

Shire of Donnybrook Balingup

Strategic and Statutory Planning Review



Project Plan

Prepared by:
Kira Strange, Principal Planner
Steve Potter, Director Operations

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1. The Project

1.1. Scope

The purpose of this project is to review the Shire of Donnybrook Balingup Strategic and Statutory Planning framework as directed by the Western Australian Planning Commission (WAPC) which will include the following tasks:

- Review of Local Planning Strategy 2014 and preparation of a new Local Planning Strategy (Strategy);
- Review of Local Planning Scheme No. 7 (LPS7) and preparation of a new Local Planning Scheme (Scheme); and
- Review and consolidation of all Local Planning Policies (LPPs).

The review of the documentation is to be in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations). The LPS Regulations have separate and different statutory processes for the review and adoption of a new Scheme or Strategy, however it is commonplace for both processes to be undertaken concurrently and the Shire will adopt this approach in reviewing the documents.

1.2. Purpose

The Shire must undertake the review of the local Planning framework in order to comply with the directive of the WAPC. The purpose of preparing the relevant documentation is to establish a contemporary Planning framework that accurately reflects the objectives of the local government and the community in relation to land use and development within the district.

1.3. Planning Team

To achieve cost efficiencies and ensure that the review addresses relevant planning matters whilst accurately reflecting the aspirations of the Shire of Donnybrook Balingup, the project will be undertaken 'in-house' by relevant Planning staff including:

- Kira Strange, Principal Planner (Project Co-ordinator)
- Steve Potter, Director Operations
- Philip Diamond, Planning Officer

Scheduled working sessions as well as project team meetings will ensure that the project remains on target.

1.3.1. Other Internal Shire Services

In addition to the Planning staff, other internal services will be utilised to contribute specifically within their fields of expertise. This includes but is not limited to:

- Works and Services

In order to make informed decisions about future growth and development within the Shire, collaboration with the Works and Services team is required to ensure a consistent approach. This includes future planning on road networks and infrastructure.

- Environmental Health Services

Similar to Works and Services, in order to make the most logical, practical and realistic decisions about the future growth of the Shire, input from Environmental Health services is required to address matters including public health, water servicing, sewer and waste management.

- Building Services

Input from the Shire's Building services is required to ensure any relevant Building legislation that relates to the Planning legislation is approached consistently, for example, bushfire planning and construction.

- Community Development

The Community Development team will be engaged for their experience with community engagement, consultation, economic and social development. The Community Development team have already conducted a number of conversation café workshops which were instrumental in the development of the Strategic Community Plan. It is the Shire's intent to conduct further conversation cafes relating specifically to Planning matters as they arise through the consultation process.

2. Local Planning Framework

Town Planning, or 'Planning', refers to the processes that shape land use and development within an area. The two broad categories of Planning are 'Strategic' and 'Statutory'.

Strategic Planning focuses on the 'big picture' and setting a framework for future development of towns and regions in WA. Strategic Planning effectively aims to guide land supply, land use and urban and regional development over the longer term. The key document outlining the Shire's strategic objectives and aspirations is the *Local Planning Strategy*.

Statutory Planning is guided by legislation and largely concerns the day-to-day decision-making of the Shire for development proposals. The local statutory planning framework effectively set out the 'rules' by which development can occur within the Shire with the key statutory document being the *Local Planning Scheme*.

2.1. Purpose of a Local Planning Strategy

The *Local Planning Strategy* (Strategy) is a framework for local planning and provides the strategic basis for the *Local Planning Scheme*. It represents the interface between regional and local planning, setting the local government's objectives for future planning. The Strategy outlines a broad framework by which to achieve these objectives by addressing social, environmental, resource management and economic factors that affect, and are affected by, land use and development.

The Strategy should set strategic direction over a 10 to 15 year period. In accordance with the Regulations, a Local Planning Strategy must –

- (aa) be prepared in a manner and form approved by the Commission;*
- (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 strategy; and*
- (c) provide the rationale for any zoning or classification of land under the local planning scheme*

The Strategy is to contain generalised spatial plans and maps of existing and proposed strategic land uses, development, infrastructure and natural resources. The Strategy needs to be submitted to the WAPC for preliminary review prior to public advertising as well as final adoption after being endorsed by Council.

2.1.1. Local Planning Strategy 2014

The *Shire of Donnybrook – Balingup Local Planning Strategy 2014* has been in effect since June 2014. It is noted that the Department of Planning, Lands and Heritage (DPLH) have recently adopted a standardised template for all local planning strategies in Western Australia and therefore the Shire's new Strategy document will need to be consistent with the model guidelines to ensure it meets the DPLH's requirements.

2.2. Purpose of a Local Planning Scheme

A Local Planning Scheme is the key statutory Planning document for Local Government, prepared under the Act. The Scheme should reflect the direction of the relevant Strategy as well as the aims and objectives for development in the area. The purposes of a local planning scheme as indicated in the Regulations are as follows:

- (a) set out the local government's planning aims and intentions for the Scheme area;*
- (b) set aside land as local reserves for public purposes;*
- (c) zone land within the Scheme area for the purposes defined in this Scheme;*
- (d) control and guide development including processes for the preparation of structure plans, activity centre plans and local development plans;*
- (e) set out procedures for the assessment and determination of development applications;*
- (f) set out procedures for contributions to be made for the costs of providing infrastructure in connection with development through development contribution plans;*
- (g) make provision for the administration and enforcement of this Scheme; and*
- (h) address other matters referred to in Schedule 7 of the Act.*

In essence, the Scheme sets out the relevant land use and development rules applicable to all properties within the Shire and should reflect the overall intent of the Strategy.

2.2.1. Local Planning Scheme No. 7

The *Shire of Donnybrook – Balingup Local Planning Scheme No. 7* (LPS7) was originally gazetted on 19 September 2014. LPS7 has been updated to include the latest Amendment 13 which was gazetted 8 June 2021.

2.3. Purpose of Local Planning Policies

Local Planning Policies (LPPs) do not form part of the Scheme but are given recognition through the Scheme as one of the matters to be given 'due regard' in considering Applications for Development Approval.

LPP's are used to guide Officer's and/or Council's assessment and determination of proposed development and/or land use. LPPs provide discretion that reflects the intent of the Local Government and are adopted as part of a statutory process that includes advertising prior to adoption.

LPPs should be consistent with the Scheme and where inconsistent with a State Planning Policy, the WAPC must be consulted, prior to adoption.

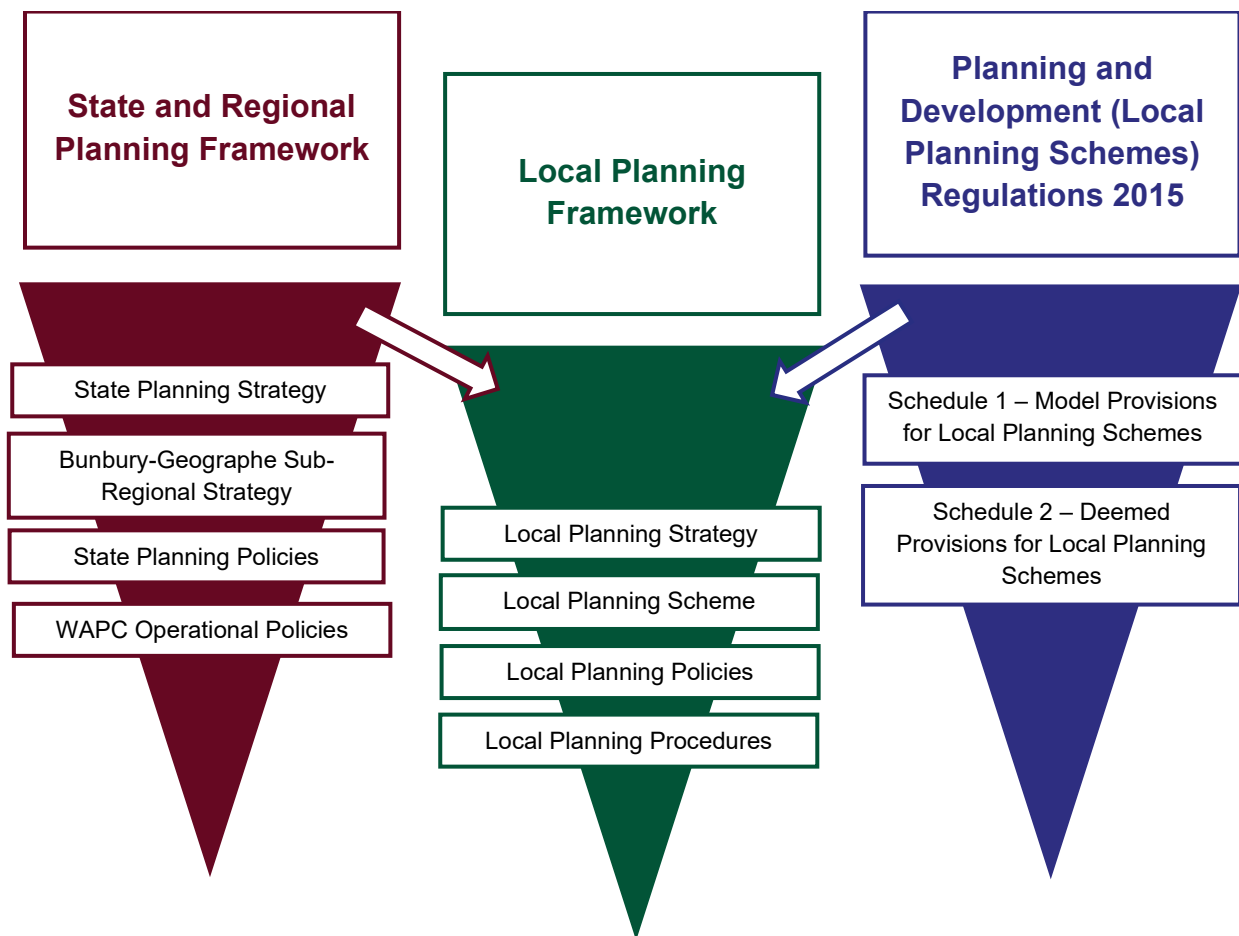
2.3.1. Shire of Donnybrook Balingup Local Planning Policies

The Shire currently has the following LPPs in effect:

- 9.3 Private Tree Plantations/Agroforestry
- 9.4 Outbuilding Control
- 9.6 Signage / Advertisement
- 9.7 Interpretation (Extractive Industry)
- 9.8 Stocking Rates
- 9.9 Road Closure
- 9.11 Relocation and Use of Second Hand Dwellings
- 9.15 Commercial Vehicle Parking
- 9.16 Transportable Structures
- 9.17 Industrial & Commercial Development Control
- 9.18 Residential Development Guidelines
- 9.19 Memorial and Public Art
- 9.20 Ancillary Accommodation – Agricultural, Rural Small Holdings and Rural Residential Zones
- 9.21 Balingup Village Centre – Special Character Area
- 9.23 Animal Husbandry – Intensive

3. State and Regional Context

The following diagram illustrates a broad overview of the relationship between Local, State and Regional Planning.



3.1. State Planning Strategy 2050

The State Planning Strategy (SPS) is prepared by the Department of Planning, Lands and Heritage (DPLH) on behalf of the WAPC and seeks to build strategic planning capacity around a State planning vision. The SPS supports the Government's intention to undertake a collaborative approach to planning for the State's land availability, physical and social infrastructure, environment, economic development and security. The SPS will guide and inform local planning frameworks across the State.

The SPS envisages that by 2050, the State will double its current population and will have a diverse range of well-connected, vibrant communities and regional centres that are resilient, active and respectful of cultural differences.

3.2. Draft Bunbury-Geographe Sub-regional Strategy

The draft Bunbury-Geographe Sub-regional Strategy (BGSRS) provides strategic planning guidance for six Local Government areas including:

1. Shire of Donnybrook Balingup
2. City of Bunbury
3. Shire of Dardanup
4. Shire of Capel
5. Shire of Harvey
6. Shire of Collie

The draft BGSRS sets out a coordinated, contemporary and considered approach to future growth and development. The draft document was advertised for public comment at the beginning of 2021 with Council endorsing a recommended submission for consideration at the Ordinary Meeting of Council held 24 February 2021. At the time of preparing this Project Plan, the draft BGSRS had yet to be finalised, however is expected to be adopted in the near future.

3.3. State Planning Policies

State Planning Policies (SPPs) provide the highest level of planning policy control and guidance in WA and are prepared under the *Planning and Development Act 2005*.

SPP 1 – State Planning Framework, brings together existing State and regional policies, strategies, plans and guidelines within a central State Planning Framework. It sets the context for decision-making on land use and development within WA, providing a comprehensive list of all WAPC policies and their relationship to Planning.

3.4. Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations), made under the *Planning and Development Act 2005* (Act) govern the way in which Local Planning Strategies, Schemes and Policies are prepared, consolidated and/or amended and are applicable to all local governments in Western Australia.

The LPS Regulations provide for:

- The requirement, preparation and adoption of Local Planning Strategies;
- The preparation, adoption, amendment, review and consolidation of Local Planning Schemes;
- Development contribution areas and plan provisions;
- Provisions for Local Planning Schemes provided as *Schedule 1 Model Provisions for Local Planning Schemes*;

- Mandatory provisions which apply to all planning schemes as *Schedule 2 Deemed Provisions*;
- A common set of general and land use definitions; and
- A set of standard forms relating to development approval.

3.4.1. Schedule 1 – Model Provisions for Local Planning Schemes

Model Provisions provide the form and content for all new Schemes when next revised, prepared or amended. Any modification to the Model Provisions are to be by exception and require justification to proceed. A copy of the Model Provisions outlining the areas to be considered specifically by Local Government is available in Appendix 1.

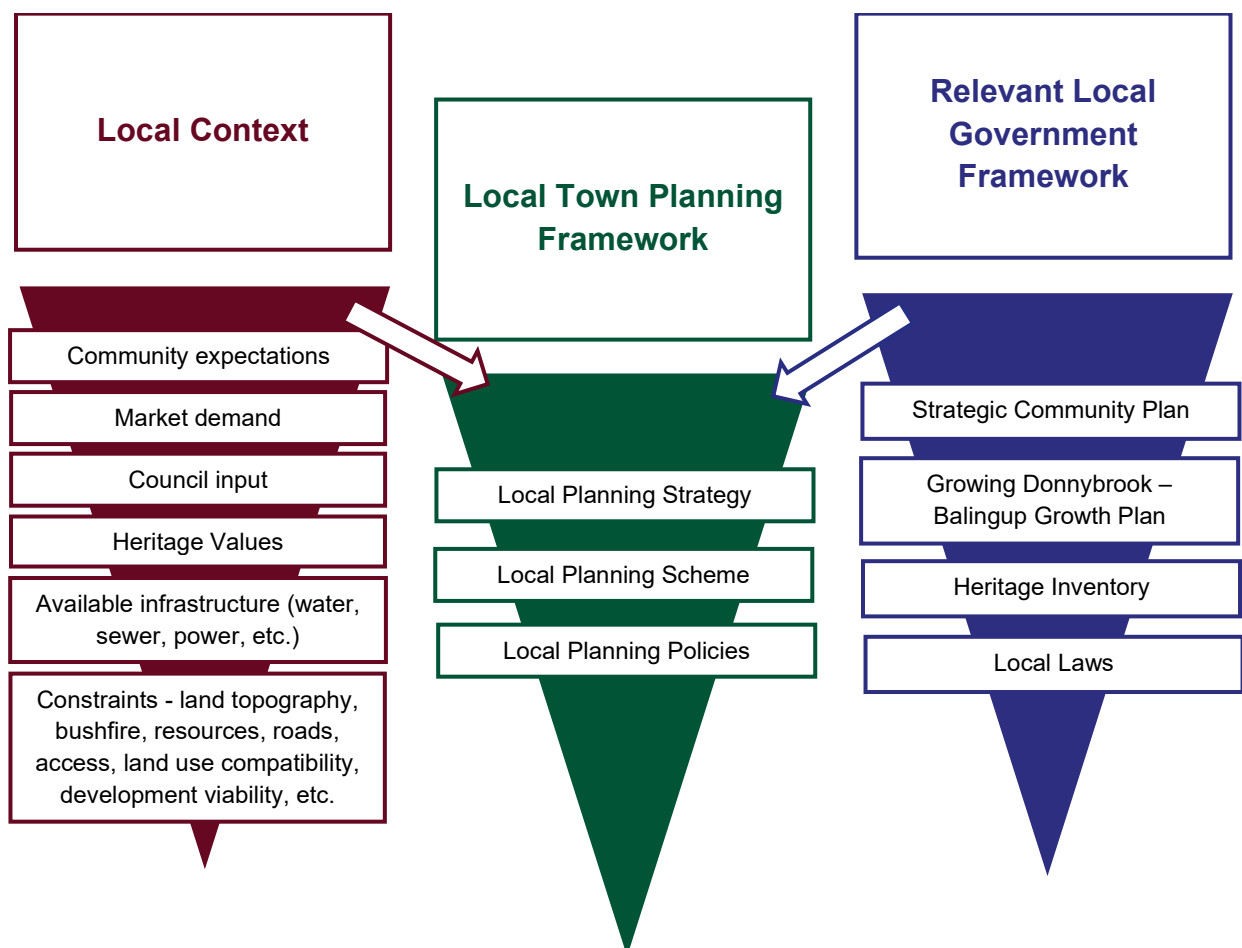
3.4.2. Schedule 2 – Deemed Provisions for Local Planning Schemes

Deemed Provisions introduce uniform processes and procedures to all Local Planning Schemes in Western Australia, with an example being the process applicable to assessing and adopting Local Planning Policies. The Deemed Provisions apply automatically to all local planning schemes in Western Australia and where there is an inconsistency between the Deemed Provisions and a local planning scheme, the Deemed Provisions take precedence.

4. Local Context

Town planning is just one aspect of Local Government day-to-day functions and responsibilities. Under the *Planning and Development Act 2005*, Local Government has a statutory function in administering their Local Planning Strategy, Scheme and Policies.

In addition to the State and Regional planning influences, there are a number of local factors that contribute to the preparation of these documents.



4.1. Shire of Donnybrook Balingup Strategic Community Plan 2032

Council, at the Ordinary Meeting held 25 August 2021, adopted the *Shire of Donnybrook Balingup Strategic Community Plan 2032* (SCP). An SCP is the local government's 'plan for the future', setting intent for actions and defines a preferred destination. The SCP is a high-level, aspirational document that enables scaffolding of other Council documents such as the Corporate Business Plan, Asset Management Plans, Workforce Plans and Annual Budgets.

From a planning perspective, the SCP assists in translating community and Council aspirations and overall strategy into meaningful actions as it relates to land use and/or development within the Shire.

The SCP describes a future vision for the Shire of Donnybrook Balingup, how the Shire will achieve and resource its objectives and how success will be measured and reported.

The vision for the Shire, as stated in the SCP, is:

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

The SCP is divided into five key themes that will be used to inform and guide direction for the preparation of the Strategy, Scheme and Policies:

1. People
2. Planet
3. Place
4. Prosperity
5. Performance.

Of most relevance to this process is the “Place” theme which envisions “*a responsibly planned district with a retained sense of community and country charm*”. Town planning is specifically identified as a service of the Shire that supports the achievement of this aspiration and identifies the following key outcomes and objectives:

Outcomes	Objectives
<i>The built environment is responsibly planned and well maintained</i>	<ul style="list-style-type: none">• <i>Ensure sufficient land is available for residential, industrial and commercial uses.</i>• <i>Encourage the adoption of sustainable design principles.</i>• <i>Create vibrant, attractive and welcoming towns.</i>• <i>Provide attractive, well maintained streetscapes, verges and trees.</i>• <i>Provide attractive and sustainable parks, playgrounds and reserves.</i>
<i>Heritage assets are valued and respected</i>	<ul style="list-style-type: none">• <i>Identify, preserve and showcase local heritage.</i>
<i>Safe and convenient movement of people into and around the district</i>	<ul style="list-style-type: none">• <i>Improve road safety, connectivity and traffic flow for all users.</i>• <i>Provide sufficient parking for all needs</i>• <i>Provide safe, well connected paths for pedestrians, cyclists and gophers.</i>• <i>Improve access to public transport.</i>

4.2. Growing Donnybrook Balingup Growth Plan 2015

The Growing Donnybrook Balingup Growth Plan (GDBGP) is a non-statutory, affirmative action plan using a sustainable framework to guide the long-term growth and development of

the Shire. The plan was prepared in 2015 and documents the aspirational community vision and strategy of the time, unfettered by statutory requirements. The document attempted to identify a more aspirational future than those enshrined in existing Schemes, Strategies and Policies.

The GDBGP considers the economic, social, environmental, built form, infrastructure and governance responsibilities of government, businesses and the community and will inform the strategic planning process.

4.3. Municipal Heritage Inventory

The Shire currently has an extensive inventory of heritage and cultural places within the Shire which was last updated in 2013. The Municipal Heritage Inventory (MHI) contains a total of 69 places, which are categorised into five management categories depending on their level of significance with indicative protection / development goals commensurate to the significance of the place as follows:

Management Category	Level of Significance	Number of Places
Category 1	<i>Highest level of protection appropriate: recommend for entry in the State Register; Council will provide maximum encouragement to the owner to conserve the significance of the place.</i>	37
Category 2	<i>High level of protection appropriate: Council will provide maximum encouragement to the owner under the Town Planning Scheme to conserve the significance of the place.</i>	31
Category 3	<i>Retain and conserve if possible: Council will endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme; photographically record the place prior to any major redevelopment or demolition.</i>	1
Category 4	<i>Significant but not essential to an understanding of the history of the district: Council aims to encourage retention however if this is not possible the place shall be photographically recorded and further information collated prior to any major redevelopment or demolition occurring.</i>	0
Category 5	<i>Historic Site without built features: recognise, for example with a plaque, place name, or reflection in urban or architectural design. Council supports retention of plaques, place names and the like for future generations to recognise.</i>	0

The Shire currently has 12 places listed on the *State Register of Heritage Places* which are considered to have State significance and contribute to the overall story of WA's history and development. Any development of a place on the *State Register* requires referral to the State Heritage Office (SHO) for review prior to approval and may require the production of heritage impact assessments, development of conservation plans and/or other conditions of approval designed to ensure the heritage fabric of the place is protected.

Places within the Shire contained on the *State Register* are:

1. A.T. Brine's Donnybrook Sandstone Quarries (fmr) (Donnybrook Sandstone Quarry No. 3, No. 3 Quarry)
2. All Saints' Anglican Church
3. Blackwood Inn (Old Mullalyup Inn and Barns)
4. Brookhampton Hall
5. Brookhampton War Memorial
6. Brooklands (Brooklands Homestead, Padbury's Brook)
7. Donnybrook Post Office
8. Ferndale
9. Golden Valley
10. Lewana (Lewana Park)
11. Railway Precinct, Donnybrook (Donnybrook Railway Precinct)
12. Southampton Homestead

Following the completion of this project, the MHI will also be reviewed and a Local Heritage List and possibly a LPP for Heritage will be prepared in accordance with the LPS Regulations and the *Heritage Act 2018*.

4.4. Local Laws

Under the *Local Government Act 1995*, Western Australian local governments are able to make Local Laws considered necessary for the good government of their districts. Local Laws cannot be inconsistent with any State or Federal law and typically cover areas such as car parking, activities on thoroughfares, public places, etc.

The Shire currently has a number of Local Laws which have implications for planning and development within the Shire and therefore will need to be considered when reviewing Strategic and Statutory documents.

4.5. Council and Community

The purpose of the local planning framework is to reflect the specific context, priorities and demands of the local area.

Council's existing documents, specifically the Strategic Community Plan, provide a significant amount of information to commence the preparation of background analysis and base information for the documentation.

The aim of the project will largely be to collate this information, as well as other information gathered from public consultation, and develop local planning documents that reflect local objectives and aspirations, whilst complying with the parameters of the LPS Regulations and the State and Regional planning context.

4.6. External Agencies, Servicing and Constraints

The planning and development of any local government, particularly rural local governments, is largely dictated by the availability of services and infrastructure such as power, sewer, and water.

As these services are provided by external agencies such as Water Corporation and Western Power rather than the Shire, Officers will need to liaise with such agencies to ascertain their own infrastructure planning and direction.

In any case, the Shire is likely to face some land development constraints due to the limited availability of certain services. For example, in order for residential land to be developed at urban standards it is generally required to be connected to reticulated sewer. Whilst in the past there were specific State funded programs to install such services to rural towns, in recent years the cost for providing such infrastructure has increasingly been borne by private land developers. This has a direct impact on the viability of land development in rural locations and will need to be given due consideration when identifying suitable land and establishing appropriate residential densities.

Another key factor to consider is the physical topography and presence of vegetation within the Shire, which coupled with increased legislative requirements related to bushfire risk, has a direct impact on the viability of development in certain locations.

Officers will liaise with all relevant stakeholders to ensure a collaborative and practical approach to the project is adopted to achieve an aspirational yet realistic outcome.

5. The Project Plan

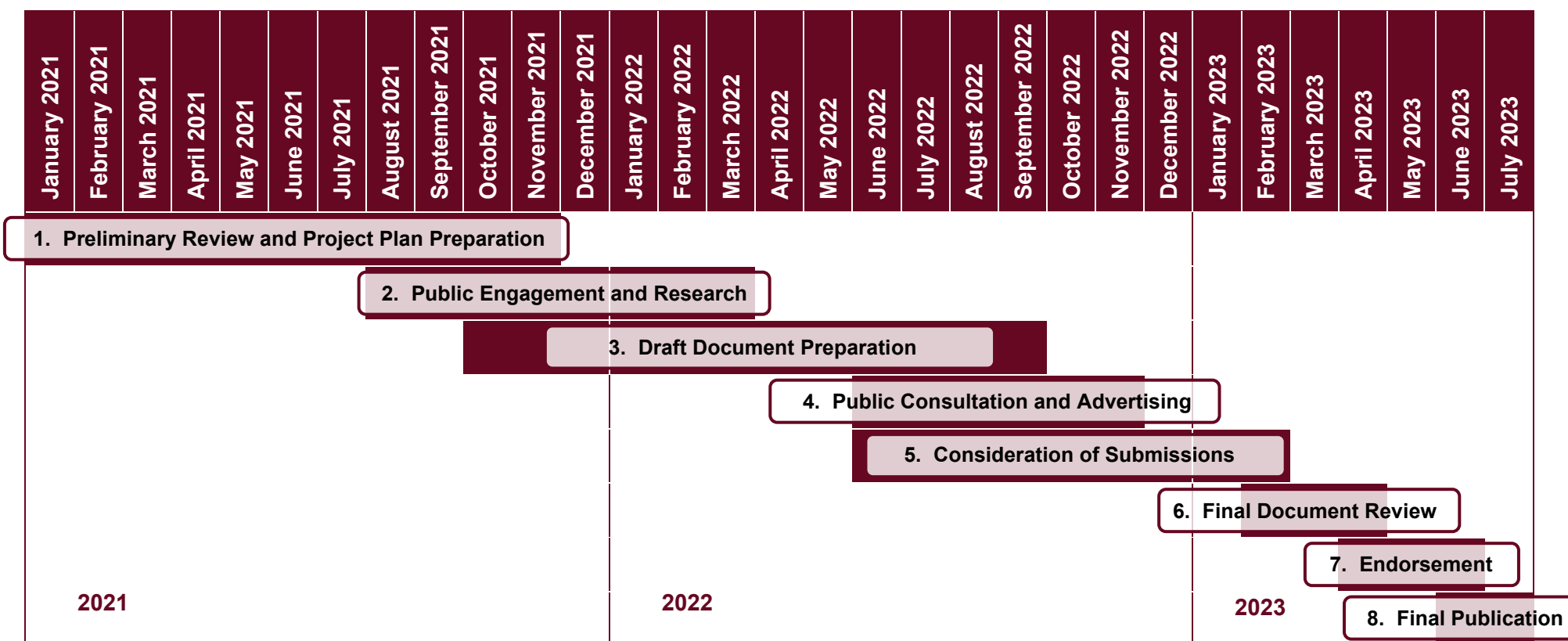
5.1. Progress to Date

As of November 2021, the following progress for the project has been made.

Date	Action
18 Dec 2019	<p>Council resolved to endorse the “Report of Review” with regards to whether, in the opinion of the Shire, the Local Planning Strategy and Local Planning Scheme required review.</p> <p>In accordance with the LPS Regulations, the report was sent to the WAPC for further review and determination.</p>
26 Oct 2020	<p>The WAPC determined that a review of the Strategy and the preparation of a new Scheme was required.</p>
9 Nov 2020	<p>The draft Bunbury–Geographe Sub-regional Strategy (BGSRS) was released by the DPLH for public consultation.</p>
24 Feb 2021	<p>Council resolved to endorse a schedule of comments for submission to the DPLH representing formal views of the Shire regarding the draft BGSRS.</p>
28 Apr 2021	<p>Council formally resolved to prepare a new Scheme in accordance with Regulation 20 of the LPS Regulations.</p>
25 Aug 2021	<p>Council resolved to adopt the Shire of Donnybrook Balingup Strategic Community Plan 2032.</p>
2 Sep 2021	<p>In accordance with the LPS Regulations, formal notification to prepare a new Scheme (as per Council’s Resolution in April) was sent to relevant external authorities.</p>
17 Nov 2021	<p>Finalisation of Project Plan and Council Workshop</p>

5.1. Project Overview

The timeframes provided in this section are **indicative only** as there are a number of variables and challenges that will influence the overall project timeframe such as time required for thorough consideration of all submissions received during advertising process; statutory processing times as set within the LPS Regulations; and processing and response times from external agencies particularly the EPA, Department of Planning, Lands & Heritage (DPLH), WAPC and the Minister for Planning. **This may result in an increase or decrease to the overall duration of the project.**



5.2. Project Stages

Stage	Actions	Estimated Timeframe (see above)	Applicable Documents			Status
			Strategy	Scheme	Policies	
1. Preliminary Review and Project Plan Preparation <i>(Dec 2019 – Nov 2021)</i>	1.1. Preparation and endorsement of Report of Review in accordance with the LPS Regulations	Dec 2019	X	X		Completed 18 Dec 2019
	1.2. Review and determination of Report of Review by WAPC	Oct 2020	X	X		Completed 26 Oct 2020
	1.3. Confirmation of resources / budget allocation for project	2020 – 2021	X	X	X	Completed 28 April 2021
	1.4. Council formal resolution to prepare a new Scheme	Apr 2021		X		Completed 28 Apr 2021
	1.5. Formal notification of Council decision to external agencies, adjoining local government and general public	Sep 2021 – Nov 2021	X	X	X	Completed
	1.6. Preparation of project plan by Officers including scope of works and estimated timeframes	Sep 2021 – Nov 2021	X	X	X	Completed (this document)
2. Public Engagement and Research <i>(Aug 2021 – Mar 2022)</i>	2.1. Preliminary audit and research including review of SCP and Draft BGSRS	Aug 2021 – Feb 2022	X	X	X	In progress
	2.2. Officer workshop with Councillors	Nov 2021	X	X	X	Completed
	2.3. Officers prepare background analysis and research for draft Strategy	Oct 2021 – Mar 2022	X			In progress
	2.4. Officer audit of existing local Strategic and Statutory documents	Oct 2021 – Mar 2022	X	X	X	In progress

	2.5. Preliminary survey for community participation and preparation of mailing list	Nov 2021 – Mar 2022	X	X	X	In progress
3. Draft Document Preparation (Oct 2021 – Sep 2022)	3.1. Preparation of draft Strategy and Scheme for Council preliminary endorsement	Oct 2021 – Apr 2022	X	X		In progress
	3.2. Certification by WAPC of draft Strategy and consent to endorse for Scheme advertising	Apr 2022 – Jun 2022	X	X		
	3.3. Preparation of extensive list of new LPPs required, those to be repealed, and those to be amended	Mar 2022 – Jul 2022			X	
	3.4. Preparation of LPP content for Council endorsement to advertise	May 2022 – Sep 2022			X	
4. Public Consultation and Advertising (Jun 2022 – Nov 2022)	4.1. Resolution by Council for formal advertising of Strategy and Scheme in accordance with the LPS Regulations.	Jun 2022	X	X		
	4.2. Formal commencement of public consultation / advertising for Strategy and Scheme in accordance with the LPS Regulations (including community and external agencies)	Jun 2022 – Nov 2022	X	X		
	4.3. Resolution by Council for formal advertising of LPP's in accordance with the LPS Regulations	Aug 2022			X	
	4.4. Formal commencement of public consultation / advertising for LPP's in accordance with the LPS Regulations (including community and external agencies)	Aug 2022 – Nov 2022			X	
5. Consideration of Submissions (Jun 2022 – Feb 2023)	5.1. Officers review submissions received regarding Strategy and Scheme in accordance with the LPS Regulations	Jun 2022 – Feb 2023	X	X		
	5.2. Officers review submissions received regarding LPP's	Aug 2022 – Feb 2023			X	
6. Final Document Review (Feb 2023 – Apr 2023)	6.1. Council to support Strategy and Scheme with or without modifications based on summary of all feedback and consultation outcomes	Feb 2023	X	X		

	6.2. Council to support policies with or without modification or not to proceed	Mar 2023			X	
	6.3. Council Officers to forward all documentation to WAPC for final Minister endorsement including all recommendations of Council, submissions/response, proposed amendments, etc.	Apr 2023	X	X		
7. Endorsement (Apr 2023 – Jun 2023)	7.1. Minister to provide final approval for Strategy and Scheme	Apr 2023 – Jun 2023	X	X		
8. Final Publication (Jun 2023 – Jul 2023)	8.1. Council Officers to publish final approved / gazetted Strategy and Scheme including website	Jun 2023 – Jul 2023	X	X		
	8.2. Publication of adopted LPPs	Jun 2023 – Jul 2023			X	
	8.3. Notification to submitters	Jun 2023 – Jul 2023	X	X	X	

5.3. Project Challenges and Risks

As mentioned in part 5.1 above, the overall project timeframe provided is indicative as there are a number of variables and challenges that may impact each of the Stages, in turn, potentially creating delays and extending the stipulated timeframes.

Shire Officers are aware of the challenges and will make every effort to work within the parameters to avoid any possible delays. Some of the common, broad challenges and risks associated with the project include:

- The December/January season and Council break;
- Processing and response timeframes;
- Compliance with, and changes to, relevant regulations and legislation;
- Inconsistencies with other frameworks; and
- Public expectations, consideration of submissions and additional consultation requirements.

5.4. Public Engagement and Consultation

5.4.1. Public Engagement – Community and External Agencies

Prior to the commencement of public consultation and advertising in Stage 4, it is important that Shire Officer's engage early with the public including community and external stakeholders.

Identified as Stage 2 within the Project Stages above, the key goals of early engagement include:

- Establishing a mailing list of all community members that are directly interested in the review project;
- Advising interested parties in the overall project plan, the process required, and identifying clear opportunities for their input and feedback;
- Providing a greater understanding of the role of the Planning framework including its powers and limitations;
- Developing key stakeholder relationships including local community and external agencies; and
- Translating broad themes from the Strategic Community Plan into prioritised and actionable objectives/themes within the Strategic framework.

Considerable consultation has been undertaken in relation to the Strategic Community Plan however, the intention of early engagement is to narrow this information to focus on those matters specific to Town Planning. In this regard, a community survey will be developed for broad participation with notification on all Shire social media mediums as well as an advert in

the Preston Press. The survey will also be the key platform in generating interest to the project as well as preparing a mailing list for future consultation.

Similarly, early engagement with external authorities and adjoining local government areas will be essential in order to address any preliminary issues raised in order to streamline the formal consultation process. This includes:

- Shire of Bridgetown-Greenbushes
- City of Busselton
- Shire of Boyup Brook
- Shire of Capel
- Shire of Collie
- Shire of Dardanup
- Shire of Nannup
- Department of Biodiversity, Conservations and Attractions
- Department of Communities
- Environmental Protection Authority
- Department of Education
- Department of Finance
- Department of Fire and Emergency Services
- Forest Products Commission
- Department of Health
- Department of Jobs, Tourism, Science and Innovation
- Landgate
- Department of Local Government, Sport and Cultural Industries
- Main Roads Western Australia
- Department of Mines, Industry Regulation and Safety
- Department of Primary Industries and Regional Development
- Public Transport Authority
- South West Development Commission
- Department of Water and Environmental Regulation
- Water Corporation
- Western Power
- WALGA
- Department of Planning, Lands and Heritage
 - DPLH Bunbury

- Registrar of Aboriginal Sites
- SW Settlement Heritage
- Heritage Council of Western Australia

Within Stage 1 of the Project Stages (point 1.5), formal notification of the project was provided to the above authorities with a number of responses already received. Shire Officers will now engage directly with these agencies to address comments raised.

5.4.2. Public Consultation and Advertising

Under the LPS Regulations, there are statutory consultation requirements in relation to preparing or amending a Local Planning Strategy, Scheme and/or Policy. This statutory consultation requirement occurs following the preparation of the draft documentation and subsequent endorsement by both the WAPC/DPLH and Council.

Prior to the commencement of the public consultation and advertising Stage, a plan will be prepared which outlines the specific details of consultation and submission review. During this process, the Shire will be conducting a robust and thorough consultation process including:

- Direct letter and/or electronic notification to landowners where appropriate;
- Newspaper advertisement;
- Social media and website updates;
- Community forums and workshops; and
- External referrals to public authorities.

The formal consultation process is outlined in Stage 4 within the Project Stages above. The time required for consultation and community engagement cannot be stipulated purely based on the statutory timeframes (approximately 3 months on average), as depending on the amount, content and nature of feedback, consultation times often varies.

The Shire has allowed a 6 month period to ensure that once formal consultation commences, Officers can assess and review consultation requirements to ascertain whether any additional engagement is required. Planning staff will work collaboratively with the Community Development team to draw on their experience in consultation and public engagement.

In addition, the review of all submissions and comments made during the consultation period will run concurrently then extend beyond the end of the formal consultation. Shire Officers have allowed an additional 3 months beyond the completion of the consultation process to ensure a thorough review and evaluation of all comments received.

It is anticipated that the draft documents will be amended following the consultation process which is addressed in Stage 6 in the Project Stages above.

6. Appendix 1 – Model Provisions for Scheme

The following information is an indicative Local Planning Scheme structure as required by *Schedule 1 – Model Provisions for Local Planning Schemes* within the LPS Regulations.

Model Provision (MP) within the LPS Regulations	MP, LG requirement or whether N/A to Shire
Part 1 – Preliminary	MP
1. Citation	MP
2. Commencement	MP
3. Scheme revoked	MP
4. Notes do not form part of the Scheme	MP
5. Responsibility of the Scheme	MP
6. Scheme Area	MP
7. Contents of the Scheme	MP
8. Purposes of the Scheme	MP
9. Aims of the Scheme	LG to insert general aims of the Scheme
10. Relationship with local laws	MP
11. Relationship with other local planning schemes	N/A – there are no other Schemes applicable to Shire
12. Relationship with region planning scheme	N/A – there are no other Schemes applicable to Shire
Part 2 – Reserves	MP
13. Regional Reserves	MP
14. Local Reserves Table – Reserve objectives	MP
15. Additional uses for local reserves Table – Specified additional uses for land in local reserves in Scheme area	LG to determine whether there are additional uses on local reserves that are not in accordance with the

	objectives of the reserve and conditions that should apply.
Part 3 – Zones and use of land	MP
16. Zones Table – Zone objectives	MP
17. Zoning table	Appropriate land use permissibility for each of the zonings to be determined.
18. Interpreting zoning table	MP
19. Additional uses Table – Specified additional uses for zoned land in Scheme area	Existing Additional Uses in Schedule 6 to be reviewed and reflected in this table if deemed appropriate.
20. Restricted uses Table – Restricted uses for land in Scheme area	Currently no Restricted Uses as per Schedule 7
21. Special use zones Table – Special use zones in Scheme area	Existing Special Use Zones in Schedule 5 to be reviewed and reflected in this table if deemed appropriate.
22. Non-conforming uses	MP
23. Changes to non-conforming use	MP
24. Register of non-conforming use	MP
Part 4 – General development requirements	MP
25. R-Codes	MP
26. Modifications of R-Codes	LG to determine if any exclusions or variations to the R-Codes are to apply.
27. State Planning Policy 3.6 to be read as part of Scheme	MP – Infrastructure Contributions
28. Modification of State Planning Policy 3.6	LG to determine if any exclusions or variations to SPP 3.6 apply, otherwise N/A.
29. Other state planning policies to be read as part of Scheme Table – State planning policies to be read as part of Scheme	LG to determine which SPP's are applicable

30. Modification of State planning policies	LG to determine if any exclusions or variations to SPP's apply, otherwise N/A.
31. Environmental conditions Table – Environmental conditions that apply to land in Scheme area	To be determined upon advice of EPA
32. Additional site and development requirements Table – Additional requirements that apply to land in Scheme area	LG to determine
33. Additional site and development requirements for areas covered by structure plan or local development plan Table – Additional requirements that apply to land covered by structure plan or local development plan	LG to determine
34. Variations to site and development requirements	MP
35. Restrictive Covenants	MP
Part 5 – Special control areas	MP
36. Special control areas Table – Special control areas in Scheme area	Existing SCA's in the Shire are: SCA1 – Flood Prone Land SCA2 – Public Drinking Water Source Protection SCA3 – Blackwood Precinct SCA4 – Donnybrook Stone SCA5 – Wastewater Treatment Plant Buffer SCA6 – Plantation Exclusion Area SCA7 – Road Protection Area SCA8 – Structure Plan Areas
Part 6 – Terms referred to in Scheme	MP
Division 1 – General definitions used in Scheme	MP
37. Terms used	MP
Division 2 – Land use terms used in Scheme	MP
38. Land use terms used	MP

7. Appendix 2 – Legends Used in Scheme

In addition to the Model Provisions in the LPS Regulations as outlined in Appendix 1, the Scheme should contain consistent legend formatting (colours, labels, etc.) to that of *Schedule 3 – Legends Used in Scheme* in the LPS Regulations.

1. Reserve legends used in local planning scheme maps Table – Reserve legends used in Scheme	MP
2. Zone legends used in local planning scheme maps Table – Zone legends used in Scheme	MP
3. Additional information used in local planning scheme maps Table – Additional information used in local planning scheme maps	MP