



Shire of Donnybrook Balingup

# Local Planning Strategy

PART 1 – THE STRATEGY



V.B. DRAFT January 2024

## Introduction and Preparation

The Shire of Donnybrook Balingup Local Planning Strategy (Strategy) has been prepared in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* and comprises of:

- Part 1 – The Strategy; and
- Part 2 – Background Information and Analysis

The Strategy applies to the area shown in the Local Planning Strategy Area Map (Part 1, section 4.0, Figure 1)

The Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission (WAPC) and revokes the Shire's preceding Local Planning Strategy, endorsed by the WAPC in June 2014.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the Strategy is to:

- a) set out the long-term planning directions for the local government;
- b) apply any state or regional planning policy that is relevant to the local planning strategy; and
- c) provide the rationale for any zoning or classification of land under the local planning scheme.

The Strategy forms the strategic basis for the preparation, implementation, and review of the Shire of Donnybrook Balingup *Local Planning Scheme No. 8* (LPS8).

## Disclaimer

Part 1 and Part 2 of this Strategy has been prepared by officers of the Shire of Donnybrook Balingup. The information contained within this document has been prepared in good faith on the basis that the Shire, its employees, and agents are not liable for any damage or loss which may occur as a result of the information contained within. Professional advice should be obtained before applying any information within this document to particular circumstances.

The majority statistics contained within this report have been sourced from the Australian Bureau of Statistics as referenced in Part 2, section 4.1. Every effort has been made to ensure the accuracy of statistics provided.

All photographs within this report have been provided by officers of the Shire as referenced within Part 2, section 9.0.

## Council Preliminary Endorsement to Advertise

The Strategy was initially endorsed by Council (the Commissioner) for advertising on:

**22 March 2023 (Resolution 33/23)**

## WAPC Certification for Advertising

The Strategy was certified for advertising by the WAPC on:

## Council Recommendation to Support / Submitted for Approval

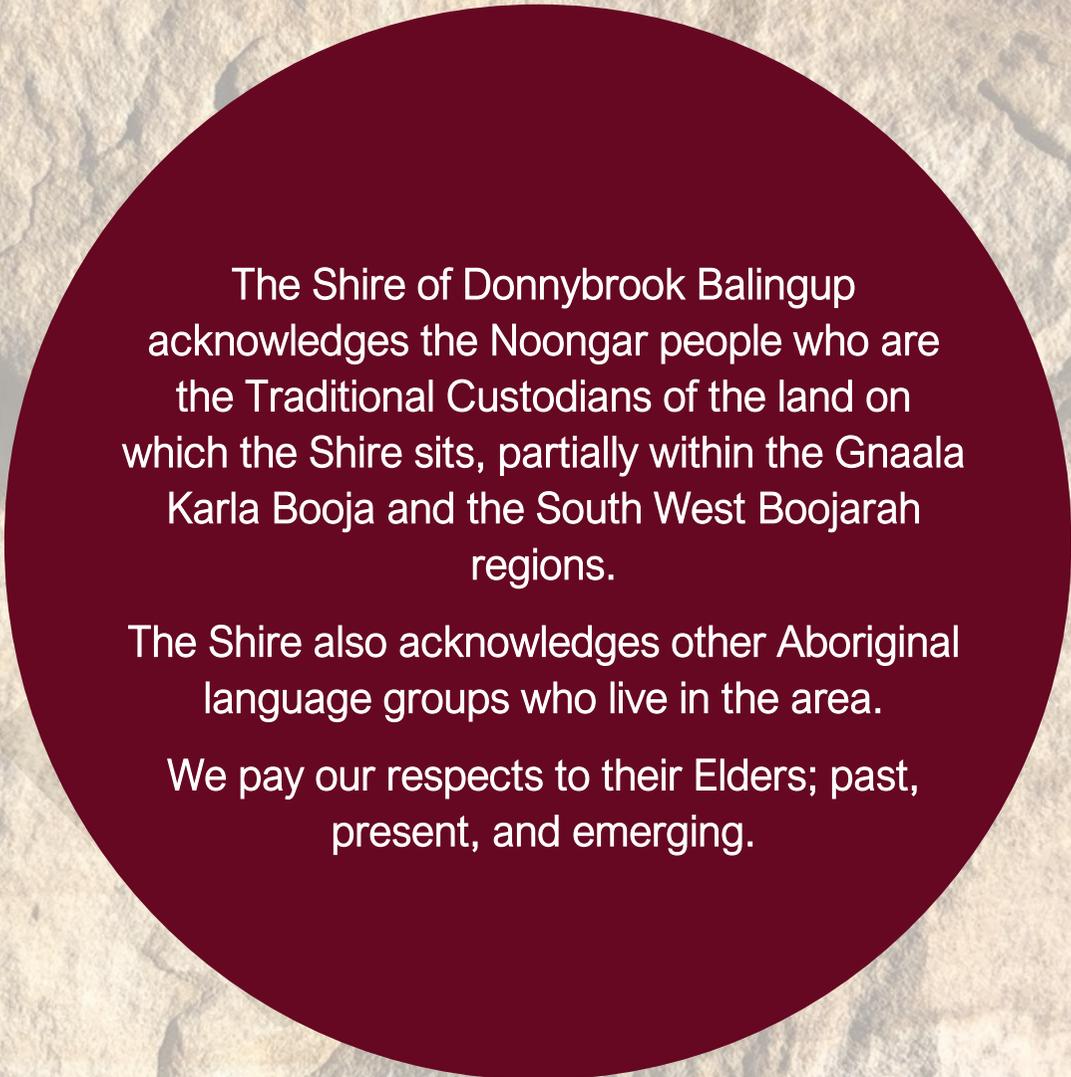
The Shire of Donnybrook Balingup resolved to support the Strategy for submission to the WAPC for final approval at the Ordinary Meeting of Council held:

## WAPC Endorsement / Approval

The Western Australian Planning Commission endorsed the final Strategy on:

## Version Control

Version		Date
A.	Draft supported by Council and submitted to the WAPC for certification to advertise.	March 2023
B.	Draft presented for public advertising, as certified by the WAPC, including any required modifications.	January 2024
C.	Final draft supported by Council and submitted to WAPC for final approval including schedule of submission and any proposed modifications.	
D.	Final WAPC endorsed document as published.	



The Shire of Donnybrook Balingup acknowledges the Noongar people who are the Traditional Custodians of the land on which the Shire sits, partially within the Gnaala Karla Booja and the South West Boojarah regions.

The Shire also acknowledges other Aboriginal language groups who live in the area.

We pay our respects to their Elders; past, present, and emerging.

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## 1.0. Vision

The intent and direction of the local planning strategy is to outline the 15-year vision for how land use change and development will occur within the Shire of Donnybrook Balingup. The vision has regard to the Shire's Council Plan but recognises that any community aspirations for future land use change and development are balanced with the requirements of planning legislation and policy. The local planning strategy will provide for the expression of how broader State planning requirements can be applied and ultimately implemented at a local level.

The vision of the Strategy is:

*“To support sustainable development within the Shire to attract new residents and business investment, whilst supporting the growth of strong and vibrant communities, living in harmony with the natural environment.”*

## 2.0. Issues / Opportunities

Consistent with the State Planning Framework, planning issues of relevance to the Shire are presented under the following themes:

- Community, Urban Growth and Settlement;
- Economy and Employment;
- Environment; and
- Infrastructure.

A detailed analysis of the issues and opportunities for each theme is contained within Part 2 of the Strategy. For the purposes of this part, a brief summary of each theme and issue / opportunity, as derived from Part 2, is provided.

For each planning issue identified, planning directions and actions have been outlined in Part 1 of the Strategy.

The timeframes outlined in each of the tables in Part 1, sections 2.1, 2.2, 2.3 and 2.4 are to be interpreted as follows:

- Short term: 1 – 5 years
- Medium term: 5 – 10 years
- Long term: 10 – 15 years
- Ongoing: throughout the life of the Strategy

Planning directions are short statements that specify what is to be achieved or desired for the issue/opportunity. Each planning direction is supported by an action(s), that clearly and concisely outlines what is proposed, as well as the rationale, timeframe, and responsible party.





## 2.1. COMMUNITY, URBAN GROWTH AND SETTLEMENT

The Shire has experienced sustained growth in recent decades which is anticipated to continue based on the median (Band C) to medium-high growth (Band D) rate as outlined in WA Tomorrow and reflected in the Population Forecast in Part 2.

Whilst the Shire's population is increasing, the Shire is experiencing an ageing population with the average age being 49, which is 11 years higher than the State average (ABS, 2021). This has a significant impact on the types of services, facilities and housing needed within the community, however, also provides an opportunity to review current provisions to ensure diversity is encouraged within the community age structure.

There is a strong demand for housing, however options are limited, particularly as service infrastructure is limited (water and sewer) and natural hazards present significant challenges (bushfire and flood management). Increasingly, sustainable, alternative housing and development options are being explored to combat servicing, affordability, and environmental impacts. The local government recognises that there will be a need to find creative ways to address sustainability challenges which balance social, economic, and environmental outcomes.

The Shire faces ongoing issues and opportunities relating to:

- Accommodation and Housing;
- Built Form and Character;
- Heritage;
- Public Open Space;
- Community Infrastructure; and
- Settlement Sustainability.

Table 1 – Community, Urban Growth and Settlement: Planning Directions and Actions

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>ACCOMMODATION AND HOUSING</b>				
<b>1.0. Housing Availability</b> The Shire is experiencing strong demand for housing however there is limited stock both within the Shire and across the region.	1.1. Identify, and make available, an adequate supply of viable land for future residential and rural residential development in order to meet the varied needs of a growing population.	1.1.1. Review existing Residential and Rural Residential zoned land within Shire of Donnybrook Balingup Local Planning Scheme No. 7 (LPS7) to determine suitability for future development and calculate lot yields.	A review will facilitate accurate lot yield calculations taking into account development viability and constraints of identified sites. This will identify to what extent existing land can cater for future growth including potential for infill.	Short term
		1.1.2. Identify appropriate Planning Areas for future Residential and Rural Residential development in the Local Planning Strategy.	The identification of appropriate growth areas will facilitate proper and orderly planning and ensure adequate land is available to meet demand.	Short term
		1.1.3. Establish criteria for Structure Plan requirements within LPS8 for Planning Areas, based on scale and complexity of future development.	Larger / complex developments will require structure planning whereas requirements for smaller developments can be addressed through the subdivision process.	Ongoing
<b>2.0. Housing Choice</b> There is a need to facilitate a variety of housing options to cater for a range of circumstances, particularly as the Shire experiences an ageing population.  There is a growing demand for rural living and low-density residential properties as people increasingly seek the lifestyle benefits of the local natural and rural environment. These areas within the Shire are generally not serviceable.	2.1. Provide housing and lifestyle options that cater for residents at various stages of life to attract and retain residents within the district.	2.1.1. Identify areas in Donnybrook within proximity to existing sewer services that could accommodate higher density development and zone appropriately within LPS8.	The housing needs of individuals' significantly changes through their lifecycle. The Shire should facilitate the provision of a sufficient range of housing and property stock to allow residents to "age in place".	Medium term
		2.1.2. Identify Planning Areas within the Strategy for Rural Residential development opportunities.	Rural Residential properties (1ha – 4ha) provide opportunities for housing in a rural setting and can accommodate appropriate on-site services.	Short term
		2.1.3. Identify Planning Areas within the Strategy for low density Residential development and consider the implementation of building envelopes where necessary.	Low density Residential properties (2,000m <sup>2</sup> – 5,000m <sup>2</sup> ) provide a Residential option that maintains the desired rural lifestyle within the Shire and can cater for on-site services in the absence of reticulated service provisions.	Short term
<b>3.0. Sustainable Living</b> There is demand for more flexible arrangements with regard to residential uses on rural zoned land,	3.1. Provide flexibility within the Planning framework that caters for sustainable, affordable housing solutions and	3.1.1. Introduce provisions in LPS8 to facilitate homestead lots on appropriately sized General and Priority Agriculture properties within the Shire.	To support the succession of agricultural operations within the rural community, the Shire will provide for homestead lots in certain circumstances, in accordance with the provisions outlined in LPS8.	Short term

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
to facilitate succession planning, address affordability and promote sustainable living.	opportunities for rural residents to maintain their rural lifestyles.	3.1.2. Introduce Scheme and/or Policy provisions for appropriately scaled strata development on Tourism, General and/or Priority Agriculture zoned land within a Special Control Area as identified within the Scheme.	The Balingup community has expressed support for alternative styles of development that support sustainable living within a rural environment, including the sharing of services and renewable energy generation on agricultural land that is not viable for traditional agricultural activities.	Medium term
		3.1.3. Develop a Local Planning Policy for 'tiny homes' and other alternative types of affordable housing development.	Demand for alternative housing development, including 'tiny homes' is becoming increasingly popular due to affordability. The Shire will need to develop appropriate development controls to facilitate this type of development whilst maintaining appropriate standards of amenity.	Medium term
<b>4.0. Availability of Services</b> Residential development within the Shire is constrained by limited services, specifically reticulated sewer.  Existing dual-coded lots are generally developed at the lower density with on-site sewer, even where the reticulated sewer may be available. This reduces the development potential of serviceable residential lots in the Donnybrook townsite.	4.1. Ensure land is zoned for higher density residential development in areas where connection to reticulated services is feasible.	4.1.1. Review the density coding of Residential lots to ensure they appropriately reflect the availability of existing reticulated sewer services.	The Shire is aware that some Residential densities may not be appropriate given the availability of existing sewer and therefore this will be reviewed.	Short term
		4.1.2. Introduce provisions in LPS8 that require appropriate Residential zoned land and/or Planning Areas in proximity to existing services to connect to reticulated sewer.	Where land can be feasibly connected to the limited reticulated sewer service in Donnybrook, it should not be inhibited by lower density development that may be suitable elsewhere (without reticulated sewer).	Short term
<b>BUILT FORM AND CHARACTER</b>				
<b>5.0. Protection of Existing Character</b>  Care will need to be taken to ensure new development does not adversely impact on existing character, particularly in townsites.	5.1. Encourage a high standard of development that incorporates innovative and creative design elements that complement the existing character of the Shire.	5.1.1. Establish Scheme and/or Policy provisions that provide suitable guidance on design and development in appropriate locations whilst providing flexibility for innovative and creative new proposals.	Protection of the Shire's diverse built form and character is important as it combines a rich cultural history with traditional country vernacular.  Whilst the Shire encourages innovative, creative, and architecturally inspired design, consideration should be given to the existing context to ensure new development does not adversely impact existing streetscapes.	Long term

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>HERITAGE</b>				
<p><b>6.0. Heritage Conservation</b></p> <p>The Shire contains a number of locally significant cultural and heritage places, many of which are captured in the current local Municipal Heritage Inventory (MHI).</p> <p>To achieve an appropriate level of long-term conservation, acknowledgment, and protection for heritage places, the existing MHI should be reviewed, and measures undertaken to introduce appropriate contemporary provisions to guide future development.</p>	<p>6.1. Ensure the Shire's Planning framework, relevant to heritage places, is accurate and consistent with contemporary standards.</p>	<p>6.1.1. Review the Shire's existing MHI to create a contemporary Local Heritage Survey (LHS), consistent with current frameworks.</p>	<p>The Shire's MHI was last reviewed in 2013 and contains a total of 69 places which are categorised into 5 management categories.</p> <p>A LHS is the contemporary approach to compiling a record of heritage assets of a local district under the relevant legislation.</p>	Short term
		<p>6.1.2. Develop a Local Heritage List that provides statutory protection to appropriate heritage places.</p>	<p>The creation and adoption of a Heritage List will afford a greater level of protection to the most significant places in the Shire with regards to development.</p>	Medium term
		<p>6.1.3. Develop a Local Planning Policy that provides development guidelines and standards for heritage precincts and/or places.</p>	<p>The creation and adoption of a LPP will provide guidance to Council and landowners of heritage places with regards to development.</p>	Medium term
		<p>6.1.4. Consider the introduction of incentives, exemptions and/or dispensations for private landowners who may own a heritage place.</p>	<p>To encourage private landowners to embrace the protection of local heritage under private ownership, appropriate dispensations and/or incentives should be explored and considered by Council in developing the LPP.</p>	Long term
	<p>6.2. Ensure the Shire's Aboriginal heritage is appropriately recognised, acknowledged, and respected.</p>	<p>6.2.1. Investigate opportunities to recognise Aboriginal heritage within the planning framework where appropriate and in consultation with the local Aboriginal community.</p>	<p>Aboriginal heritage is protected under the <i>Aboriginal Heritage Act 1972</i>. According to the DPLH's Aboriginal Cultural Heritage Inquiry System online database (DPLH 2022b), there are a number of Registered Aboriginal Sites located within the Shire.</p> <p>Generally, the LHS may include Aboriginal heritage relating to post-European settlement, however, there is a rich and extensive history of Aboriginal culture pre-European settlement that is important to, and respected by, the local community.</p>	Ongoing
<b>PUBLIC OPEN SPACE (POS)</b>				
<p><b>7.0. Provision of POS</b></p>	<p>7.1. Ensure there is suitable provision of appropriately located active</p>	<p>7.1.1. Enforce the requirement for 10% POS as per the SPP and Liveable</p>	<p>Active and passive public open space remains of key importance to the community to facilitate</p>	Ongoing

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
Provision of active and passive POS in new development areas is integral to supporting healthy lifestyles of residents, whilst preserving the Shire's natural assets including native vegetation.	and passive POS to service the local community.	Neighbourhoods for all new residential development proposals.	healthy lifestyles and protection of the Shire's natural assets.  The provision of POS through the subdivision process plays a critical role in the health and wellbeing of local residents.	
		7.1.2. Establish Scheme and/or Policy provisions with clear criteria as to when a cash-in-lieu of POS contribution can be accepted.	In circumstances where the physical provision of POS is deemed to be not required by the Shire, a suitable cash contribution should be provided in accordance with relevant guidelines.	Medium term
<b>8.0. Standard of POS</b> Future provision of POS should be fit for purpose and not result in an unacceptable ongoing maintenance obligation on the Local Government.  The Shire will need to give due regard to whole of life and maintenance costs when determining the standard of POS required at development stage.	8.1. Ensure that POS is of appropriate standard when handed to the Local Government, taking into consideration the whole of life and maintenance costs to ensure the ongoing longevity of the asset.	8.1.1. Recommend suitable conditions of subdivision approval to the WAPC requiring POS be developed to an appropriate standard and maintained for at least two full seasons by the developer, prior to handover to the Shire.	Prior to the Shire taking on the ongoing responsibility of POS assets, it needs to be of a suitable standard that can be reasonably maintained by the Local Government.	Ongoing
		8.1.2. Establish standards within a LPP for developing POS in new areas, taking into account requirements of the community and whole of life / maintenance costs.	POS should be designed taking into consideration the reasonable longevity of the asset from a maintenance cost point of view.	Medium term
	8.2. Ensure the community is serviced with suitable facilities of a high standard.	8.2.1. Develop a LPP to ensure provision of POS is of a suitable standard and in an appropriate location.	The development of a LPP will provide guidance to ensure POS is of a suitable standard and in close proximity to residents to ensure maximum benefit and longevity.	Medium term
<b>COMMUNITY INFRASTRUCTURE</b>				
<b>9.0. Developer Contributions</b> As the community grows, increased level of services and infrastructure may be required, the costs of which could be offset via developer contributions.	9.1. Investigate opportunities where developer contributions may be appropriate to support the provision of future community infrastructure, including roads.	9.1.1. Consider the likely future demand for community infrastructure as a result of increased population growth.	Population growth is likely to result in increased demand for community infrastructure where there may be an identified gap.	Long term
		9.1.2. Review areas of potential infill development, including Rural Residential, that may necessitate an increased standard of roads / footpaths to service the locality.	Further infill development and subdivision has, in some cases, resulted in increased demand for a higher standard of road / footpath provision. Further investigation is required as to whether this will be warranted or not.	Medium term

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>SETTLEMENT SUSTAINABILITY</b>				
<p><b>10.0. Villages and Hamlets</b></p> <p>A number of the Shire's villages and hamlets have limited services and infrastructure, however, are strategically located for potential small-scale development and growth opportunities.</p> <p>Existing zonings applicable to many of these localities are inconsistent with the existing and intended future use of the land.</p>	<p>10.1. Provide flexibility for landowners to explore potential small scale development opportunities within villages and hamlets that are compatible with existing rural residential / low density residential uses.</p>	<p>10.1.1. Recognise the role of hamlets and villages in the settlement hierarchy within this Strategy.</p>	<p>A number of hamlets and villages within the Shire are located along major highways and intersections which present potential strategic development advantages.</p>	<p>Short term.</p>
		<p>10.1.2. Introduce the 'Rural Townsite' zone to LPS8 with flexible land use permissibility within the Zoning Table.</p>	<p>'Rural Townsite' provides the most appropriate zoning to provide flexibility for unique rural sites within hamlets and villages in the Shire.</p>	<p>Short term</p>
	<p>10.2. Ensure zoning, land use permissibility and development control provisions provide flexibility and rationalise the existing use of land, whilst ensuring future development is appropriate in the context of the area.</p>	<p>10.2.1. Rezone appropriate land holdings in the hamlets and villages within the Shire under LPS8 to 'Rural Townsite' in accordance with this Strategy.</p>	<p>There are a number of examples of inappropriate zonings within hamlets and villages which need to be addressed in LPS8.</p>	<p>Short term</p>
		<p>10.2.2. Establish appropriate development control provisions in LPS8 to avoid land use conflict in the 'Rural Townsite' zone and guide development.</p>	<p>The introduction of the 'Rural Townsite' zone and appropriate development control provisions in LPS8 will provide flexibility, whilst addressing land use conflict concerns.</p> <p>Such an approach supports the ongoing viability of these areas and encourages investment in such localities.</p>	<p>Ongoing</p>

## 2.2. ECONOMY AND EMPLOYMENT

The Shire supports a strong and diverse economy which includes agriculture (including orchards, horticulture, and viticulture), timber and forest products, aquaculture, retail, tourism, service industries and quarrying/mining.

Whilst the local government values and seeks to protect the agricultural industries as the main driver of the local economy, there is also community support for alternative economic development and job creation. In addition, as technology advances, climate changes and economic factors shift, the industry is continuing to adapt and diversify. As outlined in Part 2, 44% of the labour force within the Shire is made up of the top four industries including: Agriculture, Forestry and Fishing; Health Care and Social Assistance; Mining; and Construction (ABS, 2021).

Tourism is an active and growing industry within the Shire. However, tourism land uses are increasingly fettered by constraints such as bushfire and access (particularly on MRWA roads), which is often outside the jurisdiction of the local government.

Of the people within the labour force, 4.2% indicated they were unemployed at the 2021 census. This is lower than that of the State where 5.1% indicated they were unemployed (ABS, 2021). Local job creation and industry growth continues to be a focus for the long-term sustainability of the Shire's economy.

Whilst the Strategy itself has limited capacity to drive economic development, it can provide for development and investment opportunities. However, the Shire will need to be cognisant of the potential for conflict between land uses such development may introduce and have appropriate mechanisms in place to ensure this is appropriately addressed.

The status of the Shire's economy and employment presents a number of issues and opportunities relating to:

- Agriculture;
- Tourism;
- Town Centres;
- Catering for Industry Growth; and
- Resource Management.



Table 2 – Economy and Employment: Planning Directions and Actions

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>AGRICULTURE</b>				
<p><b>11.0. Protection of Rural Land</b></p> <p>The Shire experiences occasional pressure to subdivide and/or re-zone rural land for residential / rural residential purposes that is not identified within the Planning framework.</p>	<p>11.1. Consistent with SPP 2.5 and DCP 3.4, adopt a general presumption against the subdivision of General Agriculture and/or Priority Agriculture land within the Shire unless otherwise identified in this Strategy and/or permitted under LPS8.</p>	<p>11.1.1. The Shire will generally not support subdivision and/or re-zoning proposals that are not consistent with the Strategy and/or the Scheme.</p>	<p>Fragmentation of agricultural land may result in less productive and unviable agricultural land which will have significant impact to the overall sustainability of the local economy and rural community.</p>	<p>Ongoing</p>
		<p>11.1.2. Establish clear Scheme and/or Policy provisions to provide clear guidance for when homestead lots and rural strata or other land tenure development may be considered, taking into account individual site context.</p>	<p>Clear statutory provisions will be required to ensure homestead lots and/or rural strata development will not constrain or compromise surrounding land to be used for agricultural purposes which are considered its highest and best use.</p>	<p>Short term</p>
<p><b>12.0. Rural Land Use Diversification</b></p> <p>Across the region, the agriculture sector continues to experience changing social, economic, and environmental conditions that present challenges to the overall longevity of local rural industries, the viability of rural land, which in turn, impacts the durability of the rural community.</p> <p>There is a need to find a balance between 'traditional' and 'non-traditional' rural land uses (such as tourism, basic raw materials, etc.) whilst providing opportunities to encourage increased diversification of ancillary, 'value-adding' uses that complement, and do not jeopardise, existing traditional rural land uses.</p>	<p>12.1. Where deemed appropriate, identify compatible land uses that can be considered within the agriculture zones that will provide economic diversification and growth opportunities without jeopardising the long-term primary use of the land for agricultural purposes.</p>	<p>12.1.1. Review land uses within the Zoning Table for the Priority and General Agriculture zones to determine appropriate uses applicable to each, consistent with their unique objectives.</p>	<p>The Shire considers that there is a distinction between the General and Priority Agriculture zones and therefore needs to consider uses appropriate to each.</p>	<p>Short term</p>
		<p>12.1.2. Review the Zoning Table within the Scheme to consider complementary, non-traditional and/or 'farm gate' type land uses that may be compatible within the Priority and General Agriculture zones.</p>	<p>Whilst land use permissibility within the agriculture zones should favour the highest priority use for agricultural purposes, the Shire will consider other compatible uses.</p> <p>Tourism, agri-tourism, accommodation, basic raw material extraction, etc. are land uses that are experiencing increasing demand across the region, particularly within the agriculture areas.</p> <p>These uses are considered 'non-traditional' uses in this setting however provide opportunities for rural landowners to increase overall profitability and viability of rural land and consequently supports the long-term sustainability of rural communities.</p>	<p>Short term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
		12.1.3. Establish Scheme and/or Policy provisions that provide clear parameters for circumstances where discretionary uses (i.e. 'D', 'A' or 'I' uses within the Zoning Table) may be considered for approval within the agriculture zones.	Land use compatibility and suitability can vary depending on the context of each proposal which may require further assessment.  Assessment provisions should be developed to provide clear guidance on when such proposals are unacceptable and should not be supported.  For proposals that may be considered acceptable, clear provisions will be required to ensure the impacts of any proposed development are appropriately managed.	Medium term
<b>TOURISM</b>				
<p><b>13.0. Tourism Growth</b></p> <p>The Shire is increasingly becoming a popular place of interest for visitors and tourists.</p> <p>The Shire will need to determine the most appropriate means via the local planning framework to take advantage of, and cater for, visitor growth, whilst avoiding land-use conflict and/or compromising higher order uses of land.</p>	13.1. Ensure that the local planning framework achieves an appropriate balance that supports tourism growth, whilst not jeopardising existing traditional uses, particularly within the Residential and Agriculture zones.	13.1.1. Review existing Tourism zoned land to ensure ongoing suitability of the locations, as well as appropriate Scheme provisions.	There are a number of properties zoned Tourism under LPS7 that may be more suited to alternative zonings.	Medium term
		13.1.2. Identify potential tourism land uses that may be appropriate in non-Tourism zones, whilst ensuring development does not compromise the primary purpose and/or objectives of the applicable zoning.	Tourism uses have different levels of compatibility within each zone and may require specific assessment.  Provisions should be developed to provide for flexibility whilst ensuring any associated impacts can be appropriately managed.	Short term
<p><b>14.0. Tourism Accommodation</b></p> <p>The Shire is experiencing increased demand for tourism accommodation.</p> <p>The Shire will need to determine the most appropriate means to provide for adequate tourism accommodation which may be considered appropriate across a range of zones and situations.</p>	14.1. Facilitate opportunities for tourism accommodation in appropriate zones within the Scheme where land use conflicts / risks can be appropriately managed.	14.1.1. Review the Zoning Table to permit low-impact tourism accommodation within different zones where they are incidental to the predominant use of the land.	The Shire has limited 'Tourism' zoned land within the Scheme area and therefore needs to consider how tourism accommodation can be provided for within appropriate alternative zones.	Short term
		14.1.2. Develop Scheme and/or Policy provisions that provide clear parameters and controls for particular tourism accommodation uses within each of the applicable zones.	There is a significant difference in the impact of tourism accommodation types depending on their site contexts, e.g. bed and breakfast, motel/hotel, etc.  The establishment of appropriate controls will ensure the scale and nature of tourism accommodation is appropriate in each zone / setting.	Medium term

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<p><b>15.0. Regulatory Framework</b></p> <p>The existing planning framework can present barriers to supporting tourism developments within the Shire, including bushfire requirements and vehicular access via MRWA controlled roads.</p>	<p>15.1. Provide for low-impact development tourism proposals where risks can be reasonably and practicably minimised.</p>	<p>15.1.1. Introduce Scheme and/or Policy provisions to consider low-impact tourism proposals that represent an acceptable and/or manageable level of risk, such as those where there is a permanent manager, 'host', and/or landowner is present on the site.</p>	<p>Due to varying reasons, a large proportion of tourism proposals find it challenging to comply with the relevant provisions of SPP 3.7.</p> <p>Notwithstanding this, the Shire is of the view that some low-impact proposals warrant reasonable consideration for approval where risks can be minimised through appropriate and practical conditions of approval.</p>	<p>Medium term</p>
		<p>15.1.2. Introduce Scheme provisions that provide discretion to the local government (as the decision maker) for referral requirements for low impact development proposals.</p>	<p>The Shire has experienced a significant number of tourism-based development proposals that are not able to be supported due to a lack of support from external agencies or imposition of conditions that render proposals unviable.</p> <p>The Shire is of the view that low-impact development proposals should be able to be reasonably considered without additional referral requirements where the proposal is deemed by the local government not to create an unacceptable or unmanageable risk.</p>	<p>Medium term</p>
<b>TOWN CENTRES</b>				
<p><b>16.0. Aesthetic Quality</b></p> <p>The Shire's town centres, particularly Donnybrook, Balingup and Kirup, act as centres of local commercial activity for the local community and visitors, and therefore a high standard of development and aesthetic quality is necessary.</p>	<p>16.1. Protect and enhance existing streetscapes in town centres to create inviting and attractive commercial precincts that encourage business investment and visitors.</p>	<p>16.1.1. Review and ensure appropriate development controls are in place in LPS8 and/or a LPP to achieve a high standard of development in town centres that give due regard to existing scale, bulk and form, and heritage considerations.</p>	<p>It is important that an appropriate standard of development is achieved in town centres to ensure they remain attractive to businesses and visitors alike.</p> <p>Establishing clear guidance through Scheme and/or Policy provisions will provide clarity as to acceptable standards for development.</p>	<p>Short term</p>
		<p>16.1.2. Establish development controls that manage the use of transportable or second-hand structures in town centres.</p>	<p>The development of transportable and/or second-hand structures carries a potential risk of negative impacts to the amenity of town centres and streetscapes if not managed appropriately.</p>	<p>Medium term</p>
		<p>16.1.3. Review advertising signage Scheme and/or LPP provisions to establish an appropriate level of development control whilst supporting local businesses.</p>	<p>Advertising signage is important for local businesses however without sufficient guidance, has the capacity to result in adverse impacts on the streetscape amenity and/or safety concerns.</p>	<p>Medium term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<p><b>17.0. Town Centre Sustainability</b></p> <p>It is important that town centres remain sustainable and vibrant. The Shire will need to give due regard to ensuring that commercial land is provided and protected from incompatible development.</p> <p>For change of use proposals involving existing development, the Shire will take a practical approach to imposing development standards whilst ensuring a suitable quality of development is achieved and any impacts are appropriately managed.</p>	17.1. Ensure the Shire's town centres remain sustainable by facilitating growth and development opportunities.	17.1.1. Review the Zoning Table within the Scheme to provide for a range of suitable business-based land uses within the Commercial zone.	In order to maintain continued sustainability of the Shire's town centres, a range of business activities should be encouraged to operate within the Commercial zone.	Short term
	17.2. Support new business by giving consideration to the need for regulatory provisions whilst ensuring development quality is not jeopardised and potential impacts are managed.	17.2.1. Review car parking provisions within LPS8 and establish Scheme and/or LPP provisions that provide dispensations for change of use applications within specified localities within town centres.	The Shire should balance the need for critical infrastructure generated by new business, with adopting a reasonable approach to requirements involving repurposing existing development.	Short term
		17.2.2. Establish a LPP for the consistent application and collection (or exemption) of cash-in-lieu for car parking.	The provision of car parking is of particular importance in urban areas however, not so critical in some rural environments, therefore exemptions may be reasonable to apply in certain areas.	Medium term
	17.3. Ensure sufficient land is available for the future growth of town centres.	17.3.1. Review existing supply of Commercial zoned land within the Scheme and identify opportunities for future growth within the Strategy if required.	There are some vacant/empty Commercial zoned properties within the Shire's town sites, noting that these are commonly constrained by lack of serviced infrastructure, particularly sewer.	Long term
			17.3.2. Review the Zoning Table within LPS7 to ensure land uses within LPS8 are compatible within the Commercial zone and do not inadvertently restrict commercial development.	Commercial land should be assigned and utilised for predominantly commercial purposes. Residential uses that are not incidental to the commercial activities of Commercial zoned land, should not be permitted as these can be accommodated in other more suitable zones, and free up the Commercial zone for its intended purpose and reduce land use conflict.
<b>CATERING FOR INDUSTRY GROWTH</b>				
<p><b>18.0. Industrial Land Feasibility</b></p> <p>There is a significant area of Industrial zoned land within</p>	18.1. Promote and advocate for government agency support to	18.1.1. Investigate partnership opportunities with Development WA and/or South West Development Commission to advocate for financial support to	It is not currently feasible for the private sector to develop the existing industrial estate in Donnybrook due to site specific constraints, and	Ongoing

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<p>Donnybrook, however it is constrained by servicing requirements, native vegetation and/or topographical challenges.</p>	<p>facilitate development of existing Industrial zoned land.</p>	<p>facilitate development of existing Industrial zoned land.</p>	<p>therefore for it to be developed it will require the injection of State funding.</p>	
	<p>18.2. Ensure applicable land is appropriately zoned for future industrial purposes in order to achieve orderly and proper outcomes.</p>	<p>18.2.1. Review the current General Agriculture zoning at Lot 398 (21) Cherrydale Way, Beelerup (DP182618) and Lot 447 Donnybrook – Boyup Brook Road, Beelerup (DP150079)</p>	<p>Review the zoning for consideration for re-zoning to General Industry to maintain consistency with the surrounding General Industry zoning.</p>	<p>Short term</p>
		<p>18.2.2. Review the current General Agriculture zoning of Lot 151 Brookhampton Road, Kirup (DP195161) to rationalise the existing land use of a packing shed.</p>	<p>The zoning of this site needs to be reviewed to ensure it is consistent with the existing approved land use which is reasonably expected to remain in the long term.</p>	<p>Short term</p>
<p><b>19.0. Workforce Accommodation</b> There are significant projects and developments within the region that may result in increased demand for workers' accommodation within the Shire.</p>	<p>19.1. Facilitate opportunities to meet demand for workers' accommodation that does not jeopardise the amenity of the area.</p>	<p>19.1.1. Introduce the land use of 'workforce accommodation' and consider the suitable zones within the Zoning Table in LPS8.</p>	<p>There are several significant projects and ongoing opportunities in the region that may result in demand for short-term workers' accommodation (e.g. Bunbury Outer Ring Road and the expansion of the Talison mine in Greenbushes). The Shire will need to determine where such accommodation will be best suited.</p>	<p>Short term</p>
		<p>19.1.2. Develop Scheme and/or Policy provisions for workforce accommodation for the appropriate siting and design of such proposals to ensure a high standard of development.</p>	<p>The Shire will need to ensure development of this nature is to a high standard to minimise and appropriate manage any impacts to the amenity of the area.</p>	<p>Medium term</p>
<b>RESOURCE MANAGEMENT</b>				
<p><b>20.0. Basic Raw Materials</b> The Shire contains a range of basic raw materials (BRM) which are generally located within rural localities. The Shire will need to consider new proposals, giving due regard to the associated impacts</p>	<p>20.1. Establish a balanced position that recognises the importance of basic raw materials and provides an adequate level of protection to existing resources whilst facilitating growth and development of townsites and rural living areas (in appropriate locations).</p>	<p>20.1.1. Identify land for future Residential / Rural Residential development that will not compromise identified BRM resources (e.g. within SCA4 or equivalent in LPS8)</p>	<p>The Shire needs to balance the protection of existing BRM resources with facilitating growth of townsites. This is particularly the case with SCA4 in LPS7 being in close proximity to the Donnybrook townsite and constrains growth in this direction.  There are currently alternative development areas available in close proximity to townsites which do not contain strategic BRM materials</p>	<p>Medium term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
including the potential for land use conflict.		20.1.2. Review Scheme provisions relevant to SCA4 (or equivalent) including investigating opportunities for small scale subdivision of existing Rural Residential zoned land within SCA4 (or equivalent), subject to suitable notifications being placed on the Title(s).	and can cater for the future growth of Donnybrook in the medium term.  The provisions of LPS8 should be reviewed relevant to SCA4 (or equivalent) to determine the ongoing relevance. In some cases, small-scale subdivision may be able to be supported subject to appropriate checks in place to protect existing and future landowners as well as the existing resource operators.	Short term
	20.2. Provide clarity and direction to proponents for the development of extractive industries that also provide suitable protections to the surrounding area.	20.2.1. Review general development provisions within the Scheme and develop a comprehensive LPP to incorporate contemporary guidelines and outline development expectations.	The Shire has a Local Law governing extractive industries however would benefit from increased guidance when assessing and determining development proposals.  Proponents, landowners, and the community would benefit from improved guidance, particularly relating to context-based assessment, amenity impacts, road contributions etc. when considering proposals to ensure development is appropriate and decision-making is consistent.	Medium term
	20.3. Protect existing Priority Agriculture from potential BRM activities and prioritise this land for traditional agricultural activities.	20.3.1. Review the land use permissibility for extractive industries within the Priority Agriculture zone and consider as an 'A' use.	The use of Priority Agriculture land for agricultural purposes is considered the highest and best use of such land. It should therefore be protected from extractive operations that may restrict the ability of the land to be used for agricultural purposes.	Short term
<b>21.0. Tree Farming</b> Significant changes are anticipated in the agroforestry industry with the recent ban on logging of native forests in WA from 2024 which may result in increased interest to establish tree farms within the Shire.	21.1. Facilitate opportunities for agroforestry, tree farming and plantations in suitable locations where bushfire risk and land use conflict can be appropriately managed.	21.1.1. Review the existing Special Control Area (Plantation Exclusion Area) provisions and boundaries within the Scheme to ensure it remains appropriate and reflects community expectations.	Due to the impacts of tree farming, including the potential for land use conflict, this land use should be confined to suitable localities within the Shire to be reflected in the Scheme via a Special Control Area.	Short term
		21.1.2. Review the existing LPP on Private Tree Plantations and Agroforestry.	Direction and guidance are required for the establishment and management of tree farms that reflects best industry practice and	Medium term

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
			adequately addresses impacts on the community.	

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## 2.3. ENVIRONMENT

The Shire contains a diverse natural environment, as well as a number of environmental assets, which are of great value to the local community. 4.9% of the Shire's land area was registered as National Park or Nature Reserve at the 2021 census.

According to the land and cadastral details within by the State data system (dataWA), 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).

However, there are various environmental issues that need to be addressed in order to ensure the long-term health and sustainability 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:

- Natural Areas and Assets;
- Natural Hazards; and
- Alternative Energy.

Table 3 – Environment: Planning Directions and Actions

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>NATURAL AREAS AND ASSETS</b>				
<p><b>22.0. Native Vegetation and Protected Flora and Fauna</b></p> <p>The Shire will need to effectively manage conflicting objectives with regards to native vegetation and animal species, specifically balancing environmental and bushfire management concerns.</p>	<p>22.1. Identify land for future development that minimises the removal of native vegetation wherever possible.</p>	<p>22.1.1. Establish Scheme provisions that are applicable to future rezoning and/or structure planning to ensure due regard is given to protecting native vegetation where possible.</p>	<p>The measures proposed will ensure due regard is given to retention of native vegetation whilst providing clarity for potential developers of the Shire's expectations in this regard.</p> <p>The Shire will adopt a precautionary approach when identifying land for future development to minimise impacts on native vegetation noting that some removal of vegetation may be required in certain circumstances.</p>	<p>Short term</p>
	<p>22.2. Minimise clearing of existing native vegetation on existing Rural Residential and Rural Smallholding zoned land.</p>	<p>22.2.1. Review existing provisions within LPS7 and establish new provisions within LPS8 regarding the requirement for all development to be contained within a designated building envelope on Rural Residential and Rural Smallholding properties.</p>	<p>Rural Residential and Rural Smallholding zoned properties are predominantly used for residential purposes, however depending on their context, contain significant vegetation. The use of building envelopes provides a level of protection to vegetation outside of areas that can accommodate development. Environmental linkages provide support to protected flora and fauna; Rural Residential and Rural Smallholding zoned land has potential capacity to provide environments suitable for endemic species.</p>	<p>Ongoing</p>
	<p>22.3. Provide clarity on the Shire's position and role in proposals to clear native vegetation.</p>	<p>22.3.1. Establish clear Scheme and/or Policy provisions that outline when a development application is required for the proposed clearing of native vegetation; what information would be required within an application; and the parameters for which an application of this nature would be assessed.</p>	<p>It is important to establish sufficient clarity for the assessment of proposals to clear native vegetation, taking into account both local and State approval requirements.</p>	<p>Short term</p>
	<p>22.4. Provide direction for the protection of fauna in instances where clearing may be proposed.</p>	<p>22.4.1. Establish clear Scheme and/or Policy provisions that outline where additional protection and/or management measures are required to ensure fauna are appropriately</p>	<p>Vegetation within the Shire provides habitats for a number of different species and should be suitably protected where appropriate.</p>	<p>Short term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
		protected, specifically their presence in habitat trees.		
<p><b>23.0. Waterways and Wetlands</b></p> <p>The Shire contains a number of key waterways and wetlands that require protection from the impacts of development, to maintain their long-term health and viability.</p>	<p>23.1. Protect, manage, conserve, and enhance the environmental functions and values of waterways and wetlands.</p>	<p>23.1.1. Establish Scheme and/or Policy provisions to guide appropriate development within proximity to waterways, including on-site wastewater management systems, and the need to refer significant developments to DWER for comment.</p>	<p>New development needs to be appropriately sited with sufficient separation from waterways and wetlands to ensure it does not represent an environmental risk to the waterway or wetland.</p> <p>Appropriate development controls are required to ensure there are no adverse impacts on the water environment and the quality of drinking water into the future.</p> <p>Appropriate separation distances are required for different sewer treatment systems. This is often very site specific which requires individual review.</p>	<p>Short term</p>
<p><b>24.0. Public Drinking Water Source Areas</b></p> <p>Specific localities within the Shire are identified as Public Drinking Water Source Areas (PDWSA) by the Department of Water and Environmental Regulation (DWER) that have implications for development.</p>	<p>24.1. Protect and appropriately manage development within PDWSAs to ensure the community (and the region) has access to safe, high quality drinking water, both now and into the future.</p>	<p>24.1.1. Review and retain a Special Control Area recognising the PDWSAs in the Strategy and LPS8.</p>	<p>The Donnybrook Water Reserve is a proclaimed water source protection area by DWER and therefore requires formal recognition within the Planning framework.</p>	<p>Short term</p>
		<p>24.1.2. Review Scheme provisions to determine when a development application is required for development within a PDWSA and subsequently the types of development that would warrant referral to DWER prior to determination.</p>	<p>Appropriate development controls are required to ensure development types are compatible with PDWSAs to ensure there are no adverse impacts on the quality of drinking water into the future.</p> <p>Clarity is also required with regard to the process for assessing land use and development proposals within these areas.</p>	<p>Ongoing</p>
<b>NATURAL HAZARDS</b>				
<p><b>25.0. Bushfire</b></p> <p>The presence of considerable vegetation within the Shire, whilst highly valued by the community, presents a significant constraint to future development due to the risk of bushfire.</p> <p>Over 82% of the Shire is located within a designated bushfire prone</p>	<p>25.1. Only identify land for future development that avoids unacceptable and/or unmanageable bushfire risk.</p>	<p>25.1.1. Engage a suitably qualified bushfire practitioner to complete an appropriate Bushfire Hazard Level (BHL) assessment of proposed Planning Areas to determine suitability for future development.</p>	<p>As required within SPP 3.7, a BHL will be prepared to accompany this Strategy and the proposed Planning Areas to demonstrate their suitability for future development.</p>	<p>Short term</p>
		<p>25.1.2. Undertake a review of the existing Rural Residential zoned land to ascertain the suitability of further infill</p>	<p>As outlined in section 2.1, action 1.1.1, the Shire will undertake a short-term desktop review of Rural Residential land however further</p>	<p>Medium term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<p>area which presents a number of development challenges.</p>		<p>subdivision against the risk of bushfire.</p>	<p>investigation is required as to the development capabilities, particularly with infill subdivision, against the measured bushfire rating.</p>	
	<p>25.2. Give consideration to development proposals that can practicably and reasonably manage bushfire risks.</p>	<p>25.2.1. Review provisions of SPP 3.7 and the associated Guidelines to develop a procedural matrix and/or Policy specific to processing development applications within the bushfire prone areas.</p>	<p>Where a suitably qualified bushfire practitioner can demonstrate that the bushfire risk can be appropriately and reasonably managed, consideration should be given to the merits of proposals to support continued development within the Shire.</p>	<p>Short term</p>
<p><b>26.0. Flooding and Stormwater Management</b></p> <p>The Shire contains a number of significant waterways which, in combination with low lying land, presents stormwater and flood management issues. This also restricts the ability of properties to accommodate on-site sewer management systems.</p>	<p>26.1. Only identify land for future development that avoids unmanageable flood affected land.</p>	<p>26.1.1. Identify Planning Areas within the Strategy in locations that are not subject to potential flooding impacts from adjacent waterways, or that can considerably account for this within their development (i.e. foreshore reserves, POS, etc.)</p>	<p>Planning Areas should have minimal constraints to ensure development capability reflects the intended development objectives.</p>	<p>Short term</p>
	<p>26.2. Ensure that future development provides an acceptable level of flood protection and stormwater management for the health and safety of people, and prevention of damage to property and/or community infrastructure.</p>	<p>26.2.1. Review and establish Scheme provisions that provide adequate guidance for the assessment of new development in close proximity of waterways, including referral to DWER and/or other relevant agencies as appropriate.</p>	<p>Appropriate Scheme provisions are required to mitigate flood risk. Referral to DWER for certain applications will ensure decision making is based on appropriate advice from the responsible agency for waterways.</p>	<p>Ongoing</p>
		<p>26.2.2. Develop Scheme and/or Policy provisions that address suitable, localised stormwater management and design principles for new development proposals.</p>	<p>Adopting best practice and design standards for stormwater management at all stages of Planning is required to avoid adverse impacts. This should include consultation with the Shire's Works and Services department.</p>	<p>Medium term</p>
<b>ALTERNATIVE ENERGY</b>				
<p><b>27.0. Generation of Renewable Energy</b></p> <p>New technology in renewable energy generation is evolving quickly at various scales, providing opportunities to transition away from traditional energy sources.</p>	<p>27.1. Support domestic and commercial scale renewable energy generation developments subject to consideration of amenity and offsite impacts to community.</p>	<p>27.1.1. Review the Zoning Table and appropriate land use definitions within LPS8 to consider the compatibility of renewable energy technologies in each zone.</p>	<p>Considerations should be given to the suitability and permissibility of renewable energy land uses within each zone, as well as how each are defined.</p> <p>Small scale energy generation will enable developments and/or properties to be self-sufficient and/or reduce their carbon footprints.</p>	<p>Short term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
This includes, but is not limited to, wind, solar, hydro, and geothermal power.		27.1.2. Establish Scheme and/or Policy provisions that guide appropriate development of domestic and commercial scale renewable energy proposals.	Development controls will be required to ensure that proposals are appropriate to their context and do not result in unacceptable amenity or offsite impacts.	Medium term

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## 2.4. INFRASTRUCTURE

The Shire is limited in service provision, particularly of reticulated scheme water and sewer services. As outlined in Part 2, the number of residential connections to the scheme water provided by the Water Corporation equates to 50% of the total number of dwellings within the Shire. In addition, the number of reticulated sewer connections equates to only 12.4% of the total number of dwellings within the Shire.

Lack of critical service infrastructure has significant repercussions for growth and development potential within the Shire.

In addition, the Shire contains over \$161 million worth of transport infrastructure including roads, car parks, paths, drainage, electrical and guard rails that have significant management and maintenance costs.

The Shire, particularly the Donnybrook townsite, is strategically located at a junction of significant regional roads that provide the means of distributing goods within the region. This provides significant opportunities for regional business investment within the Shire on the basis that there is a high standard of roads in all directions, linking through to the Perth Metropolitan Area, the South West and the Great Southern.

Similar to many regional areas in Western Australia, the Shire faces challenges from an infrastructure perspective including:

- Critical Services; and
- Transport Network.

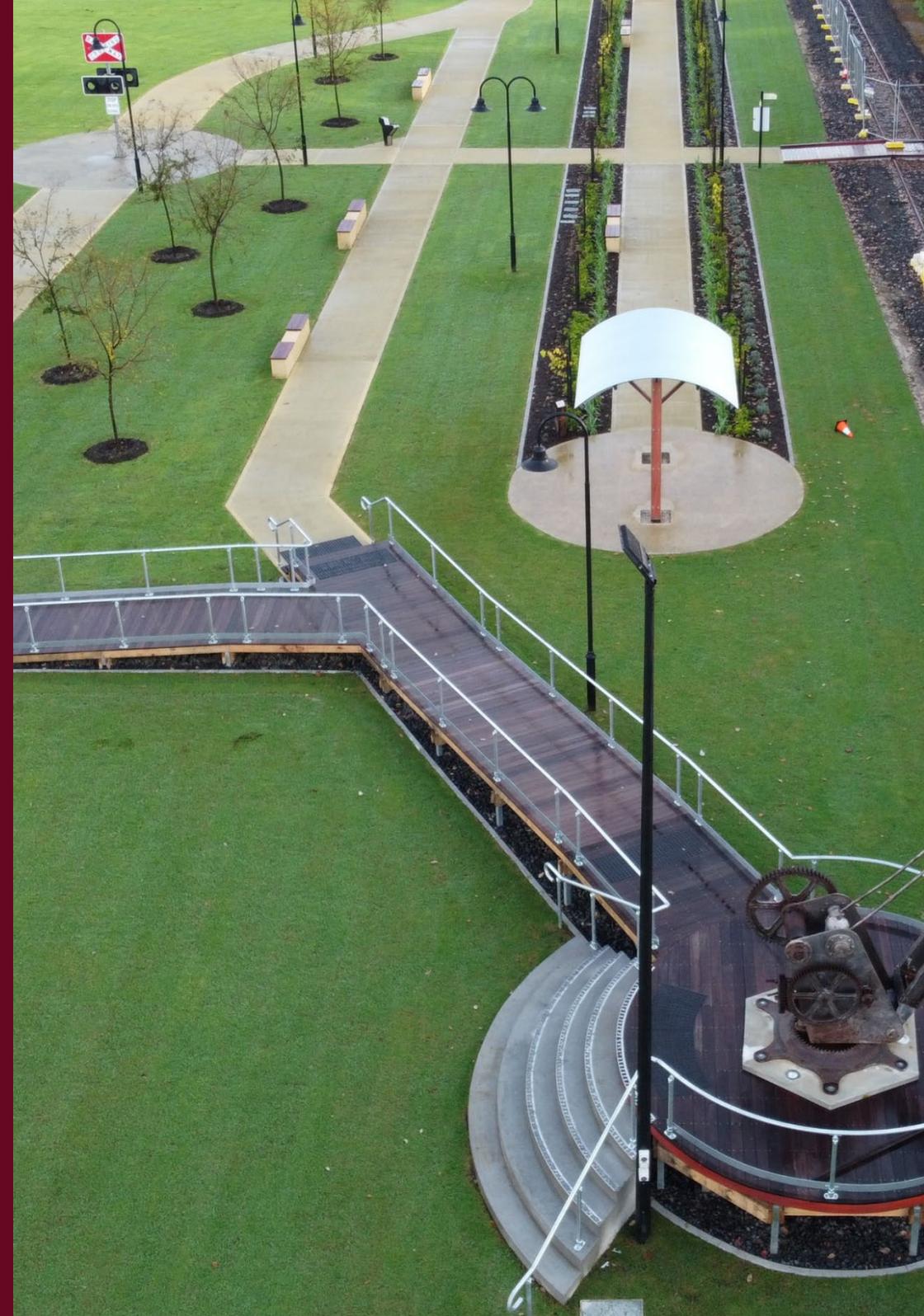


Table 4 – Infrastructure: Planning Directions and Actions

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>CRITICAL SERVICES</b>				
<p><b>28.0. Wastewater Management</b></p> <p>An increased level of reticulated wastewater service provision is required to support the future growth of the Shire, whilst also addressing the environmental concerns relating to the widespread use of traditional on-site wastewater disposal methods.</p>	<p>28.1. Pursue opportunities for an increased level of reticulated sewer to facilitate residential, commercial, and industrial development types within the Shire.</p>	<p>28.1.1. Advocate to the State Government for the recommencement of the Infill Sewerage Program, including any required upgrade of local wastewater processing facilities.</p>	<p>The townsite of Donnybrook was only partially serviced by reticulated sewer when the Country Infill Program was discontinued. The continuation of the program, including expanding it to other townsites and incorporating industrial areas will support the future growth of the Shire whilst addressing ongoing environmental concerns associated with on-site sewer.</p>	<p>Ongoing</p>
		<p>28.1.2. Where identified within this Strategy, new residential development in Donnybrook is to be connected to the reticulated sewer.</p>	<p>Where reticulated sewer is available, and the land is appropriately zoned, new residential development will be required to connect which will be enforced through appropriate Scheme provisions.</p>	<p>Medium term</p>
		<p>28.1.3. Consider introducing Scheme and/or Policy provisions that stipulate specific on-site wastewater management requirements for development proposals in environmentally sensitive areas and/or lots less than a certain size, in consultation with DWER and the DoH.</p>	<p>Consideration is required at the development application stage to ensure on-site wastewater management systems are suitable, taking into account site constraints including soils and lot size. Traditional septic systems may not be suitable in all circumstances. Appropriate wastewater disposal is a critical consideration in determining development proposals to ensure the proposed use can be accommodated, and therefore approved, on site.</p>	<p>Medium term</p>
	<p>28.2. Support initiatives to recycle / reuse greywater on a domestic scale subject to adequate measures being in place to the satisfaction of the DoH.</p>	<p>28.2.1. Establish Scheme and/or Policy provisions to identify circumstances for recycling / reusing greywater, which shall include referral to the DoH for comment prior to determination.</p>	<p>There are evolving technologies for wastewater recycling / reuse, and this should be supported where appropriate, subject to support from the DoH.</p>	<p>Medium term</p>
<p><b>29.0. Water Supply</b></p> <p>All development requires the provision of a secure and safe source of water, including potable water, water for firefighting</p>	<p>29.1. Ensure all habitable development is connected to a suitable supply of potable water.</p>	<p>29.1.1. Review existing provisions within LPS7 to ensure an adequate supply of potable water is connected to facilitate habitable development types (dwelling, ancillary accommodation, etc.) under LPS8.</p>	<p>A suitable supply of potable water is required to support habitable development which may vary depending on the circumstances of the proposal. The Scheme should clarify the requirements in consultation with the DoH and DWER, as required.</p>	<p>Short term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
purposes and industrial and commercial water supply.	29.2. Ensure all new developments have suitable provisions for the adequate supply of potable water.	29.2.1. Where identified within this Strategy, all applicable Planning Areas are to be connected to the reticulated scheme water at subdivision stage.	Where available, development is required to be connected to the reticulated scheme water at the subdivision stage. Requirements to be confirmed in consultation with DWER, Water Corporation and DoH, as required.	Ongoing
		29.2.2. Introduce Scheme and/or Policy provisions, in consultation with the Water Corporation and other relevant agencies, that establish an appropriate distance from existing infrastructure whereby new development shall be required to connect to the reticulated water supply.	Establishing a specific distance from existing infrastructure for the requirement to connect to a reticulated water supply will clarify the requirements under SPP 2.5 as to what is deemed to be “available in the locality” in a local context.	Short term
		29.2.3. Introduce Scheme and/or Policy provisions that support Rural Residential subdivision proposals in localities not within the specified distance as determined in section 2.4, action 29.2.2, that propose on-site water supply (i.e. rainwater tanks, potable bore etc.).	The Shire has an average rainfall higher than that of other areas within the State so it is therefore reasonable to support subdivision proposals outside of the specified distance outlined above where a suitable alternative water supply can be provided in accordance with the required of the Scheme.	Short term
	29.3. Ensure all new development is provided with a suitable supply of water for firefighting in addition to a supply of potable water.	29.3.1. For proposed development without connection to a reticulated water supply, ensure provisions within LPS8 account for a suitable supply of water for firefighting purposes in addition to potable water supply, in consultation with DFES and DPLH, as required.	Provision of water for firefighting purposes is required under SPP 3.7 as outlined by DPLH and DFES.	Short term
	29.4. Ensure commercial and / or industrial development has sufficient water availability for its intended purpose.	29.4.1. Develop Scheme and/or Policy provisions that require new commercial / industrial developments to provide the land with an adequate supply of reticulated water at the subdivision stage, in consultation with the relevant service provider.	The development of commercial / industrial land will need to ensure the standard of reticulated water supply is fit for purpose, depending on the anticipated demands of the intended land use, which should be addressed at the structure planning / subdivision stages.	Ongoing

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<b>30.0. Power</b> An adequate supply of power needs to be provided and be fit for purpose, including commercial and industrial development, whilst noting that new technologies may provide alternative solutions.	30.1. Ensure that commercial and/or industrial development has sufficient power supply for its intended purpose.	30.1.1. Establish Scheme and/or Policy provisions that require new commercial / industrial land developments to provide the land with adequate power supply at the subdivision stage, in consultation with the relevant service provider.	The development of commercial / industrial land will need to ensure the standard of power supply is fit for purpose, depending on the anticipated demands of the intended land use, which should be addressed at the structure planning / subdivision stages.	Long term
	30.2. Support the use of alternative renewable power supplies in appropriate circumstances.	30.2.1. Establish Scheme and/or Policy provisions to guide appropriate use of renewable energy proposals subject to certain criteria.	Measures will need to be introduced to ensure the land is not constrained from achieving its intended purpose due to insufficient level of power servicing.  Provisions will be established in consultation with relevant service providers.	Long term
<b>31.0. Telecommunications</b> There is a varying level of telecommunications service coverage across the Shire which contains 'black spots' in certain localities.	31.1. Ensure that sufficient telecommunication services are provided to residents, including mobile and national broadband networks.	31.1.1. Advocate for improved telecommunications to ensure sufficient coverage across the Shire.	Residents have an increasing expectation of suitable internet and telecommunication services, however much of the Shire has intermittent coverage.	Ongoing
		31.1.2. Establish Scheme and/or Policy provisions for the appropriate siting and development of telecommunications infrastructure.	New telecommunication infrastructure development often encounters community resistance. Therefore, development parameters will need to balance the need for appropriate telecommunication infrastructure against amenity concerns.	Medium term
<b>TRANSPORT NETWORK</b>				
<b>32.0. Regional Road Network</b> The Shire contains a number of significant regional roads.  It is important that, in the interest of public safety, due regard is given to development proposals on private land directly accessing such roads.  In addition, intensification of development may warrant a reduction in speed limit in certain circumstances.	32.1. Ensure development that may have a significant impact on regional roads is suitably considered.	32.1.1. Establish Scheme and/or Policy requirements that clarify referral requirements for development proposals with direct access to regional roads.	The Shire recognises that different development proposals have different impacts to the road network. In some cases, referral to MRWA may be required.	Short term
	32.2. Ensure that speed limits are appropriate for their context taking into account settlement patterns.	32.2.1. In consultation with MRWA, review existing speed limits, particularly in townsites, settlements and newly established development areas.	As development progresses, it is important that the Shire considers whether existing speed limits are suitable.	Ongoing

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<p><b>33.0. Local Road Network</b></p> <p>The Shire is responsible for the local road network and therefore needs to ensure new development at all levels give due regard to the costs associated with the construction, maintenance and/or upgrading implications emanating from the proposal.</p>	<p>33.1. Ensure that local roads and associated infrastructure are constructed and maintained in a manner that is fit for their intended purpose without adverse implications on the Shire's resources.</p>	<p>33.1.1. Establish Scheme, Policy, and/or other suitable provisions that require all roads and associated infrastructure for subdivision proposals to be constructed to the appropriate standard as derived from relevant guidelines and policies such as Liveable Neighbourhoods, IPWEA Guidelines, etc.</p>	<p>The required minimum standards for locally gazetted roads (including gravel roads) are often a point of debate with landowners and/or new developers.</p>	<p>Medium term</p>
		<p>33.1.2. Establish Scheme, Policy and/or other suitable provisions to identify minimum road standards and/or necessary upgrade requirements for proposed developments that are likely to produce an increased level of local traffic.</p>	<p>Certain uses will result in an increased level of traffic that may not be suitable for the existing road conditions. It is therefore the expectation of the Shire that the proponent undertakes any upgrade requirements to ensure the road conditions reflects the use of the land.</p>	<p>Medium term</p>
		<p>33.1.3. Establish Scheme and/or Policy provisions for uses, particularly those that involve heavy haulage or commercial vehicles, that may result in advanced level of degradation.</p>	<p>Certain uses will advance the degradation of roads and therefore the establishment of adequate provisions need to be in place to ensure the Shire is adequately resourced to respond to increased maintenance requirements.</p>	<p>Medium term</p>
		<p>33.1.4. Investigate the appropriateness of establishing private contributions arrangements in circumstances where development opportunities may benefit a number of landowners, and which are likely to result in an increased standard of local road requirements.</p>	<p>The benefits of establishing private contribution arrangements for certain localities subject to intensification as a result of potential infill subdivision will need to be considered, particularly in Rural Residential areas.</p>	<p>Medium term</p>
	<p>33.2. Ensure all development on private lots is provided with legal, dedicated and constructed vehicular access that is commensurate to the proposed development type.</p>	<p>33.2.1. Retain provisions within LPS8 to require all proposals for new development to demonstrate legal access to the relevant property prior to approval being granted.</p>	<p>There are many landlocked properties and properties without dedicated and/or constructed access. This can present a number of challenges that need to be appropriately addressed.</p>	<p>Ongoing.</p>
<p><b>34.0. Coordination of Road Infrastructure</b></p>	<p>34.1. Plan for the coordinated delivery of shared road infrastructure and provide</p>	<p>34.1.1. Investigate the appropriateness of establishing developer contribution plans for the provision of road</p>	<p>Consideration will need to be given to the provision of shared road infrastructure where multiple landowners / developers are involved.</p>	<p>Medium term</p>

Issue / Opportunity	Planning Direction	Action	Rationale	Timeframe
<p>There is a need for efficient coordination, cost sharing and connectivity of road infrastructure for new development areas.</p>	<p>developers clear guidance in this regard.</p>	<p>infrastructure involving numerous landowners / developers.</p>	<p>The timing and mode of delivery of the infrastructure will also need to be considered.</p>	
	<p>34.2. Facilitate the efficient and coordinated provision of connected roads between development areas for situations where a Structure Plan may not be required.</p>	<p>34.2.1. Develop appropriate Scheme and/or Policy provisions to ensure consideration is made for 'through roads' for development on adjoining lots where a Structure Plan may not be required.</p>	<p>There may be occasions when it may be appropriate for developments, particularly smaller proposals in single ownership, where the subdivision process can appropriately address issues typically considered during Structure Planning. However, in such instances, it is important to consider the overall road network to ensure it is appropriately connected.</p>	<p>Medium term</p>
<p><b>35.0. Pedestrian Facilities</b> Pedestrian facilities such as multi-use footpaths, bicycles racks, etc. should be encouraged throughout the Shire to decrease dependency on motor vehicles.</p>	<p>35.1. Provide appropriate planning mechanisms to provide for appropriate pedestrian infrastructure, particularly within, or in close proximity to, town centres.</p>	<p>35.1.1. Establish appropriate Scheme and/or Policy provisions to provide suitable pedestrian facilities including footpaths, bicycle facilities, etc. as identified within new Planning Areas in this Strategy.</p>	<p>To facilitate pedestrian friendly towns centres, the provision of multi-use pathways to accommodate pedestrians, cyclists, wheelchairs, gophers, e-scooters, etc. is essential to create an inclusive and accessible environment.</p>	<p>Medium term</p>
		<p>35.1.2. Consider introducing Scheme and/or Policy provisions for 'end of trip' pedestrian facilities within town centres which may be installed in-lieu of the provision of car parking spaces were deemed appropriate for commercial land use proposals.</p>	<p>Planning provisions to encourage greater use of non-motorised modes of transport, particularly for development within town centres, may provide better urban outcomes for the Shire.</p>	<p>Medium term</p>



### 3.0. Planning Areas

In order to facilitate future growth within the Shire, potential developable land areas are identified within this Strategy referred to as Planning Areas (PAs). The Shire has identified 19 potential Planning Areas for future Residential (R), Rural Residential (RR), Rural Townsite (RT), Commercial (C) and/or Industrial (I) development. The potential lot yields of each Planning Area have been summarised below.

*Table 5 – Planning Area Lot Yields*

	Planning Area	General Locality	R	RR	RT	C	I
1.	A. Marshall Rd	Argyle		16			
2.	B. Hurst Rd	Argyle		8			
3.	C. Bendall Rd	Donnybrook		8			
4.	D. Morgan Rd North	Donnybrook	110	7			
5.	E. Morgan Rd South	Donnybrook	124	8			
6.	F. Elma Ln North	Donnybrook	70				
7.	G. Kelly Rd North	Donnybrook	102	17			
8.	H. South Western Highway	Donnybrook				18	
9.	I. Sandhills Rd	Beelerup / Brookhampton					408
10.	J. Brookhampton Rd North	Kirup	28				
11.	K. Kirup South	Kirup		16			
12.	L. Castle St West	Kirup		4			
13.	M. Old Padbury Rd	Balingup	92	32			
14.	N. Jayes Rd West	Balingup	6				
15.	O. Balinga Drive	Balingup		7			
16.	P. Yabberup Hamlet	Yabberup			N/A		
17.	Q. Mumballup Hamlet	Mumballup			N/A		
18.	R. Newlands Hamlet	Newlands			N/A		
19.	S. Noggerup Hamlet	Noggerup			N/A		
	<b>TOTAL</b>		<b>532</b>	<b>123</b>	<b>N/A</b>	<b>18</b>	<b>408</b>

The direction and intent of the future zonings identified for each Planning Area are summarised in Table 6 below.

*Table 6 – Planning Area Directions and Actions*

Planning Area Zone	Planning Direction	Action	Rationale	Timeframe
Residential	To facilitate the expansion of the Shire's townsites and population growth.	Investigate the potential of the subject land to accommodate development and undertake planning framework modifications to facilitate this development.	Continued population growth is essential to the sustainability of the Shire. The Shire needs to ensure sufficient land is available for residential development including a variety of sizes and typologies that appeal to a wide range of population demographics.	Ongoing
Rural Residential	To facilitate the provision of a variety of housing and lifestyle choices to facilitate population growth within the Shire.		The vast majority of lots within the Shire's hamlets are currently used for residential based purposes, however many are currently inappropriately zoned (e.g. General Agriculture). This results in minor development proposals requiring planning approval. To rationalise these areas, facilitate their continued use and provide flexibility without the need for unnecessary development applications, the properties should be rezoned with appropriate Scheme and/or Policy provisions created.	
Rural Townsite	To rationalise the existing use of land within the Shire's hamlets and provide flexibility for growth and development opportunities in these locations.		There is an existing lot within the Donnybrook townsite that is identified as 'Caravan Park' due to its historic use. This zoning and/or use is no longer suitable on this site which could be utilised for future Commercial growth due to its strategic location on the main street.	
Commercial	To facilitate the growth of the Commercial precinct within the Donnybrook townsite.		Long term sustainability of the Shire's communities relies upon retention and growth of industries. The Shire has a significant amount of Industrial zoned land, particularly within Donnybrook, however this land is constrained due to development and infrastructure costs.	
Industrial	To facilitate economic growth and investment in the Shire through the provision of land suitable for industrial enterprises.			

### 3.1. MINIMUM CONSIDERATIONS FOR ALL PLANNING AREAS

In addition to the minimum considerations identified within the Local Planning Scheme and/or the *Planning and Development (Local Planning Scheme) Regulations 2015*, specific planning considerations have been identified for each area based on the context and constraints of each site.

The requirements listed within this section of the Strategy must be addressed to the satisfaction of the Shire of Donnybrook Balingup prior to considering rezoning and/or subdivision of the site (as applicable).

In addition to the Local Planning Scheme and the *Planning and Development (Local Planning Schemes) Regulations 2015*, unless otherwise stated or agreed to by the Shire of Donnybrook Balingup in consultation with the relevant agencies, the following minimum considerations apply to all Planning Areas:

- (a) Notwithstanding that these Planning Areas have been identified, it should not be misconstrued that they are automatically suitable for development, rather it identifies potential areas for growth, subject to further investigation and assessment;
- (b) Land use development of these Planning Areas is not to be incompatible with the proposed zoning as outlined within the Local Planning Strategy;
- (c) Support of rezoning and/or subdivision of the Planning Areas is contingent upon compliance with various state planning policies, including SPP 3.7 *Planning in Bushfire Prone Areas* and AS3959 (or superseding standards) as per recommendation of the BHL assessment (Part 2, Appendix 10.4) to the satisfaction of the Shire of Donnybrook Balingup and DFES in consultation with DPLH;
- (d) The minimum lot size for future Rural Residential lots is 2 hectares unless otherwise demonstrated through an appropriate bushfire assessment that a lesser site area can be achieved with a suitable developable area (including APZ) at a BAL rating of BAL-29 or less, to the satisfaction of the Shire in consultation with DPLH and DFES;
- (e) Notwithstanding the provisions for minimum lot sizes identified for future Rural Residential zoned development, in no circumstances will the local government support lots with an area of less than 1 hectare;
- (f) Where it has been identified that a Structure Plan is required, the local government may vary this requirement where suitable road connectivity between lots can be provided for within Scheme Amendment and/or Subdivision proposals;
- (g) Where it has been identified that a Structure Plan is not required for a Planning Area, this is subject to the land being a single title, being suitably connected to the existing road network and with the support of the DPLH;
- (h) For all proposals on sites where there is no connection to the reticulated sewer, compliance with the *Government Sewerage Policy* (September 2019) (or superseding standard and relevant state planning policy relating to water resources) is required to the satisfaction of the Shire of Donnybrook Balingup in consultation with DWER and DoH;
- (i) Road design and construction standards for residential developments are to be consistent with Liveable Neighbourhoods and the IPWEA *Local Government Guidelines for Subdivisional Development* (or superseding standard), and to the satisfaction of the Shire of Donnybrook Balingup;
- (j) The cost of any road and associated intersection upgrades, construction and/or extensions required for the development of a Planning Area is the full responsibility of the relevant applicant and/or landowner, the requirements of which will be determined at the Structure Plan stage by the Shire. The required roads and associated intersections are to be accounted for within any Scheme Amendment proposal and upgraded, constructed and/or extended as a condition of the subdivision of the land; and
- (k) Stormwater management and appropriate preparation of a Local Water Management Strategy or water management report as required under state planning policy dealing with water resources, to facilitate Urban Water Management Plans as required by DWER prior to lodgement of a subdivision application.
- (l) Investigation of Aboriginal Cultural Heritage (ACH) values and areas/sites for protection (in accordance with the *Aboriginal Heritage Act 1972*) prior to lodgement of rezoning, structure plan or subdivision application.

**In addition to the above, individual Planning Areas may be subject to additional considerations to address site specific constraints or circumstances. If relevant, such additional considerations are outlined against the individual Planning Areas under the following section**

## A. MARSHALL ROAD

Applicable Site(s)	Plan No.	Land Area
 Lot 384 (28) Marshall Road, ARGYLE	DP153579	22.0751ha
Lot 2 (30) Marshall Road, ARGYLE	D49690	10.2476ha
Road Reserve (not included in total area)	N/A	0.2095ha

### Area Details

 <b>Current LPS7 Zoning:</b>	General Agriculture and within Development Investigation Area 1
<b>Proposed Zoning:</b>	Rural Residential
<b>Structure Plan Required:</b>	Yes
<b>Total Land Area:</b>	32.3227ha
<b>Approximate Lot Yield:</b>	16 <small>(Calculated based on an average lot size of 2ha)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) A secondary road access as per the requirements of SPP 3.7 and the BHL assessment is to be identified in any future Scheme Amendment / Structure Plan and constructed to the satisfaction of the Shire as a condition of the subdivision of land.
- (ii) If secondary access cannot be achieved, the Shire may consider a reduced lot yield subject to review and approval by the DPLH in consultation with DFES.
- (iii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Stempel Nook and Marshall Road (or part thereof).
- (iv) Building envelopes to be established including provision for APZs under SPP 3.7 and protection of native vegetation.



*Planning Area A: Marshall Road*

## B. HURST ROAD

Applicable Site(s) Location	Plan No.	Land Area
 Lot 10 (781) Hurst Rd, ARGYLE	D4090	8.0940ha
Lot 9 (793) Hurst Rd, ARGYLE	D4090	8.5487ha
<b>Area Details</b>		
 <b>Current LPS7 Zoning:</b>	General Agriculture and within Development Investigation Area 3	
<b>Proposed Zoning:</b>	Rural Residential	
<b>Structure Plan Required:</b>	Yes	
<b>Total Land Area:</b>	16.6427ha	
<b>Approximate Lot Yield:</b>	8 <i>(Calculated based on an average lot size of 2ha)</i>	
<b>Additional Considerations (to be read in conjunction with Section 3.1)</b>		

-  (i) Battle-axe development is unlikely to be supported unless it can be demonstrated that it can comply with the relevant provisions of SPP 3.7.
- (ii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Hurst Road and Argyle Road (or part thereof).
- (iii) Building envelopes to be established including provision for APZs under SPP 3.7 and protection of native vegetation.



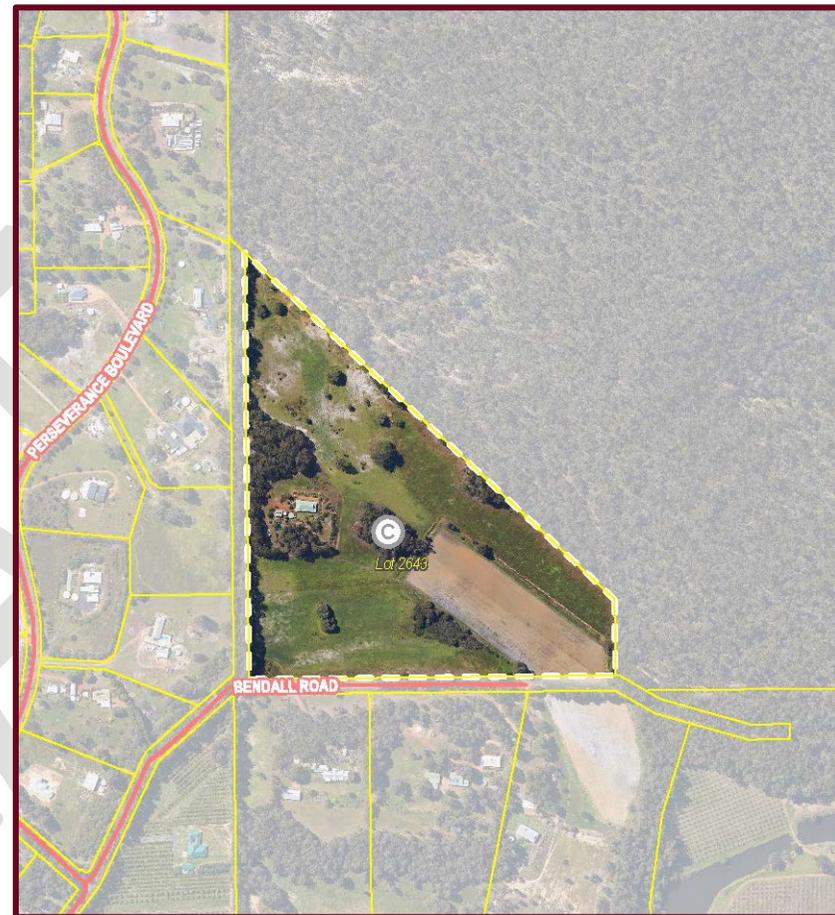
*Planning Area B: Hurst Road*

## C. BENDALL ROAD

Applicable Site(s)	Plan No.	Land Area
 Lot 2643 (91) Bendall Rd, DONNYBROOK	DP136648	16.1975ha
Road Reserve (not included in total area)	N/A	1.1739ha
<b>Area Details</b>		
 <i>Current LPS7 Zoning:</i>	General Agriculture and within Development Investigation Area 4	
<i>Proposed Zoning:</i>	Rural Residential	
<i>Structure Plan Required:</i>	No	
<i>Total Land Area:</i>	16.1975ha	
<i>Approximate Lot Yield:</i>	8 <small>(Calculated based on an average lot size of 2ha)</small>	

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) A secondary road access as per the requirements of SPP 3.7 and the BHL assessment is to be identified in any future Scheme Amendment and constructed to the satisfaction of the Shire as a condition of the subdivision of land.
- (ii) Secondary road access may have to be accommodated through to Perseverance Boulevard which would require acquisition of private land. The applicant/landowner would be fully responsible for coordinating this process and all associated costs.
- (iii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Bendall Road (or part thereof).
- (iv) Building envelopes to be established including provision for APZs under SPP 3.7 and protection of native vegetation.



*Planning Area C: Bendall Road*

## D. MORGAN ROAD NORTH

Applicable Site(s)	Plan No.	Land Area
 Lot 1 (19) Elma Ln, DONNYBROOK	D57362	2.2188ha
Lot 150 (25) Elma Ln, DONNYBROOK	DP410944	0.523ha
Part Lot 801 Elma Ln, DONNYBROOK	DP413956	2.122ha
Lot 151 Elma Ln, DONNYBROOK	DP410944	9.3124ha
Lot 3806 Morgan Rd, DONNYBROOK	DP153578	12.5416ha
Lot 7 (24) Morgan Rd, DONNYBROOK	D76006	20.5251ha

### Area Details

 <b>Current LPS7 Zoning:</b>	General Agriculture and partly within Development Investigation Area 5
<b>Proposed Zoning:</b>	Residential R2.5 – R5 / Rural Residential
<b>Structure Plan Required:</b>	Yes
<b>Total Land Area:</b>	47.2429ha
<b>Approximate Lot Yield:</b>	110 / 7 = 117 <small>(Calculated on 70% / 30% land ratio of Residential to Rural Residential) (Residential calculated on an average lot size of 3,000m<sup>2</sup>) (Rural Residential calculated on an average lot size of 2ha)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) A secondary road access as per the requirements of SPP 3.7 and the BHL assessment is to be identified in Scheme Amendment / Structure Plan and constructed to the satisfaction of the Shire as a condition of the subdivision of land.
- (ii) An appropriate interface of pedestrian and vehicular connectivity is to be provided for with the existing Residential development including Morgan Road and Elma Lane.
- (iii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Elma Lane and Morgan Road (or part thereof).
- (iv) An appropriate buffer of Rural Residential development is to be achieved to the surrounding agricultural land.
- (v) Provision of public open space is to be provided for through the retention of existing native vegetation to the satisfaction of the Shire of Donnybrook Balingup in consultation with DWER.



*Planning Area D: Morgan Road North*

## E. MORGAN ROAD SOUTH

Applicable Site(s)	Plan No.	Land Area
 Lot 6 (85) Morgan Rd, DONNYBROOK	D76006	53.4576
<b>Area Details</b>		
 <b>Current LPS7 Zoning:</b>	General Agriculture and within Development Investigation Area 5	
<b>Proposed Zoning:</b>	Residential R2.5 – R5 / Rural Residential	
<b>Structure Plan Required:</b>	Yes	
<b>Total Land Area:</b>	53.4576ha	
<b>Approximate Lot Yield:</b>	124 / 8 = 132 <small>(Calculated on 70% / 30% land ratio of Residential to Rural Residential) (Residential calculated on an average lot size of 3,000m<sup>2</sup>) (Rural Residential calculated on an average lot size of 2ha)</small>	

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) A secondary road access as per the requirements of SPP 3.7 and the BHL assessment is to be identified in Scheme Amendment and constructed to the satisfaction of the Shire as a condition of the subdivision of land.
- (ii) An appropriate interface of pedestrian and vehicular connectivity is to be provided for with the existing Residential development including Tallowwood Drive, Satinwood Brace and Morgan Road.
- (iii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Satinwood Brace, Tallowwood Drive and Morgan Road (or part thereof).
- (iv) An appropriate buffer of Rural Residential development is to be achieved to the surrounding Crown Reserve.
- (v) Provision of public open space is to be provided for through the retention of existing native vegetation to the satisfaction of the Shire of Donnybrook Balingup in consultation with DWER.

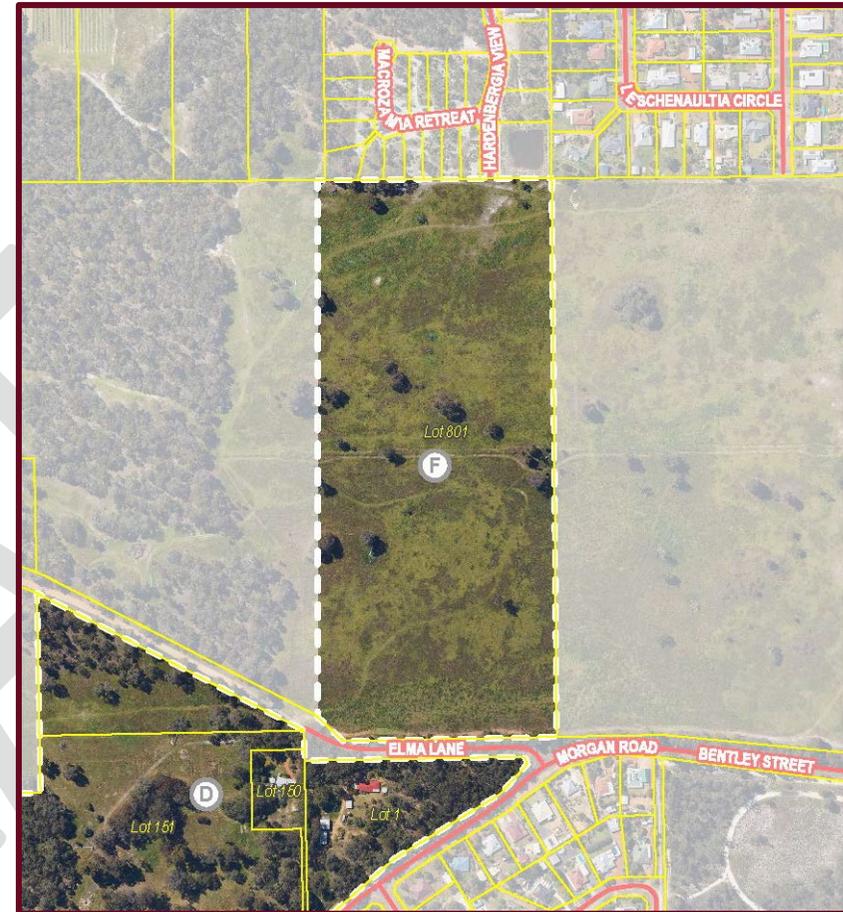


*Planning Area E: Morgan Road South*

## F. ELMA LANE NORTH

Applicable Site(s)	Plan No.	Land Area
 Part Lot 801 Elma Ln, DONNYBROOK	DP413956	Approx. 14ha
<b>Area Details</b>		
 <i>Current LPS7 Zoning:</i>	General Agriculture and within Development Investigation Area 6	
<i>Proposed Zoning:</i>	Residential R20 / R5	
<i>Structure Plan Required:</i>	Yes	
<i>Total Land Area:</i>	14ha	
<i>Approximate Lot Yield:</i>	70 <small>(Calculated based on an average lot size of 2,000m<sup>2</sup>)</small>	
<b>Additional Considerations (to be read in conjunction with Section 3.1)</b>		

- (i) An appropriate interface of pedestrian and vehicular connectivity is to be provided for with the existing Residential development including Elma Lane, Morgan Road, Bentley Street, and the Meldene Estate to the north as well as the undeveloped Residential zoned Lot 800 to the east.
- (ii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Elma Lane and Morgan Road (or part thereof).
- (iii) Development at the higher density is subject to the land being connected to the reticulated sewer which may require an upgrade to the existing facility. Connection to the infrastructure would be required prior to the subdivision of the land.
- (iv) Appropriate provisions are to be considered for proposed lots adjacent to the existing agricultural land.
- (v) Provision of public open space is to be provided for through the retention of existing native vegetation to the satisfaction of the Shire of Donnybrook Balingup in consultation with DWER.



Planning Area F: Elma Lane North

## G. KELLY ROAD NORTH

Applicable Site(s)	Plan No.	Land Area
Part Lot 116 Kelly Rd, DONNYBROOK	D98535	Approx. 18ha
Part Lot 115 Kelly Rd, DONNYBROOK	D98535	Approx. 23ha
Part Lot 2280 Irishtown Rd, DONNYBROOK	DP129711	Approx. 17ha
Part Lot 6 Irishtown Rd, DONNYBROOK	D30040	Approx. 17ha
Closed Road Reserve (not included in total area)	N/A	1.0173ha

### Area Details

Current LPS7 Zoning:	General Agriculture
Proposed Zoning:	Residential R2.5 / Rural Residential
Structure Plan Required:	Yes
Total Land Area:	75ha
Approximate Lot Yield:	102 / 17 = 119 <small>(Lot 115 and 116 calculated on an average lots size of 4,000m<sup>2</sup>) (Lot 2280 and 6 calculated on an average lots size of 2ha)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

- (i) Development of land is to occur outside of the special control area for Donnybrook Stone unless otherwise agreed to by DPLH in consultation with DMIRS.
- (ii) Appropriate provisions and/or buffer to adjoining agricultural land and the special control area for Donnybrook Stone.
- (iii) Vehicular connectivity to be provided for between Kelly Road and Irishtown Road with appropriate upgrades and/or construction required as a condition of subdivision.
- (iv) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Kelly Road, Fowler Street, Hamilton Street, Grist Road, and Irishtown Road (or part thereof).
- (v) An appropriate interface of vehicular connectivity is to be provided for with the existing Rural Residential development including Irishtown Road, Fowler Street Hamilton Street and Kelly Road.
- (vi) An appropriate interface of pedestrian and vehicular connectivity is to be provided for with the existing Residential development including Kelly Road and the adjoining Structure Plan Area.

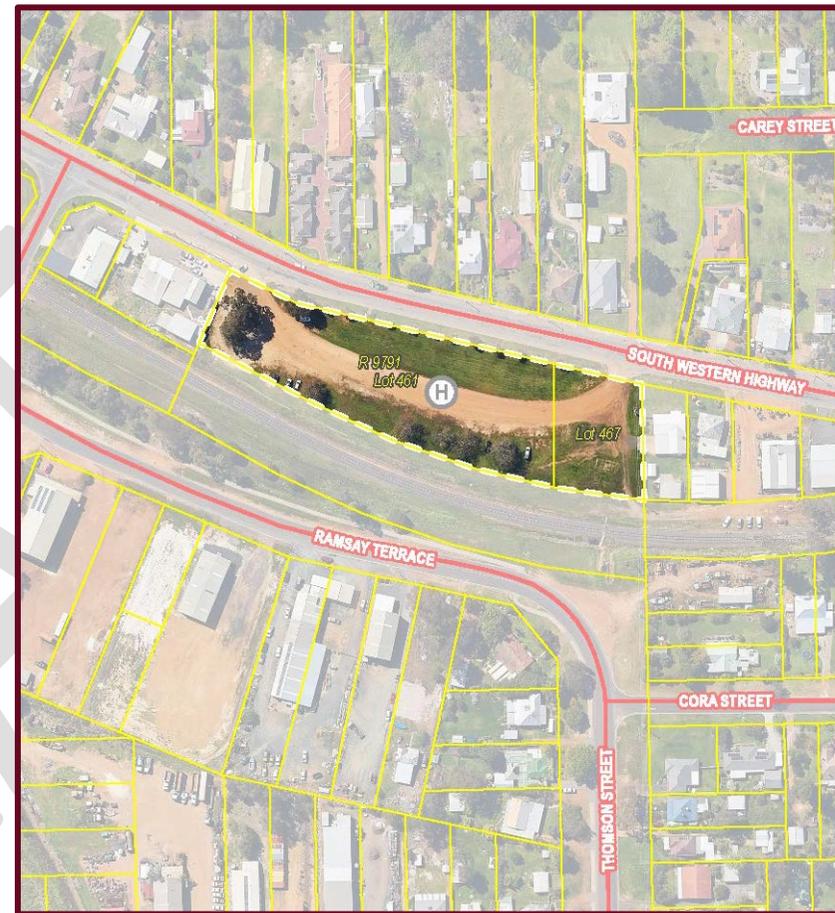


*Planning Area G: Kelly Road North*

## H. SOUTH WESTERN HIGHWAY

Applicable Site(s)	Plan No.	Land Area
 Lot 461 South Western Hwy, DONNYBROOK	DP222387	0.728422ha
Lot 467 South Western Hwy, DONNYBROOK	DP222387	0.211019ha
<b>Area Details</b>		
 <i>Current LPS7 Zoning:</i>	Caravan Park	
<i>Proposed Zoning:</i>	Commercial	
<i>Structure Plan Required:</i>	Yes	
<i>Total Land Area:</i>	0.939441ha (9,394.41m <sup>2</sup> )	
<i>Approximate Lot Yield:</i>	18 <small>(Calculated based on average lot size of 500m<sup>2</sup>)</small>	
<b>Additional Considerations (to be read in conjunction with Section 3.1)</b>		

-  (i) Access / egress from SW Highway to the satisfaction of the Shire / MRWA.
- (ii) Connection to the reticulated water / sewer services is required.



Planning Area H: South Western Highway

## I. SANDHILLS ROAD

Applicable Site(s)	Plan No.	Land Area
 Lot 499 Sandhills Rd, BROOKHAMPTON	DP184321	2.2355ha
Lot 525 Sandhills Rd, BROOKHAMPTON	DP189286	0.3189ha
Lot 517 Sandhills Rd, BROOKHAMPTON	DP215417	1.1104ha
Lot 518 Sandhills Rd, BROOKHAMPTON	DP215417	20.1839ha
Lot 31 Sandhills Rd, BROOKHAMPTON	DP235117	4.4782ha
Lot 31 Sandhills Rd, BEELERUP	DP235117	16.6573ha
Lot 520 Sandhills Rd, BEELERUP	DP215417	21.1698ha
Lot 398 Cherrydale Way, BEELERUP	DP182618	9.9660ha
Lot 515 DB Boyup Brook Rd, BEELERUP	DP215417	74.0575ha
Lot 447 DB Boyup Brook Rd, BEELERUP	DP150079	15.8392ha
Lot 297 Frontino Rd, BEELERUP	DP235117	3.2415ha
Lot 74 Frontino Rd, BEELERUP	DP23472	37.7086ha
Road Reserve (not included in total area)	N/A	18.6808ha

### Area Details

 <b>Current LPS7 Zoning:</b>	General Agriculture / General Industry and within Development Investigation Area 10
<b>Proposed Zoning:</b>	General Industry / Light Industry
<b>Structure Plan Required:</b>	Yes
<b>Total Land Area:</b>	204.4124ha
<b>Approximate Lot Yield:</b>	413 <small>(Calculated based on average lot size of 5,000m<sup>2</sup>)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) The majority of land in this area is zoned for industrial development however may require overall Structure Planning prior to considering the subdivision of land.
- (ii) The site contains a significant amount of native vegetation and may require a flora and fauna survey prior to development.
- (iii) The Shire will consider reasonable alternative solutions to the provision of infrastructure including water, sewer, and power.
- (iv) Any proposed access to Donnybrook – Boyup Brook Road will require review and approval by MRWA.

- (v) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Sandhills Road, Frost Road and Frontino Road (or part thereof).
- (vi) Appropriate provisions and/or buffer / interface to the surrounding area is required.
- (vii) Environmental offsets may be required as significant areas of remnant vegetation need to be removed.
- (viii) Development to be deferred until BRM resources are extracted and the site rehabilitated.



Planning Area I: Sandhills Road

## J. BROOKHAMPTON ROAD NORTH

Applicable Site(s)	Plan No.	Land Area
 Lot 50 Brookhampton Road, KIRUP	DP130027	2.2569ha
Lot 89 Brookhampton Road, KIRUP	DP167056	3.3622ha
Lot 134 Brookhampton Road, KIRUP	DP167056	0.1608ha
Road Reserve (not included in total area)	N/A	2.1174ha

### Area Details

 <b>Current LPS7 Zoning:</b>	General Agriculture and within Development Investigation Area 11
<b>Proposed Zoning:</b>	Residential R5
<b>Structure Plan Required:</b>	Yes
<b>Total Land Area:</b>	5.7799ha
<b>Approximate Lot Yield:</b>	28 <small>(Calculated based on a minimum lot size of 2,000m<sup>2</sup>)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Pedestrian and vehicular access is to be provided and constructed to an appropriate sealed standard to Brookhampton Road as condition of subdivision approval.



Planning Area J: Brookhampton Road North

## K. KIRUP SOUTH

Applicable Site(s)	Plan No.	Land Area
 Lot 52 South Western Highway, KIRUP	DP114708	1.0815ha
Lot 53 (118) South Western Highway, KIRUP	DP114709	0.2023ha
Lot 54 South Western Highway, KIRUP	DP81814	0.2186ha
Lot 1146 South Western Highway, KIRUP	DP105369	Approx. 15ha
Lot 69 South Western Highway, KIRUP	DP82206	3.4135ha
Lot 94 South Western Highway, KIRUP	DP167057	1.8230ha
Lot 10457 South Western Highway, KIRUP	DP153833	Approx. 13ha

### Area Details

 <b>Current LPS7 Zoning:</b>	General Agriculture and partly within Development Investigation Area 12
<b>Proposed Zoning:</b>	Rural Residential
<b>Structure Plan Required:</b>	Yes
<b>Total Land Area:</b>	34ha
<b>Approximate Lot Yield:</b>	17 <small>(Calculated based on average lot size of 2ha)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) A secondary road access as per the requirements of SPP 3.7 and the BHL assessment is to be identified in any future Scheme Amendment / Structure Plan and constructed to the satisfaction of the Shire as a condition of subdivision.
- (ii) Secondary road access may have to be accommodated through to Kirup-Grimwade Road which would require acquisition of private land. The applicant/landowner would be fully responsible for coordinating this process and all associated costs.
- (iii) If secondary access cannot be achieved, the Shire may consider a reduced lot yield subject to review and approval by the DPLH in consultation with DFES.
- (iv) Access to South Western Highway will require review and approval by MRWA.
- (v) Provision of public open space is to be provided for through the retention of existing native vegetation to the satisfaction of the Shire of Donnybrook Balingup in consultation with DWER.
- (vi) The Shire will not support extensive clearing of native vegetation in the areas indicated by the hatching on the Planning Area map.
- (vii) Building envelopes to be established including provision for APZs under SPP 3.7 and protection of native vegetation.



*Planning Area K: Kirup South*

## L. CASTLE STREET WEST

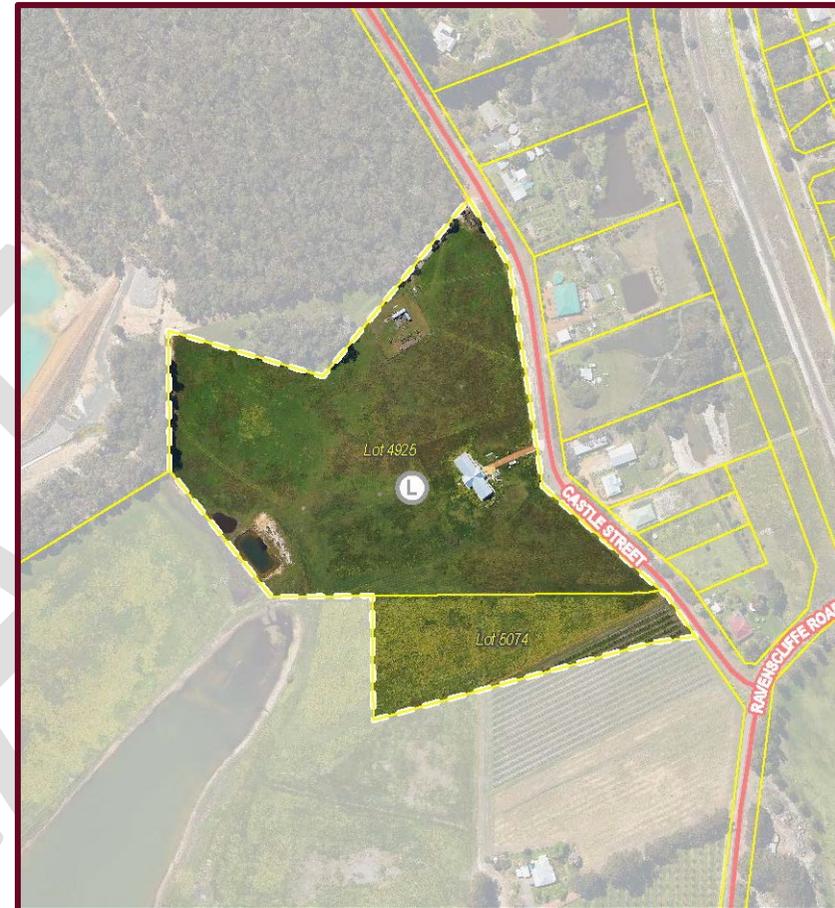
Applicable Site(s)	Plan No.	Land Area
 Lot 4925 Castle Street, KIRUP	DP169512	6.5973
Lot 5074 Castle Street, KIRUP	DP175048	1.6247

### Area Details

 <i>Current LPS7 Zoning:</i>	Priority Agriculture
<i>Proposed Zoning:</i>	Rural Residential
<i>Structure Plan Required:</i>	Yes
<i>Total Land Area:</i>	8.222ha
<i>Approx. Lot Yield:</i>	4
	<small>(Calculated based on average lots size of 2ha)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Appropriate provisions are to be considered for proposed lots adjacent to the existing agricultural land.
- (ii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Castle Street (or part thereof).



*Planning Area L: Castle Street West*

## M. OLD PADBURY ROAD

Applicable Site(s)	Plan No.	Land Area
 Lot 50 (1) Southampton Road, BALINGUP	DP5262	2.7949ha
Lot 600 South Western Highway, BALINGUP	DP413657	1.9421ha
Lot 450 (17) Old Padbury Road, BALINGUP	DP63121	39.3745ha
Lot 10 Old Padbury Road, BALINGUP	D66191	48.0134ha

### Area Details

 <b>Current LPS7 Zoning:</b>	General Agriculture and within Development Investigation Area 15
<b>Proposed Zoning:</b>	Residential R2.5 / Rural Residential
<b>Structure Plan Required:</b>	Yes
<b>Total Land Area:</b>	92.1249ha
<b>Approximate Lot Yield:</b>	92 / 32 = 124 <i>(Calculated on 30%/70% land ratio of Residential to Rural Residential) (Residential calculated on an average lot size of 3,000m<sup>2</sup>) (Rural Residential calculated on an average lot size of 2ha)</i>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Any proposed access to South Western Highway will require review and approval by MRWA.
- (ii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Southampton Road and Old Padbury Road (or part thereof).
- (iii) The upgrade of Southampton Road and Old Padbury Road to a suitable sealed standard, commensurate with the density of development proposed is required as a condition of the subdivision of land.
- (iv) An appropriate buffer and land use considerations are to be implemented for the ongoing protection of the adjacent State Heritage Place(s) (Golden Valley Tree Park and Homestead).
- (v) Provision of public open space is to be provided for through the retention of existing native vegetation to the satisfaction of the Shire of Donnybrook Balingup in consultation with DWER.



*Planning Area M: Old Padbury Road*

## N. JAYES ROAD WEST

Applicable Site(s)	Plan No.	Land Area
 Part Lot 78 Jayes Road, BALINGUP	DP228953	Approx. 2.4ha

### Area Details

 <b>Current LPS7 Zoning:</b>	General Agriculture and within Development Investigation Area 18
<b>Proposed Zoning:</b>	Residential R2.5 / Reserve
<b>Structure Plan Required:</b>	No
<b>Total Land Area:</b>	2.4ha
<b>Approximate Lot Yield:</b>	6 <small>(Calculated based on a minimum lot size of 4,000m<sup>2</sup>)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Appropriate provisions and/or restrictions are to be considered for proposed lots adjacent to the river.
- (ii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Jayes Road and Forrest Street (or part thereof).
- (iii) Land immediately adjacent to the Balingup Brook will require ceding to the Crown and management to the appropriate agency with corresponding local Reserve designation at subdivision stage.



*Planning Area N: Jayes Road West*

## O. BALINGA DRIVE

Applicable Site(s)	Plan No.	Land Area
 Lot 62 Balinga Drive, BALINGUP	DP413961	14.6526ha

### Area Details

 <i>Current LPS7 Zoning:</i>	General Agriculture and within Development Investigation Area 17
<i>Proposed Zoning:</i>	Rural Residential
<i>Structure Plan Required:</i>	No
<i>Total Land Area:</i>	14.6526ha
<i>Approximate Lot Yield:</i>	7 <small>(Calculated based on average lots size of 2ha)</small>

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) The site contains waterways / wetlands / areas subject to inundation that may present additional environmental considerations and impact the development capability including overall lot yield.
- (ii) With reference to Part 1, section 3.1 (i) and (j), existing local roads subject to upgrade may include, but are not limited to: Balinga Drive (or part thereof).
- (iii) Any proposed access to South Western Highway will require review and approval by MRWA.



Planning Area O - Balinga Drive

## P. YABBERUP HAMLET

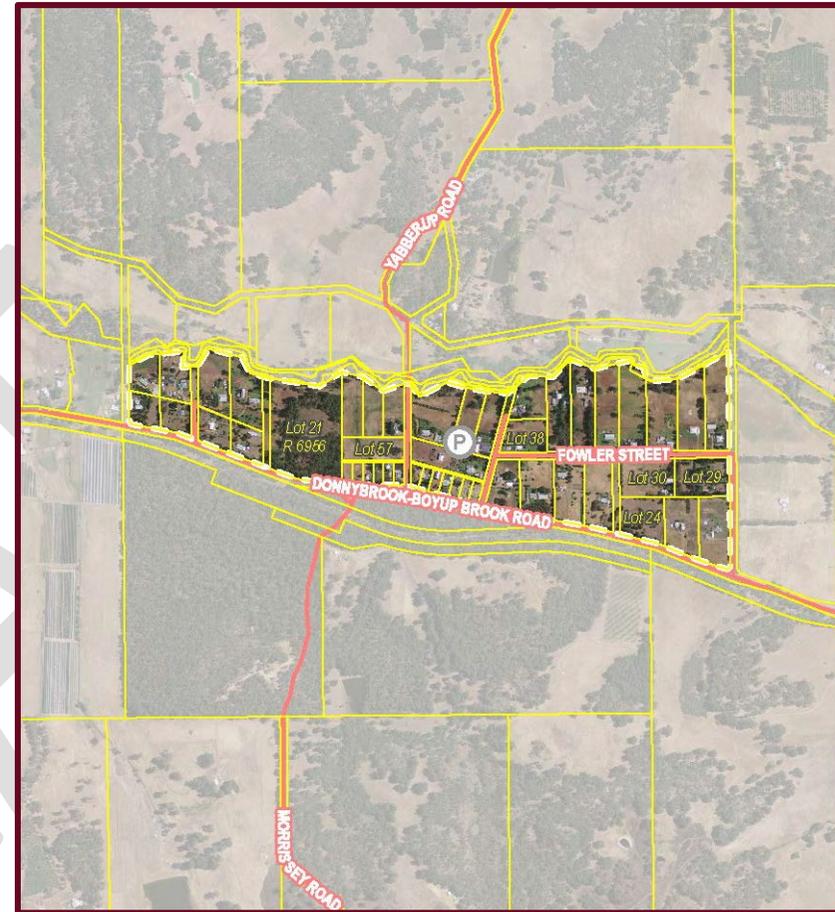
Applicable Site(s)	Plan No.	Land Area
 Yabberup Hamlet Locality	N/A	N/A

### Area Details

 <i>Current LPS7 Zoning:</i>	Priority Agriculture
<i>Proposed Zoning:</i>	Rural Townsite / Reserve – Parks and Recreation
<i>Structure Plan Required:</i>	No
<i>Total Land Area:</i>	N/A
<i>Approx. Lot Yield:</i>	N/A

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Lot 21 on DP103025 (Reserve 6956) is to be considered as local Reserve for Parks and Recreation.
- (ii) Appropriate Scheme and/or Policy provisions are to be introduced for the proposed zoning that rationalises the existing use of the land.
- (iii) No further subdivision of the land will be supported unless it can be demonstrated to comply with the provisions of SPP 3.7 and the relevant Government Sewerage Policy (or superseding standards).
- (iv) Notwithstanding the clause above, in no circumstances will the Shire support a newly proposed lot of less than 1 hectare.



Planning Area P: Yabberup Hamlet

## Q. MUMBALLUP HAMLET

Applicable Site(s)	Plan No.	Land Area
 Mumballup Hamlet Locality	N/A	N/A

### Area Details

 <i>Current LPS7 Zoning:</i>	Priority Agriculture
<i>Proposed Zoning:</i>	Rural Townsite
<i>Structure Plan Required:</i>	No
<i>Total Land Area:</i>	N/A
<i>Approx. Lot Yield:</i>	N/A

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Appropriate Scheme and/or Policy provisions are to be introduced for the proposed zoning that rationalises the existing use of the land.
- (ii) No further subdivision of the land will be supported.



*Planning Area Q: Mumballup Hamlet*

## R. NEWLANDS HAMLET

Applicable Site(s)	Plan No.	Land Area
 Yabberup Hamlet Locality	N/A	N/A
<b>Area Details</b>		
 <i>Current LPS7 Zoning:</i>	General Agriculture / Public Purpose	
<i>Proposed Zoning:</i>	Rural Townsite	
<i>Structure Plan Required:</i>	No	
<i>Total Land Area:</i>	N/A	
<i>Approx. Lot Yield:</i>	N/A	

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Lot 9 and 11 on DP159740 (Reserve 21464), and Lot 359 on DP153934 (Reserve 21365) are to be retained as local Reserve.
- (ii) Appropriate Scheme and/or Policy provisions are to be introduced for the proposed zoning that rationalise the existing use of the land.
- (iii) No further subdivision of the land will be supported.



Planning Area R: Newlands Hamlet

## S. NOGGERUP HAMLET

Applicable Site(s)	Plan No.	Land Area
 Noggerup Hamlet Locality	N/A	N/A

### Area Details

 <i>Current LPS7 Zoning:</i>	General Agriculture
<i>Proposed Zoning:</i>	Rural Townsite / Reserve – State Forest
<i>Structure Plan Required:</i>	No
<i>Total Land Area:</i>	N/A
<i>Approx. Lot Yield:</i>	N/A

### Additional Considerations *(to be read in conjunction with Section 3.1)*

-  (i) Lot 90 on DP27671 (Part Reserve 31375); Lot 300 on DP36424 (Part Reserve 47661); and Reserve 18567 to be zoned for Reserve – State Forest.
- (ii) Appropriate Scheme and/or Policy provisions are to be introduced for the proposed zoning that rationalise the existing use of the land.
- (iii) No further subdivision of the land will be supported unless it can be demonstrated to comply with the provisions of SPP 3.7 and the relevant Government Sewerage Policy (or superseding standards).
- (iv) Notwithstanding the clause above, in no circumstance will the Shire support a newly proposed lot of less than 1 hectare.
- (v) The Shire will not support development on lots with no access to a power supply or constructed road access.



Planning Area S: Noggerup Hamlet

## 4.0. Strategy Maps

The following Strategy Maps have been prepared in accordance with the DPLH Guidelines:

**Figure 1 – Strategy Area**

**Figure 2 – Settlement Hierarchy and Transport**

**Figure 3 – Basic Raw Materials**

**Figure 4 – Significant Rivers, Tributaries, Drinking Water Source and Flood Prone Areas**

**Figure 5 – Special Control Areas – Donnybrook Stone (North and South)**

**Figure 6 – Special Control Area – Balingup Rural Strata**

**Figure 7 – Strategy Plan – North West**

**Figure 8 – Strategy Plan – North East**

**Figure 9 – Strategy Plan – South West**

**Figure 10 – Strategy Plan – South East**

**Figure 11 – Donnybrook Townsite Strategy Plan**

**Figure 12 – Balingup Townsite Strategy Plan**

Other applicable maps and information can be found in Part 2, Appendices, including:

- 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





## 5.0. Implementation and Review

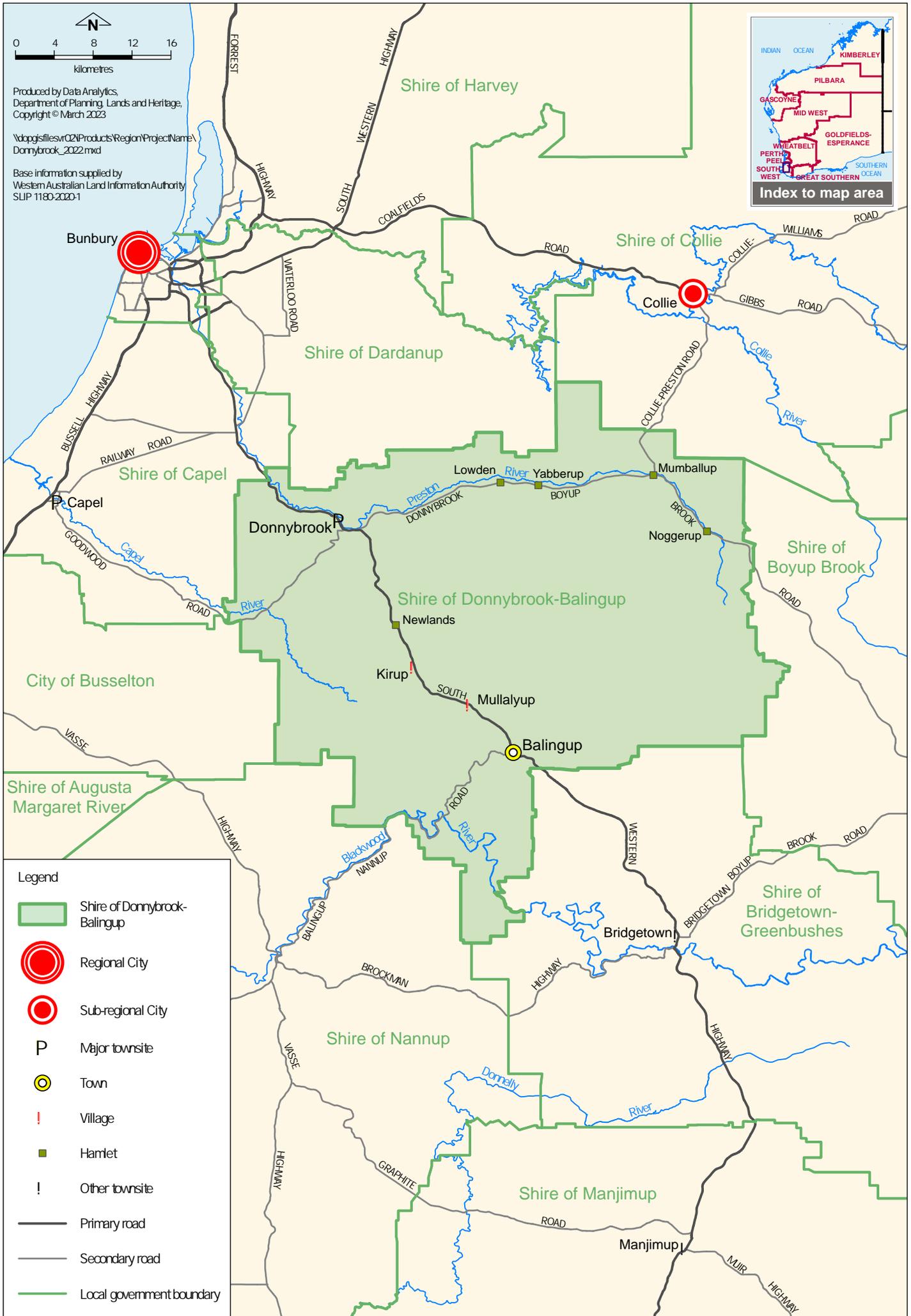
Implementation and review of the Local Planning Strategy is fundamental in ensuring that proposed actions are undertaken, and the Strategy continues to be relevant and contemporary. Regular monitoring and review of the Strategy will also ensure effective compliance and application of the Regulations.

The indicative timeframes provided for each of the actions as outlined in Part 1, section 2.0, will provide a measurable assessment of progress to ensure the overall objectives are achieved.

A comprehensive review of the Local Planning Scheme and Strategy will be undertaken every 5 years, as per the Regulations, in the form of a report of review. The report of review will include a basic assessment of the status of all actions from the Strategy to confirm whether they have been completed, in progress, not commenced, or no longer relevant.

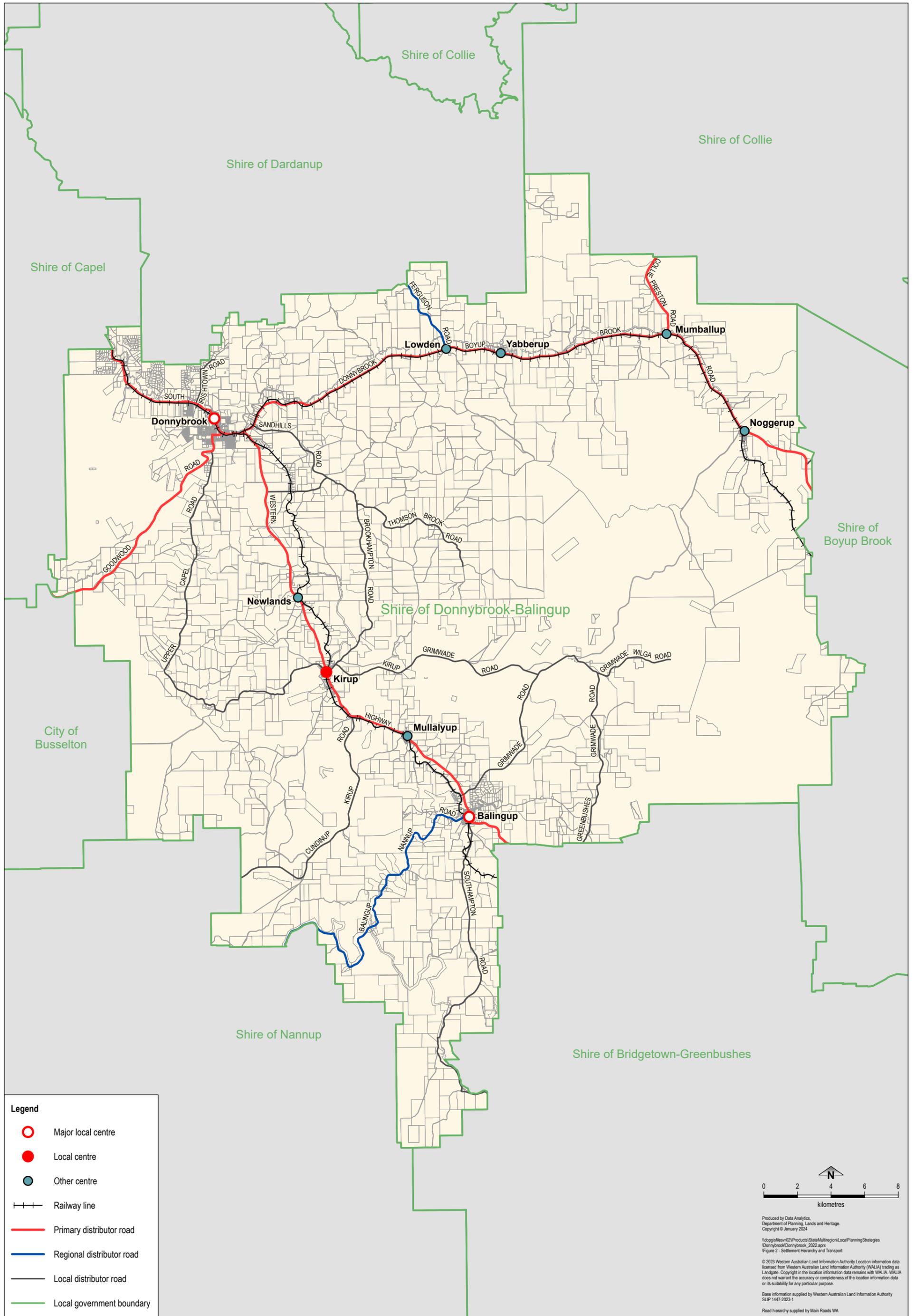
Amendments to the Strategy and Scheme may be required to assist the continued implementation of the Strategy objectives.

# Donnybrook-Balingup Local Planning Strategy



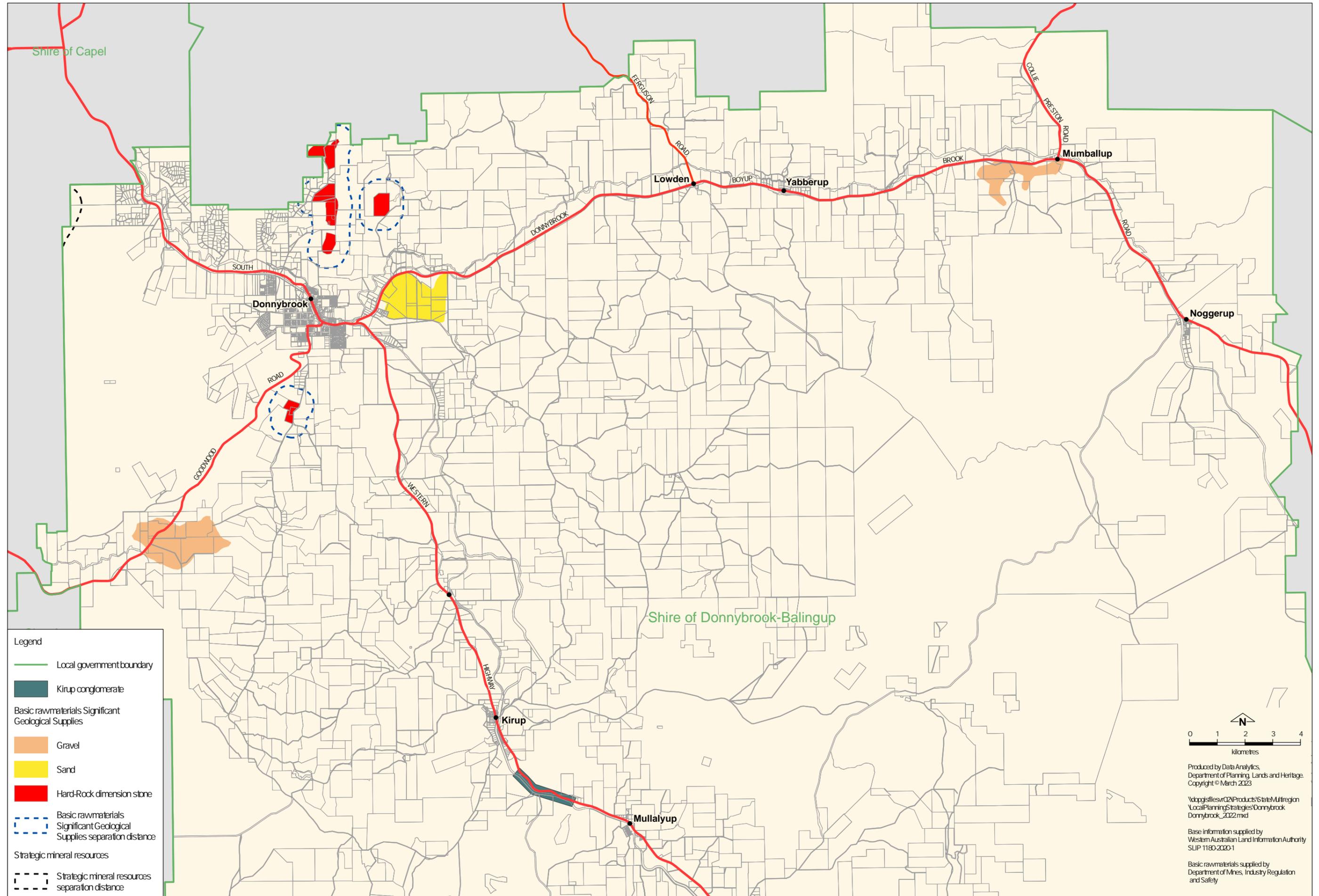
Strategy Area

Figure 1



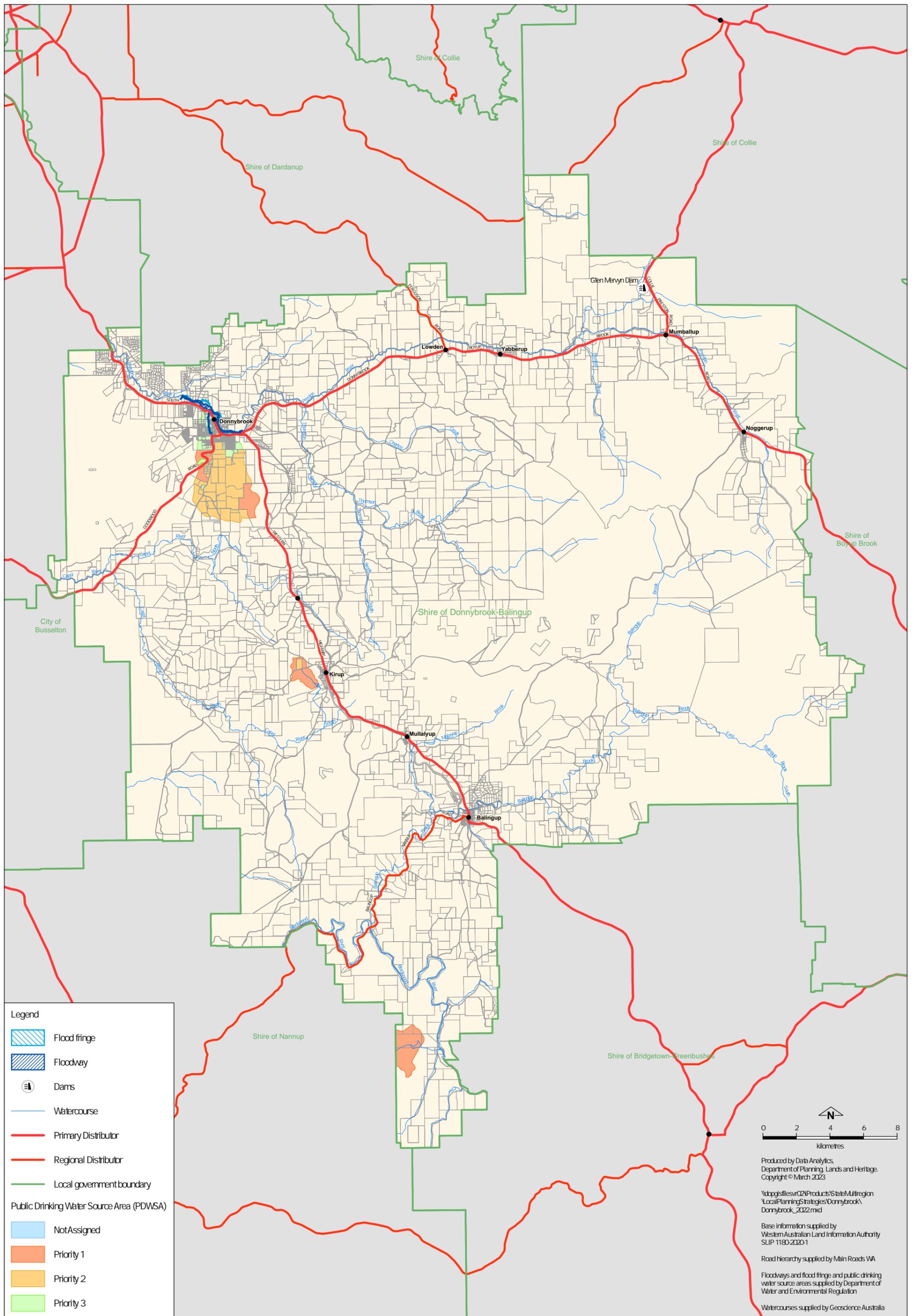
Settlement Hierarchy and Transport

Figure 2



Basic Raw Materials

Figure 3



Significant Rivers, Tributaries, Drinking Water Source and Flood Prone Areas

Figure 4



**Legend**

- Shire of Donnybrook-Balingup local government boundary
- Established Donnybrook stone
- Existing rural living footprint

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Y:\dpp\files\w2\Products\State\Multiregion\Local\Planning\Strategies\Donnybrook-Balingup\Donnybrook\_2022.aprx\Figure 5 - Special Control Area

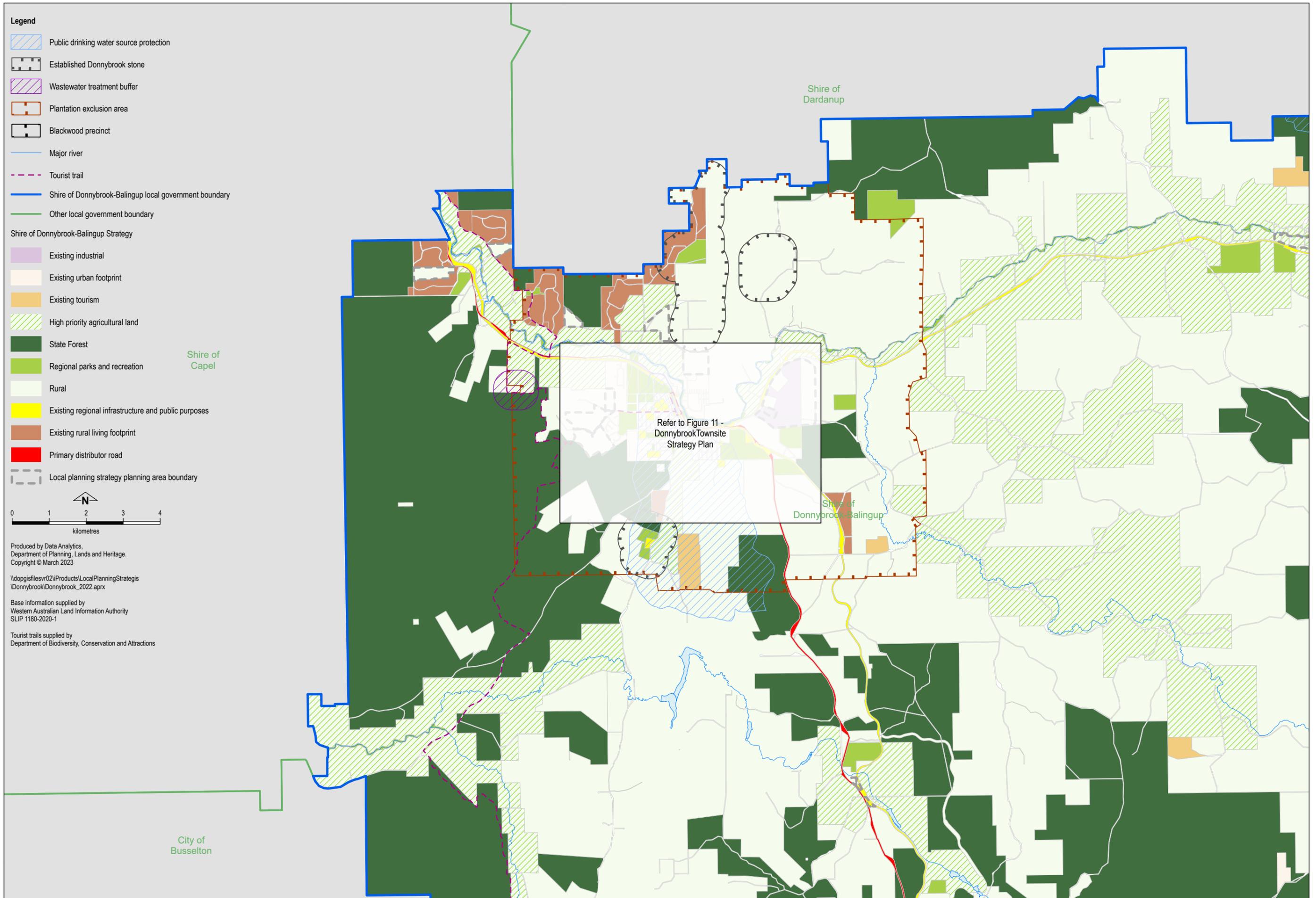
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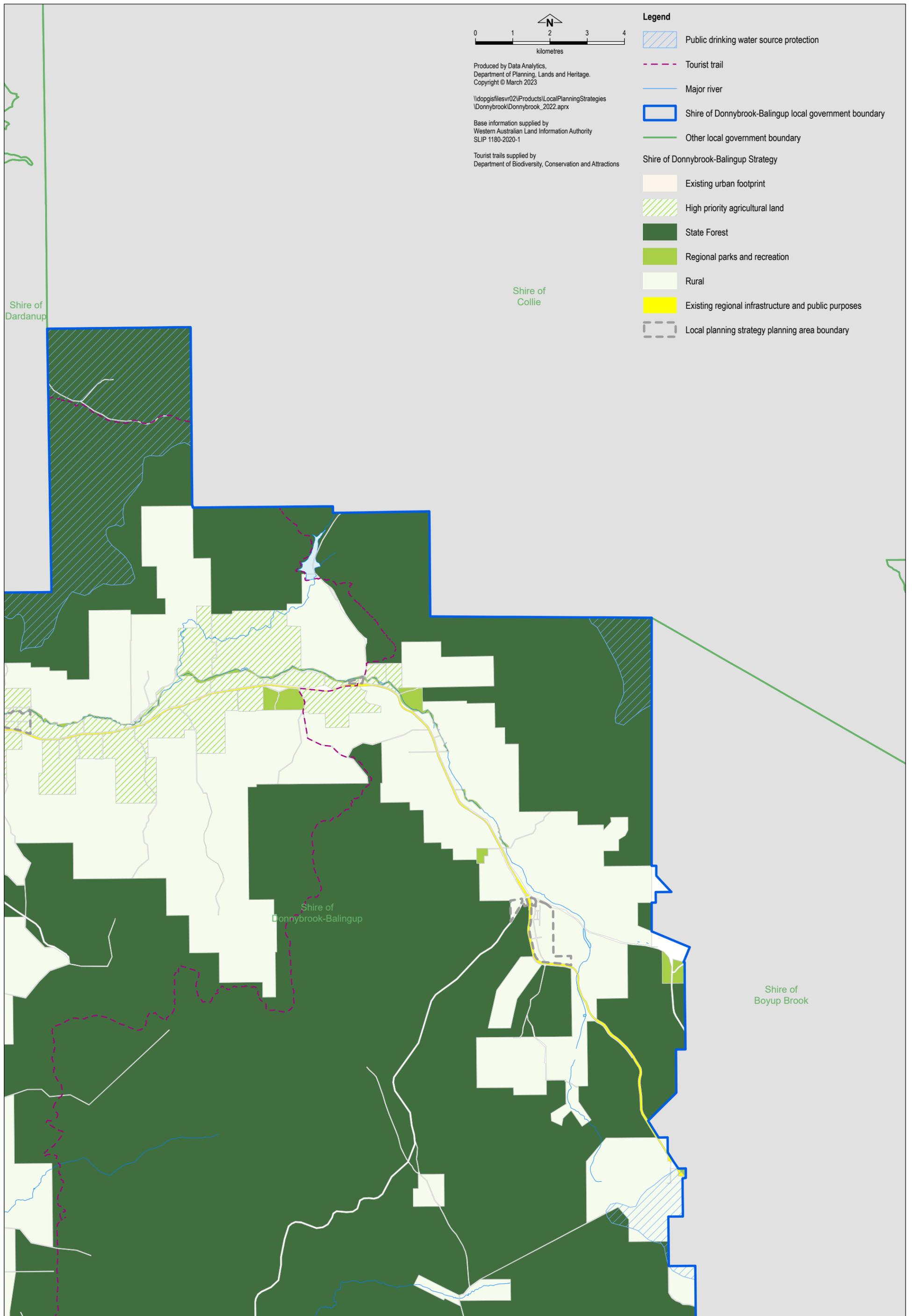
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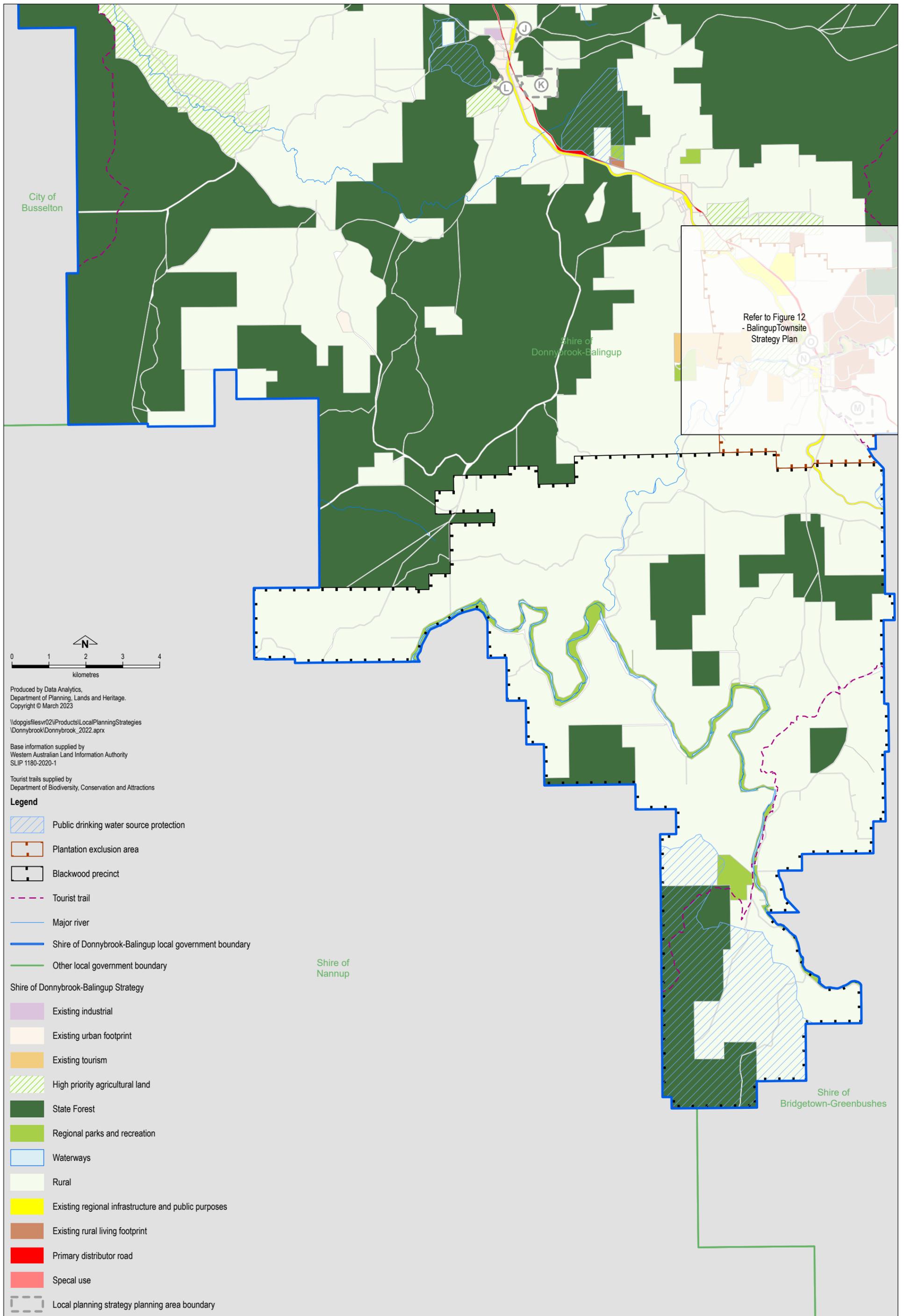
Basic raw materials supplied by Department of Mines, Industry Regulation and Safety

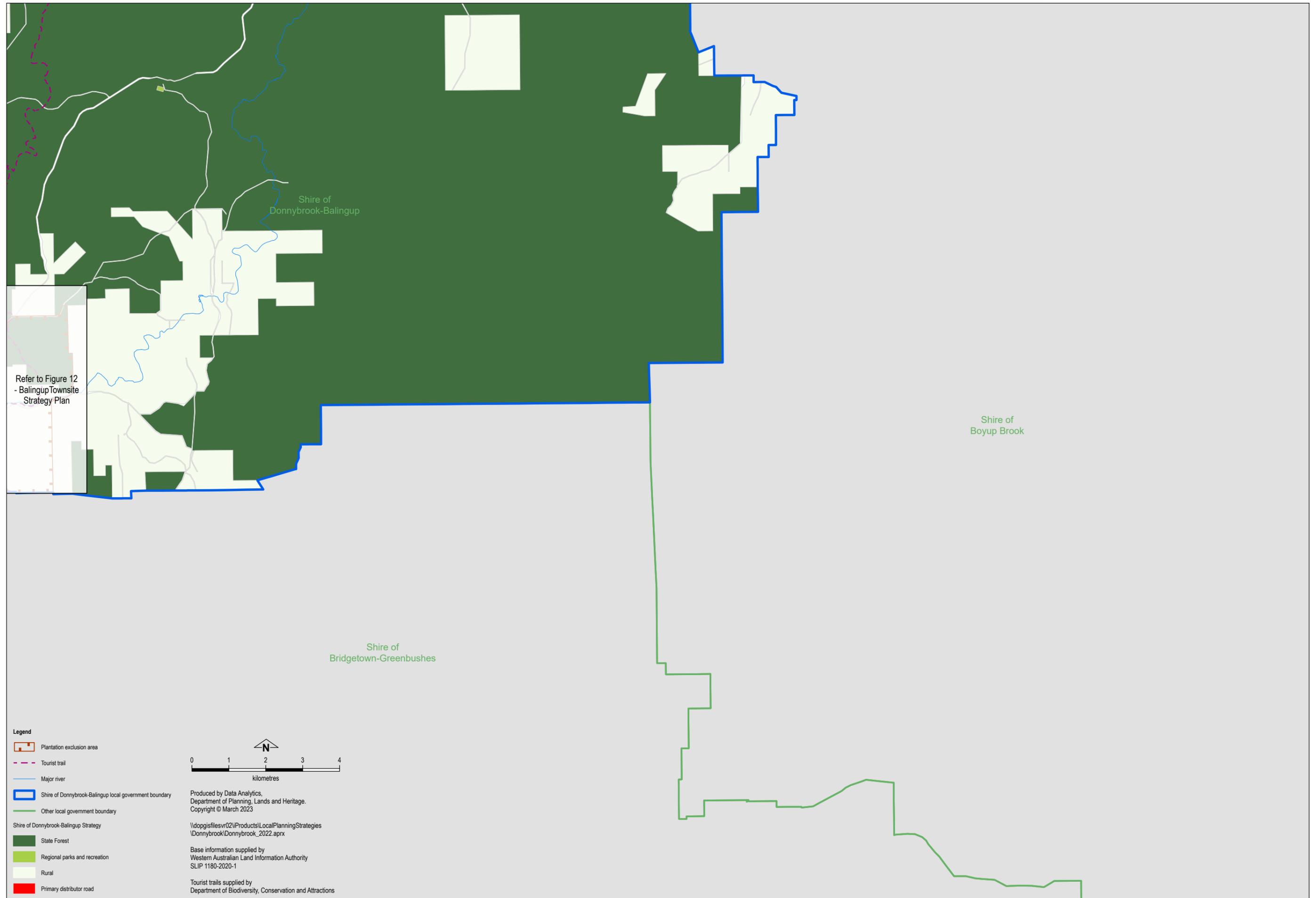
**Special Control Area - Donnybrook Stone (North and South)**

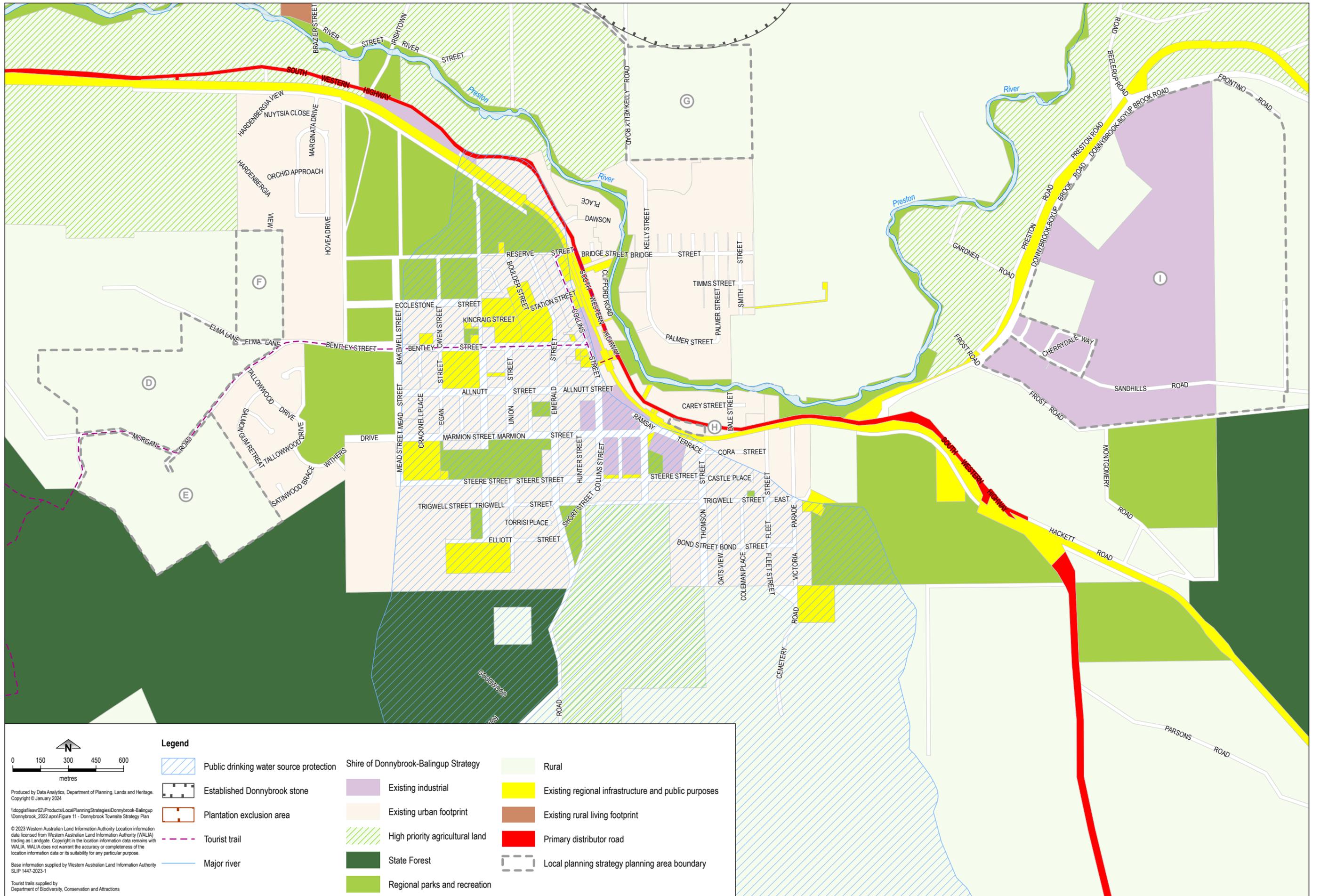


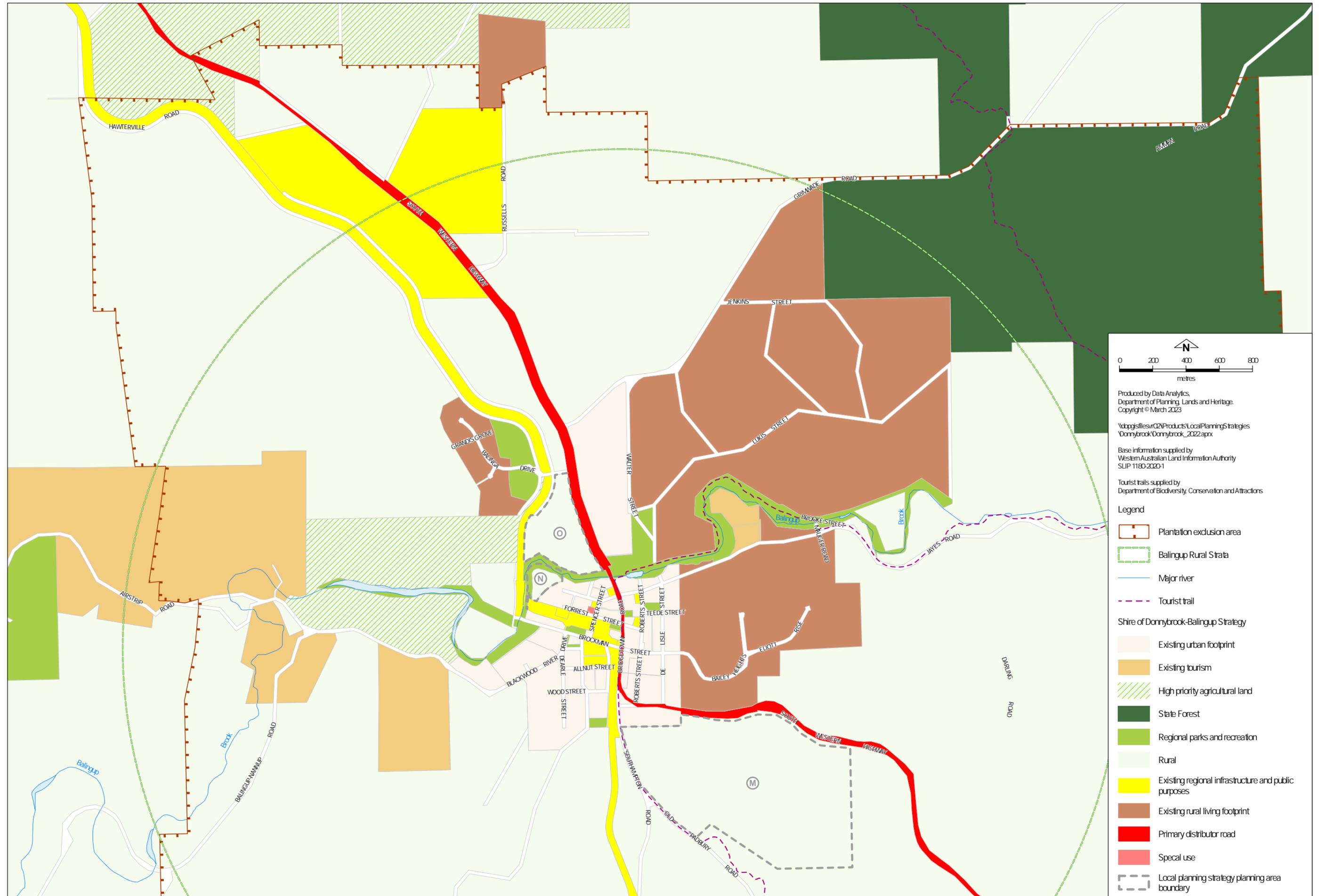












Balingup Townsite Strategy Plan