

SHIRE OF DONNYBROOK – BALINGUP

TOWNSITE EXPANSION STRATEGY



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1.0 The Shire of Donnybrook Balingup Townsite Expansion Strategy

The Shire of Donnybrook-Balingup Townsite Expansion Strategy provides guidance for the types of development and land uses that will be permitted within and adjacent to the Shire's townsites of Donnybrook, Balingup, Mullalyup, and Kirup. The strategy provides guidance for amendments to the Shire's Local Planning Scheme, supporting structure plans in and adjacent to the Shire's townsites, and future planning study/policy requirements.

The aim of the townsite expansion strategy is to provide a framework for land use planning for the townsites towards 2025 and a context for the overarching settlement framework for the Shire. The strategy provides recommendations for provision of additional residential and special residential land necessary to support the growth of the Shire of Donnybrook-Balingup townsites.

The townsite expansion strategy will address specific issues of land use in context with settlement patterns, trends, and pressures across the Shire and its objectives will be incorporated into the overall Shire of Donnybrook Local Planning Strategy.

Each townsite strategy will identify settlement boundaries, opportunities for consolidated residential development, protection of environmentally sensitive areas and corridors, and recreational areas. The strategies provide parameters which Council and the community can refer to in responding to proposals and in facilitating change. Each town strategy is presented with a vision, strategies, and actions. These plans are recognised as guiding documents only, and may require further detailed studies to investigate recommended areas of change. The existing Scheme provides guidance for further opportunities which can be realised with landowner initiative; however areas of priority are guided through this strategy

The purpose of the townsite expansion strategy is to:

- Provide strategic planning direction for the next 15 years or longer for the Shire of Donnybrook-Balingup townsites. This strategy will provide recommendations towards 2025;
- Set out the direction for economically, socially and environmentally sustainable development based on analysis of state, regional and local planning issues and objectives;
- Give direction to the Shire of Donnybrook-Balingup, the Department for Planning and Infrastructure, Western Australian Planning Commission and the Minister for Planning and Infrastructure in assessment of amendments and applications for subdivision and development in relation to residential, special residential, and rural residential uses and provide strategic planning support for this decision-making;
- Provide the basis for coordinating decision-making on future servicing of the Shire by local and state governments and other service agencies;
- Identify further studies or investigation required within the Shire to meet the strategy recommendations.

The preparation of the townsite expansion strategy recommendations takes into account the recommendation of relevant state, regional and local plans and policies and a wide range of community and stakeholder views.

1.1 Scoping Paper

The first stage of the study involved preparation of the scoping paper to provide an understanding of the:

- State, regional and local planning policy direction and objectives;
- Opportunities and constraints of each townsite, highlighting key issues and planning implications;
- Identify the capacity for development within existing zoned areas of the Shire's townsites; and
- Residential land requirements for the Shire of Donnybrook-Balingup towards 2025.

This paper can be viewed at www.donnybrook-balingup.wa.gov.au.

The scoping paper introduced a scenario which provides direction for residential land supply towards 2025 across the Shire, which provides the basis for the recommended Shire of Donnybrook-Balingup townsite expansion strategy hierarchy described in section 1.4 below.

1.2 Community Visioning and Consultation

The Scoping paper was released for comment and consideration by community and technical agencies in March 2008. In preparation of the scoping paper all relevant technical agencies were contacted to discuss key issues, and during advertising all relevant agencies were requested to review the document and provide comment and input to the final strategy. The broader community were invited through correspondence, newsletters, and local paper advertisements to view the scoping paper on - line, or at Council offices and provide comment. A total of 1200 public submission forms and community questionnaires were mailed out as part of the letter drop seeking comment on their favourite aspects of the Shire's townsites, and areas that should be improved. Townsite Strategy Community Consultation Process

Summaries of submissions and questionnaire responses received are included at Appendix A. Comments received which provided further guidance to sections of the scoping study were addressed and the scoping paper has been updated to reflect these comments where relevant.

1.3 The Vision for the Shire's Townsites

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

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.

1.4 The Shire of Donnybrook- Balingup Townsite Hierarchy

The townsites are placed into a settlement hierarchy taking into account population, the diversity of goods and services such as community facilities, recreational facilities, infrastructure and housing needs over the period of the strategy. The strategy designates a three tiered hierarchy from the highest to lowest order of service centre. The hierarchy may be useful for government, industry and community to focus infrastructure, and other resources to an agreed expected level of service provision. It is expected that rural residential areas will have an association with one or more townsite catchment areas effectively increasing the demand on the town centre goods and services.

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,
- Ensure efficient and equitable provision of infrastructure and services.

Section 6 of the Scoping paper discusses land supply and population growth, and makes assumptions for a population growth scenario. Based on medium population projections, the Scoping paper (methodology based on figures in WA Tomorrow) estimates a population of approximately 6500 for the Shire by 2031, where 30% of the population will be located in rural areas and the majority 70% (4550) will be located in townsites and rural residential areas. According to the scenario providing the basis for the townsite expansion strategy, the Shire's townsites and rural settlement areas will collectively include a population of approximately 4550 by 2031.

Table 1: 2031 Population Scenarios

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

Table 2: Current Estimated Population at townsites.

Location	Population	% of Townsite Population
Donnybrook townsite	1929	81%
Balingup townsite	208	9%
Kirup	138	6%
Mullalyup	64	3%
Noggerup	44	1%
Townsites	2383	100%

The Shire of Donnybrook- Balingup Townsite hierarchy will be based on the following:

Table 3: Townsite Hierarchy

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

The populations stated are a guide to the maximum permanent populations envisaged in each settlement towards 2031, consistent with their intended function. Each individual townsite may achieve lesser population, either permanently or seasonally. The fundamental consideration in expansion of townsites will be demonstration that the areas comply with State Planning Policy. Should the strategy be effectively implemented, the populations may be achieved, however further expansion of rural settlement areas, or continuing approvals for new dwellings in agricultural areas may detract from the growth of townsites and the potential to reach these population targets.

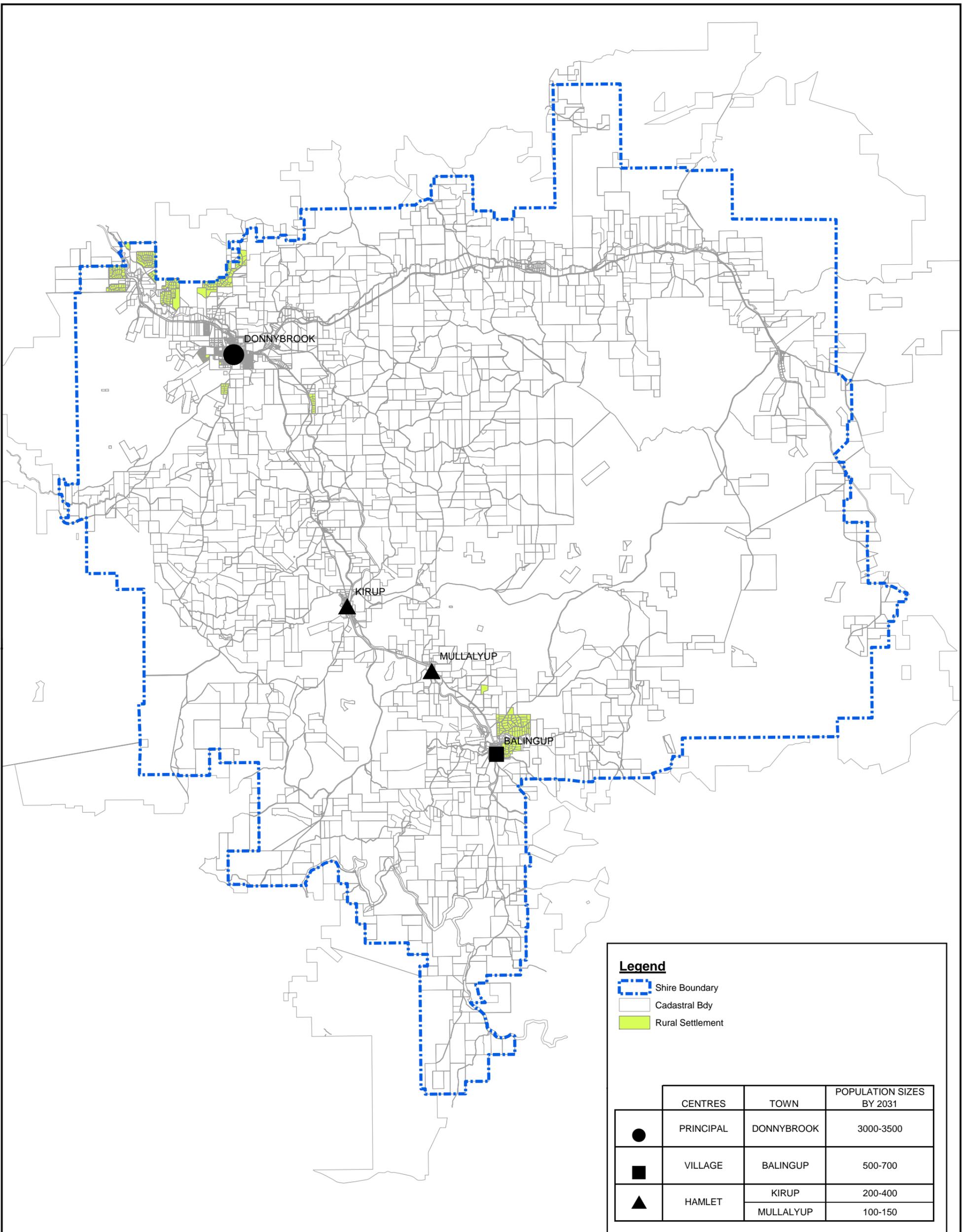
The hierarchy is presented based on realistic targets using a methodology of population and land supply, and current patterns of population distribution described in the scoping paper. The Local

Rural Strategy endorsed by the Commission included the comment that *“Donnybrook is expected to become a District Centre along Collie and Harvey, with expected population growth exceeding 3000 people by 2011. Balingup is expected to become a major town by 2011 with a feasible population of around 600 people.”* The recommended hierarchy implies only marginally higher populations however propose a longer term horizon of 2031 in which these may be achieved.

In keeping with State planning policy it is preferred that rural residential development is located in close proximity to townsites, without prejudicing the ability for the town to grow. Populations associated with rural residential development may be located in close proximity thereby increasing the threshold population.

Growth of townsites relies on a number of triggers:

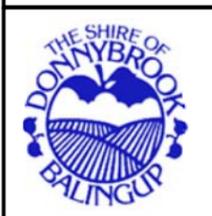
- 1) **Government:** Government policies, processes and initiatives will affect the growth of townsites, particularly in dealing with issues of water management and health requirements for onsite effluent servicing.
- 2) **Environment:** Environmental issues such as protection of water catchments, and water courses and protection of and conservation of flora and fauna may affect the suitability of land for development
- 3) **Sewer:** The Connection of sewer will affect the suitability of new land for release and will as a result restrict or encourage town site growth.
- 4) **Employment:** The key to growth towards these maximum populations will require employment opportunities to sustain the anticipated population and residential growth.
- 5) **Access:** The availability and viability of providing improved transport or public transport will affect the suitability of the towns for increased density or the release of new land.



Legend

- Shire Boundary
- Cadastral Bdy
- Rural Settlement

	CENTRES	TOWN	POPULATION SIZES BY 2031
	PRINCIPAL	DONNYBROOK	3000-3500
	VILLAGE	BALINGUP	500-700
	HAMLET	KIRUP	200-400
		MULLALYUP	100-150



SHIRE OF DONNYBROOK - BALINGUP
 Townsite Expansion Strategy
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TOWNSITE SETTLEMENT HIERARCHY

FIGURE No. 1

Date: Apr 08
 Scale 1:200000



1.5 Planning Implications for Shires Townsites

Through scoping of issues the following implications were identified in planning for the townsites.

- Donnybrook townsite is a long established regional and service centre within the Shire and region and should continue to develop as a significant centre. A greater proportion of the townsite population resides in Donnybrook.
- Townsites house more than 50% of the Shire's population over a total of 307 hectares. Rural areas hold 40.5% of the population.
- Rural residential zoned land comprises the largest amount of land zoned for residential purposes, however only represents 9.8% of the population.
- Availability of zoned land suitable for subdivision is restricted across the townsites based on environmental, landscape and servicing constraints.
- Land available for subdivision for residential purposes across the Shire's townsite and rural settlement areas will only meet short-term needs.
- Townsite and rural residential densities are low due to constraining factors. Strategies will need to ensure that these can increase.
- To factor in "urban" zoned land in the land supply figures for the Shire is not reasonable, as development trends, servicing, and nature of the communities does not lend itself to demand. The Urban zone applies to Kirup and Mullalyup.
- The majority of un-subdivided residential zoned land is in the Donnybrook townsite. Future development of the townsite of Donnybrook is constrained by the lack of sewerage services. This needs to be addressed as a matter of priority and may include investigating alternative options to service the future sewerage demands.
- For the townsites of Balingup, Kirup and Mullalyup, particularly Balingup alternative option to service the future sewerage demands will be necessary, particularly considering growth pressure of the towns.
- There is need to detail the impact of lifestyle and absentee landowners on land supply and housing needs.
- There is a need to provide a variety of housing types to accommodate the range of demographics.
- The Aboriginal and European Heritage of the townsites need to be protected and promoted.
- Continued development of the townsites needs to be fostered whilst having regard to the significant heritage.
- Water management is a key issue for the townsites and its integration with land use planning.
- Protection of the health of the Preston and Blackwood Rivers and other water courses is a prime consideration.
- Areas suitable for basic raw material extraction need to be protected from encroachment by inappropriate uses.
- The provision of public open space areas needs to be considered in new areas to ensure that the hierarchy of public open space is catered for.

1.6 Townsite Objectives

Overarching objectives derived from the State, Regional, and Local Planning Policy review provide the overarching guiding recommendations of this strategy, and include:

Sustainable Settlements

- Promote concentration of population at the townsites of the Shire of Donnybrook- Balingup.
- Ensure that Donnybrook is the major settlement in the Shire.
- Ensure that Donnybrook-Balingup townsites are sustainable, well planned with sufficient and suitable land to provide for a wide range of housing, employment, open space, and has a transport network that is efficient and safe.
- Provide for rural settlement with an aim to support existing communities.
- Promote nodal settlement patterns separated by agricultural greenbelts.

Servicing and Infrastructure

- Ensure social and service infrastructure is adequate to support lifestyles across the Shire.
- To build on existing townsites, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in these communities.

Environment

- Protect and enhance the key environmental values of the townsites that support the continuation of biodiversity, lifestyle and health of the community.
- Protect and enhance significant regional and local landscapes.
- Sustainable management of environmental and natural resources.

Economic

- Encourage establishment of business in the Donnybrook town centre. Diversification of business will strengthen employment opportunities and the vitality of the town centre.
- Ensure separation distance between sensitive lands uses (residences and townsite expansion areas) from extractive industries and horticultural pursuits.

Heritage and Culture

- Preserve and value historical, natural, indigenous and cultural heritage.

1.7 General Townsite Strategies

The General townsite strategies are overarching strategies that provide a consistent approach for planning for townsites within the Shire. The strategies provide the fundamental direction for planning considerations. In dealing with proposals, amendments, or providing advice the intent of general strategies should be addressed.

- GS1 The Shire and Council will seek sustainable townsite development by endeavouring to meet the needs of current and future generations through integrating environmental protection, social advancement and economic prosperity considerations through upholding the intent of the townsite hierarchy in its decision-making.
- GS2 Delineate a settlement boundary for each townsite and future expansion areas that provide flexibility for the development of land for residential uses, however ensures protection of landscape, environmental, and economic attributes of the settlement and surrounding areas.
- GS3 Promote the development of sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to services.
- GS4 Provide a diverse, accessible range of public open space areas and recreation facilities to support townsite communities.
- GS5 Encourage main streets to be the focus point for activity and development to encourage a sense of place.
- GS6 Promote opportunities in townsites for viable tourism attractions and facilities which are compatible with and complement the Shires' environment and lifestyle.
- GS7 Protect and preserve the significant heritage, indigenous and cultural values of the Shire and promote new development that respects, integrates and enhances these values.
- GS8 Protect and preserve natural landscapes and natural areas. Promote development that respects and integrates and enhances these values. Support restoration and linkages of remnant vegetation areas to provide connections for a range of Fauna Species.
- GS9 Implement strategies to protect and revegetate creek and river corridors through establishing riparian buffers and recommending appropriate land uses and management strategies for adjacent land.
- GS10 Promote and enhance water management and conservation through requiring implementation of best practice stormwater solutions.
- GS11 Support the re- opening of the Rail Line from North Greenbushes to the Bunbury Port.
- GS12 Identify buffers to basic raw materials or agricultural/horticultural uses. Existing and proposed development areas that require a buffer to basic raw materials or rural uses will be identified on townsite strategy maps. The Council will generally not support proposed development or subdivision that will result in incompatible land use being located within a buffer.

- GS 13 Where reference is made within the strategy that a Structure Plan is required to be prepared, this will need to be undertaken in accordance with the local planning scheme provisions.
- GS 14 Any land that is outside any area identified in the townsite expansion strategy – settlement boundaries, will not be considered for residential, rural residential or urban development other than what is identified as permissible in the local planning scheme or the endorsed Local Rural Strategy.
- GS15 Identify “Development Investigation Areas” and provide direction on further studies required to determine the suitability for development, nature and density of uses. No subdivision or development will be permitted until the Scheme has been amended to reflect the appropriate zoning, and/or a structure plan area to be approved by the WAPC.
- GS16 Encourage revitalisation, gentrification, and consolidation of existing townsites to provide ongoing (short, medium and long term) development opportunities, and improve land use efficiency. Identify “Planning Areas” that may require further studies or density review and/or structure plans to provide the necessary framework to realise future development potential.
- GS17 Ensure that the particular needs of youth, seniors and people with disabilities are adequately provided for in accommodation availability, and access to services.

Actions

- 1) Reflect the settlement hierarchy and townsite objectives and actions in preparation of the Shire’s overall Local Planning Strategy. Through the process of preparing the local planning strategy the following studies/actions may to be undertaken:
 - Economy and Employment Generators – relationship to population, demographics and accommodation needs within the Shire.
 - Investigate reasons/trends for unoccupied dwellings and or absentee landowners.
 - Preparation of townsite urban water management studies/strategies or a local planning policy to ensure future systems accommodates safe water management.
 - Prepare a Donnybrook and Balingup townsite ecological and recreational plan: include recreational trails and multipurpose cycle and pedestrian paths study.
 - Investigate each townsite to determine capacity for development should maximum recommended densities be achieved.
- 2) Amend the Scheme to remove clause 6.6.4(iii) which refers to only subdivisions of up to 5 lots of special residential may be considered without connection to reticulated services. This should reflect current direction of the health department.
- 3) Continue to support the intent of Clause 6.16 Pine Plantations.

1.8 Townsite Strategies – Methodology

The overarching vision, objectives and actions included in section 1.0 provides the basis and reference for individual townsite strategies and detailed precinct actions provided in section 2.0. A vision has been established for each townsite based on submissions collected through advertising of the scoping paper, and previous consultation/engagement processes that recorded community views and visions.

Further information for each townsite in the manner of a “living densities” plan and a “landscape analysis” has been provided for reference to townsite strategies and actions. There is increasing community awareness of the need to protect and enhance landscapes, and that assessment of landscape quality is an essential consideration when considering any planning policy or proposal. The rural strategy describes that visual amenity and landscape integrity is one of the Shire’s greatest assets. Each level of planning should emphasize the importance for sympathetic design from broad land use planning (Structure planning) down to materials for housing, roads and fencing to ensure that landscape character, view corridors and visual qualities of the area are protected and enhanced. Rural landscapes, scenic routes, remnant vegetation, hills, valleys and waterways are recognized landscape features and characteristics, and are integral elements to the design and planning of each settlement.

The landscape analysis is conceptual and provides broad understanding of the landscape elements of the townsite and surrounds to give context to strategy recommendations. However, site specific landscape assessments will need to be undertaken in detailing proposals .

The townsite strategies demarcate by precinct areas. E each precinct has a key strategy (that relates to general and specific townsite strategies) and actions to support planning direction, proposals/studies in each area. The strategy plans also include a settlement boundary, and corresponding “Development Investigation Areas” (require further technical assessment prior to rezoning and structure planning). “Planning areas” (zoned areas requiring further planning/studies, density review and/or structure planning) are described in detailed precinct actions/ and indicated on the individual precinct plans.

The development investigation and planning areas were identified through a process which began through the scoping paper consideration of zoned unsubdivided/undeveloped residential and special residential land to determine capacity for development. The study was further extended through preparation of this strategy and a townsite expansion investigation was undertaken which addressed:

- Undeveloped Zoned Land
- Current Amendment Proposals
- Proposed Settlement Expansion areas under the Local Rural Strategy
- Infill areas
- Other areas

Appendix B provides the analysis of “Townsite Expansion Investigation areas” which resulted in a recommendation for inclusion or exclusion in the final townsite precinct plans and provides the rationale for the Development Investigation Areas and (some) Planning Areas included within townsite precincts.

2.0 Donnybrook Townsite

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

2.1 Vision

‘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.’

2.2 Donnybrook Townsite Strategies

These strategies support and expand on the general townsite objectives, and are specific to the Donnybrook townsite:

- DS1 Develop a cohesive town centre through the preparation of a detailed planning framework that builds on the main street structure, enhances the town centre character, and encourages opportunities for commercial and retail uses, and supports community services.
- DS2 Provide timely, co-ordinated and sustainable residential development and infill development within the established townsite settlement boundary.
- DS3 Protect and revegetate river corridors and creeks through establishing riparian buffers and recommending appropriate land uses and management strategies for adjacent land.
- DS4 Provide a comprehensive stormwater management system that takes into account the Stormwater Management Manual for Western Australia.
- DS5 Protect and enhance European and indigenous heritage areas in town.
- DS6 Ensure the sustainable provision of timely and modern infrastructure to service the demands of the growing townsite.
- DS7 Investigate possibilities to improve pedestrian and cycle access within and around the town with a focus on connection to recreation areas, towns centre and community focal points.
- DS8 Ensure that public open space areas are accessible to existing and new areas, and that the hierarchy of open space from local/neighbourhood parks, through the district facilities are satisfactorily provided.
- DS9 Encourage development and diversification of existing industrial areas in and adjacent to town that will strengthen and broaden the economic base of the Shire and provide employment opportunities for the community whilst minimising impacts on existing landowners.

- DS10 Ensure the townsite is appropriately serviced by reticulated sewerage to meet existing and future demand. Consult with the Water Corporation to request review and re-prioritise its infill sewerage program, and expansion of capacity for its Waste Water Treatment Plant that services the Donnybrook townsite.
- DS11 Promote flexible implementation of the draft Country Towns Sewerage Policy, and where necessary require exemptions due to wider economic and social considerations.
- DS12 Identify Development investigation areas and provide direction on nature and density of uses for the areas.
- DS13 Provide for variety residential infill areas throughout the town to maximise efficient use of well located and serviced land. Highlight the key "Planning Areas".
- DS14 Retain the existing rural and bushland landscape setting in town.

2.3 Donnybrook Landscape Analysis

This locality has been characterized through CALM's "Reading the Remote" as part of the Landscape type Darling Plateau which is bordered to the west by the steep Darling Scarp and the Swan Coastal Plain Character type and to the north and east by the extensive open Wheat belt Plateau Character Type and low lying Scott Coastal Plain Character Type in the south. The distinguishing features of the Plateau is *"a deeply dissected, rolling landscape with an ancient laterized land surface cleaved by major V-shaped river valleys and studded by rough Granitic outcrops."*

The Darling Plateau features two distinct sub-types which include the Darling Uplands, and the Pemberton Slopes. The Shire of Donnybrook- Balingup is located within the Darling Uplands area. The landform, vegetation and water form characteristics of this areas relates to:

- Well defined V and U shaped valleys, heavily dissected steep slopes and configurations of lateral irregular tributaries.
- Rounded hills surrounded by more landform of similar nature.
- Broad or shallow valleys.
- Gradual and naturally appearing transitions between agriculture and other land uses, with forested land.
- Seasonal wetlands, intermittent streams and creek lines.
- Minor rock outcroppings.

A "precinct" level analysis has been undertaken of the Donnybrook townsite and surrounds with guidance provided in the recently published *"Visual Landscape Planning in Western Australia"* (WAPC 2007).



- LEGEND**
- Distances
 - Remnant Veg / Natural Areas
 - Development
 - Significant View
 - View Corridor
 - High Power
 - Regulation

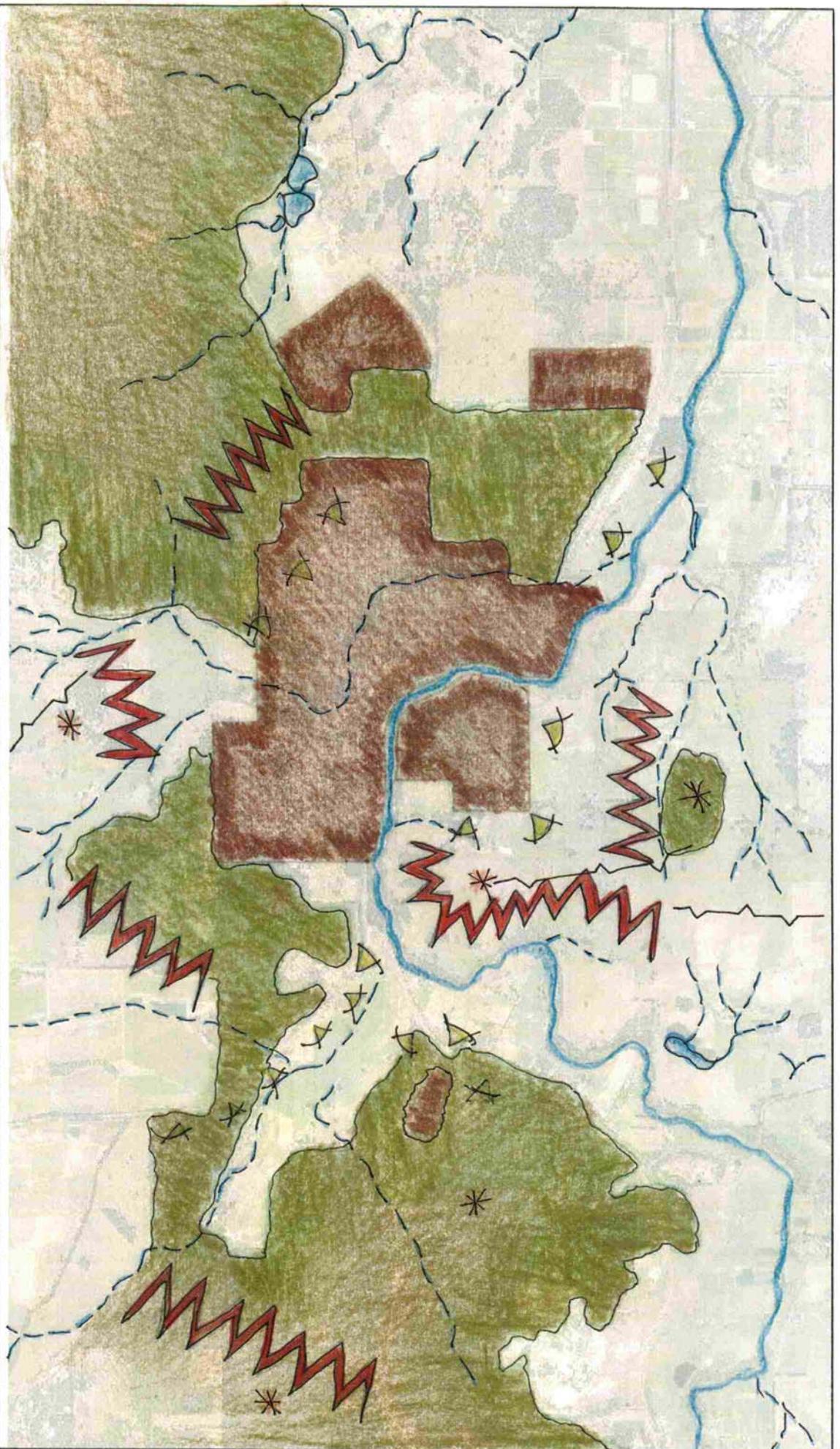
SHIRE OF DONNYBROOK - BALINGUP
Townsite Expansion Strategy

**DONNYBROOK TOWNSITE:
LANDSCAPE
ANALYSIS**

Figure No 2

Date: 16/05/08

Not To Scale

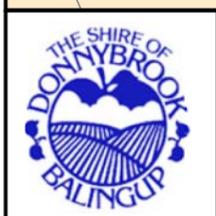
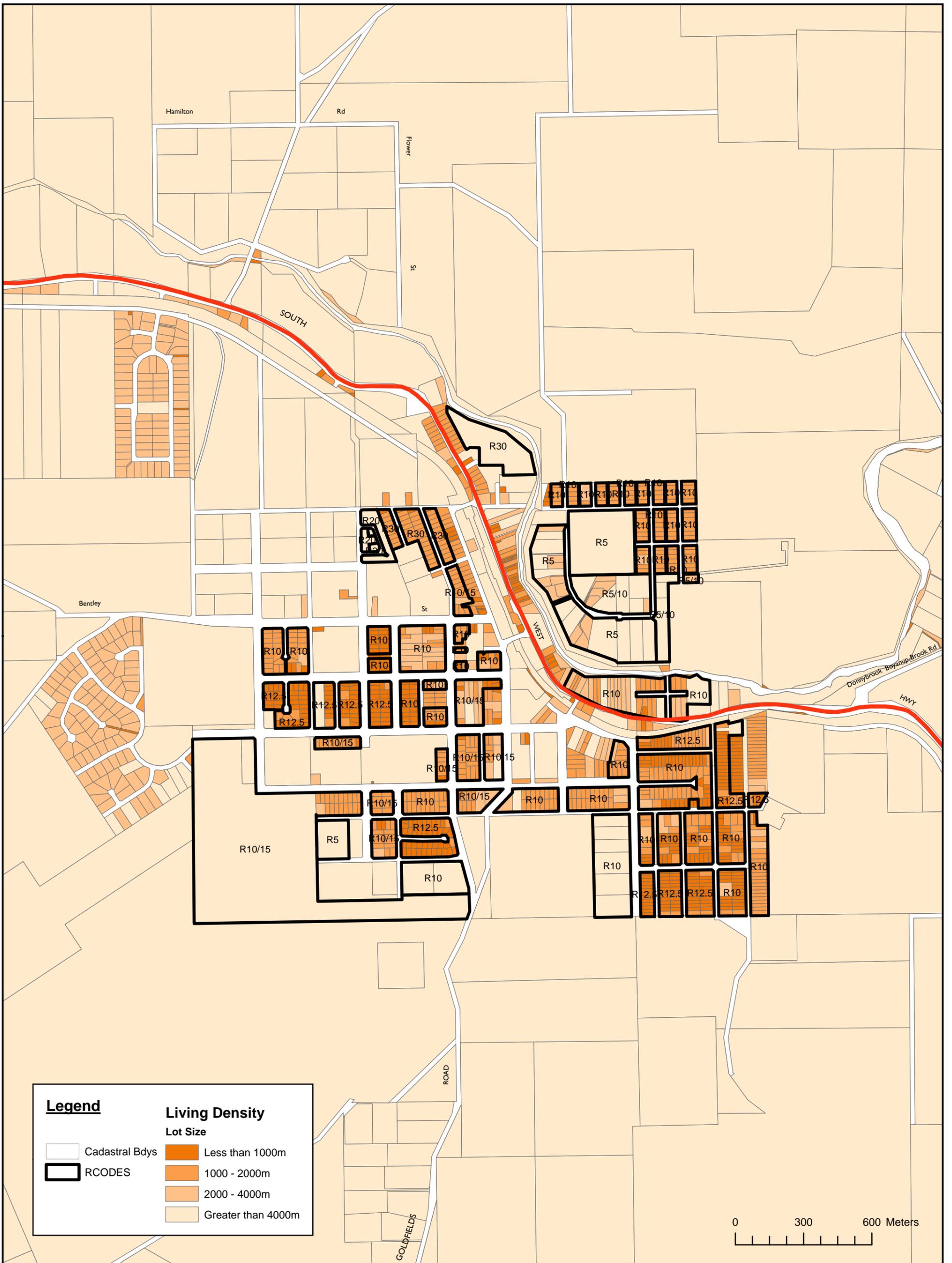


The landscape analysis included on Figure 2: Donnybrook Townsite and Surrounds: Landscape Plan is described as:

- Donnybrook townsite straddles the river valley which is surrounded by ridges to the north and south and at a further distance to the east. These ridges provide views over the town and provide natural and rural scenic landscape backdrops to the Shire's Principal centre.
- The northern ridge boasts rolling hills of scenic pastoral lands; the southern ridgelines hold remnant vegetation and local natural areas.
- The area surrounding the precinct is agricultural, and this use relates to the rural landscapes. Orchards and Damns within the precinct are a rural landscape feature of the area.
- The South Western Highway and Donnybrook- Boyup Brook Roads are scenic routes and views from the road should be protected. Views from the roads include ridges and valleys and creek lines.
- The existing heritage buildings represent significant attractions for the area and are predominantly located in the townsite. The close proximity of most of these to one other creates a focus and identity for the area.

2.4 Living Densities - Donnybrook

The living densities plan (See Figure 3) indicates that the prevailing lots sizes of existing residential areas with densities of R10 and R12.5 range between 1000m² and 4000m², indicating opportunity for infill to achieve current densities. Subject to servicing availability there will be potential to support significant infill; development within the town to achieve current densities, and further potential through the Scheme Review to increase densities to encourage medium density infill within existing residential precincts.



SHIRE OF DONNYBROOK - BALINGUP
Townsite Expansion Strategy

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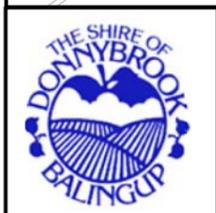
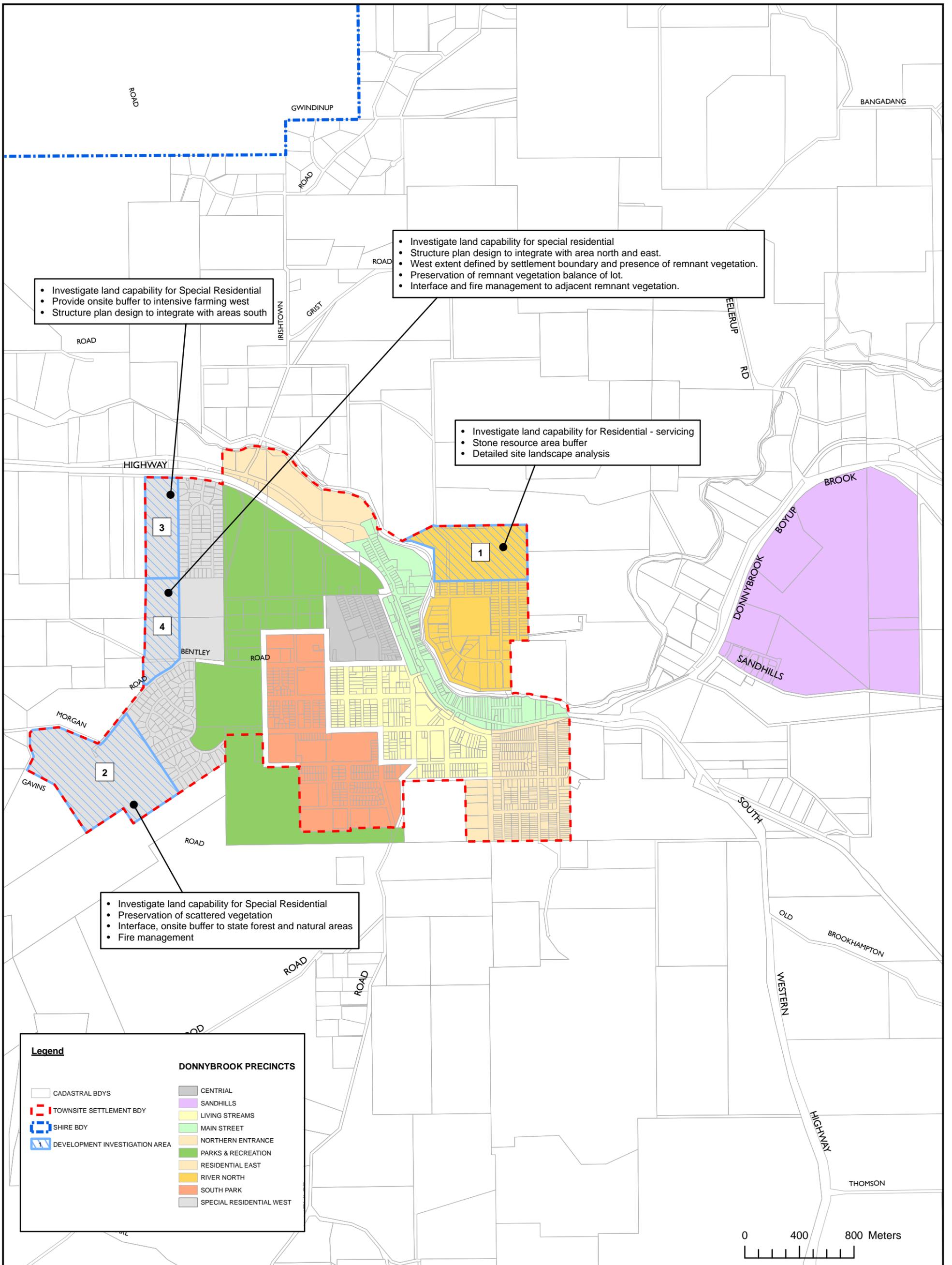
**DONNYBROOK TOWNSITE
LIVING DENSITY**

FIGURE No. 3

Date: Apr 08

Scale: 1:15000





2.5 Donnybrook Townsite Precincts

The town is divided into 10 planning precincts. These have been defined by physical boundaries, and location specific issues and interests. The precinct areas are indicated on Figure 4. The precincts correspond with a settlement boundary that has been included on the plan in response to the General Townsite Strategy (GS2). The precincts include:

1. Main Street
2. Northern Entrance
3. Special Residential West
4. Living Streams
5. Central
6. River North
7. Residential East
8. South Park
9. Parks and Recreation
10. Sandhills Industrial

Main Street Precinct

Main Street precinct encompasses the town centre commercial, associated retail and other facilities and mix of residential uses and form the southern entrance to town. This precinct is distinctively characterised by heritage buildings, the rail reserve, and portion of the Preston River, street art and furniture. These elements are critical to the character of town.

Key Strategy

Enhance, support and develop a cohesive and vibrant town centre, through providing a planning framework which seeks to consolidate rather than expand the town centre use, and promote integration of development with the Preston River, South West Highway and Rail Reserve.

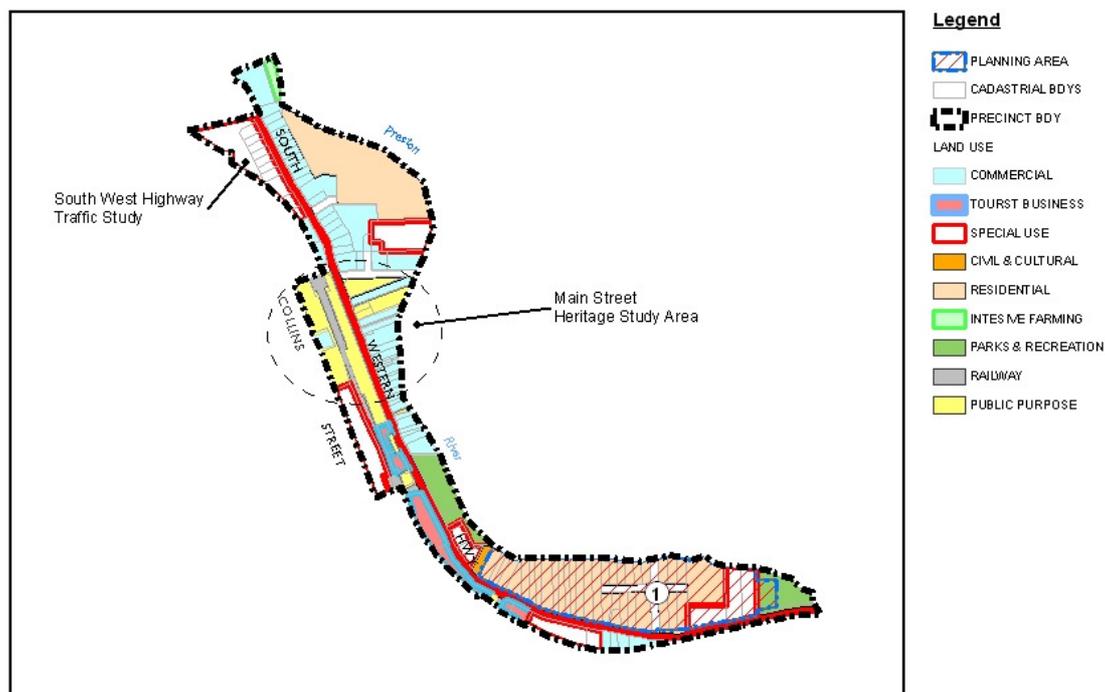
Related strategies: GS5, GS8, GS11, DS1, DS3, DS5, DS13

Actions

- Support and implement recommendations of the Donnybrook Townscape Development Plan 2006.
- Promote and plan for integrated development of the town centre along the Preston River.
- Support and implement recommendations of the Clifton Road Development Guide Plan.
- Do not support further expansion of commercial zoned areas in the Townsite. Limit consideration of commercial and retail uses to existing zoned "Commercial" areas within town. Consider recommendations in reports prepared entitled "Consumer Markets for Donnybrook Town Centre" and "Economic Drivers and Opportunities" when developing or considering proposals for retail or commercial uses in town.
- Undertake a study to identify the Main Street heritage area to incorporate the railway siding and cluster of heritage buildings along southwest highway. The study is to consider mechanisms to protect heritage sites and the need for any additional control of other development in these areas to protect and preserve values. The study may incorporate

design guidelines to support future development in commercial areas adjacent to the identified heritage area also. Council may consider adopting the study in the form of a policy with respect to the heritage area pursuant to Clause 5.5 of the Scheme.

- Prepare a Donnybrook Town Centre South West Highway traffic and pedestrian study (to encompass the Northern Entrance precinct also). The Study to consider integration of domestic, heavy haulage, and tourism traffic and pedestrian functions, and address rationalisation of access points, and provision of street parking. Seek funding and technical support from Department for Planning and Infrastructure and Main Roads WA to undertake the study.
- Ensure that pedestrian access along the Preston River is linked to pedestrian access with the Donnybrook Main Street.
- Promote existing Tourism appeal by providing additional facilities and enhancing existing tourism areas.
- Support an increase in density in the residential area to the south - east of town identified as "Planning Area 1". An amendment will be required to change the designation of the coding to higher density, and indicate the areas as a "Structure Plan Area". Future subdivision and development to be supported by a detailed Structure Plan prepared over the area in accordance with Scheme Requirements. No subdivision to occur in this area without a structure plan demonstrating capability of land for increased densities, a road and drainage plan with particular emphasis on providing a road interface with Preston River and limiting direct access onto Southwest Highway.



MAIN STREET PRECINCT

Northern Entrance Precinct

The Northern Entrance Precinct is characterised by Industrial land south of the Highway and Intensive horticultural orchards north of the highway. The entrance to town reflects the industrial characteristic of the locality.

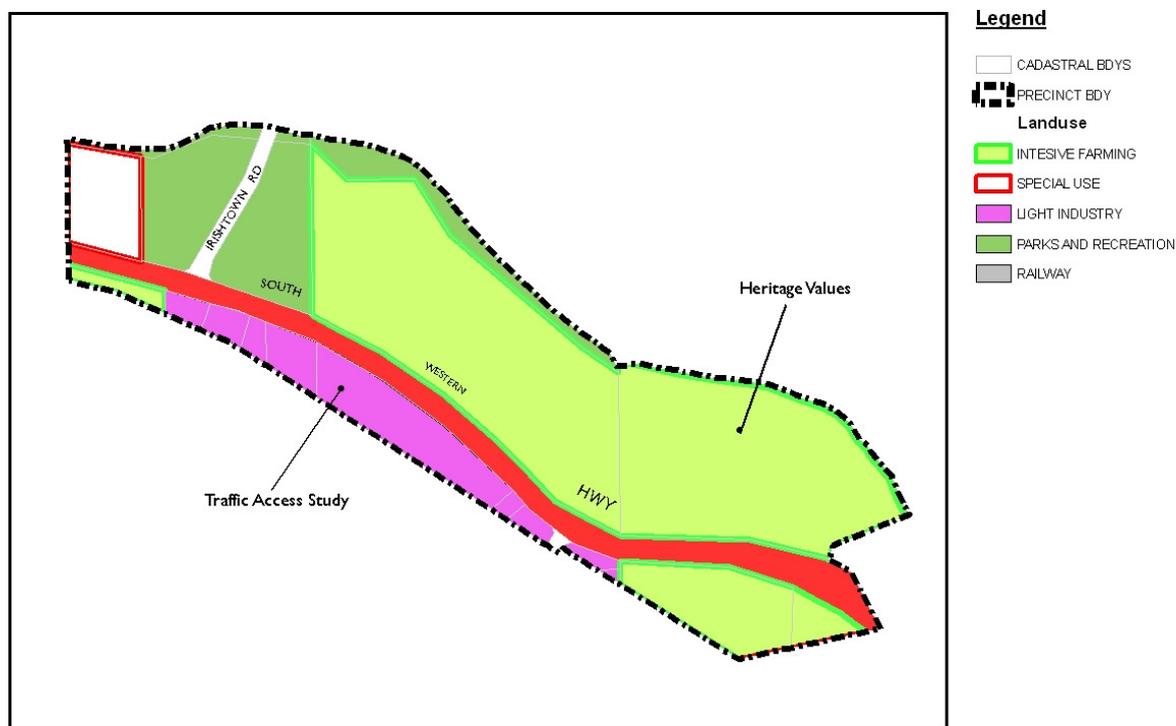
Key Strategy

Conserve, support and enhance the existing entrance to town.

Related strategies: GS8, GS5, DS5

Actions

- Ensure retention of the intensive farming area, and heritage buildings between the South West Highway and the River.
- Support and implement recommendations of the Donnybrook Townscape Development Plan 2006.
- Undertake a study relating to traffic access into the Industrial area to ensure defined and safe access to the area. Preparing a study for the individual area or on conjunction with the recommended Donnybrook Town centre South West highway traffic and pedestrian study (Main Street Precinct).



NORTHERN ENTRANCE PRECINCT

Special Residential West

The Special Residential West expansion will form the limit of expansion west of town, and is the rounding off of the existing special residential area and provides a low density transition to adjacent and horticultural uses.

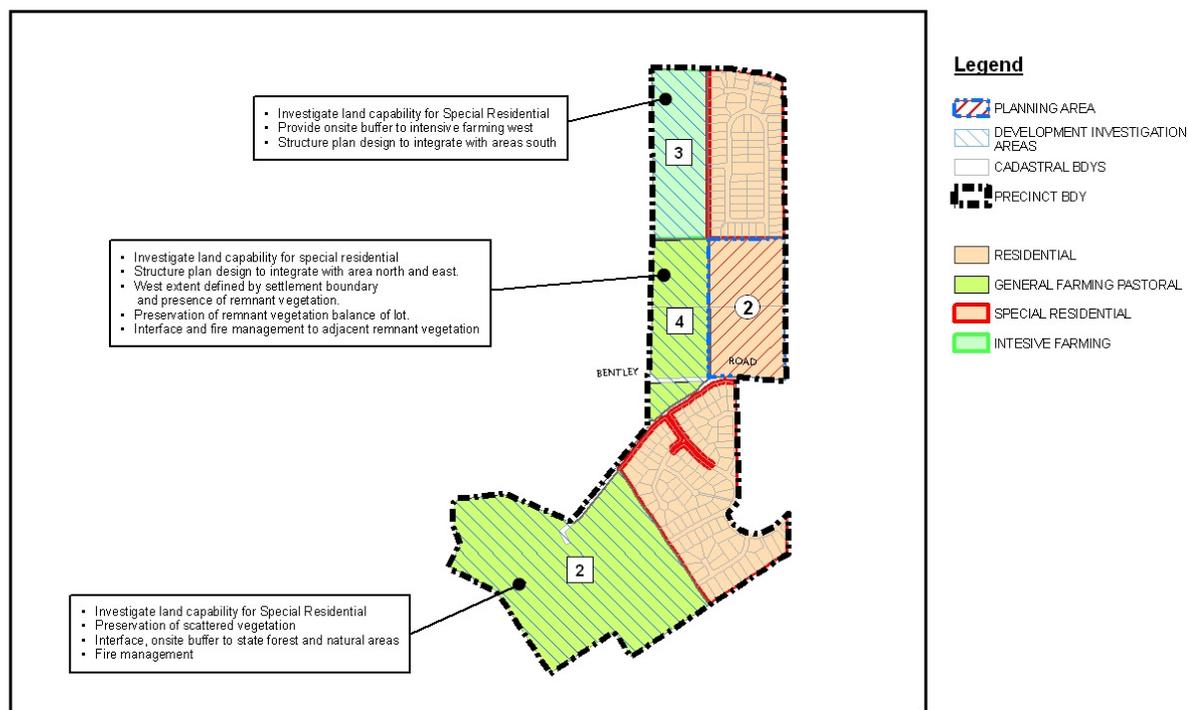
Key Strategy

Provide and plan for timely and co-ordinated "Special Residential" townsite expansion area that integrates with the town centre, recreational areas, adjacent agricultural areas and the environment.

Related Strategy: GS1, GS2, GS4, GS12, GS13, GS15, DS2, DS4, DS7, DS8, DS11, DS12

Actions

- Development Investigation Areas 2, 3 and 4 require studies to be undertaken by land owners to determine the suitability and capability of the land to accommodate onsite effluent disposal systems prior to consideration of amending the town planning scheme to provide for low density residential development.
- Development Investigation Area 3 is required to consider the location of intensive horticultural uses on the western approach to town. The future structure plan will require inclusion of a vegetated buffer and separation area along the western boundary (see Vegetated Buffer design guidelines in Appendix 3).
- Encourage the investigation of innovative alternative sewerage treatment systems that promote sustainable residential development.
- Respect historic subdivision pattern in planning new subdivisions.
- Structure Plans for Development Investigation Areas 2, 3 and 4, and Planning Area 2 will be required to be prepared in conjunction with rezoning, or prior to subdivision in accordance with Scheme requirements and indicating the following:
 - Lot sizes between 2000-4000m² (where capacity permits), in street blocks that support community interaction and that are compatible with the conservation objectives and character of the town.
 - Pedestrian and vehicular movement systems that facilitate accessibility and successfully integrate new neighbourhoods with the existing town. Inclusion of footpath and dual use paths plan.
 - Public open space provision (access for future residents to local parks as defined by liveable neighbourhoods) within subdivision, and contributions in keeping with Council's policy.
 - Landscaping and vegetation plan indicating use of species of vegetation endemic to the area.
 - Require preparation of guidelines to address building materials, fencing materials, landscaping, and installation of rainwater tanks and grey water systems.
 - Developer contributions for roads and drainage.
 - Where possible, details of innovative and acceptable treatment systems designed and approved by the Health Department.



SPECIAL RESIDENTIAL WEST PRECINCT

Living Streams Precinct

The Living Streams Precinct is characterised as an existing town area that includes a mix of residential, industrial, community and parks uses in which development is influenced by the Noneycup creek which traverses the urban form, and the lack of a reticulated waste water system.

Key Strategy

To provide for co-ordinated and sustainable residential infill development, and enhance and improve the functionality and use of the industrial area.

Related Strategies: GS3, GS8, GS9, GS10, DS2, DS3, DS4, DS6, DS9, DS10, DS13

Actions

- In consultation with Department of Water prepare a water management strategy for the precinct to identify and recommend improvements to the drainage system.
- The Shire will consult with the Water Corporation in including the precinct as a priority for servicing (in addition to planned infill areas).
- Support infill subdivision in the short-medium term where proposals can be supported by the Country town’s sewerage policy.
- Subject to recommendations of the water management strategy, and consultation with Water Corporation for servicing of the precinct, prepare a living streams precinct outline

development plan to guide future residential infill, and review and consolidation of the light industrial area.

- Prepare development and design guidelines for the light industrial area to introduce aesthetic improvements to the area including but not limited to materials, facades height and scale of future buildings, landscaping and signage.
- Planning Area 3 bounded by Emerald, Allnut, Collins, and Bentley Street represents the least constrained street block in the area, with direct frontage to the reticulated sewer services. Investigate the potential to rationalise public purpose areas, and provide opportunities for a mix of residential densities. Rezoning of the site, would be subject to a Structure Plan addressing all relevant land use, and servicing issues.



LIVING STREAMS PRECINCT

Central Precinct

The school and a strip of commercial uses define the precinct, and is characterised by established residences.

Key Strategy

Provide for diversity in density and type of housing. Investigate opportunities for mixed use, grouped and aged housing within existing serviced residential areas, and reinforce areas of community focus.

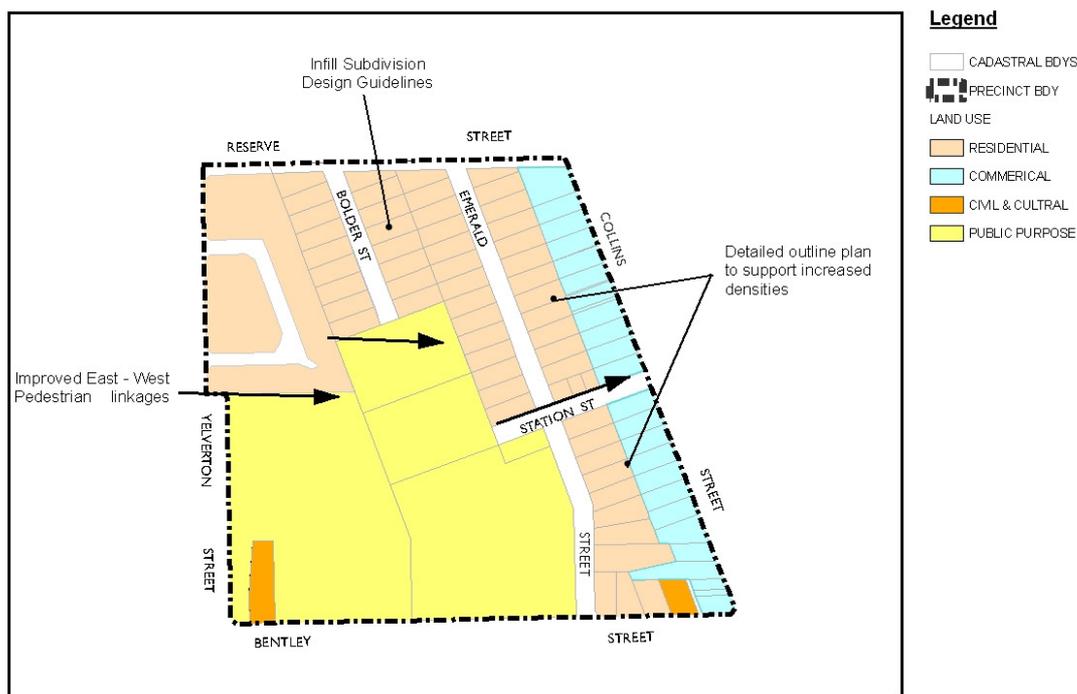
Related Strategies: GS3, GS5, DS1, DS2, DS7, DS13

Actions

- Prepare design guidelines to support infill subdivision proposals. Interim guidelines include:
 - Limit width of crossovers/driveway access
 - Limit removal of street trees.
 - Support development with adjoining neighbours to reduce crossovers
 - Proposed development to be generally in keeping with the existing dwelling architecture and materials

- Support an increase in density to R40 for the street blocks bounded Collins, Bentley, Jones and Emerald, subject to consideration of the interface with Commercial zoned land through preparation of a detailed outline plan indicating preferred form of development.

- Review the pedestrian and footpaths system through the area with a focus on east west links between recreational areas, the school and through to the rail reserve and Main Street precinct.



CENTRAL PRECINCT

River North

River north precinct encompasses the northern extent of development for the town, and is characterised by elevated special residential and residential development with views over town, the Preston River and a backdrop of undulating rural landscape.

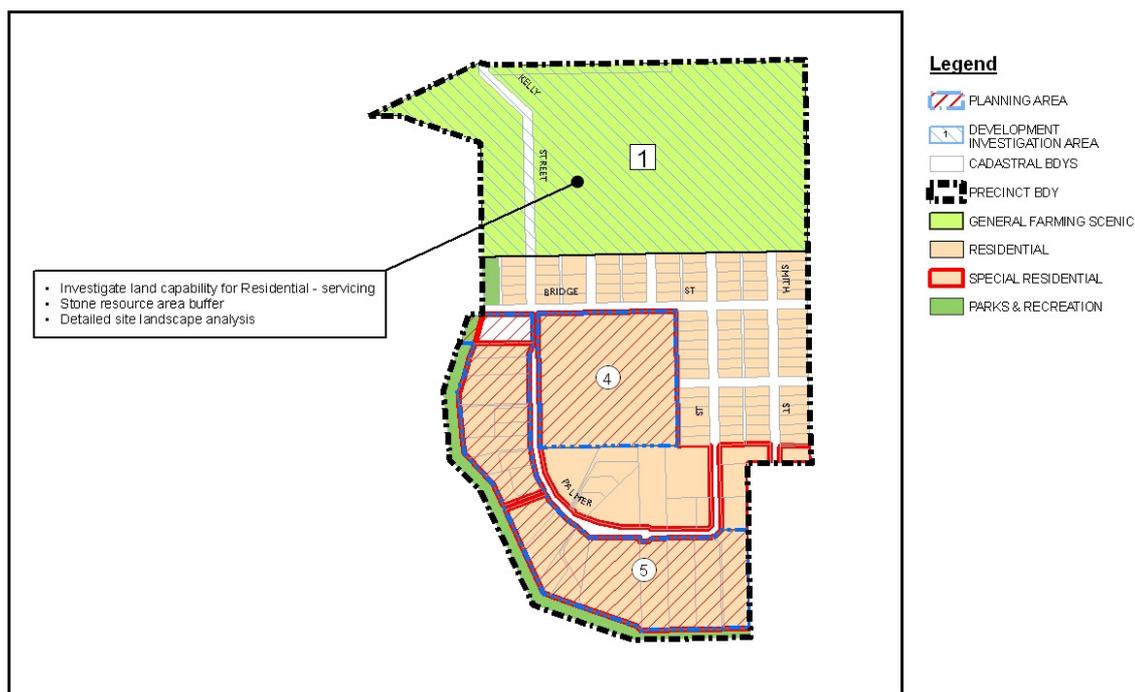
Key Strategy

Provide for diversity in density and type of housing. Investigate opportunities for increasing densities and development areas, whilst protecting heritage, environmental, and landscape values.

Relevant Strategy: GS7, GS8, GS9, GS12, GS13, Ds2, DS3, DS4, DS5, DS10, DS12, DS14

Actions

- Planning Area 4 is zoned Special Residential R5. Investigation of increasing the density from R5 to a Residential density between R10–R30 would require studies to determine servicing capabilities. Rezoning to Residential under the scheme and inclusion within a Structure Plan Area.
- Development Investigation Area 1 requires studies to be undertaken by land owners to determine servicing capabilities of the location, and implications for the stone resource area and a potential buffer area prior to consideration of amending the local planning scheme to provide for a residential zoning and a “structure plan area”. It is recommended that the structure plan be prepared in conjunction with the amendment.
- Structure Plans should be prepared in accordance with scheme requirements , and for this locality should emphasize:
 - landscape assessment of proposed subdivision design and future development,
 - Consideration of a buffer to the stone resource area(Area 1)
 - servicing capabilities,
 - historical subdivision pattern,
 - urban water management/drainage plan,
 - pedestrian pathways,
 - Design guidelines.
- Planning Area 5 - Support an increase in densities in the special residential area along Palmer Street and the Preston River. An amendment to change the designation of the coding to higher density to be supported by a detailed Structure Plan prepared over the area in accordance with Scheme Requirements. No subdivision to occur in this area without a structure plan demonstrating capability of land for increase densities, and preparation of a road and drainage plan with particular emphasis on providing a road interface with the Preston River.



RIVER NORTH PRECINCT

Residential East

Residential East is a predominantly residential area forming the eastern extent of town. The street plan and subdivision was created historically and were not subject to the current requirements under the country sewer policy, and were not required to be connected to reticulated servicing. Street blocks in the north east, and the south of the precinct have not yet been developed.

Strategy

Provide timely, co-ordinated and sustainable residential development in the eastern area of town.

Relevant Strategies: DS2,DS3, DS6,DS10, DS11, DS13

Actions

- Maintain densities of existing residential area. Residential intensification and increased densities, or grouped dwellings in this precinct is not supported without reticulated servicing.
- Investigate health and environmental impacts of onsite servicing of undeveloped subdivided street blocks particularly on the receiving environment.
- Liaise with landowners regarding the likelihood and potential for development of the undeveloped/subdivided lots. Negotiate options to review street block design and lot sizes in consideration of topographical issues and retention of remnant vegetation, or potential rezoning of the land to an appropriate use. May consider amending the scheme for conservation or larger lot development.

- Liaise with Department of Health and the Water Corporation to seek outcomes and recommendations on servicing the area.
- Prepare design guidelines.
- Development of residential lots and release of a building licence is subject to dedication of adjacent road reserves, and construction of roads and drainage infrastructure by the landowner/developer to the satisfaction of Council.
- Planning Area 6 - The Residential R10 area west of the precinct to be identified as a structure plan area. No subdivision to be undertaken unless structure planning identifies the nature and density of development depending on land and servicing capabilities. Structure planning to be undertaken in accordance with scheme requirements, to specifically consider wetlands and remnant vegetation, and identify an appropriate road layout.



RESIDENTIAL EAST PRECINCT

South Park

Is an elevated residential area with views over town and surrounded by a backdrop landscape of trees and forest. The area hosts community (school, and hospital) and recreation facilities. The area is prioritised under the infill sewerage programme.

Key Strategy

Encourage residential development that will enhance and preserve the unique natural landscape setting. Provide leadership in development of this precinct as a show case of what can be achieved through an appropriate level of servicing.

Related Strategies: GS4, GS8, DS6, DS10, DS13, DS14

Actions

- Planning Area 7 to be supported by way of a subdivision application. Planning for the area will not require formal structure planning.
- Planning Area 8 may support rezoning to Residential. The key consideration is the presence of remnant vegetation, and therefore Structure Planning may consider a variety of lot sizes in support of an innovative design to preserve remnant vegetation.
- Planning Area 9- Residential R10 area forming the southern extent of the precinct has potential for subdivision into medium to long term with the key considerations in subdivision design being the interface with natural areas.
- Review the pedestrian and footpaths system through the area with a focus on links between recreational areas, the school and through to adjoining precincts.



SOUTH PRECINCT

Parks and Recreation

The precinct comprises the majority of the north south extent of town characterised by conservation parks and district recreational areas on the low lying area, to well vegetated heights of unallocated crown land at the south east extent of town, which forms a green link to the state forest beyond the townsite boundary, and contributes significantly to the distinct natural landscape of the Donnybrook townsite.

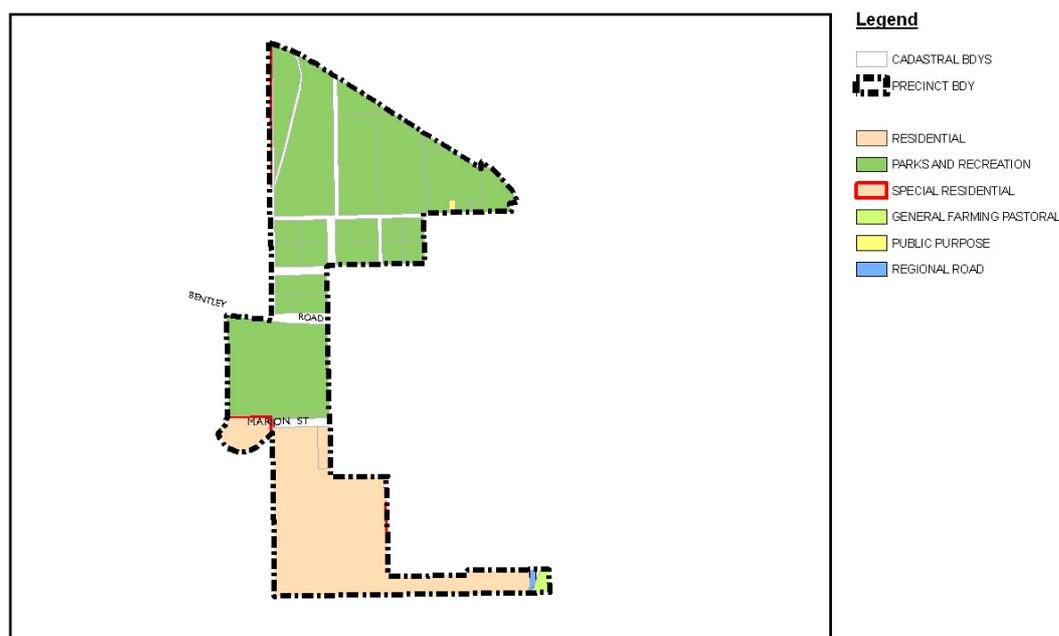
Strategy

To protect, conserve and enhance the environmental and landscape attributes of the precinct, whilst improving access.

Related Strategies: GS4, GS6,GS8,DS7, DS8, DS14

Actions

- Review and amend the Scheme to include the Unallocated Crown Land as Parks and Recreation for conservation and landscape.
- Liaise with Department of Environment and Conservation and the Natural Heritage trust to consider options for conservation covenants and management of the Unallocated Crown land.
- Investigate the potential for the location of Caravan Park within the precinct.
- Undertake a trails study to provide walkways, trails through the Public open space, particularly to facilitate pedestrian access from residents in the Special Residential west precinct to the townsite.



PARKS AND RECREATION PRECINCT

Sandhills Industrial Precinct

The area zoned industrial, east of town comprises the Sandhills Industrial precinct located at the junction of the Donnybrook-Boyup Brook Road. It includes a 16 lot industrial development of which the majority have been developed. A significant portion of the site zoned as industry is constrained by the presence of remnant vegetation.

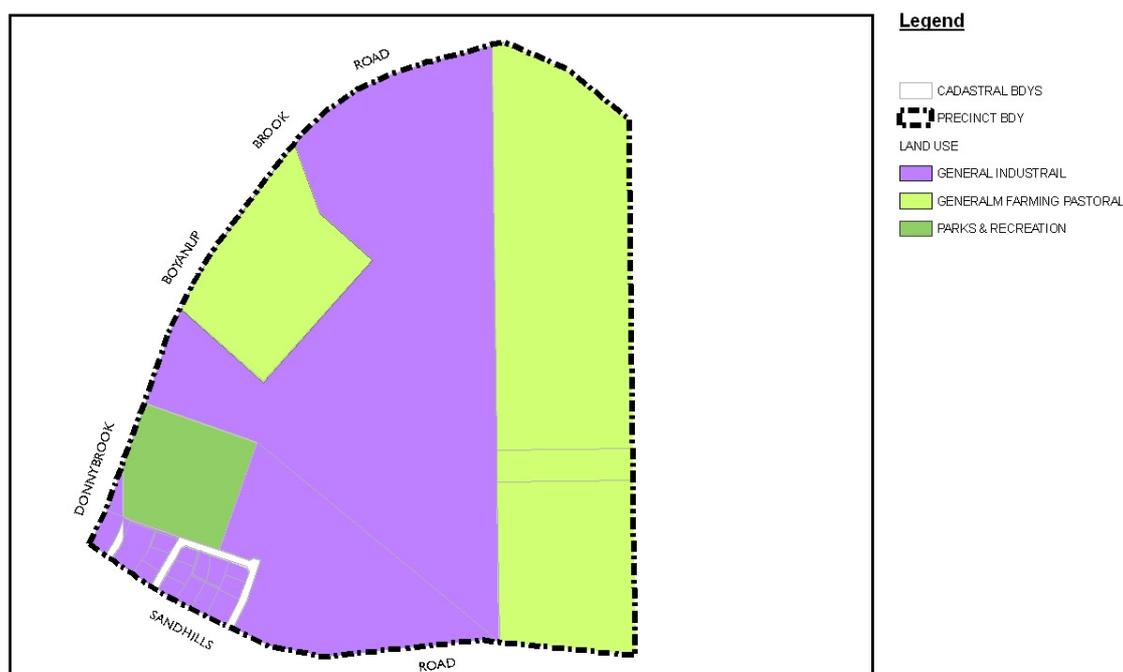
Key Strategy

Encourage development and diversification of industry that will strengthen and broaden the economic base of the Shire and provide employment opportunities for the community whilst minimising impacts on existing landowners.

Related Strategies: GS11, DS9, DS10

Actions

- Encourage subdivision and development of dry industrial lots surrounding the existing development in accordance with existing scheme provisions.
- 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 south west.
- 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.



SANDHILLS PRECINCT

3.0 Balingup Townsite

Balingup Townsite will function as the Shire's secondary service town under the definition of a village under the Shire's townsite Settlement Hierarchy. The townsite may accommodate a population between 600 - 800 by the year 2031. The rural living hinterland increases the direct townsite population catchment. Increase in the population will provide support for the sustainability of local community and service facilities. Planning is required to ensure that the increasing demand for accommodating population either seasonally or permanently will ensure protection of key landscapes, recreational areas, environmental and conservation through ensuring sustainable land use and development practices and ensuring that access to natural areas within and around the townsite are provided.

3.1 Vision

"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."

3.2 Balingup Townsite Strategies

These strategies support and expand on the general townsite objectives and specific to the Balingup townsite are to:

- BS1 Develop a cohesive town centre through the preparation of a planning framework that builds on the main street structure, enhances the town centre character, and encourages opportunities for tourism, commercial and retail uses, and support for community services.
- BS2 Provide an appropriate range of facilities for the townsite and its rural living areas through improving public transport access to the Principal centre, and the Bunbury Regional centre.
- BS3 Provide timely, co-ordinated and sustainable residential development and infill development within the established townsite settlement boundary.
- BS4 Protect and revegetate river corridors and creeks through establishing riparian buffers and recommending appropriate land uses and management strategies for adjacent land.
- BS5 Provide a comprehensive stormwater management system that takes into account the Stormwater management Manual for Western Australia
- BS5 Protect and enhance European and indigenous heritage areas in town.
- BS6 Encourage the sustainable provision of timely and modern infrastructure to service the demands of the growing townsite.
- BS7 Investigate possibilities to improve pedestrian and cycle access within and around the town with a focus on connection to recreation areas, town centre and community focal points.
- BS8 Ensure that local public open space areas are accessible to all development areas.
- BS9 Promote flexible implementation of the draft Country Towns Sewerage Policy, and where necessary require exemptions due to wider economic and social considerations.

- BS10 Investigate alternative and innovative effluent systems to service the townsite.
- BS11 Identify Development investigation areas and provide direction on nature and density of uses for the areas
- BS12 Retain the existing rural and bushland landscape setting in and around town, and protect key rural and natural landscapes from development.
- BS13 Support limited Rural Residential Lifestyle opportunities east of the townsite as the preferred location for lifestyle lots within the Shire, providing residents access to townsite amenities.

3.3 Balingup Landscape

This locality has been characterized through CALM's "Reading the Remote" as part of the Landscape type Darling Plateau which is described in section 2.3 above. The distinguishing features of the Plateau is *" a deeply dissected, rolling landscape with an ancient laterized land surface cleaved by major V-shaped river valleys and studded by rough Granitic outcrops. "*

The Darling Plateau characteristic relevant to Balingup townsite and surrounds includes:

- Well defined V and U shaped valleys, heavily dissected Steep slopes and configurations of lateral irregular tributaries.
- Rounded Hills surrounded by more landform of similar nature.
- Broad or shallow valleys.
- Gradual and naturally appearing transitions between agriculture and other land uses, with forested land.
- Seasonal wetlands, intermittent streams and creek lines.
- Minor Rock outcroppings.

A "precinct" level analysis has been undertaken of the Balingup townsite and surrounds with guidance provided in the recently published *"Visual Landscape Planning in Western Australia"* (WAPC 2007).

Landscape description for the Balingup townsite and surrounds is included in Figure 5.

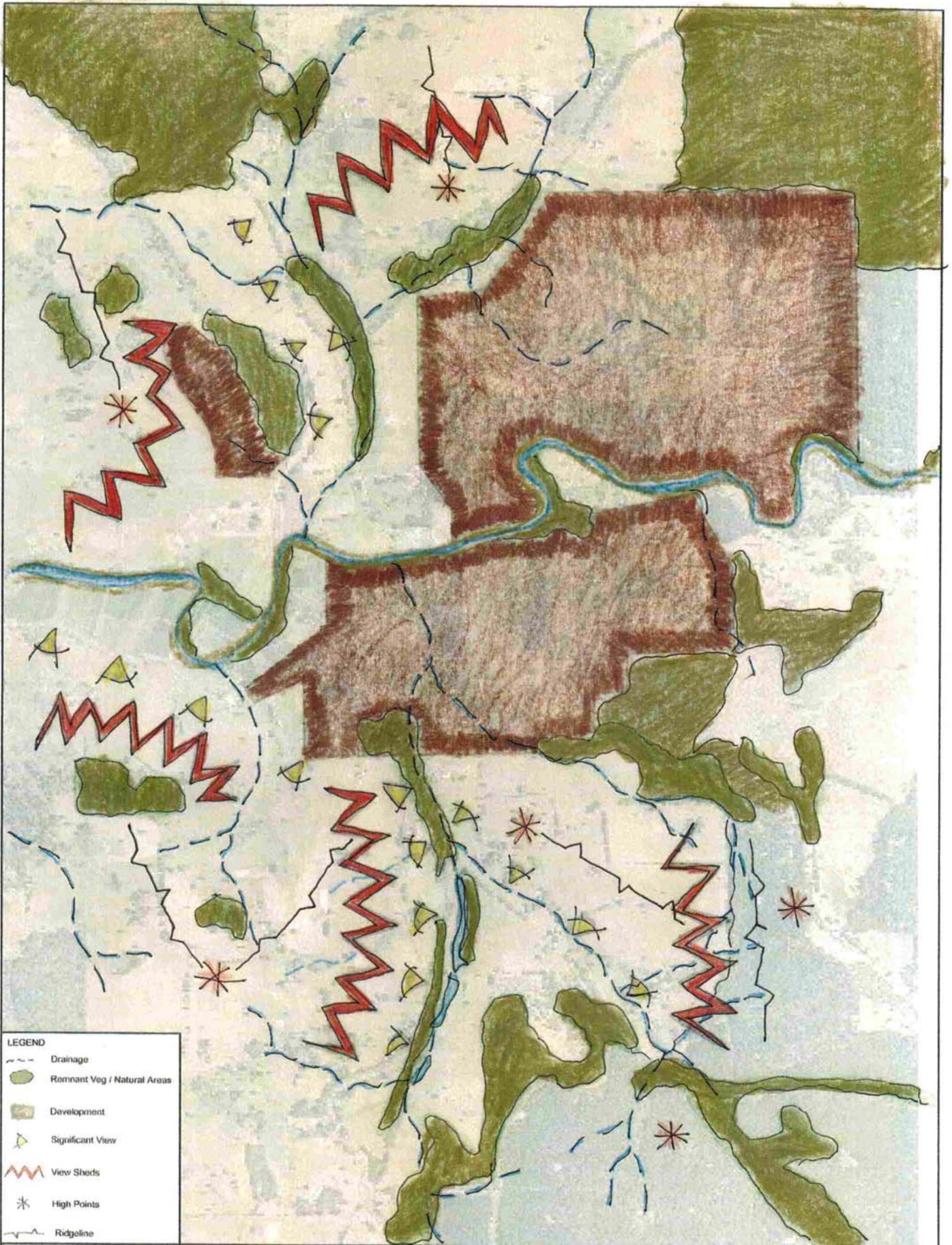
- There are two ridges on the northern approach to town. These ridges provide views over the rural living areas, Balingup townsite and the Balingup Brook and valley which dissects town.
- More prominent ridge lines and steep topography are visible from the Old Padbury road to the south of town which represent cleared undulating landscapes. West of Town is a ridge characterised by a stand of remnant vegetation.
- The area surrounding the precinct is agricultural, and this use relates to the rural landscapes. Dams within the precinct are a rural landscape feature of the area.
- The South Western Highway, Old Padbury and Southampton Roads are scenic routes and views from the road should be protected. Views from the roads include ridges and valleys and creek lines.

- The existing heritage buildings represent significant attractions for the area and are predominantly located in the townsite. The close proximity of most of these to one another creates a focus and identity for the area.

3.4 Living Densities – Balingup

The Balingup townsite living densities plan (See Figure 6) indicates that the prevailing lots size in town are greater than 2000m². There are less than 30 lots which achieve a density of R10, and approximately 40 residential lots range between actual densities of R10 – R5. The remaining lots with potential to develop at R10 are all greater than 2000m². The Country sewerage policy is being amended to provide the capacity for an additional 100 lots to be developed at a density of R10, in Country towns without a priority for infill sewerage.

Therefore under the revised policy it may be achievable to support significant infill development within the town. The precinct strategies and actions generally encourage infill within existing residential precincts, and recommend that development investigation are generally on the periphery of the settlement to be considered for Special Residential Development. However where capability can be demonstrated and supported by the Health Department, R10 densities may be considered in expansion areas within the settlement boundary.



LEGEND	
	Drainage
	Remnant Veg / Natural Areas
	Development
	Significant View
	View Sheds
	High Points
	Ridgeline



SHIRE OF DONNYBROOK - BALINGUP
Townsite Expansion Strategy

**BALINGUP TOWNSITE:
LANDSCAPE
ANALYSIS**

Figure No 5.

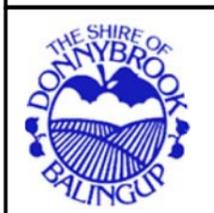
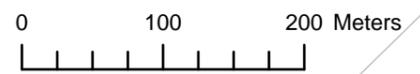
Date: 16/05/08

Not To Scale





Legend	
	Cadastral Bdys
	RCODES
Living Density	
Lot Size	
	Less than 1000m
	1000 - 2000m
	2000 - 4000m
	Greater than 4000m



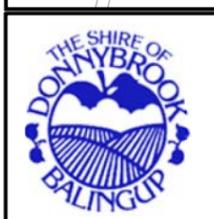
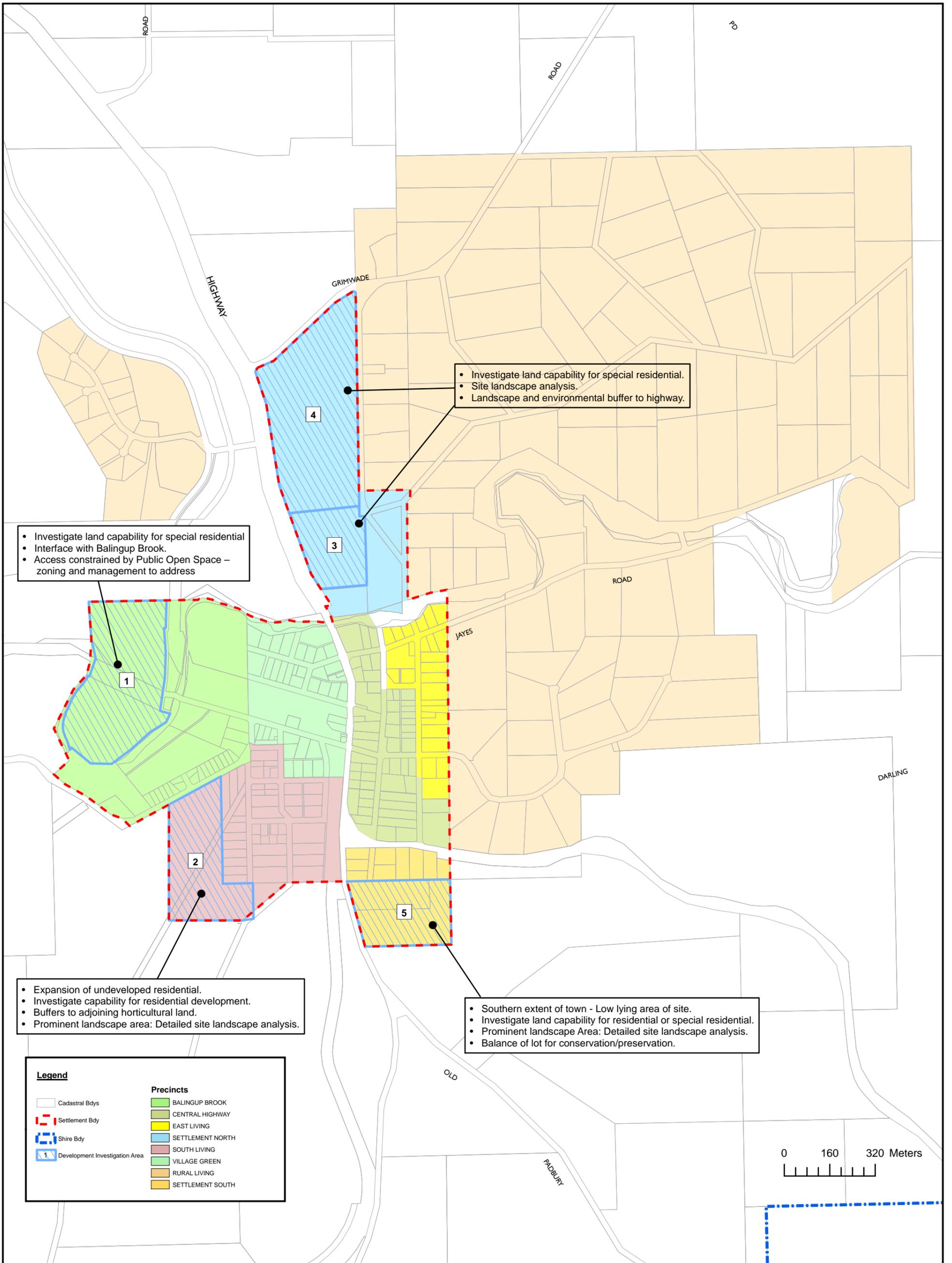
SHIRE OF DONNYBROOK - BALINGUP
 Townsite Expansion Strategy
(DRAFT)

BALINGUP TOWNSITE
LIVING DENSITY

FIGURE No. 6

Date: Apr 08
 Scale 1:5000





3.5 Balingup Townsite Precincts

The town has been divided into 8 main precincts. These have been defined by physical boundaries, and location specific issues and interests. The precinct policy areas are included on Figure 7. The precincts correspond with a settlement boundary that has been included on the plan in response to the General Townsite Strategy (GS2). The precincts include:

1. Village Green
2. Central Highway
3. Balingup Brook West
4. South Living
5. East Living
6. Settlement North
7. Settlement South
8. Rural Living

Village Green

This precinct encompasses a diversity of land uses and features that provide the community focus of the Balingup town. Village Green Precinct is distinctively characterised by the main street attractions, tourist facilities, rail reserve and parks, located between the railway and the Balingup Brook.

Key Strategy

Enhance, conserve and protect the sense of place, heritage and environmental values whilst promoting the location of tourist, commercial, and community uses, improving function and increasing access of the centre.

Relevant Strategies: GS1 (BS1), GS3, GS4(BS8), GS5, GS6, GS7(BS5), GS8(BS13), GS9 (BS4), GS10, GS11, GS16, BS13

Actions

- Support and implement recommendations and strategies of Balingup Our Town. (January 2006)
- Support , implement and seek funding to undertake recommendations of Balingup Village Green: Landscape Masterplan Proposal (July 2007)
- Consider the Strategies and recommendation of “A Community Plan: for the Sustainable Development of the Balingup and Mullalyup area” in responding to key planning design objectives for the locality.(September 1995)
- Investigate opportunities to provide road or path interface between residential lots and the Balingup Brook.
- Entry statement with Village Green, Central Highway and Northern Precinct.



VILLAGE GREEN PRECINCT

Central Highway

This precinct primarily includes commercial, park and recreation and residential uses that encompass the extent of town east of the Highway, which dominates the centre of town, and is also characterised by a prominent drainage line as a tributary of the Balingup Brook.

Key Strategy:

To maximise the use and efficiency of centrally located and zoned land in the town centre, whilst preserving environmental qualities, improving water quality, and enhancing the visual impact of the scenic route through town.

Related Strategies: GS3, GS5, GS8, GS9, GS10, GS16, BS4, BS7, BS9, BS12, BS13

Actions:

Undertake a detailed road and stormwater study of the precinct that addresses:

- The important role of the vegetation and drainage line which complements the environmental, landscape and green linkages through town and adjacent precincts.
- Conserving and enhancing the Public Open Space entrance to town, and interface with the Balingup Brook and consider increasing accessibility to the Balingup Brook.
- Undertake a study to identify traffic and pedestrian linkages between commercial uses, the Village Green Precinct, and the rail reserve and provide potential to enhance the linkage and function.

- Planning Area 2 - Identify development constraints, and environmental requirements impacting development or subdivision for existing properties within the precinct, particularly within the street block bounded by Southwest Highway, De Lisle Street, Jayes and Bailey Heights. Investigate options for conservation and management of remnant vegetation (privately, community, local government, conservation covenanting body), considering closing or realignment of Roberts road reserve.



CENTRAL HIGHWAY PRECINCT

Balingup Brook West

Balingup Brook West expansion area will form the limit of expansion west of town, and is the rounding off of the existing residential area and also a low density “special residential” transition to adjacent rural uses. The area provides a balance of development west of the Village Green precinct providing an increased population catchment directly adjacent to the village centre.

Key Strategy

Provide and plan for timely and co-ordinated townsite expansion area that integrates and supports the town centre, recreational areas, adjacent agricultural areas and the environment.

Related Strategy: GS1, GS2, GS4, GS12, GS13, GS15, BS2, BS4, BS7, BS8, BS11, B S12

Actions

- Development Investigation Area 1 requires studies to be undertaken by the land owner to determine the suitability and capability of the land to accommodate onsite effluent disposal systems prior to consideration of amending the town planning scheme to provide for residential or special residential development. The rezoning process will require that the

DIA is nominated as a Structure Plan Area in accordance with the Scheme. Key considerations will involve gaining access to the area which is currently isolated by the location of Public Open Space Reserves.

- Planning Area 3 is required to address the interface with Balingup Brook, the Rail reserve, and suitability of land to accommodate residential development.
- Planning Area 4 requires studies to identify the capability of the site for residential or development as special residential, or as an alternative – tourism accommodation. Considerations include the interface with the Balingup Brook, residential development and craft commercial on Black wood River Drive.
- Encourage the investigation of innovative alternative sewerage treatment systems that promote sustainable residential development.
- Support the potential for improving, renovating or developing aged person's accommodation.
- Respect historic subdivision pattern in planning new subdivisions.
- Structure Plans will be required to be prepared for the development investigation areas, and planning areas highlighted. These will need to be prepared in accordance with Scheme requirements and indicate the following:
 - Lot sizes (residential, special residential), in street blocks that support community interaction and that are compatible with the conservation objectives and character of the town.
 - Pedestrian and vehicular movement systems that facilitate accessibility and successfully integrate new development areas with the existing town. Inclusion of a footpath and dual use path plan.
 - Public open space provision (access for future residents to local parks as defined by liveable neighbourhoods) within subdivision, and contributions in keeping with Council's policy.
 - Landscaping and vegetation plan indicating use of species of vegetation endemic to the area.
 - Require preparation of guidelines to address building materials, fencing materials, landscaping, and installation of rainwater tanks and grey water systems.
 - Developer contributions for roads and drainage.
 - Where possible, details of innovative and acceptable treatment systems, designed and approved by the Health Department.



BALINGUP BROOK PRECINCT

South Living

South Living precinct incorporates five street blocks south of the Village Green Precinct and east of the Railway, and a proposed expansion area immediately south of the townsite. It is currently partially developed for residential, with existing vacant street lots identified as light industrial land under the Scheme.

Key Strategy: Provide opportunities for residential development in close proximity to the town centre.

Relevant Strategies:GS, BS3, BS12

Actions

- Planning Area 5 - Support an amendment of the “Light Industrial” zoning for Residential R10 and Parks and Recreation/Conservation Purposes. Liaise with Department of Land Administration and Department of Environment conservation regarding the ongoing management of remnant vegetation.
- Support and encourage proposals for infill subdivision of existing R 10 areas in accordance with Country Sewer policy,
- Development Investigation Area 2 includes a portion of land currently zoned residential under the Scheme. The expansion of this area will require technical studies to demonstrate the suitability of the site to accommodate a low density residential development. Structure

Planning will require inclusion of appropriate buffers to adjoining horticultural land (see Appendix C). Key considerations include landscape impact, and future design integration with the existing townsite development

- Review the pedestrian and footpaths system through the area with a focus on links to the rail reserve and the Village Green precinct.
- Support the potential for improving, renovating or developing aged person's accommodation.



SOUTH LIVING PRECINCT

East Living

The east living precinct comprises a small residential precinct east of town, which exhibits less constraints and planning requirements than other areas within town, and potential for reaching its potential densities through infill. The East Living precinct is the eastern extent of the townsite settlement area which reflects the exiting gazetted townsite boundary.

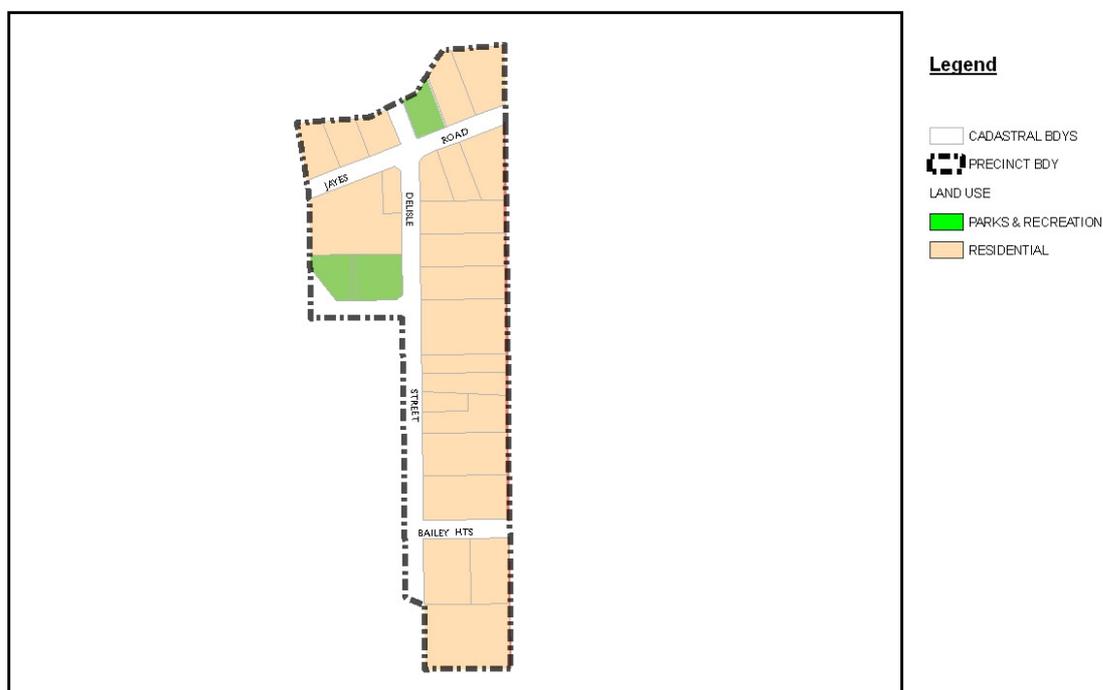
Key Strategy:

Provide for consolidation of housing. Support opportunities for diversity of housing types and functions to achieve the R10 density to reinforce community focus in close proximity to central town areas.

Related Strategies: GS1, GS3, GS16, BS3, BS9, BS12

Actions

- Support and encourage proposals for infill subdivision of existing R 10 areas in accordance with Country Sewer policy.
- Review the pedestrian and footpaths system through the area with a focus on east west links between recreational areas, through to the rail reserve and Village Green precinct.
- Support the potential for improving, renovating or developing aged person's accommodation.



EAST LIVING PRECINCT

Settlement North

Settlement north forms the limit of settlement north of town, and provides a low density transition from rural landscapes to the town centre and the entry statement to Balingup townsite.

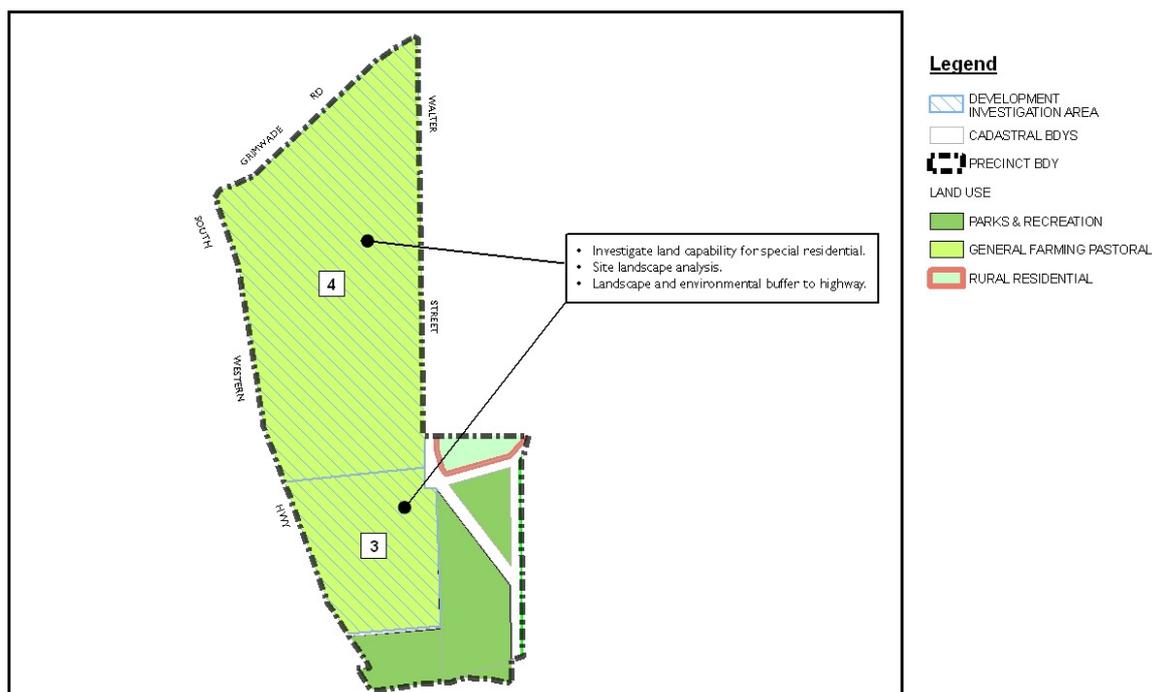
Key Strategy

Conserve, support and enhance the existing entrance to town. Provide and plan for timely and coordinated "Special Residential" townsite expansion area that integrates with the town centre, recreational areas, adjacent agricultural areas and the environment.

Related Strategies: GS5, GS8, GS9, GS10 BS8, BS9, BS11, BS13

Actions

- Development Investigation Areas 2 and 3 require studies to be undertaken by land owners to determine the suitability and capability of the land to accommodate onsite effluent disposal systems prior to consideration of amending the town planning scheme to provide for special residential development. The rezoning process will require that each investigation area is nominated as a Structure Plan Area in accordance Scheme requirements, or alternatively Council may request that an overall structure plan for the northern precinct development investigation area be prepared.
- Structure Plans will need to be prepared in accordance with Scheme requirements and indicate the following:
 - Retention, conservation and restoration of environmental and landscape values providing a buffer to the highway.
 - Lot sizes (residential, special residential), in street blocks that support community interaction and that are compatible with the conservation objectives and character of the town.
 - Pedestrian and vehicular movement systems that facilitate accessibility and successfully integrate new development areas with the existing town. Inclusion of a footpath and dual use path plan.
 - Public open space provision (access for future residents to local parks as defined by liveable neighbourhoods) within subdivision, or contributions in keeping with Council's policy, providing access to existing public open space access to town.
 - Landscaping and vegetation plan indicating use of species of vegetation endemic to the area.
 - Require preparation of guidelines to address building materials, fencing materials, landscaping, and installation of rainwater tanks and grey water systems.
 - Where possible, details of innovative and acceptable wastewater treatment systems designed and approved by the Health Department.



SETTLEMENT NORTH PRECINCT

Settlement South

Settlement South forms the south east extent of the settlement boundary south of town. The area is largely undeveloped and constrained for further expansion south due to landscape considerations, and should provide a transition from rural landscapes to the town centre and the southern entrance to town.

Key Strategy

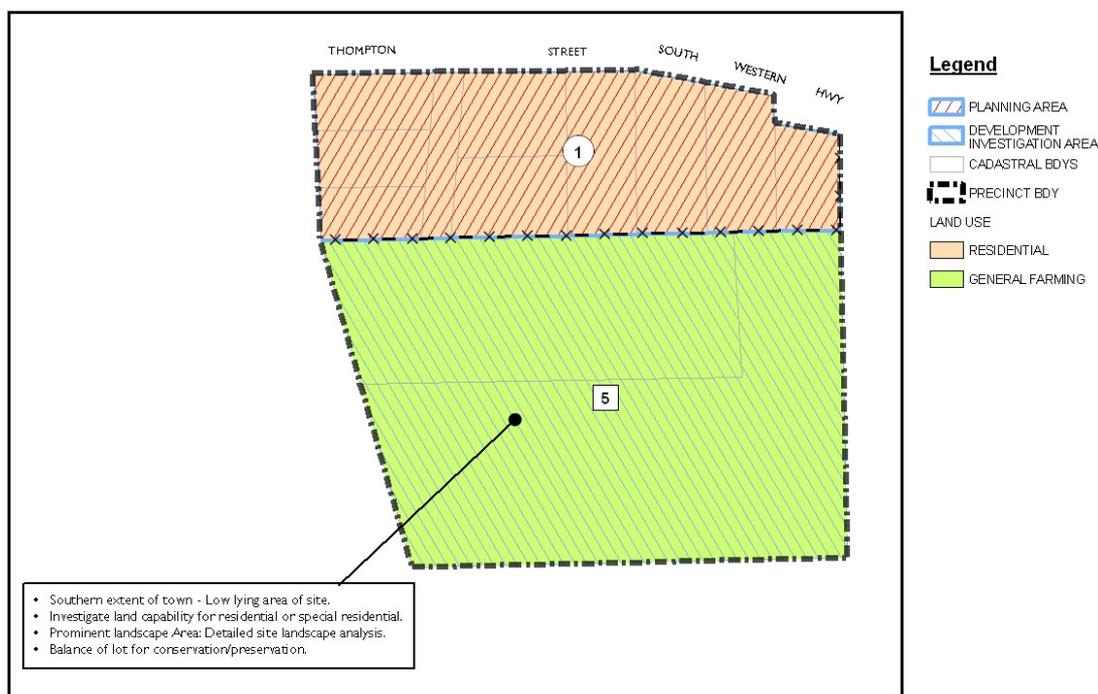
Provide development opportunities in close proximity to the town centre that integrates with town centre and enhances, protects and preserves key landscape values of the locality.

Related Strategies: GS1, GS3, GS16, BS3, BS9, BS12

Actions

- Planning Area 1 - Review the structure of the R10 area and road reserves located south of the Southwest highway and east of the Rail reserve entrance policy/structure plan to identify and recommend development and subdivision opportunities for landowners whilst preserving landscape, remnant vegetation and consideration of role in providing green linkages through town.
- Development Investigation Area 5 requires studies to be undertaken by the landowners to determine the suitability and capability of the land to accommodate onsite effluent disposal systems prior to consideration of amending the Town Planning Scheme to accommodate special residential or residential development. The area has been nominated as potentially

suitable for rezoning subject to the remainder of the lot being protected and preserved for its landscape and environmental values as a transition to the Golden Valley Tree Park. The rezoning process will require that the area is nominated as a structure plan area in accordance with Scheme Requirements. Development/subdivision form will be dependent on the outcomes of a detailed site analysis of landscape

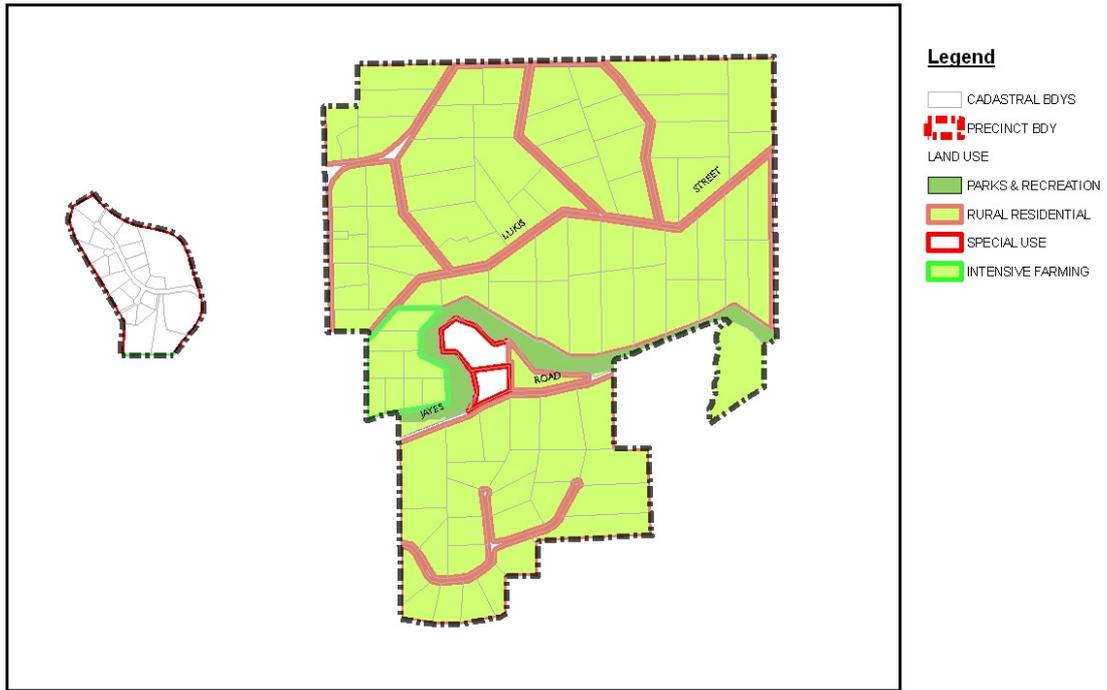


SETTLEMENT SOUTH PRECINCT

Rural Living

This precinct is not considered in detail in this study, as Rural Residential land provision has been considered separately under the “Rural Strategy”. However the Rural Residential area is considered an important part of the Balingup Townsite community, and the form and level of development significantly impacts the Balingup townsite. Three areas have been suggested for development investigation areas, (two have been identified in the rural strategy as investigation areas and rural residential). The third area is considered appropriate as a rounding off of the precinct. It is confirmed through this study that these areas are suitable for consideration for rural residential zonings. The Rural Living expansion area provides an immediate population catchment, and contributes to the townsite identity.

Strategy guidance for this area is found in section 11 and section 12 of the endorsed Local Rural Strategy. The Residential Development Investigation Area indicated south of the townsite in the rural strategy has been excluded for reasons explained in Appendix A, and considered a minor expansion of the townsite south west in its place. The latter area is discussed in the Balingup Brook Precinct, and South Living Precinct.



RURAL LIVING PRECINCT

4.0 Kirup Townsite

Kirup functions as the larger of the two hamlets designated in the Shire's townsite hierarchy. The Kirup townsite currently has an estimated population of 130. Infill and townsite development at R10 densities (depending on flexibility under the Country Towns sewerage policy may allow for an additional 100 lots or potentially an additional 230 people). It is suggested that the long term population may cater for 350 -400 people.

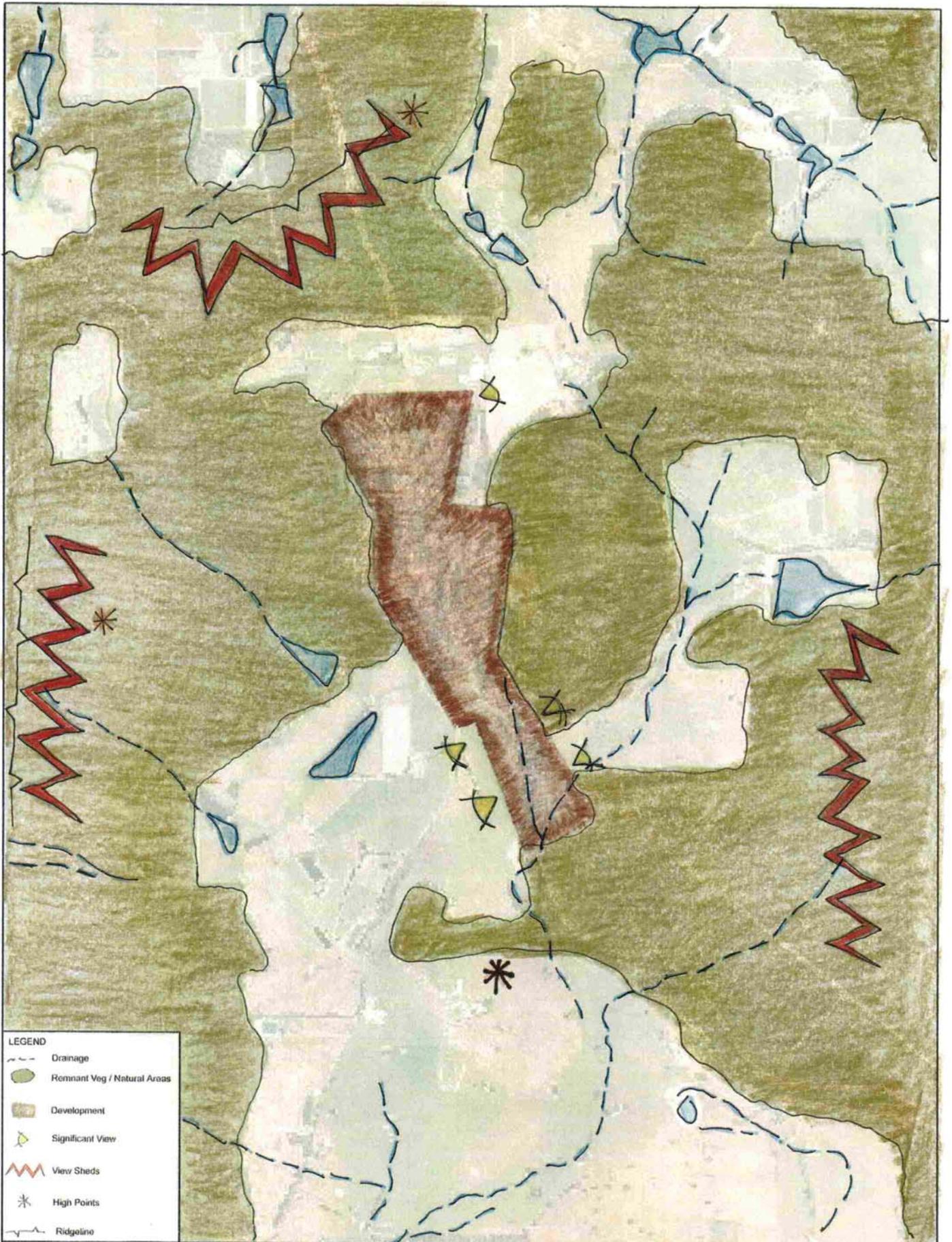
Kirup will provide convenience services, tourism attractions, community focus, and limited lifestyle residential development, and supports services at the Principal and Village centres.

4.1 Vision

"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."

4.2 Strategies

- KS1 Provide opportunities for residential development and infill development in close proximity to heritage areas and local services.
- KS2 Revitalise the main street and local service centre.
- KS3 Protect natural bushland in and around existing developed areas. Support the restoration of vegetation areas linking remnant vegetation areas and provide connections for arrange of fauna species.
- KS4 Ensure that local public open space areas are provided with facilities to support and encourage access from residents.
- KS5 Protect and enhance European and indigenous heritage areas in town.
- KS6 Promote flexible implementation of the draft Country Towns Sewerage Policy, and where necessary require exemptions due to wider economic and social considerations.
- KS7 Investigate alternative and innovative effluent systems to service the townsite.
- KS8 Promote and enhance water management and conservation.
- KS9 Encourage structure planning to focus development, and maximise opportunities for more efficient use of urban zoned land located in close proximity to support existing services, and community focus. Promote tourism uses.
- KS10 Promote and support public transport services to Donnybrook and Balingup, and Bunbury Regional Centre.



LEGEND	
	Drainage
	Remnant Veg / Natural Areas
	Development
	Significant View
	View Sheds
	High Points
	Ridgeline

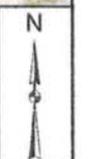


SHIRE OF DONNYBROOK - BALINGUP
Townsite Expansion Strategy

**KIRUP TOWNSITE:
LANDSCAPE
ANALYSIS**

Figure No 8

Date: 16/05/08
Not To Scale



4.3 Kirup Landscape Analysis

The landform, vegetation and water form characteristics of this areas relates to:

- Well defined V and U shaped valleys, heavily dissected steep slopes and configurations of lateral irregular tributaries.
- Rounded hills surrounded by more landform of similar nature.
- Broad or shallow valleys.
- Gradual and naturally appearing transitions between agriculture and other land uses, with forested land.
- Seasonal wetlands, intermittent streams and creek lines.
- Minor rock outcroppings.

A “precinct” level analysis has been undertaken of the Kirup townsite and surrounds with guidance provided in the recently published *“Visual Landscape Planning in Western Australia”* (WAPC 2007).

The landscape analysis included on Figure 8: Kirup Townsite and Surrounds: Landscape Plan is described as:

- Kirup is located in a broad shallow valley with its surrounding the precinct being predominantly agricultural, and this use relates to the rural landscapes. Orchards and Damns within the precinct are a rural landscape feature of the area.
- Views from the roads include rounded hills and valleys and creek lines.
- The area east of the South Western Highway and Railway is raised and holds remnant vegetation and local natural areas. This treed/natural landscape provides views from the roads and should be protected. The West of town also forms a treed backdrop to the townsite.
- The existing heritage buildings represent significant attractions for the area and are predominantly located in the townsite. The close proximity of most of these to one other creates a focus and identity for the area.

4.4 Planning/Interest Areas

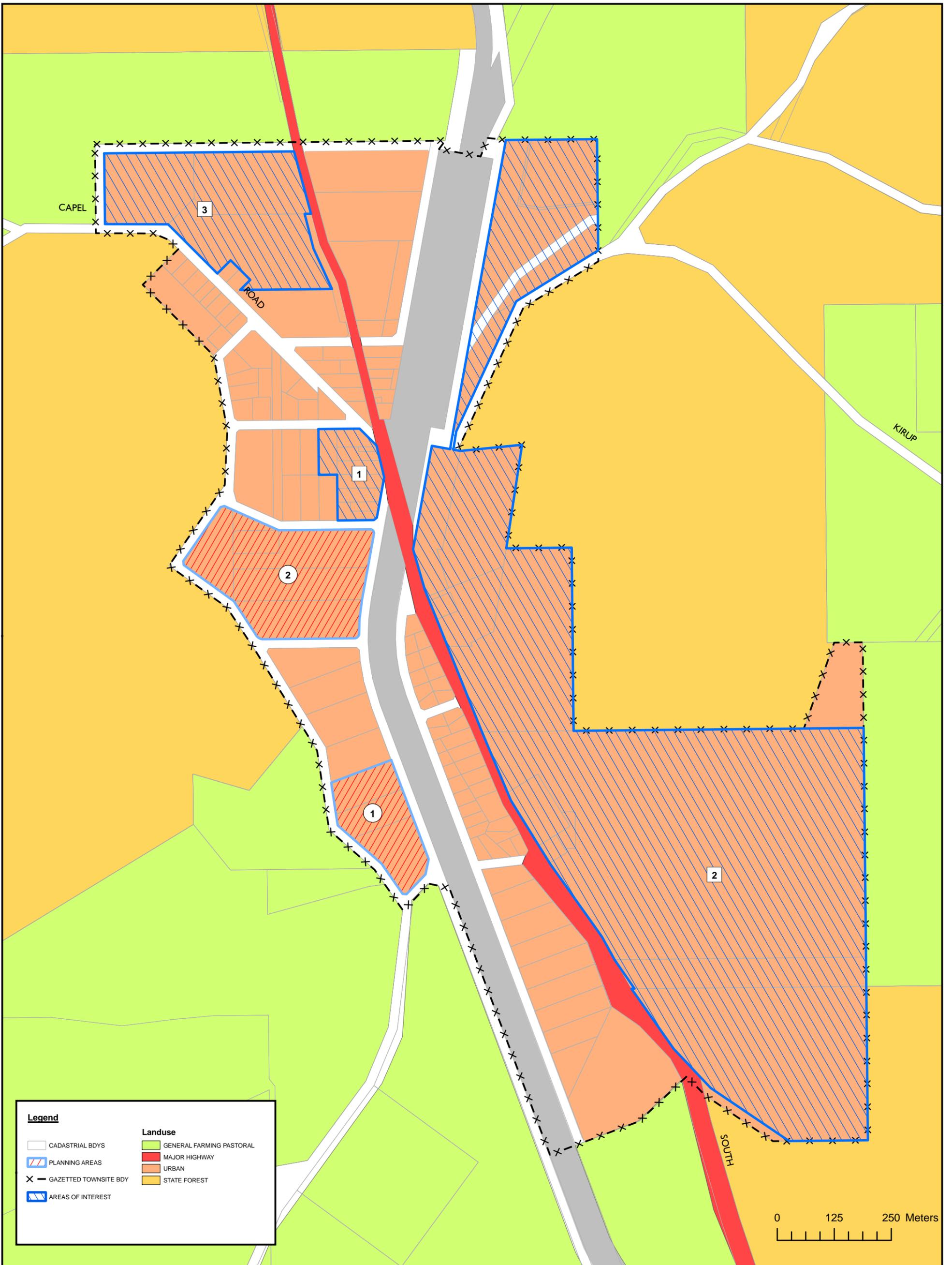
Figure 9 provides the land use plan of Kirup townsite, and demarcates planning and interest areas described in the actions below.

Actions

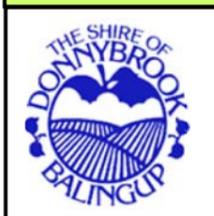
- Do not support an expansion or increase urban zoning, or rural residential zonings outside the existing Urban Area.
- Identify and preserve the Tourist and Heritage Interest Area 1. Support expansion of tourism and community uses in this area. Retain the caravan park use. Enhance locality with providing additional tourism and recreational attractions. Develop design guidelines to support any additional development in this area.
- Interest Area 2 - Preserve bushland and natural areas east of Southwest highway and rail line. Do not consider providing for residential, special residential or rural residential development in this area. The Urban Zoning provides an interface to State forest. Limit development opportunities through providing a parks and rails access plan east of the highway and rail reserve focussing on access and provision of facilities. In the long term

planning may consider limited commercial, tourism, or district recreational possibilities in this area.

- Encourage subdivision and infill development to achieve densities of R10 in street blocks bounded by Baxter to the south, Capel and station street residential areas to the north, southwest highway to the east and castle to the west. Conserve remnant vegetation on unallocated crown land as an edge between town and state forest.
- Interest Area 3 – Identify opportunities for the location of service and rural industries. Provide planning guidelines for the area regarding access, preferred uses, and servicing.
- Planning Areas 2 and 3 - Investigate opportunities for residential and special residential development through preparing studies to inform land capability, Indicate as structure plan areas to consider opportunities for subdivision and development into the short and medium term. Considerations will primarily include land capability to determine lot size, traffic access arrangements, and pedestrian and open space connections to existing town and existing rural uses, and water management.
- Prepare design guidelines for housing development that supports and enhances the heritage values and character of the locality.
- New subdivisions to observe the historical pattern of subdivision, and retention of natural vegetation.
- Delineate pedestrian and recreation walkways and trails through and around the townsite with a focus on linkages to the heritage area (interest area 1), the school, and memorial park.



Legend	
	CADASTRIAL BDYS
	PLANNING AREAS
	GAZETTED TOWNSITE BDY
	AREAS OF INTEREST
Landuse	
	GENERAL FARMING PASTORAL
	MAJOR HIGHWAY
	URBAN
	STATE FOREST

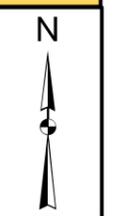


SHIRE OF DONNYBROOK - BALINGUP
 Townsite Expansion Strategy
(DRAFT)

KIRUP TOWNSITE
 PLANNING AND
 INTREST AREAS

FIGURE No. 9

Date: Apr 08
 Scale 1:7500



5.0 Mullalyup Townsite

Mullalyup townsite currently has an estimated population of 70 people. It is envisaged that Mullalyup will experience limited growth and will be the smaller of the two hamlets. Its population may only slightly increase into the long term.

5.1 Vision

“Preserve alternative lifestyle and settlement style whilst enhancing craft and tourism focus of Mullalyup Hamlet”

5.2 Strategies

- MS1 Provide direction for capacity of residential development and other uses in the Urban zoning.
- MS2 Contain settlement close to existing areas, and enhance existing uses.
- MS3 Promote flexible implementation of the draft Country Towns Sewerage Policy, and where necessary require exemptions due to wider economic and social considerations.
- MS4 Identify Planning areas and provide direction on nature and density of uses for the areas.
- MS5 Provide for residential infill areas throughout the Hamlet to maximise efficient use of well located land.
- MS6 Retain the existing rural and bushland landscape setting in town.

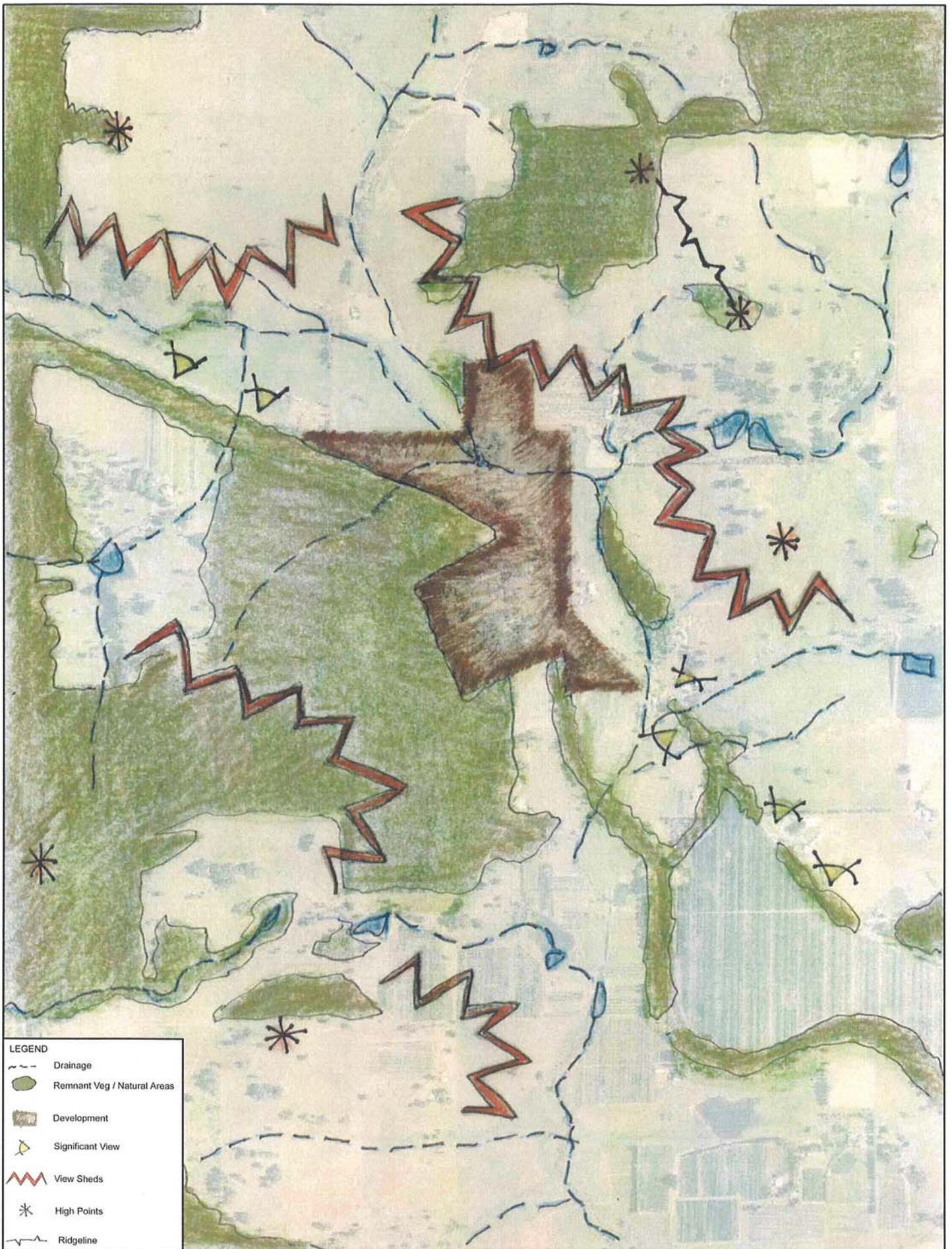
5.3 Landscape Analysis

The landform, vegetation and water form characteristics of this areas relates to:

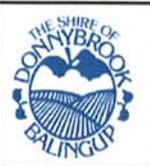
- Well defined V and U shaped valleys, heavily dissected steep slopes and configurations of lateral irregular tributaries.
- Rounded hills surrounded by more landform of similar nature.
- Broad or shallow valleys.
- Gradual and naturally appearing transitions between agriculture and other land uses, with forested land.
- Seasonal wetlands, intermittent streams and creek lines.
- Minor rock outcroppings.

A “precinct” level analysis has been undertaken of the Mullalyup townsite and surrounds with guidance provided in the recently published *“Visual Landscape Planning in Western Australia”* (WAPC 2007).

- The landscape analysis included on Figure 10: Mullalyup Townsite and Surrounds. The Landscape Plan is described as two prominent ridge lines are visible from the South west highway road to the north east and south west. North east of town represents undulating rural landscapes with scattered pockets of vegetation. South west of town is a ridge characterised by a stand of remnant vegetation.
- The area surrounding the precinct is agricultural, and this use relates to the rural landscapes. Damns within the precinct are a rural landscape feature of the area.
- Views from the roads include rounded hills and valleys and creek lines.



LEGEND	
	Drainage
	Remnant Veg / Natural Areas
	Development
	Significant View
	View Sheds
	High Points
	Ridgeline



SHIRE OF DONNYBROOK - BALINGUP
Townsite Expansion Strategy

**MULLALYUP TOWNSITE:
LANDSCAPE
ANALYSIS**

Figure No 10.

Date: 16/05/08

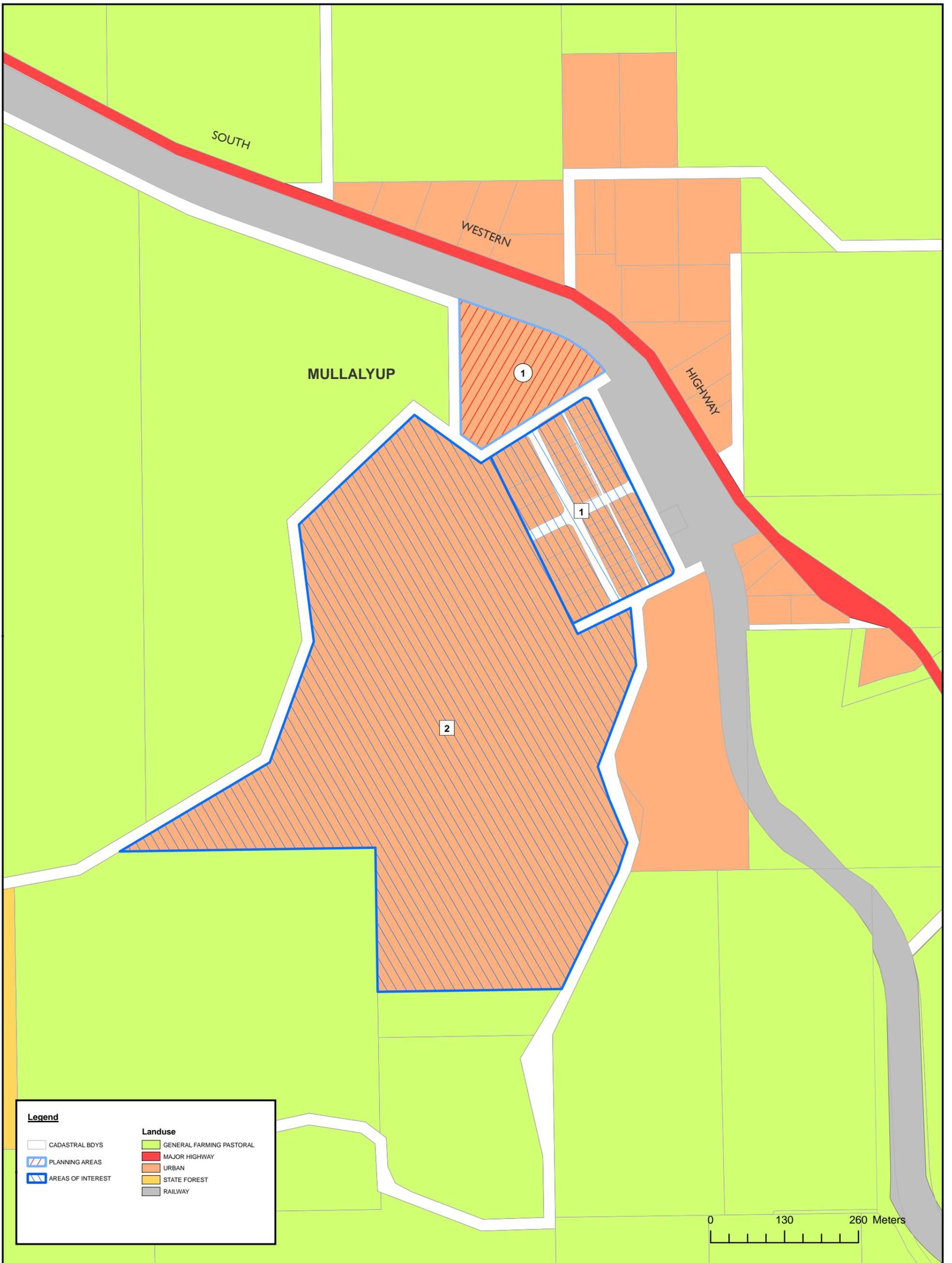
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5.4 Planning /Interest Areas

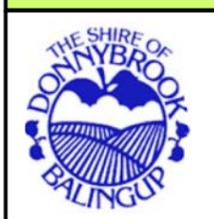
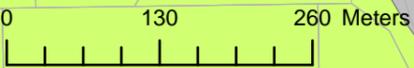
Action

- Do not support an expansion or increase urban zoning, or rural residential zonings outside existing Urban Area.
- Encourage innovative and sensitive building and landscape design which blends into the natural surroundings.
- Retain natural vegetation in development of existing lots.
- Interest Area 1 - Prepare a study to provide direction on road upgrades and bush fire management should development increase in the area. Prepare guidelines relating to scale of development appropriate, materials, and landscaping, road treatments, and road signs. Encapsulate the art and craft foci of the settlement.
- Interest Area 2 – Not to support further development. Conservation of areas in remnant vegetation providing an important landscape feature.
- Undertake a study to consider implementation needs to improve integration between development north and south of south west highway. (safety, local traffic, tourism parking, attractions)
- Planning Area 1 – Identify as a structure plan area should additional accommodation areas be required in the long term. Structure Plan area to consider development at a density of R10. Unless need for additional accommodation is required, to preserve the site as a natural area.
- Conserve and expand potential for crafts and tourism uses in area north of though west highway. Prepare guidelines to ensure future development integrate with existing character and style.
- Support intensification of development of existing lots to subdivision of lots to accommodate densities of R5 – R10.



Legend

CADASTRAL BDYS	GENERAL FARMING PASTORAL
PLANNING AREAS	MAJOR HIGHWAY
AREAS OF INTEREST	URBAN
	STATE FOREST
	RAILWAY

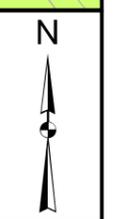


SHIRE OF DONNYBROOK - BALINGUP
 Townsite Expansion Strategy
(DRAFT)

MULLALYUP TOWNSITE
PLANNING AND INTEREST AREAS

FIGURE No. 11

Date: Apr 08
 Scale 1:6000



Appendix A: Submissions and response

Shire of Donnybrook-Balingup Townsite Strategy Scoping Paper

Government Agencies Submissions

No.	Agency	Comment
1.	Main Roads WA	<p>No Objection.</p> <p>The scoping paper highlights Main Roads principle interests.</p>
2.	Heritage Council WA	<p>Comment.</p> <p>SPP3.5 should be referred to as a relevant consideration. Replace opening sentence of Heritage Section (p.25). Refer to 'historic heritage' rather than 'European heritage'.</p>
3.	Water Corporation.	<p>Comment.</p> <p>SPP4.1 – include significant existing buffers such as Donnybrook water supply and wastewater treatment plants. Other buffers may also apply.</p> <p>2.1.6 Draft Country Sewerage Policy. Statement on page 9 misleading regarding inadequate infrastructure. Recommend change wording.</p> <p>2.1.8 Buffers. Link statement on page 10 to SPP4.1 clause.</p> <p>Section 3.0 lacks specifics on established buffers for industrial and other infrastructure.</p> <p>Section 3.4 Balingup Townsite. Need to address LIA/industrial sites in town and proposed residential land uses.</p> <p>5.5 Conclusions – Third point on page 42 appears to over-emphasise the reticulated sewerage capability aspect. Fails to reflect that infrastructure is incrementally developed as needed.</p> <p>Section 7.0 summary – similar concerns as above.</p>
4.	Department of Health.	<p>Comment.</p> <p>Document appropriately considers the requirements of the Draft Country Sewerage Policy and the expansion of sewerage infrastructure.</p> <p>Opportunity to develop un-sewered R10 lots in Balingup. Kirup and Mullalyup.</p> <p>Consideration given to buffers.</p>
5.	National Trust.	<p>Comment.</p> <p>Acknowledges Shire's consideration of its heritage.</p>
6.	Department of Agriculture and Food.	<p>Comment.</p> <p>Interested in seeing land of significant agricultural value maintained and protected.</p> <p>Workshop Issues – Comments regarding reduction of</p>

		<p>rural subdivision down to 20 ha. Could leave significant amount of properties too small to be agriculturally viable.</p> <p>Care should be taken when subdividing intensive agricultural land.</p> <p>Supports zoning of Thompson Brook area for Intensive farming so long as it assists agricultural production and not further subdivision.</p> <p>Proposed rural residential areas could be developed with minimal impact on agriculture.</p> <p>Nothing of agricultural significance northwest or south east of Balingup.</p> <p>Provision should be made for adequate buffers between rural res areas and agricultural activities.</p>
7.	FESA	No comment.
8.		

Shire of Donnybrook-Balingup Townsite Strategy

Table of Submissions – 1st Round Public Consultation

NO.	NAME/ADDRESS	INTEREST	COMMENT	Recommendation
1.	Karen West Balingup	Local resident & consumer	Concern that projects will go ahead without sufficient infrastructure. Electricity supply, telephone second class. Growing population needs to be self-sufficient. Proposed old people's home on Jayes Road not supported.	Noted. Statutory issue dealt with through subdivision process. Comments on individual proposals to be dealt with through specific application.
2.	AF Collins Balingup	Resident	Don't make Balingup too big and suburban. No small lot subdivisions. Development should be in Kirup, Newlands, Mullalyup.	Noted. Strategy settlement hierarchy and servicing limits growth in Balingup.
3.	M Armstrong & Family Balingup	Resident, landowner, environmental concerns, children at local school.	Balingup has unique place in South West. Beautiful town settled in unspoilt surrounds. Exciting and popular annual events held in Balingup. Balingup attracts tourists. No large developments, no eye-sores, no large shopping centres or stores.	Supported. Comments reflected in strategies and actions regarding landscape protection.
4.	J & S Morton Donnybrook	Local resident	Pleased about work on Bridge Street. Hope footpath will be built.	Noted.
5.	H Pesor Donnybrook	Resident	Footpaths to be incorporated when doing roads in new subdivisions.	Supported. Incorporated in existing policy.
6.	Tanya Avard Balingup	Business & personal	Both Donnybrook and Balingup will continue to grow. Improvements to streetscape in Balingup needed.	Supported. Reflected in strategies and actions of Strategy.
7.	H Marlton Donnybrook	Resident	Number of small businesses and variety of services is good. Encourage diversity in local businesses and services.	Noted.
8.	No name	-	Nice place to live with good recreation and medical facilities. Need Post Boxes in town. Need a restaurant in Donnybrook. Need caravan park. Improvements to amphitheatre. Reduce trucks on highway. New museum.	Noted. Strategies support improving tourism facilities and transport infrastructure safety.

9.	Chrissy Sharp Balingup	Resident & Chair of Golden Valley Tree Park	Major emphasis on protection of amenity. Improvement to existing and construction of new walk tracks around Balingup. Cluster development supported like "Amber Valley". Limited increase in water consumption.	Supported. Strategy actions focus improvement to pedestrian access through townsites and adjacent natural areas. Water management a prime consideration for all townsites.
10.	TME On behalf of Rural landowner Donnybrook	Landowner	Consider Lot 6 Grist Road for residential development.	Not supported. Outside of settlement boundary identified in Strategy.
11.	TME On behalf of landowner Donnybrook	Landowner	Consider Lt 201 Timm Road and Lot 114 Bridge Street for residential development and townsite expansion.	Not supported. Not included in settlement area. High landscape value.
12.	Ann Young Donnybrook	Resident	Public transport system (small bus) connecting the communities in the Shire.	Supported. Reflected in Strategy.
13.	RJ Leggerini Donnybrook	Resident	Extension of Riverside walk along eastern side of River. Improved disabled access to walkway. Footpath around Palmer St area. Clean up Palmer Street drain.	Noted. Strategy generally supports improvements to access to river areas and pedestrian infrastructure.
14.	Vic Roby Donnybrook	Resident	Chosen to live in Donnybrook for lifestyle reasons – small country town. Concerned about dramatic increase in population and problems this may cause. Donnybrook just right size.	Noted. Settlement Hierarchy provides guidance on population growth.
15.	A P Winsor Donnybrook	Frustration	Make Transit Park into proper caravan park. Donnybrook not taking advantage of caravan industry.	Noted. Strategy encourages development of caravan parks.
16.	Stephen Bell Donnybrook	Public safety/transport	Council to push for train line to be back up and running to get trucks off road. Better public transport between Bunbury and Donnybrook needed.	Supported. Reflected in Strategy.
17.	Tania Townsend Balingup	Waterways	Council investigate policy/procedure for use of alternative effluent disposal systems.	Noted. Council supports private industry to investigate alternative systems.
18.	Phil Jones	Resident	Council needs to place more emphasis on	Supported.

	Donnybrook		tourism developments. Support introduction of caravan park.	
19.	John Russell Donnybrook	Resident	Congratulate Shire on apple signs. Need toilets closer to Christmas carols area. Redevelopment of Dr Surgery. Would like to see trucks deviated along Collins St or railway line. Need to attract new people. Subdivision south of town.	Noted. Strategy requires traffic studies.
20.	John Sawyer Balingup	Resident and landowner	No more hillside subdivisions. All streets in town should be bituminised.	Supported. Landscape protection outlined in Strategy.
21.	Alistair Faulkner Balingup	Improve Balingup Main street	Shire to take more active role in raising standards of maintenance in Balingup Main street. Shire to involve towns residents more actively.	Noted. Communication Strategy supports community consultation.
22.	Anonymous	Resident	What is happening to HACC?	Outside scope of study.
23.	P & H Christensen Balingup	Community Minded	Like living in small country town with community involvement. Character of town can change with growth. Pressure for amalgamation. Bigger is not better. Development of ¼ acre blocks should occur in town not spreading along highway.	Supported. Infill and townsite redevelopment key recommendations of Strategy.
24.	J Laccoher-Joslin Donnybrook	Entertainment in Donnybrook	Enough venues in town to provide more entertainment. Have a monthly show at low cost to locals.	Outside scope of study.
25.	M O'Donoghue Balingup	Communication	Next G does not appear to work in Balingup. No access to ABC local radio which would rely on in event of disaster.	Outside scope of study.
26.	C Scantlebury Donnybrook	Resident	Hope that Donnybrook does not become a suburb of Bunbury. Unique rural feel, safe and sense of belonging. Concerned about rapid growth and higher density living.	Noted. Settlement Hierarchy provides guidance on population growth.
27.	J Jackson Donnybrook	Resident and landowner	Satisfied with efforts to make townsite attractive. Lack of facilities for camping, caravans.	Noted. Strategy encourages development of caravan parks.
28.	K Spence	Resident/land	Would like Shire to be supportive of small	Noted.

	Balingup	owner/business operator	developments in Balingup. Development costs are making small developments unviable. Growth required in Balingup, however should be small and in keeping with the area. Careful consideration required for prime agricultural land. Farming and houses can mix if planned. Seeking rezoning of Balingup Heights for residential development.	General comments reflected in Strategy. Rezoning proposal outside of settlement area and not supported.
29.	W Holmes Balingup	Resident	Too many trucks on the road. Re-open railway line for freight traffic.	Supported. Strategy highlights need to improve transport infrastructure.
30.	W Erdmann Donnybrook	Resident	Having industrial activities near residential uses is detrimental to the residents. Locate industrial activities in industrial park outside of town.	Supported. Strategy highlights need to improve amenity of industrial activities in Townsite. Shire supports location of industrial activities in Sandhills Industrial Area.
31.	Rob Paull & Associates (J Bailey) Balingup	Landowner	Lot 2 and Lot 10 Southampton Road, Balingup to be considered in Townsite Strategy for sustainable residential development. Include Lot 3 Padbury Road as tourist development area, specifically caravan park and chalets.	Noted. Portion of land in lot 2 considered for residential or townsite expansion. Lot 3 Padbury Road not part of Townsite expansion. Caravan Park and chalet development outside scope of strategy and could be considered through DA.

SHIRE OF DONNYBROOK-BALINGUP

Townsite Strategy

COMMUNITY QUESTIONNAIRE RESPONSE MOST POPULAR ANSWERS

A total of 60 Questionnaires were returned by May 2008. The most popular responses are listed below.

WHAT DO YOU MOST LIKE ABOUT LIVING IN THE SHIRE?

The top 5 responses are listed below:

- Sense of community (25)
- Rural atmosphere (17)
- Natural scenery/beauty (14)
- Proximity to other towns (13)
- Services/facilities (12)

WHAT DO YOU THINK ARE THE BEST FEATURES OF THE SHIRE OF DONNYBROOK-BALINGUP TOWNS?

The top 5 responses are listed below:

- Rural atmosphere (23)
- Recreation areas/POS (12)
- Donnybrook Main Street (11)
- Services/Facilities (11)
- Friendliness (8)

WHAT WOULD YOU LIKE TO SEE CHANGE/IMPROVE?

The top 5 responses are listed below:

- Roads and paths (13)
- Improvements to Recreation areas/POS and public spaces (12)
- Rail line re-opened (11)
- Infrastructure expanded (8)
- Improved garden maintenance in Balingup/general improvements in Balingup (7)

APPENDIX B : TOWNSITE EXPANSION AREA (DONNYBROOK and BALINGUP)

Townsite Expansion Investigation Areas (Opportunities and constraints)

1.0 Townsite Expansion Investigation areas

Based on medium population projections under the Scoping paper indicates a population of approximately 6500 for the Shire of Donnybrook- Balingup by 2031. This is considered conservative given the rural strategy predicted this level of growth by 2011. Based on the conservative scenario provided under the scoping paper, it is envisaged that approximately 30 % of the population will be located in rural areas and the majority 70% (4550) will be located in townsites and rural residential areas.

Based on the analysis under the scoping paper the total amount of “residential and special residential” zoned land to be developed to accommodate the 2031 population, will comprise approximately 130 ha, and approximately 465 hectares will be developed to house rural residential. The townsite expansion strategy focuses on residential and special residential land. The rural strategy and existing rural residential areas provides for 330 hectares of rural residential land, leaving the surplus of 135 hectares available to consider in planning for rural lifestyle areas in and around the existing townsites.

Areas investigated for this residential, special residential and some rural residential land will be within and immediately surrounding the Shires Townsites, and will include consideration of:

- Undeveloped Zoned Land
- Current amendment proposals
- Proposed settlement Expansion areas under rural strategy
- Infill areas
- Other areas

Recommending sites for further Investigation, or to be included as “Development Investigation areas” in the townsite expansion strategy were required to meet some or all of the following general criteria:

- Located within or immediately adjacent to a Gazetted townsite boundary
- Access to infrastructure front.
- Encroaching on pastoral rather than intensive farming land.
- Cleared sites, rather than presence of remnant vegetation.
- Non intrusive on prominent or important landscapes

Further, the recommended land has been identified based on a balance or the basic planning principle of “highest and best use for the land” and responding to land supply limits identified in the scoping paper.

1.1 Donnybrook Townsite

Table 1 below includes the opportunities and constraints elements of the townsite and surrounds. The investigation areas demarcated on the plan area described in the table below with a recommendation in relation to further consideration.

The scoping paper estimated that 130 ha of residential land is required to be developed to support townsite development between Donnybrook and Balingup into the medium and long term. The table considers undeveloped land which already is zoned, along with proposed expansion areas. Overall an approximate area of 134 hectares has been earmarked as potential. The development investigation area comprise 118 hectares of land (not yet zoned), and undeveloped zoned land for further planning to investigate development at existing or increased densities equates to approximately 35 hectares. Infill areas, or other more intensively developed areas indicated as “planning areas” has not been calculated at this time. This is recommended to be investigated as part of the overall local planning strategy to consider the actual potential for townsite growth should land efficiency be improved.

It is considered that the analysis will provide a marginally higher supply of land for consideration, than described in the strategy for residential and special residential land. It is seldom the case that all areas will realise their full potential. Following further investigation of the areas, and understanding land capabilities may mean that, servicing or environmental constraints arise which will eliminate that opportunity for land development. Further land owners may not be interested in development. The areas included are considered to meet the criteria, and provide ample opportunities for land development within and around the Donnybrook townsite.

Land supply is further afforded through infill opportunities. Should all infill opportunities be realised, and densities increase as suggested in areas of the townsite, they may indeed meet the housing needs into the medium future, however it is realised that the existing townsite is constrained in areas due to lack of servicing, environmental, and water management issues. Therefore infill may not generate a great level of housing supply in the short to medium term, therefore the strategy advocates actions regarding the redevelopment of existing areas to provide for growth in and beyond the time frame of the study. The provision of Greenfield opportunities on the hinterland of the town may provide a catalyst for realising development opportunities in town. The land supply also provides options for townsite development in the form of green field and infill.

The Donnybrook townsite currently has a population of 1929. The estimated number of dwellings that may yield from the “Development investigation area” should they reach full potential, and have a high occupancy rate will provide for an additional 1300 people. Along with this potential and infill opportunities will encourage and provide opportunities for growth of the principal centre to 3000 – 3500 people by 2031.

Table 1: Donnybrook Townsite Investigation Areas

	Address/ location	Description	Existing Zone	Area (approx. hectares)	Opportunities/constraints	Recommendation	Estimated Lot Yield *
A	Lot 108 Kelly Road	Rural Strategy: Area for Townsite expansion. Rezoning proposal	General Farming Scenic	22.7 4.8	Cleared pasture, scattered trees Shallow valley Landscape considerations/views Location of Stone Resource area	Include for further investigation for Residential zoned land. Development Investigation Area 1	192.5
B	Lot 6 Morgan Road	Rural Strategy : Area for Townsite expansion, and rezoning proposal	General Farming Pastoral	53.45	Existing orchard on site Largely cleared Relatively flat State Forest abuts site to the south west	Include in investigation for "Special Residential" Development Investigation Area 2	213.8
C	Lot 1 Cemetery Road	Rural Strategy For TS expansion	General Farming Pastoral	19.6	Significant presence of remnant vegetation. Adjacent lots are existing lots undeveloped. Outside of Townsite boundary. Presence of remnant vegetation. Lack of servicing front	Do not include for further investigation	N/A
D	Lot 231 Bridge street	Scheme	Special Residential	8.41	Cleared, sloping land	Consider for increasing density from Special Residential to Residential. Planning Area	58
E	Bentley Road	Scheme	Residential	>20 Portion of Lot 53.81 ha	Predominantly cleared pasture, Relatively flat Extension from towns	Include for further investigation as "Special Residential" Planning Area	50
F	Unallocated Crown Land	Scheme	Residential	42.97 ha 2.3 ha	Unallocated Crown Land – Native title Adjacent to CALM management land Include significant remnant vegetations Defined as a local natural area. Prominent landscape of a natural vegetation	Recommendations to change the zoning to Reserve for conservation, Discuss management by	N/A

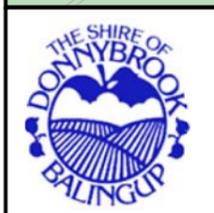
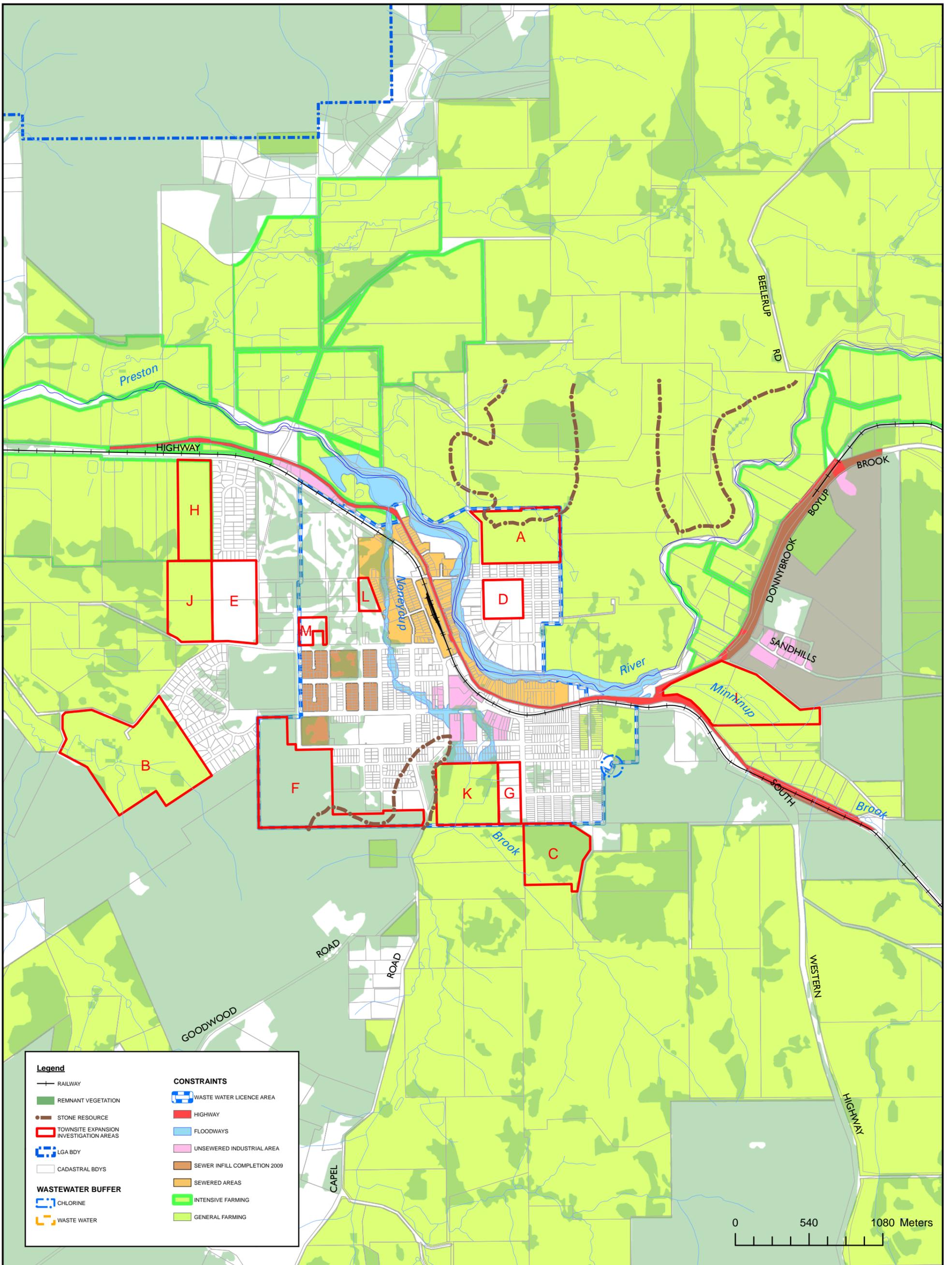
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					on a ridge	CALM. Do not include for townsite expansion.	
G		Scheme	Residential	>7ha	Cleared lots	Include in investigation areas for "Residential" Planning Area	45
H	Lot 102 Southwest Highway	Proposed amendment	Intensive Farming	17.8 ha	Intensive Farming land Adjacent to existing Special Residential east and horticulture west Outside gazetted townsite boundary Buffer requirements to adjacent horticulture	TO be investigated for "Special Residential" Special provision for buffers to horticulture Development Investigation Area 3	50
I	Donnybrook – Boyup Brook Road	Proposed amendment	General Farming Pastoral	<30 hectares	Important rural landscape values from rural highways. Removed from town by distance, Located at major regional highway intersections, and in close proximity to the Sandhill's industrial area potential land use conflict issues.	Not to be considered for a townsite expansion areas	N/A
J	Bentley Road	Strategy Investigation Area	General Farming Pastoral	>20 ha (53.81 ha)	Cleared disused pastoral land Adjacent to Residential zoned land Flat	TO be investigated for "Special Residential" Special provision for buffers to horticulture Development Investigation Area 4	50

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K	Lot 325	Strategy Investigation Area	General Farming Pastoral.	20.4 hectares	Drainage lines and water courses, Presence of vegetation Adjacent to lots not required to be serviced. Distance from serviced infrastructure Fronts	Not to be considered	N/A
TOTALS		Combined area of land investigated		269 ha	Total area to be considered for expansion (included areas of subdivided	136	Estimated 600 dwellings

*Estimated lot yield is not a guide limiting or suggesting the level of development potential. It is a generalised guess based on initial proposal or general densities. The capacity for subdivision and development (lot yield) will be determined through detailed planning processes associated with Rezoning proposal, and structure planning. The estimated lot yield has been included to consider a range of dwellings that may result from each investigation/planning area if it comes to fruition.



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DONNYBROOK TOWNSITE
 EXPANSION INVESTIGATION AREAS
 (OPPORTUNITIES & CONSTRAINTS)

FIGURE No. 12

Date: Apr 08

Scale 1:25000



1.2 Balingup Townsite

The population scenarios and hierarchy suggests a future population of the Balingup townsite towards 2031 of 600- 800. Currently there is an estimated townsite population of 208. Figure 2 below includes the opportunities and constraints elements of the townsite and surrounds. The investigation areas demarcated on the plan are described in Table 2 below with a recommendation in relation to further consideration.

The total additional area proposed for Development Investigation and Planning areas (or existing zoned) land is approximately 79 hectares, estimating 200 additional dwellings should all land be developed to full capacity and in the long term may provide an additional 460 people. With potential for infill areas (dependent on provisions of the Draft Country sewerage policy) will provide many opportunities for developing alternative housing stock and provide for a future population envisaged for Balingup.

The three areas indicated within the Rural Residential Precinct confirm the recommendations of the rural strategy in two instances, recommend a third area which provides a logical extension and rounding off of the rural residential area, and eliminates a large tract of land south of the townsite for reason of servicing, land requirement and specifically landscape. The intention is to maintain southern landscape views, contain infrastructure, and building robust town centre north of the highway.

The additional land areas have been provided to absorb the demand for lifestyle blocks and focus the uses to Balingup townsite, and also to provide ample opportunity to enable to townsite to achieve a residential population of between 600- 800 people in to the long term.

As the rural strategy has confirmed that no further areas will be considered for rural residential, and in view of the medium to long term servicing constraints, it is envisaged that Balingup townsite would be earmarked as a lifestyle area.

Balingup Investigation Areas

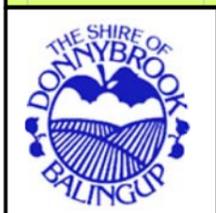
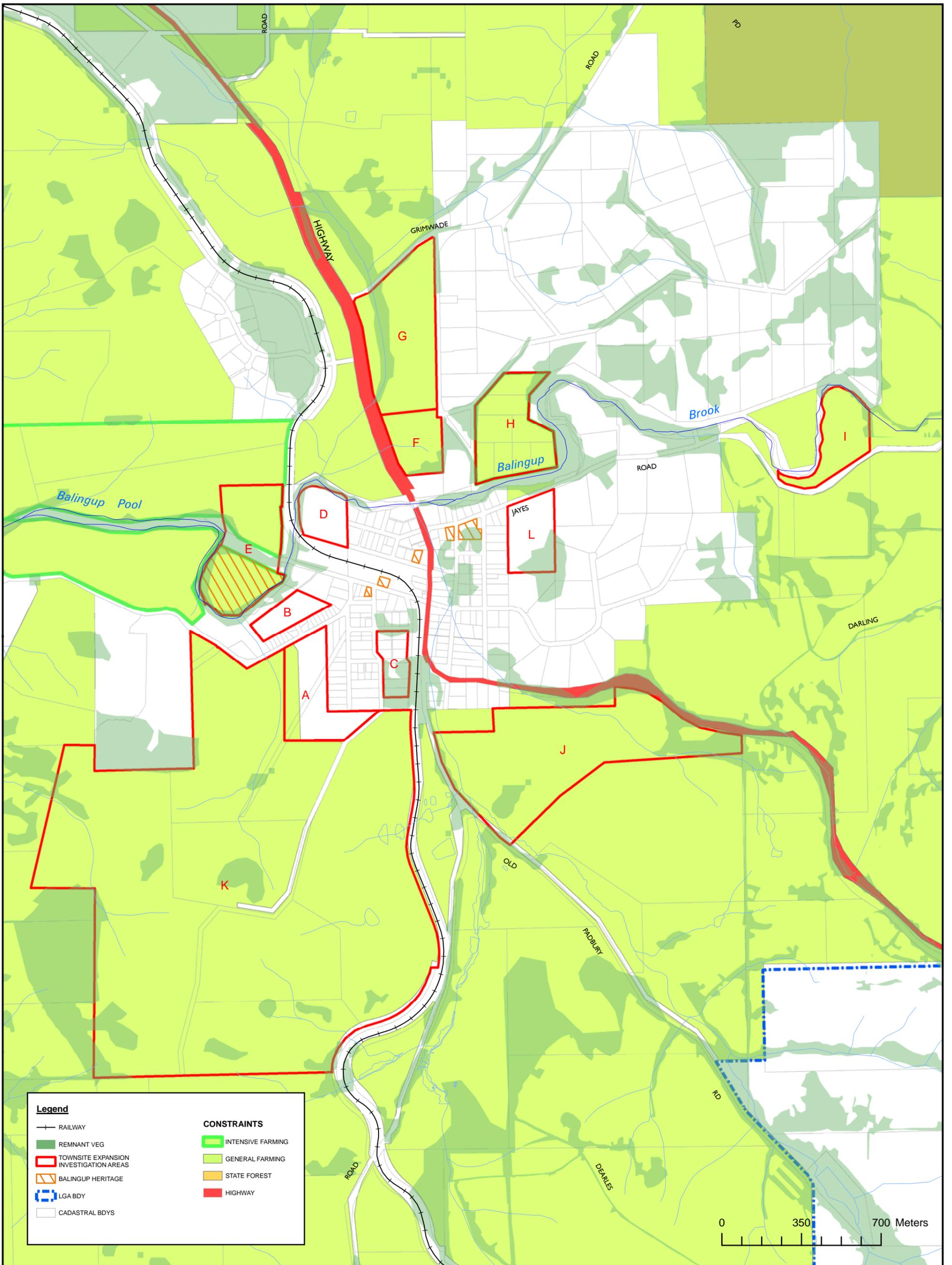
	Lot details	Description	Existing Zone	Area	Opps/cons	Recommendation	Estimated Lot Yield
A	Pt Nelson Location 8114	Scheme	Residential R5/R10	7.8	Logical expansion of town. Cleared pasture Adjacent to minor water course. Drainage, land capability may be an issue. Adjacent to agriculture land	Include in townsite expansion area. Potential to increase density to R10 minimum 1000m2. Planning Area 1	70.
B	Lot 22 Balingup- Nannup Road	Scheme	Special Residential R5	4.9	Existing zone. Cleared Land Flood Plain Potential to increase density subject to land capability	Include in townsite expansion area Planning Area 2	24
C	Steere Street, Moore Street, and UCL 50	Scheme	Light Industry	3.23	Existing freehold lots predominantly cleared. UCL portions include remanent vegetation. May have issues for Native title Undeveloped for industry.	Recommend as development investigation areas in two stages. Planning Area	20-25
D	Lot 78 Forrest Street	Scheme Proposed Amendment	Special Residential R5 and Parks and Recreation Reserve	4.7 ha	Scattered vegetation. Predominantly cleared	Include in townsite investigation area Development Investigation Area 2	8
E	Lot 8117 and Lot 8143 Brockman Road	Rural Strategy: For Townsite Expansion. Proposed Amendment	Intensive Farming	6.5Ha and 6.9 Ha	Intensive Farming land. Southern portion surrounded by river, and potentially located in floodplain, Presence of scattered remnant vegetation. Good access to town centre. Adjacent to intensive farming area. Scenic, draining and water management key	Include in townsite expansion area for Special Residential. Development Investigation Area 1	33

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					issues. Northern portion located adjacent to rail reserve. Public open space located in area required for road access and linkage to town.		
F	Lot 12 Southwest Highway	Rural Strategy for Townsite Expansion. Proposed Amendment	General Farming	6.0 ha	Creekline, drainage line scattered remnant vegetation, Buffer to Southwest highway	Include in townsite expansion area. Development Investigation Area 3	30
G	Lot 72 South west Highway	Rural Strategy for Townsite Expansion . Proposed Amendment	General Farming	19.8 ha	Water course/creekline Fringing remnant vegetation. Buffer to southwest highway. Good access to Walter Street. Gently sloping Entrance to towns	Include in townsite expansion area. Development Investigation Area 4	52
H	Lot 200-207 Lukis Street	Rural Strategy for Townsite Expansion	Intensive Farming	12	Scattered remnant vegetation. Existing intensive farming site. close to existing sensitive uses. Access to existing street network Lots without road access.	Development investigation Area –To be included in Rural residential precinct adjacent to townsite. Confirm recommendation of Rural Strategy.	7
I	Lot 109 Jayes Road	Proposed amendment	General Farming	7.57ha	Presence of remnant vegetation.	Development investigation Area , To be included in Rural residential precinct adjacent to townsite. Confirm recommendation of Rural Strategy.	10
J	Lot 50 and Lot 2 Old Padbury Road	Rural Strategy for Townsite expansion	General Farming	2.79 ha and 40.5 ha	Elevated undulating land, isolated, scattered remnant vegetation, significant landscapes, ridge and valleys	Portion of the investigation to be included as a DIA in the Expansions strategy. Area to be considered is on low lying area of the site. Additional land area for medium to long term development, has been considered for inclusion based on	N/A

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						<p>expectation created through rural strategy . Portion of site for residential should result in the remainder being preserved for landscape/environment.</p> <p>Development Investigation Area 5</p>	
K	<p>Nelson Locations 8115, 8139, 8114, 8142, 8147, 13232 Balingup</p>	Proposed amendment	General Farming	265 ha	<p>Predominantly cleared farmland, Variations in topography from flat and low lying, to valleys, moderately undulating, and steep.</p> <p>Significant landscape features, entry/exiting to major roads and rail convergence on the south end of tons.</p>	<p>Include small area immediately adjacent towns as Development Investigation Area2</p>	N/A
L	Jays Road	Rural Strategy for Townsite Expansion			<p>Scattered remnant vegetation Adjacent to sensitive uses. Close proximity to town.</p>	<p>Development investigation Area .To be included in Rural residential precinct adjacent to townsite. Confirm recommendation of Rural Strategy.</p>	
				387.69		<p>79.4 ha total (including areas in Rural Residential) Plus K and L</p> <p>59 ha Development + K Investigation Area and Planning Area expansion for townsite</p>	<p>237 lots (254 including rural residential)</p>



SHIRE OF DONNYBROOK - BALINGUP
 Townsite Expansion Strategy
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BALINGUP TOWNSITE
 EXPANSION INVESTIGATION AREAS
 (OPPORTUNITIES AND CONSTRAINTS)

FIGURE No. 13

Date: Apr 08

Scale: 1:15000



Conclusions: Land supply

The Balingup and Donnybrook townsite settlement areas identified suitable planning areas or “Development Investigation Areas” and comprise a total of 213 hectares. This study has exceeded figures marginally from that indicated under the scoping paper which suggested 130 ha of land for residential and special residential. The scoping paper also considered the existing approved rural residential land requirements based on the settlement pattern provided, and suggests that strategies may earmark an additional 135 ha for rural residential purposes into the longer term.

This strategy does not propose any additional rural residential land in proximity to Donnybrook, and only limited areas in proximity to the Balingup townsite, therefore according to the conservative scenario there will be additional demand in the long term. The trend analysis in the scoping paper realised that demand for subdivision of land in townsites was higher than in rural residential areas, however less able and therefore less likely to be developed due to servicing constraints. However, should servicing be addressed reasonably for the Shire’s townsites, and appropriate planning outcomes achieved, this may cater for this long term accommodation demand. This can be addressed in review of the Local Planning Strategy.

Increased flexibility in the Country Sewerage policy expands the opportunity for conventional townsite subdivision (in unserviced areas), the focus in strategy recommendations to improve the reticulated waste water services for the Donnybrook townsite, and ongoing advancement in technologies for alternative systems may increase infill opportunities in the medium to long term. It is envisaged that areas set aside in and around the townsites where development can be facilitated, will hope to absorb accommodation demand in the longer term which was apportioned to ‘rural residential land requirements’ in the scoping paper.

APPENDIX C: BUFFERS TO AGRICULTURAL/HORTICULTURAL LAND

SEPARATING AGRICULTURAL AND RESIDENTIAL LAND USES

Background

Agriculture has the potential to generate impacts such as noise, dust, chemical spray and smell which cannot always be economically contained on-site and therefore residential land use may not be compatible with existing and potential agricultural practices.

Residential development can also impact on agricultural land with storm water run-off, competition for and contamination of surface and groundwater, dog attacks on stock and the introduction of weeds and feral animals.

In order for agricultural productivity and versatility of an area to be maintained it is necessary to exclude or carefully manage potentially conflicting land uses.

Conflict between residential and agricultural land uses can occur in the following situations:

- where a residential area directly abuts an agricultural area;
- where residential land uses occur too close to an agricultural area increasing the risk of being affected by agricultural activities such as spray drift;
- where residential allotments are dispersed within an agricultural area; and
- where agriculture uses are permitted in lifestyle or rural residential areas.

There is also the potential for land use conflicts and disputes between agricultural uses and ancillary uses associated with agriculture, such as wine tasting premises and tourist chalets.

Techniques for reducing conflict include:

Buffers A buffer is a natural or artificial feature such as vegetation or earth mounding which reduces impacts from a source.

Separation Areas A separation area is an area of land between adjoining land uses, for the purposes of mitigating the impacts from one or more of those land uses.

An investigation of the need for appropriate separation areas and or buffers should be conducted as part of the development of a planning strategy or scheme, or in response to an application for rezoning.

Guidelines

In investigating the need for separation areas and buffers, the following issues should be addressed:

- What is the most intensive agricultural use that is permitted in the area?
- Is there potential for conflict?

- ❑ What are the elements that may cause conflict and what is the likely extent of the conflict?
- ❑ How can each element be addressed to achieve acceptable outcomes?
- ❑ How is the effectiveness of the proposed measures to be monitored and maintained?
- ❑ What are the recommended separation distances for incompatible activities.

Major physical features such as water bodies stands of remnant vegetation, ridge lines and hills and man-made features such as road reserves or light industrial areas can be used to delineate and buffer the agricultural area.

Where new residential or rural residential uses or areas are proposed they should be appropriately buffered from adjacent agricultural areas.

Where potentially conflicting development (e.g. residential uses, cafes, restaurants) are permitted in agricultural areas then they should be appropriately set back from boundaries and buffered to ensure the impact on adjacent existing and potential agricultural uses is minimised.

Intensive agricultural land uses should be discouraged from locating in or adjacent to agricultural or rural areas which are proposed for future urban or rural residential land use.

Where dwelling houses are permitted in agricultural areas, when granting approval, the Council should consider:

- ❑ The potential for conflict and need for internalised buffers;
- ❑ The need to place a memorial on the title advising subsequent purchasers of the potential for land use conflicts.

Buffer Area Design

(Adapted from Planning Guidelines: [Separating Agricultural Residential Land Uses](#). Department of Natural Resources Queensland. 1997)

The design and adoption of a buffer area for a particular development proposal will reflect an analysis of all the elements likely to cause conflict and the final buffer areas and component elements should reflect the most intrusive element. The table below provides an overall summary of each element’s duration threshold and design criteria for acceptable solutions.

Summary of Buffer area design criteria

	Duration threshold	Min. default	Min. design
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		distance (m)	distance with buffer element (m)
Chemical spray drift	None	300	40
Intermittent odour	>88hrs/yr	500	500*
Intermittent noise**	>10hrs/yr<50hrs/yr	60 day 1000 night	15 day 250 night
Long term noise**	>50hrs/yr	500 day 1000# night	120 day 1000 night
Dust, smoke and ash	None	150	40

*Minimum design distance for an odour buffer area may be reduced on consideration of design factors and nature of odour

** Based on source noise level of 90dB(A)(L_{Amax,T} at 7.5m

day = noise occurring between 6 am and 10 pm

night = noise occurring between 10 pm and 6 am

Long-term noise occurring between 10pm and 6 am is likely to be considered intrusive and therefore unreasonable. Such noise sources may be ameliorated by a combination of enclosing or muffling the noise source, by provision of a buffer areas and attention to residential design.

Vegetated Buffer design

- Minimum total width of 40m including 10 m separation, 10 m plantings and 10 m separation
- Include an area of at least 10m clear of vegetation or other flammable material on either side of the vegetated area.

I----10m clear-----I-----20m vegetation-----I----10m clear-----I

- Contain random plantings of a variety of tree and shrub species of differing growth habits, at spacings of 4-5 m for a minimum width of 20 m
- Include species with long, thin and rough foliage
- Provide a permeable barrier which allows air to pass through the barrier. A porosity of 0.5 is acceptable (approximately 50% of the screen should be air space)
- Foliage is from base to crown

- Includes species which are fast growing and hardy
- Preferably includes local native species

Vegetated buffers have other advantages in that they:

- Create habitat and corridors for wildlife
- Increase biological diversity of an area thiu, thus assisting in pest control
- Favourably influence the micro climate
- Are aesthetically pleasing

Applications for development, where vegetated buffers are proposed, should include a landscape plan indicating the extent of the buffer, the location and spacing of the proposed and existing trees and shrubs and a list of tree and shrub species to be planted. The proposal should also contain details concerning the proposed ownership of the vegetated buffer and the means by which the buffer is maintained.

The Environmental Protection Authority's Guidance for Assessment of Environmental Factors – [Separation Distances between Industrial and Sensitive Land Uses](#) No3 2005 can be used as a guide for determining buffers for a diverse range of enterprises.

Table 5.1: Some Causes of Agricultural and Urban Land Use Conflict

CONFLICT	EXPLANATION
Absence	Adjacent farmers may have to assume more responsibility for bush fires or stray stock while neighbour is away.
Access	Traditional agreements for access between farms may break down with new settlers.
Catchment Management	Design, funding and implementation of land, water and vegetation management plans complicated with larger numbers of landholders.
Co-operation	Absence, inability or unwillingness may prevent work sharing between farms.
Dust	Generated by farm operations including cultivating, fallow (bare) ground, farm vehicles, livestock.
Drainage	Blockage of drains through the lack of maintenance or failure to co-operate with drainage authority.
Fencing	Disagreement on maintenance, replacement, design and cost agreements.
Firearms	Shooting in proximity to livestock and homes.
Flies	Spread from animal enclosures.
Litter	Injury and poisoning of livestock via wind blown and thrown articles, also damage to farm equipment machinery.
Noise	Use of farm machinery at night or weekends. Low flying agricultural aircraft. Livestock weaning and feeding.
Odours	Odours arising from piggeries, feedlots, dairies, poultry, sprays, fertiliser, manure.
Pesticides	Use, storage and disposal, aerial spraying.
Pollution	Underground and surface waters contaminated with effluent, chemicals and pesticides.
Poisoning	Spray drift, poisonous plants, containers and effluent consumed by livestock.
Roads	Cost and standard of maintenance. Slow/wide farm machinery. Livestock droving.
Straying livestock	Fence damage, spread of disease and parasites.
Smoke	Disposal of crop residue, burning, scrub and pasture.
Theft	Crops, livestock, fodder, machinery, equipment, fencing.

Trees	Clearing for agriculture and felling for sale.
Trespass and vandalism	Recreational or sporting. Damage to fences, machinery, buildings, vehicles, crops, livestock.
Water	Quantity, quality, legal rights and priorities.
Waste disposal	Effluent, garbage, spoiled crop, animal carcasses, manure.
Weeds	Failure to control, spread to neighbours.

Source: **Rural Settlement - Guidelines on Rural Settlement on the North Coast of New South Wales**, Department of Urban Affairs and Planning, 1995