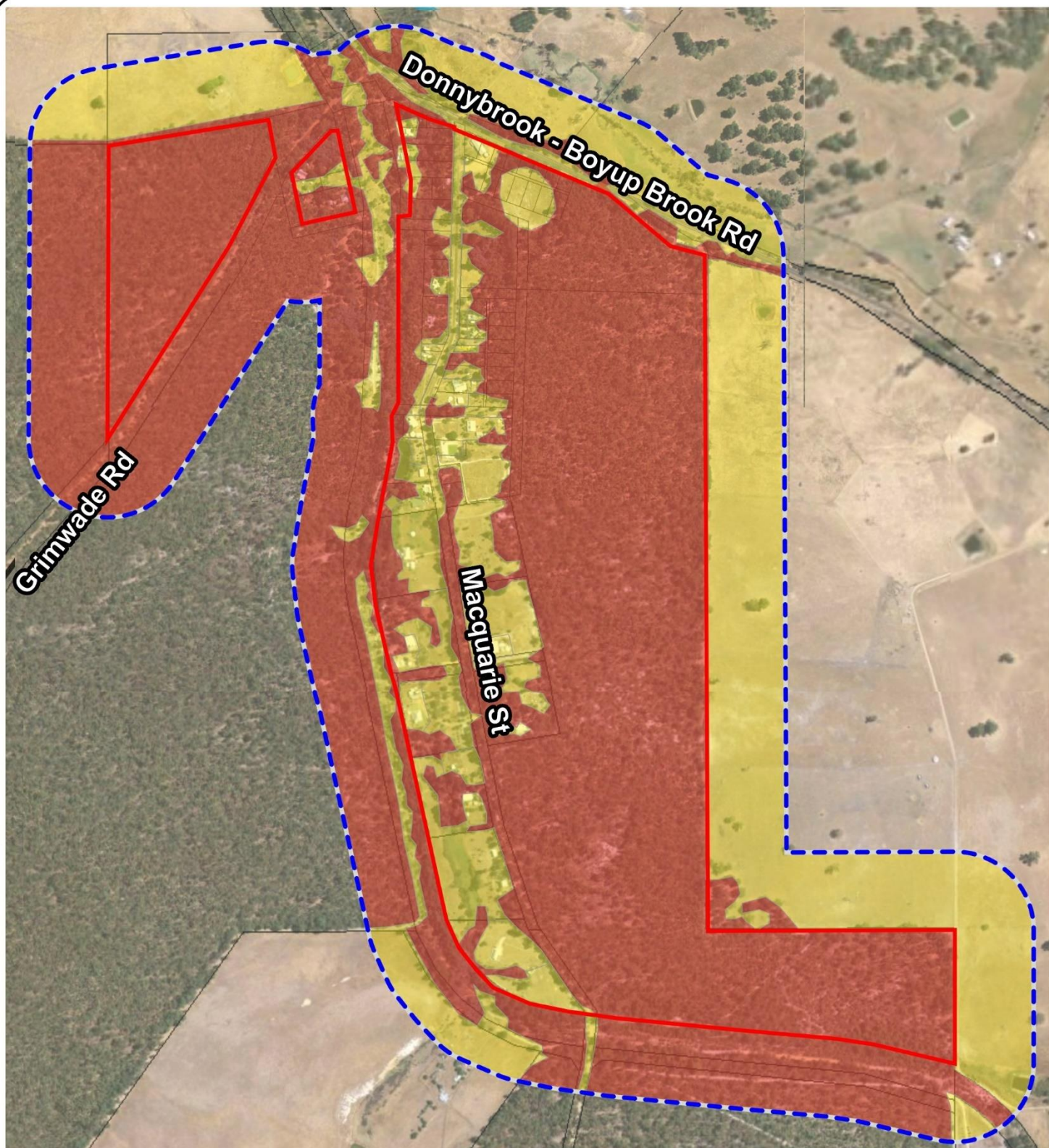
Excludable - 2.2.3.2(f) Low Threat Vegetation

#### Description

Residential property with small vineyard and managed land.







#### LEGEND

PLANNING AREA BOUNDARY



VEGETATION  
ASSESSMENT AREA  
(150m from the  
external boundary  
of the subject land)



VEGETATION HAZARD

EXTREME HAZARD



MODERATE HAZARD



LOW HAZARD



Location Details: Noggerup  
Assessment Date: 06/10/2022  
Prepared by: G Lush  
Accreditation Level: Level 2  
Accreditation Number: BPAD 27682  
Accreditation Expiry Date: February 2024  
Date of Aerial Photo: September 2021

SCALE 0m 100m

FIGURE 58  
PA-S NOGGERUP HAMLET  
BUSHFIRE HAZARD LEVEL ASSESSMENT



Job No 22-012

Rev	Description
A	Preliminary
B	Reference

Date  
27/09/2022  
17/02/2023





## 5.0 BUSHFIRE PROTECTION CRITERIA

The Bushfire Protection Criteria elements and associated performance principles are referenced in Table 2 below.

Table 2 BPC Performance Principles

Element	Performance Principle
1 Location	The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low, or a BAL-29 or below, and the risk can be managed. For unavoidable development in areas where BAL-40 or BAL-FZ applies, demonstrating that the risk can be managed to the satisfaction of the decision-maker.
2 Location and Design	The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire threat that applies to the site. The proposal incorporates a defensible space and significantly reduces the heat intensities at the building surface thereby minimising the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.
3 Vehicular Access	The design and capacity of vehicular access and egress is to provide for the community to evacuate to a suitable destination before a bushfire arrives at the site, allowing emergency services personnel to attend the site and/or hazard vegetation.
4 Water	Provide a permanent water supply that is: <ul style="list-style-type: none"> <li>– sufficient and available for firefighting purposes;</li> <li>– constructed from non-combustible materials; and</li> <li>– accessible, with legal access for maintenance and re-filling by tankers and emergency service vehicles.</li> </ul>

A preliminary examination of the investigation precincts in terms of the how likely it is that development can comply with the Bushfire Protection Criteria (Version 1.4 December 2021) is shown in Table 4.

This is not a risk assessment and it is not quantifiable unless an actual subdivision design is considered. It is noted that the Element 2 Siting and Design which relates to asset protection zones is not included in the strategic assessment as this specifically applies to the subdivision design.

The categories which have been used for the assessment are as follows with explanatory notes provided in Table 3.

Relativity Weighting	Description - expectation
Extreme	Unlikely to meet the criteria.
High	May meet the criteria subject to further investigation and design.
Moderate	Should meet the criteria depending upon the design.
Low	Expected to meet the criteria.

Table 3 BPC Assessment Explanatory Notes

Assessment Factor	Description
<b>Landscape Context</b>	
Internal bushland	Bushland is considered to be the vegetation categories with an extreme hazard level, being Forest, Woodland, Scrub or land with slopes of more than 10 degrees. While Shrubland has a moderate hazard level care should be taken especially with coastal heath with high fuel loads.  As there is a presumption against the general clearing of remnant vegetation in multiple State Planning Policies, large areas of bushland within a site can then become a constraint to development.
Slopes greater than 10 Degrees	Is a factor as the rate of spread and intensity of a fire doubles with every ten degrees of slope
Bushland frontages	Relates to Element 1 Location. Isolated development sites surrounded bushland with an extreme hazard rating is not acceptable. Bushland on one or two sides is likely to be acceptable where the external access is going away from the site.  More relevant where the bushland, east, west, north and south, extends for the full frontage of the site rather than just a portion. Also, whether it physically joins the site or is separated from it. The bushland frontage relates to the predominant vegetation and is not intended to include bushland roadside verges where there is adjacent broad acre grazing, cropping land or managed land.
Hazard continuity	The bushfire models used in Australian Standard AS3959 are based on fire behaviour burning in contiguous vegetation over distances greater than 100m. Fire behaviour potentially changes where there is a fragmented mosaic of vegetation classes or short fire runs of less than 100m.  This notes if the bushland hazard is continuous especially for more than 100m distance. State Forest would normally have continuous bushland hazard. Conversely a rural residential development may have fragmented vegetation areas. Linear vegetation corridors, especially along rivers maybe continuous but may also be less than 100m wide.
External run length	Where the bushland hazard is more than 1 hectare and more than 100m wide a bushfire can reach its maximum intensity. A short fire run is less than 100m in length. Special note should be made where there is continuous bushland hazard extending for 1km or more which increases the likelihood of a major "landscape fire."
<b>Vehicular Access</b>	
District access	Refers to the external road access and network in relation to that locality or townsite. Should have regard to the road classification and nature of surrounding hazard. Excellent district access means main road / highway access which will normally be in more than one direction. Rural roads leading in one direction through bushland with an extreme hazard rating are not acceptable.  This should also consider where the likely "suitable destination" might be for evacuations.



Assessment Factor	Description
Local access	<p>This relates to the internal site access and the potential for multiple access in different directions. It considers any obstructions to this where access might not be possible or likely. Examples might be a linear barrier such as a river, railway or main road corridor. It might also be where the site does not have frontage to a gazetted road and so will rely upon access through a neighbouring property.</p> <p>It is noted that A3.2a potentially allows for single access leading away from the hazard through a residential built-out area with a BAL - Low rating. This would still be high constraint as it would be subject to further investigation and design.</p>
Suitable destination	<p>A suitable destination will normally be a townsite or location where evacuated residents are directed too. It is an area that is not classified as bushfire prone on the Map of Bush Fire Prone Areas, or is greater than 100 metres from classified vegetation as per AS 3959 and can provide shelter during a bushfire event. This might include large areas of public open space, school ovals, etc.</p> <p>Consideration should be given to the time that it is likely to take to reach the location and the extent of any bushland hazard areas that the route might pass through. This consideration can also have regard to the road hierarchy classification.</p>
<b>Water</b>	
Reticulated	<p>It is desirable for residential subdivision to be connected to reticulated water supply. In many instances reticulated water will either be available at the site or be able to be extended to the site. If it is not able to be provided then under other planning requirements the site may not be suitable for residential subdivision i.e. lots less than 1ha.</p> <p>Where a rural residential (lots greater than 1ha) has no water supply then it is necessary to identify a strategic location for a dedicated water tank for firefighting. This is shown as a high constraint where the local government has no identified site, or where it is proposed to be located outside of the precinct as this will be subject to further investigation. Where there is an agreed location, or it is accepted that it will be located within the subdivision, then it is a moderate or low constraint.</p>
<b>Land Use</b>	
Vulnerable	<p>In many residential or rural residential developments vulnerable land uses, including tourist uses, may be possible subject to zoning provisions. That is, they will be discretionary uses in the Scheme and the bushfire assessment can be done as part of a development application. In situations where it is clear that the Scheme, Amendment, or structure plan proposes or allows for vulnerable land uses in areas with an extreme bushfire hazard level, then this will be either a high or extreme constraint. For example, a retirement village in a bushland setting.</p>
High risk	<p>The above issues also apply to a high risk land uses in a proposed commercial, mixed use or industrial zone.</p> <p>In addition, it may be necessary to note where there is an existing high risk land use near a proposed development area. This may be relevant even where there are existing buffers in place as these relate to health and amenity issues. For example, a municipal waste site especially if there is continuous bushland vegetation between it and the development area.</p>

Table 4 Planning Area Assessment

Relativity Weighting	Extreme	Unlikely to meet the criteria		High	May meet the criteria subject to further investigation and design		Moderate	Should meet the criteria depending upon the design.		Low	Expected to meet the criteria	
ELEMENT	Land Use	Landscape Context					Vehicular Access			Water	Land Uses	
		Internal bushland	Slopes > 10 Deg	Bushland Frontages	Hazard Continuity	External Run Length	District access	Local access	Suitable Destination and time.	Reticulated	Vulnerable	High Risk
A MARSHALL RD	Rural Residential	All of Lot 2	No	Three	Continuous	State Forest >1km	Poor single access in one direction	Limited	Donnybrook townsite < 15 minutes.	Not available Existing Tank upgrade	Possible subject to zoning provisions	Unlikely in rural residential zone
					Other fragmented	<1km						
B HURST RD	Rural Residential	Multiple areas	No	Two	Continuous	>100m	2 directions	Limited with one frontage	Donnybrook townsite < 15 minutes.	Not available Existing Tank upgrade	Possible subject to zoning provisions	Unlikely in residential zone
C BENDAL RD	Rural Residential	Cleared	No	One	Continuous	State Forest >1km	Poor single access in one direction.	Poor single access in one direction.	Donnybrook townsite < 15 minutes.	Not available	Possible subject to zoning provisions	Unlikely in residential zone
D MORGAN RD NORTH	Rural Residential & Residential	Multiple areas	No	One	Fragmented	>100m	Potentially 2 directions	Potentially suitable	Donnybrook townsite in close proximity.	Not available extension required	Possible subject to zoning provisions	Unlikely in residential zone
E MORGAN RD SOUTH	Residential	Single area	No	Two	Continuous	State Forest >1km	Potentially 2 directions	Potentially suitable	Donnybrook townsite in close proximity.	Extension required.	Possible subject to zoning provisions	Unlikely in residential zone
F ELMA LANE	Residential	Cleared	No	One	Continuous	>100m	Potentially 2 directions	Potentially suitable	Donnybrook townsite in close proximity.	Extension required.	Possible subject to zoning provisions	Unlikely in residential zone
G KELLY ST	Rural Residential & Residential	Multiple small areas	Yes, eastern portion	Partial	Fragmented	< 100m	Yes 2 directions	Potentially suitable requires connections	Donnybrook townsite < 10 minutes.	Extension required.	Possible subject to zoning provisions	Unlikely in residential zone
H SW HIGHWAY	Commercial	Cleared	No	None	Separated	< 100m	Yes 2 directions	Yes 2 directions	Within townsite	Connected	Possible subject to zoning provisions	Possible subject to zoning provisions
I SANDHILLS	Industrial	Substantial	No	Three	Continuous	State Forest >1km	Yes 2 directions	Potentially suitable requires connections	Donnybrook townsite < 10 minutes.	Available extension required	Unlikely in industrial zone	Possible subject to zoning provisions
J BROOKHAMPTON	Residential	Cleared	No	One	Continuous	< 100m	Yes 2 directions	Potentially suitable requires connections	Kirup townsite in close proximity.	Not available	Possible subject to zoning provisions	Unlikely in residential zone
K KIRUP SOUTH	Residential	Substantial portion	No	Three	Continuous	State Forest >1km	Yes 2 directions	Poor single access in one direction.	Kirup townsite in close proximity.	Not available extension required	Possible subject to zoning provisions	Unlikely in residential zone
L CASTLE ST	Residential	Cleared	No	One	Continuous	State Forest >1km	Yes 3 directions	Potentially suitable	Kirup townsite in close proximity.	Not available extension required	Possible subject to zoning provisions	Unlikely in residential zone
M OLD PADBURY	Residential	Cleared	Yes	One	Continuous	Plantation >100m	Yes 2 directions	Poor single access in one direction.	Balingup townsite in close proximity.	Not available extension required	Possible subject to zoning provisions	Unlikely in residential zone
N JAYES RD WEST	Residential	Cleared	No	One	Fragmented	< 100m	Yes 2 directions	One direction away from hazard	Balingup townsite in close proximity.	Extension required	Possible subject to zoning provisions	Unlikely in residential zone



<b>Relativity Weighting</b>	<b>Extreme</b>	Unlikely to meet the criteria	<b>High</b>	May meet the criteria subject to further investigation and design	<b>Moderate</b>	Should meet the criteria depending upon the design.	<b>Low</b>	Expected to meet the criteria
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ELEMENT	Land Use	Landscape Context					Vehicular Access			Water	Land Uses	
		Internal bushland	Slopes > 10 Deg	Bushland Frontages	Hazard Continuity	External Run Length	District access	Local access	Suitable Destination and time.	Reticulated	Vulnerable	High Risk
<b>O BALINGA DR</b>	Rural Residential	Cleared	No	None	Fragmented	< 100m	Yes 2 directions	Yes 2 directions	Balingup townsite in close proximity.	Not available extension required	Possible subject to zoning provisions	Unlikely in rural residential zone
<b>P YABBERUP</b>	Rural Townsite	Semi Cleared	No	One	Fragmented	< 100m	Yes 2 directions	Limited connections	Donnybrook townsite < 20 minutes.	Not available	Possible subject to zoning provisions	Unlikely in residential zone
<b>Q MUMBALLUP</b>	Rural Townsite	Cleared	No	One	Fragmented	< 100m	Yes 2 directions	Limited connections	Donnybrook townsite < 20 minutes.	Not available	Possible subject to zoning provisions	Unlikely in residential zone
<b>R NEWLANDS</b>	Rural Townsite	Multiple areas	No	One	Fragmented	< 100m	Yes 2 directions	Limited connections	Donnybrook townsite < 20 minutes.	Not available	Possible subject to zoning provisions	Unlikely in residential zone
<b>S NOGGERUP</b>	Rural Townsite	Substantial portions	No	Three	Continuous	State Forest >1km	Yes 2 directions	Poor single access in one direction.	Donnybrook townsite < 30 minutes.	Not available	Possible subject to zoning provisions	Unlikely in residential zone

### 6.0 CONCLUSION

This bushfire hazard level assessment has been undertaken to support and inform the preparation of Council's local planning strategy. The assessment has been undertaken at a strategic level given that it was not possible to physically inspect all of the vegetation units in each investigation area.

Many of the Planning Areas have or are adjacent to significant areas of bushland with an extreme bushfire hazard level. The wholesale clearing of native vegetation is no longer acceptable to government agencies or communities. Nor is general clearing considered to be an acceptable fire management measure as a means to allow more intensive development.

A large portion of the Shire is Crown Land, State Forest, or National Park. The development in the Shire has traditionally been located along the river and transport corridors. The high quality soils have resulted in the development of horticulture for which the Shire is known for. Other areas have developed along the main highway and historical railway line corridors being the South Western Highway and the Donnybrook – Boyup Brook Road.

The most important issue arising from this assessment is the need to ensure that at both a district and local level that there is suitable multiple access to localities and development sites.

The specific recommendations for each Planning Area are provided in Table 5.



Table 5 Policy Areas Implementation

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision Application	Development Application	Local Planning Policy
<b>PA-A Marshall Road</b>							
1	That the Strategy note that Planning Area - A has severe constraints to development and is not suitable for further rural residential subdivision, unless a second road access can be provided.	✓	✓	✓	✓		
<b>PA-B Hurst Road</b>							
2	That the Strategy note that Planning Area - B has a high constraint to development and is only suitable for some minor infill subdivision fronting Hurst Road, subject to addressing development setbacks from bushland areas (internal & external) and avoiding the use of battle axe lots.	✓	✓		✓		
<b>PA-C Bendall Road</b>							
3	That the Strategy note that Planning Area - C has a severe constraint to development and is not suitable for further rural residential subdivision. Subdivision of the western portion of the site could occur if a second road access can be provided to Perseverance Drive.	✓	✓		✓	✓	
<b>PA- D Morgan Road North</b>							
4	That the Strategy note that Planning Area – D has high constraints to development due to limited access.	✓		✓	✓		
5	Subdivision access needs to be considered in conjunction with the planning of the adjacent areas PA-E Morgan Road South and PA-F Elma Lane.		✓	✓	✓		
<b>PA- E Morgan Road South</b>							
6	That the Strategy note that the western portion of Planning Area – D has high constraints to development due to limited access.	✓		✓	✓		

## Shire of Donnybrook - Balingup - Strategic Bushfire Hazard Level Assessment

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision Application	Development Application	Local Planning Policy
7	Subdivision access needs to be considered in conjunction with the planning of the adjacent areas PA-D Morgan Road North and PA-F Elma Lane.		✓	✓	✓		
8	Some infill development could be considered on the eastern portion as a "rounding off" of the existing residential development that has multiple access.				✓		
<b>PA- F Elma Lane North</b>							
9	That the Strategy note that Planning Area – F has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.	✓	✓	✓	✓		
10	Subdivision should be co-ordinated with the adjacent Lot 800 and also have road access connecting to the north and south.			✓	✓		
<b>PA- G Kelly Road</b>							
11	That the Strategy note that the eastern portion of Planning Area – G has high constraints to development and is unlikely to be suitable for small rural residential lots because of the access and slopes, but could potentially accommodate larger rural small holdings i.e., greater than 4 hectares.	✓	✓	✓	✓		
12	The western portion has moderate constraints but requires an access road connection from Kelly Street to through to Irishtown Road.	✓	✓	✓	✓		
<b>PA- H South Western Highway</b>							
13	That the Strategy note that Planning Area – H has low constraints to development.	✓	✓	✓	✓	✓	
<b>PA- I Sandhills</b>							
14	That the Strategy note that Planning Area – I has severe constraints to development due to the existing vegetation and is not currently suitable for further subdivision.	✓					



## Shire of Donnybrook - Balingup - Strategic Bushfire Hazard Level Assessment

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision Application	Development Application	Local Planning Policy
15	Any proposed subdivision and/or rezoning has to consider the need to have the basic raw materials extracted and the extent of subsequent land rehabilitation which may alter the extent of the bushfire hazard.	✓			✓	✓	
<b>PA- J Brookhampton Road</b>							
16	That the Strategy note that Planning Area – J has moderate constraints to development due to the access. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.	✓	✓		✓		
<b>PA-K Kirup South</b>							
17	That the Strategy note that Planning Area - K has significant constraints to development and is not suitable for further rural residential subdivision, unless there is a public road connection to Grimwade Road.	✓	✓	✓	✓		
18	Some minor infill subdivision may be possible on the cleared land fronting the South Western Highway.				✓		
<b>PA- L Castle Street West</b>							
19	That the Strategy note that Planning Area – L has low constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.	✓			✓		
<b>PA- M Old Padbury</b>							
20	That the Strategy note that, despite most of Planning Area – M not being bushfire prone, that a large portion of the site has high constraints to development (slopes and access) and is unlikely to be suitable for the development of residential lots.	✓					
<b>PA- N Jayes Road West</b>							
21	That the Strategy note that Planning Area – N has low constraints to development. Subdivision and development	✓	✓		✓		

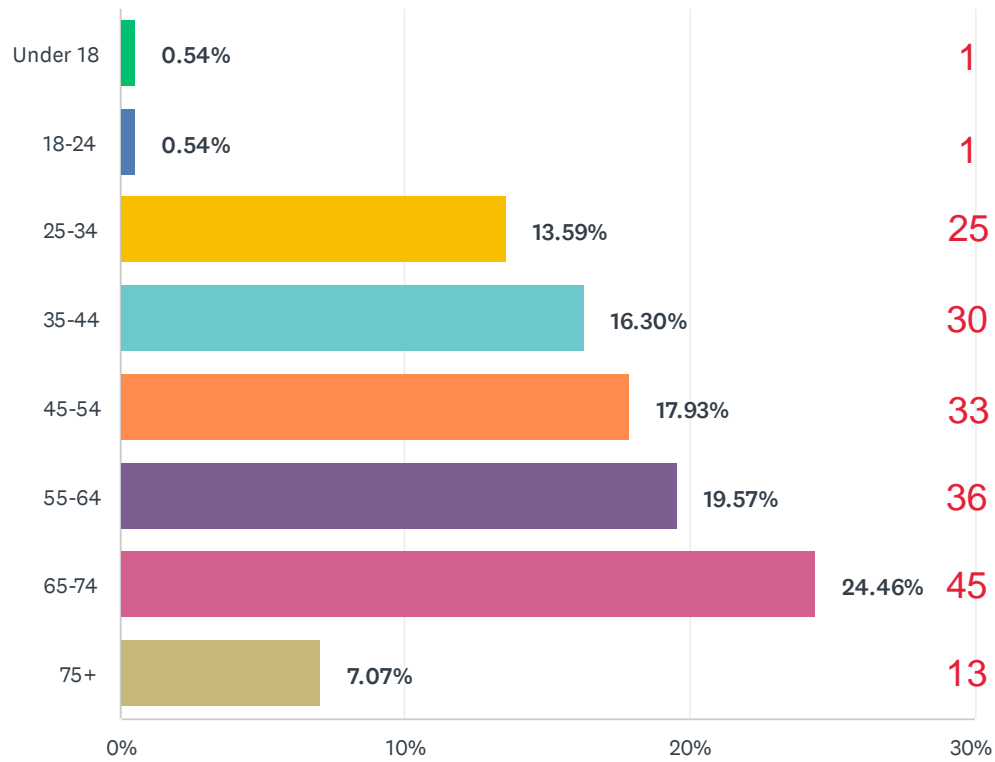
## Shire of Donnybrook - Balingup - Strategic Bushfire Hazard Level Assessment

RECOMMENDATIONS		Planning Strategy	Planning Scheme or Amendment	Structure Plan	Subdivision Application	Development Application	Local Planning Policy
	are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.						
<b>PA- O Balinga Drive</b>							
22	That the Strategy note that Planning Area – O has low constraints to development.	✓	✓	✓	✓		
<b>PA- P Yabberup Hamlet</b>							
23	That the Strategy note that Planning Area – P has moderate constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.	✓	✓		✓		
<b>PA- Q Mumballup Hamlet</b>							
24	That the Strategy note that Planning Area – Q has moderate constraints to development. Subdivision and development are to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.	✓	✓		✓		
<b>PA- R Newlands Hamlet</b>							
25	That the Strategy note that Planning Area – R has moderate constraints to development. Subdivision and development of the freehold land is to occur in accordance with the policy measures of SPP3.7 and the Bushfire Protection Criteria.	✓	✓		✓		
<b>PA- S Noggerup Hamlet</b>							
26	That the Strategy note that Planning Area - S has severe constraints to development and is not suitable for further intensification of development or subdivision.	✓					
27	If the Strategy retains this site, then the Planning Area should exclude those portions located in the Preston National Park.	✓					



## Q1 Please indicate your age bracket

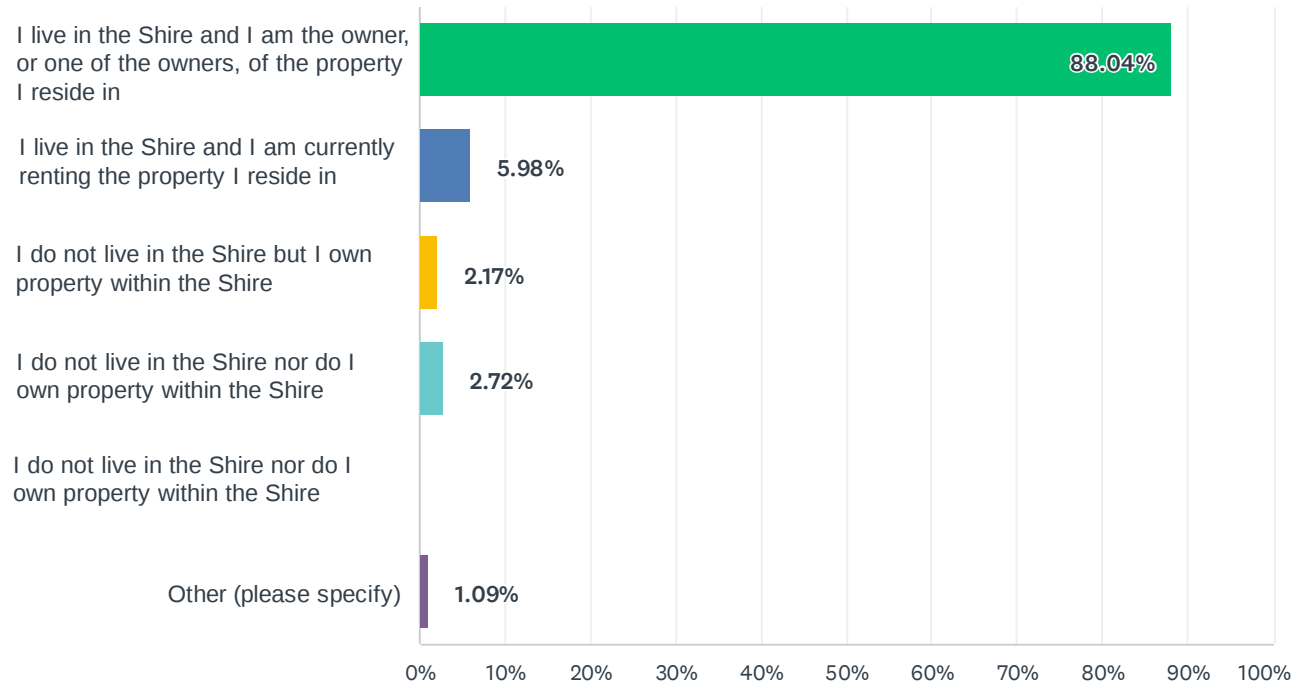
Answered: 184 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.54%	1
18-24	0.54%	1
25-34	13.59%	25
35-44	16.30%	30
45-54	17.93%	33
55-64	19.57%	36
65-74	24.46%	45
75+	7.07%	13
TOTAL		184

## Q2 Which option best describes your current "living" circumstances in relation to the Shire of Donnybrook Balingup?

Answered: 184 Skipped: 0



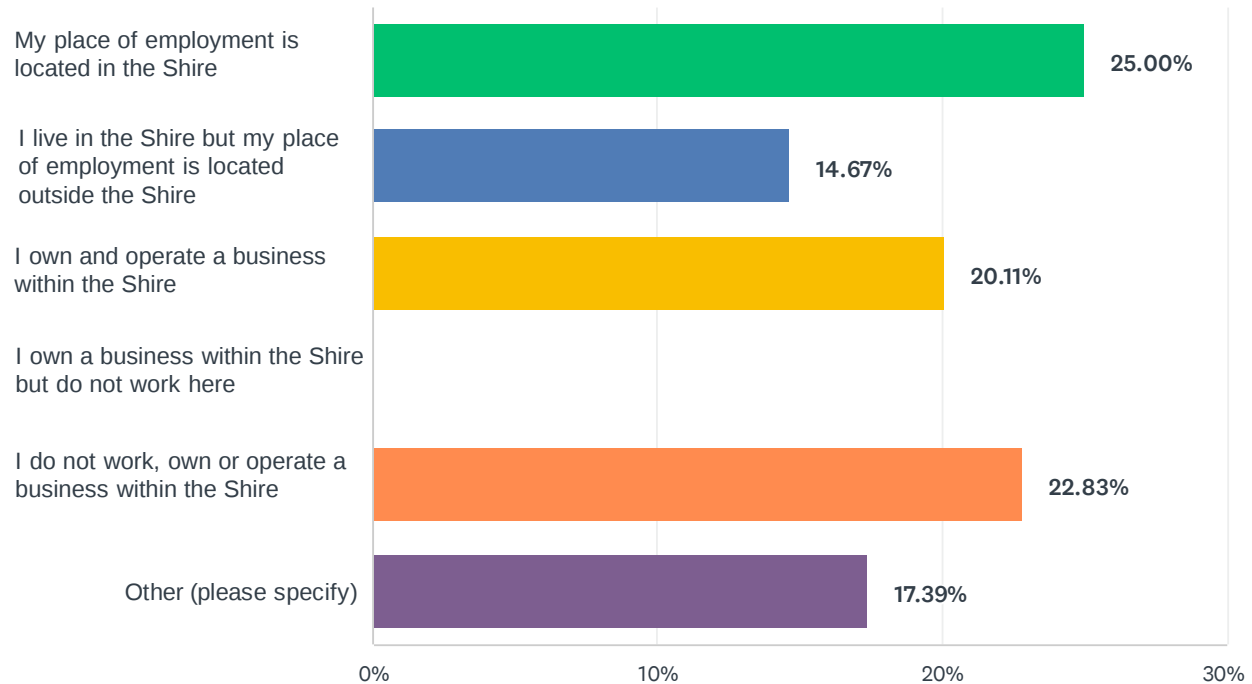
ANSWER CHOICES	RESPONSES	
I live in the Shire and I am the owner, or one of the owners, of the property I reside in	88.04%	162
I live in the Shire and I am currently renting the property I reside in	5.98%	11
I do not live in the Shire but I own property within the Shire	2.17%	4
I do not live in the Shire nor do I own property within the Shire	2.72%	5
I am looking to move to the Shire	0.00%	0
Other (please specify)	1.09%	2
TOTAL		184

#	OTHER (PLEASE SPECIFY)	
1	Renting while building	
2	Renting while building within the Shire	



### Q3 Which option best describes your "work" circumstances in relation to the Shire of Donnybrook Balingup?

Answered: 184 Skipped: 0



ANSWER CHOICES	RESPONSES	
My place of employment is located in the Shire	25.00%	46
I live in the Shire but my place of employment is located outside the Shire	14.67%	27
I own and operate a business within the Shire	20.11%	37
I own a business within the Shire but do not work here	0.00%	0
I do not work, own or operate a business within the Shire	22.83%	42
Other (please specify)	17.39%	32
<b>TOTAL</b>		<b>184</b>

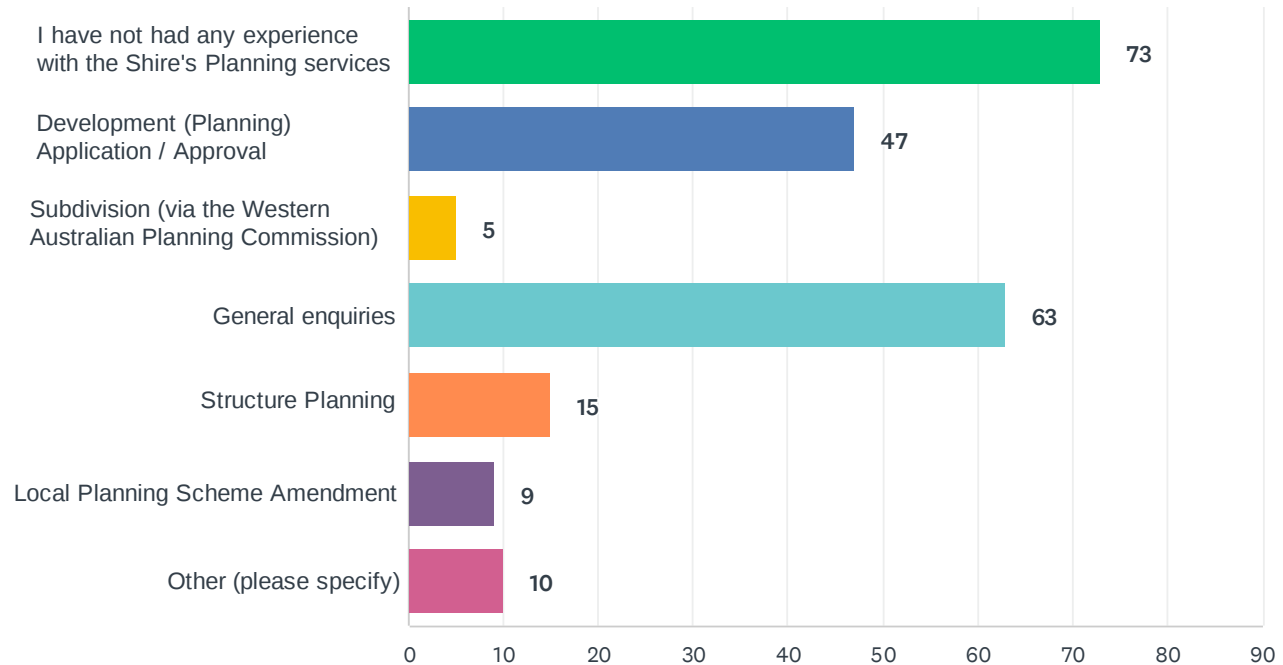
#	OTHER (PLEASE SPECIFY)
1	retired, so "work" all over the place
2	retirees
3	Retired
4	Worked in the Shire for 30+ years and now retired.
5	I work wherever kids in need takes me, eg Donnybrook, Busselton, Greenbushes etc
6	RETIRED
7	Retired

8	I own and operate a business from my home in Balingup, but all of my clients are either in Perth, interstate or international	
9	Retired	
10	Retired - multiple community interests both in Balingup and Bridgetown	
11	Retired couple	
12	work from home	
13	Retired	
14	I live in the Shire and am retired on acreage	
15	i am retired	
16	retiree	
17	retired	
18	I care for my mother in my home	
19	I am retired	
20	I own a real estate business that does work in the shire from time to time.	
21	I am retired	
22	Retired and living in the Shire.	
23	Retired	
24	retired	
25	Retired	
26	Retired	
27	Stay at home Mum	
28	Stay at home wife husband fifo	
29	Retired	
30	Retired aged pensioner lived in Balingup all my life	
31	Retired	
32	Volunteer	



## Q4 What Planning processes have you been involved with at the Shire of Donnybrook Balingup? More than one option may be selected

Answered: 167 Skipped: 17



ANSWER CHOICES	RESPONSES	
I have not had any experience with the Shire's Planning services	43.71%	73
Development (Planning) Application / Approval	28.14%	47
Subdivision (via the Western Australian Planning Commission)	2.99%	5
General enquiries	37.72%	63
Structure Planning	8.98%	15
Local Planning Scheme Amendment	5.39%	9
Other (please specify)	5.99%	10
Total Respondents: 167		

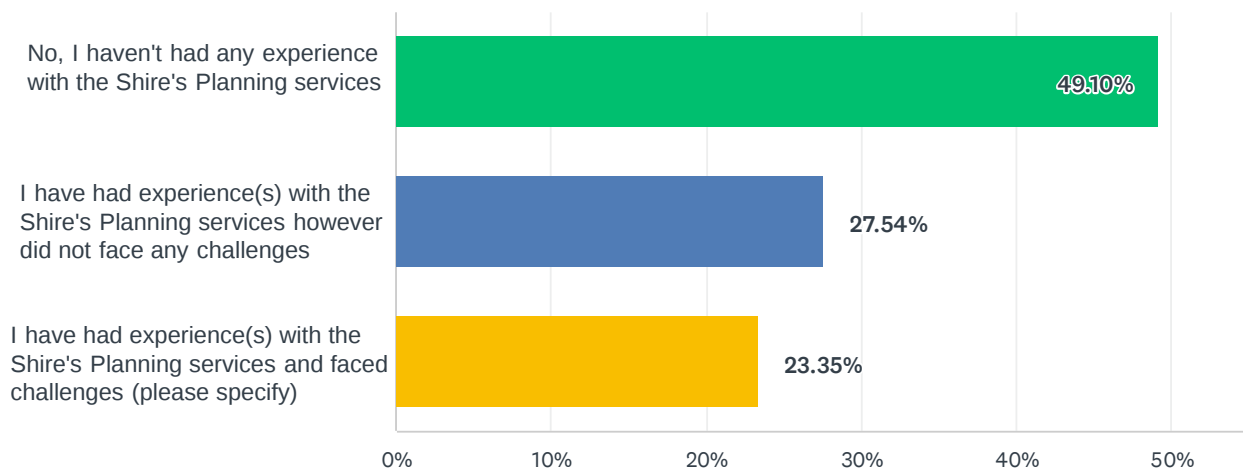
#	OTHER (PLEASE SPECIFY)	
1	I am an experienced local government town planner	
2	Heritage, with planning of Goods Shed "Refurb"	
3	I organised for my partner to construct a studio on our property to enable her to practice at a veterinarian. We needed both planning and building approval. As well. I am a qualified and practicing planner, with a speciality in environmental planning. I have primarily work at a strategic level including local government and state government	
4	Commented on a proposed sub division	

5	I was involved when the shire placed my house and land inside an industrial buffer zone and removed my right to subdivide, build and many other restrictions in order to 'protect the stone' in an industry that has one employee	
6	I have been involved with planning as a shire councillor in another shire	
7	I used to live in the Shire.	
8	No sure where it belongs but we built our property so guessing we had shire contact or at least our builder did.	
9	An interest in local heritage.	
10	The council let the neighbours build within 12m of our boundary.nothing happy	



## Q5 Did you face any specific challenges during this process?

Answered: 167 Skipped: 17



ANSWER CHOICES	RESPONSES	
No, I haven't had any experience with the Shire's Planning services	49.10%	82
I have had experience(s) with the Shire's Planning services however did not face any challenges	27.54%	46
I have had experience(s) with the Shire's Planning services and faced challenges (please specify)	23.35%	39
TOTAL		167

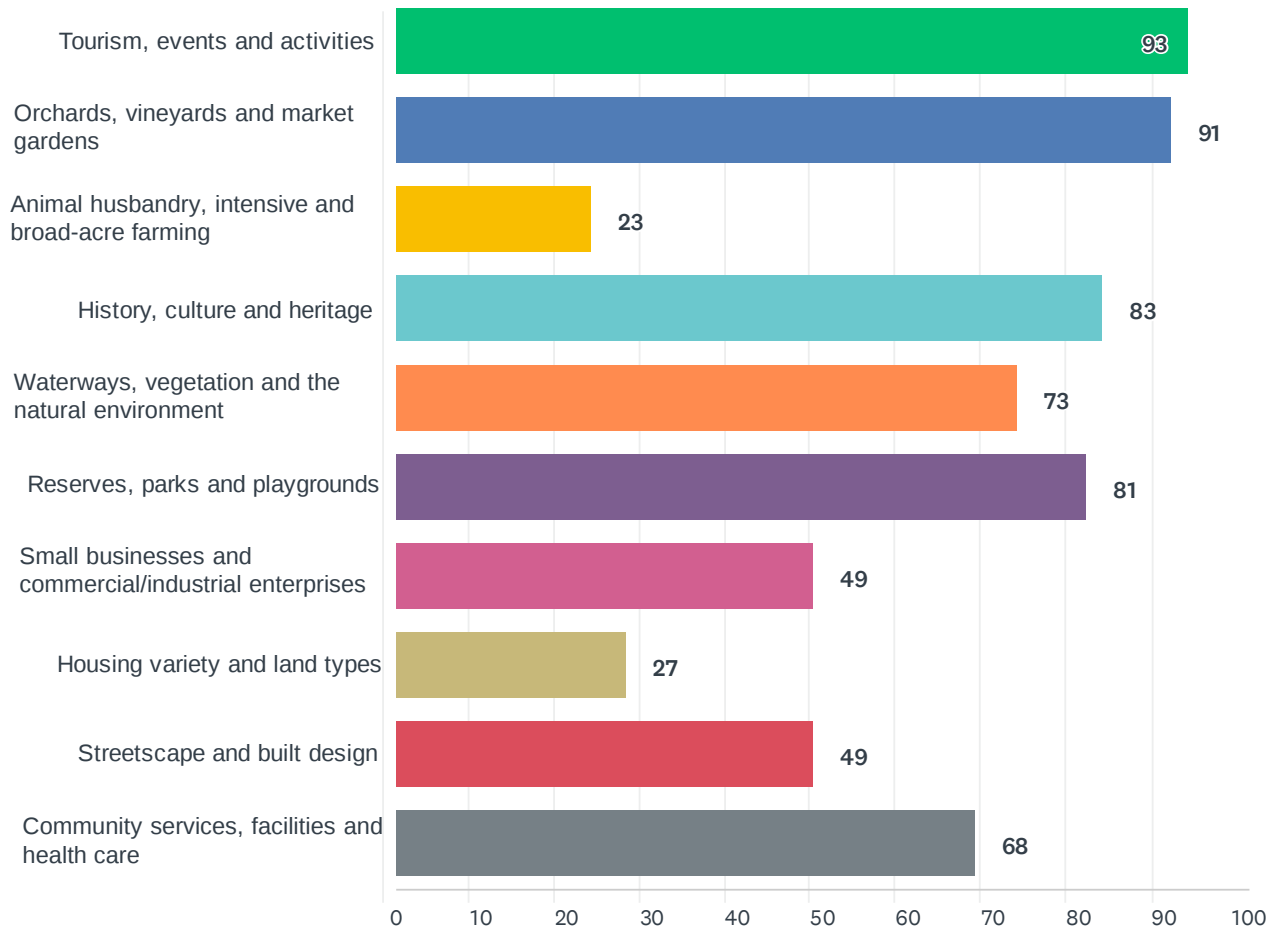
#	I HAVE HAD EXPERIENCE(S) WITH THE SHIRE'S PLANNING SERVICES AND FACED CHALLENGES (PLEASE SPECIFY)	
1	Building a house. Difficulty with house positioning on the block. Very unhelpful	
2	Proposed land use is not included in the scheme	
3	The competence some the Shire's engineers was questionable. Their experience was limited to the sandy costal plains with little experience of conditions in the clay soils of our environment. Imposed health and safety requirements could at times be unnecessarily extreme.	
4	Not wuth plannung dept but issues in general with CEO not answerring questions. Not adcisubg community what is happening. Biased surveys that are written in such a way as to be misinterpreted.	
5	Making it difficult to obtain correct information	
6	The length of time it takes and lack of communication and response when needing to talk to the right person	
7	Took a long time, hard to get hold of people.	
8	Very slow and difficult	
9	Simply asking questions. Answers have varied depending on who got to answer.	
10	Previously not much community consultation and when it did occur it was ignored. Had our property rezoned and weren't even informed! Had no consultation in a large subdivision process even though had written countless times to shire previously and when it was at crunch time, weren't notified.	

11	Unable to get help. Refused to answer questions. Saying new "confidential" !!	
12	The default answer is still "No." It's then up to the proponent to find a way to ask the question that yields a different answer. This is backwards. The default answer should be "Let's talk about what it would take."	
13	Challenges resolved through direct contact with more senior staff member	
14	Refusal to give details of new subdivision in my location. Saying "confidential" when it is Not!!	
15	Had to keep following up to get approval after agreed timeframes.	
16	I have dual-zoning on my property which has so far prevented me from moving forward with intended plans. Kira has been wonderful and has helped every step of the way to try and get around these challenges. I hope to apply for a change of use during the review.	
17	Easements	
18	Time delay with processing simple applications.	
19	the people who live around the stone have been ignored or treated with contempt and then the buck was passed to the mines department.	
20	Providing disability services, requiring landscaping before approval of premise, shire roads ownership and maintenance.	
21	process took a long time	
22	Issues regarding responsibility of drainage off the road at the front of our build.	
23	The whole process is a challenge to get the right outcome the the ratepayers	
24	Yes, I have for sometime with the assistance of Frank Haygarth being putting the case to the shire that Donnybrook has a significant shortage of the type of land that buyers/tree changers want hence why other adjoining shires have been doing so much better at attracting new residents.	
25	Unnecessary delays in receiving approval, only to be told that approval had been given but application had been incorrectly filed in the Shire office	
26	Not getting answers to relevant questions and being "stonewalled" by Shire staff.	
27	Shire is reluctant to look at the subdivision of rural land. Properties considered for subdivision in previous planning scheme amendments, had their lots removed from revisions of the amendments with no consultation.	
28	Difficult to have questions answered	
29	i have made enquiries about blocks that do not have access but are charged full rates. there is not option of planning permissions but the shire would not offer any solutions	
30	Delay in getting a building approval	
31	Compliance	
32	Not impressed with the general lack of interest in preserving local heritage. Pleased that the new process will include the development of a local heritage list.	
33	No we have had no issues	
34	They let the neighbours build within 12 m. It should not have been allowed. My husband and I suffered great distress and anxiety that we couldn't even force ourselves to attend the council meeting it was just to over whelming. The rules are made to protect land owners but they seem to be able to bend the rules as they like	
35	asd	
36	Length of time to get a reply	
37	Council not listening to public concerns	
38	Excessive red tape, unhelpful shire contact. Approval took a long time.	
39	No	



## Q6 In your opinion, what are the top 5 elements that positively contribute to the Shire's "sense of community and country charm"? Up to 5 options may be selected

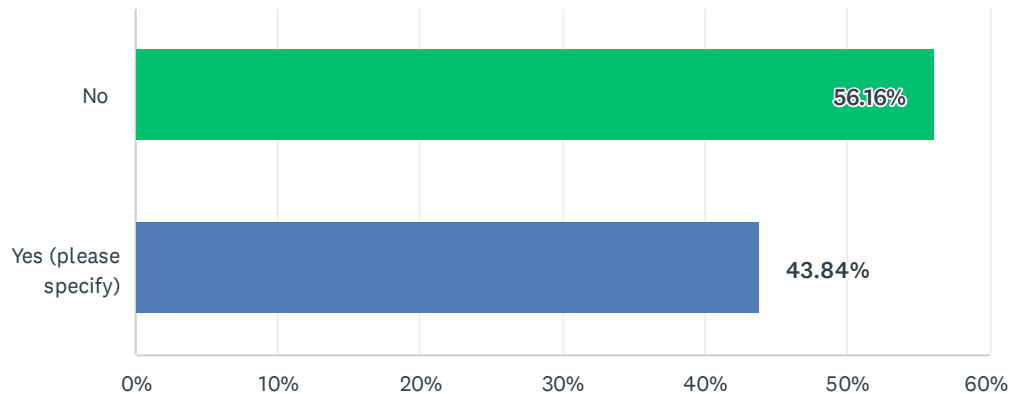
Answered: 146 Skipped: 38



ANSWER CHOICES	RESPONSES	
Tourism, events and activities	63.70%	93
Orchards, vineyards and market gardens	62.33%	91
Animal husbandry, intensive and broad-acre farming	15.75%	23
History, culture and heritage	56.85%	83
Waterways, vegetation and the natural environment	50.00%	73
Reserves, parks and playgrounds	55.48%	81
Small businesses and commercial/industrial enterprises	33.56%	49
Housing variety and land types	18.49%	27
Streetscape and built design	33.56%	49
Community services, facilities and health care	46.58%	68
Total Respondents: 146		

## Q7 Are there any other elements that you consider contribute to the Shire's "sense of community and country charm"?

Answered: 146 Skipped: 38



ANSWER CHOICES	RESPONSES	
No	56.16%	82
Yes (please specify)	43.84%	64
TOTAL		146

#	YES (PLEASE SPECIFY)	
1	A town divided by major transport routes is difficult regarding 'charm'. The town doesn't seem to be involved in ecological understanding or interests. Work, other than the mine, is difficult to find so many young people cannot stay.	
2	Volunteering opportunities such as community garden, mens sheds	
3	Community organisations, eg men's shed, cwa, craft, gardening group, artisans, etc.	
4	Rural setting close to Bunbury	
5	In Balingup: a sense community spirit and caring for one another.	
6	I think the Shire shows a strong sense of community in its support of local groups and associations.	
7	The biggest impact on the 'sense of community' is the division within the community, much of which has been created by poor leadership.	
8	A Shire Council that prioritizes community harmony over economic rationalism. Put people's well being BEFORE profit.	
9	There are not many large developments and very little over-development of the built environment. This allows the country charm to remain visible, and not be overshadowed. The same applies to the community, which is not overshadowed by too many large and impersonal events and buildings	
10	Rural environment. Smaller developments. Not huge urban sprawl.	
11	THE FRIENDLYNESS OF STAFF IN THE OFFICE. THE ELECTED OFFICIALS COMMUNITY FACING BEHAVIOURS. THE APPEARANCE OF STREET CLEANLINESS ETC.	
12	Caring for a sustainable environment with a long term community understanding of climate	



change.

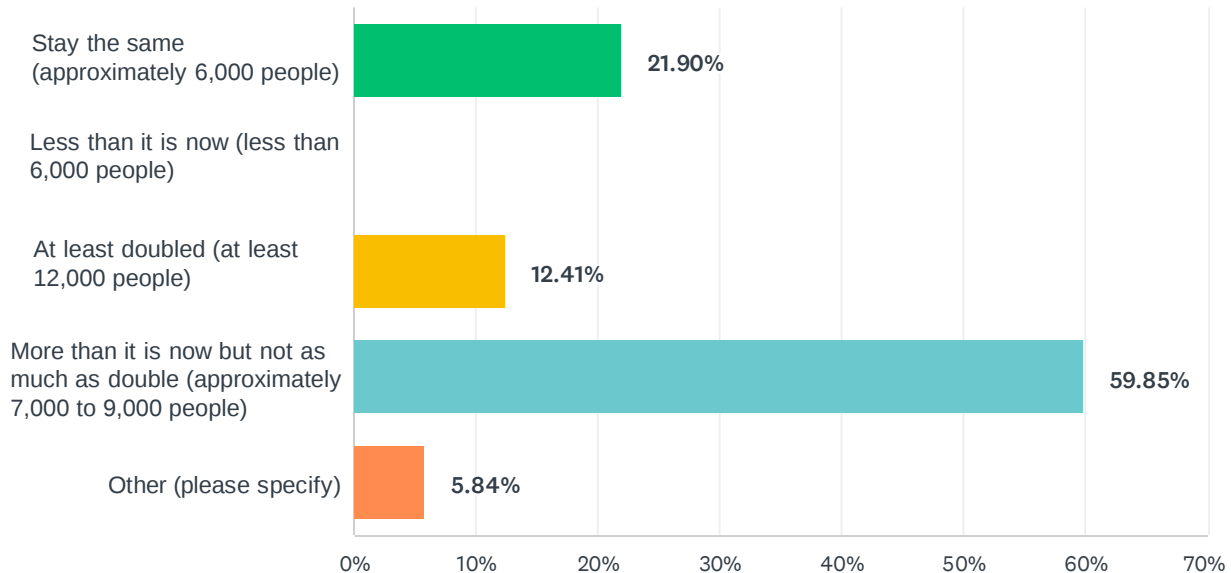
13	Country feel.	
14	Streetscape, parks.	
15	Natural, clean environment Small historic towns Owner operated businesses	
16	For over seven years I have attempted to have the Balingup footpaths tracks and street pavements repaired and made safe to travers. I have resided in Balingup for over ten years and during that time very little work has been done. The two shire employees who work from the Balingup depot are the best guys any shire could employ. They are efficient, helpful and maintain the Town Site in very presentable way, and go that extra mile to assist when necessary. Well done & thank you.	
17	To retain this sense, the Shire needs to plan for and adapt to climate change.	
18	Forest reserves, endemic flora and fauna biodiversity	
19	1. Empty shops need to have their facades kept attractive. 2. The treescape is most important to add to the charm.	
20	Being made aware of what is happening with adequate provision for community comment. Asking community groups what they would like to see happening in their zones and paying attention to these and trying to implement where feasible.	
21	The people	
22	They are in the above list but you can only pick 5	
23	Balingup is a unique tiny town with a village feel. Housing developments would be out of place here. The individual properties, all unique, are what makes Balingup special.	
24	The smaller communities and hamlets. The local outlets for local products.	
25	Community organisations Community spaces Streetscape	
26	Using Donnybrook stone as a feature throughout the town.	
27	Greenery and trees. Unfortunately shire keeps chopping down trees!! ☹ Or burning vrrges making it an unsightly mess which in now way stops bushfires!	
28	When I mention Donnybrook, most people comment about how they love the apples in the main street. These create a country feel that is unique to Donnybrook and clearly memorable. The park is also a big feature that people remember about the town.	
29	The people	
30	Support for existing businesses	
31	neighbourhoods	
32	a wide variety of sporting and community organisations	
33	NEAR IOCATION TO MAJOR MEDICAL/HEALTH SERVICES IN BUNBURY, IF REQUIRED	
34	Engaging with ratepayers	
35	the balance between rural/urban lifestyle; maintenance of a healthy environment, biodiversity and biosecurity, maintenance of the agriculture industries and value-added enterprises building on the primary produce of the shire.	
36	community participation in and contribution to local events and activities	
37	All of the elements mentioned above contribute to a "sense of community and country charm"	
38	Sporting groups, recreation facilities and gatherings (social events)	
39	Long term residents that have been here for generations and the farmers that are dedicated to their orchards	
40	a new chopping centre with a extra convenient store (eg: Aldi type store)	

41	Donnybrook Balingup has a strong community 'grass roots' element. People in the Shire feel safe and secure
42	Sustainable population
43	Having a very visible sense of place.
44	In regard to land types, the shire currently doesn't have the availability of 4000 - 10,000 sqmt rural/residential lots that people want when they choose to relocate to rural areas, and without those the shire will struggle to attract new young families to town, as well as augmenting the growth of existing business's.
45	Overall quaint village charm especially relating to Balingup. More trees need to be planted and more green pathways.
46	Friendly service in businesses Formal and informal neighbourhood watch Street trees and green spaces in towns
47	Bringing the community along with proposals by keeping them updated and informed.
48	Diversity in attractions and lifestyle property opportunities
49	Donnybrook is an "honest" country town ... with no pretention ... but with pride in its steady development.
50	Local hall/community activities
51	I do not want my community in donnybrook to turn into a pseudo Margaret River. i like my country community and want it to stay like that. I want more equine recreational facilities that welcome people to come and stay in out town and enjoy the beautiful riding environment that we have. I am not interested in more coffee shops and believe that the development of the railway station are a should be dedicated to an interpretative centre that highlights our history. I am not interested in building a huge café strip that might excite a few tourists, i want an environmentally conscious community that supports the people who live here first. i want a commitment to regenerative farming practices, environmentally sound rubbish disposal and the promotion of non polluting practices for all the people who live in this community.
52	All the above and community forums...participatory democracy. I wish we had more collective ownership and less investment properties.
53	everyone knows everyone and the shops are what the people of the shire want and the shop owners are really good people and nice to everyone
54	Encouraging more small businesses to set up in town.
55	A meeting place is needed. A functional community area with seating and a large notice board located preferably in main shopping area to encourage community discussion. CRC and library are much too small. The Goods Shed would have made a good community space.
56	Cost of living has to be cheaper than large towns and cities
57	Encouragement of ensure local environment is looked after. Weed management is poor and local waterways are a haven. An emphasis of on native vegetation as opposed to planting annuals on verges (main street)!
58	Reserves Parks and playgrounds History & culture
59	The fact that we are not overly inundated with tourists so those who come to visit and those who live in the Shire can enjoy the experience of a still fairly peaceful rural place that is not people pressured like Margaret River, Busselton etc. We need to be careful not to lose that in a push to turn everything into money making.
60	Our Aboriginal culture
61	local community groups
62	It's the friendliness of our residents. When I chat to random people who are just passing through they say they love how friendly the people are in this town
63	Gardens and art work
64	considered subdivision not developed by real estate agents and developers



## Q8 In 10 to 15 years, would you like to see the Shire's population;

Answered: 137 Skipped: 47

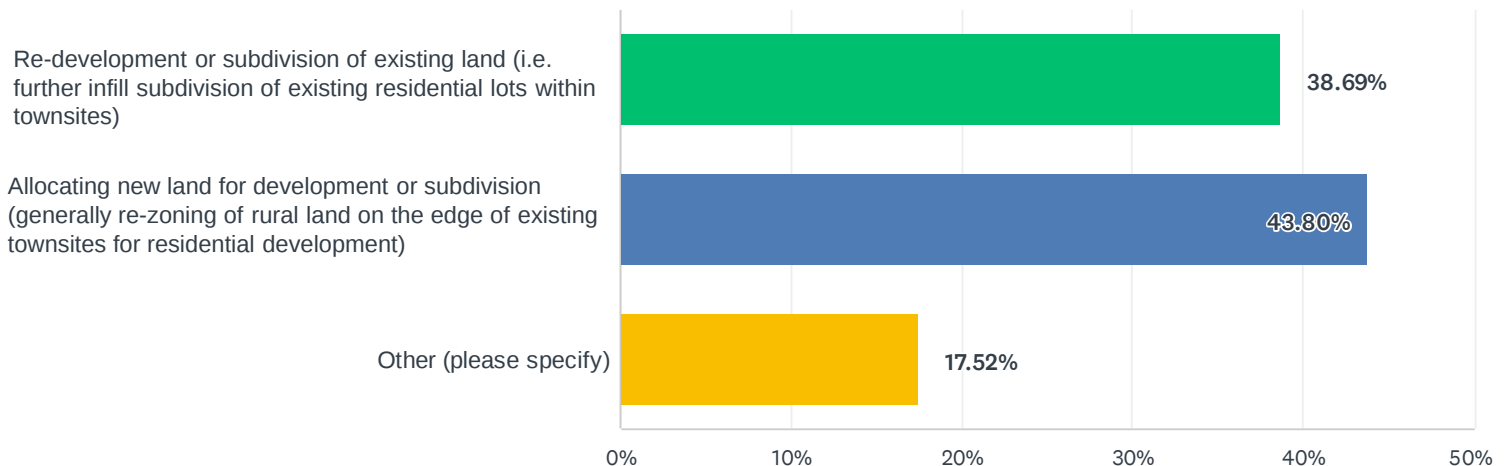


ANSWER CHOICES	RESPONSES	
Stay the same (approximately 6,000 people)	21.90%	30
Less than it is now (less than 6,000 people)	0.00%	0
At least doubled (at least 12,000 people)	12.41%	17
More than it is now but not as much as double (approximately 7,000 to 9,000 people)	59.85%	82
Other (please specify)	5.84%	8
<b>TOTAL</b>		<b>137</b>

#	OTHER (PLEASE SPECIFY)	
1	This question can't be sensibly answered unless infrastructure is adequate for education, health etc... It's not about the number of people but the lifestyle that's possible for new people. Also, there is no comment anywhere regarding urgent climate issues, etc..	
2	This seems to be a poor choice of options	
3	Keep rural charm. People move here for country feel . Stop doing large subdivisions with small blocks and turning into suburbia.	
4	Infrastructure needed before too large a growth. Deciding which areas are to be developed and asking for comments before subdivisions happen.	
5	A sustainable increase with infrastructure and environmental conditions as well as water supply	
6	Not enough infrastructure to support more. SHIRE spending unwisely on wasteful developments such as Vc . We dont need more function centres! Yes to sporting clubs but no ti unnecessary loans for infrustructure we dont need and cant afford!!	
7	In order for us to have a strong community element we need to ensure our population remains stable and does not grow too rapidly. If our community were to increase rapidly we would loose the value of why people want to live here	
8	Population is a function of planning. Town planners have to be given more control than developers	

## Q9 In order to meet an increasing demand for land and housing, the Shire will review the existing supply and capability to meet these needs. How would you prefer the Shire address the increasing demand for land and housing?

Answered: 137 Skipped: 47



ANSWER CHOICES	RESPONSES	
Re-development or subdivision of existing land (i.e. further infill subdivision of existing residential lots within townsites)	38.69%	53
Allocating new land for development or subdivision (generally re-zoning of rural land on the edge of existing townsites for residential development)	43.80%	60
Other (please specify)	17.52%	24
<b>TOTAL</b>		<b>137</b>

#	OTHER (PLEASE SPECIFY)	
1	Sustainability, energy efficiency and services come first. Imaginative residential design and the role of our planners matter. Are we related to other councils' attempts and experiments? Are there incentives for sustainable design.? Does council discuss this? Here in balingup there is what seems a very poorly conceived development proposal that most of were unaware of, on Walter St., Balingup	
2	Infill and density review within existing townsite, plus new land for housing of only land of minimal agricultural value. Additionally, intentional community type development, individual lots with shared open space, low impact and sustainable (water/environmental /energy)	
3	Both. There is potential for affordable high density town centre development and mixed use semi rural development.	
4	Stay the same...no need for expansion. STOP expanding.	
5	If population increase is to be forced onto the Shire (or desired by the community), the Shire should consider what the towns would look like in 2050 and plan appropriately in a holistic fashion. The current incremental growth leads to subdivisions that are sometimes badly connected to town facilities, and cause extra stress on road intersections, especially as the towns straddle a major highway. Infill should be considered in some areas because they can	

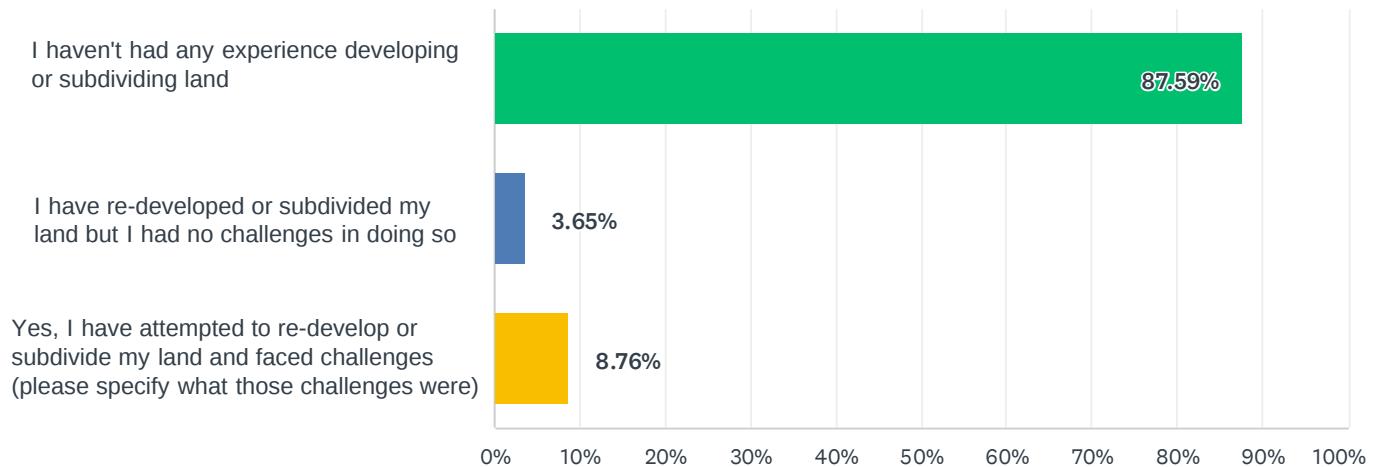


contribute to vibrant, walkable towns. But also new rezonings will be inevitable where some people wish to have a larger block of land.

6	Smaller group developments. Not all lumped together. More village feel.	
7	Do small groups of subdivisions with larger blocks. Scattered around to create small village feel.	
8	Both. Need to provide for a range of housing types to cater for a range of needs - e.g. families and older people down sizing, and aged care for 'ageing in place'.	
9	Make sure infra structure can be provided. No population increase without preparation, Is there a water supply? Are there schools to cope with increase? Is there power and sewerage that can be connected ?	
10	Both of the above with restrictions	
11	Eco village with a few dwellings and lots of revegetated land around.	
12	Small developments with large lots scattered around townsites. Small developments only. NoT all grouped together on tiny blocks.	
13	Make small village feel subdivisions not on highway. Keep large blocjs min 1 acre. Eg Balingup new subdivision right on Sw highway. No notification given by shire. ☹	
14	Limit further development.	
15	mixture of both	
16	Need to build not only the existing townsites but up to 5kms around the townsites - but not at the expense of prime agricultural land - eg the orcharding and market gardening must remain our core industries. To do this we need to install better highway (passing lanes from Donnybrook to the BOOR (dual carriageway preferred from Argyle to Lilydale road - Willinge Road feeder links to BOOR.	
17	Allow more residential houses to be built on rural land around Donnybrook (say two extra) which would make the owner the investor and bring more visitors into the shire if they were short term rentals	
18	Allocating land not on South Western Highway! The new development coming into Balingup spoils the Country charm. Should be slightly further away from main highway. No consultationeven done with the Community. :(	
19	To double population growth over 15 years, there needs to be a combination of further infill of subdivisions and new subdivisions. There needs to be an increase in commercial property development within the town and either a highway bypass or improved traffic management. Extension of the dual carriageway from Lilydale Road (Willinge Road Port Access) through to Donnybrook Townsite.	
20	How can we encourage energy efficiency and regenerative development? Do we have access to people able to guide us in these ways? Are we part of the Climate Council's 'partners in power' initiative. These types of consideration aren't fringe but will mean a stronger, more aware community.	
21	Cluster developments of 5 -10 houses further out of townsites.	
22	If the population remains the same why would there be a demand for extra housing?	
23	All blocks should be no smaller than 1/2 acre. We don't need to have people living on top of each other.	
24	I would like to see the allocation of new land for subdivision on the edge of existing townsites, but with semi-rural/residential zoning and larger semi rural lifestyle sized blocks as I feel this is lacking within our shire. It would continue providing the country feel, but also the community spirit Donnybrook entails (blocks large enough to have space/privacy etc, but neighbours close enough to know and have Christmas street parties etc). Essentially 1-5 acre lots.	

## Q10 If you have had experience with re-development or subdivision of your land, did you face any challenges in doing so?

Answered: 137 Skipped: 47



ANSWER CHOICES	RESPONSES	
I haven't had any experience developing or subdividing land	87.59%	120
I have re-developed or subdivided my land but I had no challenges in doing so	3.65%	5
Yes, I have attempted to re-develop or subdivide my land and faced challenges (please specify what those challenges were)	8.76%	12
<b>TOTAL</b>		<b>137</b>

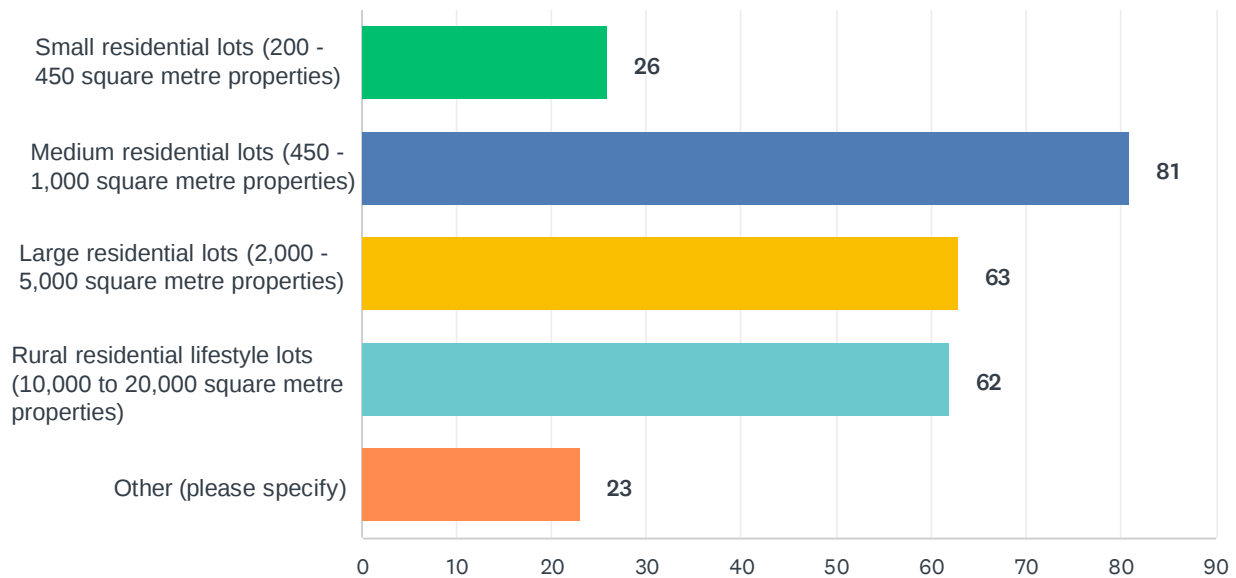
#	YES, I HAVE ATTEMPTED TO RE-DEVELOP OR SUBDIVIDE MY LAND AND FACED CHALLENGES (PLEASE SPECIFY WHAT THOSE CHALLENGES WERE)	
1	My property has been included as a SCA for a stone quarry and this has made it much more difficult to subdivide even though it would be good use of the existing services and facilities. The Council should look at the LG Planning scheme and re assess if it is impacting on our ability to grow. Lets make the changes necessary to free up all the land that has been locked up and allow the Shire to grow	
2	In attempting to split a 100 acre block with no practical road access, objections from the Shire and the community who misunderstood the nature of the sub-division. The design of the road access met with unreasonable objections and demands from the Shire.	
3	In the end we succeeded, but the process was uncoordinated, and too many agencies had a veto.	
4	I would like to build another dwelling on my property for a parent but there are restrictions on that where I live.	
5	I am unable to because of restrictions surrounding Donnybrook stone and fire escape routes.	
6	Shire made it very difficult to do any kind of subdivision	
7	Water for irrigation was the main hurdle.	
8	We have been trying for 15 years to garner shire support for the rezoning of our rural land to a more suitable rural - residential type zoning for land which is located close to town but just	



	outside the existing scheme.	
9	Potential requirements to seal (bituminise) road access making subdivision uneconomic.	
10	i have owned red developed land that was approved without any possible prospect of getting housing approval. this is extremely unethical from the perspective of the shire to permit these block to be sold and not provide the option for development.	
11	WAPC changed criteria at the last minute and without consultation. Water Corp demanded we connect to mains supply (resolved at SAT hearing). No problems with shire.	
12	I had to deal with to many government agencies	

## Q11 In providing housing options for future growth, what property types would you like to see more of in the Shire? Up to 3 options may be selected

Answered: 137 Skipped: 47



ANSWER CHOICES	RESPONSES	
Small residential lots (200 - 450 square metre properties)	18.98%	26
Medium residential lots (450 - 1,000 square metre properties)	59.12%	81
Large residential lots (2,000 - 5,000 square metre properties)	45.99%	63
Rural residential lifestyle lots (10,000 to 20,000 square metre properties)	45.26%	62
Other (please specify)	16.79%	23
Total Respondents: 137		

#	OTHER (PLEASE SPECIFY)	
1	Group housing for elderly or people with disabilities.	
2	Larger lots should require maintenance according to informed guidelines and council could have access to informed and experienced oversight. We should not just say 'country lifestyle' as an unregulated, uninformed proposition. We should lead through careful planning led by trained planners, not developers.	
3	infill developments ....townhouse / cluster style	
4	A variety of options.	
5	These questions assume that the Shire will expand. WHY? Whoever has created this survey already has a set agenda in mind.	
6	Often small lots simply lead to large houses totally occupying these lots, with little yard or parking space. I would like the Shire to consider and encourage options beyond the standard	

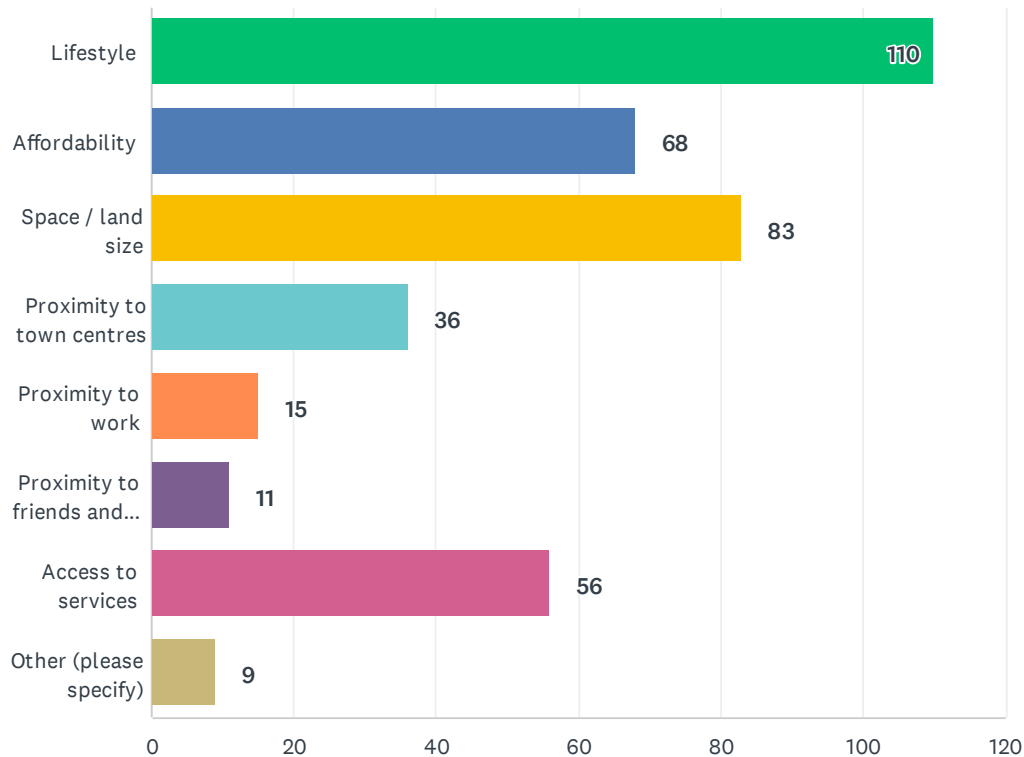


residential lots. For example, could there be developments where there are a number of compact (two-storey?) houses with some personal backyard and then some common areas. Fire risk also needs to be considered for larger lots.

7	Group housing including aged care	
8	I would like to add the option of 1000 to 2000sq m blocks. Too many 5 acre lifestyle blocks are around that are just dumping grounds. They are neither treed nor usefully employed growing food.	
9	Keep it Country. Lifestyle properties should be encouraged along with housing best suited to our climate.	
10	A balanced mix of each type to meet different needs	
11	Eco village	
12	No more development.	
13	As long as non-prime or active farmland is subdivided, there should be opportunities for properties exceeding 20,000m2 to be divided into multiple 20,000m2 lots, as long as fire management best practice can be maintained.	
14	2-5 acre lots	
15	1,000 m2 lots would be best suited to allow for septic/leach waste systems and in line with the current community lifestyle	
16	Less residential/lifestyle properties and more productive agricultural land.	
17	A good mixture of all of those options.	
18	I would rather there was limited growth	
19	A mix. Larger proerties should allow for use.	
20	Cluster developments.	
21	Why the emphasis on future growth in this survey?	
22	Enabling cluster development on farm land to encourage small communities to live alternative green lifestyles while being a workforce for agriculture	
23	cluster developments	

## Q12 In your opinion, what are the top 3 drivers when purchasing property in the Shire for living/residential purposes? Up to 3 options may be selected.

Answered: 137 Skipped: 47



ANSWER CHOICES	RESPONSES	
Lifestyle	80.29%	110
Affordability	49.64%	68
Space / land size	60.58%	83
Proximity to town centres	26.28%	36
Proximity to work	10.95%	15
Proximity to friends and family	8.03%	11
Access to services	40.88%	56
Other (please specify)	6.57%	9
Total Respondents: 137		

#	OTHER (PLEASE SPECIFY)	
1	community culture	
2	Natural environment and central location within the south west.	



3	proximity to Bunbury and Perth	
4	Natural environment	
5	Joining a vibrant caring community	
6	Safety	
7	Friendly community	
8	Health and well-being	
9	access to the natural environment - forest, reserves etc. Low density of people	

## Q13 With regards to your choices for the top 3 drivers when purchasing property (question 12), please explain the main reason(s) for your response

This question is optional.

Answered: 79 Skipped: 105

#	RESPONSES	
1	We are located in commuting distance to Bunbury Beautiful outlook Still affordable land	
2	Affordable land within 30min drive time to work. Diversity of land size and housing types to create a diverse community.	
3	We wanted a rural property within 10 minutes drive of the town	
4	We need responses and questions around sustainability, responsibility, work, services and opportunity. We need planners. Who oversees this survey??	
5	affordability: wages are not high in rural/regional areas	
6	I think people enjoy more room on larger blocks than in larger centres	
7	I believe people choose to live in the country for the balance of personal space, the rural environment, and affordability.	
8	Donnybrook is within commuting distance of a major city but still retains a relaxed lifestyle	
9	In choosing to live in the countryside, you do not wish to recreate the city suburban environment. Space, freedom, and a pleasant community atmosphere are important.	
10	I believe 'lifestyle' is the key factor for most people.	
11	Location	
12	Personal experience	
13	Good size blocks at an affordable price, along with a a lifestyle of interesting things to do around town/surrounds	
14	This is from discussions with various local residents.	
15	Having lived near the cemetery for last 6 years i have seen my suburb slowly get empty blocks sold and developed appropriately. I would like more of the same-'orderly development for family housing'	
16	Attract people to the country lifestyles away from city living. Make it a great place to raise children and experience a healthy sustainable lifestyle.	
17	People move to the country for rural feel. Stop suburban developments. Stop destroying trees and vegetation and clearing all blocks	
18	Rural lifestyle for our children	
19	As above, clean natural environment, small friendly communities, affordability, proximity to Bunbury and Perth when needed.	
20	Related to age and need for services such as Silver Chain something better than Bunbury CHC.	
21	Love the lifestyle in Balingup - great community. Reasonably affordable. I need to visit Perth regularly and good to have a large regional centre (Bunbury) less than an hour's drive away	
22	South west WA is a globally recognised biodiversity hotspot with unique flora and fauna	
23	We are a country town and should strive to maintain a lifestyle that does not reflect city living. Services need to be there but housing clusters in small plot development should be	



discouraged.

24	Budget and location are the main considerations for most people.	
25	We need the same services as major cities	
26	Many people want a tree change. They have space to connect to nature.	
27	People moving here want country feel so don't want small suburban blocks. Stop cutting down trees!! Keep rural feel with spread out developments, not huddled together.	
28	The people I speak to come here for a country life.	
29	Most people I know come here for lifestyle reasons	
30	Small country town lifestyle but close to big (eg Medical) services in Bunbury. Community is safer for young children than Bunbury.	
31	Needs to keep village feel in Balingup. Lots of small developments, not one large one.	
32	This are our reasons for choosing to live here.	
33	The shire should be regarded as a safe, friendly, affordable place for families.	
34	I would prefer larger blocks as apposed to small one with houses almost on top of each other	
35	enough land for privacy and space but not too expensive or far from services	
36	Donnybrook is unique in been able to offer larger lots in a rural setting. The demand for this type of lifestyle will increase as COVID-19 runs its course and people escape city living.	
37	Donnybrook used to be a cheaper option than Bunbury but now seems to be equal with less services to access. Why build a life in Donnybrook	
38	These were the main reasons for moving to this area	
39	We were seeking a quiet lifestyle with properties that can be maintained as a hobby and provide a quiet lifestyle.	
40	We chose large acreage for a sustainable lifestyle	
41	Would love larger block sizes for the lifestyle and privacy but still provided with a sense of community and access to town.	
42	The rural lifestyle is core, but we need improved services and to do so we need more people to support local services and businesses.	
43	Being retired, i am probably leaning towards my own age cohort. For younger people and families, I would think that proximity to work would be a higher priority	
44	Room to move	
45	Country lifestyle, relaxed living with modern conveniences and services	
46	Most people come to a small rural town to get bigger blocks	
47	Moving to the country for us was about a lifestyle change - larger properties are more affordable and it's less stressful lifestyle than the city.	
48	practicality of location and space within the green environment.	
49	As currently I do not have deep sewerage this to me would certainly be a priority. Affordability is also quite important.	
50	The Shire has a good 'grass roots' community element, where the community members support each other. This also add to security and safety for residents. Neighbours generally know of each other and look after each other. A large population with smaller land sizes does not offer this type of community value	
51	Efficiency	
52	If you choose to move to this particular Shire you want to be able to continue your standard of living without travelling in to other Shires to achieve this.	

53	We chose lifestyle before we decided to buy in Donnybrook. The size of our residential block was important, however we were looking for rural at the time. Access to services include having dental, health services, also access to Bunbury hospitals and within a two hour drive to Perth	
54	Living amongst nature and friendly neighbours	
55	Trips back to Perth make us realize how good our lifestyle is. The noise that comes with living in small blocks is stressful, barking dogs yapping at each other, kids screaming, vehicles revving up and yes even the noise of toilets flushing next door! Visitors who come down to stay with us notice the tranquility straight away.	
56	Lifestyle: Our shire has a very good lifestyle. Affordability: Residential properties on a whole are very well priced. Space: Unlike larger towns and cities not living on top of your neighbors is great for privacy.	
57	Larger lot sizes are paramount in attracting people to the region plus keeping the Rural theme.	
58	I think people come to live in the shire to escape 'city life' and to buy somewhere that is affordable while still being close enough to work to service their mortgage	
59	Lifestyle	
60	This is what we considered when we moved here: could we afford it (obviously!), we wanted to be <15-minutes from bread/milk and good access to services (especially health as none of us are getting any younger).	
61	Having a rural lifestyle within 5kms of the Donnybrook town	
62	Donnybrook is close to Bunbury, access to schools, medical and other services, we work in the shire	
63	You move to towns like donnybrook because you get a bigger block than the big sub divisions around bunbury	
64	i wanted a small community with services and shops that would make life here simple.	
65	i'm a land hog and i want more acreage	
66	Again, this is not a helpful approach because it sets drivers in competition. The idea of letting price govern community structure is itself an obstacle to community.	
67	Families moving to the area are focused on land size and availability of services. Price is always an issue.	
68	I think we will need an expansion of care services and more businesses to cater for any expansion in population.	
69	Country lifestyle is amazing so expand but keep it country by keeping block sizes to the bigger sizing	
70	If people want money they go to the city. Regional living is about quality of life. Clean environment. Space.	
71	I moved here from the city as a lifestyle change. For new people and our kids housing has to be affordable. Also somewhere safe for young families	
72	Living 30mins from Bunbury allows cheaper larger land sizes whilst also allowing connection to land and country.	
73	We bought to retire, so the above are important to us.	
74	N/A	
75	Moving to SDB will be about it's close connection to land, country, new industry's built around regenerative localism, people seeking alternatives to big city living	
76	access to green space and not too many people	
77	Country life style	
78	Similar to discussion in question 9. My partner and I have discussed numerous times the want	



of a larger block that we can build our dream home and shed on, that provides the country lifestyle however have not been able to find anything suitable as most of the new developments are for a 1000m2.

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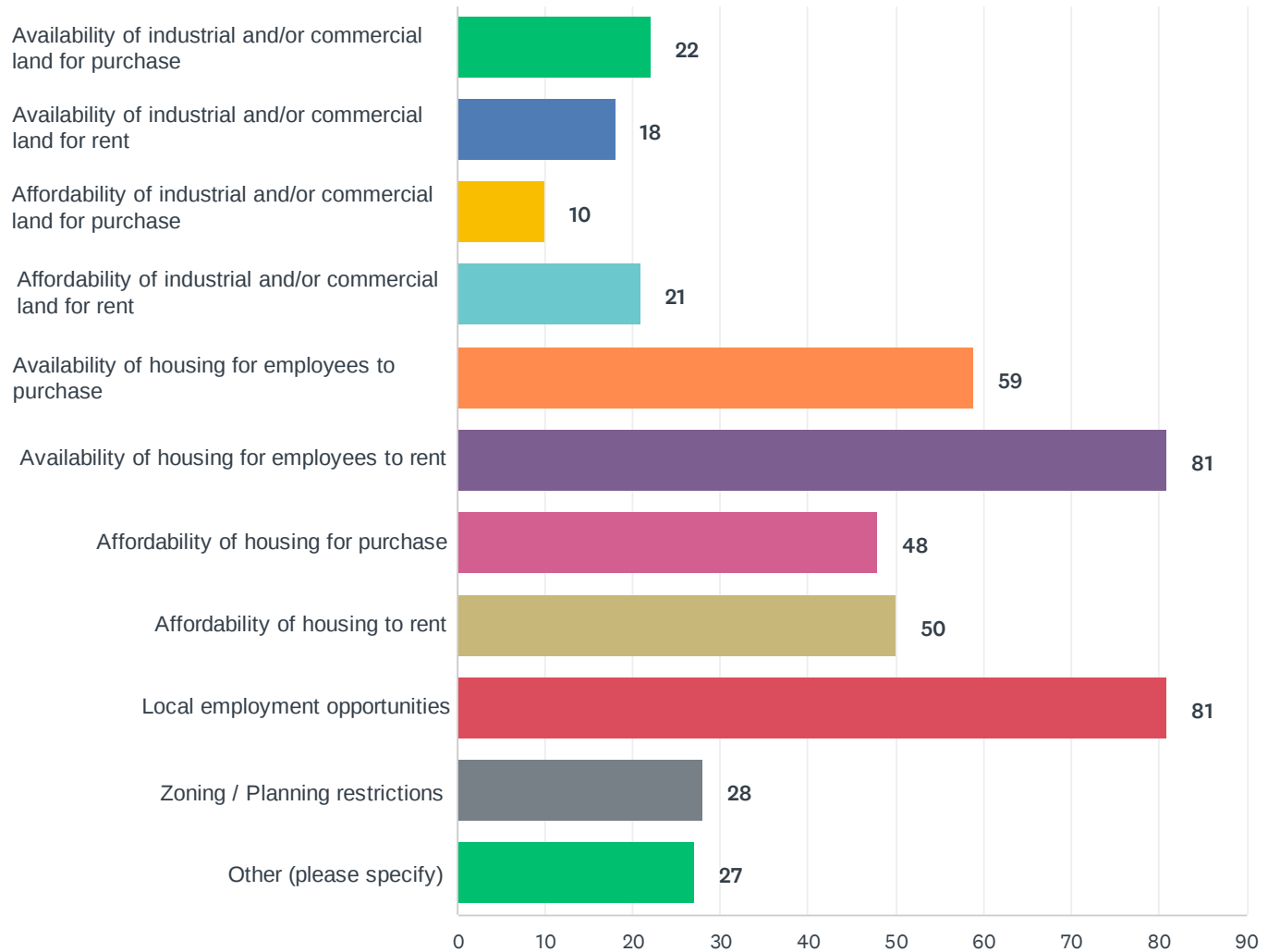
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lack of property due to pine plantation, forces up prices of land. Talison mine

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## Q14 In your opinion, what do you think are the key issues facing the Shire's economy and employment? Up to 5 options may be selected.

Answered: 133 Skipped: 51



ANSWER CHOICES	RESPONSES	
Availability of industrial and/or commercial land for purchase	16.54%	22
Availability of industrial and/or commercial land for rent	13.53%	18
Affordability of industrial and/or commercial land for purchase	7.52%	10
Affordability of industrial and/or commercial land for rent	15.79%	21
Availability of housing for employees to purchase	44.36%	59
Availability of housing for employees to rent	60.90%	81
Affordability of housing for purchase	36.09%	48
Affordability of housing to rent	37.59%	50
Local employment opportunities	60.90%	81
Zoning / Planning restrictions	21.05%	28
Other (please specify)	20.30%	27
Total Respondents: 133		



#	OTHER (PLEASE SPECIFY)	
1	Some vision of the kind of employment envisaged. Regenerative, commercially viable agriculture.	
2	Ageing population within the LGA	
3	Again it is obvious that there is an assumption that commercial development is necessary for people to earn a living. People are working online. Automation is happening in agriculture. A societal revolution is happening! Please keep up.	
4	If feel that the Shire's economy and employment opportunities are quite diverse. This is good, as it helps with resilience to economy shocks.	
5	Shire needs better planning advice. Not ad hoc developments. Need more facilities for older people.	
6	Shires wadteful spending. Stop unnecessary spending eg on Vc developments. Better to have individual sporting and community halls. Don't need or want another function centre! Just takes business away from other venues. Plenty of available venues already exist. Shire needs financial planning advice!	
7	The Shire needs a coherent strategy, in cooperation with the other Blackwood Councils, for tourism development, especially nature-based tourism. This will be the give driver of the economy going forward. The other issues will take care of themselves if the Shire monitors the flow on effects of increased tourism - e.g. housing availability and affordability.	
8	Private enterprise needs to be encouraged and not made difficult by too many of the same type of business, Over supply of eating establishments mean most will not last. Need to encourage outside industry and businesses by providing incentives to come here.	
9	Real shortage of smaller low budget rentals and sales for employees. Cheap usually means uninhabitable on a large block and not everyone has the skills to tackle renovation whilst juggling kids and work	
10	Population is too small to sustain businesses.	
11	Not enough tourism.	
12	Availability of housing for both purchase and rent purposes.	
13	population for a viable market	
14	there needs to be a balance between availability and affordability. There is no point to flood the market with cheap property and de-valuing the existing market, however if the balance between value and services is missing then people will go elsewhere.	
15	Older Residents attitude to growth.	
16	Consistent, open and consultative approach by the the Council.	
17	difficulty to located work opportunity unless you know someone ...!	
18	None of the above - employment opportunities around the shire and other areas are currently at an all time high. There are many opportunities to create and develop businesses in the Shire Housing availability and affordability is always a changing market - over supply of housing is also not a good option as it drives real estate prices down. The market is currently on a up with prices increasing, however it will settle again and prices will decrease.	
19	We literally are so overdue for a caravan park with cabins	
20	Covid has certainly had an effect on people coming into the shire, most wineries and restaurants are full and I think numbers may decrease when we open up and can fly again. On the other hand many people have discovered what's available in our area and hopefully continue to visit. We need more accommodation for people to come to the area for weekends and retirees who would come through the week. Rural settings are what people are looking for and ready made investors are the landowners.	

21	I have no data to answer this question	
22	Very little diversity in job types Little in the way of industry options	
23	Use of existing industrial land in the town has been severely restricted/over regulated, driving industry out of the shire.	
24	What kind of industry? What kind of employment, education, tourism? is there room for energy generation? Is there a rural stratgy around these questins?	
25	Existing shops in Balingup (corner of SWHwy and Bailey Heights) have been closed for a couple of years. Owners making it difficult to lease.	
26	Evidently a lack of imagination for developing creative alternative options.	
27	Na	



## Q15 With regards to your choices for key issues facing the Shire's economy and employment (question 14), please explain the main reason(s) for your response

This question is optional.

Answered: 49 Skipped: 135

#	RESPONSES	
1	More affordable land is required	
2	Affordability and employment drive where people choose to live	
3	I want to feel the planning is informed by more than a survey and development pressure.	
4	Currently there is a significant undersupply of housing, and residential land, potentially connected to a lack of available labour. Personally, we are currently in a financial position to buy land to build houses specifically to be high quality family rental properties, but there is not suitable land available. As a result we are also looking to do this in other regions, but would prefer to be able to do this in Donnybrook.	
5	Tourism should be just a sideline as it is too variable and influenced by factors outside our control. The district should have other activities as its principal economic base.	
6	Since there is not a lot of employment opportunities in this Shire, it has become more of a dormitory where people want to live but travel out of town for employment.	
7	The community needs to actively promote this area to young families to avoid becoming a retirement town.	
8	Difficulty in obtaining long term rental at affordable rates has forced other staff to live elsewhere or transfer out	
9	I would prefer not to have to travel to Bunbury for services HAIRDRESSING, OPTOMETRIST, CLOTHING ETC.	
10	There is a shortage of affordable housing to buy or rent now.	
11	Shire does not listen to needs of ratepayers this survey is worded in such a way that it is just trying to give shire approval to proceed with their already fixed plan.	
12	Accommodation is hard to find	
13	see above	
14	Property prices have been inflated by investment buyers and non-residents (weekenders)	
15	People wishing to start enterprises seem to struggle with getting straight answers in a timely manner. Often their good opportunity has passed by the time authorities give them an answer or unreasonable and onerous parking requirements thwart their proposal. More flexibility is required by authorities.	
16	Don't seem interested in encouraging diversity of business interests. Some complaints about difficulty with Shire regulations and staff not qualified enough to help.	
17	Finding employees locally is challenging as there are limited housing options (hospitality)	
18	We need affordable housing and utilise existing land as industrial and commercial not open up more industrial and commercial so many empty shops/ land as it is	
19	I travel to Bunbury for work from Balingup. Not many professional jobs locally.	
20	I don't think anyone needs the current housing crisis explained. There should be much more flexibility around block size, nature of tenure, and built form. For example, "tiny housing" solutions and group land tenure. The options are straight-jacketed, and innovations are not welcomed. It's diversity that's needed, not more of the same.	

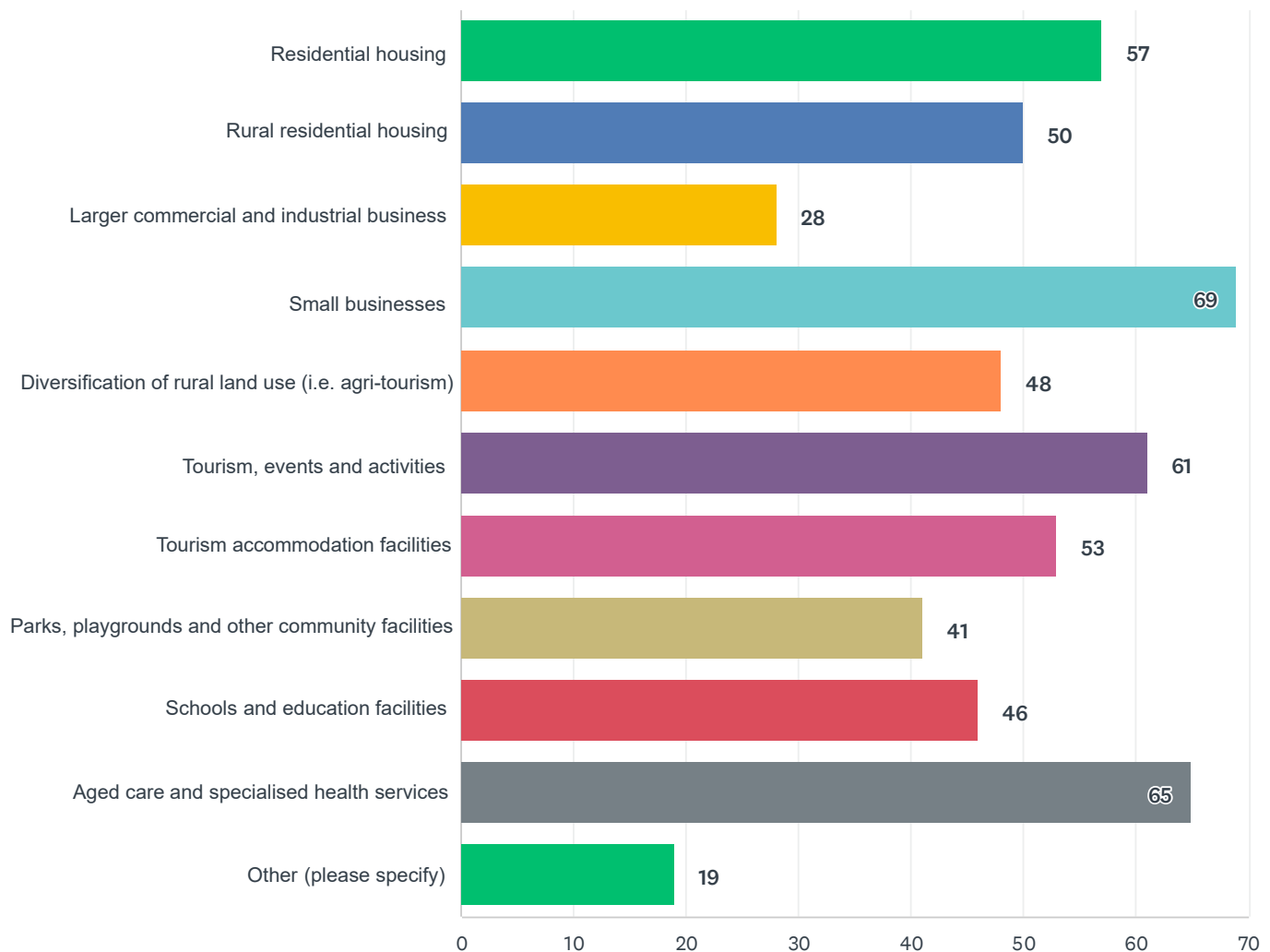
21	There are no spaces in the main street strip to start new businesses.	
22	The commercial land available is not able to be rented which will stop many businesses from being able to start in the Shire. Planning and health requirements also hinder the commencement of any new businesses - which is not the Shire's fault but is a big factor.	
23	At present in particular there are insufficient rental properties	
24	in particular. commercial zoning is now occupied by residential housing. to develop a commercial business is too expensive to re develop	
25	Commercial property landlords expect too high a return	
26	The Shire can encourage people and businesses to the shire but these factors are required to ensure new residents are catered for.	
27	Many people are looking for larger vacant blocks to build their forever home within the shire but there is nothing available. People are crying out for rentals which have been almost impossible to source during the covid crisis.	
28	I don't know much about the need or otherwise of industrial / commercial properties	
29	In order to sustain all the new residents in this town local businesses is an important factor in encouraging residents to shop local. Having the different kinds of business in our town is best - more commercial land	
30	Is there a employment bureau ?	
31	Recently people have relocated to the Shire - Yabberup for example. The community has grown over the last 6 months. People are adapting to the rural lifestyle and have found employment either by communing or working from home. This is an organic growth to the Shire where people are creating a good economy themselves. Increasing land for housing or industry will take away what these people have come to the community for.	
32	Without jobs and workers the local economy has no drivers	
33	The Main Street has so much potential but is owned by a small group of people all sitting on empty shops/land that could be full or sold if they were only open to dropping their rental or sale prices.	
34	How can people move to the area for work when we have no accommodation options	
35	The right Zoning/Planning will resolve most of the questions in 14	
36	Housing market is making it harder for younger people to buy or rent	
37	The first step to growth is increasing the local population. That is done by offering more land size options for buyers which in turn flows on to builders, trades people and civil earthworks companies who are all needed to deliver new homes. Then comes the flow on effect to local business's like supermarkets, hardware and cafes, schools, sporting clubs. There is already existing small residential lots of 600 - 800 sqmt available but families want bigger lots for fruit trees, a storage shed and general space for kids to run around on. Also new buyers are very savvy and are keen to leave a smaller footprint on the environment, so subdivisions that can facilitate onsite eco effluent disposal, and where they can also harvest and utilize their own rainwater supply tick boxes for them. Look no further than the Dunsbrough Hills as an example of what can be achieved. Donnybrook has an opportunity to emulate a small piece of this success but it has to be progressive in its decision making.	
38	Shire focussed on small business of same type. Not enough variety	
39	Donnybrook Packing Company, is one of the largest employers in the town and a vital service for orchardists in the shire, but has so many restrictions placed on its expansion, that it is considering leaving the shire. Other business have vacant industrial sites which they are also unable to develop within the town site	
40	There seems no foundation or guiding principles or directions.	
41	People are screaming for rentals across the shire, including donnybrook, kirup and Balingup. The shortage of properties is impacting small business in finding staff and so on.	
42	New technology offers great scope for people working from home. This could be encouraged.	



43	Like many parts of WA there has been an increased demand for accommodation that is not being met. I see signs all over town for work but there are not the workers and anyone who might consider moving here for employment can't find somewhere to live
44	We are moving into a more digital and automated future. Donnybrook has no community facilities to encourage innovation. The CRC is too small and too focused on Centrelink etc. Library is not fit for purpose.
45	The lack of commercial and industrial land is a big problem
46	One of the biggest barriers to movement of business and people into our Shire is availability
47	so many properties are short stay accommodation, or holiday homes, it's difficult for people to move/stay in the area
48	Na
49	lack of affordable housing lack of vision by shire to develop land unviable for rural income poor planning by shire

## Q16 In your opinion, what types of development do you think would benefit the future growth of the Shire? Up to 5 options may be selected.

Answered: 133 Skipped: 51



ANSWER CHOICES	RESPONSES	
Residential housing	42.86%	57
Rural residential housing	37.59%	50
Larger commercial and industrial businesses	21.05%	28
Small businesses	51.88%	69
Diversification of rural land (i.e. agri-tourism)	36.09%	48
Tourism, events and activities	45.86%	61
Tourism accommodation facilities	39.85%	53
Parks, playgrounds and other community facilities	30.83%	41
Schools and education facilities	34.59%	46
Aged care and specialised health services	48.87%	65
Other (please specify)	14.29%	19
Total Respondents: 133		



## Strategic and Statutory Town Planning Review

#	OTHER (PLEASE SPECIFY)	
1	I cannot think clearly without a general vision that includes commercial direction in the region, or regional aspiration. I don't think the survey is very interesting in that regard.	
2	A carefully considered and balanced combination of developments, certainly not an unaffordable footy club/pub.	
3	Development of short term shared facility inexpensive accommodation for transient staff such as fruit pickers and packers. Engagement with other government departments, GROH comes to mind, to increase housing availability to young government employees. Nursing, Police, Teachers.	
4	Future growth? Showing your assumptions again!	
5	I feel that the balance of development currently in the Shire is pretty good.	
6	With population getting older,more Aged care and Health facilities. Homes for the aged.	
7	We need a medical precinct with add-on services, consultants etc. Expand the hospital surgery ambulance area etc.	
8	As aging population need more aged care homes.	
9	I think an RAC style, family focussed caravan park to bring families to holiday here would be great. We already have the park and pump track. If it had a pool on site it would bring families.	
10	Would like to see the high school go to year 10	
11	I would love to see more walk trails that are suited to those with a disability, parents with prams, or children on bikes. Ideally it would be great for a ramp to be put in on the river walk trail to enable the above mentioned to cross from one side of the walk way to the other. It would also be a good idea to have toddler seats on the public toilets at the parks as younger kids also frequent these places.	
12	encourage new small business establishments - shops, professional people	
13	A caravan park would increase tourism dramatically, would see people staying longer and spending money in town, wont need more housing, they can park up and stay for weeks or months	
14	The Shire needs to provide for the current ratepayers/residents. Currently the shire seem to be spending money of attracting others to the area and neglecting the people who are paying rates and who live in here. Look after the people who have already chosen to live here first	
15	Not open to chance. We need design advice and to actively choose regenerative, community aware enterprise and an active support plan.	
16	Sporting facilities, clubs, options.	
17	Cluster developments	
18	See previous comment about thinking outside the usual box.	
19	A caravan park lol	

**Q17 With regards to your choices for development types that you think would benefit the Shire (question 16), please explain the main reason(s) for your response** This question is optional.

Answered: 49 Skipped: 135

#	RESPONSES	
1	To encourage people to move here - and stay there needs to be housing available	
2	Affordable and available Housing, employment, visitors and services all drive growth.	
3	Tourism is a growing industry and has worked very well for other regions, such as Busselton/Margaret Rover. For tourism to work, you need flexible options for accommodation (eg farm stays) and multiple attractions. ie vineyards, restaurants, chocolate/cheese factories, etc.	
4	Same as before	
5	Tourism should not be our main industry. The district can provide quality life for elderly residents more cheaply than in the city. People should be encouraged to spend their retirement years in our district.	
6	A strong community needs diversity of development and demographic.	
7	Our schools see a steady change of teaching staff and due to lack of suitable accommodation most are forced to rent in Bunbury or Busselton and commute.	
8	Community services are required for a healthy and happy community.	
9	Lack of health and personal services in town so have to go to Bunbury (at 110 kph dodging trucks no less!)	
10	To attract people to the shire.	
11	Not large suburban type developments with small blocks grouped together.. Destroys charm of rural living.	
12	Really we need a bit of all categories.	
13	Tourism will attract younger people likely with families. There is an ageing population in there shier a string need to plan for ageing in place	
14	Preserve natural environment to attract tourists	
15	Shire must look at supporting itself by more than just collecting rates on housing.	
16	The area is up and coming we should capitalise on the benefits of tourism to the area due to COVID and encourage expansion (the alternative inland Margaret river) economic benefits are huge	
17	We need more housing and health care and tourism	
18	I don't support large blocks that aren't utilised for good purpose (ride on mowers!) so residential is better so rural land can be left for agriculture. If we want young people to come we need good education for their children.	
19	The appeal, and the future, of this shire for prospective residents and visitors alike is in diversity and options, at a small scale. Local, authentic, community-oriented.	
20	I think the standard of the high school stops people from moving here. Also there are no new or updated facilities for people to visit Donnybrook as a destination.	
21	Donnybrook is a beautiful location and agri-tourism should be celebrated. We should show off this land!	



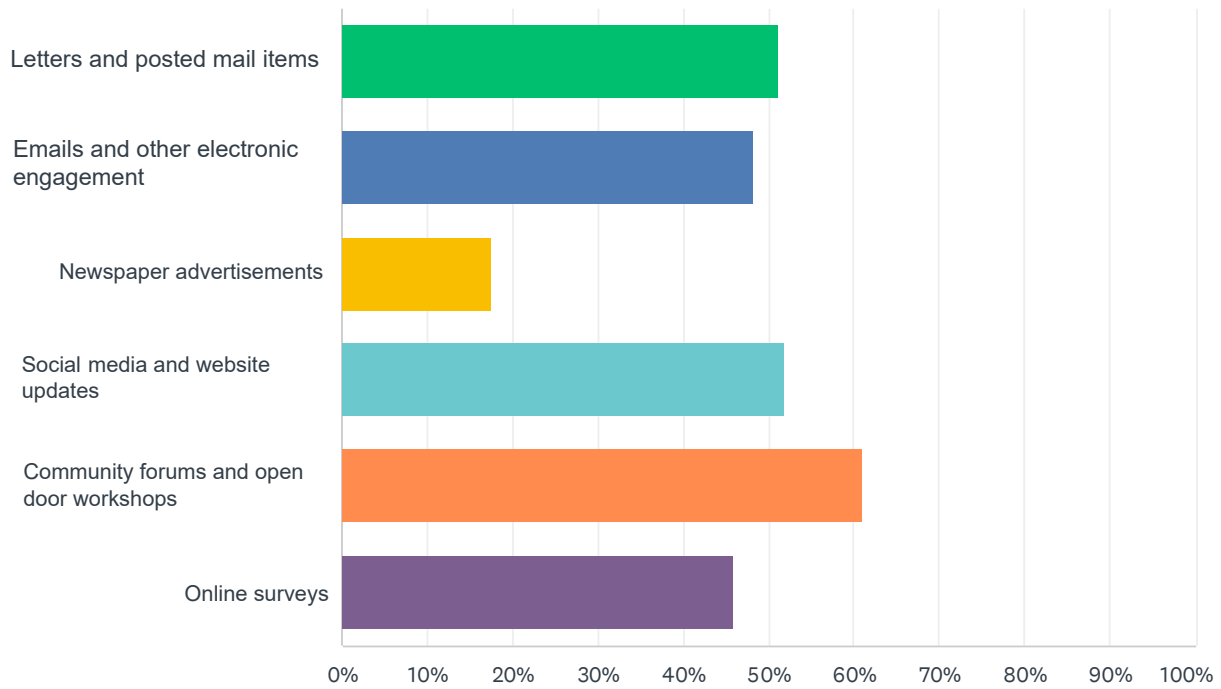
22	Would like to see the high school go to year 10	
23	it is small family owned business that is a greater growth area than big business but limited options for education and employment in the shire.	
24	Many move to/live in Donnybrook for the lifestyle. It's a great rural community that is still close to the bigger cities and has services available in town.	
25	I would like to see all shops occupied	
26	Tourism is a great attraction for potential new residents and potential businesses but they need the above	
27	There are literally nearly zero accommodation for events in town	
28	rural lifestyle living is the core asset of the shire - we need population growth through quality, otherwise we attract crime through low cost options. We need quality services to attract quality business and rural residential investors. Aged care facilities often can attract younger family members into larger nearby rural properties.	
29	i am thinking about what community amenities would encourage people to move to and / stay in Donnybrook; and what business types would support our population and economy	
30	Capital injection	
31	More housing more rates ergo finance.	
32	The Shire needs to empower the community and value the community member's input into 'grass roots' community development. Allow the community to work together, we have a unique location, let's enable it develop organically - do not interfere with growth by subdividing land into intensive residential housing lots.	
33	To employ more people we need more employers with more wealth/business	
34	I think more business opportunities and residential options would benefit more people and encourage growth.	
35	We want people to stay and spend money in the shire so it only makes sense to have a caravan park long stay. More tourists means more opportunities for small business to be successful. I also think it is time Donnybrook push for a year 11 and 12 and the high school.	
36	The existing population have only so much to spend within the area. Bringing people into the area will expand everything if we have facilities to attract them. Look at the number of people who drive out from Bunbury to the Crooked Carrot! It is not passing traffic filling it up.	
37	More has to be done for our aging population	
38	Balingup needs more share of the Shires money, to cater for the younger population as it is growing here. Not much for the children and young adults to do	
39	Balingup has much older residents and is almost a retirement village. More facilities for the elderly. Footpaths need improving more mobility of the aged.	
40	To attract skilled workers and more residents work options need expanding. More emphasis in attracting manufacturing or businesses that can take advantage of things grown in our area.	
41	Lack of accommodation around the town	
42	I want a vision that includes active seeking of development that considers ecological health, and sustainable enterprise. Perhaps there are other community resources we can tap into.	
43	Many people have to travel to bunbury or manjimup to engage in sporting options particularly for children. Increasing residential housing in turn would increase population and hopefully more engagement in sporting options in donnybrook or balingup.	
44	If we can offer suitable accommodation for older people, it would encourage them to move out of their large properties and young families can move in.	
45	Small businesses increase diversification. They enliven a town. Encourage more people to stop or visit. But we need workers and places for them to live.	
46	A space where people could learn new skills and create their own income using social media.	

A business incubator for people who want to escape the employment wage slave trap.

47	The Shire needs to maximise any competitive advantage it has to grow its local economy. It's strengths are in these areas	
48	More camping sites	
49	Country lifestyle	

## Q18 In your opinion, what are the top 3 most effective and preferred methods of public consultation? Up to 3 options may be selected.

Answered: 131 Skipped: 53

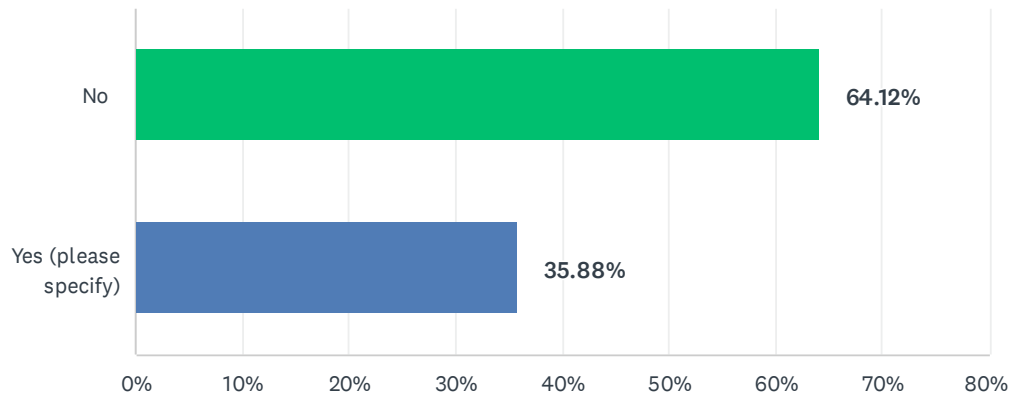


ANSWER CHOICES	RESPONSES	
Letters and posted mail items	51.15%	67
Emails and other electronic engagement	48.09%	63
Newspaper advertisements	17.56%	23
Social media and website updates	51.91%	68
Community forums and open door workshops	61.07%	80
Online surveys	45.80%	60
Total Respondents: 131		



## Q19 Are there any other methods of consultation that you would like the see the Shire undertake during this project?

Answered: 131 Skipped: 53



ANSWER CHOICES	RESPONSES	
No	64.12%	84
Yes (please specify)	35.88%	47
TOTAL		131

#	YES (PLEASE SPECIFY)	
1	Rsvp workshops targeting specific areas you want community feedback on. Need to be after hours so community can attend.	
2	All of the above	
3	Public forums and guided information gathering sessions.	
4	Meetings around opportunity and direction, project evaluation and affordability. ids are central to any community.	
5	Councillors to take their role more seriously, be on the ground and listen \$ speak with their community.	
6	Advertisement of planned meetings using multiple media outlets for those people not electronically astute yet having valid points	
7	summaries of Shire meetings and decisions posted on a centrally located (NOT CRC) notice board. (Near newsagent? PO? IGA?)	
8	Consider holding some online community forums. These would have more serious engagement than, for example, random Facebook comments. They reach a different demographic compared to the physical community forums. They would be more dynamic than simply answering online or paper-based survey questions.	
9	Older people not all on social media. Would prefer letter drops. Simply put in with Shire notices so no postage costs.	
10	More James Jarvis type "meetings".	
11	Letter drops.	
12	Posters in shops. Flyers in post boxes.	

13	Local meetings in Balingup.	
14	Focus groups on key issues will provide more in-depth data than the other formats	
15	Open days in the new Park area where billboards can display future plans. A community question box located in a convenient location.	
16	Councillors door knocking to get information feedback and create enthusiasm within the community	
17	Forums are also good to inform people.	
18	Follow thru on community attitudes after open space days. Put ideas into reality.	
19	Maildrops. Posters put up in local shops.	
20	Promote engagement through community organisations such as the Balingup Progress Association	
21	Keep us updated during the stages please.	
22	Stop making items confidential in council meetings. No public consultation given with new housing, subdivisions.	
23	Face to face discussion with a representative sample of the community.	
24	Talking and listening to the residents and ratepayers whenever and wherever possible. Answer questions that are raised in a timely and informative way. Live stream meetings to allow people the opportunity to keep up to date.	
25	Focus group/committee	
26	communication through preston press preferred over other news papers	
27	use of Preston Press	
28	Maybe a community consulting table set up outside IGA the most frequented shop in town.	
29	face to face community meetings	
30	social media is my 4th choice and complements my other choices	
31	invite people who are directly effected by the changes to sca4 to a meeting to discuss and outline the changes in mind.	
32	exhibition of projects in shopping center	
33	Focus groups and meetings	
34	Regular local radio and Preston Press updates.	
35	For those land owners that have specific concept then a private meeting with the local planners would be advantageous to all parties.	
36	Keeping the ratepayers informed about what you are planning	
37	Openness by the Shire	
38	Posters and paper surveys are a must for the older population.	
39	Open up to the residents with online videos and Council Meetings	
40	Displays in a central area of Donnybrook & Balingup	
41	Opportunity to hear of positive development in other areas. Agriculture, agro-forestry, education, skilled artisan work, energy, family support services like nurseries. Can make land available very cheaply as a way to encourage people. Can we make a unique business park?	
42	Online encourages the younger grouos. They might mot be keen on workshops etc but will happily do a survey etc. Facebook posts on community pages us a good way to ensure a biggroupof locals see posts.	
43	We need a large notice board in the middle of town. Have flyers in each shop letting people	

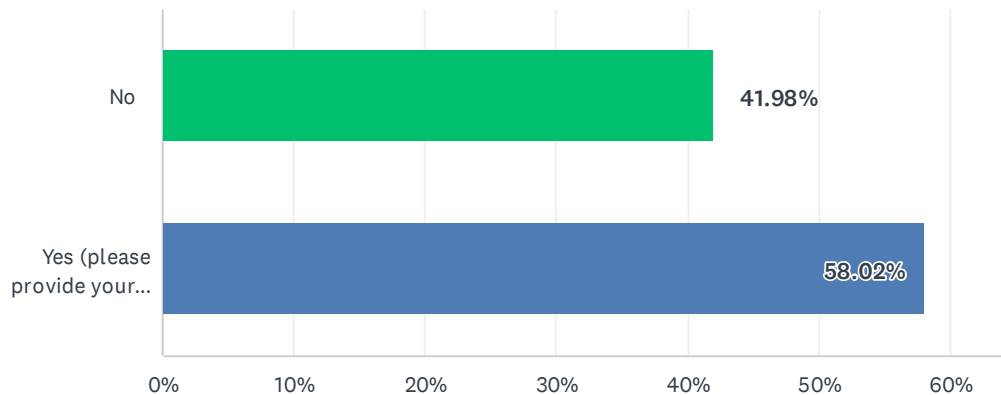
know of any public consultation.

44	The other ones listed above!	
45	Use processes that keep people focused on the possibility and opportunity, and not too heavily bogged down in axe grinding unresolved personal issues	
46	Communication has been missing eg the fun park, if they had have just released the list of replacement equipment no one would have got upset. The shire likes to keep us in the dark	
47	Definitely utilizing an email distribution list that captures all ratepayers within the Shire	



Q20 The Shire is currently compiling a list of contacts who would like to be kept informed electronically of the status of the project as well as when the consultation period will commence. Would you like to be kept informed of the status of the review project?

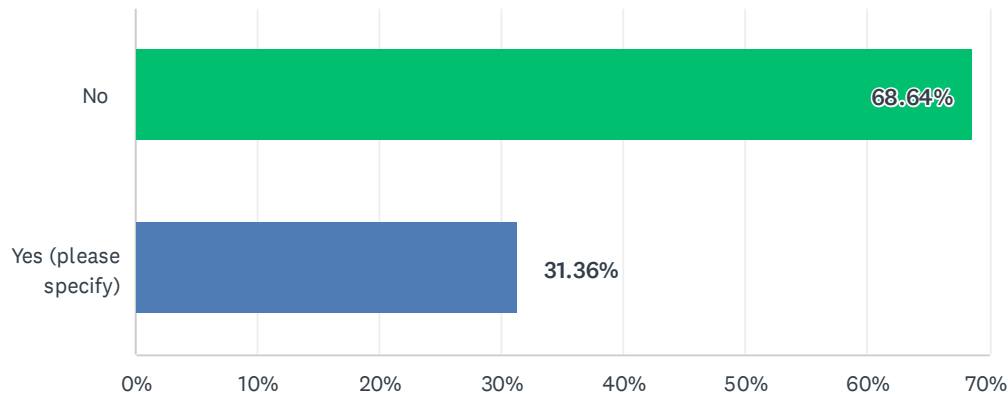
Answered: 131 Skipped: 53



ANSWER CHOICES	RESPONSES	
No	41.98%	55
Yes (please provide your email address)	58.02%	76
TOTAL		131

## Q21 Do you have any other comments that you wish to make at this stage?

Answered: 118 Skipped: 66



ANSWER CHOICES	RESPONSES	
No	68.64%	81
Yes (please specify)	31.36%	37
TOTAL		118

#	YES (PLEASE SPECIFY)	
1	Please aim to make the planning scheme flexible and not overly prescriptive without any room to move. If good projects and developments arise you need a flexible scheme that can enable them not deter them.	
2	As my profession is in long term strategic planning (albeit in an entirely different capacity to this) and I love the region, I have a particular interest in the current review, and the long term future of Donnybrook and the region.	
3	I feel that Donnybrook has tremendous potential as long as a few things are addressed. Xenophobia is still very evident amongst many of the "Old Donnybrookians" The jealousies and rivalries that exist between the various towns within the shire must be addressed and broken down. The traffic problem along the South west Highway, particularly trucks has to be addressed. Which brings me to my final point The single thing that could/would dramatically aid development in tourism and trade between Bunbury and Manjimup would be the reopening of the railroad.	
4	Most of us dislike surveys such as this! Surveys are always biased and questions can be formulated so as together he answers the organisers want.	
5	Transparency is vital, self interest is not.	
6	Looking forward to being better informed of the shires plans and having a clear communication plan as often previous attempts to engage with the shire have resulted in minimal or no response to electronic enquires.	
7	Simplify your communication style. Summarise main points. Remember not everyone has smart phones and ipads and not everyone can read well. Use podcasts.	
8	Thank you for the engagement. I think the chance of conflict in the future is reduced if the community is meaningfully engaged with planning decisions.	

9	I do not like the way these on line surveys are written. Not enough options and are written in such a way as to achieve Shires own agenda. Results can be easily manipulated to SHIRES desires not public. (AS HAS HAPPENED IN THE PAST. eg Egan Park location for Pump track. :( I would recommend putting preferences NOT just 1 to 5 options. Highlight in preference order or results are NOT a true reflection on what ratepayers actually ask for.	
10	I appreciate the opportunity to contribute to this survey. It is hoped that when the results are collated, that we are given the opportunity to view and comment!	
11	The Shire is currently too intent on getting more revenue by additional small blocks. Stop wastful shire spending and concentrate on existing facilities. NO to new vc function centre!! Shire needs to listeb to what axtual ratepayers want. Stop the secrecy and answer questions!	
12	The south west Highway is far too busy and noisy with all trucks and the country feel is going. Guests from Perth are also commenting how bad it is and ruining the area of Balingup . Maybe some by pass roads for the trucks not to come through the town	
13	I live in hope (over seven years as a rate payer) that some Major work will be done on the footpaths in Balingup. I travel regularly with my Harley Davidson electric mobility aid to towns like Walpole, Busselton and Australind, where the footpaths and kerb crossovers are made of wide concrete, well maintained and thoughtfully designed. They stretch for miles into the bush and surrounding areas to service even small remote developments. In Balingup pedestrians have to hazzard running on the narrow highway crossing over the brook dodging 100 ton B double mine trucks to gain access to Amber Valley a major sub development. Make a Council visit to Walpole to see how the Shire of Manjimup plans and developes a remote partner town in the South West. Ther is life down there Guys, but not as you know it !!	
14	It would be useful to do a review of what other similar local governments are doing in this space, including those in other States	
15	Who will interpret the results of this survey ? Previous survey results have been made to fit a certain Agenda with little regard for what really was being said.	
16	Please protect what people come to the shire for. No sprawl of blocks but cluster developments that minimise impact on the natural environment.	
17	Unless employment can be provided, and housing costs lowered to allow less wealthy people to purchase a house, it is not realistic to build more houses. An alternative approach? Affordable eco village.	
18	When I tried to navigate to this survey from the Shire homepage, I could not find it. I suggest the home page should carry links to all surveys and requests for comments.	
19	I think the gardens in the Main Street and the trees on the way into town look great. I think entry statements into a town are very important when people are deciding to stop and visit.	
20	Really hope the Shire will be more open and transparent. The current culture of secrecy and not answering ratepayers concerns is most concerning.	
21	I consider the town close ideal as it is now, with the addition of a few more services (e.g. a men's barber) it would be perfect.	
22	We enjoy the community lifestyle. Small lots of land would spoil the community vibe. Please be cautious with subdivisions and enabling dense housing. We don't need our community to grow too fast	
23	More flexibility in town planning would be desirable. Adjust zoning to demand instead of trying to get businesses to adjust to zoning. Without the flexibility it might be too expensive or undesirable in many other ways to commence a local business. Having some local businessess operating in town improves employment which improves attracting paying residents.	
24	The Council MUST be transparent on matters that effect ratepayers. Projects like the proposed VC Mitchell development require public workshops to advise ratepayers of any developments and costings	
25	We really need to address the issue with the dump and associated fees. Roadside collection a couple of times a year and a green waste pick up would be gratefully received.	
26	We need a shire road transport and highway policy. Traffic management through our towns is	



not working - too busy and not easy to cross traffic/turn around. Either need to bypass the towns or need to improve traffic flow and parking for local businesses. Consider roundabouts at town ends to move traffic one way (eg no breaks in median strips) and have traffic use the roundabouts to reverse flow direction.

27	It will be great if the shire could considered a bypass for trucks only, so noise ,trucks pollution could be controlled . Better safety for the chopper will be realised. Margaret River did it ,why not Donnybrook ?! Thank you for the opportunity
28	Please do not subdivide housing lots into intensive residential building lots. People come to the shire for the lifestyle and community. Intensive residential building lots will not be appropriate for a way of life people are looking for. The shire has waterways and relies on an underground reservoir - water safety should be a priority in our drying planet. Planning needs to ensure our water is kept safe.
29	Terrific survey! I hope the results help the Shire to move forward in a more unified manner. Thank you!
30	People with land will invest to build infrastructure to bring people into our area. They will create employment both in the construction phase, the running phase and also to business in Donnybrook as they pass through.
31	The Shire does not adequately advertise surveys - even this one was tucked away on the Shires Facebook page only. Needs to be shared with ALL the local Community. Local Community Pages, Preston Press, plus Paper surveys are a must for the older population whom are not on social media.
32	Keep the residents informed. Ask for feedback Hold forums to expand on views More involvement by Councillors in seeking the views of ratepayers
33	Good luck!
34	Please concentrate on quality of life when planning for our existing residents. 'Quality' does not equate with growth or 'development'. We do not want to become anything like a shallow cash hungry 'tourist town'.
35	I think we should retain an agricultural focus for the Shire and also retain and look after our forested and bush areas and natural environment. Our Shire has a genuine rural agricultural feel to it with Donnybrook being a genuine service centre hub. It feels "real" and that's what is attractive. We need big and creative improvements to the quality, accesibilty and extent of TOWN residential facilities, services and townscapes in the Shire. Let's focus population growth to them, including our small townsites and help grow them in innovative and sustainable ways. As in Europe where attractive villages/small towns sit within their rural and agricultural surrounds. This makes sense for an ageing population demographic. It has less impact on the environmental and is more economical to provide services, facilities and infrastructure. More people might chose to retire to town off rural properties local or further afield (or move here from other towns or cities). I would not like to see a huge increase in 5 acre sorts of rural residential lots spread out in the Shire. They pose huge ssues regarding bushfire protection, pest and weed control and often end up looking run down with livestock being unsuitably housed etc. They can pose problems for nearby farming activities. We need to be very clear about how much and how we want to "grow" or we face a great risk losing what makes us a good Shire to live in.
36	The apple fun park is wicked, still needs more shade
37	You need to do something about the new changes to the tip. Why am I being charged to recycle? We don't have a bin service. People are dumping rubbish