Shire of Boyup Brook

Local Rural Strategy

April 2010

"Country Choice"

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Adoption

The draft Local Rural Strategy was adopted by Council for final approval at its Meeting of the 15th April 2010.

Endorsement

The Local Rural Strategy has been endorsed by the Shire of Boyup Brook and the Western Australian Planning Commission.

Chief Executive Officer
Shire of Boyup Brook

4/5/2010
Date

Chairman
Western Australian
Planning Commission

24/5/2010
Date

Shire President
Shire of Boyup Brook

4/5/2010
Date

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The work undertaken by Land Assessment Pty Ltd and Landvision Pty Ltd in preparing the Strategy is hereby acknowledged.

In 2006 the Western Australian Planning Commission gave consent for the Strategy to be advertised subject to a number of modifications being made. The Shire of Boyup Brook engaged Thompson McRobert Edgeloe Group Ltd to complete these modifications.

CONTENTS

1.0 INTRODUCTION 1

1.1 Scope of this Report 1

1.2 Shire Profile 1

1.3 The Shire's Vision for its Rural Areas 2

2.0 RURAL PLANNING ISSUES 3

2.1 Introduction 3

2.2 Protection of Agricultural Land 3
- 2.2.1 Overview 3
- 2.2.2 Addressing SPP2.5 Requirements 3
- 2.2.3 Diversification of Agriculture 5

2.3 Farm Restructuring 7

2.4 Housing and Homestead Lots 8

2.5 Conservation Lots 9

2.6 Rural Residential and Rural Small Holdings 10

2.7 Tree Plantations and Farm Forestry 11
- 2.7.1 Impact of Haulage on Local Roads 12
- 2.7.2 Rural Population Decline 12
- 2.7.3 Fire Management 13
- 2.7.4 Draft Farm Forestry Policy 13

2.8 Avoidance of Land Use Conflict 14

2.9 Catchment Management 15
- 2.9.1 Protection of Drinking Water Supplies 15
- 2.9.2 Protection of Wetlands and Waterways 16

2.10 Land Degradation and Agricultural Management 17
- 2.10.1 Outlook 17
- 2.10.2 Community Views 17
- 2.10.3 Planning Responses 18

2.11 Tourist Development 19

2.12 Industrial Development 22

2.13 Settlement Strategy 23

3.0 RURAL PLANNING PRECINCTS 25

3.1 BBR1 - Northern 26
- 3.1.1 Defining Features 26
- 3.1.2 Planning and Land Management Considerations 26
- 3.1.3 Precinct Objectives 26
- 3.1.4 Subdivision and Development Guidelines 26

3.2 BBR2 – Western 27
- 3.2.1 Defining Features 27
- 3.2.2 Planning and Land Management Considerations 27
- 3.2.3 Precinct Objectives 27
- 3.2.4 Subdivision and Development Guidelines 28

3.3 BBR3 - Eastern 29
- 3.3.1 Defining Features 29

3.3.2 Planning and Land Management Considerations 29
3.3.3 Precinct Objectives 29
3.3.4 Subdivision and Development Guidelines 29
3.4 BBR4 – Southern 30
3.4.1 Defining Features 30
3.4.2 Planning and Land Management Considerations 30
3.4.3 Precinct Objectives 30
3.4.4 Subdivision and Development Guidelines 30
3.5 BBR5 – Townsite Surrounds 31
3.5.1 Defining Features 31
3.5.2 Planning and Land Management Considerations 31
3.5.3 Precinct Objectives 32
3.5.4 Subdivision and Development Guidelines 32

TABLES

1 - BBR5 Townsite Surrounds Development Guidelines

FIGURES

1 – Locality Plan
2 – Policy Areas
3 - BBR5 Townsite Surrounds

TECHNICAL APPENDIX
(Under Separate Cover)

ACRONYMS

ABS	Australian Bureau of Statistics
APMA	Agricultural Priority Management Area
BBG	Blackwood Basin Group
BCCG	Blackwood Catchment Coordinating Group (now BBG)
DAF	Department of Agriculture and Food
DEC	Department of Environment and Conservation
DOP	Department of Planning
DOW	Department of Water
EPA	Environmental Protection Authority
GVAP	Gross Value of Agricultural Production
LCDC	Land Conservation District Committee
LRS	Local Rural Strategy
NPNCA	National Parks and Nature Conservation Authority
NRM	Natural Resource Management
PDWSA	Public Drinking Water Source Area
RFA	Regional Forests Agreement
SCA	Special Control Area
SPP	State Planning Policy
SRD	Sustainable Development Region
SWCC	South West Catchments Council
TPS	Town Planning Scheme
TVA	Total Value Added
WAPC	Western Australian Planning Commission
WAWRC	Western Australian Water Resources Council
WBEA	Warren Blackwood Economic Alliance
WBRS	Warren Blackwood Rural Strategy

1.0 INTRODUCTION

1.1 Scope of this Report

The purpose of the Local Rural Strategy is to act as a supporting document to the Shire's Town Planning Scheme and provide the rationale behind the zones and policies that affect the use and management of rural land. It is set against the backdrop of regional planning and natural resource management studies and provides local expression of State wide planning strategies and policies which are binding on the Shire.

It is not intended to be Local Planning Strategy (for the whole of the Shire) as it does not address townsite planning and development matters. Nevertheless given the predominantly rural nature of the Shire it provides the central component of such a document.

The Strategy deals with an assessment of the natural resources, socio-economic factors, and issues pertaining to rural areas of the Shire. From this base, a number of rural planning precincts have been determined with associated policy statements and guidelines to assist rural planning decisions and provide the rationale for the zones and other provisions in the town planning scheme.

The Strategy is designed to provide;

- an expression of the community vision for the future of its rural areas,
- an outline of the relationship to key State government planning strategies and policies affecting rural areas
- an inventory or 'stock take' of its physical and socio economic attributes
- an analysis of relevant rural planning and land use issues, and
- a synthesis of the above in the form of rural planning precincts with 'context sensitive' guidelines for decision making.

For sustainable use of rural areas, the processes of land use planning and land management are necessarily intertwined. An objective of the Strategy is therefore to provide a linkage to, and adequate consideration of, relevant planning and land management issues from the Warren-Blackwood Rural Strategy as well as various community based natural resource management (NRM) initiatives.

The Technical Appendix (under separate cover) provides a detailed background, descriptive analysis of the Shire, its regional context and key planning issues.

1.2 Shire Profile

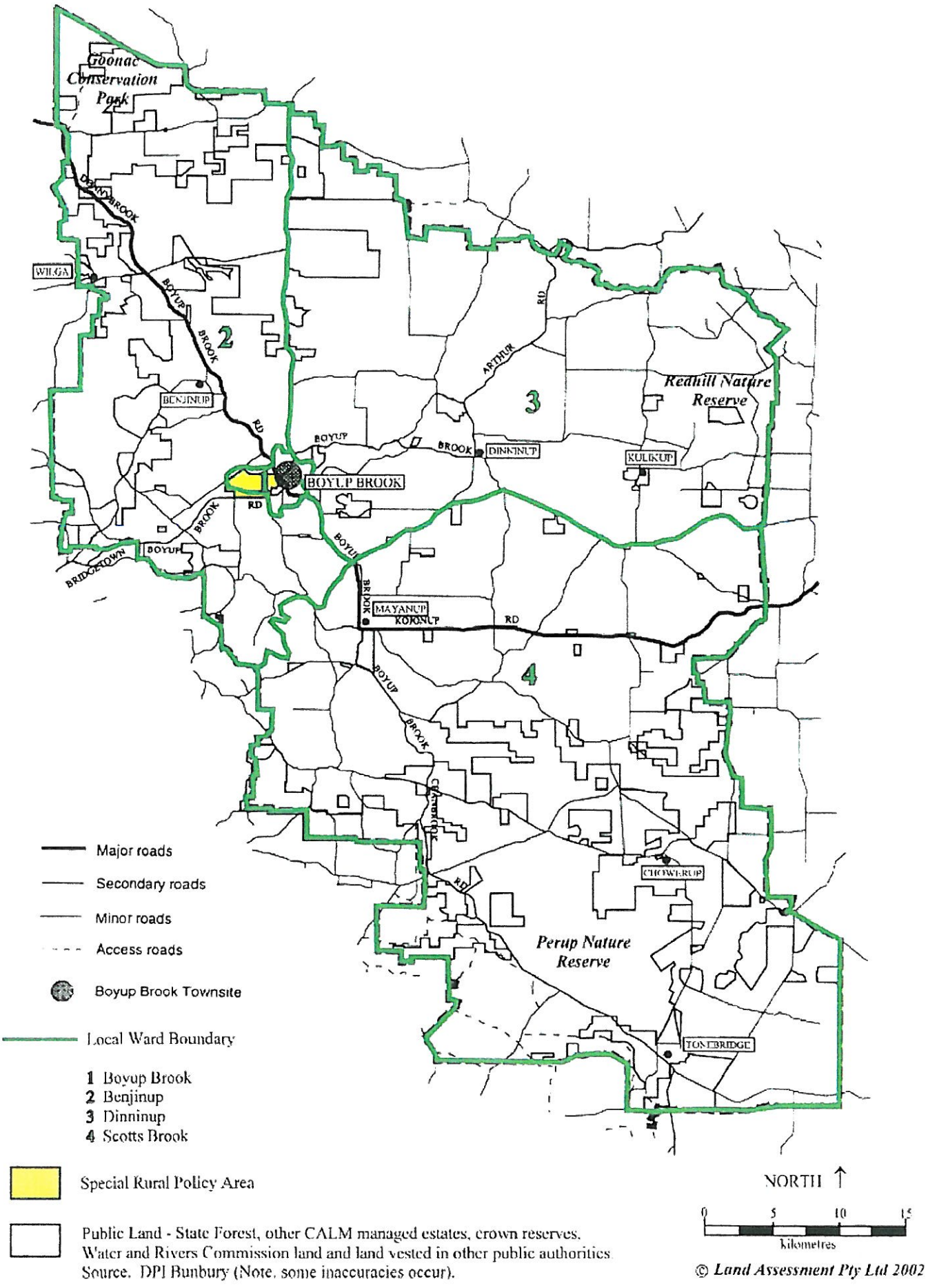
The Shire of Boyup Brook covers an area of 2,838 km^2 within the Warren Blackwood region of south-west Western Australia. The Shire is located predominantly within an inland portion of the Darling Plateau in the middle Blackwood Catchment approximately 270 km south of Perth and 116 km south east of Bunbury.

The Shire is predominantly rural in nature with wool being the mainstay of the local farming economy and Boyup Brook (population approximately 500) being the only major settlement. Smaller settlements occur at Wilga, Mayanup, Dinninup, Kulikup and Tonebridge. The total Shire population in the 2006 census was 1,480 persons and in the 2001 census was 1,558 persons. The population is declining with the most recent figure being 5% less than the 2001 census which was in turn 3% less than at the previous census. The community is represented on Council through elected representatives from four municipal wards being Boyup Brook, Scotts Brook, Benjinup and Dinninup (Figure 1).

Although forming part of the Warren Blackwood region, the rural character of the Shire differs from the other municipalities it borders to the west and south, these being the Shires of Bridgetown-Greenbushes and Manjimup respectively. This is due to factors such as;

- lower rainfall,
- smaller population,

FIGURE 1 LOCALITY PLAN



- lesser areas of State Forest and
- distance from the main highway network.

As a result of this the Shire is recognised in the Commission's Development Control Policy DC3.4 "Subdivision of Rural Land" as being part of the Wheatbelt Agricultural policy area.

These differences also apply in comparison with the northern neighbouring Shires of Donnybrook-Balingup and Collie that are part of the Bunbury Wellington Region. In comparison with its north-eastern 'Wheatbelt' and eastern 'Great Southern' neighbours, the Shires of West Arthur, Kojonup and Cranbrook, Boyup Brook is also distinguished by smaller farm sizes and a lesser reliance on cereal cropping as part of the farming system.

The rural character of the Shire of Boyup Brook is therefore unique, and this factor, in combination with Council's concern over its declining population, needs to be addressed as part of the long term planning for the its rural areas.

1.3 The Shire's Vision for its Rural Areas

The Shire's Strategic Plan contains the following Vision Statement; *"a proud community which values its history, rural character and country lifestyle, which is attractive to residents, business and visitors"*

Furthermore Council's mission statement is; *"As an advocate for the community, to provide leadership and direction for social and economic development of the Shire"*

Building on these statements, and following a workshop meeting with Council at the start of the Strategy process, the vision for the Shire's rural areas can be expressed as;

> *"A well managed landscape which provides opportunities for a range of productive agricultural uses and an attractive environment for rural settlement in a manner which enhances the viability of the Shire and the provision of services to the community".*

2.0 RURAL PLANNING ISSUES

2.1 Introduction

In addressing the future of rural areas of the Shire it is recognised that rural land has multiple, and sometimes competing 'beneficial uses'. Full time farming has traditionally, and will always remain, the dominant beneficial use but hobby farming, rural-residential development, tourism activities, mining and conservation are also legitimate users of rural land and need not threaten the primacy of agriculture.

For the planning system to address the significant challenges of rural and rural townsite population decline, as well as, the environmental impacts of our use of land for agricultural production, an innovative approach is required to rural planning.

To a certain extent a re-assessment of rural planning and subdivision matters occurred with the release of SPP 2.5 *Agriculture and Rural Land Use Policy* in 2002. However there is still a general belief that maintaining the lot size status quo and a general presumption against subdivision is of benefit to agriculture, and therefore also to rural communities. In many areas of the State this may well be the case, however in view of the continuing structural changes occurring in agriculture and the continuing chronic problem of rural population decline in places such Boyup Brook, the traditional planning approach must be re-assessed.

2.2 Protection of Agricultural Land

2.2.1 Overview

Council's general objective for Town Planning Scheme 2 is to ensure that the existing agricultural base of the district is protected whilst permitting, where appropriate, more intensive forms of agriculture, expansion of the economic base and increased settlement in selected areas.

In view of the primary economic role of agriculture in the Shire it is important to foster its continuing development through planning processes. However in places such as Boyup Brook where the community faces significant challenges as a result of rural and townsite population decline, it is important that rural planning is not blinkered by this issue.

Where land and water resources are available for agriculture, and are not a particularly limited resource or of State or regional agricultural significance, the primacy of broad acre forms of agriculture is not threatened by the introduction of hobby farming, rural residential development, tourism or other activities.

Local community feedback on the agricultural land protection issue from the Warren Blackwood Rural Strategy (DPI 2002) indicates that there is strong support for the concept of preserving prima agricultural areas. However there is also support for non agricultural development where it will aid employment generation and increase the local population.

2.2.2 Addressing SPP2.5 Requirements

State Planning Policy 2.5 'Agriculture and Rural Land Use Planning' is guided by a number of principles including protection of the State's priority agricultural land resource. The policy requires that Local Planning Strategies identify agricultural areas of State or regional significance and provide a guide for future land use, zoning, subdivision and development within these areas.

An agricultural area of State or regional significance is defined in SPP 2.5 as *"one that contains productive agricultural land that is suitable for sustainable development of key or specialised agricultural uses that are of significant economic or social value to the State or a particular region"*. SPP 2.5 provides examples of various key or specialised agricultural uses, all of which are forms of horticulture.

As part of SPP 2.5, the Department of Agriculture and Food broadly identified areas of potential state or regional agricultural significance (termed 'Agriculture Priority Management Areas' APMA's) and the policy

indicated that regional and local planning processes should be used to refine the boundaries of these areas.

Within the Shire of Boyup Brook virtually all freehold land is identified as a 'Potential / Developing Area'. This is defined as "*an area that is undergoing intensification of agricultural land use and investment in irrigation infrastructure or may be suitable for irrigated and intensive agricultural use subject to detailed investigation*".

The Warren Blackwood Rural Strategy refined the APMA's into areas of state or regional significance.

The process is described within the Warren Blackwood Rural Strategy, and hence only a brief overview is necessary here. It has been undertaken using consultative mechanisms in conjunction with interpretation of published data.

At a Department of Agriculture and Food facilitated workshop the need for the area of agricultural significance within the Warren Blackwood region to focus on intensive agricultural crops (horticulture) was re-affirmed (Andrew Huffer and Associates 2001). This was because of horticulture's;

- higher production value per hectare compared with many other agricultural uses;
- requirement for a combination of suitable land and available water resources; and
- strategic location needs in relation to infrastructure, labour, services and markets.

Delineation of areas of state or regional significance for the Warren Blackwood Rural Strategy therefore focussed on the synthesis of two primary resource factors;

- the capability of the land for annual and perennial forms of horticulture based on soil landscape subsystem mapping; and
- the availability of water based on Department of Water data with an interpretation of the water nominally available for horticulture[1].

The information was brought together within a catchment framework to determine nominal areas that might be irrigated from the available water resources. However within the Shire of Boyup Brook the brackish quality of the water (if obtained from watercourses and tributaries[2] combined with Department of Agriculture and Food advice (H Brockman pers comm) that 700 mm represented the general climatic limit for large scale dryland viticulture operations, resulted in no areas of the Shire of Boyup Brook being designated as of State or regional agricultural significance.

Although the Shire's rural areas are not of state or regional agricultural significance this should not be interpreted to mean they are not of local significance. Given that agriculture is the current economic mainstay of the Shire, the rural zone should be fostered for continuing agricultural production.

It is important that careful site-specific consideration be given to proposals for subdivision in order to prevent loss of productive grazing land and minimise the potential for land use conflicts. However in the interests of increasing agricultural diversity it is equally important that due consideration is given to proposals which offer the potential to broaden the Shire's agricultural economic base.

[1] Most of the Shire of Boyup Brook occurs within the Blackwood River catchment where there are currently no Water and Rivers Commission licence requirements relating to the taking or diversion of surface water for agricultural uses, although common law 'riparian rights' of downstream uses must be recognised. The absence of licensing is due to the limited demand for water for intensive uses such as irrigation in this portion of the catchment where stream water quality is predominantly brackish. Nominally 'available' water resources were nevertheless determined by Department of Water using rainfall data and estimated runoff rates as well as taking into consideration the water regimes needed to maintain ecological values of watercourses (Ecological Water Requirements).

[2] Carefully located 'hill-side' dams can enable the harvesting of better quality runoff sufficient for irrigation on a modest scale.

2.2.3 Diversification of Agriculture

In comparison with other Shires in the Warren Blackwood region, Boyup Brook does not have a broad agricultural / industry base. In a *Profile of Agricultural Industries in the South-West Region 1996/97* Ambrose et al (2001) conclude that there is a growing need for development of new industries as the profitability and sustainability of traditional enterprises are being challenged. Specific comments included:

- To remain profitable against excepted declining terms of trade, Western Australian agriculture in general needs to develop new industries and practices as well as achieve improvements in the efficiency of established industries.
- To achieve international competitiveness, focus needs to shift away from a traditional emphasis on reducing costs on-farm, to achieving premium prices for new and innovative products.
- New industries, or potential new industries, which have, or could have a place in the South West, are emu farming, farm tourism, industrial hemp, olives, essential oils, bush foods, organic agriculture, aquaculture, pharmaceuticals, green tea and farm forestry.
- An important economic consideration in the development of new agricultural industries is the increasing of consumer demand for products that have a 'clean and green image'.
- Products which can demonstrate they are produced in a manner which ensures product wholesomeness and safety are likely to have a competitive market advantage. This has ramifications for local agricultural management practices such as use of fertilisers and pesticides, as well as for product marketing.

Community input on the issue of diversification (DOP 2002) strongly favours the provision of government incentives to facilitate change in farming systems and to encourage establishment of country-based downstream processing facilities.

Within the Shire of Boyup Brook, farm forestry industry (tree plantations) are already widely established. Viticulture can also be added to the list of new industries' with the establishment of at least 15 enterprises under the auspices of the Blackwood Valley Wine Industry Association.

Land capability data can assist identification of areas provisionally suitable for new industries and agricultural activities (such as vines, and olives). Other site-specific factors that will need to be considered include availability and quality of water, access to suitable power supply, and nature of adjoining land uses. For many new industries suitability of the local climate and, importantly, local market conditions and means of transporting and selling produce also need to be carefully considered.

Establishing and maintaining a diversity of land uses, and embracing structural changes in agricultural industries is important for the long term sustainability of Boyup Brook. It is important therefore that planning mechanisms, while seeking to protect established agricultural industries, do not inhibit land use diversification.

Often these new activities are perceived as being more intensive than traditional broad acre farming.

The Model Scheme Text[3] provides a distinction between 'extensive' and 'intensive' agriculture whether or not they occur within a Priority Agriculture or General Agriculture zone.

These are defined as follows:

> **"agriculture - extensive"** means premises used for the raising of stock or crops but does not include agriculture – intensive or animal husbandry – intensive;
>
> **"agriculture - intensive"** means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following —
> (a) the production of grapes, vegetables, flowers, exotic or native plants, or fruit or nuts;
> (b) the establishment and operation of plant or fruit nurseries;

[3] Appendix B to the Town Planning Regulations 1967

(c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or
(d) aquaculture.

SPP 2.5 recommends that in the General Agricultural zone that "agriculture – extensive" should be a permitted and that "agriculture – intensive" should be a discretionary use requiring Council's approval.

Recommendations

1 In order to protect the productive capacity of agricultural land and the basis of State, regional and local economies, there is a general presumption against the further subdivision of agricultural land in the Rural (General Agricultural) zone, except where it can be clearly demonstrated that the subdivision will be beneficial to viable and sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management on adjoining lands. Subdivision approved under these criteria shall have a minimum lot size of 80ha.

2 New lots of less than 80ha will not be supported, except where the lot is a minimum of 40ha and all of the following criteria are met:

a) An agronomist's report or similar demonstrates that each new lot will contain a minimum of 30ha of land with a high-capability rating (class 1 or 2) for annual or perennial horticultural production.

b) An hydrologist's report or similar demonstrates that each new lot has long term secure access to a supply of water of a sufficient quantity and quality as applicable to the potential agricultural production on that land, and the State water management agency is prepared to agree that the capture of that water is within the limits of an endorsed Water Allocation Management Plan or is within the sustainable yield for that sub-catchment.

c) The total lot area incorporates the minimum area of 30ha of high-capability land, plus the water capture and/or storage area (as necessary), plus an area for farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties, setbacks from water courses and wetlands, plus the retention of any remnant vegetation that should be protected from clearing.

3 The creation of an Agricultural Trade Lots will be supported on land where:

a) the lot is a minimum of 40ha;

b) there is a statutory restriction imposed that prohibits the development of a dwelling;

c) the lot does not contain an existing dwelling; and

d) the lot is "tied" to the parent property by title as an Agricultural Trade Lot.

4 In considering a plan of subdivision submitted to it for support, the Council shall have regard to the following matters:

a) The size, dimensions and shape of each lot.

b) The situation and planning of each lot in relation to services, both present and prospective. A statement of undertaking may be required in the sale of any new lots with regard to provision of existing Council services.

c) The existing and proposed access to the subject land and to each lot. The Council will have regard to:-

i) the provisions of the "Road Contribution" Policy;
ii) the likely impact of the proposal on the Council road construction program;
iii) the ability to reduce the potential upgrading of existing roads by utilising an alternative subdivision design or battleaxe access legs which shall be constructed and designed to the satisfaction of the Manager of Works and Services;
iv) sight distances; and
v) provision of school bus pick-up and let-down points.

(Note: the Council will not necessarily support the subdivision of land which requires the use of unconstructed road reserves as the potential impact of this upon the Council budget and road construction program may be detrimental to the community).

d) The drainage of land and whether the land for drainage is to be vested in the local government or some public body or a government department.

e) Whether the land has been declared unfit for building under the provisions of the Health Act 1911.

f) Any other matter relating to the proposed subdivision or amalgamation which the Council in its opinion considers necessary or desirable in relation thereto including:-
   i) Bush Fire Protection measures;
   ii) Battleaxe blocks; or
   iii) Subdivision boundary to suit topography.

5 That the Town Planning Scheme includes "intensive agriculture" as a discretionary use, requiring the approval of Council, to address the potential for possible land use conflict and ensuring an appropriate assessment of potential environmental impacts.

6 That Council assess proposals for intensive agriculture on the ability of the subject land to accommodate the proposed use, and with due consideration of the risk of off-site environmental impacts and conflict with neighbouring land uses. Factors to be addressed by the proponent and subsequently considered by Council include;

a) availability and adequacy of water supply;

b) sensitivity of adjacent land uses;

c) remnant vegetation and wetland protection requirements;

d) crop rotation and/or specific land management requirements;

e) any particular infrastructure layout or transport access requirements; and

f) the nature and capability of the land.

7 Lobby government for support of appropriate bodies to identify key opportunities and areas for the establishment of new agricultural enterprises within the Shire, particularly those better suited to changing (lower rainfall) climatic conditions.

2.3 Farm Restructuring

Department of Agriculture and Food information (Ambrose et al 2001) indicates that larger farming entities with a greater ability to achieve economies of scale and other efficiencies are required to assist future agricultural production, particularly for export market orientated enterprises. However this view is not universally accepted within the Shire where there is support for the multiple functions and benefits of small farm agriculture as outlined by Rosset (1999). These benefits are considered to include a better ability to create local employment and to facilitate stewardship of natural resources.

To achieve greater efficiency for export orientated industries, larger farming entities may well be required. However the existing and potential future market opportunities for some of the Shire's agricultural commodities may not be export orientated. Furthermore the larger farming entities of the future may well consist of co-operatives of individual small farms, perhaps contracted to a larger marketing and distributing bodies. Within the south-west of Western Australia the rapidly developing wine industry is an example of this, with most vineyards (75%) being less than 10 hectares in size (Ambrose et al 2001).

For other enterprises such as vegetable production, changes in irrigation technology combined with the desire to achieve efficiencies of scale are driving the need for increasingly large properties. Where large lots already exist the land can be attractive of expansion because the price per hectare is usually lower than for smaller lots. However for some intensive agricultural activities, such as viticulture or cattle feedlots, lack of availability of smaller lots could be a disincentive for establishment.

The issue is clearly a complex one indicating that lot size/subdivision policies need to be developed locally, and with reference to the needs of existing agricultural enterprises as well as those which it is hoped to attract and foster as part of agricultural diversification.

Recommendations

8 Council's objective is to encourage the redesign of existing (multiple lot) farms into a more appropriate configuration of lot boundaries relative to land management and land capability factors, subject to maintenance or reduction of the original number of lots.

9 The smaller lots have sufficient size to allow for the construction of a dwelling and other small farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties.

10 The smaller lots are located to have minimal adverse impact on the viability and sustainability of the main farming property.

11 The total number of resulting lots is not greater than the original number of lots.

12 In the case of lifestyle lots, the land is located within 10kms of a major townsite.

13 That for the purpose of the above provision a "lifestyle" lot is defined as having a minimum area of 20 hectares (being within 10kms of the townsite).

2.4 Housing and Homestead Lots

In relation to this matter the Rural Strategy recognises the need for a more flexible approach to rural housing. It aims to provide incentives to retain and increase population within the rural areas, but only in association with an intensification or diversification of agricultural land uses rather than as rural-residential development.

One method of implementing this is to provide clear guidance on the issue of considering the establishment of second dwellings on farm properties. This is set out in SPP 2.5 which requires such dwellings to be for farm employees, who may or may not be family members.

As an adjunct to this, the development of homestead lots in areas with a declining population base may also assist in addressing this issue where they are for the purpose of providing and/or recognising housing for existing family members. This is seen as a key measure for retaining population on farms within rural areas.

The Commission reviewed Policy DC 3.4 in February 2008 and the revised provisions relating to homestead lots are summarised as follows:

Homestead lots may be created to enable an existing house on a farm to continue to be occupied provided that:

(a) the land is in the Wheatbelt agricultural policy area (refer to appendix 3);
(b) the population in the locality is declining or relatively static;
(c) the homestead lot has an area between 1 and 4 ha, or up to 20 ha where it is desirable to respond to the landform or to include existing outbuildings or water sources;
(d) there is an adequate water supply for domestic, land management and fire management purposes;
(e) the homestead lot fronts a constructed public road;
(f) the homestead lot contains an existing residence; and
(g) a homestead lot has not been excised from the farm in the past.

Recommendations

14 That Council will support subdivision of rural land where it is for the purpose of creating a 'Homestead Lot' provided that applications comply with Policy DC3.4 and the homestead lot:

a) is of sufficient size and configuration to provide an appropriate buffer from any adjacent existing intensive land use activities including chemical spraying;

b) has access to an existing power supply and a water supply sufficient for domestic and garden uses; and

c) encompasses, as far as practical, any existing farm sheds and farm infrastructure.

15 That the Scheme contain provisions requiring Council's approval for a second dwelling on rural land.

16 That the development of a second dwelling on rural land should comply with the following:

a) accommodation for workers employed for agricultural and intensive agricultural activities on that holding;

b) the dwellings should generally be clustered in one location, to avoid future subdivision pressure and minimise constraints on adjoining uses; and

c) all services to the dwellings from the lot boundary (including access roads) are shared where practicable.

17 That Council prepare a Local Planning Policy relating to second houses in rural areas and the processing of applications for these.

2.5 Conservation Lots

The concept of conservation lots developed in parallel with the strengthening of clearing controls over remnant vegetation. With the tightening of clearing controls, remnant vegetation on a farming property which was once considered as potential for the expansion of existing farming operations, is now seen by some farmers and landowners as a liability. The excision of the bushland from the commercial agricultural operation has been promoted as a means of obtaining rate relief and working capital to purchase unencumbered land for agricultural expansion.

The concept of conservation lots is reflected in DC 3.4 and a feature is ensuring that the relevant agency is satisfied with the proposed method of conservation. This will often entail the preparation of a conservation covenant. A conservation covenant is a voluntary agreement between a landowner and an authorised body to help the landowner protect and manage the environment on their property. It is usually registered on the title of the land and can apply to all or part of a property. They are designed to protect the natural values of an area such as its native vegetation, wetlands, wildlife and related habitat, and areas of cultural significance.

A conservation covenant may limit the possibility of mineral exploration or mining on private land. The Department of Mines and Petroleum recommends that before conservation lots are created an assessment of mineral potential needs to be carried out.

Recommendations

18 Council will support the creation of conservation lots where the proposals are consistent with the provisions of Commission Policy DC 3.4 and, where it is satisfied that such lots will provide a means of:

a) protecting areas of remnant vegetation;

b) implementing vegetation corridors in agreed locations; and

c) encouraging the rehabilitation of selected areas and features.

19 Where a conservation lot is 40ha or larger, any proposal will need ensure that there are adequate management measures.

20 Conservation lots less than 40ha should only be permitted in exceptional circumstances having regard to natural features, roads, boundaries etc. They should not in any case be smaller than 20ha in a 'Rural' zoning.

21 Where a proposed conservation lot is less than 20ha or where multiple are sought, rezoning of the land to a suitable zone should be pursued.

2.6 Rural Residential and Rural Small Holdings

The term "rural residential" is now used to describe small semi rural lots which are specifically zoned for this purpose and which are usually located on the periphery of the townsite. Traditionally these have been referred to as "Special Rural" lots.

"Rural Small Holdings" is a relatively new concept which considers the demand for larger semi rural or hobby farm properties.

For the purposes of this Strategy they are referred to as follows:

Rural Residential =	lots generally of 1 – 4 ha where the primary use is for residential purposes in a rural setting.
Rural Small Holdings =	lots generally of 4 – 40 ha where the land used for minor rural pursuits, hobby farm, conservation lots and alternative residential life style purposes

If suitably located to avoid land use conflict and to provide access to facilities and services, rural-residential developments can be of benefit to small rural communities by attracting population to improve townsite viability and social diversity. Within Town Planning Scheme 2 the Special Rural Zone is intended to cater for rural residential development and the location of such zones is governed by the following;

- proximity to existing urban areas and associated facilities and services;
- potential for loss of prime agricultural land from agricultural production;
- topography and landscape protection; and
- potential for adverse environmental impacts.

As part of Town Planning Scheme No 2, Council conducted an analysis of landform and topography, land capability, access opportunities and landowner intentions to identify a Special Rural Policy Area within close proximity to the Boyup Brook townsite. This shows the general area within which Council will consider applications for 'Special Rural' rezoning and subdivision. Existing Special Rural zones are predominantly located within this policy area. There is no evidence to suggest that total demand, in terms of numbers of lots, could not be met by the extent of existing zoned land. However lots close to the Blackwood River (outside the policy area) are sought after.

The Council's investigation into farm restructuring highlighted the problem of lot size classification in that the term 'rural-residential development' encompasses too broad range of lot sizes. It includes lots in the order of 1 - 4 ha where the primary use is for residential purposes but within a rural rather than an urban setting. However it is often also used to encompass rural small-holdings in the order of 10 - 40 ha where, by virtue of their size, the predominant land use is agricultural. In these cases often called 'Hobby Farms' or 'Rural Small Holdings', the type of agricultural activity may or may not provide the main source of income for the owner. However this should not be a planning consideration detracting from the key issue of how the land is used and managed.

Rural small-holdings can contribute to the agricultural sector, not only through relatively modest production outputs, but as starting points or incubators for new agricultural enterprises. They also contribute a source of population to improve the viability of small rural communities and towns on which the agricultural sector relies.

It is important that both rural residential and rural small holding developments occur in specified areas, generally being within proximity of existing townsites ie 5 kilometres.

Recommendations

22 That the Scheme recognises existing special rural zonings and policy area and zone them accordingly.

23 Rural residential and rural small holding development shall be limited to the Townsite and Surround Precinct (BBR5) and shall be in accordance with the outcomes and recommendations for the relevant Area outlined at Table 1.

24 Before making provision for a Rural Residential or Rural Small Holdings zone the local government will prepare, or require the owner(s) of the land to prepare a submission supporting the creation of the Rural Residential or Rural Small Holdings zone and such submission shall include:

a) a statement as to the purpose or intent for which the zone is being created;

b) the reasons for selecting the particular area as the subject of the proposed zone with particular reference as to how this relates to the local government's Local Planning Strategy (and Policy Areas) and the capability of the land for such use;

c) a plan or plans showing contours at such intervals as to adequately depict the land form of the area and physical features such as existing development, rock outcrops, trees or groups of trees, lakes, rivers, creeks, swamps, orchards, wells and significant improvements;

d) information regarding the method whereby it is proposed to provide potable water supply to each lot;

e) the proposed staging of the subdivision and development and the criteria to be met before successive stages are implemented; and

f) any other information which the local government considers relevant to the land.

25 For each Rural Residential or Rural Small Holdings zone the local government will prepare, or require the owner(s) of the land to prepare, a subdivision concept plan:

a) To be used as a guide to future subdivision.

b) Showing areas to be set aside for public open space, pedestrian access ways, horse trails, community facilities and such other features as may be considered appropriate.

c) Showing the physical features it is intended to conserve.

d) The proposed staging.

e) Where the subdivision concept plan over covers a portion of land identified within the Rural Strategy, the local government may request further information and plans demonstrating on how the balance of the Policy Area could be developed in the future.

26 That the Scheme includes a provision allowing Council to also require a Management Plan to be prepared for any associated issue in relation to a proposed Rural Residential or Rural Small Holdings zone.

2.7 Tree Plantations and Farm Forestry

Council recognises the demand for farm forestry and tree plantations, and that they have an important role to play within the spectrum of rural land use activities within the Shire of Boyup Brook. However the rate and extent of establishment of tree plantations is of concern for three main reasons. These are:

- the impacts of log haulage on local roads;
- the perceived contribution of tree plantations to rural population decline; and
- the perceived concerns with fire management.

2.7.1 Impact of Haulage on Local Roads

In 1999 Stage 1 of the *Timber Industry Road Evaluation Strategy* (TIRES) concluded that the blue gum plantation industry will have a major impact on local roads in the South West, and particular within the Shire of Boyup Brook.

Many local roads are required to be upgraded and maintained to a higher standard than currently exists in order to cater for the additional number of truck movements and to address safety issues associated with the introduced mix of log haul into local traffic. When compared with traditional forms of farming the tonnage yield per hectare is significantly greater than the equivalent livestock or cereal production over the same period. Also harvesting of plantations occurs only once every ten years resulting in a very intense period of road use.

The establishment of the woodchip mills (Hansol and WAPRES) at the Bunbury Port in conjunction with the closure of the Manjimup railway line south of Greenbushes, will focus more regional road traffic to the North Greenbushes inter modal facility. This is further reinforced with the proposed Bridgetown Bio Mass power station which will use waste material from plantations (pine and blue gum) as its power source. These proposals will reinforce the regional road network through Boyup Brook.

Council is concerned that without adequate upgrade of roads in preparation for the predicted road impacts it will be left in the position of having use powers under the Local Traffic Act requiring timber plantation companies to reimburse costs for road repairs attributable to haulage vehicles after the event. A significant difficulty with this approach is that it requires Council to have the upfront resources to undertake the repairs. Furthermore such a strategy is based on damage repair only and fails to address the issue of how to improve road safety when mixing haul vehicles with local and tourist traffic.

2.7.2 Rural Population Decline

There is concern that the development of farm forestry has resulted in a greater decline in rural and rural town populations than might otherwise be occurring as a result of structural changes in the agricultural sector.

The purchase or leasing of farmland for plantations is of economic benefit to specific landowners, particularly in a community where the average age of farmers is increasing and many see tree farms as a means of retirement. However despite industry predictions of significant economic returns and employment opportunities arising from the widespread establishment of tree plantations, local experience is that few if any have materialised for broader community benefit.

For reasons of economic efficiency, services to support the plantation industry, and hence employment opportunities, are mainly located in larger regional centres such as Bunbury or Manjimup. Income from traditional agricultural land uses is generally circulated within the local community through the use of local services and purchases from local outlets. However the Shire's experience to date with plantations is that money is not circulated in the local community and this has significant downstream affects. Furthermore there is a strong community belief that tax driven investor schemes are creating imbalances in rural land uses by favouring tree plantations.

As part of the Warren Blackwood Rural Strategy a review of farm forestry socioeconomic impact studies was undertaken (Ministry for Planning 2001b). One of the conclusions of this review was that where farms are sold for plantation development it usually results in the departure of the existing farming family from the farm and often also from the district. The cumulative impact of loss of families from Shires such as Boyup Brook with an existing small population base is of increasing concern.

In the rural areas of the Shire, population decline causes impacts such as fragmentation of social circles and less people available for important voluntary organizations such as bush fire brigades. In the town it causes impacts through loss of custom for commercial outlets and businesses, loss of members for sporting and social clubs and, for the whole Shire, can threaten the provision of locally available school and medical services.

2.7.3 Fire Management

Amendment No 5 to Town Planning Scheme No 2 introduced specific provisions relating to plantations. This requires compliance with;

- The Code of Practice for Timber Plantations;
- Council's Firebreak Order; and
- The Lower Great Southern Plantation Fire Committee Guidelines for Plantation Fire Protection.

The 2006 FIFWA Code of Practice for Plantations requires, in relation to fire control that:

- a fire management plan be prepared;
- comply with FESA's Guidelines for Plantation Fire Protection;
- Council fire break notice; and
- payment of the Emergency Services Levy (ESL).

Some plantation companies are understood to be taking the view that payment of the ESL is considered to cover the cost of equipment etc. However FESA have confirmed that:

- payment of the ESL does not exempt a plantation from complying with the other measures; and
- the 2001 FESA Guidelines are still current.

The 2001 FESA Guidelines for Plantation Fire Protection recommends the following minimum equipment standards:

- For plantations less than 100 ha – one fast attack unit;
- For plantations between 100 and 1000 ha – one 2.4 medium duty appliance; and
- For plantations greater than 1000 ha – on 3.4 heavy duty appliance.

2.7.4 Draft Farm Forestry Policy

The Western Australian Planning Commission's Draft Farm Forestry Policy is contained in Planning Bulletin No 56 (2003). This policy recognises the need to submit a transport strategy prior to planting, outlining the transport proposals at the time of plantation harvesting.

It recommends that Plantations shall comply with:

- A list of planning criteria/provisions mutually developed by the key industry and local and State government stakeholders and adopted by the local government, to complement the *Code of Practice for Timber Plantations in Western Australia*, as amended.
- A silviculture plan, a timber harvesting plan (as described in the code of practice) and a transport strategy submitted to the local government for consideration and approval prior to the commencement of any site works or planting. A revised timber harvesting plan (as described in the code of practice) submitted to the local government eighteen months prior to the anticipated harvesting date.
- The *Guidelines for Plantation Fire Protection*, as amended.
- Any regional and/or local road transport strategy and/or fire management strategy mutually developed and agreed to by the key industry and local and State government stakeholders and adopted by the local government, including making any contributions or repairs set out in formulae under those strategies.
- In a General Agriculture zone, local planning schemes should provide for plantations and agroforestry as a discretionary (D) use (planning approval required), with indication that the use is "as-of-right", subject to the submission and approval by the local government of a transport strategy prior to any commencement of work.

Recommendations

27 That Council approval for plantations in all areas will be required as a "discretionary" use in the General Agricultural zone.

28 That the draft Scheme contain provisions detailing requirements for; compliance with Code of Practice for Timber Plantations, a silviculture plan, a timber harvesting plan a local road transport strategy and compliance with the Guidelines for Plantation Fire Protection.

29 Allow 'agro-forestry' as a permitted use in recognition of environmental and social benefits to the community if forestry is integrated with, rather than replacement of, existing farming systems.

30 Continue to work with the South West TIRES Committee and lobby State and Federal Government to secure an adequate response to predicted impacts of log haul traffic from tree plantations on local roads.

2.8 Avoidance of Land Use Conflict

The EPA's Guidance Statement No. 3 (2005) Separation Distances between Industrial and Sensitive Land Uses addresses generic separation distances between industrial and sensitive land uses to avoid conflicts between these land uses.

A number of emissions are generated by industrial, commercial and rural activities and infrastructure. These include noise, air emissions (gases, dust and odours) vibration. The levels of emissions may at times exceed amenity levels considered acceptable in residential areas and at other sensitive land uses. Land uses considered to be potentially sensitive to emissions from industry and infrastructure include residential developments (including subdivision), hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings.

While the Guidance Statement reflects the same principals as contained in SPP 4.1 State Industrial Buffer Policy it also recognises that the term "industrial land use" specifically includes:

- rural industry and some forms of agriculture; and
- rural intensive land use.

Examples of common rural industry or forms of agriculture listed in the Guidance Statement as having potential offsite effects include:

- Abattoir;
- Animal feedlot;
- Aquaculture;
- Composting facility;
- Dairies;
- Hay processing plant;
- Horse stables;
- Livestock saleyard or holding pen;
- Market gardens;
- Mushroom farm;
- Nurseries;
- Orchards;
- Piggery – intensive and extensive;
- Poultry industry;
- Sawmill;

- Transport vehicles depot;
- Turf farms and lawns;
- Vineyards (viticulture); and
- Woolscouring.

In rural planning land use conflict is usually considered to result from the inappropriate juxtaposition of rural and 'non-rural' activities such as tourism and rural-residential development. Within the Shire of Boyup Brook, Council report there have been very few incidences of conflict but suggest that setbacks or buffers may still be necessary between some tourist developments and productive agricultural uses. Existing low level of conflict may be a reflection of Special Rural zones being appropriately located in close proximity to the townsite which is surrounded by broadacre rather than intensive forms of agriculture. Furthermore many tourism facilities are closely related to agricultural activities.

Traditionally farming practices may also be perceived as causing conflict where it is occurring adjacent to other land uses and in particular tourist and small lot developments. The Agricultural Practices (Disputes) Act 1995 is based on the principle that farmers must have the right to farm, while other rural people have the right to be protected from nuisance caused by unacceptable farming practices.

Under the Act, an agricultural practice is considered to be normal if it is:

- Consistent with proper and accepted customs and standards, as established and followed in similar agricultural operations under similar circumstances.
- In compliance with the requirements of a code of practice made or approved by the Department of Environment and Conservation or under any written law.
- Normal farm practice may include the use of innovative technology and management practices.
- The Board may declare that an existing agricultural practice is a normal farm practice, even if it does not comply with existing environmental laws; however such laws can only be waived for a maximum of two years.
- If a person carrying on an agricultural operation fails to comply with an order of the Board, that practice may not be considered a normal farm practice.

Recommendations

31 That proposals to rezone, subdivide or develop land within rural areas must have regard to both on-site and off-site impacts and, where necessary, should be accompanied by information identifying:

a) environmental values and any environmental risks;

b) the potential for land use conflict;

c) the potential impacts and restrictions on allowed uses on adjacent or nearby locations; and

d) the separation distances and/or buffers relating to a potentially incompatible land use which need to be provided on-site and the appropriate conditions relating to subdivision and development.

32 Council may refer any proposal EPA where it is concerned that the above had not been addressed satisfactorily or where the proposal does not meet the generic buffer distances contained in the EPA's Guidance Statement No. 3 (2005).

33 Council may require as a condition of approval such measures as it considers necessary to manage any potential land use conflict including requiring that a Section 70A Notification under the Land Administration Act be recorded on the certificate of title.

2.9 Catchment Management

2.9.1 Protection of Drinking Water Supplies

The protection of Public Drinking Water Supply Areas (PDWSAs) is an important planning and environmental objective. This is normally achieved by the application of a Special Control Area (SCA)

within the Town Planning Scheme, where land uses may be restricted or require referral to the Department of Water for comment.

There are two gazetted Public Drinking Water Source Areas (PDWSAs) within the Shire. These are the Wellington Dam catchment (part of the Collie Basin) and the Warren River Water Reserve. These are shown in Figure 7 (Technical Appendix).

The other water supply area within the Shire is the Boyup Brook Dam which forms part of the townsite supply system operated by the Water Corporation. The dam has a storage capacity of 129ML and water from the dam is transferred to the Jayes Road tanks storage system.

Recommendations

34 That Council will liaise with the Department of Water in considering major development proposals and rezonings within the Wellington Dam and Warren River Reserve catchments.

35 That Council will liaise with the Water Corporation in considering major development proposals and rezonings in proximity to the Boyup Brook Dam.

2.9.2 Protection of Wetlands and Waterways

2.9.2.1 General Considerations

Careful management of wetlands and waterways is required to protect water quality, preserve wildlife habitat and other ecological values, and to maintain landscape aesthetics. As a general principle land uses with potential to export nutrients or other contaminants, should be located away from waterbodies, or else managed to retain their impacts on-site. Management advice in relation to the protection of waterways and wetlands can be sought from the Department of Water and from the Blackwood Basin Group.

Apart from the Blackwood River and a relatively small number of wetlands in rural areas, most of the Shire's wetland features are encompassed within reserves (refer to Figure 9 in the Technical Appendix). However consideration needs to be given to the influence of land-uses within their catchment areas when planning development or intensive agricultural activities on nearby rural land.

2.9.2.2 Buffers and Setbacks

Wetlands and watercourses vary in form, geological and topographical setting, and hence in their associated soils and vegetation. The setting of arbitrary distances for development setbacks does not take these important biophysical factors into account. However the application of generic buffer or setback distances does provide a conservative starting point and is relatively easy to administer in a planning context.

In relation to wetlands the EPA (1997) suggest 50 metres or 1 metre AHD higher than the furthest extent of wetland vegetation, whichever is the largest, should be a minimum dryland buffer. In relation to watercourses with permanent or seasonal water flow, the recommended minimum buffer is 50m and 30m respectively.

These buffer distances assume that separation distances recommended by the Department of Environmental Protection for specific intensive land use activities and septic tanks are also applied. These recommendations include:

- Up to 300 m where intensive horticulture, or other land uses likely to export nutrients, are practiced on sandy soils *(unless soil amendment or other nutrient management measures are undertaken).*

- 100 m for septic tanks in areas of sandy soils with a low nutrient retention ability, or 50 m in non-sandy soils with a high nutrient retention capacity and suitable infiltration rates*.

The maintenance or enhancement of fringing vegetation within a buffer is also important because it can provide complimentary habitats for wildlife using the waterbody, as well as, act as filter for nutrients and sediments in runoff.

2.9.2.3 Other Measures

Control of runoff and other land use management practices should also be considered. In a rural setting this could include;

- the conservative application of fertilisers and irrigation;
- limiting the clearing of remnant vegetation; and
- strategic re-establishment of perennial vegetation.

In a townsite setting the protection of wetlands and waterways can be substantially brought about through the incorporation of water sensitive urban design (WSUD) principles. Under these principles, the basic concepts of water management are:

- to maximise time of concentration;
- to minimise runoff velocities and thus the erosive potential;
- to maximise infiltration throughout the catchment and not just at the bottom end;
- to minimise the amount of impervious areas which shed water and pollutants;
- to divert and retain the first flush of runoff which contain highest pollutant loads;
- to use natural structures wherever possible to retain and convey stormwater; and
- to optimise the environmental and cultural benefits of the stormwater system.

2.10 Land Degradation and Agricultural Management

2.10.1 Outlook

Continuing development of successful agricultural enterprises within the Shire will be dependent not only on crop or animal production yields, but the ability to embrace the requirements of environmentally sustainable farming. This means recognising the importance of environmental management systems and property planning.

Widespread adoption of 'best management practices' is required to protect the productive capacity of the land and to minimise the risk of export of sediment, nutrients and pesticides into dams and waterways. The Department of Agriculture and Food and the Blackwood Basin Group are able to provide advice in relation to land degradation and agricultural management.

Export orientated agricultural enterprises such as viticulture are increasingly subject to demand for 'clean green' produce. Combined with the adoption of 'best management practices', the natural environment of the Shire offers significant potential to meet this demand.

2.10.2 Community Views

Local community feedback (DOP 2002) on land management issues for the Warren Blackwood Rural Strategy indicates that:

* Septic tanks are also subject to a DEP recommendation of 2m vertical separation between the base of the leach drain and the highest known groundwater levels, although this criteria and the 100m setback can be reduced through use of Health Department approved alternative systems.

- Many farmers believe that current economic returns from agriculture need to improve significantly before they are able to fund measures to improve sustainability.
- There is generally strong resistance to increased controls and regulations over land management issues, particularly if enforced through local Councils where relevant expertise may be lacking.
- Encouragement of landholders to adopt 'best management practices' through provision of information, education, and support for industry development of 'Codes of Practice' is favoured in preference to a regulatory approach.
- The costs associated with land resource management should not solely be the responsibility of farmers and the wider community should also accept responsibility for the restoration of the environment.

2.10.3 Planning Responses

2.10.3.1 Local Government Role in Land Management

There is an increasing expectation of Local Government involvement in regulating environmental and land management matters through the land use planning system. At the same time there is a trend towards the production by State Government agencies of Codes of Practice and best management principles which are encouraged to be incorporated into planning documents and given increased 'legislative' backing.

The planning and management of rural land are linked and it is desirable that all faces of government present consistent messages to the community in relation to the 'best' use and management of land. There is however a number of implementation issues for small local authorities such as Boyup Brook. They include:

- Appropriate expertise to deal with environmental and land management matters that may be lacking.
- Adopting a monitoring or policing role is inappropriate for Codes of Practice developed by another body, and on the basis of voluntary compliance.
- Market pressure for 'clean green' produce, community peer group pressure, and increasing quality control standards may be more effective than Local Government administered controls.
- There is little community support for the concept of tighter land use controls and regulations, but strong support for joint community/government agency effort to develop Best Management Practices/Code of Practice guidelines for advice and education on sustainable land management practices.

These issues are central to the evolving debate over the structure and process of land use planning and natural resource management in Australia, at a time when agricultural industries are undergoing significant structural changes and there is greater awareness and support for more environmentally sustainable land use. It is therefore appropriate for the Shire of Boyup Brook's Local Rural Strategy to take a conservative approach which favours an advisory and educative role rather than a strong regulatory one in relation to land management practices.

2.10.3.2 Using Land Resource and Land Capability Information

An understanding of the Shire's land resources, together with their capabilities and limitations helps to ensure that land use and planning decisions adequately reflect site specific environmental conditions and do not contribute towards land degradation.

The scale of land resource mapping, and hence the level of land capability assessment outlined within this document is not sufficient for the planning or assessment of specific development proposals. The information does however give guidance on areas likely to contain land that is physically suitable for particular uses, and the land management issues that need to be considered.

The Technical Appendix identifies areas that are most susceptible to various forms of land degradation. More definitive statements can be made about component 'land units' within each subsystem (refer to Tille 1996; Percy 2000; Stuart-Street in preparation; or the Department of Agriculture and Food's Natural Resource Assessment Group for more details).

Proponents of large developments, or where substantial intensification of agriculture is proposed, are encouraged to identify and map land management units as part of their planning process. It is emphasised however that the actual occurrence of land degradation is strongly determined by how the land is ultimately managed.

2.10.3.3 Information on Best Management Practice

The Technical Appendix contains a list of relevant 'Codes of Practice' and 'Environmental Planning' documents. These are provided to assist the level of awareness among users of the Local Rural Strategy of current agricultural land management requirements, practices and responsibilities.

Recommendations

36 Support catchment management initiatives aimed at improving water quality within the Blackwood, Warren or Collie Rivers (as appropriate) through encouragement of best management practices and, where possible, providing an advisory or educative role with proponents for development of land for agricultural or non-agricultural purposes. In relation to the major catchment area, the Blackwood, this can be achieved through closer liaison and work with the Blackwood Basin Group / Blackwood Valley Landcare.

37 Encourage development proposals that offer tangible measures to protect and enhance the remaining native vegetation within freehold land, particularly within strategically important riparian zones.

38 Use existing land resource and capability information and expertise of local landcare professionals for guidance on areas likely to contain land that is physically suitable or unsuitable for particular uses, and the land management issues that need to be considered.

39 For specific land use proposals, encourage proponents to undertake more detailed mapping and assessment as a precursor to land development.

40 Promote a greater level of awareness of current rural land management requirements and responsibilities by obtaining and displaying within an appropriate location (Shire public counter/Library) a range of locally relevant 'Code of Practice' and 'Best Management Practice' documents. These can be determined by working with Blackwood Valley Landcare and Blackwood Basin Group.

41 Support the adoption of improved land management and codes of practice through encouragement and promotion of a 'green and clean' image for the Shire's agricultural produce. It should be noted in this regard that the Blackwood Basin Group is currently investigating the development of a pilot project to implement Environmental Management Systems (EMS) within the Basin and is also investigating the use of market based instruments (MBI) to develop a regional brand/ecolabel based on the implementation of EMSs.

2.11 Tourist Development

Planning Bulletin No 83 sets out the interim policy of the Western Australian Planning Commission (WAPC) to implement the recommendations of the Tourism Planning Taskforce (the taskforce). These recommendations include:-

- the need to protect strategic tourist sites; and
- the introduction of standardised definitions for tourist uses.

Strategic tourism sites are those of state significance, which display characteristics that set them apart from other tourism sites in terms of potential for tourism development and benefit to the tourism industry. No such sites have been identified at this time within the Shire although the Blackwood River could potentially be classified as being of regional importance.

The Taskforce Report also makes specific recommendation regarding the subdivision of tourist developments and the use of tourist facilities for permanent occupancy.

*"**Cabin**" means self-contained premises similar to chalet but may lack ensuite facilities and may comprise only one room and is designed for short stay guests where occupation by any person is limited to a maximum of three months in any 12-month period;*

*"**Chalet**" means self-contained premises usually comprising cooking facilities, ensuite, living area and one or more bedrooms used to accommodate short stay guests and where occupation by any person is limited to a maximum of three months in any twelve month period;*

*"**Farm stay**" means a residential building, bed and breakfast, chalet or similar used to accommodate short-stay guests on a farm or rural property and where occupation by any person is limited to a maximum of three months in any 12 month period;*

*"**Guesthouse**" means integrated premises for short-stay guests comprising serviced accommodation units and on-site tourist facilities such as reception, centralised dining, and management and where occupation by any person is limited to a maximum of three months in any 12 month period;*

*"**Holiday Home**" means a residential building used to provide accommodation for short-stay guests, rather than permanent residency, and excluding those uses more specifically defined elsewhere.*

*"**Lodge**" - see "guesthouse".*

*"**Resort**" means integrated, purpose-built luxury or experiential premises for short-stay guests comprising accommodation units and on-site tourist facilities such as reception, restaurant and leisure facilities such as swimming pool, gymnasium, tennis courts and where occupation by any person is limited to a maximum of three months in any 12 month period;*

*"**Serviced Apartment**" means a complex where all units or apartments provide for self-contained accommodation for short stay guests and where integrated reception and recreation facilities may be provided and where occupation by any person is limited to a maximum of three months in any 12-month period*

*"**Short-Stay Accommodation**" and "**Tourism Development**" mean a building, or group of buildings forming a complex, designed for the accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of three months in any 12-month period and excludes those uses more specifically defined elsewhere.*

The taskforce concluded that it is necessary to provide for a more detailed zoning structure that clearly sets out the extent and type of development that can be achieved in the specific tourism zone.

It is proposed that this is achieved through the introduction of a tiered zoning structure which limits the range of development permissible on a site to the capability of the site taking into account the planning context and it's identified tourism function.

The recommended use classes in the taskforce report are outlined below and compared to the current provisions of Town Planning Scheme No 2.

Type	Tourism Taskforce	TPS No 1
Bed & Breakfast (1)	D	AA
Caravan and Camping	A	AA
Park Home Park (2)	X	
Cabin	A	AA
Chalet (3)	A	AA
Guest House	A	AA

Type	Tourism Taskforce	TPS No 1
Holiday Home (4)	X	P
Hotel	X	SA
Motel	X	AA
Resort (2)	X	
Serviced Apartment (2)	X	
Single Dwelling	P	P

Notes
(1) Considered as home occupation.
(2) Use is not listed in zoning table. Can be considered by Council if deemed to be consistent with the objectives for the zone.
(3) Considered as a 'holiday cottage'
(4) Considered as a dwelling.

The range of tourist zones to be included within the Scheme Land Use (zoning) Table will depend on the character of tourism in an area and the range of tourism sites.

Council's present policy for chalets is summarised as:-

- defined as 'holiday cottages';
- minimum lot size of 10 hectares;
- minimum density of 2ha per chalet;
- water supply of 80,000L per chalet; and
- minimum boundary setback of 100m.

There is no present rezoning requirement based upon any threshold of the number of chalets.

Recommendations

42 Council will consider tourist activities including farm stays, chalets, bed and breakfast establishments and agriculturally related activities, where there is appropriate access and where these uses will not be in conflict with existing agricultural management practices on adjacent land. Farm Forestry.

43 That the review of the Town Planning Scheme have regard to the above definitions for tourist accommodation.

44 That uses defined as a 'resort' should be subject to a Scheme Amendment.

45 That in considering an application for a tourist use the Council will have regard to:

a) the objectives of the zone;

b) the likely impact upon surrounding development;

c) the scale and intensity of the development;

d) appropriate setbacks to existing or proposed agricultural uses;

e) the effect that existing or proposed agricultural uses could have on the proposal;

f) provision of services for the development including water supply, on site effluent disposal, solid waste disposal and electricity;

g) access to and from the site (Note access does not necessarily have to be sealed access but Council will consider the standard of the access and whether it requires to be upgraded);

h) impact of the development upon landscape values;

i) protection of remnant vegetation;

j) the impact on any rare and threatened flora and fauna; and

k) fire management.

2.12 Industrial Development

In 2005 the Western Australian Planning Commission prepared the Warren Blackwood Industrial Sites Study to identify a suitable site(s) for a sub-regional industrial estate to provide a framework for future attraction and accommodation of such industry in the region. This also required evaluation of issues in respect to site establishment, planning for infrastructure provision, buffer protection, waste product management and transport coordination

The Study acknowledged that there is a hierarchy with four levels within the South West Region that is defined as follows:

- Regional industrial estate eg. Kemerton — to accommodate major heavy industrial processing installations.
- Sub-regional industrial estate — to accommodate moderate industrial installations for regional produce such as a, timber mills, timber and agricultural processing plants.
- District industrial estate — to accommodate processing facilities which may not be appropriately located within an urban industrial estate.
- Urban industrial estate — for urban scale light and general industrial uses.

The initial investigation for the Study considered an area north west of the Boyup Brook Townsite as a possible site for a sub regional industrial estate. It noted that:

> "This site contains a large area of land located north west of Boyup Brook townsite generally situated between Rainoldi and Abels Road. The area is predominantly broad acre farming properties, on undulating topography...
>
> Development of this area would provide a major benefit to the town of Boyup Brook which has been suffering from population decline.
>
> While the site has reasonable access to power, it is remote from the main south west strategic transport corridor and proposed gas pipeline. It also requires major road upgradings to access the existing primary road network.
>
> Extensions of services to the site are considered uneconomic to the type of industries that are likely to locate within a sub regional estate. However the large land areas that are available may make this site attractive to single type industries ie a paper pulp mill that does not seek agglomerations and that can sustain major infrastructure costs."

While this area was not recommended the Study did note that there will be situations where specialised industries require 'isolated' locations that do not fit within the regional structure. It identified that the likely function of industry in Boyup Brook would be an "urban industrial estate" and noted that:

> "Provision of a small urban estate catering for local needs focusing on the existing zoned land and also potentially utilising vacant Crown Land in the vicinity of the railway reserve and Forbes Street."

The identification of areas for local industrial development has proved difficult but it is clearly recognised that such development is needed to provide both economic and employment opportunities within the Shire.

Recommendations

46 It is recognised that specialised industries may require 'isolated' locations in rural areas. Unless these specifically comply with the definition of 'Rural Industry' such industries will require a rezoning to the Town Planning Scheme and inclusion of the land within a Special Use site.

47 Any major industry seeking to develop within the Shire (including large Rural Industries) need to undertake a detailed assessment including:

a) conduct detailed public consultation;

b) identify in detail the site and buffer area available;

c) prepare a conceptual transport network to identify servicing needs and any required upgrading or extensions;

d) identify proposed infrastructure, waste disposal and drainage options;

e) prepare visual landscape recommendations; and an outline of possible landscape enhancement needs for the site to ensure compatibility with the visual landscape, tourist view scapes and normal community expectations;

f) confirm Native Title implications;

g) carry out a detailed flora and fauna surveys;

h) prepare a pollution risk analysis;

i) identify environmental impact implications;

j) identify opportunities for associated and service industries and businesses; and

k) identify the likely social and community impacts and benefits of the industry.

48 That Council investigate the opportunities for the development of an "urban industrial estate" within proximity of the townsite. The location of this is to have regard to Development Objectives for the Policy Areas around the Townsite as contained in Table 1.

49 In order to encourage the development of more local business, the Town Planning Scheme provide a flexible, performance based approach to the development of home based activities and businesses in the rural residential and rural small holdings zones. This can be supported by a local planning policy which may provide more clarity and detail as to how any discretion under the Scheme may be administered by Council.

2.13 Settlement Strategy

Section 4.3.1 provides an over view of settlement within the Shire and notes that while the Boyup Brook townsite is the principal settlement, there are also other historic settlements of Tone Bridge, Chowerup, Qualeup, Kulikup, Dinninup, McAlinden, Wilga and Mayanup.

Preserving these community nodes is considered important to the long term sustainability of the rural area and its people. Where possible these centres should be supported through additional settlement, tourist activity and accommodation and any other such initiatives that arise.

State Planning Policy 3.0 Urban Growth and Settlement notes that:

- New settlements and major town expansions should only be considered where they will have a planned economic and employment base and where they can be efficiently serviced by local and regional infrastructure including roads, public transport, water supply, sewerage, drainage, energy, local parks, schools, shops, recreational facilities and other services.
- Any substantial new development, whether a town expansion, or new settlement, should not consist exclusively of housing but must be planned as a sustainable community with a mix of land uses including, employment, shops, open space, schools and other services.
- In preparing local planning strategies, local governments should assess housing demand and the type of additional housing for which they should plan.
- Local planning strategies should secure an appropriate mix of housing types in the light of housing demand and the changing composition of households.
- Local governments should adopt a systematic approach towards identifying locations suitable for new housing development, redevelopment and infill.

While the Rural Strategy is primarily concerned with the non urban areas it is necessary to have regard to the principal townsite and its surrounds. It is noted that since the original preparation of the Strategy, local governments are now required to prepare a Local Planning Strategy which covers the whole of the Shire (urban and rural).

To effectively complete this it is necessary to prepare a strategy for the Boyup Brook townsite.

To assist with this process the Rural Strategy will include a Townsite and Surrounds Policy Area.

Recommendations

50 That the Boyup Brook Townsite is recognised as the principal settlement within the Shire which will accommodate the majority of any future growth with appropriate services and infrastructure.

51 That Council prepare a Townsite Strategy to address the issues associated with the future development of Boyup Brook including, but not limited to, the supply of residential, commercial, light industrial land, community services and infrastructure, the relationship to the river corridor etc.

52 That the Strategy include a "Townsite and Surrounds" Policy area extending a 5km radius from the Post Office.

53 That rural residential and rural small holding development be limited to selected areas within "Townsite and Surrounds" Policy area.

54 That pending the completion of the Townsite Strategy any review of the Town Planning Scheme reflect the current extent of residential zonings.

55 That pending the completion of the Townsite Strategy any review of the Town Planning Scheme reflect the existing Special Rural zones and the Strategy reflect the unzoned potions of the existing Policy Area.

56 To support rural settlements by encouraging additional settlement, tourist activity and accommodation in the areas surrounding each settlement at a scale and size consistent with the objectives for the settlement. Any such proposal will be required to be an Amendment to the Scheme and to have consideration to the character and scale of the existing settlement.

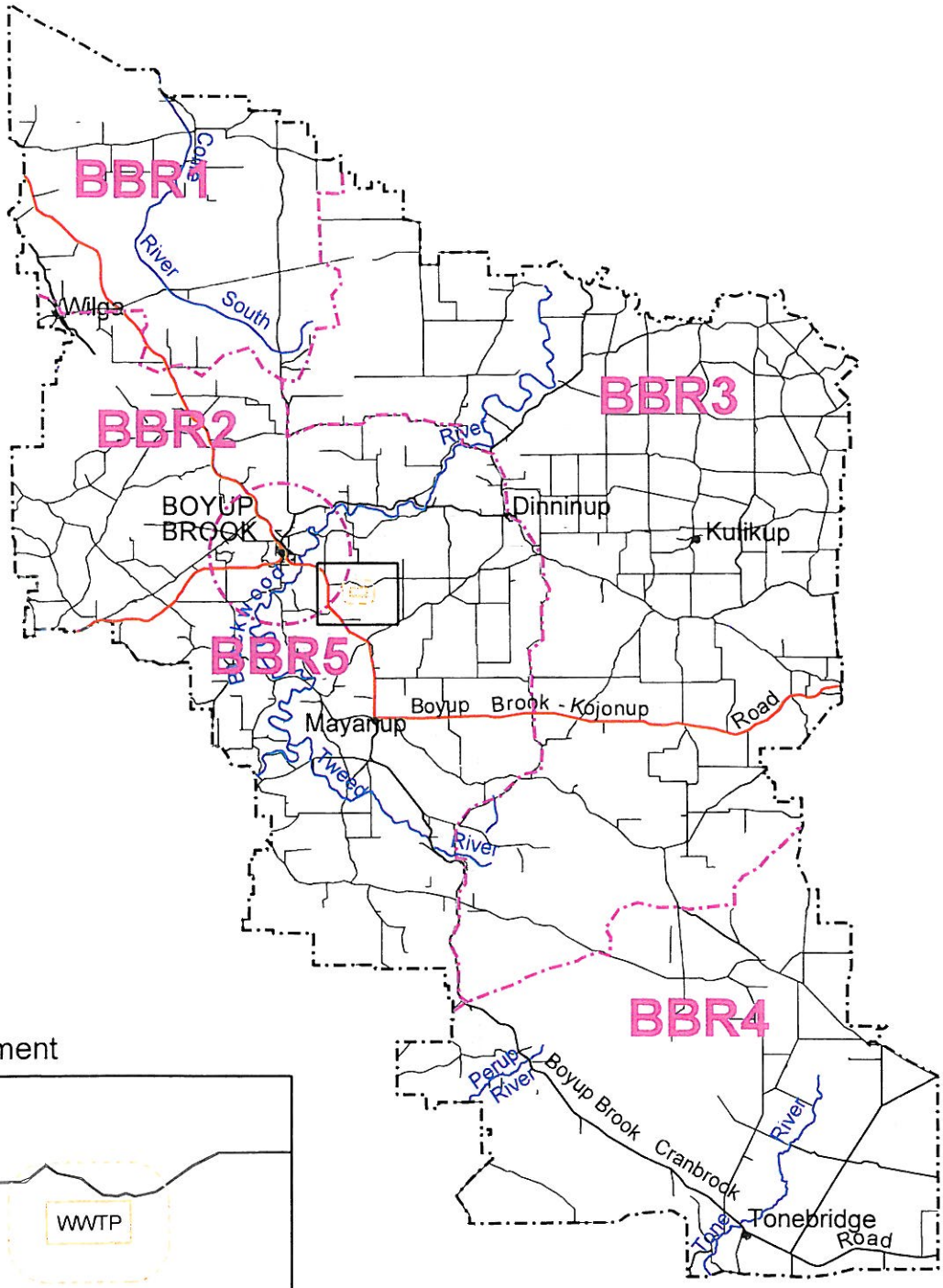
3.0 RURAL PLANNING PRECINCTS

Following an extensive analysis of the Shire's natural resources, socio-economic conditions and rural planning issues, the Shire's rural lands have been apportioned into five rural planning precincts as shown in Figure 2. While based primarily on a consideration of catchments and soil-landscapes, the precinct boundaries have been adjusted for practical identification purposes to align with roads or cadastre.

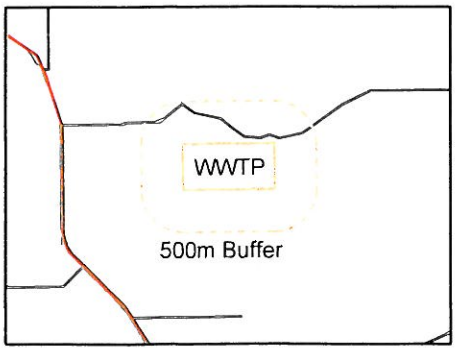
This final section of the report effectively summaries the Shire's rural planning and land management matters by outlining for each of the five precincts (Boyup Brook Rural, BBR1 - BBR5) the following:

- defining features;
- planning and land management considerations;
- precinct objectives; and
- subdivision and development guidelines.

The recommendations within Section 2.0 apply to all precincts unless there is a specific variation recommended in the "Subdivision and Development Guidelines" of the individual precinct.



Enlargement



RURAL PLANNING PRECINCTS
SHIRE OF BOYUP BROOK

25m 0 50 100m
1: 1000 @ A1 or 1: 2000 @ A3
ALL DISTANCES ARE IN METRES

REVISION	DESCRIPTION	DRAFTER	DATE
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ORIGINAL PLANNER	G L
ORIGINAL DRAFTER	K S
CREATED DATE	19.01.2010
AERIAL DATA	
CADASTRAL DATA	MGA
TOPOGRAPHIC DATA	

04240P-MP-07

FIGURE 2

3.1 BBR1 - Northern

3.1.1 Defining Features

- The far northern sector of the Shire within part of the Wellington Dam Catchment in the Collie River Basin, to the north and north east of Wilga.
- Representing extensive areas of a lateritic plateau surface (Darling Plateau soil landscape system) with some areas of broad swampy depressions (Coalfields system) in the Western Darling Range Zone.

3.1.2 Planning and Land Management Considerations

- The Wellington Dam Catchment area is a gazetted Public Water Drinking Supply Area although Department of Water have yet to prepare a Water Source Protection Plan which may affect the permissible forms of intensive agriculture and other land uses. Major proposals will be referred to the Department of Water for comment.
- The Goonac Conservation Park and areas of State Forest cover a significant portion of the precinct.
- Areas with potential for abstraction of good quality groundwater occur within the State Forest.
- The (relatively) higher rainfall areas are the location of choice for tree plantation companies for productivity reasons, although the environmental benefits are lesser than in medium and lower rainfall areas.

3.1.3 Precinct Objectives

- To provide for sustainable agricultural land use and tree farming in a manner consistent with the protection of water resources for possible future public water supply purposes.

3.1.4 Subdivision and Development Guidelines

- Encourage tree plantations and agroforestry due to generally beneficial effect on water quality compared to other uses of agricultural land.

As indicated in Section 2.9.1 Council will liaise with the Department of Water in considering major development proposals and rezoning within the Wellington Dam and Warren River Reserve catchments.

3.2 BBR2 – Western

3.2.1 Defining Features

- The central western sector of the Shire within the Blackwood River Catchment centred around the township of Boyup Brook and extending out to the localities of Wilga, Dinninup and Mayanup, and south to Westbourne Road.
- Encompassing the majority of locations of perennial horticulture (viticulture and olives) within the Shire.
- Represents substantial areas of freehold land within incised valleys (Boyup Brook Valleys soil-landscape system) in the Eastern Darling Plateau Zone.
- Also includes some areas of lateritic plateau remnants (Eulin Uplands System) to the east and more extensive lateritic plateau surface of the Darling Plateau System to the west, although the latter is predominantly within State Forest.
- Represents the core 'social catchment' to Boyup Brook township with a diversity of rural uses with potential to be economically complimentary (broadacre grazing and cropping, tree plantations, intensive agriculture and a mix of tourism attractions) and with good accessibility through to the South West Highway and other sub regional towns.

3.2.2 Planning and Land Management Considerations

- The Blackwood River is a key natural resource asset and source of attraction for residents and visitors. Development of land adjacent to and in the immediate proximity of the river must have primary regard to the value of the river corridor.
- The Warren Blackwood Industrial Sites Study (WAPC 2005) considered an area within this Precinct as a possible site for a sub regional industrial estate. While this area was not recommended the Study did note that there will be situations where specialised industries require 'isolated' locations that do not fit within the regional structure. Land within this Precinct may be suitable for such a specialised industry.
- Opportunities for mutually beneficial development of tourism, rural smallholdings, and smaller scale intensive agricultural activities need to be considered in light of declining rural population and need for agricultural diversification, particularly in vicinity of existing or former settlements.
- The (relatively) higher rainfall areas are the location of choice for tree plantation companies for productivity reasons, although the environmental benefits are lesser than in medium and lower rainfall areas.
- Precinct contains the Blackwood River, some of its associated tributaries and riparian areas, as well as Mickalurrup Swamp and Wilga Road Swamp that are wetland features of environmental value. Land use activities in nearby areas need to be considered in terms of their potential to affect water quality or habitat value.

3.2.3 Precinct Objectives

- Provide for the sustainable use of land within the Rural zone for a range of rural pursuits.
- Support the continuation of traditional broadacre farming while encouraging agricultural diversification and appropriately located and well managed rural settlement opportunities to stimulate/support the future growth of Boyup Brook.
- Facilitate co-existence of traditional farming, tree plantations and intensive agriculture, while providing for tourism and associated value adding opportunities.
- To provide a greater range of rural settlement opportunities close to Boyup Brook which capitalise on the attraction of the Blackwood River but also provide opportunities for enhanced protection of the watercourse and associated landscape values.

3.2.4 Subdivision and Development Guidelines

- That the Town Planning Scheme includes intensive agriculture as a 'discretionary' use requiring the approval of Council so as to address the potential for possible land use conflict.
- Support subdivision of rural land where it is in accordance with the generic requirements and exclusion criteria of WAPC Policy No DC3.4.
- To encourage the retention of rural population and farming infrastructure (house, sheds water supply etc) support the creation of 'Homestead lots'.
- Support subdivision of established non-agricultural uses where they are adequately serviced, all impacts can be contained within the lot, and where they are not in conflict with existing lawful agricultural activities and management practices.
- The Water Corporation is proposing to develop a Waste Water Treatment Plant (WWTP) in Reservoir Road. The buffer requirements for this will be finalised once the design of the plant is completed. In the interim a 500m buffer area has been shown extending from the property boundary. Proposed development and subdivision in this area will need to have regard to the proposed WWTP.

3.3 BBR3 - Eastern

3.3.1 Defining Features

- The central eastern and north eastern sectors of the Shire within the more inland portion of the Blackwood River Catchment east of Dinninup and including the Kulikup locality.
- Generally the lower (less than 600 mm) rainfall portion of the Eastern Darling Range zone, grading eastwards into the Zone of Rejuvenated Drainage.
- Representing lateritic plateau remnants (Eulin Uplands soil-landscape system) with some valleys (Boyup Brook Valleys system) and lesser areas of undulating dissected terrain (Farrar, Darkan and Boscabel systems).
- Predominantly broadacre agricultural grazing land with relatively few tree plantations due to lower rainfall.

3.3.2 Planning and Land Management Considerations

- Protection of Blackwood River, associated tributaries and their riparian areas from off-site impacts of rural land use needs to be a key focus of agricultural land management.
- Precinct contains Qualeup wetlands that are of environmental value. Although some of this wetland system is within public land (east of Kulikup) land use activities in nearby areas within the catchment need to be considered in terms of their potential to affect water quality or habitat value.
- Most soils have a fair to high capability to support agricultural uses but intensive agriculture is limited by quality of water supplies for irrigation.
- Majority of the agricultural land is cleared with most used for broadacre cropping and grazing although a few vineyards to occur.
- Potential development of salinity is the major land use consideration, particularly within the lower parts of the landscape.
- The lower Balgarup Catchment is an identified 'focus catchment' for government and community actions to address salinity.

3.3.3 Precinct Objectives

- Continuation of traditional broad-acre agriculture as the primary use of rural land use, with minor intensive agriculture (animal industries and horticulture / viticulture) activities where potential for conflict between agricultural industries is adequately considered.

3.3.4 Subdivision and Development Guidelines

No specific guidelines apply.

3.4 BBR4 – Southern

3.4.1 Defining Features

- The southern section of the Shire, within the Perup River Tone River subcatchments of the Warren River Basin and including the Chowerup and Tonebridge localities.
- Representing the broad valley floor (Gordon Flats soil-landscape system) and poorly drained flats with lakes and low dunes (Unicup system) associated with the Tone River and Boorokup Lakes soil-landscape zone.
- Representing lateritic plateau surface with some broad swampy depressions (Perup Plateau soil-landscape system) grading to the south west into valleys associated with Perup River (Wilgarup Valleys system).
- Bordered to the north by Westbourne, Distributor and Scotts Brook Roads, and with significant amount of public land including the Perup Nature Reserve.
- Precinct contains parts of the Tone River floodplain and Moorinup wetland areas that are of environmental value. Land use activities in adjacent areas need to be considered in terms of their potential to affect water quality or habitat value. Precinct Objectives.
- The Tone River catchment is a designated 'recovery catchment'. Improvements in catchment management within this portion of the Warren Water Reserve are aimed at controlling salinity and restoring water quality, which may in turn enhance agricultural potential. Better control of surface runoff and reducing groundwater recharge will be of benefit. Tree plantations and agro-forestry can play an important role.

3.4.2 Planning and Land Management Considerations

- The precinct contains relatively small areas of freehold land and planning considerations are necessarily dominated by the management objectives of the surrounding Nature Reserve, with fire control, and impacts on the diverse vegetation and wetlands being key issues.
- The Perup and Tone River Catchments are designated 'recovery catchment'. Improvements in catchment management within this portion of the Warren Water Reserve are aimed at controlling salinity and restoring water quality, which may in turn enhance agricultural potential. Better control of surface runoff and reducing groundwater recharge will be of benefit. Tree plantations and agro-forestry can play an important role.
- The precinct contains parts of the Perup River floodplain, Yackelup floodplain, Perup Swamps and Yendicup Swamps that are of environmental value. Although predominantly in public land, land use activities in nearby areas need to be considered in terms of their potential to affect water quality or habitat value.

3.4.3 Precinct Objectives

- Provide for the sustainable use of land within the Rural zone for a range of rural pursuits in a manner consistent with the water resource recovery objectives within this portion of the Warren River water reserve.

3.4.4 Subdivision and Development Guidelines

No specific guidelines apply.

3.5 BBR5 – Townsite Surrounds

3.5.1 Defining Features

- Contains the Boyup Brook townsite and the surrounding land up to a 5km radius. The precinct contains the townsite and the associated uses and infrastructure including for water supplies, future waste water treatment site, municipal land fill site, cemetery and sporting / recreational facilities.

- The landform of the precinct is dominated by the Blackwood River and associated valley.

3.5.2 Planning and Land Management Considerations

- The gazetted townsite is not part of this Strategy. However the relationship between the townsite development and the surrounding environment must be recognised.

- That orderly planning for the locality, in accordance with State planning principles, requires that there should be an appropriate balance between standard residential lots in the existing townsite and low density 'lifestyle lots' such as rural residential lots on the fringes of the townsite.

- There is no recognised ratio limit between standard residential lots and low density lots. In country areas, this ratio would be expected to be lower than in a metropolitan area because:-
  - of the smaller gross population size; and
  - people are attracted to country towns specifically for the semi rural lifestyle.

- The 'committed' Special Rural areas within the Scheme comprises of:-

  - The existing Special Rural Policy Area, which has an area of approximately 576 hectares, and includes Special Rural Zones 2, 4, 5 and 6.
  - Special Rural Zone No 1 (Jayes Road), which has an area of approximately 51 hectares; and
  - Special Rural Zone No 3 (Terry Road), which has an area of approximately 90 hectares.

  These 'committed' Special Rural areas have a total land area of approximately 717 hectares. There are 117 existing allotments of various sizes but which generally have a minimum lot size of 2 hectares.

- Approximately 380 hectares of the 'committed' Special Rural is still to be subdivided. Based upon a minimum lot size of 2 hectares, it is estimated that this land could potentially accommodate a further 154 allotments (acknowledging that there are 11 existing lots). It is noted that some portions of this area are still included in the 'Rural' zone and must be rezoned before being subdivided.

- The development of the existing Special Rural Policy area into lots with a minimum size of 2 hectares has historically occurred without a requirement for a reticulated water supply. While recognising the objectives of the Commission's DC 3.4 Policy on the subdivisions of rural land, it is considered appropriate for the remainder of the 'committed' Special Rural areas to development in a consistent manner.

- Within the townsite it is estimated that there are 291 dwellings within the 'Residential' zone and 34 vacant allotments. Development of these vacant allotments could potentially yield a further 156, allotments although many of the areas have physical constraints. More than one hundred of these possible lots would be confined to two sites being land in Gibbs Street and Treloar Road. The land in Gibbs Street is classified in the Scheme as a Guided Development Area and has an approved subdivision guide plan, with lots being less than 1,000 sq.m.

- The development of land within the townsite has been constrained by the delay in commencing the construction of the sewerage system. This is still not expected to start before 2011/2012. In the absence of sewer reticulation, lots need to be larger than 1,000 sq.m and must have appropriate soil conditions to support the use of onsite effluent disposal.

- The proposed location of the Waste Water Treatment Plant on Reservoir Road needs to be recognised so that appropriate regard can be given to the protection of any associated buffer requirements.

- The Blackwood River is a key natural resource asset and source of attraction for residents and visitors. A 'Riverside Development/Protection Investigation Area' has been defined as a focus for consideration of future development opportunities, as well as, watercourse protection/enhancement measures.

- Land for potential local industrial development is required in the vicinity of the townsite. Potential sites should have good access, be relatively flat and physically separated from rural residential development. Areas generally along the Boyup Brook North Road may be considered for further evaluation.

- Opportunities for mutually beneficial development of tourism, rural smallholdings, and smaller scale intensive agricultural activities need to be considered in light of declining rural population and need for agricultural diversification, particularly in vicinity of existing or former settlements.

3.5.3 Precinct Objectives

- To ensure that development surrounding the townsite compliments and reinforces the role and function of the townsite as the commercial, administration, service and cultural centre of the municipality.

- To identify areas in proximity to the townsite which may be required for rural residential, rural small holding or long term residential development.

- To ensure a clear delineation of urban and hobby farm uses from traditional agricultural uses.

- To recognise the importance of the Blackwood River corridor and provide opportunities for enhanced protection of the watercourse and associated landscape values.

- To encourage the establishment of appropriate light industrial development in proximity to Boyup Brook North Road.

3.5.4 Subdivision and Development Guidelines

- The principle land uses within the Precinct shall comply with Figure 3 and Table 1.

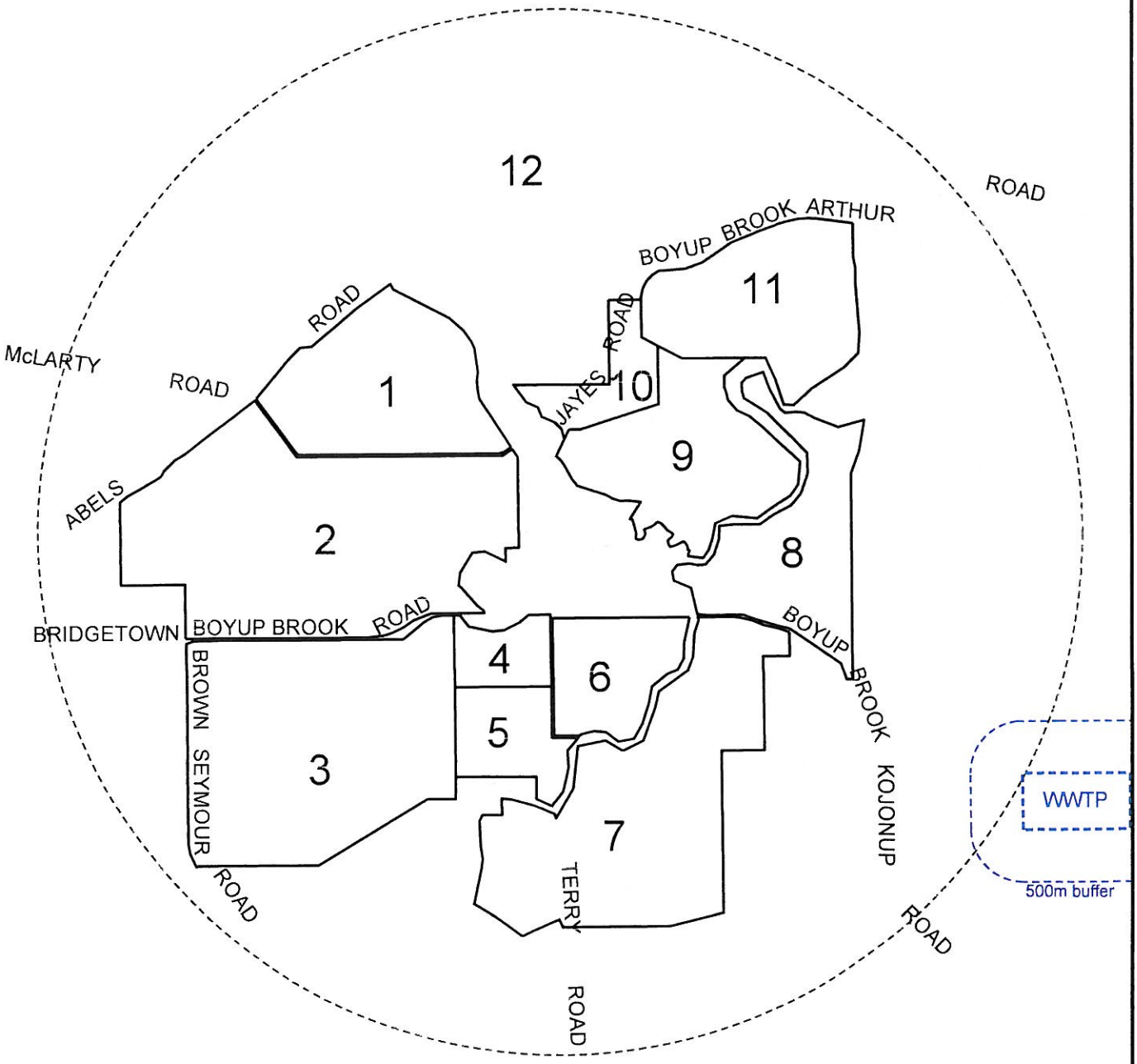
- No major subdivision, which might prejudice the orderly planning and development of the townsite, should occur until such time as the Townsite Strategy is completed. In the absence of the Townsite Strategy, any proponent shall undertake such investigations as required by Council to ensure that the development of the land:-

  - Does not prejudice the development of the townsite;
  - Can be adequately serviced;
  - Can be provided with suitable community infrastructure; and
  - Has regard to any other matters as defined by Council.

- Water sensitive urban design principles shall be incorporated where possible for drainage management within relevant portions of Boyup Brook townsite and associated rural-residential developments.

- In recognition of the attractiveness for development and the environmental sensitivity of areas close to the Blackwood River and the Boyup Brook townsite, Council will undertake, or require interested parties to undertake, structure planning for land along the river corridor.

- Proposals adjacent or within close proximity to the river must demonstrate a net environmental benefit in relation to protection of the Blackwood River, and satisfactorily addresses such issues as:



SUMMARY OF OBJECTIVES
(SEE TABLE 1 FOR DETAILED PROVISIONS)

1. MAINTAIN RURAL CHARACTER
2. RURAL RESIDENTIAL DEVELOPMENT
3. MAINTAIN RURAL CHARACTER
4. RURAL RESIDENTIAL DEVELOPMENT
5. RURAL RESIDENTIAL DEVELOPMENT
6. POTENTIAL TOWNSITE EXPANSION
7. RURAL SMALL HOLDINGS
8. RURAL SMALL HOLDINGS
9. MAINTAIN RURAL CHARACTER
10. RURAL RESIDENTIAL DEVELOPMENT
11. POTENTIAL TOWNSITE EXPANSION
12. RURAL USES

FIGURE 3
BBR5 TOWNSITE SURROUNDS
POLICY AREAS

ORIGINAL SIZE A1

THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY

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PLANNER	DRAFTER
G.L.	K.S.
SCALE: 1:20 000 at A1, 1:40 000 at A3	DATE: 08.04.2010
PLAN No: 04240P-03B	

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- lot sizes sufficient for vegetation protection and flood avoidance
- land capability
- road access and servicing
- fire management
- protection or improvement of visual amenity
- land management controls

Table 1 – BBR5 Townsite Surrounds Development Guidelines

Area	Location	Description	Objective	Recommendations
1	Banks/Abel Rd	Existing rural subdivision with 40ha lots.	Maintain and enhance the existing rural character.	• No further subdivision, except in accordance with Section 2.3. • Consideration of development in accordance with Section 2.8. • Investigate potential industrial estate locations in accordance with Section 2.12.
2	Banks Rd	Existing Special Rural policy area	Rural residential development	• Development of the balance of the area for rural residential purposes. • Consistent with the existing development. • Minimum lot sizes of 2 hectares may be considered without a reticulated water supply. • Proposals for rural pursuit and discretionary agricultural uses and animal keeping to address proposed water supply.
3	Brown Seymour Rd.	Land is situated on top of the primary river valley with good road access.	Maintain and enhance the existing rural character.	• Subdivision in accordance with Sections 2.2 & 2.3 • Potential for tourist development in accordance with Section 2.11 • Investigate potential industrial estate locations in accordance with Section 2.12.
4	Lot 800 Terry Rd.	Located between Bridgetown Road and SR zone 3.	Rural residential development subject to justification.	• Review of subdivision guide plan in conjunction with Area 5. • Consideration of appropriate setbacks from saleyards and water supply tanks.
5	Lots 711 & 695 Terry Rd.	Special Rural zone 3.	Rural residential development.	• Review of subdivision guide plan in conjunction with Area 4. • Include the balance of Lot 695 (east side of Terry Rd) in the zone. • Address flood levels, river corridor.
6	Terry Rd & Gibbs St.	Rural land adjacent to townsite and river.	Consider for townsite expansion as part of the preparation of the Townsite Expansion Strategy.	• Need to consider flood levels, river corridor enhancement, public access, storm water management, landscape protection and servicing.
7	Stanton Rd.	Mixed rural uses. Land is	Rural small holdings in	• Granite ridge areas are unlikely to be suitable for development, except as

Area	Location	Description	Objective	Recommendations
		situated on top of the primary river valley.	appropriate locations.	part of a lager lot. • Requires an overall structure plan to identify appropriate development locations addressing:- - Land capability; - Flood levels, river corridor; and public access; - Possible road connection from Kojonup Road to Fern Valley Road. - Landscape protection and viewsheds; - Upgrading of the river crossing at Terry Road. • Low key tourist development.
8	Asplin Siding Rd.	Rural uses along river corridor.	Rural small holdings in appropriate locations.	• Requires an overall structure plan to identify appropriate development locations addressing:- - Land capability; - Flood levels, river corridor; and public access; - Road connections; and - Landscape protection and viewsheds. • Low key tourist development.
9	Ritson St	Existing rural subdivision with lots less than 40ha in size.	Maintain and enhance the existing rural character.	• No further subdivision. • Consider inclusion in a rural small holdings zone to reflect existing lot sizes and introduce appropriate land use controls.
10	Jayes Rd	Existing SR zone 1.	Rural residential development.	Maintain current zoning provisions.
11	Arthur River Rd	Rural uses. Land is situated along and on the top of the primary river valley.	Consider for townsite expansion as part of the preparation of the Townsite Expansion Strategy.	• Future planning processes are to address:- - Land capability; - Flood levels, river corridor; and public access; - Road connections to townsite; - Landscape protection and viewsheds; - Relationship with Area 9; and - Railway line corridor.
12	Balance of Precinct.	Rural uses.	• Rural uses. • Tourist developments; and • Small scale industrial estate.	• Development and subdivision in accordance with general recommendations. • Potential industrial estate in accordance with Section 2.12.