

Shire of Donnybrook-Balingup

Local Planning Strategy

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SHIRE OF DONNYBROOK-BALINGUP LOCAL PLANNING STRATEGY

1.0 INTRODUCTION

1.1 Background

This Local Planning Strategy applies to the whole of the Shire of Donnybrook-Balingup (refer to Figure 1).

The Shire of Donnybrook-Balingup is located in the South West Region of Western Australia. The Shire is approximately 215 kilometres south of Perth and approximately 35 kilometres south-east of Bunbury.

1.2 Purpose of Local Planning Strategy

Local planning strategies are the main framework for planning at the local level enabling local government to plan for the future. They express the strategic vision, policies and proposals of the local government and reflect local needs and aspirations. They are also the key instrument for translating State and regional strategies, plans and policies to the local level. Further, they provide the rationale for the zonings and other provisions in a local planning scheme.

This Local Planning Strategy (to be called the “Strategy”) is intended to set out the local government’s broad vision for the Shire and the longer term directions for land use and development. This Strategy will operate for 10 to 15 years in conjunction with the local planning scheme, which is required to be reviewed every five years.

The formulation of this Strategy has considered the relevant State, regional and Shire level strategies, plans and policies in setting out the strategic land use directions and the recommendations for the preparation of the *Shire of Donnybrook-Balingup Local Planning Scheme No. 7 (LPS7)*.

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

The Strategy is of particular assistance in:

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

1.3 Building on Other Strategies

The local government and the Western Australian Planning Commission (WAPC) have adopted and endorsed the *Shire of Donnybrook-Balingup Local Rural Strategy* (2008) and the *Shire of Donnybrook-Balingup Townsite Expansion Strategy* (2009). These strategies provide a sound basis for formulating the Local Planning Strategy. These strategies also provide detailed background information of the Shire including an analysis of its characteristics, regional context and key planning issues. The preparation of this Strategy is principally a consolidation of the Local Rural Strategy and Townsite Expansion Strategy which focuses on “key strategic issues”.

There are some differences between the strategies, based on new information, such as the extent of the Donnybrook Stone. Where there are inconsistencies between the Local Rural Strategy, Townsite Expansion Strategy and the Local Planning Strategy, the Local Planning Strategy will prevail. The Local Rural Strategy and the Townsite Expansion Strategy are important documents which will continue to be used by the local government and relevant planning decision makers.

1.4 Consistency with Strategy and Interpretations

The local government will require proponents, whose proposals are inconsistent with the content or intent of the Strategy, to provide appropriate justification for the departure or inconsistency to the satisfaction of the local government.

Throughout this Strategy, references to “proposal” can refer to development application, subdivision application, scheme amendment (rezoning), structure plan and other plans where considered appropriate by the local government. The term “developer” or “subdivider” also has the same meaning as “proponent” or “applicant”.

1.5 Structure of Report

The Strategy is set out into the following sections:

1. Introduction - this sets the scene for the Strategy;
2. Key Planning Considerations - these important considerations set out opportunities and constraints for future development and conservation in the Shire;
3. Vision, Aims and Land Use Expectations - this sets out the local government’s vision, Strategy aims and intended on-the-ground expectations;
4. The Strategy - contains a number of key strategic opportunities and directions for the Shire that take into account the information in the previous sections;
5. Addressing Strategic Issues and Rationale for Zones - this sets out aims, zone purpose (where relevant), the local government’s strategies and actions to address each strategic issue; and
6. Implementation, Monitoring and Review – this outlines an implementation pathway to turn the opportunities in this Strategy into reality.

Attachment 1 sets out the State, Regional and Local Policy Context - these strategies, plans and policies provide a framework for the preparation of the Strategy.

2.0 KEY PLANNING CONSIDERATIONS

2.1 Implications of the State, Regional and Local Policy Context

Attachment 1 sets out the State, Regional and Local Policy context. This policy context provides a sound basis for the Strategy and has guided its preparation and the strategic direction for land use allocation, growth and development in the Shire. A common theme of the policy context is striving for a more sustainable Shire and sustainable communities. Seeking increasingly sustainable development will require the simultaneous improvement in the state of the economy, the environment and society - which requires integration of competing demands. 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.

Other key implications include building onto existing settlements, especially Donnybrook and Balingup and to a lesser extent Kirup and Mullalyup, managing the location of rural residential development, protecting agriculture land, addressing visual impact, the need for appropriate servicing, seeking appropriate developer contributions and managing the use and impacts of environmental assets such as water resources.

2.2 Environment

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

The biodiversity of the South West Region has been recognised as globally significant due to the diversity of plants, animals and habitat types. The removal of native vegetation impacts biodiversity and it can also dramatically change the water balance of an area.

2.3 Water Management

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

Parts of the Shire are subject to flooding. The Department of Water (DoW) has undertaken an assessment of flooding risk on various rivers and creeks in and around the Donnybrook townsite. Where the DoW has undertaken "1 in 100 year" flood mapping this has been shown on the Strategy plans.

2.4 Landscape

The Shire has an exceptionally picturesque landscape due to its undulating topography, farmland, rivers, conservation areas and State Forests, and the way in which these blend together. Around 50% of the Shire is covered by State Forest and conservation reserves. The Shire's major landscape

features include the Darling Range, State Forest and conservation reserves, river systems and associated valleys, agricultural areas and the Donnybrook and Balingup townsites.

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

The Shire's topography and vegetation does however create bushfire risks.

2.5 Changing Climate

Effective planning seeks to pre-empt anticipated key changes and better assist communities to adapt to changing circumstances, including anticipated changes in the area's climate. Potential symptoms of climate change within the Shire may include, but not be limited to, increased temperatures, reduced annual rainfall and increased frequency and intensity of bush fires and storm events. Appropriate management of the risks, associated with these anticipated changes, is critical throughout the development process.

2.6 Minerals and Basic Raw Materials

2.6.1 Overview

The Darling Fault follows a north-south zone on the western side of the Shire, passing through the Donnybrook townsite. It separates the Archean rocks of the Darling Plateau from rocks of the Perth Basin (Blackwood Plateau) to the west. The southern Perth Basin includes sandstones and mudstones.

There is a widespread laterite caprock that is commonly overlain by sand. The laterite is a source of gravel, and has potential for bauxite and clay.

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

There are 21 mining tenements wholly or partly within the Shire that have been granted and a further 20 mining tenement applications that are wholly or partly within the Shire.

On Crown land, construction materials are defined as a "mineral" and hence there is a need for mining leases under the *Mining Act 1978* for sand, gravel or dimension stone extraction. On private property, commercial construction material extraction is authorised by the Shire through the granting of planning approval and Extractive Industry Licences. It is very likely that mining construction materials will be required for all new infrastructure (roads, bridges, telecommunications etc.) to be built in the Shire.

Fourteen Crown reserves for gravel, sand and hard rock/stone quarrying occur in the Shire, as well as a number of Extractive Industry Licences. All these areas warrant consideration for long term extractive industry use.

East of the Donnybrook townsite, the Department of Mines and Petroleum has mapped a large area of sand that is considered to be of regional significance (Figure 2). Large areas of sand suitable for construction purposes are needed for future development of the Bunbury-Donnybrook region.

The Shire also hosts a significant geological feature known as Kirup Conglomerate, which has been listed in the Western Australian Register of Geoheritage Sites as Site No.66. State and local government agencies need to manage any development proposal close to this site to ensure they do not impact upon its geoheritage values. The site's location is shown on Figure 2.

2.6.2 Donnybrook Stone

Donnybrook is famous for its sandstone (to be called Donnybrook Stone), which has been extensively quarried over the last 110 years. Donnybrook Stone is highly valued by the community and is expected to cater to demand for many years. The deposits are a very important future supply of replacement sandstone for Western Australia's heritage buildings and are also sold interstate and overseas.

Within the Shire, Donnybrook Stone outcrops and sub-crops (occurs below the surface) occur up to 6 kilometres north and 15 kilometres south of Donnybrook. Not all Donnybrook Stone is suitable for dimension stone purposes, hence the term "Donnybrook Stone" is used for areas where known and established, or possible dimension stone, is located.

The Department of Mines and Petroleum has recently completed a geological assessment of the extent of Donnybrook Stone and has defined areas requiring planning consideration (Figure 2) as follows:

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

2.7 Changing and Growing Community

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

The population of the Shire has experienced sustained growth. In 1996, the Shire's population was 4200, in 2006 it was 4741 while in 2011 the Shire had a resident population of 5,320 (Australian Bureau of Statistics: 2013). Griffiths Planning (2008) set out the Shire's townsites populations, based on the 2006 Census, as follows:

- Donnybrook townsites: 1929 people;
- Balingup: 208 people;
- Kirup: 138 people; and
- Mullalyup: 64 people.

Background details on demographics and population projections are set out in the Local Rural Strategy and the Townsite Expansion Strategy.

2.8 Economy

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. Agriculture is the main driver of the local economy. The area has a favourable combination of landform/soils, climate and water supply, which have made it a productive agricultural area and a significant contributor to the agricultural industry in Western Australia.

Donnybrook is the service centre for the Shire and contains industrial areas in town and at the Sandhills Industrial Estate. The Shire has relatively high levels of economic self-sufficiency (the number of jobs available as a percentage of the working population). Additionally, the Shire accommodates a considerable number of transient workers including people working on orchards and vineyards, who are involved in packaging and distribution of horticultural produce.

The local government is acutely aware of the rural tourist industry and continues to actively encourage such development, where complementary to existing or predominant rural activities.

2.9 Servicing

2.9.1 Potable Water

The current water supply capacity will allow for the future expansion of the Donnybrook and Balingup townsites in the shorter term. The current water supply capacity for the Kirup and Mullalyup townsites will only allow for limited future expansion. No reticulated water services are provided to the Noggerup, Newlands or Preston townsites.

Water Corporation intends to progressively increase supply capacity for towns currently serviced by reticulated water and to address changing climatic conditions (including lower annual rainfalls). This is expected to include implementing the Bridgetown Regional Water Supply Scheme.

2.9.2 Wastewater Disposal

The majority of development in the Shire is served by on-site wastewater disposal. Development in unsewered areas is assessed against the Department of Health's draft Country Sewerage Policy.

Figure 8 sets out priority infill sewerage areas for the Donnybrook townsite. The Shire will continue to lobby for an extension to the infill sewerage programme in Donnybrook, generally based on Figure 8, as it would assist to improve environmental quality and would significantly assist in facilitating appropriately located development.

Currently 60% of the Donnybrook townsite does not have access to reticulated sewerage. The DoW's *Donnybrook Water Reserve drinking water source protection assessment 2006* outlined the risks to water quality from land use activities in close proximity to production bores used for supplying drinking water. The DoW recently proclaimed the Donnybrook drinking water source under the *Country Areas Water Supply Act 1947* and implemented the *Donnybrook Water Reserve Drinking Water Source Protection Plan 2009*. A key recommendation of this Plan highlights the importance of progressive implementation of the infill sewerage programme:

“The Water Corporation’s infill sewerage programme should be prioritised for the completion in those areas contained within the Wellhead Protection Zones for the Donnybrook production bores.” (Department of Water, 2009:29).

The relevance of prioritising the infill sewerage programme within the Donnybrook townsite is outlined in the Shire approved and WAPC endorsed *Townsite Expansion Strategy 2009* with the future sustainable growth of the townsite reliant upon infill sewerage as a catalyst for urban consolidation and infill of the existing residential areas.

The Donnybrook wastewater treatment plant is located to the west of town (see Figure 3). The existing wastewater treatment infrastructure has sufficient capacity to meet development requirements in the short term.

2.9.3 Power Supplies

Overall, the Shire is appropriately serviced by power. There appears to be sufficient capacity to supply future forecast growth in the Shire in the short to medium term.

The Donnybrook townsite, Preston and Argyle localities have an extensive three-phase network that emanates from the Picton substation. Network enhancement options are being considered to provide for the growth in Donnybrook in the short term.

The Balingup, Kirup and Mullalyup townsites are all supplied via the distribution network from the Bridgetown substation. There is capacity in this current system to meet the current historical growth rates of these towns into the foreseeable future.

2.9.4 Telecommunications

Existing telephone services are provided to all townsites within the Shire with no constraints to the expansion of services identified. There is, however, a need to address faster internet speeds and mobile phone “black spots”. The National Broadband Network will be progressively rolled out in the Shire in the coming years.

2.9.5 Stormwater Management (drainage)

Traditional approaches to drainage are common through the Shire. However, new subdivisions and developments have typically incorporated water sensitive urban design features in response to soil, slope and other drainage considerations.

2.10 Transportation

Transportation is critical to the functioning of the Shire. Transportation modes in the Shire are by walking, cycling and motorised transport. The Bunbury to Northcliffe railway line dissects the Shire near the alignment of the South Western Highway, however this infrastructure is currently not in service. As such, the State and regional road network plays a fundamental role in catering for inter and intra-regional traffic and road freight.

The *Roads 2025 Regional Road Development Strategy* (2007), for the South West Region, sets out strategies for road development under the management of Main Roads Western Australia and key roads managed by local government.

2.11 Townsites

The Townsite Expansion Strategy sets out opportunities, constraints and land supply for the townsites of Donnybrook, Balingup, Kirup and Mullalyup. It is noted that the availability of zoned land suitable for subdivision is restricted across the townsites based on environmental, landscape and servicing constraints. The local government considers that land available for subdivision for residential purposes across the townsites and rural settlement areas will only meet short-term needs, unless there is the timely provision of new infrastructure. Townsite densities are low due to constraining factors such as the absence of, or feasibility to connect to, reticulated sewerage.

Neither the Townsite Expansion Strategy nor Local Rural Strategy proposes to expand the development footprint at settlements such as Noggerup, Preston and Newlands. However, the local government recognises there will be low-key development associated with the construction of dwellings and buildings on existing vacant lots.

2.12 Heritage

Various sites throughout the Shire are identified as having heritage value, either by the Department of Aboriginal Affairs, Heritage Council of Western Australia or by the local government. There are also registered native title claims in the Shire.

2.13 Summary of Key Issues and Implication for Strategy

From the preceding section, the key policy issues facing the preparation of the Strategy include:

- the State, Regional and Local Policy context provides a sound basis for the Strategy;
- there is a need to strive for a more sustainable Shire and sustainable communities;
- constraints and opportunities of conserving the majority of the area's remnant vegetation;
- the need to protect water resources including drinking water catchments;
- ensuring development suitably addresses hazards and risks including flooding and bushfire risk;
- ensuring new development is appropriately located and designed to respect the Shire's landscape;
- the Shire offers an attractive lifestyle, which also offers opportunities for tourism;
- the area's close proximity to Bunbury, demand for a rural lifestyle, and a diverse economic base ensures the future growth of the Shire;
- conserving established Donnybrook Stone areas through preventing encroachment by conflicting uses and establishing suitable separation distances between current quarries, new lots and sensitive land uses including, but not limited to, future dwellings;
- demographics will continue to change over time and communities need to be designed to adapt to changing housing, servicing and other requirements;
- protecting agricultural land;
- ensuring future industrial areas are suitably located and appropriately serviced, with appropriate buffers between industrial activity and adjoining land uses;
- timely provision of new infrastructure and the maintenance of existing assets are critical to the Shire's continued growth;
- ensuring the Shire's power supply has sufficient capacity and reliability in order to attract industries and support future population growth and development;
- there will be increasing pressure to supply enhanced and additional services and facilities which will impact the local government, wide ranging service providers and others. Securing

funding and seeking timely provision of services and facilities will be critical to effective implementation of the Strategy;

- consolidation of the urban form improves servicing efficiency by making use of existing networks;
- the need to progressively upgrade the transportation network;
- reconfirming the need for a settlement hierarchy;
- settlements will increasingly achieve a more compact form with opportunities for increased densities in Donnybrook;
- appropriately locating rural residential areas close to existing towns and services to provide rural lifestyle choices;
- opportunities for re-subdivision of existing rural residential areas where suitability and capacity are addressed; and
- the Shire contains significant heritage values and assets which need to be conserved.

These key planning considerations and other matters influence the content of the Strategy.

3.0 VISION, AIMS AND LAND USE EXPECTATION

3.1 Vision

The local government's vision for the Shire is to:

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

3.2 Aims of Strategy

Based on the local government's vision for the Shire, the aims of the Strategy are to:

- provide a useable 10 - 15 year guiding land use plan for the Shire through “setting the scene” for future development and conservation;
- provide strategic direction for the preparation of LPS7;
- promote sustainable development that integrates consideration of economic, social and environmental goals for the Shire;
- encourage, direct and control quality and orderly development so as to promote and protect the health, safety, and general economic and social well-being of the community, and the amenity of the area;
- protect and enhance the Shire's environmental values and natural resources and to promote ecologically sustainable land use and development;
- protect public drinking water source areas through the land use planning process;
- seek to avoid future land use conflicts for current quarrying of established Donnybrook Stone and minimise future land use conflicts for areas which are identified as being prospective for Donnybrook Stone through directing residential, rural residential and rural smallholding development away from possible Donnybrook Stone areas;
- ensure development appropriately takes account of flooding, fire and other risks;
- safeguard and enhance the character and amenity of the Shire's built and natural environment;
- maintain and protect valuable areas of agricultural production and conserve its non-urban character whilst accommodating other complementary rural activities;
- provide for the growth of settlements in a land use pattern which reduces pressure to convert good quality agricultural land to non-agricultural uses;
- guide the location of urban, rural residential and rural smallholdings development to maximise community benefits, seek appropriate levels of servicing and minimise future land use conflicts;
- ensure there is sufficient supply of serviced and suitable land for housing, rural living (rural residential and rural smallholding lots), commercial and industrial activities, community facilities, recreation and open space;
- provide neighbourhoods with housing choice and variety with a community identity and high levels of amenity;
- provide for tourism activity in rural areas and establish the conditions under which such uses may be developed and maintained;
- identify appropriate rural residential areas via the Strategy and establish in the Scheme the conditions under which such use may be developed and maintained;

- assist employment and economic growth by providing suitable land for retail, commercial, industrial and tourism developments, as well as opportunities for home-based employment;
- support a strengthening of the existing economic base and encourage diversification in industrial and commercial sectors to promote growth in traditional as well as knowledge-based and emerging industries;
- establish the primacy of the Donnybrook Town Centre as the commercial and cultural centre of the Shire;
- facilitate a diverse and integrated network of open space catering for both active and passive recreation, consistent with the needs of the community;
- reserve land required for public purposes and recreation and zone the balance of the land within the scheme area for the various purposes proposed in the Strategy, generally as recommended within the *Bunbury-Wellington Region Plan* and as described in the scheme;
- encourage a better utilisation of existing infrastructure including the increased usage of sustainable energy sources;
- recognise and protect places of natural beauty and places of historic or scientific interest which are considered to be of importance to the State and Shire's heritage; and
- assist in the effective implementation of State and regional strategies, plans and policies including the *State Planning Strategy* and the *Bunbury-Wellington Region Plan*.

3.3 Land Use Expectation

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

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

The local government's vision and land use expectations are expanded in the following sections.

4.0 THE STRATEGY

4.1 Strategy Plan

The Strategy Plan is set out on the following figures:

- Figure 3 Strategy Plan (Shire - North);
- Figure 4 Strategy Plan (Shire – South);
- Figure 5 Strategy Plan (Donnybrook townsite and surrounds);
- Figure 6 Strategy Plan (Balingup townsite and surrounds); and
- Figure 7 Settlement Hierarchy and Transport.

The Strategy Plan shows key elements of the Local Planning Strategy and provides a broad overview of intended land use, the major transport networks and key planning constraints. The Strategy Plan and its land use designations will be used by the local government and the WAPC to guide future land use and rezoning decision making. The land use designations on the Strategy Plan typically reflect the longer term anticipated zoning for the land where appropriate planning issues relating to the proposal and site are addressed to the satisfaction of the local government and the WAPC. To avoid the new Local Planning Scheme being subject to an environmental review, the local government will require proponents to suitably justify their proposal and meet the costs of relevant planning, servicing and environmental investigations.

The Strategy Plan should not be seen as definitive in terms of appropriate land uses, but as indicative of the issues and policies set out in this report. The Strategy Plan is also not a zoning map. Greater detail on opportunities, constraints and land use expectations are set out in the Local Rural Strategy, Townsite Expansion Strategy, Structure Plans and Local Planning Policies. However, where there is any inconsistency with these documents the Strategy prevails.

4.2 Key Elements of Strategy Plan

The key elements of the Strategy Plans are set out below:

- the settlement strategy with the principal centre (Donnybrook), village (Balingup), hamlets (Kirup and Mullalyup) and other settlements (Noggerup, Preston and Newlands);
- Residential – shows existing residential areas;
- Residential Investigation – land which appears to be suitable for future urban development but first needs to be assessed against relevant environmental, servicing, land use compatibility and landscape considerations;
- Rural Residential - shows the existing rural residential areas;
- Rural Residential Investigation - land potentially suitable for rural residential development but where development constraints need to be assessed;
- Commercial - recognises the Donnybrook and Balingup town centres;
- Industry - land zoned for industry;
- Industry Investigation - land potentially suitable for longer term industrial development but where development constraints need to be assessed;
- Tourism – typically only tourism sites in or near Donnybrook and Balingup are identified;
- Conservation/Recreation– shows conservation and key recreation and public open space areas;
- Community – shows key community facilities;
- Rural Smallholdings – shows land to be designated as Rural Smallholdings;
- General Agriculture – this generally reflects the Local Rural Strategy;

- Priority Agriculture - this generally reflects the Local Rural Strategy;
- Crown Land and DEC managed land - includes Crown Land, land managed by the Department of Parks and Wildlife including State Forest, National Parks, Conservation Parks, Unallocated Crown Land and other reserves. While it is predominantly Crown land, it includes some isolated private properties. These are shown only to reflect the principal land use in this area and it is not implied that these properties are to be acquired by the local government nor by the State; and
- Special Control Areas - for Flood Prone Land, Public Drinking Water Source Protection Areas, Established Donnybrook Stone, Wastewater Treatment Buffer, Road Protection Area, Plantation Exclusion Area, Blackwood Precinct, Structure Plan Area and Development Contribution Area;
- Major Road – shows the existing State and regional road network;
- Railway – shows the railway line; and
- Walking/Cycling Track – shows the Bibbulmun Track and Munda Biddi Trail.

5.0 ADDRESSING STRATEGIC ISSUES AND RATIONALE FOR ZONES

5.1 Overview

This section sets out the local government's strategy to addressing strategic issues and the rationale for proposed zones in LPS7.

To assist in implementing the Strategy, the local government proposes the following zones in LPS7:

- Residential;
- Rural Residential;
- Rural Smallholdings;
- General Agriculture;
- Priority Agriculture;
- Commercial;
- Light Industry;
- General Industry;
- Tourist;
- Caravan Park;
- Clubs and Institutions;
- Bushland Protection; and
- Special Use.

Section 5.0 is structured as follows:

- strategic issues that apply across the Shire;
- strategic issues that apply to urban areas (townsites, settlements and rural residential areas);
- strategic issues that apply to rural areas; and
- special control areas.

It is highlighted that there is considerable interrelationship between sections. To avoid repetition, the Strategy should be read as a whole.

5.2 Shire Strategic Planning Issues

5.2.1 Sustainability

The local government will strive to achieve a more sustainable Shire. To achieve this, the local government will take a holistic approach in the assessment of proposals having regard to social, economic and environmental factors. Proponents will need to demonstrate how their proposal suitably addresses sustainability before it receives support from the local government.

Aim

To provide sustainable, well designed and liveable communities that:

- retain and enhance their built form and natural character attributes and rural setting;
- ensure safe and convenient access to employment, health, education, shopping, leisure, social and community facilities for residents;

- create sustainable neighbourhoods that use water, energy and other resources more effectively and efficiently; and
- adopt high-quality urban designs that are sensitive to and enhance the identity and character of the towns and settlements.

Strategy

The local government's strategy is to:

- apply the concept of sustainability in assessing proposals. Proposals which inappropriately burden the existing and/or future generations will not be supported;
- seek development which:
 - reduces water use and ensures water allocations are inside sustainable limits;
 - reduces waste, and increases re-use and recycling;
 - reduces energy consumption;
 - incorporates renewable energy generation and
 - prevents disturbance of acid sulphate soils;
- protect and enhance the key environmental values that support the continuation of biodiversity, lifestyle and health of the community;
- seek the sustainable management of environmental and natural resources;
- require proponents to demonstrate best practice principles, and ideally innovation, in sustainable design and meet all established statutory environmental requirements;
- require proponents to demonstrate the method of conserving remnant vegetation and ongoing rehabilitation of riparian zones or other areas;
- require proponents to meet the objectives and requirements of *Liveable Neighbourhoods* in the preparation of Local Structure Plans and subdivision applications;
- ensure that development and subdivision layout are sensitive to the environment with remediation by the proponent where considered appropriate by the local government;
- work towards the built environment increasingly fostering a community spirit and not creating dormitory style living;
- require subdivision designs to demonstrate permeable and connected urban design principles;
- ensure that townsite expansion occurs in a compact manner generally in accordance with the Townsite Expansion Strategy which incorporates a clear delineation between townsites and surrounding agricultural, rural and conservation uses; and
- ensure new development responds to the Shire's climate and incorporates climate design principles, including passive solar orientation of lots and buildings, climate responsive landscaping and efficient water management/recycling.

Actions

The local government will:

- prepare a Local Planning Policy or design guidelines to address building materials, fencing materials, landscaping, and installation of rainwater tanks and grey water systems;
- prepare and adopt a sustainable development policy that has a focus on conserving energy, reducing greenhouse gas emissions, achieving efficient water use and minimising land use conflicts;
- prepare a Landscape and Revegetation Local Planning Policy to address landscape, environmental, amenity and management objectives; and

- seek to fund and implement recommendations set out in the Local Rural Strategy and Townsite Expansion Strategy.

5.2.2 Vegetation Protection

The local government considers that the protection of remnant vegetation and the retention of biodiversity is a high priority in the Shire. Additionally, the local government considers that there are opportunities to retain remnant vegetation on private property. The opportunities are greatest where they revolve around the concept of ecological linkages, or biodiversity corridors. The objective of ecological linkages is to connect natural areas with continuous corridors of native vegetation in ways that allow fauna to move between these areas to access resources and suitable habitat for survival.

One way to assist in protecting remnant vegetation is through the introduction of a Bushland Protection Zone into LPS7. This gives the preservation of bushland an economic value by providing a limited subdivision incentive, by the creation of conservation lots, in exchange for protecting bushland.

It is expected there will be rating implications for lots that are zoned as Bushland Protection.

Aim

To minimise further vegetation clearing through the use of mechanisms including controls and incentives.

Zone Purpose (Bushland Protection)

The purpose of the Bushland Protection zone is to encourage the protection of bushland in perpetuity, on privately owned properties in rural localities, which have high conservation, landscape and biodiversity values. This is to be achieved by supporting land uses and development which are compatible with conserving these values, and by providing a subdivision incentive through the creation of conservation lots in exchange for the protection of these values.

Strategy

The local government's strategy is to:

- encourage the retention of remnant vegetation and correspondingly limit the clearing of, bushland on privately owned land so that the biodiversity, environmental, conservation and landscape values of the Shire are maintained and enhanced;
- support restoration and linkages of remnant vegetation (ecological linkages/biodiversity corridors) to provide connections for a range of fauna species;
- require proponents to submit landscaping and revegetation plans, as required by the local government, including the proposed species of vegetation endemic to the Shire;
- support the creation of Bushland Protection Zones where the conservation values of the vegetation can be appropriately justified and where other key planning considerations are suitably addressed (including bushfire management, land use compatibility and landscape protection considerations); and
- utilise the South West Regional Linkages project (or any updates) in assessing proposals.

Actions

The local government will:

- insert provisions into LPS7 relating to tree planting, tree preservation and vegetation corridors;
- introduce a “Bushland Protection” Zone into LPS7;
- fund or prepare a Biodiversity Strategy for the Shire;
- develop or adopt a Sustainability Framework as a Local Planning Policy for the assessment of new proposals;
- encourage the use of management plans, creation of conservation lots and provision of development exclusion areas in scheme amendments and subdivisions to protect significant biodiversity areas not in public ownership;
- prepare management plans for significant biodiversity areas vested in the Shire of Donnybrook-Balingup; and
- implement strategies to protect and revegetate river and creek corridors through establishing riparian buffers, appropriate fencing and recommending appropriate land uses and management strategies for adjacent land.

5.2.3 Water

Aim

To assist in ensuring that water is used in a sustainable manner for the benefit of the local community.

Strategy

The local government’s strategy is to:

- require water management strategies, local structure plans, local planning scheme amendments and subdivision plans to demonstrate best practice water management to the satisfaction of the local government and as required to the Department of Water;
- promote and enhance water management and conservation through requiring implementation of best practice stormwater solutions including the *Better Urban Water Management Guidelines* and *Stormwater Management Manual for Western Australia*;
- require the design, construction and ongoing management of developed and developing areas, develop strategies and designs to minimise water use and aim to meet the targets of the *State Water Plan*;
- effectively manage surface water and ground water in order to protect infrastructure and assets as well as to support and enhance the values of receiving environments; and
- consider publications such as the Department of Water’s *Operational Policy 4.3 Identifying and Establishing Waterways Foreshore Areas* in the assessment of proposals.

Actions

The local government will:

- require proponents to undertake whole of water cycle investigations. This may include outlining how water will be minimised and re-used including the approach to rainwater

tanks, grey water recycling (subject to Department of Health approval), water conservation, aquifer recharge and water sensitive stormwater management; and

- review and/or prepare townsite urban water management strategies to ensure future development can be effectively accommodated and systems can accommodate safe, increasingly sustainable and cost effective water management. This will include a Drainage, Nutrient and Management Plan for each catchments/sub-catchment.

5.2.4 Landscape Protection

Large areas within the Shire are visible from major roads and key tourist drives. Given the importance of retaining landscape qualities, the local government will seek to limit more intensive use of land within areas considered to be of landscape value. In particular, the local government seeks to ensure that visual protection of key landscape vistas (including the Golden Valley Tree Park in Balingup) and “gateways” are suitably addressed especially when viewed from primary roads, key tourist drives, and the Donnybrook and Balingup town centres. To achieve this, the local government seeks to appropriately control the location, nature, density and scale of development and subdivision.

Aim

To maintain the outstanding visual amenity of the Shire, its key landscapes, key “viewsheds” and iconic elements.

Strategy

The local government’s strategy is to:

- ensure the landscape amenity of the Shire is maintained;
- ensure that development reflects and enhances the natural, cultural, visual and built character of the Shire;
- protect and enhance the landscapes and associated visual amenity and character of “viewsheds” from major roads and tourist routes;
- ensure that subdivision/development near the Golden Valley Tree Park does not negatively impact on the values of the Golden Valley Tree Park. Further details are outlined in section 5.5.11, while Figure 6 shows the “Golden Valley Tree Park Influence Area”;
- assess proposals from a landscape impact perspective;
- not support intensive settlement and development of land that has high landscape and scenic value;
- generally not support development on hill top ridges and skylines on the key vistas of the Shire;
- encourage agricultural practices that complement the scenic qualities and landscape value of the locality;
- promote rehabilitation and restoration of denuded areas; and
- have due regard to the WAPC’s *Visual Landscape Planning Manual* when assessing relevant applications and proposals.

Actions

The local government will:

- continue to support a landscape protection area within 100 metres of the centre line of the South Western Highway, the Donnybrook-Boyup Brook Road, the Nannup-Balingup Road, Goodwood Road, and the Collie-Mumballup Road. In LPS7, the landscape protection area is to be a Special Control Area (SCA);
- require subdividers, as considered appropriate, to prepare appropriate Building and Landscaping Guidelines to promote higher levels of sustainability, a sense of place and higher design standards which are appropriately supported by restrictive covenants, local planning policy or LPS7 provisions to ensure effective implementation; and
- require, as considered appropriate, proponents to prepare visual impact assessment in accordance with the Visual Landscape Planning Manual.

5.2.5 Bushfire Management

Aim

To adopt a precautionary approach to bush fire risks.

Strategy

The local government's strategy is to:

- adopt *Planning for Bush Fire Protection Guidelines* (edition 2), and future updates, in its assessment of planning proposals and require proponents to implement approvals in accordance with the guidelines;
- seek to control the location of development and use of land to avoid placing inappropriate developments in areas that have higher fire risks;
- ensure that development should only take place in areas where the performance criteria and acceptable solutions set out in *Planning for Bush Fire Protection* document can be achieved;
- not support proposals in areas classified as "extreme" fire risk without permanent and realistic hazard level reduction measures being implemented, that can be sustained in the opinion of local government to reduce the hazard level to moderate or low; and
- consider fire hazard in the context of other considerations such as environmental impact, vegetation retention and landscape protection.

Actions

The local government will:

- commission the preparation of a bushfire hazard assessment for the Shire. As part of this, the investigations will identify bushfire prone areas as set out in the Australian Standard 3959-2009 (or any updates) and in the *Building Code of Australia*; and
- require more detailed bushfire hazard analysis and fire protection measures in structure plans and other proposals where considered appropriate by the local government.

5.2.6 Adapting to Changing Climate

The local government will show leadership and work in partnership with the community, agencies and other stakeholders in contributing to reducing and managing climate change risks, seeking to maximise opportunities and adapting to risks.

Aim

Promote adaptation as a way of preparing for a changing climate to manage risks and to maximise opportunities.

Strategy

The local government's strategy is to:

- ensure that future development is not located in areas of extreme risk from natural hazards, including flooding or bushfire;
- preserve natural bushland and promote natural environmental corridor linkages as a way to enhance the potential for species to adjust to the impacts of climate change;
- adopt best practice stormwater management;
- support development that is energy efficient, and that reduces the amount of household greenhouse gas emissions and household waste;
- seek energy efficiency and solar passive design principles in development, subdivision and rezoning proposals;
- support the development and use of renewable power sources and other forms of sustainable power generation;
- support the development of compact communities to reduce demand for private motor vehicles and encourage walking and cycling; and
- require proponents to suitably demonstrate that the potential impact of climate change has been considered and that infrastructure and assets are adequately protected.

Actions

The local government will:

- monitor the impact of climate change and the implications for the natural and built environment and land use planning; and
- monitor scientific data on climate change and evaluate its impact on land use planning and development.

5.2.7 Servicing

The local government recognises that continued effective and efficient growth will require the timely and managed provision of utility and community services.

This Strategy seeks to provide clear direction for servicing authorities and other stakeholders as to the location and form of development to assist in the planning and delivering of infrastructure and services by other agencies. There is also a need to secure land and where appropriate secure buffers, such for wastewater treatment plant sites, to provide certainty for landowners and service providers.

The local government will seek the support of the State Government in regard to the allocation of funding for infrastructure headworks consistent with the planning outcomes of this Strategy.

Aim

To ensure the sustainable provision of timely and modern infrastructure to service the demands of growing communities and to facilitate planned growth.

Strategy

The local government's strategy is to:

- maximise the use of existing infrastructure by using and managing existing infrastructure efficiently and effectively to maximise community benefit;
- ensure that essential infrastructure is appropriately maintained and expanded to accommodate timely growth and development;
- ensure service and social infrastructure is adequate to support lifestyles across the Shire;
- ensure all new development is serviced in a sustainable manner;
- protect infrastructure corridors and sites from incompatible development;
- seek increased investment locally in high-speed communications infrastructure;
- support the continual upgrade of the power supply network to improve reliability and to provide for future growth;
- support the establishment of a diversified electricity grid and decentralised power generation capacity with an emphasis on increasing the capacity to generate electricity via renewable energy sources; and
- ensure Donnybrook is appropriately serviced by reticulated sewerage to meet existing and future demand.

Actions

The local government will:

- undertake an analysis of the urban growth demand and priorities for Donnybrook to inform the State Government's review of the infill sewerage program;
- consult with the State Government to request review and re-prioritise its infill sewerage program for Donnybrook;
- consult with Water Corporation regarding the expansion of capacity for the Waste Water Treatment Plant that services Donnybrook;
- consult with the Health Department and DoW regarding the potential for alternative arrangements for the treatment of effluent and possible exemptions in relation to the draft '*Country Sewerage Policy*', where a reticulated sewerage system cannot be reasonably provided;
- encourage service providers to upgrade and extend telecommunication infrastructure and services;
- consider preparing or funding a "Local Infrastructure Strategy" which addresses required standards/outcomes, how key infrastructure will be funded (including the role of the local government and the State Government), setting out anticipated or agreed timing and support for innovative servicing solutions;
- prepare studies on the approach to reducing energy and how sustainable and renewable energy will be generated;
- investigate and implement alternative potable water supplies such as rainwater tanks, bores, and dams especially for rural residential areas and smaller settlements where a reticulated water supply is unavailable, where lots are some distance from existing water infrastructure and where connection is considered uneconomic and unsustainable; and

- investigate opportunities for grey water reuse in accordance with Department of Health guidelines.

5.2.8 Transport

Aim

To provide a transport network which is safe, convenient, efficient and accessible to all users.

Strategy

The local government's strategy is to:

- adopt *Liveable Neighbourhoods* in regard to pedestrian, cyclist and vehicular movement to facilitate accessibility and successfully integrate new neighbourhoods with the existing townsites;
- require developers to provide or contribute to pedestrian and cycle access to the existing network where they create impacts and demands;
- support the re-opening of the rail line between North Greenbushes and the Bunbury Port;
- seek on-going improvements and upgrading of the South Western Highway, Donnybrook-Boyup Brook Road, Goodwood Road and the Collie-Mumballup Road; and
- support the *Roads 2025 Regional Road Development Strategy (2007)*, for the South West Region, including any updates.

Actions

The local government will:

- develop and/or review townsite footpath and dual use path plans and seek to progressively implement;
- investigate possibilities to improve pedestrian and cycle access within and around townsites with a focus on connection to recreation areas, the town centre and community focal points;
- liaise and work with the State Government on strategies to determine the future of the railway line with an aim to re-opening it as a commercial and/or passenger line; and
- seek Main Roads Western Australia support to investigate and bring forward the provision of additional passing lanes in the Shire to reduce the incidence of road trauma and improve amenity.

5.2.9 Heritage

Aim

To protect and promote areas and places of heritage importance including significant sites, buildings, structures and landscape elements.

Strategy

The local government's strategy is to:

- protect, preserve and value the significant Aboriginal and historic heritage and cultural values of the Shire and promote new development that respects, integrates and enhances these values;
- require proponents to appropriately address heritage values;
- require proponents to address the Department of Aboriginal Affairs *Cultural Heritage Due Diligence Guidelines* and meet the provisions of the *Aboriginal Heritage Act 1972*;
- require suitably qualified consultants to conduct ethnographic and archaeological surveys as required in accordance with the provisions of the *Aboriginal Heritage Act 1972*; and
- require a suitably qualified consultant to assess sites of historic heritage (buildings, structures and places) to determine the appropriateness of conservation, adaptation or demolition.

Actions

The local government will:

- take into account Aboriginal heritage and historic heritage in the preparation of Structure Plans and other proposals; and
- consider the principles of the *State Planning Policy 3.5 Historic Heritage Conservation* in determining planning and other applications on the local government's Municipal Inventory.

5.2.10 Tourism

Tourism is a significant industry sector in the Shire, capitalising on the area's natural beauty, diverse rural landscape, attractive townsites and expanding wine industry.

The local government supports a growing tourism industry being an increasingly important contributor to local employment creation and generating important income for the Shire. This includes the growth or establishment of new tourist accommodation, facilities and support services such as food establishments, wineries, art and craft galleries. The local government appreciates that successful tourism is based on multiple interrelated considerations that will require a partnership approach with tourist operators, businesses, education and training providers, the community and other stakeholders.

The landscape character of the Shire, its natural attractions and the Donnybrook and Balingup townsites provide significant tourism opportunities and so there is a need to both promote and protect the various tourist attractions.

Planning Bulletin 83/2013 Planning for Tourism sets out the WAPC's policy position to guide decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes. The Bulletin builds on and reviews the *Report of the Ministerial Taskforce to the Minister for Planning and Infrastructure on Tourist and Permanent Residential Accommodation on Tourist Zoned Land 2006*.

Aim

To provide for and encourage a range of tourism facilities and development within the Shire in appropriate locations to promote the Shire's character and attractiveness.

Zone Purpose (Tourist and Caravan Park)

The purpose of the Tourist zone is to encourage the development of a wide range of tourist and recreation facilities, quality tourist accommodation and activities for visitors at appropriate locations within townsites and in the rural areas of the Shire.

The local government recognises the importance of providing high amenity townsites which provide a range of business catering for the needs of tourists. The local government seeks to encourage the establishment of businesses, which attract and promote the Donnybrook and Balingup townsites as tourist destinations which are supported by businesses within the Tourist zone.

The purpose of the Caravan Park zone is to provide for the development of caravan and camping grounds for the use of short-stay accommodation and where appropriate to provide opportunities for long-term accommodation to permanent residents.

Strategy

The local government's strategy is to:

- provide for a range of tourism-related development, including retailing and service facilities, in a range of locations where they are an integral part of the development and are of a scale appropriate to the market;
- provide short-term accommodation for tourists in locations which complement existing tourist and recreation facilities;
- encourage tourist/visitor related activities while not compromising the visual and landscape qualities of the area;
- encourage development which recognises the historic architectural style and scale of development existing within the townsites and/or area;
- promote development of nature-based tourism that complements the environment without causing harm to natural ecosystems; and
- promote tourism as a major contributor to the Shire generally.

Actions

The local government will:

- change the wording of the "Tourist Enterprise" Zone to "Tourist" Zone in LPS7;
- introduce a "Caravan Park" Zone in LPS7;
- have regard to the definitions and recommendations of the Tourism Planning Taskforce Report 2006 and *Planning Bulletin No. 83/2013 Planning for Tourism* in preparing LPS7;
- recognise that the development of regional tourist attractions on Crown land is appropriate and beneficial to the area;
- develop a Tourism Strategy for the Shire;
- maintain and develop high quality tourist related facilities, including public toilets, foreshores, parks and reserves and civic streetscapes; and
- require major tourist accommodation proposals in rural areas to be subject to an amendment to the scheme. In assessing these proposals, the local government's primary considerations will be:
 - the requirements of the WAPC's *Planning Bulletin No. 83/2013 Planning for Tourism*;
 - ensuring that land use does not conflict with agricultural uses;
 - maintaining or improving the area's landscape character;

- ensuring that environmental assets are not detrimentally impacted;
- requiring appropriate servicing including wastewater disposal and the provision of potable and secondary water supplies;
- requiring satisfactory legal and practical road access;
- ensuring bush fire management is appropriately addressed; and
- determining if there are suitable mechanisms for effective on-going management including to ensure visitors and guests are “good neighbours” to adjoining and nearby rural/agricultural activities.

5.2.11 Land Use Management and Avoiding Land Use Conflicts

A key component of the Strategy is seeking compatibility with adjoining/surrounding land uses. Future development within the Shire should take account of matters including impacts that generate nuisance and risks and identify the extent of such impacts. The EPA’s *Guidance Statement 3 Separation Distances between Industrial and Sensitive Land Uses* and the Department of Health’s *Separation of Agricultural and Residential Land Uses* can assist in determining buffer distances.

The Strategy strategically locates residential, rural residential and rural smallholding land with the objective of minimising future conflict between urban/rural living development and agricultural production. It is noted that urban/rural living development can be one of the biggest challenges to on-going productive agriculture. Accordingly, identifying potential land use conflict and minimising the impact of new development on existing land uses is a fundamental role of the Strategy.

Aim

To minimise future land use impact.

Strategy

The local government will seek to ensure that land use conflicts will be managed such that:

- the introduction of land uses that may impact existing land uses will generally not be supported;
- new residential and rural residential land uses are only supported where consistent with the Strategy Maps;
- buffers for hazard and amenity are determined by the appropriate licencing authorities for those land uses; and
- buffer distances are guided by the standards recommended by the Environmental Protection Authority unless appropriately justified by the proponent to the satisfaction of the local government.

5.2.12 Economic Development

The local government values traditional parts of the economy e.g. agriculture along with seeking new opportunities. The local government values and seeks to protect agriculture which will remain the key local industry into the foreseeable future. There is also community support for economic development and job creation. The local government supports local job creation and encourages greater diversification of the local economy to make it more “robust”. This includes supporting value adding of agricultural production, tourism, recreation, home based employment and rural living development. It is noted that an increasingly more diversified Shire economy has a greater

capacity to withstand fluctuations in the agricultural commodity markets along with seasonal factors.

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

Aim

The aims are to:

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

Strategy

The local government's strategy is to:

- encourage the establishment of businesses in appropriate locations throughout the Shire provided relevant planning issues are addressed for the business (including addressing off-site impacts, appropriate servicing and environmental considerations);
- identify areas for potential rezoning for employment land uses including commercial, industry and tourism;
- support increased employment self-sufficiency within the Shire by:
 - providing appropriate opportunities for a variety of land uses and businesses;
 - maximising the range of appropriate uses in the town centre; and
 - supporting appropriate uses in non-urban areas which are compatible with environmental, conservation, agricultural and landscape values; and
- support sequential land use, where environmentally acceptable and commercially viable, to extract minerals and basic raw materials prior to other forms of development.

Actions

The local government will prepare or commission an Economic Development Strategy.

5.3 Urban Land Use and Development

5.3.1 Settlement Hierarchy

The settlement pattern of the Shire is characterised through a predominant centre with a number of secondary and smaller settlements. Existing population is outlined in section 2.7. The local

government adopted the following hierarchy through the Townsite Expansion Strategy (2008) which it again endorses:

- Principal Centre – Donnybrook;
- Village – Balingup; and
- Hamlet – Kirup and Mullalyup.

The objectives of the settlement hierarchy are to:

- identify the role that each townsite will play within the Shire;
- direct population growth to those areas where expansion is planned in order to support an increased range and level of service provision and economic activity in association with existing settlements;
- ensure that planning for the townsites takes into account population growth, geographic location, size (both population and spatially) in establishing the likely demand for housing, services and infrastructure; and
- ensure effective, efficient and equitable provision of infrastructure, services and facilities provided by both the local government and other government agencies.

The local government seeks appropriate subdivision, development and population growth of the above settlements. By 2025, the local government anticipates the townsites will have a permanent population with the ranges as set out below:

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

There will also be additional population near the townsites, which will be accommodated in existing and proposed rural residential areas, as identified in this Strategy. Population will also change based on seasonal considerations such as fruit picking.

The local government does not support additional expansion of the development footprint at settlements such as Noggerup, Preston and Newlands. The local government recognises there will be low-key development associated with the construction of dwellings and buildings on existing vacant lots. These settlements contribute to the range of lifestyle opportunities in the Shire.

5.3.2 Donnybrook Townsite

The Donnybrook townsite is the principal centre in the Shire and is generally considered well serviced with community infrastructure, services and facilities.

The local government’s vision for the Donnybrook townsite is:

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

By 2025, the local government anticipates that Donnybrook will have a population of approximately 3000 – 3500 people.

Demand for additional residential lots and housing in and around the Donnybrook townsite can be met by residential subdivision of appropriately zoned land and completing development investigations for land identified as “Residential Investigation” and “Rural Residential Investigation”, as shown of the Strategy Plans.

The majority of the Donnybrook townsite is not sewered. As a result of a reticulated sewerage system being available to parts of the Donnybrook townsite, denser residential development can occur. There is however a need to extend the reticulated sewerage system as a matter of priority to address human health, environmental health and promote WAPC and local government policies for appropriate urban consolidation.

There is sufficient areas zoned or allocated for residential land in Donnybrook to accommodate projected population growth in the town in the short to medium term. To accommodate projected long term population growth of the Donnybrook townsite, areas have been designated for future townsite expansion. These areas have been chosen to take advantage of the proposed and existing infrastructure, efficient utilisation of existing social services, topography and to minimise impacts on agriculture.

A range of housing is required in Donnybrook. Even if there is a constant population level, there will be changes in the demand for the type of housing. Based on anticipated population growth, the Strategy provides sufficient residential land to accommodate demands in the Strategy timeframe.

5.3.3 Balingup Townsite

The local government’s vision for Balingup is:

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

By 2025, the local government anticipates that Balingup will have a population of approximately 450 – 500 people, along with a catchment of approximately 250 people in nearby rural residential areas. Balingup will continue to function as a rural service centre, with a focus on lifestyle living and tourism.

The lack of a reticulated sewerage service presents constraints with respect to opportunities for urban infill. The local government will seek innovative alternatives to reticulated sewerage provided the systems suitably address human health and environmental considerations.

The Golden Valley Tree Park is a significant asset that is highly valued by the local community and visitors.

5.3.4 Kirup Townsite

The local government’s vision for the Kirup townsite is:

“Kirup will encourage limited development which enhances links to heritage places and that protects the safe and quiet living environment within the treed and rural surrounds.”

By 2025, the local government anticipates that Kirup will have a population of approximately 200 – 400 people.

5.3.5 Mullalyup Townsite

The local government's vision for the Mullalyup townsite is:

“Preserve the alternative lifestyle and settlement style whilst enhancing the craft and tourism focus of the Mullalyup hamlet.”

By 2025, the local government anticipates that Mullalyup will have a population of approximately 100 – 150 people.

5.3.6 Sustainable Settlements

The local government will seek to influence the development of the townsites and rural residential areas so they are increasingly places that people want to live, work, invest and visit. The local government seeks to ensure that land use planning in the Shire encourages growth in appropriate locations and in increasingly sustainable forms. The key principles include:

- promote concentration of population in the townsites;
- to build on existing townsites, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in these communities;
- promote nodal settlement patterns and reinforce the character and identity of towns and centres by ensuring that new settlement occurs within or directly adjacent to the existing urban fabric and/or by defining boundaries to settlement growth;
- promote the development of sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to services;
- ensure the townsites are sustainable, well planned with sufficient and suitable land to provide for a wide range of commercial/retail, housing, employment, open space, and has a transport network that is efficient and safe;
- provide timely, co-ordinated and sustainable residential development and infill development within the proposed development footprint;
- have regard to the principles of the Liveable Neighbourhood Policy in the design of more sustainable communities;
- provide for rural residential development close to the Donnybrook and Balingup townsites in keeping with SPP 3.0, without prejudicing the ability for the towns to grow;
- protection of environmental assets, areas and biodiversity;
- minimise impacts on rural land, including seeking land use compatibility with surrounding agricultural practices;
- to protect and enhance the rural landscape;
- not prejudice opportunities for agricultural production, urban expansion or significant mineral/basic raw material resource extraction;
- ensure appropriate separation distances (buffers) between sensitive land uses (residences and townsite expansion areas) from agricultural areas and Donnybrook Stone;
- support the consolidation of serviced urban areas, subject to addressing infrastructure capacity, environmental impact, heritage constraints and landscape character, and facilitate staged serviced development;
- be appropriately serviced in a sustainable manner that does not place inappropriate demands on the Shire or servicing authorities in terms of upgrading or maintaining services;
- land capability, including appropriateness for wastewater disposal, building construction and road/vehicular access construction;
- addressing water management and possible flooding;
- ensuring adequate fire management;

- provision and/or upgrading of appropriate physical infrastructure by developers;
- integration and connectivity to existing urban areas and land uses via safe and convenient vehicular, pedestrian and cyclist linkages;
- development areas are serviced by constructed sealed roads;
- promote using land efficiently, through infill or redevelopment, especially in areas close to town centres and areas that can be appropriately serviced;
- promote designs and layouts which make efficient and effective use of land;
- retaining the characteristics that make settlements and areas unique and give them their sense of place;
- facilitating high-quality urban design that is sensitive to, and enhances the identity and character of the towns and settlements;
- utilise Structure Plans as the basis for the orderly planning of urban expansion areas; and
- protect future urban areas from inappropriate land uses, subdivision and development.

The Strategy provides opportunities for a wide range of lots sizes (typically between 300m² and 2 hectares in and around Donnybrook) and associated range of housing to accommodate diverse community needs. The local government supports assisting in the provision of a diversity of lots and housing to provide for the needs of the community and demographic changes over time. Proposed subdivision/development does however need to be appropriately located and suitably address environmental, servicing, heritage, landscape and other planning issues.

The Strategy provides for a diverse range of lifestyle opportunities and settings via the proposed land use designations and investigation areas of the Strategy. Accordingly, there is limited planning justification to extend the development footprint set out in the Strategy in the foreseeable future.

Within the defined development footprint for townsite and rural residential areas, set out in the Townsite Expansion Strategy, the Strategy and LPS7, the local government will not seek to dictate land supply. The local government considers that within these areas that decisions on land supply are for the market to determine.

Aim

The local government will provide strategic direction to the location of urban and rural residential development which provides a range of densities and housing types to meet the needs of the future population having regard to economic, social and environmental factors.

Strategy

The local government's strategy is to:

- adopt the settlement hierarchy in section 5.3.1;
- adopt the principles of sustainable settlements in section 5.3.6 in the assessment of new proposals;
- not support proposals for residential and rural residential development for land that is outside areas identified on the Strategy Plans other than what is identified as permissible in the local planning scheme;
- provide sufficient zoned land or development investigation areas in appropriate locations to meet the needs of the projected population; and
- maximise the opportunities for variety of lot sizes to ensure serviced urban land is available to cater for requirements in the next 10 – 15 years.

Actions

The local government will:

- seek to implement the principles in section 5.3.6 of this Strategy;
- monitor land supply and demand; and
- review the Strategy, should land supply and demand conditions reveal that additional residential and/or rural residential lots are required.

5.3.7 Residential Development

The process of allocating the Residential Design Codes (R-Codes) in LPS7 requires careful assessment of the relevant planning considerations and the relationship between these matters including lot sizes, availability of services, heritage, landscape/environmental impacts, demographic change, trends in housing type demand and specific policy objectives such as urban consolidation. The relationship of these factors assists in making choices regarding the type of development or redevelopment likely to result from the adoption of a particular Code.

The local government has applied the following principles in the formulation of R-Codes for residential areas:

- wherever possible, seek to maintain existing residential densities unless there are flood risk, environmental impact or servicing impacts;
- current lots sizes should be maintained throughout most of the townsites, where no reticulated sewerage is available, to accommodate on-site wastewater disposal and assist in retaining the character of the area;
- to provide a range of lot sizes and housing types in the area, which provides for a range of lifestyle opportunities, to account for changing demographic profiles, increasing sustainability (including walking/cycling opportunities), making better use of land and assisting to address housing affordability;
- promote increased densities (greater than R20 such as to an R30 density) in appropriate locations close to the Donnybrook town centre and where reticulated sewerage is available, or may become available, to promote urban consolidation. The recommended maximum density in Donnybrook is suggested to be R40, which is proposed on limited sites. R40 sites may be associated with an aged care complex or similar. Higher density sites should incorporate more stringent building and landscaping design standards;
- whilst wanting to promote proper planning and development outcomes by increasing residential densities in townsites, these densities may not be achievable, particularly in the short to medium term, due to a lack of available reticulated sewerage. As such, higher densities may be proposed in the scheme but where reticulated sewerage is unavailable development density and subdivision will be guided by the Government's relevant sewerage policy;
- define specific areas for increased densities so that the community is clear on where grouped dwellings (i.e. units) can be developed rather than a general density bonus provision; and
- Special Residential zones to become Residential Zones with R-Codes typically R2 – R5.

Aim

The local government will ensure the townsites grow in a manner that is sustainable and retains and enhances its built form and natural character attributes and rural setting.

Zone Purpose (Residential)

The purpose of the Residential zone is to cater for the adequate provision of suitably located land to provide for a varied urban residential environment to meet the needs of the community and to promote the amenity of residential areas. In particular, to provide for residential development at a range of densities with a variety of housing that meets the needs of different household types through the application of the Residential Design Codes.

Strategy

The local government's strategy is to:

- provide for the adequate supply of suitably located land to meet the future residential needs of the community;
- provide for a range of housing types, styles and density to accommodate a range of demographics and socio-economic groups;
- provide for a high level of residential amenity, which also reflects a non-metropolitan lifestyle and rural character;
- support increases in housing density where the character and amenity of the neighbourhood is not prejudiced and there is capacity in existing infrastructure and services;
- provide for a variety of residential infill areas throughout the townsites to maximise efficient use of well-located and serviced land;
- encourage medium density housing close to shops, services and public open space in accordance with the principles of Liveable Neighbourhoods;
- encourage a mix of lot sizes in new subdivisions in accordance with the principles of Liveable Neighbourhoods;
- require proponents to provide appropriate and safe pedestrian/cyclist and vehicle linkages to existing development. Should subdivision or development occur within the identified development areas of the Strategy that "leap frogs" undeveloped sites, the local government expects that the subdivider will provide appropriate linkages and connections to the existing road and path network to the satisfaction of the local government;
- ensure that new residential development in the older established areas of the Shire has regard to the locality's historic character and built form;
- promote energy efficient and climate responsive housing design;
- contain residential development to areas zoned for that purpose to ensure demand for the extension of residential area infrastructure and services is well managed;
- encourage residential development that will achieve efficient use of existing physical and social infrastructure and is economically serviced and affordable;
- ensure that the density of development takes account of the availability of reticulated sewerage, the effluent disposal characteristics of the land and other servicing and environmental factors; and
- promote home offices, home occupations and home businesses and other uses that are compatible with residential development.

Actions

The local government will:

- seek the preparation, as appropriate, and apply design guidelines in areas of residential renewal and transition;

- develop a local planning policy to maintain and enhance residential areas of special character;
- lobby the State Government to extend the infill sewerage program to Donnybrook; and
- through LPS7:
 - delete the “Urban” zone and replace with a Residential Zone (with relevant R-Coding), Commercial zone and other zones and reserves;
 - rezone “Special Residential” to “Residential” and allocate an appropriate R-Code (i.e. R2-R5)
 - recognise the current extent of residential and special residential development land and set out Development Investigation Areas for land which may be potentially suitable for more intensive development and/or subdivision;
 - identify opportunities for urban consolidation through increased housing densities close to the Donnybrook town centre and in areas that are, or could possibly in the future be, serviced by reticulated sewerage;
 - provide opportunities for small lots and/or further subdivision in areas that can be connected to reticulated sewerage;
 - outline that where development requiring effluent disposal is unable to be connected to the reticulated sewerage system, the relevant local government and Department of Health policies and requirements shall apply;
 - apply higher density coding to land in and adjacent to town centres; and
 - not support increased densities and subdivision within flood risk areas.

5.3.8 Rural Residential Development

Land that is designated as “Rural Residential” in the Strategy reflects existing rural residential areas and those limited areas identified as having potential for future rural residential development are shown as “Rural Residential Investigation” in the Strategy plans. These areas generally reflect the rural residential areas identified in the Local Rural Strategy. Proposed rural residential areas generally reflect a consolidation and rounding off of existing areas in proximity to townsites and where the potential for agricultural use is low. Proposed rural residential investigation areas will be subject to rezoning and detailed assessment to ensure that the Strategy objectives will be achieved prior to subdivision and development.

The identification of land as Rural Residential and Rural Residential Investigation is designed to achieve the following objectives:

- to recognise the existing extent of rural residential development in the Shire, to round off and consolidate these areas;
- to identify areas suitable for potential future rural residential development and to confine any rural residential development to areas where the potential for intensive agricultural development and resource extraction activities is low;
- to ensure that any proposed rural residential development has regard to the environmental sensitivity of the area, results in beneficial environmental outcomes and does not conflict with adjacent land uses or constrain future agricultural development, and
- to provide sufficient land to enable a variety of lot sizes and development to be achieved in a manner that reflects the character, setting and land capability of the area within which it is located.

Aim

To provide for alternative residential land use within a rural environment.

Zone Purpose (Rural Residential)

The purpose of the Rural Residential zone is to provide for low density residential development in a rural setting, which provides for an alternative residential lifestyle, which is consistent and compatible with adjacent land use activity, landscape and environmental attributes of the land.

Strategy

The local government's strategy is to:

- contain rural residential development to areas zoned and allocated for that purpose (i.e. Rural Residential Investigation) to manage the demand for the extension of infrastructure and services;
- prevent the creation of new rural residential lots beyond those identified in the Strategy (i.e. Rural Residential and Rural Residential Investigation areas) or in an adopted local planning scheme;
- provide for a range of housing choice and lifestyle opportunities;
- require that any new development suitably addresses SPP 2.5 and SPP 3.0 and the principles of section 5.3.6 of this Strategy;
- provide for the more efficient use of existing rural-residential areas (increase the density) in close proximity to Donnybrook and Balingup, where this is seen as beneficial to the community as a whole, essential services are available and where the existing landscape and environmental values of the locality will not be adversely impacted;
- ensure that rural residential areas are planned and developed in an efficient and coordinated manner as logical extensions of existing towns;
- discourage ribbon development so as to maintain the rural ambience of transport corridors generally;
- recognise existing small rural lots that have been developed for Rural Residential use and ensure there are appropriate development and land use controls for these lots;
- establish minimum development standards to ensure development is consistent with, and does not detract from, the rural character or landscape qualities; and
- encourage subdivision of land for rural residential purposes within areas designated as Rural Residential under the Strategy and where the land has been zoned appropriately, and shall comply with the following criteria and design guidelines:
 - subdivision shall generally achieve an average lot size of 2 hectares, typically with a minimum lot size of 1 hectare. Consideration will be given for clustered subdivision/development, with the potential for lot sizes below 1 hectare, on suitably located cleared land where appropriately justified to the satisfaction of the local government. Achievement of the minimum lot size of 1 hectare, or possibly smaller where clustered, will only be supported where innovative design is proposed which enhances the environmental qualities and landscape values of the land, such as revegetation of cleared land or eroded areas;
 - the proposed lot sizes are suitable for the intended use;
 - all required services and infrastructure is available to the site or can be reasonably provided;
 - all lots have a sustainable water supply for both domestic and land management purposes; and
 - the proponent shall provide information on fire protection and subdivision design and bush fire prevention plans shall address the performance criteria contained in *Planning for Bush Fire Protection (edition 2)* (WAPC, FESA 2010) or any updates.

Actions

The local government will:

- recognise existing rural residential areas and maintain the existing zoning accordingly in LPS7;
- provide opportunities for further subdivision of those existing rural residential areas where justified in land suitability and capability terms (including compatibility with adjoining/nearby land uses, servicing, bushfire risk, landscape impact) in LPS7;
- provide increased consistency of development standards, that the scheme delete individual provisions for each separate Rural Residential zone, unless there is a unique characteristic relating to that zone; and
- require proponents seeking the rezoning of “Rural Residential Investigation” land to “Rural Residential” zone to justify land suitability and land capability of their proposal and demonstrate how it coordinates with existing and planned/anticipated development in accordance with LPS7 requirements.

5.3.9 Commercial Development

The local government will seek to ensure that the Donnybrook town centre continues to be the dominant commercial area in the Shire. To accommodate anticipated population and commercial demand, the Donnybrook town centre will need to expand, with support for using land more efficiently.

To accommodate anticipated population growth and associated increased traffic generation and car parking demands, there is a need to more effectively and efficiently provide car parking in the Donnybrook and Balingup town centres. The local government however does not want car parking to dominate important streetscapes as it wants town centres to increasingly be attractive places to visit, work and where appropriate to live.

Aim

To ensure the Donnybrook town centre remains the principal commercial/retail centre for the Shire supported by neighbourhood and local centres.

Zone Purpose (Commercial)

The purpose of the Commercial zone is to provide for retail shopping, office and commercial development together with social, recreational, community, tourist, entertainment and residential activities to service the populations of surrounding areas along with visitors to the area.

Strategy

The local government’s strategy is to:

- ensure that the Donnybrook town centre continues to be the dominant commercial area in the Shire;
- ensure that town centres remain vibrant and attractive;
- not support single dwellings in town centres, other than where the proponent can suitably justify to the satisfaction of the local government that the proposal will not prejudice commercial development occurring on the property;

- encourage the establishment of businesses in appropriately zoned locations throughout the Shire, in particular in the Donnybrook and Balingup town centres;
- enhance, support and develop a cohesive and vibrant Donnybrook town centre, through providing a planning framework which seeks to consolidate rather than expand the town centre, along with promoting integration of development with the Preston River, South Western Highway and the railway reserve;
- provide for consolidated, accessible, safe and vibrant town centres with a mix of compatible uses;
- support a diversification of businesses to strengthen employment opportunities and the vitality of the town centres;
- encourage main streets to be the focus point for activity and development to encourage a sense of place;
- provide for the development or redevelopment of land within the zone for a broad range of uses, which the local government considers appropriate to the town centre serving the residents and visitors;
- encourage new development within the “Commercial” zone to achieve a high standard in relation to the historic character of Donnybrook and Balingup to assist in promoting the town centres in terms of their own distinctive identity and attraction;
- ensure that commercial structures and open areas are of a high quality, achieve a unified theme (where this has been agreed) and promote the retention of features which enhance the appearance of the central area and/or provide a sense of identity;
- protect, maintain and enhance where possible the visual and heritage elements of town centres;
- ensure that development conforms to any Local Planning Policy or Townscape Plan adopted by the local government.

Actions

The local government will:

- retain the “Commercial” zone in LPS7, but review the range of permitted and discretionary uses generally seeking to accommodate a wide range of appropriate uses;
- delete the “Craft Commercial” Zone in LPS7 and generally zone these sites as “Commercial” or “Tourist”; and
- continue to implement, and seek to appropriately fund the implementation of adopted townscape and master plans for town centres with these plans to be reviewed as appropriate.

5.3.10 Industrial Development

The Shire contains a number of industrial areas that accommodate light and general industrial uses, with most based in and around Donnybrook.

It is difficult to gauge the demand for industrial land in the Shire over 10 – 15 years. As such, the current planned expansion is likely to provide enough capacity for Donnybrook for the foreseeable future for industrial uses requiring small and medium sized lots and with low to moderate impacts.

The Sandhills Industrial Estate, off the Donnybrook-Boyup Brook Road, is the primary industrial area within the Shire. In time, there is expected to be a need to provide additional industrial land around Donnybrook. The local government considers the most appropriate location for this expansion is in the Sandhills Industrial Estate, for reasons including:

- there is considerable undeveloped land already zoned “General Industry”;
- the Townsite Expansion Strategy sets out the potential growth of the estate;
- the site avoids Donnybrook Stone and the site is not considered to be priority agricultural land;
- it builds onto the existing industrial area;
- the site has excellent accessibility via the major road system;
- it is conveniently located near the Donnybrook townsite; and
- the site has the ability to be appropriately serviced.

While noting the above, there are various environmental, servicing/infrastructure, landscape and other planning considerations at the Sandhills Industrial Estate that need to be suitably addressed to the satisfaction of the local government, the WAPC and the Environmental Protection Authority. These include:

- whether all or portion of the site should be included in a conservation reserve, or whether there is the potential for general industry subdivision and development;
- the significance of the remnant vegetation (a spring flora survey will be required);
- extracting the regionally significant sand resource, if environmentally acceptable, prior to industrial development;
- ensuring an appropriate water management plan is prepared, approved and implemented;
- the provision of appropriate buffers to existing dwellings;
- land capability, effluent disposal and servicing;
- vehicular access to existing industrial area and major arterial roads;
- bushfire management measures;
- Aboriginal heritage; and
- landscape protection and addressing landscape impact.

Aim

To provide for the community’s economic well-being through the provision of appropriate and sufficient industrial land for different classes of industrial activity.

Zone Purpose (Light Industry and General Industry)

The purpose of the Light Industry zone is to provide for a range of light industrial, service and ancillary activities where appropriate services are, or can be made, available and where the amenity of adjacent neighbourhoods will not be adversely affected.

The purpose of the General Industry zone is to provide for manufacturing industry, the storage and distribution of goods and associated uses which by the nature of their operations, are required to be appropriately located with sufficient buffers to residential areas and other sensitive land uses.

Strategy

The local government’s strategy is to:

- ensure sufficient land is set aside to meet demand for industrial development;
- encourage development and diversification of existing industrial areas that will strengthen and broaden the economic base of the Shire and provide employment opportunities for the community whilst minimising impacts on existing landowners;

- encourage and facilitate employment generating development which will contribute to the economic and social well-being of the Shire;
- zone industrial areas within the Donnybrook townsite as “Light Industry”;
- promote general industrial uses over commercial uses such as showrooms in the “General Industry” zone. Proponents proposing non industrial uses in the “General Industry” zone will need to suitably demonstrate the proposal will not prejudice industrial development occurring on the property or on adjoining “General Industry” zoned land;
- provide for a range of industrial and associated activities so as to meet the needs of the wider community for industrial services and facilities;
- provide for industrial, service and storage activities isolated from residential areas and areas considered likely to suffer detriment through the proposed industrial use;
- require the proponents of any industrial development to demonstrate that impacts/emissions meet relevant environmental standards, to the satisfaction of the Environmental Protection Authority;
- ensure that there are adequate buffers to industrial areas, which do not limit or impinge upon existing dwellings;
- encourage the consolidation of industrial development into areas which have been appropriately located for that purpose;
- if environmentally acceptable, support the extraction of sand adjoining the Sandhills Industrial Estate prior to possible industrial development;
- require environmental, servicing/infrastructure, landscape and other planning investigations at the Sandhills Industrial Estate to address land capability and land suitability to the satisfaction of the local government, the WAPC and the Environmental Protection Authority;
- undertake a study to consider the future role of the Sandhills Industrial Estate in the region as the interface between the Greater Bunbury Region and Warren Blackwood Region;
- seek a coordinated approach to development of the existing and anticipated expanded Sandhills Industrial Estate; and
- restrict new dwellings in close proximity to the Sandhills Industrial Estate and/or maximise buffers to the industrial estate.

Actions

The local government will:

- retain the “Light Industry” and “General Industry” zones in LPS7;
- recognise the land to the south, east and west of the Sandhills Industrial Estate site as Development Investigation Areas in LPS7 where a structure plan and subsequent amendment to LPS7 will be required prior to possible industrial subdivision and development;
- continue to liaise with Water Corporation and LandCorp regarding the potential to provide a serviced industrial estate;
- liaise with the South West Development Commission regarding opportunities to provide land requirements for industries which may potentially wish to locate in the Shire; and
- monitor whether land in the “Light Industrial” zone is being used for industrial/related purposes or rather for commercial purposes and consider whether greater protection for light industrial uses is required.

5.3.11 Open Space and Community Purposes

Sport and recreation facilities and informal and formal open space contribute significantly to the community's quality of life.

Trail and pathway systems located within well-planned urban green spaces can help to save energy and protect air quality by encouraging more environmentally sustainable non-motorised transport modes, such as walking and cycling. People will also be encouraged to travel less and be discouraged from travelling further distances by the private car if there is publicly accessible recreational open space adjacent to where they live, shop and work.

In Donnybrook, Balingup and Kirup, there will be a hierarchy of recreation/formal public open space areas.

Most community purpose, recreation and public open space is located on land which is reserved under the Scheme. Where community/recreation uses are located on freehold land, owned by the community/sporting group, the local government considers that these sites should be suitably zoned rather than being reserved in LPS7.

The Bibbulmun Track and Munda Biddi Trail are world class walking and riding experiences. Their use also supports local economic development and there are future opportunities to maximise benefits to the Shire.

Aim

To provide sufficient, well-planned and designed public open space, outdoor sports and recreation facilities within towns to assist with creating healthier communities.

Zone Purpose (Clubs and Institutions)

The purpose of the Clubs and Institutions zone is to provide for the development or establishment of uses to satisfy the general cultural, religious, education, health, recreational and other needs of the community.

Strategy

The local government's strategy for public open space and community purposes is to:

- seek public open space provision within subdivisions and/or cash-in-lieu payments in keeping with local government and WAPC policy;
- ensure adequate and appropriate provision of local open space and community facilities via the structure planning and subdivision processes;
- ensure that local open space provided by these processes meets active and passive recreational needs and preserves significant landscape and other local features;
- provide for the establishment and ongoing operation of a diverse range of privately owned community based activities and associated infrastructure via the "Clubs and Institutions" zone, to fulfil future community needs; and
- provide a diverse, accessible range of public open space areas and recreation facilities to support communities.

Actions

The local government will:

- introduce a "Clubs and Institutions" zone in LPS7;

- review the land tenure of clubs and institutions and determine the most appropriate approach to reservation or zoning in LPS7, in partnership with clubs and institutions;
- support the Bibbulmun Track and Munda Biddi Trail and seek to maximise opportunities to the Shire including coordinating with local walking and cycling facilities;
- prepare a Local Open Space Strategy for the townsites with this to be based on catchment analysis;
- prepare a *Donnybrook and Balingup Townsite Ecological and Recreational Plan* which includes a study of recreational trails, dual use paths, cycleways and pedestrian paths; and
- plan for the needs of the local community (including youth, families and older people) through strategies including:
 - accessibility to facilities through safe cycling and walking routes;
 - encouraging a range of educational facilities and support the development of expanded education facilities;
 - supporting opportunities for education, training and employment;
 - providing places to meet and undertake cultural, religious and recreation activities;
 - supporting the provision of health services and infrastructure that meet the needs of elderly people;
 - supporting the development of retirement homes, lifestyle villages and other forms of accommodation suited to aged persons, that are appropriately located generally in close proximity to existing and/or planned medical services, commercial and community facilities and that are designed to provide for integration into the community;
 - review/monitor education requirements and promote enhanced education, including the range of facilities, being provided locally;
 - coordinate efforts between Commonwealth, State Government and local government and communities to:
 - (i) identify and fill gaps in social infrastructure, community facilities and services to improve coordination and provision (i.e. education and health); and
 - (ii) identify appropriate locations for essential community services and set aside land during planning stages of development; and
 - undertaking community infrastructure planning, early on in the planning process, to ensure there is a comprehensive and holistic range of services based on a needs assessment, which is appropriately monitored.

5.3.12 Donnybrook Bypass

The *Shire of Donnybrook-Balingup Town Planning Scheme No. 4* shows a “Proposed Bypass” on the Scheme Map in the Donnybrook townsite. The bypass is essentially on the alignment of the railway reserve to the west of the Donnybrook town centre. There is no current commitment or funding from Main Roads Western Australia (MRWA) to construct the bypass.

The local government does not support the development of a Donnybrook town centre bypass on the alignment of the railway reserve as there is insufficient space to accommodate a bypass and the railway line. Instead, the local government seeks to retain the potential for the railway to again be reopened.

The local government will continue to work with MRWA to make the existing main street (South Western Highway) safer, increase its amenity and add to its attractiveness.

Actions

The local government will:

- delete the “Proposed Bypass” in LPS7; and
- work with MRWA to progressively make the existing main street (South Western Highway) safer, increase its amenity and add to its attractiveness. This may include better integration of domestic, heavy haulage, and tourism traffic and pedestrian functions and rationalising access points.

5.3.13 Development Investigation Areas

Development Investigation Areas (DIAs) will be identified in LPS7 as having potential for investigation to accommodate future development and, as relevant, subdivision consistent with the investigation areas shown on the Strategy Plans.

DIAs are areas subject to further investigation and consideration for their intended use and development as prescribed in LPS7. However, inclusion of land within a DIA should not be interpreted to imply that the land is suitable for the identified land use expectation. DIAs require preparation of a scheme amendment and Structure Plan. Any proposed rezoning and associated Structure Plan for land within a DIA is to include a full evaluation and assessment, including any necessary environmental assessment. This evaluation is required to determine if the DIA is suitable and capable of supporting the anticipated land use expectations and to address any specific outstanding planning matters to the satisfaction of the local government and the WAPC.

The Strategy sets out various DIAs.

Aim

To identify areas requiring comprehensive suitability, planning, environmental and servicing assessment and rezoning prior to, or currently with, structure planning and prior to subdivision and development.

Strategy

The local government’s strategy is to:

- coordinate subdivision, land use and development in areas requiring comprehensive planning;
- ensure relevant planning considerations are appropriately addressed via rezoning and comprehensive structure planning. The following matters will need to be addressed/provided in accordance with Scheme requirements and as relevant to the proposal:
 - environmental assessment;
 - landscape assessment;
 - stormwater management plan;
 - bushfire hazard assessment and bushfire management plan;
 - proposed land uses and compatibility to adjoining/nearby land uses;
 - lot sizes;
 - proposed servicing;
 - how proposed subdivision/development integrates with existing development;
 - traffic management;
 - the approach to pedestrian and cyclist accessibility;
 - public open space provision;
 - building design, landscaping and revegetation; and

- developer contributions;
- ensure that any interim land use, development or subdivision does not prejudice the possible ultimate use of the identified land; and
- no subdivision or development will be permitted until the Scheme has been amended to reflect the appropriate zoning, and a structure plan approved by the local government and the WAPC.

Actions

The local government will incorporate provisions relating to DIAs in LPS7.

5.3.14 Structure Plan Areas

As a means of implementing orderly planning, the local government will identify a number of Structure Plan Areas (SPA) in LPS7 as Special Controls Areas, where a structure plan will be required prior to subdivision and development (unless the development is low-key and will not prejudice future planning).

Each SPA will require a structure plan in accordance with the scheme requirements. The local government can also require the preparation of structure plans in other areas not identified on the scheme maps.

Aim

To ensure that future subdivision and development is coordinated.

Strategy

The local government's strategy is to:

- ensure relevant planning considerations are appropriately addressed;
- coordinate subdivision, land use and development in areas requiring comprehensive planning;
- require proponents to prepare a Local Structure Plan where considered appropriate and for an area as determined by the local government, including for areas not identified on the scheme maps;
- ensure relevant planning considerations are appropriately addressed. The following matters will need to be addressed/provided in accordance with Scheme requirements and as relevant to the proposal:
 - environmental assessment;
 - landscape assessment;
 - stormwater management plan;
 - bushfire hazard assessment and bushfire management plan;
 - proposed land uses and compatibility to adjoining/nearby land uses;
 - lot sizes;
 - proposed servicing;
 - how proposed subdivision/development integrates with existing development;
 - traffic management;
 - the approach to pedestrian and cyclist accessibility;
 - public open space provision;
 - building design, landscaping and revegetation; and

- developer contributions;
- the Structure Plan is to be prepared by the proponent unless otherwise agreed to by the local government; and
- no subdivision or development (unless the development is low-key and does not prejudice the future intended land use or structure planning for the locality) will be permitted until the structure plan has been approved by the local government and the WAPC.

Actions

The local government will incorporate provisions relating to Structure Plan Special Control Areas in LPS7.

5.4 Rural Land Use and Development

5.4.1 General Agriculture and Priority Agriculture

The Shire's economic base is agriculture and to a lesser extent, tourism and timber production.

The distinction between General Agricultural and Priority Agricultural land is set out in the Local Rural Strategy and State Planning Policy 2.5.

Aim

To identify and protect suitable land for agriculture.

Zone Purpose (General Agriculture and Priority Agriculture)

The purpose of the "General Agriculture" zone is to provide for the sustainable use of rural land which primarily accommodates a broad range of rural pursuits and complementary non-agricultural uses that are compatible with the capability of the land and which retain the rural character and amenity of the locality.

The purpose of the "Priority Agriculture" zone is to provide for the sustainable use of high quality agricultural land, particularly where water resources exist, preserving existing agricultural production and allowing for new agricultural production by securing suitable land and water resources. To provide for intensive agricultural and horticultural production; including orchards, market gardens and vineyard enterprises. To also allow, where appropriate, limited forms of non-agricultural development that support are compatible with and complement agricultural production.

Strategy

The local government's strategy is to:

- conserve the productive potential of agricultural land, prevent adverse effects on the viability of established or potential agricultural industries and encourage sustainable farming practices;
- direct urban/incompatible non-agricultural uses and areas (including commercial, industrial, residential and rural residential) away from productive agricultural land;
- discourage ribbon development along major roads and other tourist roads and generally maintain the rural character and landscape values along transport corridors;

- promote a range of rural pursuits compatible with the capability of the land to sustain such use;
- consider “Animal Husbandry – Intensive” applications on their merits with proponents required to appropriately address matters including buffers, environmental impacts and land, water and fire management requirements;
- provide for new forms of agricultural development and practices;
- provide for the development of land for non-rural uses that are complementary to the purpose and intent of the land's rural zoning, consistent with the LPS7 zoning table and where the applicant can demonstrate:
 - suitable land or buildings for the proposed uses are not available elsewhere;
 - that such uses will not detrimentally affect the amenity of any existing or proposed nearby development; and
 - that the proposed use will not result in the removal of prime agricultural land from agricultural production.
- encourage low-key tourist uses including those associated with traditional forms of agriculture and rural retreats;
- support the establishment of plantations and farm forestry on land zoned “General Agriculture”, except close to the Donnybrook and Balingup townsites, and consider on its merits plantations and farm forestry on land zoned “Priority Agriculture”;
- promote compliance with Codes of Practice for various rural pursuits;
- encourage the retention of vegetation and vegetation corridors;
- have regard for fire risk and management as outlined in the *Planning for Bush Fire Protection Guidelines* when considering development proposals, subdivisions and scheme amendments;
- support government agency initiatives to ensure that sufficient water supplies are made available to agricultural precincts to maximise their potential within sustainable limits;
- regulate the subdivision of agricultural lands to discourage the removal of prime agricultural land from agricultural production and ensure the potential for agricultural land to be productive is not diminished; and
- encourage boundary realignments which are justified in terms of effective land management practices, environmental and landscape enhancement and facilitating the ongoing agricultural usage on all of the lots.

In the consideration of development proposals within the “General Agriculture” and “Priority Agriculture” areas, the local government will take into account the following:

- discourage land uses unrelated to agriculture from locating on agricultural land (unless the proponent suitably demonstrates there are exceptional circumstances and that these can be compatible with agricultural uses to the satisfaction of the local government);
- provide adequate separation distance between potential conflicting land uses;
- introduce management requirements that protect existing agricultural land uses;
- discourage development that may result in land or environmental degradation; and
- appropriate land management and consideration of sequential land use change.

As required by the local government, any planning application or request for a scheme amendment shall include a statement and/or assessment of the impact of the proposed land use to confirm that the proposal will contribute to sustainable agricultural production in the locality and will not detrimentally impact on existing agricultural industries and operators or the expansion of the agriculture industry.

Actions

The local government will through LPS7:

- rename “Intensive Farming” zone to “Priority Agriculture” zone and rename “General Farming Pastoral” zone to “General Agriculture” zone in accordance with SPP2.5 and that these zones generally reflect the outcomes of the Local Rural Strategy;
- delete “General Farming Scenic” and insert provisions relating to landscape protection and that address landscape impact throughout the Shire;
- include a “Rural Smallholdings” zone that generally reflects the existing freehold pattern for existing smaller rural lots in relatively close proximity to townsites;
- contain provisions relating to the subdivision of rural land reflecting:
 - a minimum lot size of 80 hectares generally, with a minimum of 100 hectares in the Blackwood Precinct. In relation to the Blackwood Precinct, the 100 hectare minimum applies for agricultural purposes and not for conservation purposes where a minimum 40 hectares will be considered (providing the remaining rural holding is at least 100 hectares);
 - a minimum lot size of 40 hectares where all of the following criteria are met:
 - (i) an agronomist’s report or similar demonstrates that each new lot will contain a minimum of 30 hectares of land with a high-capability rating (class 1 or 2) for annual or perennial horticultural production;
 - (ii) a hydrologist’s report or similar demonstrates that each new lot has the capacity to capture and store water of a sufficient quantity and quality as applicable to the potential agricultural production on that lot and the State water management agency is prepared to agree that the capture of that water is within the limits of an endorsed Water Allocation Management Plan or is within the sustainable yield for that sub-catchment;
 - (iii) the total lot area incorporates the minimum area of 30 hectares of high capability land, plus the water capture and storage area, plus an area for farm infrastructure and buildings with sufficient setback from adjacent properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourses and wetlands, plus the retention of any remnant vegetation that should be protected from clearing; and
 - (iv) that the remaining rural holding is a minimum of 40 hectares, is considered suitable for continued agricultural production based on lot size, lot configuration, land capability, land suitability, water availability, has appropriate fire protection measures in place and receives support from any relevant government agency;
 - the approach to where farm restructuring or boundary adjustments (where no additional lots are created) will be supported. The principal issue of consideration in assessment will be improving the sustainability and viability of the farming operation and observing the primary principle of protecting and enhancing the productive capacity of agricultural land;
- identify appropriate and compatible non-rural land uses that can be considered in the “Priority Agriculture” and “General Agriculture” zones;
- provide provisions to control the development of second houses on rural land;
- provide provisions restricting development on land with no legal road frontage unless suitable, practical and legal access can be demonstrated to ensure orderly development; and
- develop a Local Planning Policy on the “Animal Husbandry – Intensive” use.

5.4.2 Rural Smallholdings

Local Planning Scheme No. 4 does not contain a “Rural Smallholdings” zone. The local government supports the introduction of this zone into LPS7 for relevant sites.

Aim

The Strategy aims to:

- encourage the opportunity for a range of rural and semi-rural pursuits on cleared land where part-time or full time income may be generated;
- encourage rural smallholdings with a variety of lot sizes consistent with the physical, environmental and landscape characteristics of the land, which are capable and suitable of sustaining appropriate development in the opinion of the local government including the proponent suitably addressing environmental, natural resource management, servicing, fire management and visual impact considerations;
- facilitate the conservation of native vegetation; and
- support, in appropriate circumstances, innovative design and clustering of houses and other structures to minimise the impacts on adjacent land (including agriculture) and provide for on-going use of land for rural pursuits, whilst protecting landscape and environmental values and utilising services efficiently.

Zone Purpose

The purpose of the Rural Smallholdings zone is to provide for rural lifestyle opportunities and associated small scale agricultural production, where appropriate, in strategic locations consistent and compatible with adjacent land use activity, landscape and environmental attributes of the land.

Strategy

The local government’s strategy is to:

- recognise existing small rural lots that have been developed and ensure there are appropriate development and land use controls for these areas;
- support subdivision where the site is identified in the Strategy and where the existing land use, landscape and conservation values will not be compromised; and
- consider “Animal Husbandry – Intensive” applications on their merits with proponents required to appropriately address matters including buffers, environmental impacts and land, water and fire management requirements.

Actions

The local government will:

- introduce a “Rural Smallholdings” zone that identifies suitable land in LPS7; and
- establish minimum development standards in LPS7 to ensure development is consistent with, and does not detract from, the rural character or landscape qualities.

5.5 Special Control Areas

5.5.1 Overview

Special Control Areas (SCA) are implemented through local planning schemes. The SCA provisions apply in addition to the provisions applying to any underlying zone or reserve and any general provisions of the Scheme.

The purpose of the SCA is to guide development and subdivision in an orderly manner:

- where provisions apply in addition to the provisions applying to the underlying zone or reserve and any general provisions of the Scheme;
- in accordance with and consistent with the limitations of existing infrastructure;
- to support the natural resource management provisions of the Scheme;
- to support the general land use allocations indicated in the local government's policies for each area;
- to address public health and safety requirements; and
- to provide for appropriate planning for the areas concerned where future subdivision and development is contemplated.

The local government proposes the following Development Control SCAs in LPS7:

- Flood Prone Land (Preston River and in time for Balingup Brook);
- Public Drinking Water Source Protection;
- Established Donnybrook Stone;
- Wastewater Treatment Buffer (Donnybrook Treatment Plant);
- Plantation Exclusion Area;
- Road Protection Area;
- Blackwood Precinct;
- Structure Plan Areas (refer to section 5.3.14); and
- Developer Contribution Area.

5.5.2 Flood Prone Land

The Department of Water (DoW) has identified land within the Shire that is subject to flooding and defined the 1:100 year flood level. There is other land in the Shire, which has not been formally mapped by the local government or DoW, that also has potential flood risk.

Aim

To raise community awareness of areas which are susceptible to flooding and for the local government to impose limitations on development.

Strategy

The local government's strategy for land within flood prone areas identified by DoW or other areas at risk of flooding, is to consider the suitability of any development on such land by ensuring that an assessment is made of:

- the effect of the proposed development on the efficiency and capacity of the floodway to carry and discharge water;

- the safety of the proposed development in time of flood; and
- whether the proposed development involves any possible risk to life, human safety or private property in time of flood.

The local government's strategy is to:

- not support development (i.e. filling, building etc.) within the floodway where it is considered obstructive to major flows as it would increase flood levels upstream. A single dwelling is not supported within the floodway unless the entire lot is within the floodway; and
- support development (i.e. filling, building, etc.) within the flood fringe provided a minimum habitable floor level of 0.50 metre above the adjacent 100 year ARI flood level is provided to ensure adequate flood protection.

Actions

The local government will:

- show identified flood prone land within a SCA in LPS7;
- seek the advice of the Department of Water in regard to applications within flood prone land as considered appropriate by the local government; and
- seek funding for the preparation of a flood study for Balingup Brook, with a focus on the Balingup townsite and surrounding rural residential areas.

5.5.3 Public Drinking Water Source Protection Area

The protection of both surface and groundwater resources is an important environmental principle for the Strategy. Within the Shire, there are various public drinking water source areas.

Aim

To ensure that land use and development within the SCA is compatible with the protection and long-term management of water resources for public water supply and water catchment areas designated under the *Country Areas Water Supply Act 1947*.

Strategy

The local government's strategy is to:

- incorporate policies and provisions within the Strategy and LPS7 which both require and promote catchment management principles in order to address the problem of nutrient loading and pollution of waterways;
- ensure that public drinking water source areas are protected from inappropriate land uses and development; and
- promote catchment management principles within both the Strategy and LPS7.

Actions

The local government will:

- show public drinking water source areas within a SCA in LPS7;

- include provisions relating to minimising the potential for land degradation within public drinking water source areas in LPS7;
- refer rezoning and major development and land use proposals to the Department of Water and as appropriate to the Department of Parks and Wildlife where the local government considers that a proposal would significantly impact on catchment area management; and
- encourage community organisations that promote natural resource management, such as catchment groups and land management associations.

5.5.4 Established Donnybrook Stone and Possible Donnybrook Stone

The designation of the Established Donnybrook Stone SCA on the Scheme maps incorporates a buffer of 500 metres around established Donnybrook Stone areas (Figure 2). The buffer assists to separate quarries from dwellings and other “sensitive uses”.

No SCA will be shown in the Scheme for possible Donnybrook Stone areas.

Aim

To identify and protect established Donnybrook Stone areas from uses incompatible with its continued extraction.

Strategy

The local government’s strategy is to:

- protect the established Donnybrook Stone from incompatible land uses to enable on-going and future extraction;
- minimise potential for conflict between other land uses and stone extraction;
- provide appropriate separation between established Donnybrook Stone areas and surrounding land uses including dwellings and tourism facilities offering accommodation;
- direct urban expansion and new rural residential areas away from the stone resource (established and possible Donnybrook Stone areas);
- not support rezoning and new subdivision that may lead to increased urban density within the Established Donnybrook Stone SCA;
- only support the subdivision of properties in the Established Donnybrook Stone SCA where:
 - i) the proposal complies with the relevant subdivision provisions of LPS 7 and where a suitable dwelling site/residential building envelope can be identified outside of the Established Donnybrook Stone SCA; or
 - ii) in rural residential areas, the subdivision is generally in accordance with a previously approved ‘structure plan’ (pursuant to Schedule 14 of LPS 7) and building envelopes are identified which maximise the separation distance to the established Donnybrook Stone;
- request the WAPC impose a condition requiring a section 70A notification for any new title, including that created through boundary adjustments, within the established Donnybrook Stone as set out in the Strategy or mapping amended from time to time. The 70A Notification to remain until removed at the discretion of the local government following advice from the Department of Mines and Petroleum (DMP), to ensure that prospective purchasers are aware of the possibility of quarrying on adjacent properties and the potential for impact upon the amenity of the land;
- impose a condition on planning approvals requiring a section 70A Notification on the title, within the Established Donnybrook Stone SCA, for new habitable buildings e.g. dwellings and

tourist accommodation. The local government will not impose a condition requiring a 70A Notification for outbuildings, rural uses, home business, industry-cottage;

- impose a condition on planning approvals requiring a section 70A Notification on the title within the possible Donnybrook Stone area, for new larger scale “sensitive” land uses such as education establishment and restaurants (but not single dwellings);
- not apply a section 70A Notification retrospectively on existing titles and/or approved development such as dwellings in the established or possible Donnybrook Stone areas;
- not support requests to rezone properties that are within the Established Donnybrook Stone SCA for residential, rural residential, tourism and associated development;
- permit the use of land within the SCA for agricultural production and other uses where such use, in the opinion of the local government, does not involve significant capital investment in buildings or infrastructure that may impact on the extraction of established Donnybrook Stone;
- adopt the following subdivision and development guidelines:
 - the local government and the WAPC may consider development and subdivisions in accordance with this Strategy within the possible Donnybrook Stone area;
 - where subdivision is proposed for land within the Established Donnybrook Stone SCA, the proponent may be required, at the discretion of the local government and DMP, to meet the expense of a suitably qualified person/consultancy to undertake a geological assessment. This assessment is to verify the extent and dimension stone quality of Donnybrook Stone to the satisfaction of the local government and DMP;
 - any development, beyond what is a “P” use in the Scheme, shall not be permitted within the Established Donnybrook Stone SCA if the local government determines the proposal will compromise an established Donnybrook Stone area;
 - any proposed tourist accommodation on a lot in the Established Donnybrook Stone SCA shall be setback a minimum of 500 metres from the established Donnybrook Stone area;
 - any proposed dwellings on a lot in the Established Donnybrook Stone SCA should be setback a minimum of 500 metres from the established Donnybrook Stone area. Where the minimum requirement is unachievable, the applicant will need to demonstrate to the satisfaction of the local government, DMP and the Department of Environment Regulation that the location of the dwelling will not have an adverse impact upon any existing or possible future quarry activities;
 - the rights of existing quarries are acknowledged. The local government requires existing quarries to meet conditions of approval and endeavour to operate in ways that minimise off-site impacts;
 - proponents of expanded or new quarries (classified as ‘industry-extractive’ in LPS7) need to appropriately address matters including buffers (setbacks), noise, dust, environmental impacts, traffic, landscape impacts, rehabilitation and other planning considerations to the satisfaction of the local government;
 - for new quarries, any setbacks (buffers) will need to comply with State Government policy and best practice on buffers, currently 500 metres for non-blasting quarries. The buffer should generally be on land owned by the quarry owner or alternatively where a secure agreement has been obtained from relevant landowners to the satisfaction of the local government;
 - natural features or other approved noise barriers may reduce the buffer requirement if appropriately justified to the satisfaction of the local government and the Department of Environment Regulation; and
 - vegetation screening will be required between major roads and quarrying activities;
- seek best practice quarrying and seeking sequential land use planning to the satisfaction of the local government, WAPC and the DMP; and

- plan for post-quarrying rehabilitation of quarry sites at the inception of mining in recognition of the potential disruption to the landscape and the changes to rural amenity arising from extraction activities.

Actions

The local government will:

- incorporate a SCA for the Established Donnybrook Stone in LPS7;
- incorporate appropriate provisions in LPS7 to achieve the recommendations of the Strategy in relation to Donnybrook Stone areas;
- limit the extent to which urban expansion and rural residential development shall be permitted on possible Donnybrook Stone areas as outlined in the Strategy;
- prepare a Local Planning Policy to provide further guidance relating to Donnybrook Stone areas including the approach to referrals in areas designated as possible Donnybrook Stone;
- require the preparation and implementation of management plans (including site re-contouring, revegetation, and rehabilitation measures) for new mining and basic raw materials proposals; and
- identify appropriate means to implement those recommendations including environmental management plans.

5.5.5 Wastewater Treatment Buffer

Aim

The aim of the Wastewater Treatment Buffer SCA is to ensure that land use and development within the SCA is compatible with, and does not compromise the operation of the Donnybrook Waste Water Treatment Plant (WWTP).

Strategy

The local government's strategy is to:

- ensure the long term functioning of the WWTP is not compromised;
- protect the WWTP from incompatible land uses; and
- not support rezoning, subdivision or development that may lead to increased density or intensity of development within the buffer area.

Actions

The local government will:

- incorporate a SCA on the WWTP buffer in LPS7;
- seek the advice of Water Corporation regarding the long-term WWTP buffer requirements to accommodate long term development and growth of Donnybrook; and
- seek the support of Water Corporation to acquire the WWTP buffer land or reach a negotiated agreement with the landowners to secure the Water Corporation's long-term interest over the land.

5.5.6 Plantation Exclusion Area

The *Shire of Donnybrook-Balingup Local Planning Scheme No. 4* excludes tree plantations around the Donnybrook and Balingup townsites. The local government considers that the continued prohibition of tree plantations within the immediate surrounds of the townsites should be maintained on the basis of the extreme fire risk represented by such plantations and their visual impact.

Aim

To address fire risks and visual impact of tree plantations surrounding the Donnybrook and Balingup townsites.

Strategy

The local government's strategy is to:

- not permit tree plantations near the Donnybrook and Balingup townsites within the SCA;
- support tree plantations in the "General Agriculture" zone outside of the Plantation Exclusion Area (however there is still the requirement for a Planning Application); and
- in the "Priority Agriculture" zone, a Plantation is a discretionary use and will be considered on its merits against matters including impacts upon water quantity and quality, fire management requirements and issues and landscape values.

Actions

The local government will incorporate a Plantation Exclusion Area SCA in LPS7.

5.5.7 Road Protection Areas

Large areas within the Shire are visible from major roads and key tourist drives. Given the importance of retaining landscape qualities, the local government will seek to limit more intensive use of land within close proximity to these major tourist routes. To achieve this, the local government seeks to appropriately control the location, nature, density and scale of development and subdivision adjacent to these roads.

Aim

To maintain the outstanding visual amenity of the Shire, its key landscapes, key "viewsheds" and iconic elements.

Strategy

The local government's strategy is to:

- ensure the landscape amenity of the Shire is maintained; and
- protect and enhance the landscapes and associated visual amenity and character of "viewsheds" from major roads and tourist routes;

Actions

The local government will support a landscape protection area within 100 metres of the road reserve for the South Western Highway, the Donnybrook-Boyup Brook Road, the Nannup-Balingup Road, Goodwood Road, and the Collie-Mumballup Road. In LPS7, the landscape protection area is to be a Special Control Area.

5.5.8 Blackwood Precinct

Aim

To ensure that land use and development within the precinct is consistent with the area's physical characteristics, land capability and land suitability.

Strategy

The local government's strategy is to:

- generally oppose any reduction in the size of existing agricultural landholdings to prevent the fragmentation of rural land. The local government may however recommend that subdivision proposals creating additional lots have a minimum lot size of 100 hectares for agricultural purposes (providing the balance lot is also at least 100 hectares in area) where an applicant suitably addresses:
 - land capability
 - the application will benefit sustainable agricultural land use
 - fire management; and
 - vehicular access.
- consider scheme amendment requests on their merits to zone land in the Blackwood Precinct to "Bushland Protection" with lot sizes for conservation purposes below the 100 hectare minimum. This is subject to addressing conservation, bushfire management, land use compatibility and landscape protection considerations and ensuring the balance agricultural (non-conservation) lot is at least 100 hectares; and
- ensure that building location and construction addresses matters including the susceptibility for landslips and land degradation.

Actions

The local government will incorporate a Blackwood Precinct SCA in LPS7.

5.5.9 Structure Plan Area

Refer to section 5.3.14 for details.

5.5.10 Developer Contribution Area

Aim

Seek developer and subdivider contributions in accordance with local government and WAPC policies.

Strategy

The local government's strategy is to:

- seek equitable contributions from developers in accordance with SPP 3.6; and
- require the preparation of developer contributions plans and development contribution areas as determined by the local government.

Actions

The local government will introduce provisions into LPS7 on development contribution plans and development contribution areas, which will be implemented as a Special Control Area.

5.5.11 Golden Valley Tree Park

Sections 5.2.4 and 5.3.3 of the Strategy highlight that the Golden Valley Tree Park (GVTP) is a significant asset that is highly valued by the local community and visitors. While not included as a Special Control Area in LPS7, Figure 6 shows the "Golden Valley Tree Park Influence Area".

As part of considering a scheme amendment and structure plan request for Development Investigation Area 15, the proponent is required to undertake a view shed analysis, at their own cost, to the satisfaction of the local government. As part of the scheme amendment request, it will be necessary to define the GVTP Special Control Area.

The local government will give due regard to the landscape, heritage and cultural values of the GVTP in considering scheme amendment and structure plan requests along with subdivision applications and development applications. Any proposed subdivision/development within DIA 15 and the associated GVTP Special Control Area shall not negatively impact upon the landscape, heritage and cultural values of the GVTP.

6.0 IMPLEMENTATION, MONITORING AND REVIEW

6.1 Overview

The Strategy sets out the local government's vision and land use expectations and will provide guidance on land use for the Shire over a 10 – 15 year period. The Strategy plans identify the specific areas within the Shire where the planning, investment in and development of land and infrastructure are encouraged for the specified land use and development outcome. The local government and relevant planning agencies will give due regard to, and be guided by, the Strategy in their planning decision making processes.

Implementation of the Strategy will progressively occur using various tools such as LPS7, local planning policies, working in partnership with key stakeholders, effective governance and using the WAPC's relevant planning policies.

In addition to matters that the local government is able to directly influence, there are also a number of other factors including associated demands, financial feasibility and securing funding that will determine the implementation timing of the Strategy.

6.2 Local Planning Scheme No. 7

A key component of implementing the Strategy is through the local government's Local Planning Scheme. The review of the local government's current Local Planning Scheme No. 4, to produce LPS7, presents significant opportunities in effective implementation.

A Local Planning Scheme is the principal statutory tool for implementing the Strategy and achieving the local government's aims and objectives with respect to the development of its local area. While Local Planning Schemes mainly address land use, development control and infrastructure coordination, this should be seen in the context of broader environmental, social and economic goals and objectives.

Following gazettal (finalisation) of LPS7, it will direct the Shire's "day to day" statutory planning.

6.3 Local Planning Policies

Local Planning Policies are an important adjunct to this Strategy and LPS7, providing opportunities for the detailing of planning requirements and an avenue for expeditious and efficient responses to changing circumstances.

The review of existing, and the preparation of additional, Local Planning Policies will be required to assist the effective implementation of the Strategy via LPS7. Following gazettal of LPS7, existing policies should be reviewed, amended and new policies developed as required.

6.4 Working in Partnership

There is a growing appreciation that a cooperative and proactive approach to managing and supporting growth is necessary across a wide range of stakeholders. This is even more critical as the financial, environmental, social and political forces that shape urban growth, urban form and management of rural land becomes more complex.

A key component of implementing this Strategy is through effective partnerships with the community, landowners, the business sector, the public sector and not-for-profit organisations. Accordingly, the local government seeks to work in partnership, wherever possible and practical, to achieve effective implementation of the local government's vision for the Shire and implementation of this Strategy.

The local government will support efforts to work in close collaboration with State Government agencies and service providers. This will preferably include an alignment of the construction and development programs and budgets by the local government and relevant State Government agencies for the various works. Additionally, a structured program of monitoring, evaluation and reporting to the Council to inform and guide the continuous review of the Strategy will be required.

6.5 Governance

Implementation of the Strategy will require effective governance. In particular, it will require a commitment on the part of the local government and State Government agencies and the Commonwealth Government to effectively work together. Effective implementation will depend on the collective leadership of local government and the State Government which is supported by necessary budget allocation and other resourcing.

6.6 Monitoring and Review

The timeframe of the Strategy extends to between 10 and 15 years. Many changes can occur during this time including some unforeseen matters.

The local government considers it is important that the Strategy remains relevant. Accordingly, it will be regularly monitored and reviewed to reflect the ever-changing State, regional and local planning objectives.

The Strategy will be reviewed at least every five years in keeping with reviews of the local planning scheme. The review will take into account changes in development trends, community aspirations and any modifications to the State Planning Framework. Additionally, the Strategy can be reviewed and revised as required. Any proposed changes will be subject to community and stakeholder consultation and approval from the Western Australian Planning Commission.

ATTACHMENT 1 - STATE, REGIONAL AND LOCAL POLICY CONTEXT

STATE PLANNING CONTEXT

State Planning Strategy

The *State Planning Strategy* (1996) is a broad strategic plan for Western Australia. It sets out a vision of coordinated and sustainable development throughout Western Australia. The Strategy establishes key principles for future planning in relation to the environment, the community, the economy and infrastructure, which are intended to guide and coordinate action at all levels of government and across all agencies.

A number of strategies and actions are also identified for the State and the regions, which act as a guide for local planning and will assist in achieving the main strategy principles. The Strategy will:

“provide a strategic guide for land use planning through to the year 2029...The Strategy is aimed at developing a land use planning system to help the State achieve a number of key goals. These include generating wealth, preserving and enhancing the environment, and building vibrant and safe communities for the enjoyment of this and subsequent generations of Western Australians.” (page 1).

State Planning Strategy proposals and actions specifically relating to the Shire include:

- the majority of rural land is designated as a strategic agriculture area;
- supporting the growth of the Donnybrook townsite, with a possible population of between 5,000 – 10,000 people by 2029;
- Balingup and Kirup are identified as settlements;
- the investigation of a freight bypass around Donnybrook;
- the South Western Highway is identified as a strategic transport corridor;
- the extension of the gas pipeline through the Shire; and
- implement and review the Bunbury Wellington Region Plan.

It is noted that the State Planning Strategy support for the growth of the Donnybrook townsite, as outlined above, is greater than the population anticipated for Donnybrook of approximately 3000 – 3500 by 2025. The State Planning Strategy provides high level guidance that the Donnybrook townsite should grow. To achieve this, there is a corresponding need for the provision of appropriate infrastructure, services and facilities. A key is the expansion of the infill sewerage programme in Donnybrook.

The State Planning Strategy is currently being reviewed.

State Planning Framework Policy

The WAPC has prepared a number of State Planning Policies (SPPs). These are reflected in the State Planning Framework Policy (SPP1) which unites existing State and regional policies, strategies and guidelines within a central framework. The State Planning Framework incorporates by reference the following:

- State Planning Policies;
- regional and sub-regional structure plans; and
- strategic and operational policies.

The policy also sets out general principles for land use planning and development in relation to environment, community, economy, infrastructure and regional development.

SPPs specifically relevant to the Shire of Donnybrook-Balingup are:

- SPP 2.0 Environment and Natural Resources Policy
- SPP 2.5 Agricultural and Rural Land Use Planning
- SPP 2.7 Public Drinking Water Source Area Policy
- SPP 2.9 Water Resources
- SPP 3.0 Urban Growth and Settlement
- SPP 3.1 Residential Design Codes
- SPP 3.4 Natural Hazards and Disasters
- SPP 3.5 Historic Heritage Conservation
- SPP 3.6 Development Contributions for Infrastructure
- SPP 4.1 State Industrial Buffer Policy
- SPP 5.4 Road and Rail Transport Noise and Freight Considerations in Land Use Planning

SPP 2.5, SPP 3.0, 3.5 and SPP 3.6 are further considered below.

State Planning Policy 2.5 Agricultural and Rural Land Use Planning

The policy aims to establish a framework for the proper planning of rural areas based on the recognition that:

“productive agricultural land is a finite national and State resource that must be conserved and managed for the longer term. As a general objective, the exercise of planning powers should be used to protect such land from those developments, activities or influences that lead to its alienation or diminished productivity, while always accepting the need for land for expanding urban areas and other uses of State significance.”

This policy is guided by the following principles:

- the State’s priority agricultural land resource should be protected;
- rural settlement opportunities should be provided if sustainable and of benefit to the community;
- the potential for land use conflict should be minimised; and
- the State’s natural resources should be carefully managed.

The four key objectives of the policy are:

- protect agricultural land resources wherever possible by discouraging land uses unrelated to agriculture from locating on agricultural land, minimising the ad hoc fragmentation of rural land, and improving resource and investment security for agricultural and allied industry production;
- plan and provide for rural settlement where it can benefit and support existing communities, and have access to appropriate community services and infrastructure;
- minimise the potential for land use conflict by providing adequate separation distance between potential conflicting land uses, introducing management requirements that protect existing agricultural land uses, identify areas that are suitable and capable for intensive agricultural pursuits as agricultural priority areas, and avoid locating new rural settlements in areas that are likely to create conflict with established or proposed agricultural priority areas; and

- carefully manage natural resources by discouraging development and/or subdivision that may result in land or environmental degradation, integrating land, catchment and water resource management requirements with land use planning controls, assisting in the wise use of resources including energy, minerals and basic raw materials, preventing land and environmental degradation during the extraction of minerals and basic raw materials, and incorporating land management standards and sequential land use change in the land use planning and development process.

A basic principle of SPP 2.5 is the designation of rural land as either Priority Agriculture or General Agriculture. Designation of land as Priority Agriculture places a clear emphasis on the primacy of agriculture in those areas above other proposed uses. While the General Agricultural area is still an area of agricultural and rural use, there may be increased flexibility for other uses such as agricultural related tourism.

State Planning Policy 3.0 Urban Growth and Settlement

The policy sets out the principles and considerations that apply to planning for urban growth and settlement in Western Australia. The policy promotes the development of sustainable communities, which is promoted through implementing the Liveable Neighbourhoods Policy.

The objectives of the policy are:

- To promote a sustainable and well planned pattern of settlement across the State, with sufficient and suitable land to provide for a wide variety of housing, employment, recreation facilities and open space.
- To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.
- To coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The policy promotes urban consolidation, an efficient use of land and it recognises the important role of rural residential development in providing lifestyle choice and the potential to revitalise rural communities. There is also a need for rural residential development to be appropriately located and appropriately managed.

State Planning Policy 3.5 Historic Heritage Conservation

This policy sets out the principles of sound and responsible planning for the conservation and protection of Western Australia's historic heritage. The policy applies principally to historic cultural heritage including heritage areas, buildings and structures, historic cemeteries and gardens, man-made landscapes and historic or archaeological sites with or without built features.

The objectives of this policy are:

- To conserve places and areas of historic heritage significance.
- To ensure that development does not adversely affect the significance of heritage places and areas.
- To ensure that heritage significance at both the State and local levels is given due weight in planning decision-making.
- To provide improved certainty to landowners and the community about the planning processes for heritage identification, conservation and protection.

State Planning Policy 3.6 Development Contributions for Infrastructure

The policy outlines the principles and considerations for imposing development contributions in new and established urban areas. One of the objectives is to promote the efficient and effective provision of public infrastructure and facilities to meet the demands arising from new growth and development. Developer contributions take the form of land contributions, infrastructure works and monetary contributions.

Liveable Neighbourhoods

Liveable Neighbourhoods is an operational policy of the WAPC for the design and assessment of structure plans (regional, district and local) and subdivision for new urban areas. It predominantly applies to urban development on greenfield and large urban infill areas.

The policy has 12 principal aims which include providing walkable neighbourhoods, promoting an interconnected network of streets, facilitating mixed-use development, providing a variety of lot sizes and housing and maximising land efficiency wherever possible. The intent of the policy is to design communities that are sustainable, safe, attractive, vibrant, convenient, efficient, meet the diverse needs of the community, are adaptable to future change and fit into the existing and planned urban context.

Hope for the Future - The Western Australian State Sustainability Strategy

The Strategy was finalised by the State Government in 2003 and establishes a blueprint for achieving a more sustainable Western Australia.

Sustainability is defined as “meeting the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity” (page 12).

The Strategy sets out an overarching framework aimed at integrating the concept of sustainability into all aspects of governance and development. It has particular relevance in the protection of the environment, the sustainable management of natural resources and in the planning and operation of settlements that reduce the “ecological footprint” and enhance the quality of life for communities.

The Strategy is a comprehensive document with a range of visions, objectives and actions relating to sustainability in the areas of governance, contributing to global sustainability, natural resource management, settlements, communities and business. The visions and objectives are supported by foundation principles dealing with long term economic health, equity and human rights, biodiversity and ecological integrity, settlement efficiency and quality of life, community, regions, sense of place and heritage, net benefit from development, common good from planning, integration of the triple bottom line, accountability, transparency and engagement, precaution, and hope, vision, symbolic and iterative change.

Aspects of the Strategy have been implemented resulting in documents such as SPP2.9 Water Resources, SPP 3 – Urban Growth and Settlement and Liveable Neighbourhoods.

REGIONAL PLANNING CONTEXT

South-West Framework

The South-West Framework, endorsed by the WAPC in 2009, is a broad planning blueprint which seeks to guide the future development of the South-West Region over the next 20 years. The document states:

“The vision is for a region that generates high standards of social amenity, diverse economic activities and high quality food, while preserving and enhancing the natural environment.” (page 1).

The key themes of the Framework address population change, building sustainable communities, building inclusive communities, sustainable environment, climate change, natural resources and agriculture, economy and employment and transport and infrastructure.

The WAPC has adopted a settlement hierarchy for the South-West Region, based on the role and function of existing centres. Donnybrook is classified as a “major town” with medium growth rate and medium estimated growth potential. Balingup, Kirup and Mullalyup are classified as “villages”, with a low growth rate and low estimated growth potential.

The Framework promotes development in existing settlements in the South-West and constrains low density urban sprawl through preventing the creation of new rural residential lots beyond those identified in local planning strategies and schemes.

The Framework also provides for the protection of agricultural land and expresses a presumption against the subdivision of this land for non-agricultural purposes.

The Framework is intended to guide the preparation or review of local planning strategies.

Bunbury – Wellington Region Plan

The Shire is located within the Bunbury-Wellington Region. The Region Plan, which was finalised in 1995, establishes the regional planning framework for the Shire.

The Region Plan contains over 200 recommendations including those relating to conservation, open space and recreation, agriculture, residential, rural residential, tourism, mineral resource development/basic raw materials and transport.

A settlement hierarchy is established with Donnybrook designated as a “district centre”, Balingup designated as “other major towns” and Kirup designated as “other townsites”. Donnybrook and Balingup are expected to grow and will require guidance to facilitate their expansion.

The Region Plan divides the Shire into planning units, based on river catchments, along with identifying relevant issues, opportunities, constraints, preferred land uses and planning guidelines to be applied. Planning guidelines include protecting rural land, protecting landscape amenity on the Darling Scarp, the Preston River Valley and other important landscapes and ensuring there is appropriate townsites development.

LOCAL PLANNING CONTEXT

Shire of Donnybrook-Balingup Local Rural Strategy

The WAPC endorsed the Strategy in August 2007 and the local government adopted the Strategy in May 2008.

The Strategy (page 3) states:

“This Strategy has been prepared to encompass issues that promote rational decision making for the future zoning; subdivision and development of the Shire’s rural land and is devised to avoid uncoordinated fragmentation. It will also afford the Shire the opportunity to take stock of the rural land resource and consider its most appropriate future use as well as strategically plan for the expansion of tourism in the area.”

The objectives of the Strategy are to:

- “Promote a simple, flexible and effective framework for planning in rural areas of the Shire,
- Maximise opportunities and best provide for the needs of the community,
- Prevent the removal of agricultural land from agricultural production and prevent adverse effects on the viability of established or potential agricultural industries,
- Provide for a range of lifestyles and activities in rural areas,
- Conserve the key natural resources such as water, land, soils, minerals, timber and areas of ecological significance and protect them from land use practices which lead to their degradation or destruction,
- To improve the environmental qualities of the Shire by further developing policies to incorporate best practice techniques and sustainable development in all future subdivisions, and
- Adopt the approach of Water Sensitive Design to minimise the effect of urban development within the Shire of Donnybrook/Balingup.”

Shire of Donnybrook-Balingup Townsite Expansion Strategy

The local government adopted the Strategy in October 2008 while the WAPC endorsed the Strategy in June 2009. The local government’s vision for its townsites, by 2025, is:

“The Shire of Donnybrook- Balingup provides a hierarchy of nodal townsites separated and supported by agricultural, rural and forest areas. The townsites boast thriving and strong communities, living in harmony within the unique rural environment, whilst cherishing diversity in natural landscapes, heritage and culture. The townsites each unique in character focus on conserving natural areas and greening of waterways, provide healthy lifestyle choices and access to a high level of services and facilities.” (page 4)

Townscape Plans

The local government has commissioned and adopted a number of townscape plans including the Donnybrook Townscape Development Plan, Balingup Our Town and the Taktics4 Report. The local government, in partnership with others, will seek to implement the recommendations of the plans.

Other Strategies

The local government is mindful that State Government agencies, servicing bodies, various community groups and private sector organisations have a variety of strategic documents, business plans, policies, strategies and action plans that can influence development, investment, the provision of services and other matters within the Shire. Through adopting the Strategy, the local government seeks to set out its vision and associated intentions for development and conservation. In-turn, the local government will seek to work in partnership with the community and other stakeholders to implement the vision.

ATTACHMENT 2 - REFERENCES

A Community Plan for the Sustainable Development of the Balingup and Mullalyup Area (Balingup District Settlement Steering Committee, September 1995)

Australian Bureau of Statistics, 2011 Census QuickStats: Donnybrook-Balingup, www.censusdata.abs.gov.au/census (downloaded April 2013)

Balingup Our Towns (Shire of Donnybrook-Balingup, January 2006)

Balingup Village Centre: Special Character Area Policy and Design Guidelines (Shire of Donnybrook-Balingup 2006)

Better Urban Water Management (Western Australian Planning Commission, October 2008)

Bunbury-Wellington Region Plan (Western Australian Planning Commission, November 1995)

Consumer Markets (Taktics, February 2006)

Country Land Development Program 2006 Annual Update (Western Australian Planning Commission, 2006)

Donnybrook Townscape Development Plan (Shire of Donnybrook-Balingup, November 2006)

Draft Country Sewerage Policy (Water Corporation, 2002)

Drinking Water Source Protection Plan for the Donnybrook Water Reserve (Department of Water, 2009)

Economic Drivers and Opportunities (Taktics 4, February 2006)

Environmental Guidance for Planning Development Guidance Statement No. 33 (Environmental Protection Authority, July 2005)

Liveable Neighbourhoods ((Western Australian Planning Commission, 2004)

Local Government Biodiversity Planning Guidelines (Western Australian Local Government Association, 2004)

Millstream Catchment Area (Bridgetown) Drinking Water Source Protection Plan (Department of Water, June 2009)

National Regional Profile: Donnybrook-Balingup Shire (Australian Bureau of Statistics 2011)

Plan for the Future 2006-2026 (Shire of Donnybrook-Balingup 2005)

Planning Bulletins (Western Australian Planning Commission, various)

Planning for Bushfire Protection - Volume 2 (Western Australian Planning Commission and Fire and Emergency Services Authority, 2010)

Roads 2025 - Regional Road Development Strategy (Main Roads WA and WALGA, 2007)

River Action Plan for the Upper Preston River (Leschenault Catchment Council, 2007)

Shire of Donnybrook Town Planning Scheme No. 4

Shire of Donnybrook-Balingup Local Rural Strategy (Shire of Donnybrook-Balingup, August 2007)

Shire of Donnybrook-Balingup Rural Residential Planning Strategy (Thompson Taylor Burrell, October 1993)

Shire of Donnybrook-Balingup Townsite Expansion Strategy (Griffiths Planning, June 2008)

Shire of Donnybrook-Balingup Townsite Expansion Strategy: Scoping Paper (Griffiths Planning, February 2008)

South West Regional Ecological Linkages Technical Report for the Local Government Association and the Department of Environment and Conservation (Molloy, S., Wood, J., Hall, S., Wallrodt, S. and Whisson, G., 2009)

South West Regional Focus 2010 (South West Development Commission, 2010)

Sport and Recreation Plan 2005 – 2015 (Shire of Donnybrook-Balingup 2004)

State Planning Strategy (Western Australian Planning Commission, December 1997)

State Planning Policies ((Western Australian Planning Commission, various)

State Sustainability Strategy (Department Premier and Cabinet, 2003)

Stormwater Management Manual (Department of Water, 2007)

Tourism Planning Taskforce Report - Report of the Ministerial Taskforce to the Minister for Planning and Infrastructure (Department for Planning and Infrastructure, 2006)

Visual Landscape: Planning in Western Australia ((Western Australian Planning Commission, 2007)

Western Australia Tomorrow (Western Australian Planning Commission, November 2005)

Local Planning Strategy Endorsements

Local Planning Strategy Initiation

Prepared and adopted by the Council of the Shire of Donnybrook-Balingup at the meeting of the Council held on, pursuant to Regulation 12A(1) of the *Town Planning Regulations 1967*, for the Western Australian Planning Commission's certification consideration.

.....

Shire President

.....

Chief Executive Officer

WAPC Public Advertising Certification

Certified for public advertising by the Western Australian Planning Commission on, pursuant to Regulation 12B(1) of the *Town Planning Regulations 1967*.

.....

Delegated officer under Section 16
of the *Planning and Development Act 2005*

Local Government Final Adoption

Adopted for final endorsement by the Council of the Shire of Donnybrook-Balingup at the meeting of the Council held on, pursuant to Regulation 12B(3)(b) of the *Town Planning Regulations 1967*.

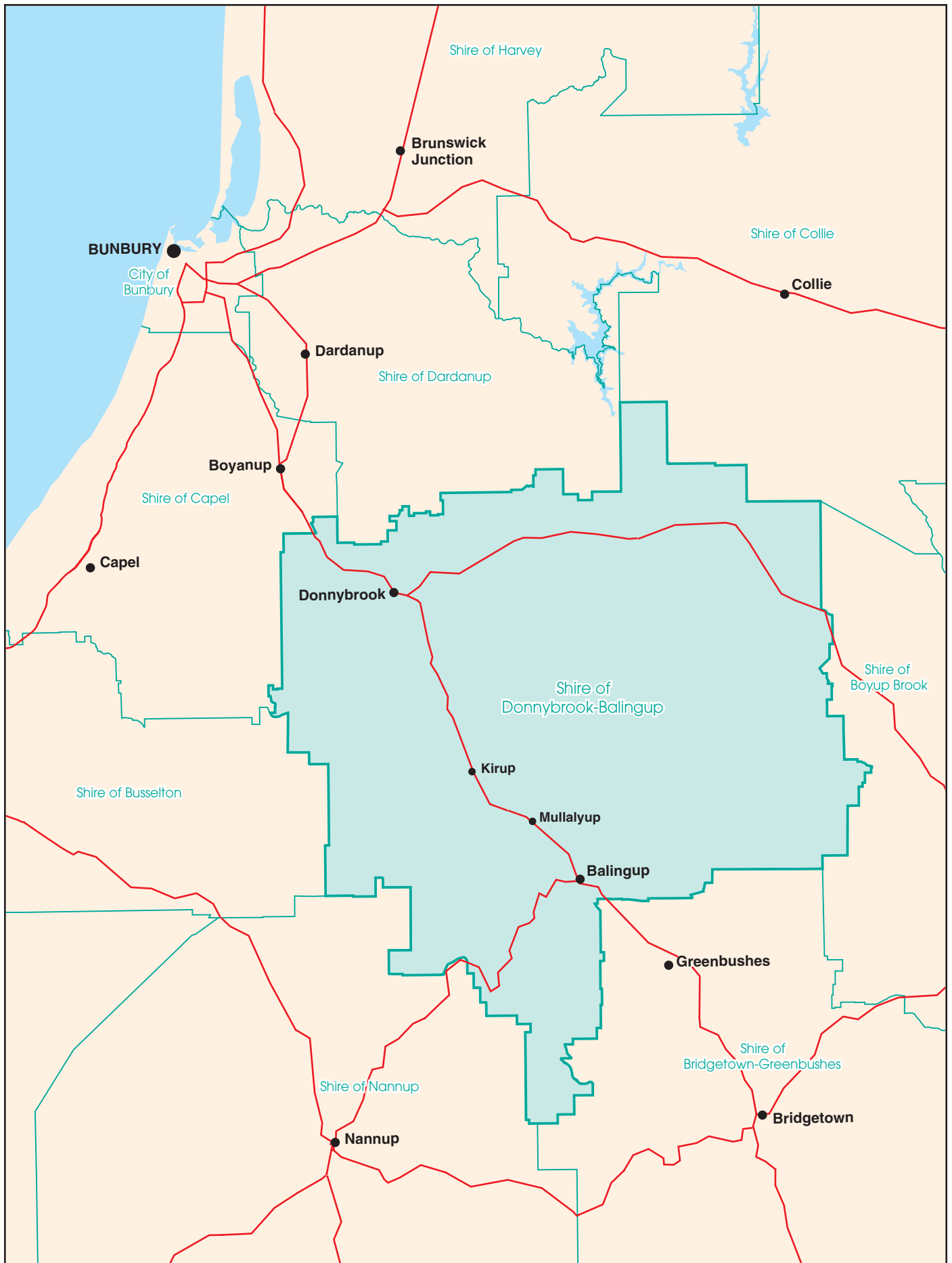
.....
Shire President

.....
Chief Executive Officer

WAPC Endorsement

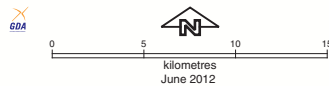
Endorsed by the Western Australian Planning Commission at the meeting of the Commission on, pursuant to Regulation 12B(4).

.....
Delegated officer under Section 16
of the *Planning and Development Act 2005*



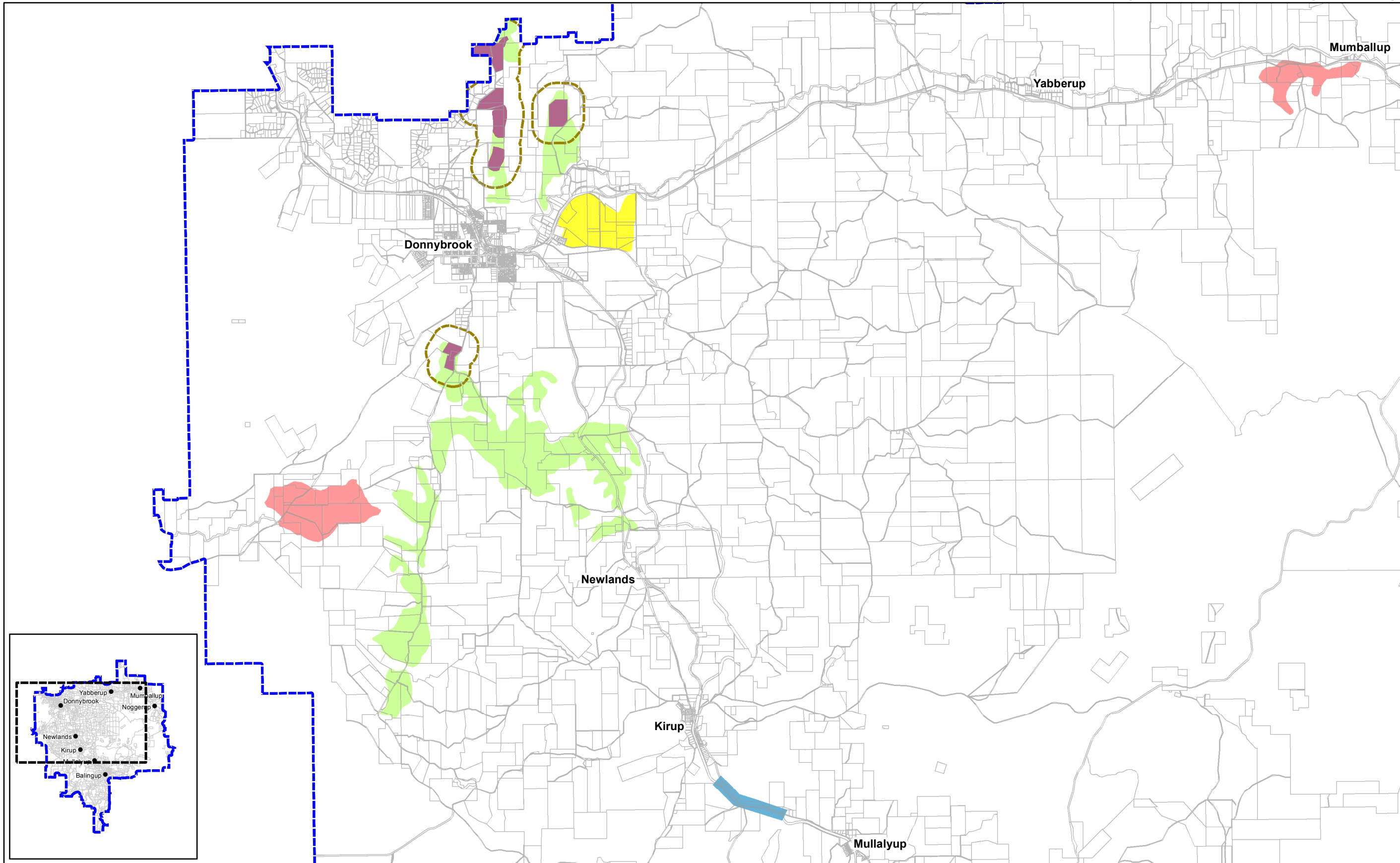
STRATEGY AREA MAP

Shire of Donnybrook-Balingup Local Planning Strategy
Location



Produced by Cartographic Section,
South West Planning, Department of Planning,
Donnybrook LP/Location plan.dgn
6 June 2012.

FIGURE 1



GDA

0 1 2 3 4 5
kilometres

Produced by GeoSpatial Planning Unit,
South West Planning, Department of Planning
...Projects\Donnybrook_LPS\
Fig2_Stone_BRM.mxd
28 May 2014

Cadastre based on
information provided with the
permission of LI 430-2009-6
and is current at June 2013.

Donnybrook Stone

SCA No. 4
Established
Possible

Regionally Significant Basic Raw Materials

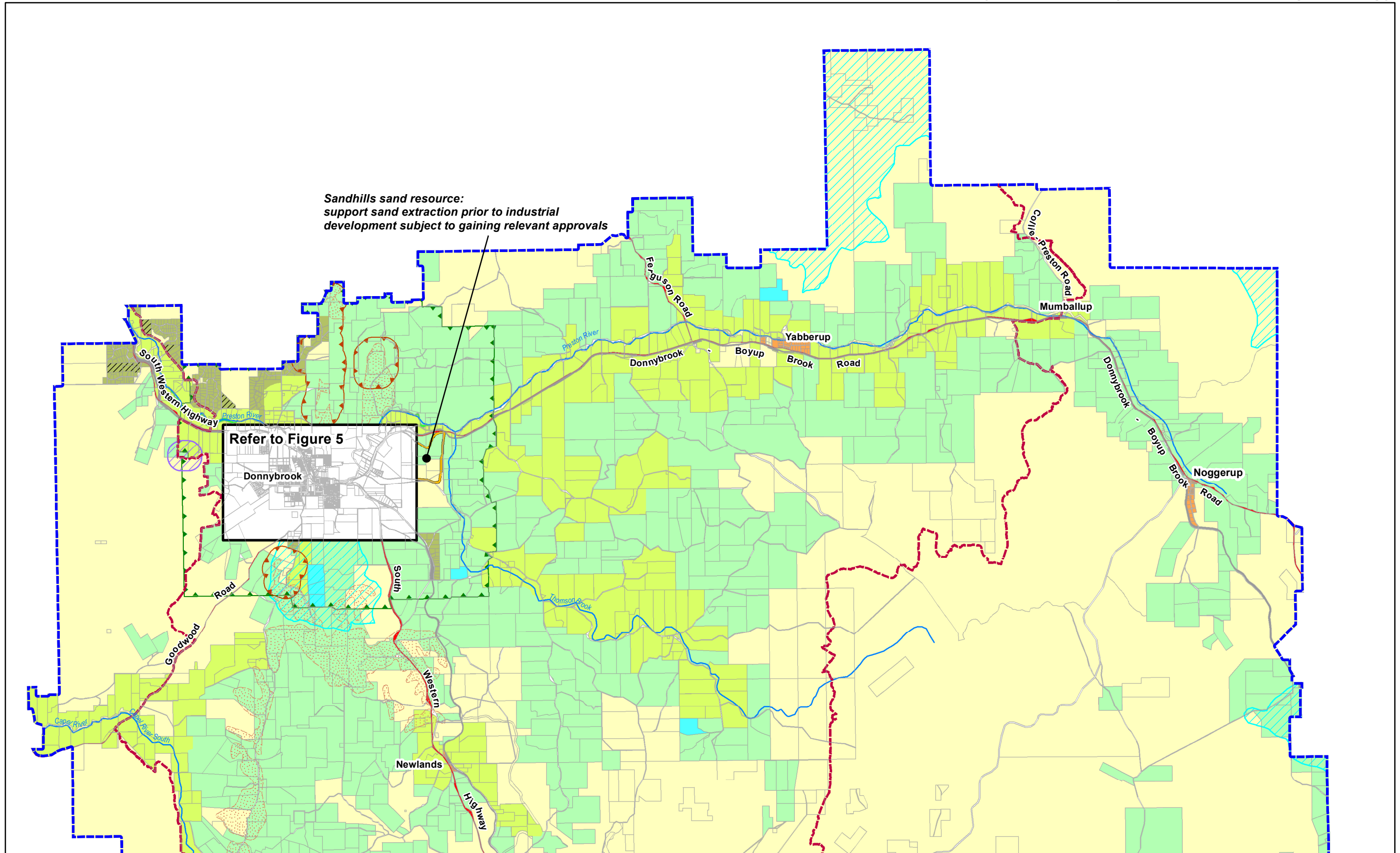
Gravel
Sand

Other

Local government boundary
Geoheritage site No. 66 (Kirup Conglomerate)

**Donnybrook Stone
and
Key Basic Raw Materials**

Figure 2



*Sandhills sand resource:
support sand extraction prior to industrial
development subject to gaining relevant approvals*

Refer to Figure 5
Donnybrook

GDA

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South West Planning, Department of Planning
...Projects\Donnybrook_LPS\...
Fig3_LPS_North.mxd
28 May 2014

Cadastre based on
information provided with the
permission of L1 430-2009-6
and is current at June 2013.

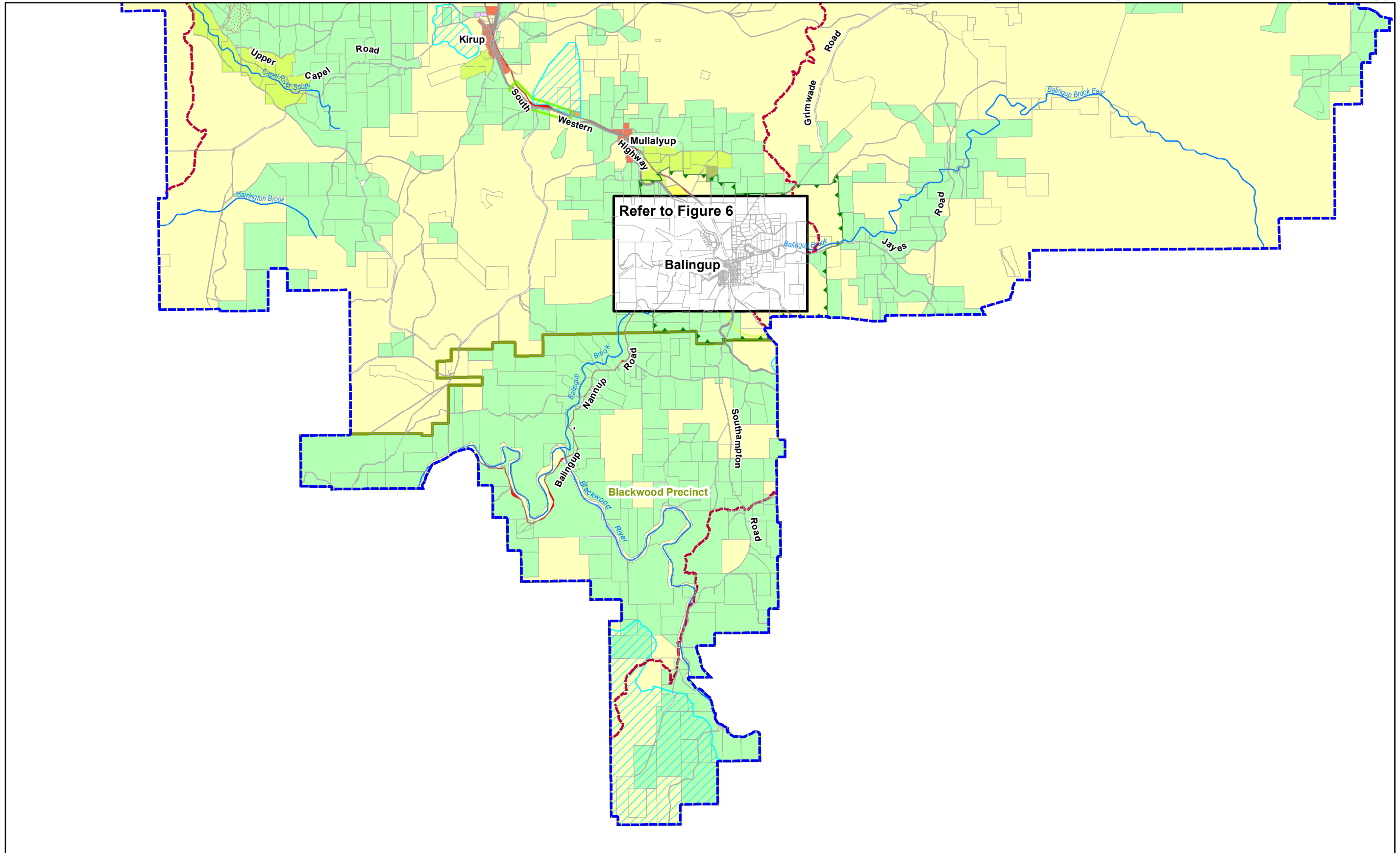
Land Uses	
	General agriculture
	Priority agriculture
	Rural residential
	Rural residential investigation
	Rural smallholdings
	Tourism
	Conservation / Recreation

Special Control Areas	
	Established Donnybrook stone (SCA No. 4)
	Public drinking water source area
	Donnybrook wastewater treatment buffer
	Tree plantation exclusion area

Other	
	Walking / Cycling track
	Major river
	Local government boundary
	Crown reserve / DPaW managed land
	Major road
	Railway
	Sandhills sand resource
	Possible Donnybrook stone

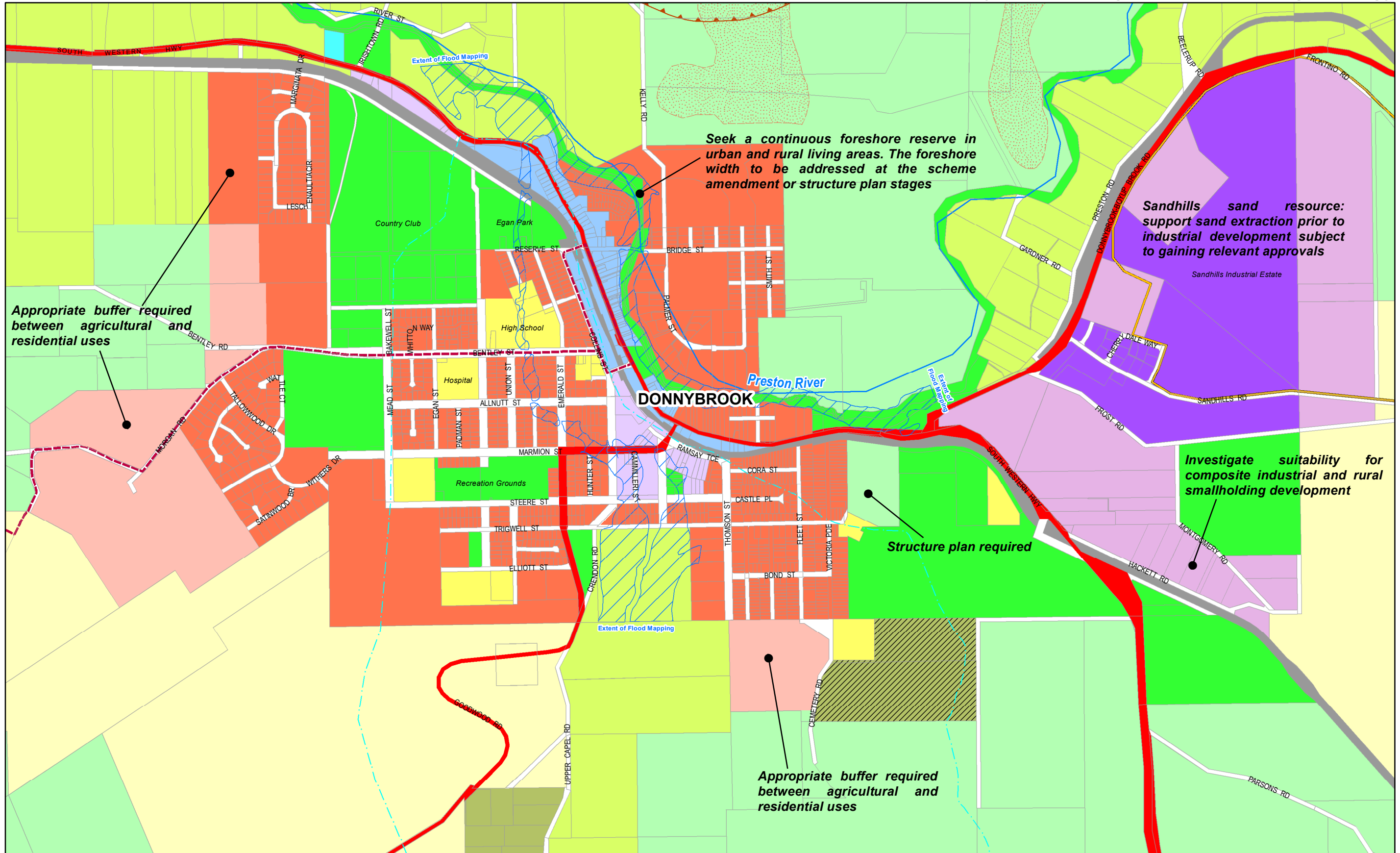
Strategy Plan
Shire - North

Figure 3



<p>GDA</p> <p>Produced by GeoSpatial Planning Unit, South West Planning, Department of Planning ...Projects\Donnybrook_LPS\ Fig4_LPS_South.mxd 28 May 2014</p> <p>Cadastre based on information provided with the permission of L1 430-2009-6 and is current at June 2013.</p>	<p>Land Uses</p> <table border="0"> <tr> <td></td> <td>General agriculture</td> <td></td> <td>Light industry</td> </tr> <tr> <td></td> <td>Priority agriculture</td> <td></td> <td>Commercial</td> </tr> <tr> <td></td> <td>Rural residential</td> <td></td> <td>Community</td> </tr> <tr> <td></td> <td>Rural smallholdings</td> <td></td> <td>Tourism</td> </tr> <tr> <td></td> <td>Residential</td> <td></td> <td></td> </tr> </table>		General agriculture		Light industry		Priority agriculture		Commercial		Rural residential		Community		Rural smallholdings		Tourism		Residential			<p>Special Control Areas</p> <table border="0"> <tr> <td></td> <td>Public drinking water source area</td> </tr> <tr> <td></td> <td>Tree plantation exclusion area</td> </tr> <tr> <td></td> <td>Golden Valley Tree Park influence area</td> </tr> <tr> <td></td> <td>Blackwood Precinct (minimum lot size of 100ha for agricultural uses)</td> </tr> </table>		Public drinking water source area		Tree plantation exclusion area		Golden Valley Tree Park influence area		Blackwood Precinct (minimum lot size of 100ha for agricultural uses)	<p>Other</p> <table border="0"> <tr> <td></td> <td>Walking / Cycling track</td> <td></td> <td>Major road</td> </tr> <tr> <td></td> <td>Major river</td> <td></td> <td>Railway</td> </tr> <tr> <td></td> <td>Local government boundary</td> <td></td> <td>Possible Donnybrook stone</td> </tr> <tr> <td></td> <td>Crown reserve / DPaW managed land</td> <td></td> <td>Geoheritage site - Kirup Conglomerate</td> </tr> </table>		Walking / Cycling track		Major road		Major river		Railway		Local government boundary		Possible Donnybrook stone		Crown reserve / DPaW managed land		Geoheritage site - Kirup Conglomerate	<p>Strategy Plan</p> <p>Shire - South</p>
	General agriculture		Light industry																																													
	Priority agriculture		Commercial																																													
	Rural residential		Community																																													
	Rural smallholdings		Tourism																																													
	Residential																																															
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	Tree plantation exclusion area																																															
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	Blackwood Precinct (minimum lot size of 100ha for agricultural uses)																																															
	Walking / Cycling track		Major road																																													
	Major river		Railway																																													
	Local government boundary		Possible Donnybrook stone																																													
	Crown reserve / DPaW managed land		Geoheritage site - Kirup Conglomerate																																													

Figure 4



GDA

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 28 May 2014

Cadastre based on information provided with the permission of L1 430-2009-6 and is current at June 2013.

Land Uses	
	General agriculture
	Priority agriculture
	Rural residential
	Rural residential investigation
	Residential
	Residential investigation
	General industry
	Light industry
	Industry investigation
	Commercial
	Community
	Tourism
	Conservation / Recreation

Special Control Areas	
	Floodplain land
	Public drinking water source area
	Established Donnybrook stone (SCA No. 4)

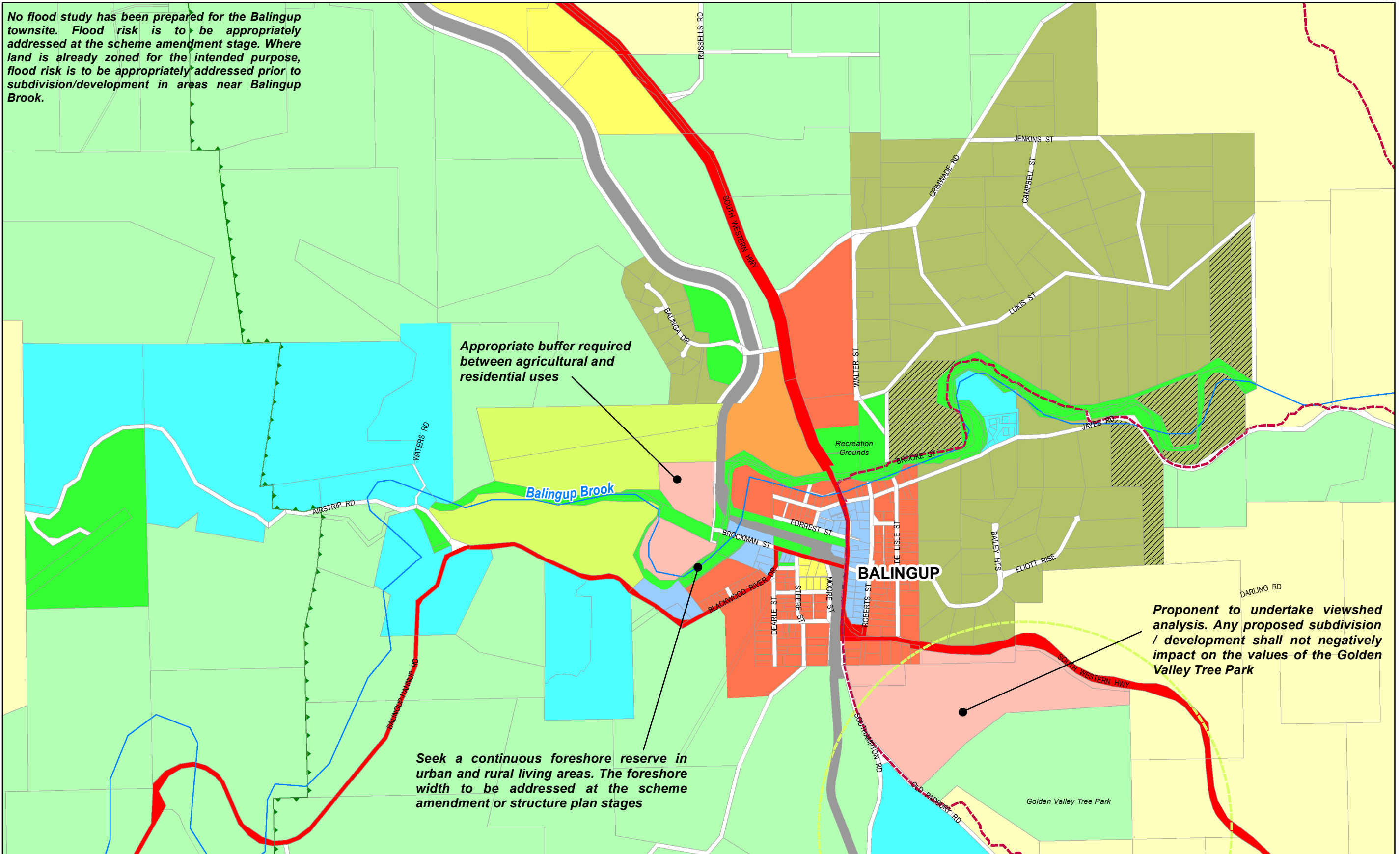
Note: This map sheet is wholly within the tree plantation exclusion special control area

Other	
	Walking / Cycling track
	Major river
	Crown reserve / DPaw managed land
	Major road
	Railway
	Sandhills sand resource
	Possible Donnybrook stone

Strategy Plan
Donnybrook Townsite and Surrounds

Figure 5

No flood study has been prepared for the Balingup townsite. Flood risk is to be appropriately addressed at the scheme amendment stage. Where land is already zoned for the intended purpose, flood risk is to be appropriately addressed prior to subdivision/development in areas near Balingup Brook.



Appropriate buffer required between agricultural and residential uses

Seek a continuous foreshore reserve in urban and rural living areas. The foreshore width to be addressed at the scheme amendment or structure plan stages

Proponent to undertake viewshed analysis. Any proposed subdivision / development shall not negatively impact on the values of the Golden Valley Tree Park

GDA

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 ..\Projects\Donnybrook_LPS\...Fig6_LPS_Balingup.mxd
 28 May 2014

Cadastre based on information provided with the permission of LI 430-2009-6 and is current at June 2013.

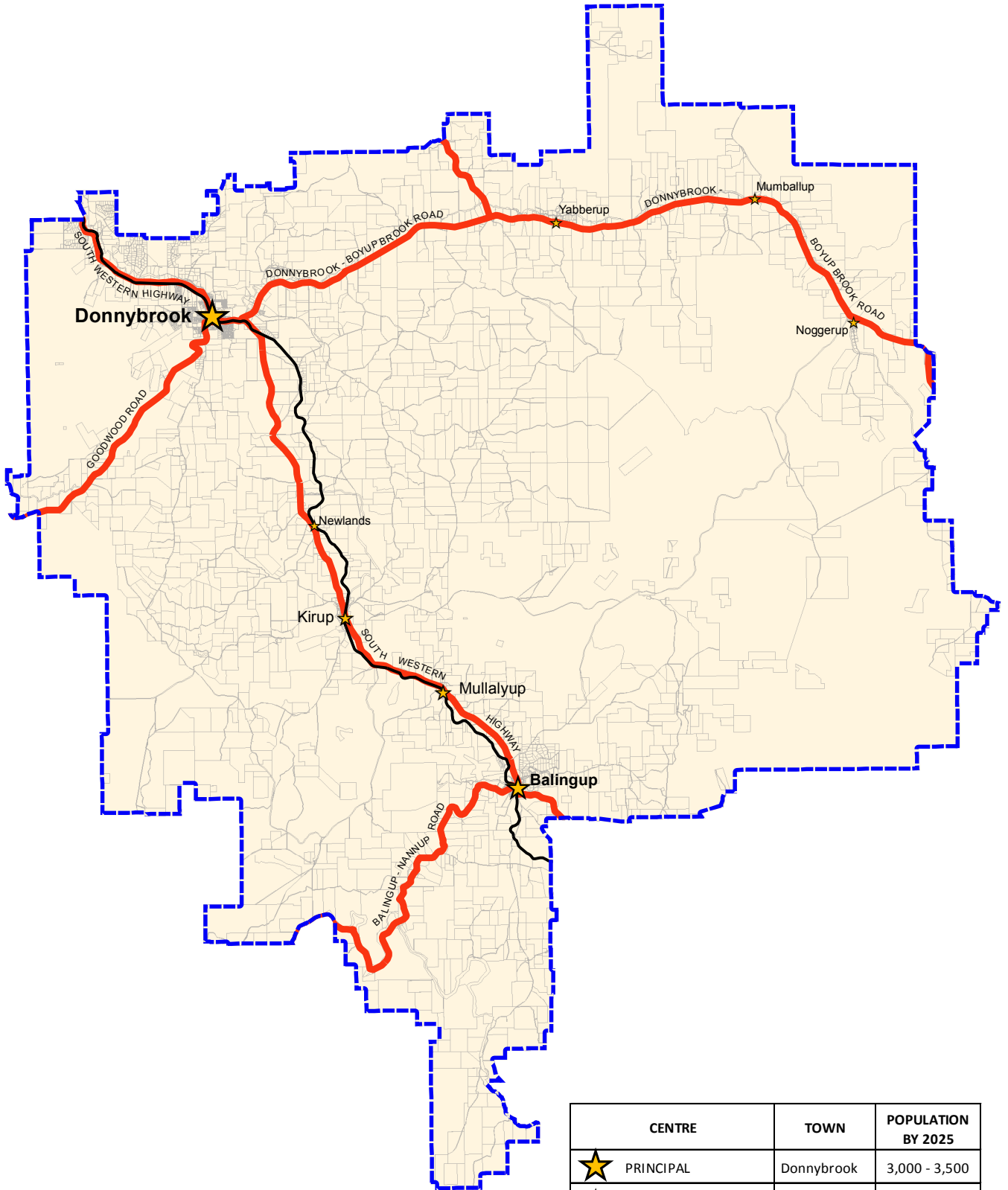
Land Uses	
	General agriculture
	Priority agriculture
	Rural residential
	Rural residential investigation
	Rural smallholdings
	Residential
	Residential investigation
	Commercial
	Community
	Tourism
	Conservation / Recreation

Special Control Areas	
	Golden Valley Tree Park influence area
	Tree plantation exclusion area

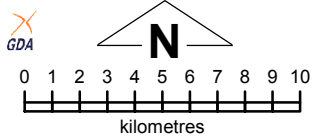
Other	
	Walking / Cycling track
	Major river
	Crown reserve / DPaw managed land
	Major road
	Railway

Strategy Plan
Balingup Townsite
and Surrounds

Figure 6



CENTRE	TOWN	POPULATION BY 2025
★ PRINCIPAL	Donnybrook	3,000 - 3,500
★ VILLAGE	Balingup	450 - 500
★ HAMLET	Kirup	200 - 400
	Mullalyup	100 - 150
★ OTHER SETTLEMENT		



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 South West Planning, Department of Planning
 ..\Projects\Donnybrook_LPS\Fig7_LPS_Settlement_Hierarchy.mxd
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- - - - Local government boundary
- Major road
- Railway

Strategy Plan

**Shire of Donnybrook-Balingup
 Local Planning Settlement
 Hierarchy and Transport**

Figure 7