

Shire of Boyup Brook - Local Planning Strategy



*IMPROVING CERTAINTY IN LAND
USE, LAND DEVELOPMENT AND
LAND MANAGEMENT*

2019 - 2034

*FACILITATING INVESTMENT AND
BUSINESS PLANNING*



SHIRE BOYUP BROOK – AGRICULTURE/NATURE/COMMUNITY



Shire of Boyup Brook – Undulating Rural Lifestyle (S.Chambers)



Shire of Boyup Brook – Natural Assets – Remnant Vegetation and Blackwood River



Boyup Brook - Families/Farming



Boyup Brook - Feed Produce – Cattle, Sheep, Pigs (G.Aird)



Boyup Brook - Harvesting Grain – Barley, wheat, oats, canola (M & L.Hales)

Contents

INTRODUCTION

Background.....	8
Purpose of Local Planning Strategy.....	8
Relationship with Planning Framework.....	8
Strategy Interpretation & Implementation.....	9

LOCAL PROFILE & PLANNING ANALYSIS

Existing Urban Form & Land Use Context	13
Demography	13
Population Projections	14
Employment Projections	15
Urban Growth & Settlement.....	16
Land Demand & Supply Analysis.....	17
Natural Environment	19
Natural Resources & Land Capability	21
Agriculture & Food	22
Public Utilities	23
Transportation Network.....	25
Community Infrastructure.....	27
Heritage	29
Landscape and Visual Management.....	31

STRATEGY OUTCOMES

Vision	33
Key Goals	33
Overall Goals	33
Planning Actions	35
Investigation Areas	51

STRATEGY MAPS

Rural Strategy – Shire Of Boyup Brook	75
Urban Strategy – Boyup Brook Townsite	76

Table 1.	Planning Framework	8
Table 2.	Role of Local Planning Strategy	9
Table 3.	Settlement Hierarchy	16
Table 4.	Residential & Rural Living Demand/Supply Analysis	17
Table 5.	Commercial Demand/Supply Analysis	17
Table 6.	Industry Demand/Supply Analysis	17

Figure 1.	Location – Shire Boyup Brook.....	8
Figure 2.	Existing Regional Form and Land Use Context (Shire).....	10
Figure 3.	Existing Urban Form and Land Use Context (Boyup Brook).....	11
Figure 4.	Dwelling Approvals – Shire of Boyup Brook.....	14
Figure 5.	Changes in Employment By Industry - Southwest	15
Figure 6.	Settlement Hierarchy & Principle Town Centre	16
Figure 7.	Wilga Settlement – North of Boyup Brook townsite.....	18
Figure 8.	Dinninup Settlement – East of Boyup Brook townsite	18
Figure 9.	Kulicup Settlement – East of Boyup Brook townsite	18
Figure 10.	Mayanup Settlement – South of Boyup Brook townsite	18
Figure 11.	Tonebridge Settlement – South of Boyup Brook townsite.....	18
Figure 12.	Trend in Total Rainfall (Bureau of Meteorology)	19
Figure 13.	Natural Environment Map	20
Figure 15.	Public Utilities Map – Boyup Brook.....	24
Figure 16.	Transportation Network Map	26
Figure 17.	Boyup Brook Community Strategic Plan.....	27
Figure 18.	Community Infrastructure Map.....	28
Figure 19.	Heritage Map	30
Figure 20.	Rural Strategy.....	75
Figure 21.	Strategy Map – Growth Areas.....	76

Adoption & Endorsement

The Shire of Boyup Brook Local Planning Strategy certified for advertising on the 22nd day of November 2019.

Signed for and on behalf of the Western Australian Planning Commission.



.....
An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development (Local Planning
Schemes) Regulation 2015).

22 Nov 2019
DATE

Local Government Adoption

This Local Planning Strategy is hereby adopted by resolution of the Shire of Boyup Brook;

at the meeting of the Council held on the

..... day of 20.....;

and pursuant to that resolution the Seal of the Municipality was herewith affixed in the presence of

.....
SHIRE PRESIDENT

.....
DATE

.....
CHIEF EXECUTIVE OFFICER

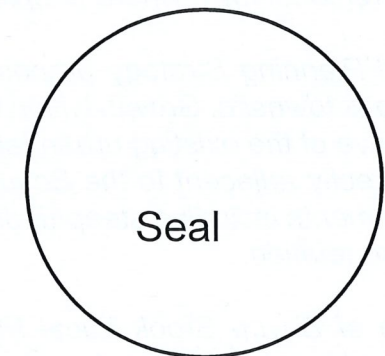
.....
DATE

WAPC Endorsement

This Local Planning Strategy is hereby endorsed by the WA Planning Commission.

.....
Delegated under S.16 of the *Planning & Development Act 2005*

.....
DATE



President's Message

The last century has witnessed populations around the world move from regional areas to cities seeking opportunities, mainly in employment and education.

The transition has brought issues to both the cities and regional areas. Cities are challenged with congestion and affordability issues and regional areas are struggling to sustain business with loss of social cohesion and economic viability.

As the Cities reach capacity and face reduced liveability, the future trend may be one whereby regional towns become the focus to support growth and to maintain liveability.

Undulating landscapes, the Blackwood River, remnant vegetation and employment opportunities in agriculture are key liveability attributes available in and around the Boyup Brook townsite.

The economist sees the town where production, consumption, distribution and innovation take place (Highways, market places and commuter zones). The environmentalist sees the town as a consumer of resources and a producer of waste and therefore a threat to nature. The socialist sees the town as a location of conflict over the distribution of resources, services and opportunities. Effective planning helps the State and Local Governments make tough decisions about where to stand in protecting the environment, promoting housing and economic growth and advocating for social services.

The Shire of Boyup Brook Local Planning Strategy analyses competing economic, environmental and social agendas to achieve a balance that protects the environment, generates growth and creates a regional town where people want to live and stay.

The Local Planning Strategy proposes to concentrate growth within and directly adjacent to the Boyup Brook townsite. Growth within the Boyup Brook townsite is geared towards supporting smaller lots reflective of the existing urban fabric and long term potential for a sewerage treatment scheme. Growth directly adjacent to the Boyup Brook townsite is geared towards lifestyle lots, reflective of natural elements including steep/undulating topography, granite outcrops, the Blackwood River and remnant vegetation.

The Shire of Boyup Brook Local Planning Strategy provides a framework for assessment and decision-making in relation to proposed scheme amendments, subdivision and development administered under the Shire's Local Planning Scheme 2.

The strategy will become the document driving private sector investment and promoting sustainable development.



Boyup Brook townsite - Heart of the South-West Region WA

My thanks go to the members of the community who played a vital role in providing the input and ideas via workshops and written submissions. Elected members also played a vital role in ensuring the Local Planning Strategy revealed a close alignment with the community's aspirations.

In implementing this Local Planning Strategy and maintaining its relevance through regular reviews, the objectives and actions will be effectively delivered by working in partnership with the community, other Shires, State and Commonwealth Governments, and the private sector.

*Cr G Aird
Shire President*



1

INTRODUCTION

Strategy Interpretation & Implementation

The Local Planning Strategy provides a guide to land use planning and development decision making and is to be given due regard in the consideration of all planning proposals.

The Local Planning Strategy consists of broad land use maps and explanatory text that:

- Provides the general land use planning direction for the local government;
- Undertakes a 'Planning Analysis' of the local government area to inform the broad land use planning direction;
- Identifies unresolved land use planning issues (the 'Planning Issues'); and
- Broadly expresses the statutory planning measures (e.g. zoning and development controls) required to address those planning issues (the 'Planning Actions').

Planning Analysis is in the form of a local planning profile, which is categorised into key 'planning topics' such as demography, natural environment, public utilities and transport. Due regard has been given to all relevant State Planning Policies and Regional Planning Policies in undertaking this analysis.

Planning Issues have been derived from the 'Planning Analysis'. These issues represent the key planning concerns that will be resolved via the local government's scheme.

Planning Actions have been expressed broadly, as necessary amendments to the Shire's Scheme, to address the 'Planning Issues', for example through rezoning, special control areas or subdivision/development control provisions. 'Planning Actions' are both 'planning theme' and 'planning investigation' based.

- 'Planning theme' based actions generally address matters that are theme specific and have a local government or district level application; and
- 'Planning investigation' based actions generally apply to growth/development areas and are more land use and locality specific.

'Planning Actions' will primarily be implemented through amendments and/or review of the Scheme, but will also be considered when assessing structure plans, development and subdivision proposals.

The Local Planning Strategy has an operational timeframe of **15 years** from the date of its endorsement by the Western Australian Planning Commission (WAPC). However, it is anticipated that the Local Planning Strategy will be reviewed every 5 years and concurrently with the local government's Scheme review.

The following diagram shows the role of the Local Planning Strategy, and its associated 'Planning Issues' & 'Planning Actions', in the context of the 'Planning Framework':

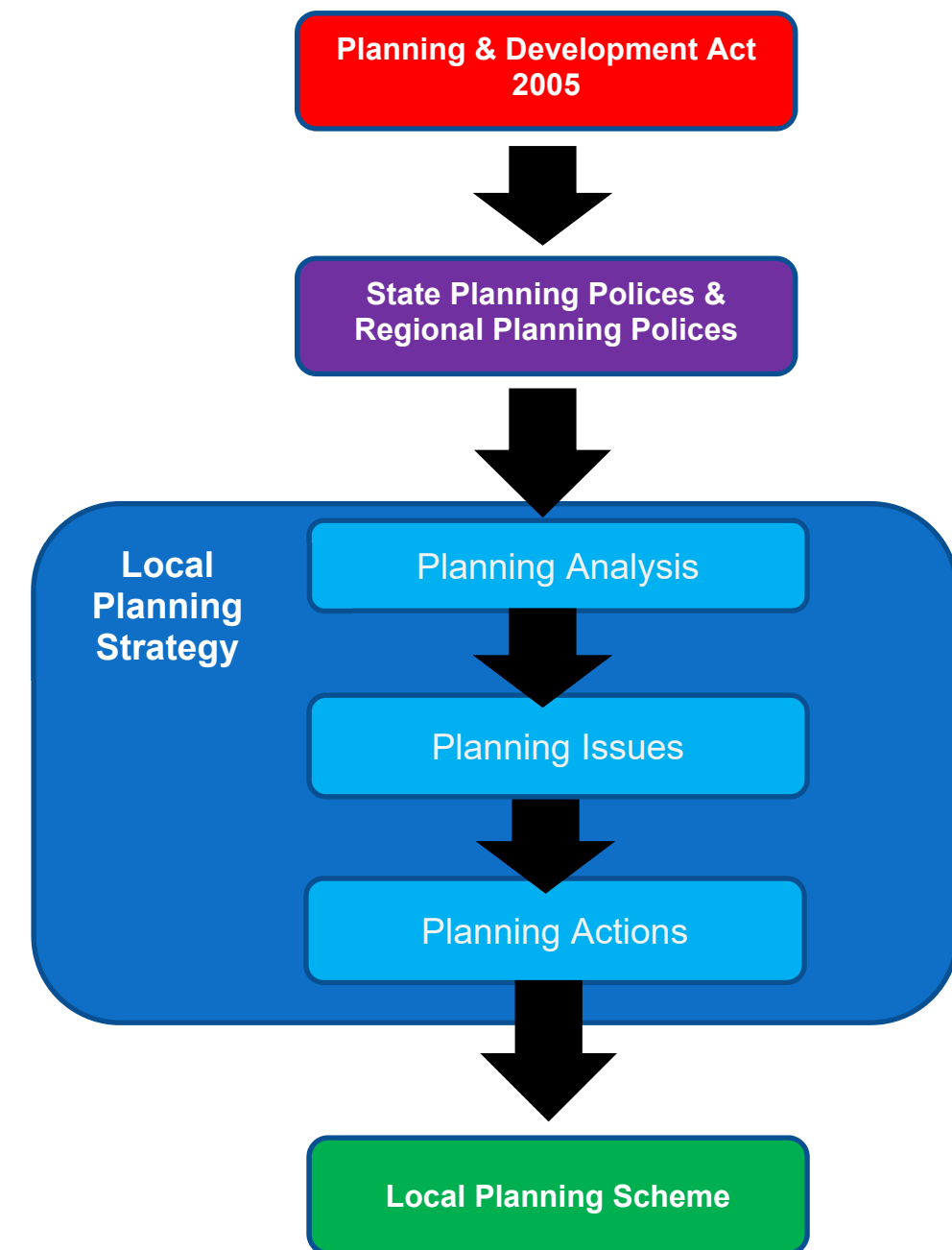


Table 2. Role of Local Planning Strategy

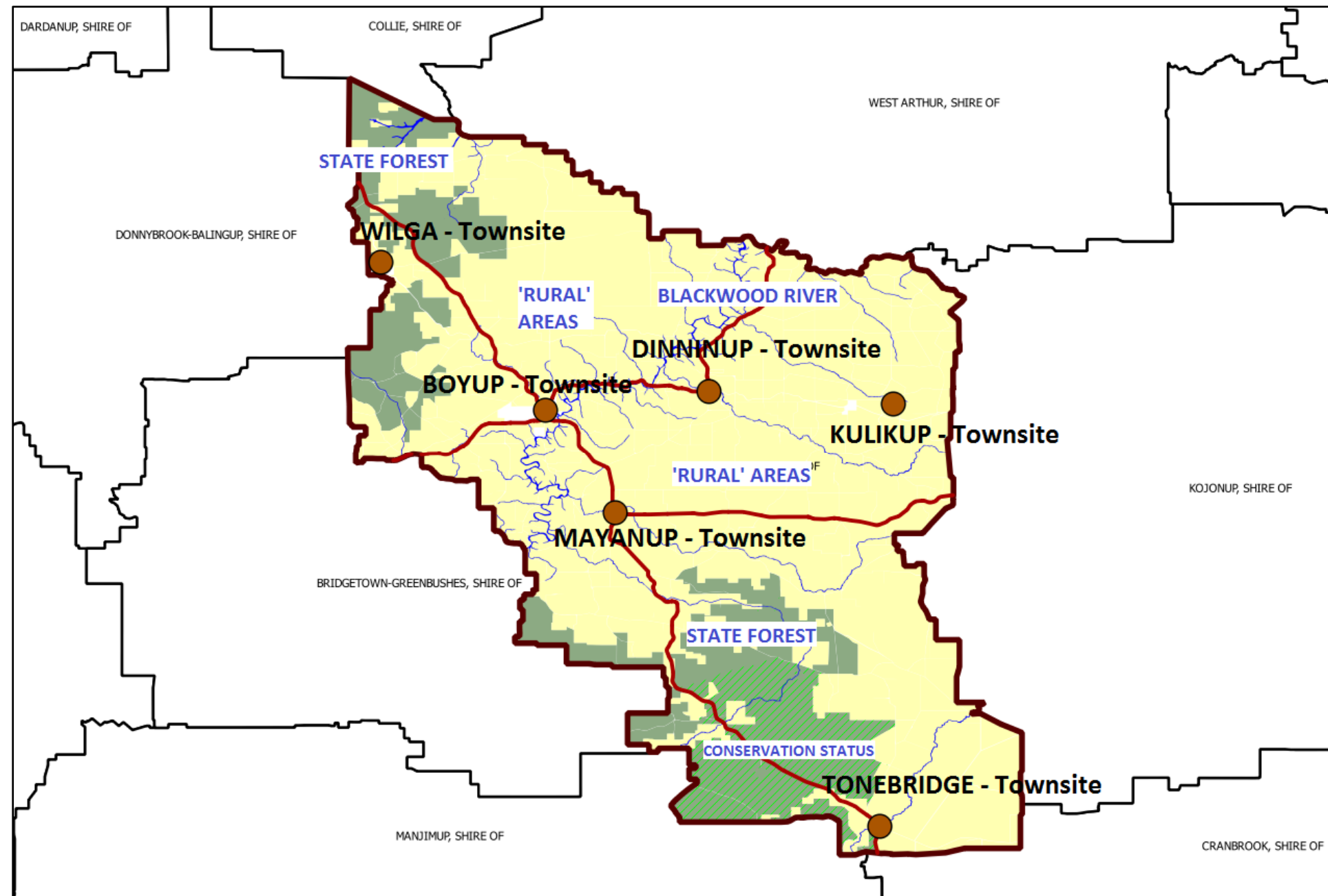


Figure 2. Existing Regional Form and Land Use Context (Shire)

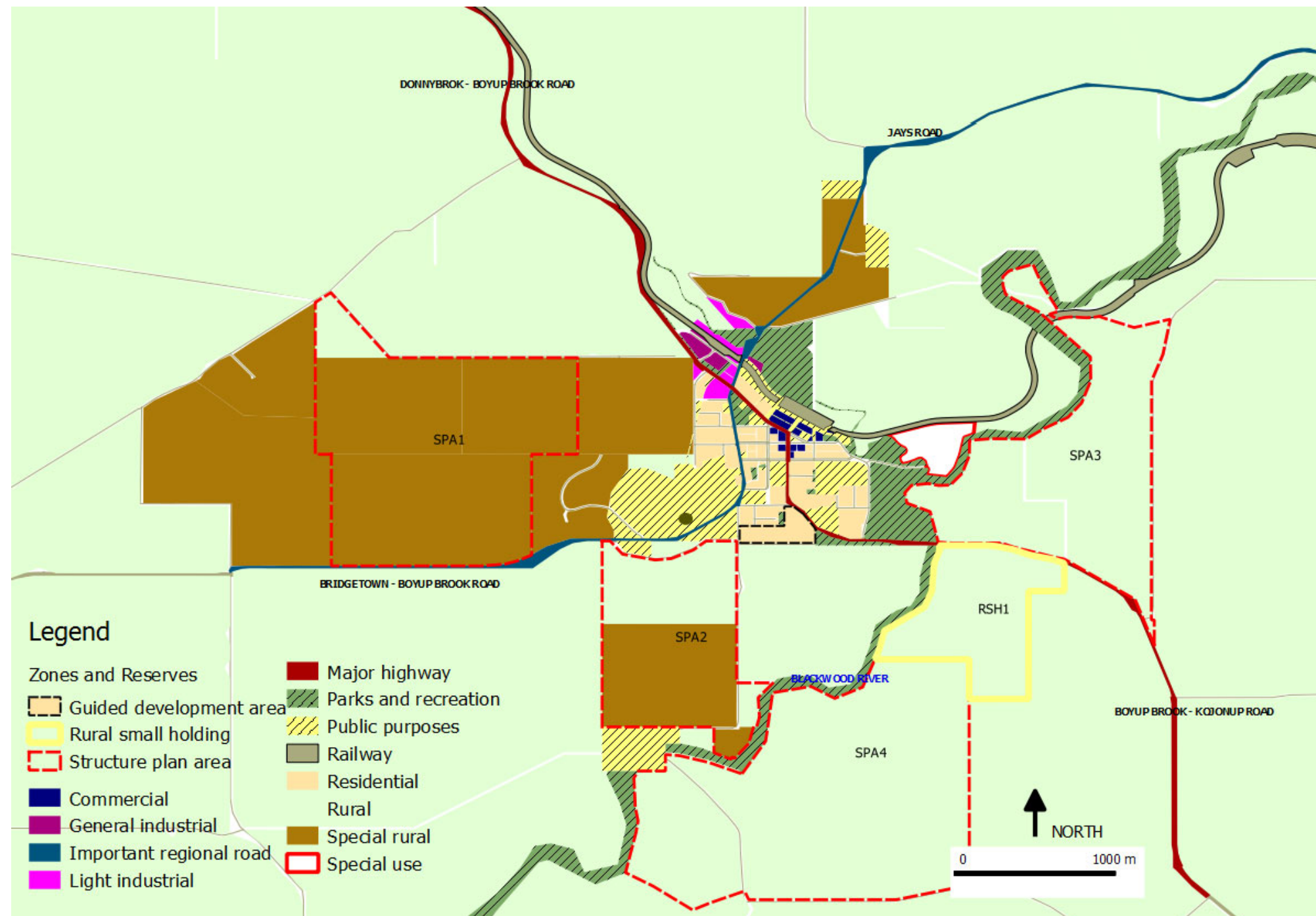


Figure 3. Existing Urban Form and Land Use Context (Boyup Brook)

2

LOCAL PROFILE & PLANNING ANALYSIS

2. Local Profile & Planning Analysis

Existing Urban Form & Land Use Context

Demography

Planning Analysis

(ABS Statistics, 2011 and 2016)

Population

1. In the 2016 Australian Bureau of Statistics (ABS) Census, there were 1,701 people living in the Shire of Boyup Brook, 113 more than in 2011 (2016 Census).
2. Of the total population, 50.2% were male and 49.8% were female. Aboriginal and Torres Strait Islander people made up 1.2% of the population (2016 Census).

Age

3. The median age of people was 49 years (increase since 2011), which was higher than a 38 median age for Australia (2016 Census).
4. Children aged 0 - 14 years made up 18.6% of the population (decrease since 2011) and people aged 65 years and over made up 23.9% of the population, which is an increase from 18.8% recorded in 2011 (2016 Census).

Marital Status

5. Of people aged 15 years and over, 56.8% were married (drop since 2011) and 15.6% were either divorced or separated - increase since 2011 (2016 Census).

Education

6. 26.2% of people were attending an educational institution in 2016 (3% increase since 2011). Of these, 36.5% were in primary school, 18.8% in secondary school and 5.4% in a tertiary or technical institution (2016 Census).

Employment

7. The only real change in employment data since 2011 was a medium weekly personal income rise of \$100 (\$500-\$600). Otherwise employment data stayed the same.
8. There were 789 people who reported being in the labour force in the week before Census night in the Shire of Boyup Brook. Of these 55.0% were employed full time, 31.8% were employed part-time and 4.9% were unemployed.
9. The most common occupations in the Shire of Boyup Brook included Managers 37.1%, Labourers 14.2%, Technicians and Trades Workers 10.9%, Professionals 9.6%, and Clerical and Administrative Workers 8.0%.
10. Of the employed people in the Shire of Boyup Brook, 16.5% worked in Sheep Farming. Other major industries of employment included Grain-Sheep or Grain-Beef Cattle Farming 8.8%, Beef Cattle Farming 7.8%, Local Government Administration 4.1% and Supermarket and Grocery Stores 3.3%. (2016 Census).

Industry

11. 35% of the population worked in Sheep, Beef Cattle and Grain Farming. Other major industries of employment included School Education 6.1%, Local Government Administration 3.8%, Supermarket and Grocery Stores 2.9% and Hospitals 2.6% (2011 Census).
12. Of a total 208 businesses, only 28 actually employed people. The average annual wage was \$43,000, which is relatively low compared to that of persons living and working in Cities (Western Australia - \$57,365) (2011 Census).
13. Total agricultural land holdings amounted to 147,433 hectares in 235 farms. These farms produced \$48 million worth of value. (South West Development Commission, 2015).

Dwellings

14. 78.5% of private dwellings were occupied and 21.5% were unoccupied. The unoccupied rate is high compared to Western Australia's rate, which is 11.2% (2016 Census).
15. Of all households, 70.2% were family households, 27.9% were single person households and 1.8% were group households.
16. Over a ten year period (2011-2017), 16 dwellings were approved in the 'Special Rural' zone, 9 dwellings were approved in the 'Rural' zone, two dwellings were approved in the 'Residential' zone and 3 dwellings were approved in the 'Urban' zone (townsites – other than Boyup).

Planning Issues

Community Services

1. There is a lack of housing specifically designed and developed to accommodate an increasing percentage of aged and single person households.
2. Few opportunities are available for further education once high school age is completed. Children leave the region to undertake further education in Bunbury and Perth.
3. Infrastructure at the Boyup Brook townsite sporting precinct is aging and in need of redevelopment. Consideration should be given to seeking funding and co-locating recreation/sporting and community services in the one location.

Accommodation

4. There is limited amount, variety and quality of short term accommodation for tourists and business entrepreneurs. Improvements to existing hotel accommodation and provision of additional self contained units within the Boyup Brook townsite centre and caravan park have the potential to attract tourists to the region.

Housing

5. The housing stock within the Boyup Brook townsite and for some rural properties is aging and in need of redevelopment. The development of a reticulated sewer system, has the potential to entice redevelopment, subdivision and grouped housing development.

Population Projections

Planning Analysis

1. The population change between census periods (2011 – 2016) was marginal. The population grew by 113 persons, which equates to approximately 20 persons per year. This however is an increase on the population growth recorded between 2001 and 2011 (X4).
2. Persons are moving to the region and taking up residence on the fringes of the Boyup Brook townsite, on rural lifestyle properties.
3. The following graph illustrates the number of dwelling approvals between 2011-2017. As indicated the majority of dwellings were approved in rural and Rural Residential zones. There were 40 new dwellings approved in the rural zone and 16 new dwellings approved in the Special Rural zone between 2011 and 2017.

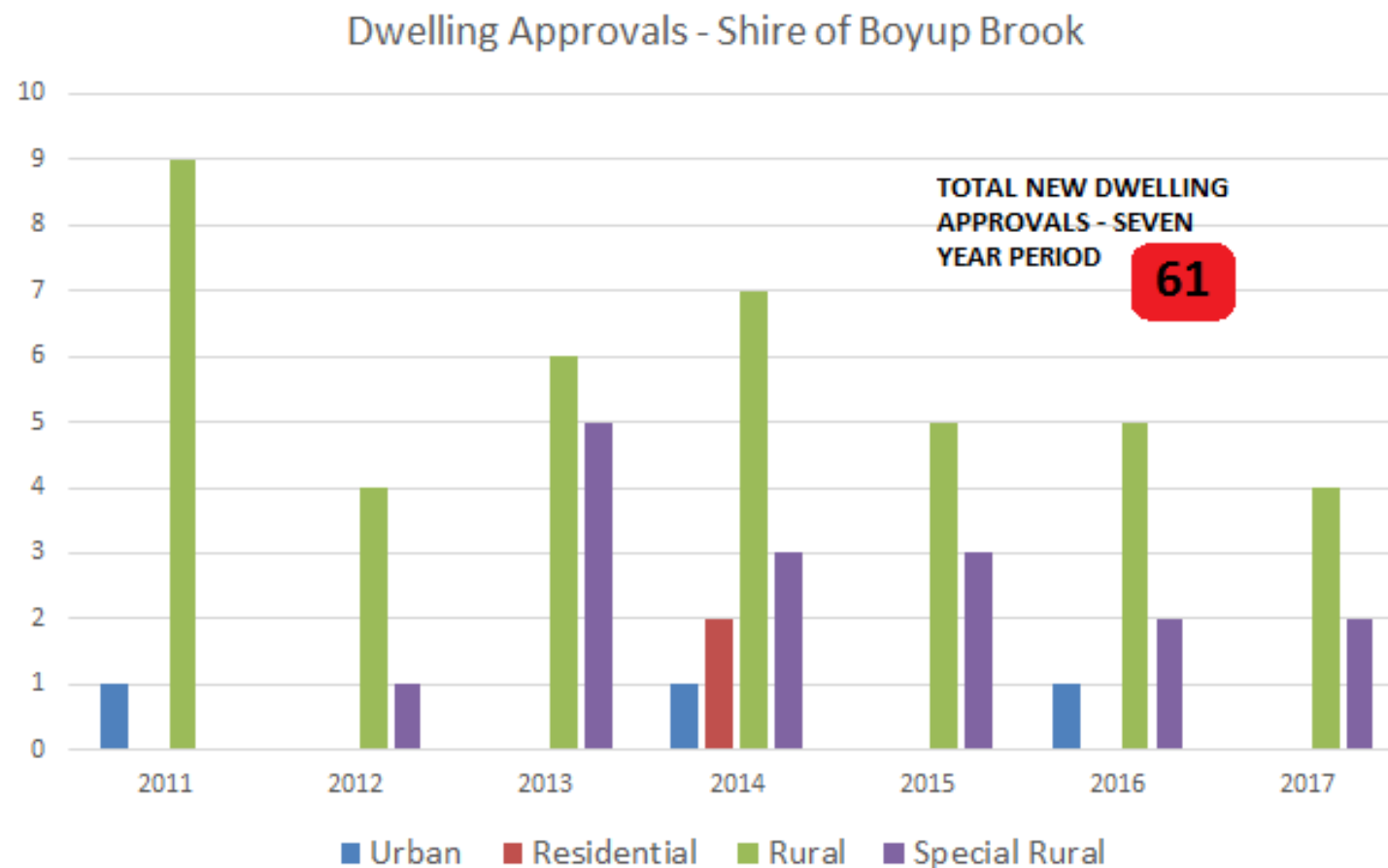


Figure 4. Dwelling Approvals – Shire of Boyup Brook
(Source – Shire of Boyup Brook building approvals record data).

Planning Issues

1. Currently, the majority of housing development has occurred on 'Rural Residential' and 'Rural' zoned land adjoining the Boyup Brook townsite, rather than 'Residential' zoned lots in the heart of the Boyup Brook townsite. This has been mainly due to the lack of available land and subdivision viability associated with the cost of servicing and low return on investment.
2. The average residential lot size is 1200m². Lots are not currently serviced with reticulated sewer, meaning consolidation opportunities are limited. Whilst the Water Corporation has identified the Boyup Brook townsite for a sewerage treatment system, this project is unlikely to be funded in the short-term.
3. Within the Boyup Brook townsite, land supply is available for residential development, but has not been developed, due to low demand, housing vacancy and a static population growth.
4. With an increasing adolescent and aged population, demand for services such as medical, aged accommodation and recreation is expected to increase.

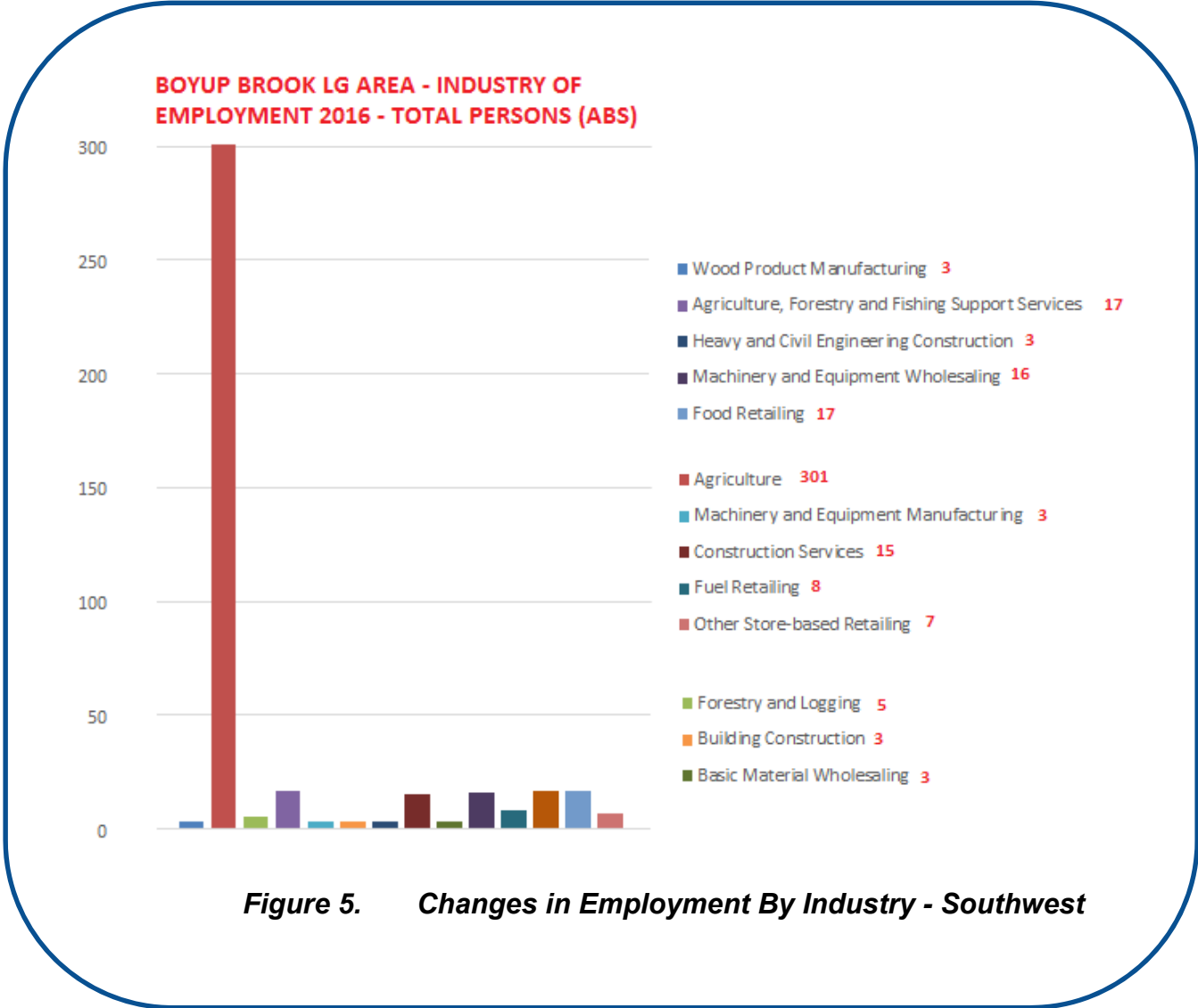


Boyup/Tourism/Agriculture/Nature

Employment Projections

Planning Analysis

- 1. The three occupational groupings expected to experience the strongest in employment growth for the South West Region of Western Australia, are professionals, technicians and trades workers, and managers. Together, these groups are predicted to account for 61.4% of jobs growth in the next four years (2016-2020) (Department of Training and Workforce Development, 2014).
- 2. The following qualifications are expected to lead future jobs growth: bachelor degree, certificate III or IV and diploma. Those people with no post school qualifications are projected to experience a decline in employment (Department of Training and Workforce Development, 2014).
- 3. Projected employment by industry for the South West indicates that construction, health care and social assistance, retail trade, education and training and agriculture and forestry will all grow significantly in the next five years (Department of Training and Workforce Development, 2014).
- 4. Growth in youth demographics and good access to educational institutions means the South West has significant strengths in relation to workforce supply.



Planning Issues

- 1. In relation to employment, the main planning related issue is a lack of short term accommodation available to a transient workforce and a lack of new and affordable homes to accommodate professionals and young entrepreneurs.
- 2. Personnel with specialized skills are needed to support an aging population and a more technical and scientific base agriculture industry. Personnel seeking part time work are needed to cater for a shift from full time to part time employment opportunities.
- 3. The same can be said for holiday accommodation. There's a lack of quality holiday accommodation to support the tourism industry, which has the potential to grow subject to marketing. The Boyup Brook townsite is a beautiful town situated on the Blackwood River and a major tourist route. The town attracts country music lovers to the annual Boyup Brook Country Music Festival.
- 4. The low population growth and commercial catchment makes it difficult to achieve employment growth. Residents in the Shire of Boyup Brook also travel to the neighbouring Bridgetown for business. Considering employment opportunities are limited to mainly agriculture, young people move where a variety of employment opportunities may exist.

Boyup Co-Op (Commercial)



Boyup Farm Supplies (Commercial)



Grain Bulk Handling (Wholesale)



Tourism – Country Music Festival (H. Dickson)



Urban Growth & Settlement

Planning Analysis

Existing Settlement hierarchy.

- 1. There is one 'Principal Centre' (Boyup Brook townsite) and five small rural settlements (Hamlets) in the Shire (refer to below Table 3).

Table 3. Settlement Hierarchy

Settlement Type	Commercial & Community Services	Infrastructure	Social, Economic and Environmental drivers for growth.
Boyup Brook - The Principal Centre servicing the Shire. (Population – 900)	<ul style="list-style-type: none">IGA Store;Commercial shops and service outlets;Hospital and aged care/lodging;Recreation precinct;Administration centre;Telecentre, Museum and Tourist Centre; andPrimary and High Schools	<ul style="list-style-type: none">Reticulated potable water (piped from neighbouring Shire – Bridgetown);Telecommunications; andPower <p>Deep sewerage not currently available - in the planning – Water Corporation.</p>	<p>Develop as a social and recreation support centre for the population as it grows.</p> <p>Develop as a service centre supporting a strengthening agriculture industry.</p> <p>Develop as a cultural centre with entertainment and heritage assets.</p> <p>Develop as a lifestyle and tourist destination with enhancements to eco-tourism.</p>
Rural Settlements (Hamlets) <ul style="list-style-type: none">DininnupWilgaKulikupMayanupTonebridge (Populations < than 50)	<p>Community Hall(s)</p> <p>Mayanup has an arena for holding horse (camp-draft) eventing.</p> <p>Dininnup holds the annual shire agricultural show.</p>	<p>Innovative on-site water supplies and effluent disposal on an individual site basis.</p> <p>Overhead power.</p>	<p>Infill potential given existing undeveloped small lot entitlements.</p> <p>Otherwise no growth potential given lack of social services (e.g. General Store).</p> <p>Consider downsizing rural settlement areas by amalgamation to expand existing farming entitlements or for natural resource management.</p>

Planning Issues

Boyup Brook - townsite

- 1. Urban growth and conventional residential densities are constrained by:
 - a) Lack of reticulated sewerage;
 - b) Low commercial return on subdivision and development;
 - c) Natural limitations such as rocky outcrops, steep topography and unsuitable (impermeable) soils.
- 2. Whilst Boyup Brook continues to have a country vernacular, this could be threatened by increasingly modern building practises and design which does not respond to the landscape. Ongoing need to ensure buildings are sustainable.

Rural Settlements

- 3. The Shire's rural townsites (Hamlets) are all without social, recreation and commercial services. Occupants travel to the Principal Settlement or surrounding local governments to acquire goods and for recreation, schooling and social interaction.
- 4. Large areas of land exist within rural settlements that are either vacant or unallocated Crown land which is zoned 'Urban'. This land is surplus to demand and needs to be rationalised to avoid unsustainable urban expansion.

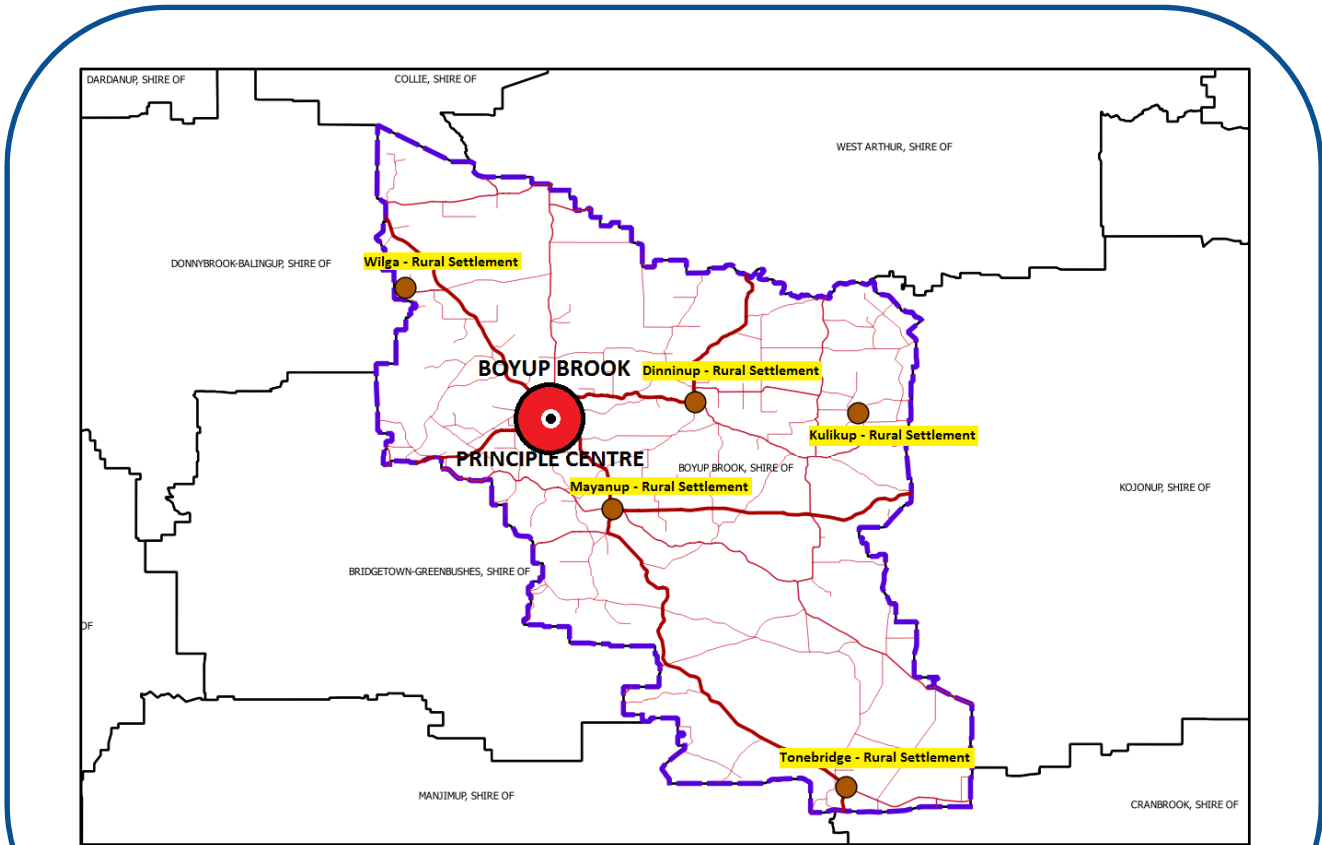


Figure 6. Settlement Hierarchy & Principle Town Centre

Land Demand & Supply Analysis

Planning Analysis

Table 4. Residential & Rural Living Demand/Supply Analysis

Investigation Area	Investigation Area (ha)	Developable Area (ha)	Density (R-Code)	Lot Size (Min Avg)	Estimated Lot Yield
Boyup Brook 'Residential' zone (Includes 'Guided Development' area)	64.4ha Existing Residential Lots	64.4ha Existing Residential Lots	Density code – as per scheme - R15	Min lot sizes– 1000m ² Avg lot size – 1200m ²	Current amount of lots – 315 Total Potential – 966 Lots (approx)
Boyup Brook 'Special Rural' zone (Includes Structure Plan Areas 1 and 2)	773.8ha	Approx - 633ha (-20%)	Min permitted - 2ha	N/A	Current amount of lots – 122 Total Potential – 315 (approx.)
Boyup Brook 'Rural Small Lot Holding' zone (Includes Structure Plan Areas 3 and 4)	652ha	Approx - 522ha (-20%)	Min permitted – 4ha	N/A	Current amount of lots – 13 Total Potential 130 (approx.)
Wilga Settlement 'Urban' zone	274ha				Current amount of lots - 55
Dininnup Settlement 'Urban' zone	15ha				Current amount of lots - 41
Kulikup Settlement 'Urban' zone	143ha				Current amount of lots - 44
Mayanup Settlement 'Urban' zone	3.54ha				Current amount of lots - 24
Tonebridge Settlement 'Urban' zone	37.72ha				Current amount of lots - 23
Residential & Rural Living Total	Current lot supply – 637 Total Potential – 1598 approx Based on Scheme zones and standards, there is the potential for an additional 961 lots to accommodate living in the Shire of Boyup Brook. This estimate does not consider the potential for additional lots via development of sewerage treatment infrastructure – envisaged in the long term. There is land appropriately zoned to accommodate population growth. Land and housing affordability, growth in employment opportunities and a continuation of servicing are essential elements to help stimulate growth.				

Table 5. Commercial Demand/Supply Analysis

Investigation Area	Investigation Area (ha)	Developable Area (ha)	Floorspace Estimate (M ²)
Boyup Brook - townsite			
Commercial	4.6ha	Current supply - 46lots	Based on average 1000m ² /Lot - Total Potential - as is - 46 Lots

Table 6. Industry Demand/Supply Analysis

Investigation Area	Investigation Area (ha)	Developable Area (ha)	Floorspace Estimate (M ²)
Boyup Brook - townsite			
Light Industrial	7.7ha	Current supply - 19lots	Based on 4000m ² /Lot - Total Potential – as is -19 lots
General Industrial	4.2ha	Current supply -10lots	Based on 4000m ² /Lot – Total Potential – as is -10 lots

Planning Issues

1. Increased densities in the Boyup Brook townsite are dependent upon the provision of a reticulated sewerage scheme.
2. Further subdivision of existing 'Residential' land is constrained by the cost of subdivision and the affordable nature of 'Rural Residential' lots, given lesser servicing costs (i.e. on-site water and effluent disposal).
3. The potential for additional commercial and industrial lots is limited due to the use of available land and low commercial incentive to rationalise/subdivide underutilised land.
4. There is a slow uptake of land available (zoned) for 'Special Rural' and land in the remote settlements such as Dininnup and Mayanup.
5. Small lot development as an extension to the existing urban areas is constrained due to steep and undulating topography, the presence of granite rock and the lack of utilities including potable water and a sewerage scheme.
6. Consideration needs to be given to supporting diversity in lot sizes, including 4000m² and 5000m² lots as an extension to existing developed areas.

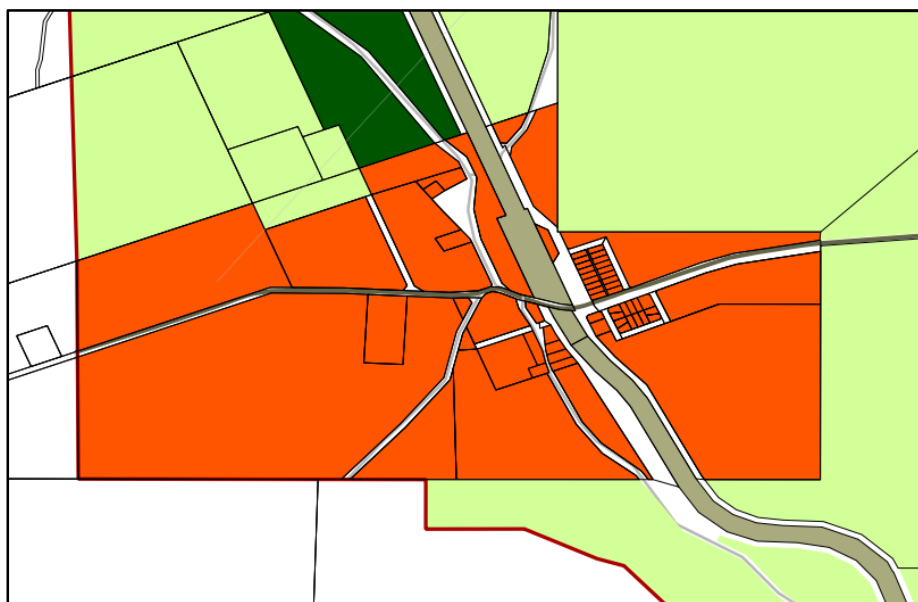


Figure 7. Wilga Settlement – North of Boyup Brook townsite

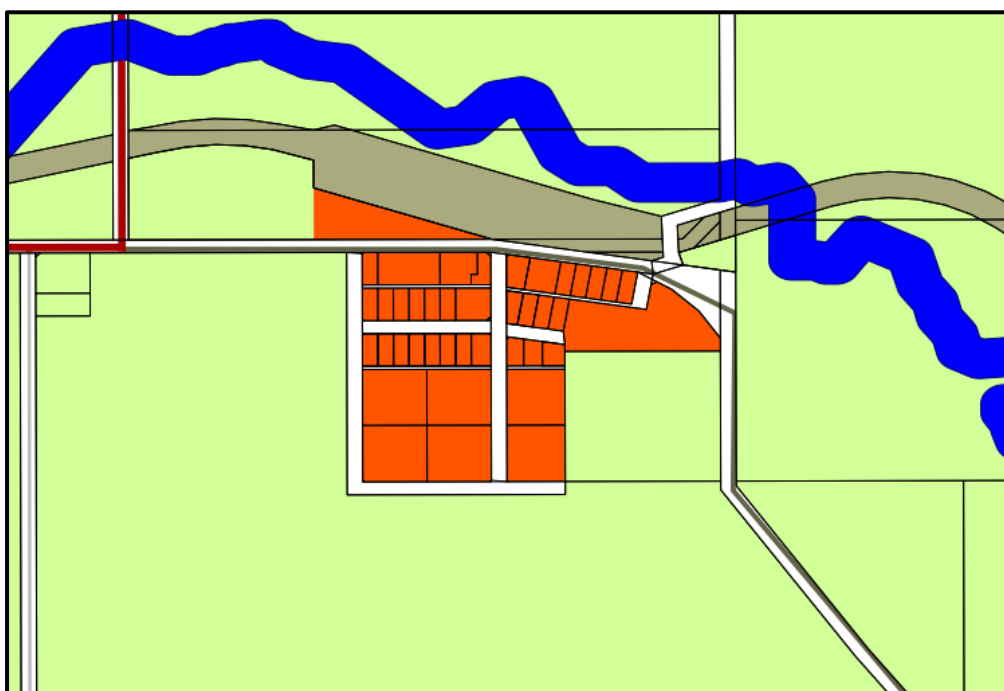


Figure 8. Dinninup Settlement – East of Boyup Brook townsite

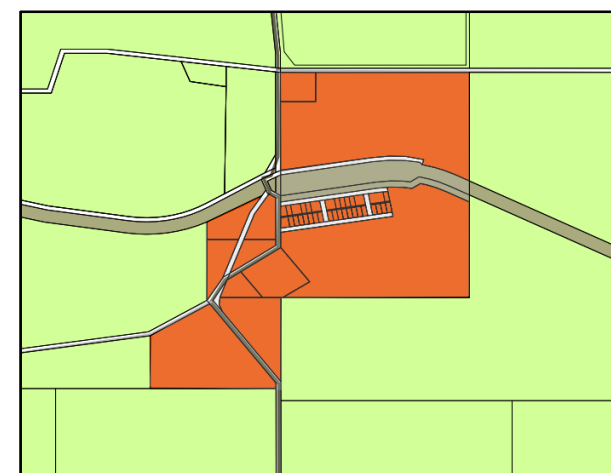
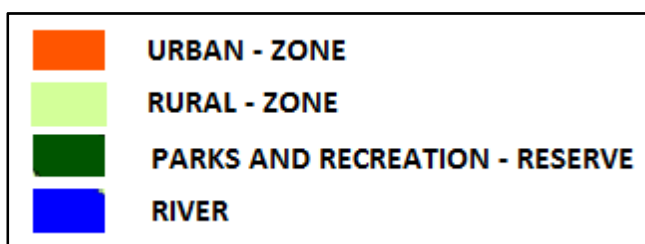


Figure 9. Kulicup Settlement – East of Boyup Brook townsite

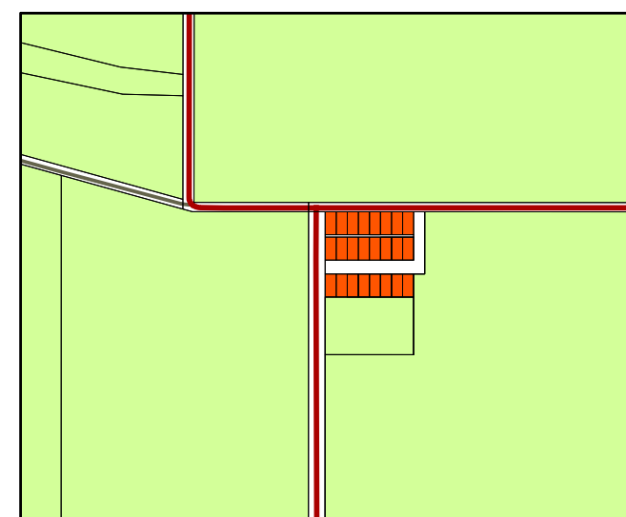


Figure 10. Mayanup Settlement – South of Boyup Brook townsite

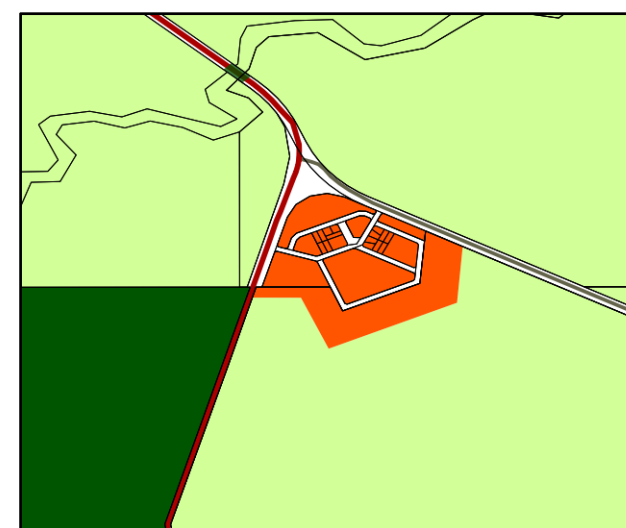


Figure 11. Tonebridge Settlement – South of Boyup Brook townsite

Natural Environment

Planning Analysis

1. Temperatures in the Shire range from a minimum of 4.3°C in winter to more than 30°C during summer (ABS). Annual rainfall is 700mm compared to 1000mm in south coastal regions (WA) and 500mm in inland regions (Katanning and Narrogin) (ABS).
2. Less rainfall predicted by climate change modelling, means increased potential for fire and complications for farming.

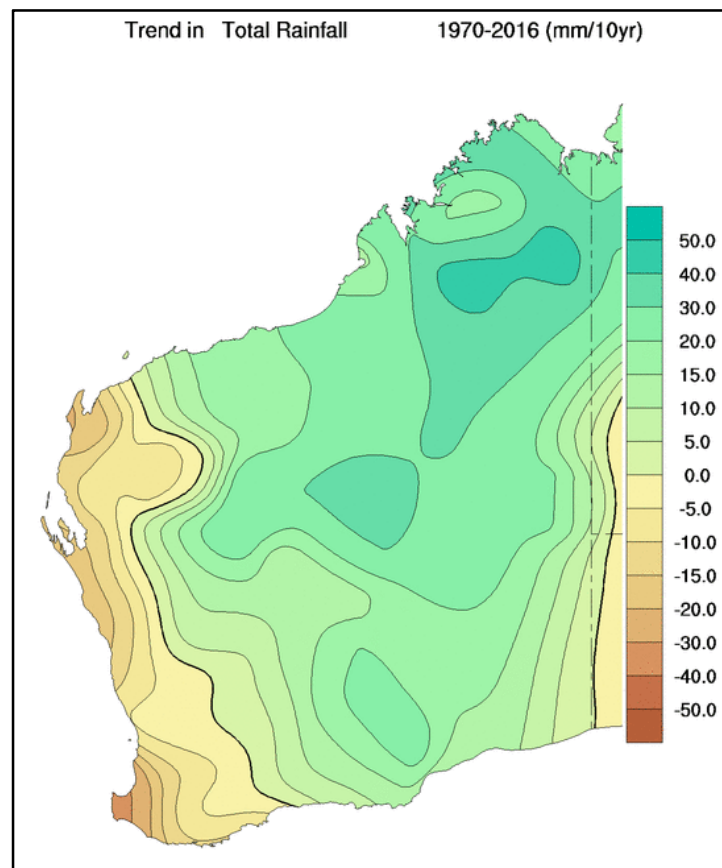


Figure 12. Trend in Total Rainfall (Bureau of Meteorology)

3. High value, biodiverse rich systems include:
 - Two dominant river systems passing through the Shire (Blackwood River and Tone River).
 - Large vegetated areas in Crown ownership (State Forest); and
 - Areas identified by the Environmental Protection Act as being Environmentally Sensitive.
4. Species of the region listed in the Environment Protection and Biodiversity Conservation Act 1999 as being threatened include the Carnaby's (Black) Cockatoo and the Western Ring Tailed Possum.
5. The deep and steep sided Blackwood Valley is a landscape character icon with its long valley views and intermix of farming and vegetated areas.

Planning Issues

1. Farming practices including clearing of vegetation, use of chemicals and livestock grazing amid remnant vegetated areas and river systems, has the potential to impact on the environment (biodiversity of life) and the longevity of agricultural practices.
2. Sustainable and environmentally friendly farming management practices such as fencing off remnant vegetation, incorporating suitable vegetated buffers to water courses, capturing and breaking down soil contaminants prior to reaching water courses and planting of trees on escarpments and low areas subject to soil acidification, is lacking in some areas.
3. Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change.



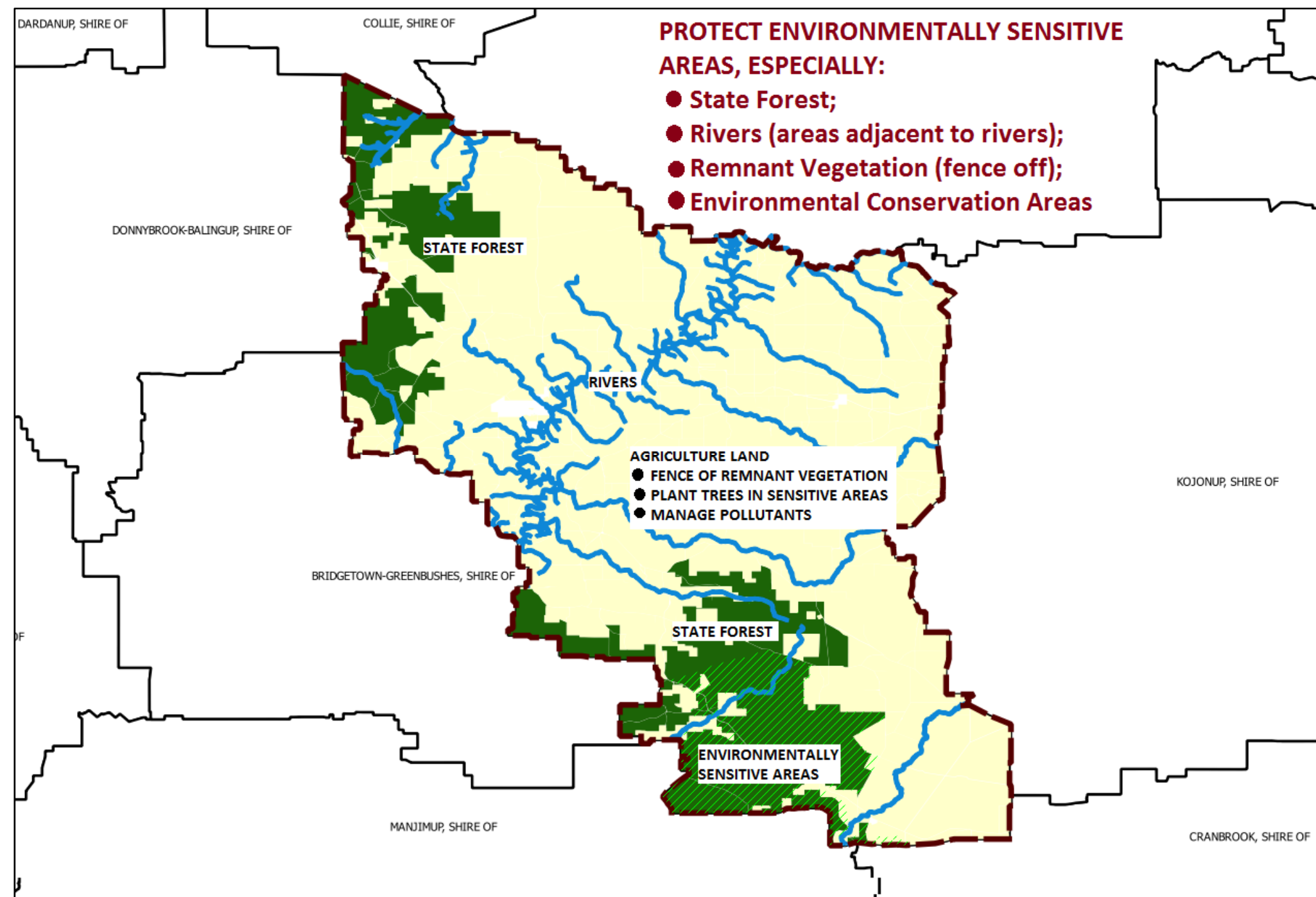


Figure 13. Natural Environment Map

Natural Resources & Land Capability

Planning Analysis

Landscape and Soil

1. The Shire of Boyup Brook is gently undulating with a low, hilly relief, and broad depressions with swamps.
2. Soils are characterised by laterite, gravels and grey sand on upper areas and sandy, yellow soils on slopes and river terraces (Department of Agriculture and Food, 2008).
3. 3-9% of the Shire has moderate, high or extreme salinity (Department of Agriculture and Food, 2008). High risk areas for the future include the Tweed and Scotts Brook catchments (Blackwood Basin Group, 2015).

Water and Riparian Vegetation

4. With the majority of the middle region of the Shire having been cleared and used for agriculture over a long period, waterway salinity levels have become brackish to saline (Planning, 2004).
5. The water quality of river systems passing down through more forested areas improves, where it is diluted by the inflow of fresher side streams (Planning, 2004).
6. Much of the riparian environment is also moderately to severely degraded in the middle to upper Blackwood river system (Planning, 2004).

Biodiversity

7. Significant biodiversity values in need of protection are located within State forest, which offers a moderate or high level of protection opportunity.
8. Some of the remnant vegetation remaining on freehold land has been degrading as a result of factors such as poor management, overgrazing, weed infestation, rising water tables and salinity levels (Planning, 2004).

Agriculture – Capability

9. 50-70% of the Shire of Boyup Brook is capable of growing perennial horticulture. (Department of Agriculture and Food, 2008).
10. The 235 farms in the Shire (147,433 hectares), produced \$48million worth of value. (South West Development Commission, 2015).

Planning Issues

Water

1. The high levels of salinity in some waterways adversely affects a wide range of community values and opportunities, including agricultural production, riparian vegetation, visual landscape, community facilities and tourism.
2. Riparian areas act to filter water runoff from the adjacent land uses, as well as playing a recreational and educational role for the community. These areas are under threat from weed infestation and livestock grazing.
3. More information, education, incentives, equity and support is needed as ingredients for a partnership in river and wetland care.

Biodiversity

4. Extraction of natural resources can impact the natural environment, cause land use impact and loss of amenity.

Tree Plantations



Blackwood River



Cropping and livestock grazing - Canola Crop



Agriculture & Food

Planning Analysis

1. Current farming produce includes:
 - Cereals (wheat, barley, canola, lupins and chick peas); Meat (beef, lamb, goat and pig); Perennials (vineyards); and Timber.
2. Farming practices are sound and include:
 - Minimum tillage and grazing - beneficial to maintaining soil structure.
 - Regular crop rotation and avoidance of stubble burning; and
 - Application of gypsum (hydrated calcium sulphate).
3. The majority of the region is at low risk of structure decline and acidification (Department of Agriculture and Food, 2008). The soil conditions are suited to the growing of perennial plants such as grape vines for wine making and fruit trees for food consumption (Department of Agriculture and Food, 2008). Perennial plants are long lived and therefore generally deeper rooted than annuals. Perennial horticulture generally requires irrigating and higher initial capital costs.
4. A large majority of land parcels in the Shire of Boyup Brook are more than 40ha and the vast majority are more than 80ha. Conflict between sensitive land use such as rural living and farming operations is expected to be less where large farm landholdings are in operation. Intensification and diversification within a large landholding can occur inclusive of buffers to sensitive areas. Large land holdings provide greater economic security. With a growing demand for food, greater opportunities are expected for intensive agricultural pursuits such as free range pigs and chickens and perennials.
5. Tree plantations present various economic, environmental and employment opportunities, and agroforestry appears to offer far greater sustainable benefits for the region and the community. Agroforestry is a land use management system in which trees or shrubs are grown around or among crops or pastureland. It combines agriculture and forestry technologies to create more diverse and sustainable land use.
6. Several commercial activities directly associated with the district's primary production are established within the Boyup Brook townsite. These include the Co-operative Bulk Handling grain terminal, machinery dealers, agricultural suppliers, stock agents, livestock transporters and real estate agents. Major distributor roads provide access opportunities for produce to various market outlets.

Planning Issues

1. Trends have shifted over the years from high numbers of livestock and labour opportunities (shearing, crutching, mulesing, drenching) to predominantly cropping with high cost investments in machinery and drop in labour demand. Many of the changes occurring in the rural economy are beyond the scope of the planning system to resolve, including:
 - Commodity price fluctuations;
 - Changing demand;
 - Losing inter-generational continuity of farming families;
 - Economic pressures;
 - Technological advances; and
 - High labour costs.
2. The growing global demand for food may generate a turn-around in the economy with demand for perennial and intensive livestock farming. Irrigation and chemical spraying of perennials and odours produced by intensive livestock generates a need for stringent management practices and setbacks to sensitive land uses.
3. Potential for land use conflict between rural lifestyle landholders and neighbouring agricultural land as a result of agricultural practises.
4. The farming community, local government and the general population need to work together to lower the risk of land use conflict, whilst ensuring agriculture prospers. Well managed enterprises minimise the occurrence of land use conflicts. There needs to be sufficient flexibility in the planning system to accommodate the needs of intensified agricultural production. Especially considering there is limited high capability production land in the Shire. (Planning, 2004).
5. Static population growth over the last 20 years has affected the economic and social fabric of the Shire's principal centre and other smaller rural settlements throughout the district (Planning, 2004).

Servicing Agent for Agricultural Machinery



Viticulture – Harvesting Grapes



Public Utilities

Planning Analysis

Sewerage

1. The Boyup Brook townsite and the remainder of the Shire are serviced by on-site effluent disposal and there is no reticulated sewerage network. On-site effluent disposal is controlled by the Shire through delegation from the Department of Health. A large majority of these on-site systems are traditional septic tank and leach drain, some of which may be degraded and or inappropriately located.
2. The Boyup Brook townsite is proposed to receive a Septic Tank Effluent Disposal (STED) scheme (Water Corporation, 2015). STED schemes are designed to take wastewater that has already been partially treated in household septic tanks through a pipeline system to an evaporation and infiltration disposal pond system, removing on-site infiltration through leach drains and achieving a higher standard of treatment overall. Whilst the STED scheme would facilitate increases in urban densities in the Boyup Brook townsite, the system has not been implemented or funded at this time.

Potable Water

3. Potable water is available to the Boyup Brook townsite via an extension to the Bridgetown water supply main. The source of this supply is Millstream Dam located near Balingup. Water from this dam is pumped to Hester, ten kilometres north of Bridgetown, and gravity fed to storage tanks located at the western entrance to the Boyup Brook townsite. Storage tanks and a large dam supplement the Bridgetown supply. The dam has the potential to supply industrial growth with a current capacity of 127,000,000 litres.

Electricity

4. Electricity is generated at the Muja Power Station. The present capacity for the town is 440/240 volts AC 50 cycles. Current capacity is reserved to cover natural load growth.
5. For growth to occur, existing single phase connections and transformers may need to be upgraded to three phase overhead.

Gas

6. Gas is supplied in cylinders by a local distributor.

Rubbish

7. Rubbish is collected in the Boyup Brook townsite once a week and in Dinninup, Wilga and Kulikup every second week. A free kerbside pickup is also provided in the Boyup Brook townsite for recyclable materials on the first Thursday of each month. In addition to the regular rubbish collection, the Council provides a Transfer Station and Recycling Facility situated on the Boyup Brook-Arthur River Road, less than two kilometres from the Boyup Brook townsite.

Planning Issues

1. The Shire of Boyup Brook is the only municipality in the South West which does not have a reticulated sewerage scheme. The lack of satisfactory sewerage infrastructure is a major impediment to residential development and subdivision within the principal centre. The imposition of large lot sizes to facilitate onsite effluent disposal is restricting the development of smaller lots and unit development, which are more affordable and attractive to aged persons.
2. Whilst the Water Corporation has outlined that a STED system for the Boyup Brook townsite is one of its priorities, such a scheme is yet to achieve funding and may not be achieved until the medium to long term.
3. In designing a STED system, consideration needs to be given to any identified future residential and industrial growth areas as a component of the Local Planning Strategy.
4. Potable water is sourced from a neighbouring town and is of a poor quality (poor taste – purified).

This map shows a potential sewer catchment area as indicated by the Water Corporation



Boyup Brook - townsite

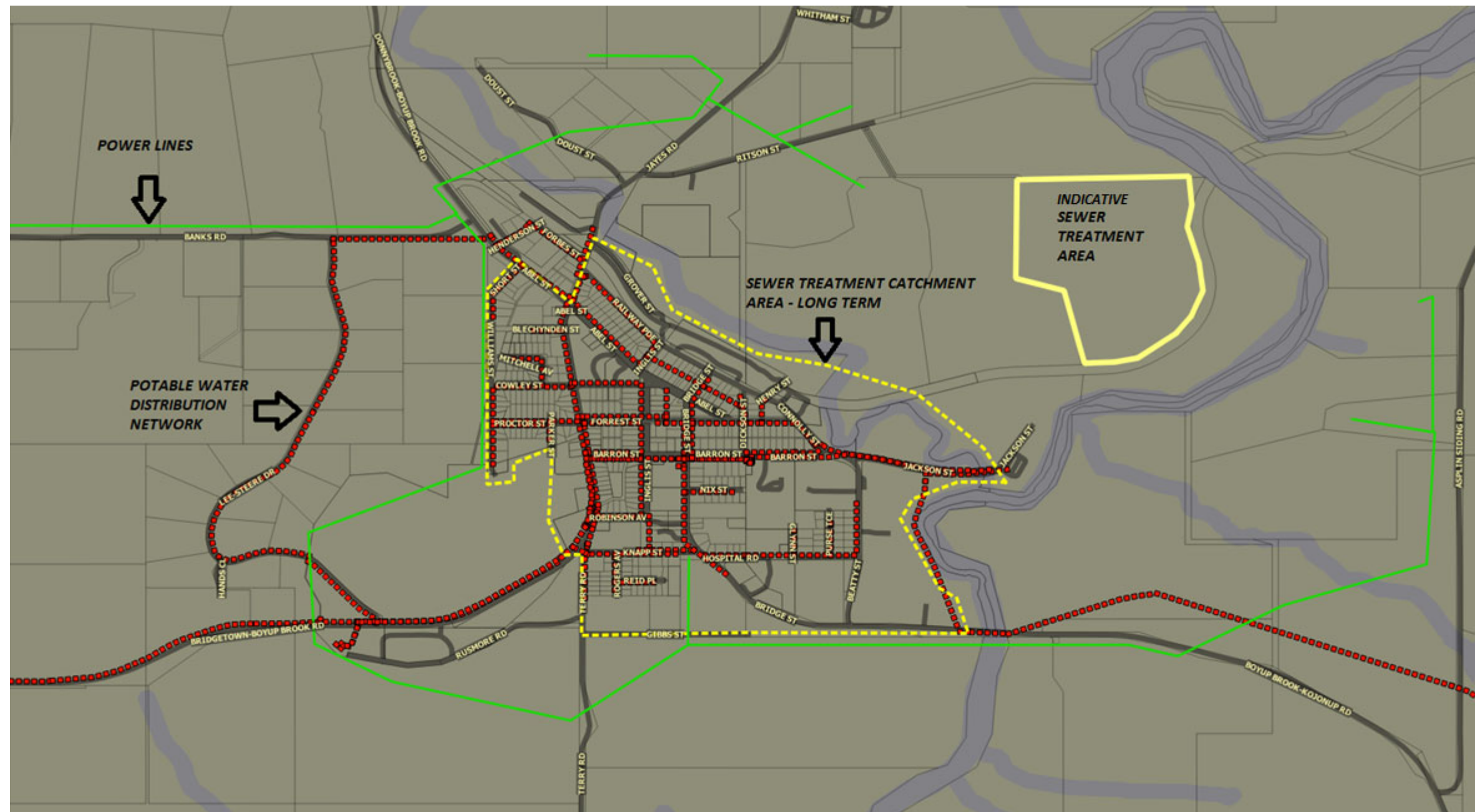


Figure 15. Public Utilities Map – Boyup Brook

Transportation Network

Planning Analysis

Major Roads

1. The Boyup Brook townsite is intersected by the following major roads:
 - Donnybrook to Colie in the north – the Donnybrook Boyup Brook Road;
 - Bridgetown to Manjimup in the west – Bridgetown Boyup Brook Road;
 - From Kojonup in the east – Blackwood Road;
 - From Arthur River in the north east – Boyup Brook Arthur River Road; and
 - From Albany in the southwest – Boyup Brook Cranbrook Road.

Tourists

2. Tourists visit the region when travelling between Perth and Albany. Tourists visiting wineries in the Frankland area use the Boyup Brook townsite as a transit destination.
3. Tourists use roads that follow the Blackwood River, a significant tourist asset in the region.
4. The Boyup Brook - Cranbrook Road and Wingebellup Road form part of an alternative transport route between the Great Southern, South West, and Peel Regions. In addition to through traffic, it services abutting farming properties, private tree plantations and several tourist destinations such as Perup Nature Reserve. The route carries a mix of heavy and light traffic including livestock, timber and tourist vehicles and is a school bus route.

Economy

5. The Boyup Brook - Arthur River Road forms part of an inter-regional link between the South West and Wheatbelt Regions, for the transport of grain, livestock, timber and woodchips.
6. The Boyup Brook North, Bowelling-McAlinden and McAlinden Roads are heavy haulage routes between the Boyup Brook-Arthur River Road and the Donnybrook-Kojonup Road (MO 13) to access the Bunbury Port. Predominately used as a route for the plantation timber industry, averaging 42,500 tonnes (3 year period). The route also carries a mix of heavy and light traffic including livestock, grain, agricultural vehicles and school buses. These roads accommodate heavy haulage and agricultural traffic from the eastern portion of the Shire of Boyup Brook and the western portion of the Shire of West Arthur. Cardiff-McAlinden Road links Collie and Boyup Brook Shires. It provides access to Power House Road, Muja Power Station, Collie Motor Complex and the Muja Coal Mine.
7. Greenbushes – Boyup Brook Road is an east-west access and forms part of a link from the South West Highway to areas around the Shire of Boyup Brook. Used as a heavy haulage route for the timber industry as well as access to private properties both agricultural and otherwise. It is a strategic heavy vehicle arterial road route in the Shire of Boyup Brook for the transportation of plantation timber to the State Roads accessing the port of Bunbury, averaging 33,000 tonnes (3 year period).

Planning Issues

1. Boyup Brook - Arthur River Road alignment is sub-standard for the volume and type of traffic using the road. Several sections of the road require widening and re-alignment to accommodate the passenger vehicle, heavy haulage freight and school bus traffic mix.
2. With increasing volumes of heavy traffic servicing the plantation timber industry and increasing volumes of tourist traffic using the Boyup Brook - Cranbrook Road and Wingebellup Road as part of the Bunbury to Albany route, sections of the road require widening and upgrading to a seven metre sealed road.
3. The Boyup Brook North, Bowelling-McAlinden, Cardiff-McAlinden Road and McAlinden Road pavements and alignments are sub-standard for the volume and type of traffic accessing the route. Several sections of the roads require reconstruction, realignment and widening to a seven metre wide sealed standard to cater for passenger vehicles, heavy freight and school bus traffic mix. Cardiff- McAlinden Road width is currently satisfactory, but failed pavement sections need reconstructing and resealing.
4. The Greenbushes – Boyup Brook Road alignment in places is substandard for the volume and type of traffic using the road. Re-construction, widening and re-alignment of various sections to a uniform two lane sealed standard is required to cater for the passenger vehicle, heavy freight and school bus traffic mix.
5. Lack of available funding for road construction, maintenance and repairs has seen a decline in the standard of the network of state and local roads in recent years.
6. There is mounting community opposition to the increase in heavy haulage transport on the regional roads due to the deteriorating standard of the road network and the perceived threat to the safety of local and tourism traffic.

Heart of South West WA



Industrial transport hub



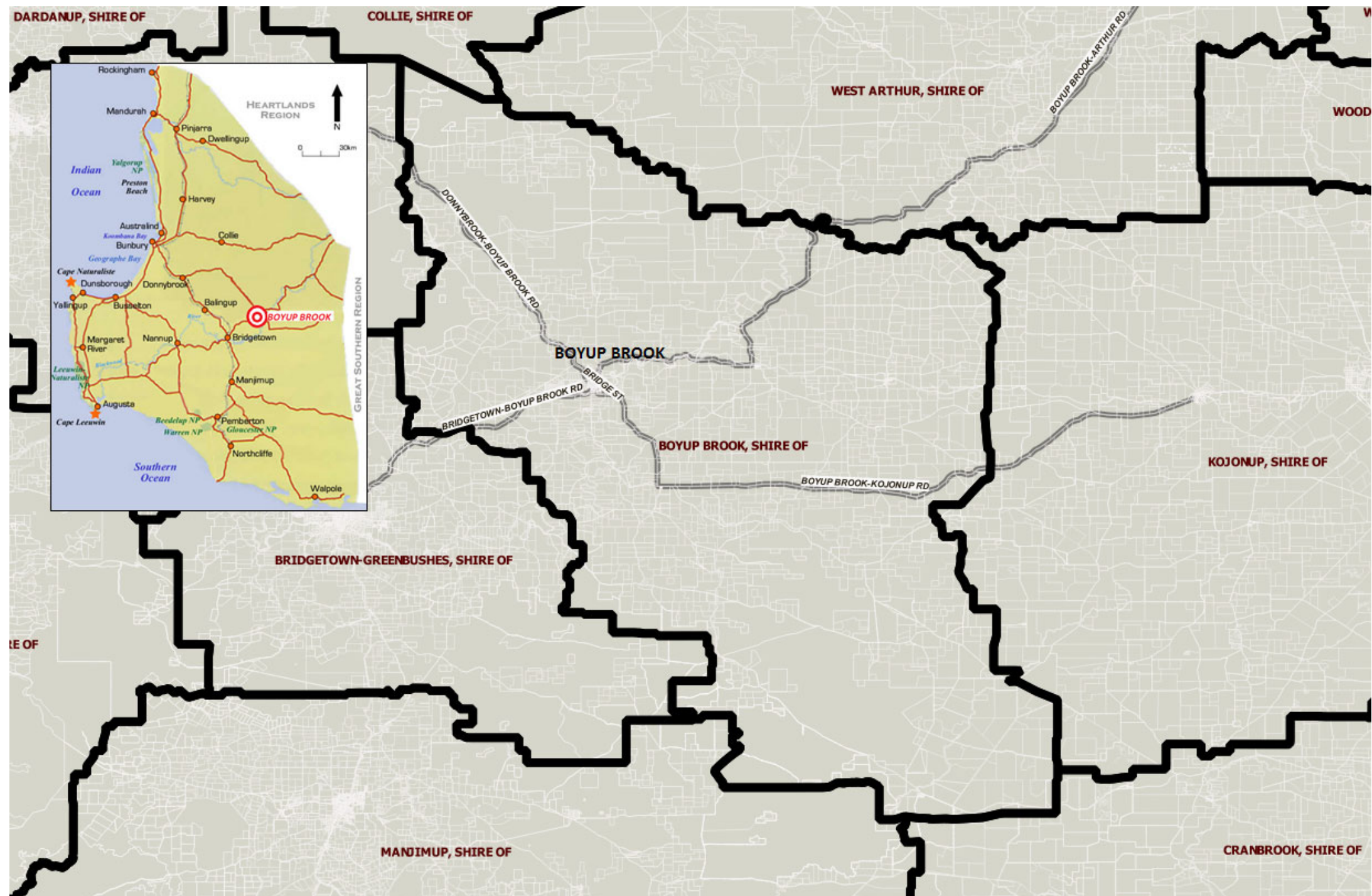


Figure 16. Transportation Network Map

Community Infrastructure

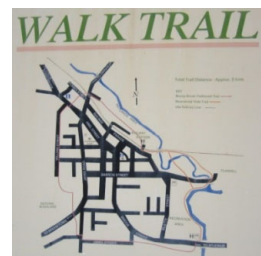
Planning Analysis

1. Community spirit is strong and represented by many groups and facilities including:
 - Sporting
 - Badminton, football, clay target, croquet, golf, hockey, cricket, camp-draft, netball, pony club, swimming, tennis, water polo and bowling.
 - Social
 - Town halls (Principal centre and rural settlements), Community Resource Centre, Country Music, Girl Guides, Country Women's Association, Liberal Party, Lions Club, Mayanup Progress, Boyup P&C, Family Playgroup and Returned Soldiers League.
 - Medical
 - Hospital;
 - Doctors X2;
 - Aged Persons Lodge – 12 person capacity;
 - Red Cross Boyup and Wilga;
 - St John Ambulance
 - Tourism
 - Boyup Brook Tourism Association;
 - Caravan Park – at Flax Mill
 - Economy
 - Upper Blackwood Agriculture Society
 - Environment
 - Blackwood Basin Group
 - Administration Centre for:
 - Transport;
 - Rates;
 - Development and landuse;
 - Community events; and
 - Library.
2. The Shire of Boyup Brook Strategic Community Plan has been developed (2013-2023) and aims to: *'Build a safe and secure community, and grow the population through commercial and employment diversity'.*
3. Key priorities of the Community Plan include:
 - Preserve and sustain the natural environment;
 - Maximise development opportunities and diversify our economic capacity;
 - Build local area employment opportunities;
 - Strengthen service delivery and advocacy, whilst not losing our past identity and history.

Recreation – Principal Centre



Walk Trails



Education – Primary and High Schools



Figure 17. Boyup Brook Community Strategic Plan

Planning Issues

1. Financial revenue streams for the Shire are limited by the ability to source external funding from grant programs and how much the community can sustain in the way of rate increases.
2. Asset Management Planning suggests that the management, replacement and renewal of building and structure assets is catered for with minimal or no funding gap (Brook, Shire Boyup Community Strategic Plan, 2013-2023).
3. Roads and Bridges Asset Management Planning shows a renewal funding gap that is currently beyond financial capacity and unless the financial management approach is changed, the funding gap will not be closed (Brook, Shire Boyup Community Strategic Plan, 2013-2023).
4. Council needs to work hard to secure funding sources to deliver the community's desired outcomes.
5. Additional issues as identified by the shire's, 2013 – 2023 Community Strategic Plan include:
 - The need for additional youth services (sporting) co-located with other community services in the recreation precinct.
 - The need for surveillance measures such as lighting in public areas;
 - Strengthen road safety in town, in the face of increasing heavy haulage;
 - Develop paths linking residential and tourist areas to commercial and recreation areas;
 - Provision of facilities within parkland (sporting, play equipment, passive);
 - Examine the opportunity to expand and enhance refuse sites;
 - Better promote business and tourism opportunities around town (advertising).

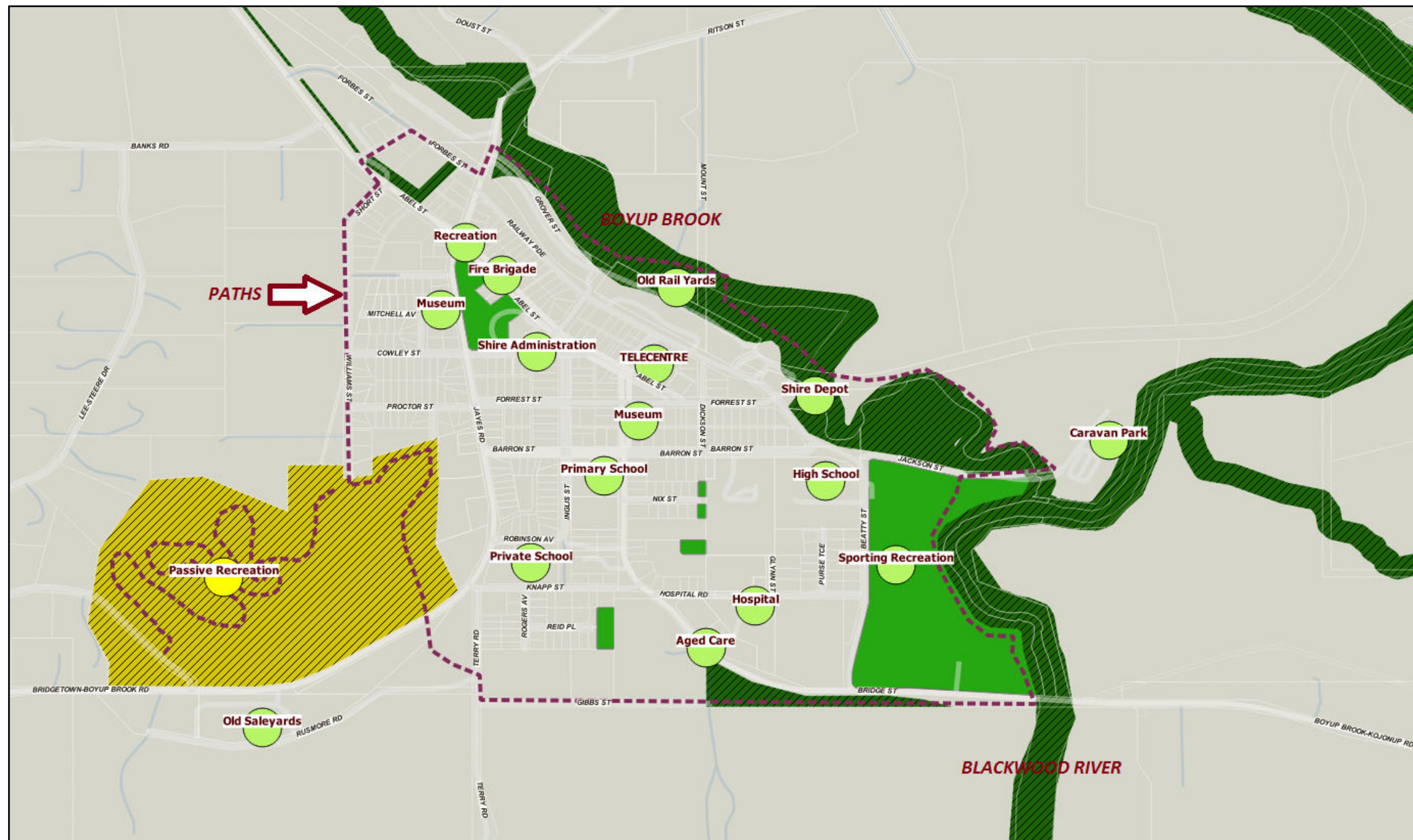


Figure 18. Community Infrastructure Map

Heritage

Planning Analysis

1. Existing historic buildings, industries and meeting places, such as the Boyup Brook town hall, Norlup Homestead and Flaxmill, enrich the characteristics of the region and provide benefits to the economy through tourism and community wellbeing.
2. The Heritage of Western Australia Act 1990 (Government of Western Australia, 1990) requires local governments to identify buildings of cultural heritage significance through a Municipal Inventory.
3. Identifying, grading and documenting places and areas in Local Government Inventories is undertaken in accordance with the 'Criteria for the Assessment of Local Heritage Places and Areas', State Heritage Office, WA (State Heritage Office WA, 2014).
4. Criteria for consideration includes:
 - Aesthetic value – distinctive features;
 - Historic value – associated with important events, special persons and/or particular periods;
 - Research Value – provides evidence of past activity;
 - Social value – community attachment to a place;
 - Rarity – uncommon or endangered aspects;
 - Representativeness – high level of authenticity or commonality within an area;
 - Heritage areas – cohesive between physical form and public realm.
5. The Shire Council has developed a Heritage List of places considered to be worthy of conservation. The heritage list makes reference to:
 - Historical growth:
 - Pre European settlement by Aboriginal tribes;
 - Original exploration of the Upper Blackwood in 1834;
 - First settlement in 1861, the result of sandalwood found in the northern portion of the district and trade with China;
 - In 1896 the development of the Upper Blackwood District Road Board for planning roads and townships;
 - A growing population and occupation in livestock for meat and wool and the development of a school, hotel, police station, railway, church and sporting facilities in early 1900's.
 - The development of a hospital in 1923;
 - The most important industry of the day being agriculture with support from a wide range of service, commercial, industrial, civic and recreational services; and

- Heritage sites with recommendations for management including:
 - 1936 - Boyup Brook Town Hall;
 - 1924 - Post Office;
 - 1909 – Railway Barracks;
 - 1941 – Flax Mill;
 - 1874 – Norlup Homestead (early settlers home);
 - 1845 – Gregory Tree (tree marked by early surveyor).

Planning Issues

1. Throughout the Shire, whilst there are good examples where heritage is preserved, degradation of some heritage places is occurring through:
 - Gradual degeneration of the heritage asset;
 - Poor maintenance;
 - Poor knowledge of the significance of the place, either by the community or by the owner;
 - Poor record of the places being maintained by the relevant authorities or those places not being registered in any manner; and
 - Inadequate funding.
2. The Local Government needs to review its heritage inventory to:
 - Align with the standard criteria developed by the State Heritage Office;
 - Ensure the evaluation of each place is accurate, consistent and up-to-date;
 - Include new places, precincts and areas; and
 - To enforce protection of heritage through scheme and policy provisions.
3. Aboriginal heritage is not recognised by the Shire's Scheme.

Heritage Museum



Sandakan War Memorial



Boyup Town Hall



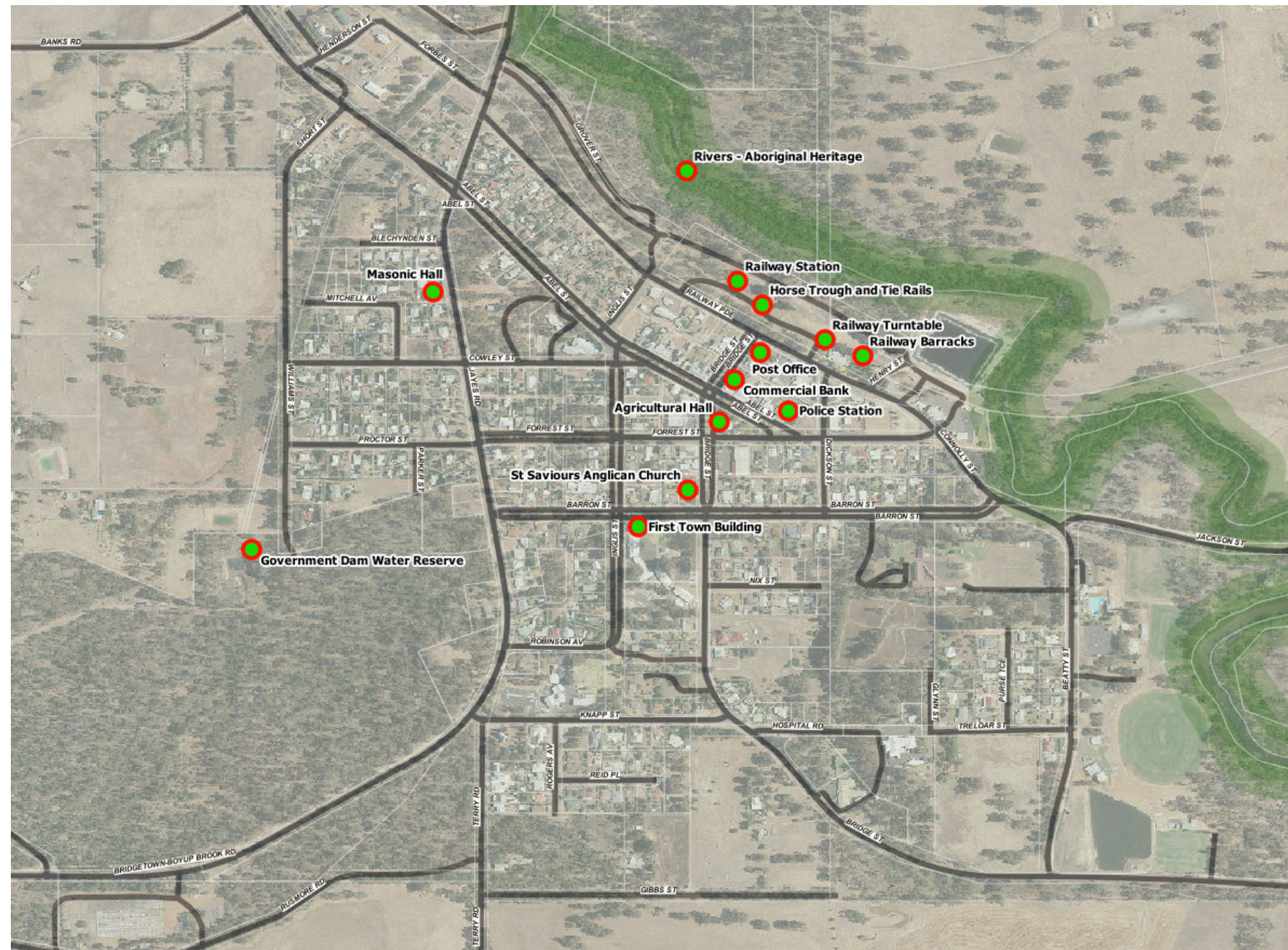


Figure 19. Heritage Map

Landscape and Visual Management

Planning Analysis

1. The Shire of Boyup Brook is within the Blackwood River catchment area, which is predominantly characterised by cleared agricultural and townsite areas occurring within an undulating landscape and with an expanse of jarrah and marri forest of medium height.
2. The vegetation is represented within state forest areas, tree plantations, roadside reserves, and areas of remnant vegetation on private land. Approximately 40% of the Shire of Boyup Brook remains covered by original native vegetation.
3. The Blackwood River catchment area is predominantly made up of course grained soils (gravel) and granite bedrock.
4. There are a number of areas within the Shire which are vested for the purpose of conservation of flora and fauna. These range in size from significant areas such as the (Perup Nature Reserve/National park), to smaller nature reserves. There are also a number of vested reserves or other lands under the control of the Shire or State Government agencies.
5. Generally, it can be said that the Blackwood River catchment has considerable water supply, recreational, heritage and environmental values.



Landscape – Undulating Farmland

Planning Issues

1. There is an ongoing degradation of landscape through clearing or man-made modification.
2. The developed building stock within townsites is generally old and in need of redevelopment and/or intrinsic design elements.
3. Dryland salinity, wind and water erosion, siltation and eutrophication, remnant vegetation decline, stream degradation and waterlogging have been identified as the key issues of concern in this region.
4. Due to soil structure and low annual rainfall, the potential exists for land to be farmed beyond its productive capacity. The future outlook for agriculture indicates a role for planning in supporting the adoption of improved land management and codes of practice.



Blackwood River

3

STRATEGY OUTCOMES

3. Strategy Outcomes

Vision

The vision of the Boyup Brook Local Planning Strategy is to encourage growth of the Boyup Brook townsite as the primary settlement and to maintain the primacy of agriculture throughout the remainder of the Shire. This will be supported by the continued development of existing Rural Residential areas, and smaller areas identified for Residential Expansion of the Boyup Brook townsite.

Central to the growth of the Boyup Brook townsite is acknowledgement that delivery of public utilities in some locations is a challenge. This is partly due to the landscape (topography and localised granite outcrops) and a lack of government services (deep Sewer). As such, and where appropriate, on-site supply of water and effluent disposal may need to be considered as a mechanism to support development and subdivision.

Key Goals

1. Development of accommodation for aged persons and tourists;
2. Creating a community and recreation hub within the Boyup Brook Townsite;
3. Encouraging infill of existing Residential and Rural Residential areas;
4. Achieving residential and industrial development through limited fronts.

Overall Goals

Environment:

- Protect remnant vegetation to:
 - Create vegetated corridors;
 - Maintain large consolidated vegetated areas;
 - Protect integrity of watercourses;
 - Maintain habitats;
 - Achieve natural buffers and visual enhancement; and
 - Protect integrity of soil (limit erosion).
- Enhance the integrity of the Blackwood River.

Community:

- Maintain and improve community health services – especially recreation and mental health care.
- Co-locate community and recreation assets in the one precinct (Recreation precinct located adjacent to Blackwood River).

Economy:

- Develop Shire owned land to accommodate industrial uses and to ultimately attract business activity and stimulate employment growth.
- Ensure rural industry has the potential to develop and grow.
- Support industrial enterprise lots – live and work on the same lot.

Infrastructure:

- Advocate for development of reticulated sewerage.
- Advocate for improvement to telecommunications - NBN
- Improve recreation facilities and maintain heritage assets.

Development:

- Develop land that is owned by the Shire and/or Crown to enable affordable housing for tourists, aged persons and disadvantaged persons;
- Develop a multi-purpose community/recreation centre.
- Develop a business opportunity centre at the Boyup saleyards.
- Support/encourage continued development and consolidation of existing Rural Residential land uses, and the Residential expansion of the Boyup Brook townsite.



Appealing Streetscape – Town Centre



Boyup Brook – Agriculture industry - (spreading fertiliser & historic grain cleaning plant)



Boyup Brook - Country Music Destination



Boyup Brook townsite – Principal Centre – appealing streetscapes



Boyup Brook townsite – Passive Recreation



Boyup Brook townsite – Visitor Tourist Centre



Boyup Brook townsite –Sporting Infrastructure

Planning Actions

Planning Issue	Planning Action	Planning Justification												
Principal Settlement Area – Boyup Brook Townsite														
<div>1. Urban growth and conventional residential densities are constrained by:<div>d) Lack of reticulated sewerage;<div>e) Low commercial return on subdivision and development;<div>f) Natural limitations such as rocky outcrops, steep topography and unsuitable (impermeable) soils.</div></div></div></div> <div>2. Whilst Boyup Brook continues to have a country vernacular, this could be threatened by increasingly modern building practises and design which does not respond to the landscape.</div> <div>3. The ongoing need to ensure building is sustainable.</div>	<div>1. Ensure a sufficient supply of unencumbered land is available in a variety of locations (as identified in the ‘Investigation Areas’) to provide opportunity for urban development should demand arise. Identify land within an appropriate ‘Development Investigation Area - Special Control Area’ of the local planning scheme which limits potential for further subdivision and provides the planning framework to guide landowners/developers as to the requirements pertaining to the intensification of development on the land.</div> <div>2. Develop a planning policy framework to support the Local Planning Scheme that encourages development that is sympathetic to and contributes to sense of place (through tree planting, sensitive colour palette and design elements on building fascia).</div> <div>3. Develop a local planning policy framework to support the Local Planning Scheme that encourages sustainable development through design.</div>	<div>1. Conventional urban growth does not fit within the character of Boyup Brook. It has evolved as a town with lesser servicing and now achieving ‘urban’ type development is constrained. As such, growth within the existing townsite, except for large parcels, is generally limited and ability to identify a variety of different land supplies is required.</div> <div>2. The character of Boyup Brook is what attracts residents and tourists alike. This should be protected through the planning framework.</div> <div>3. Encouraging the use of sustainable design will ensure that buildings are efficient to live in and/or run, are more responsive to local conditions and benefit the household through reduced financial liability in the long term.</div>												
Rural Townsites														
<div>1. The Shire’s rural townsites (Hamlets) are all without social, recreation and commercial services. Occupants travel to the Principal Settlement or surrounding local governments to acquire goods and for recreation, schooling and social interaction.</div> <div>2. Large areas of land exist within rural settlements that are either vacant or unallocated Crown land which is zoned 'Urban'. This land is surplus to demand and needs to be rationalised to avoid unsustainable urban expansion.</div>	<div>1. Do not support further growth within rural townsites.</div> <div>2. Consider introducing a ‘Rural Townsite’ zoning to the local planning scheme and include the following objectives within the scheme:<table><tr><th>Rural Townsites</th><th>Objectives</th></tr><tr><td>Wilga</td><td>To provide for a range of land uses that would typically be found in a small country town.</td></tr><tr><td>Dinninup</td><td>To encourage rationalisation of the ‘Rural Townsite’ zoning, given the limited growth opportunities in Rural Townsites.</td></tr><tr><td>Kulikup</td><td>Achieve self-sustaining settlements by requiring self-reliance for on-site water supply, effluent disposal and drainage management.</td></tr><tr><td>Mayanup</td><td></td></tr><tr><td>Tonebridge</td><td></td></tr></table></div> <div>3. Consider the following land use permissibility’s within the scheme <i>Table No.1 Zoning Table</i> for the Rural Townsite zone to the following:<div>a) ‘P’ uses: Single House; and Home Office.</div></div>	Rural Townsites	Objectives	Wilga	To provide for a range of land uses that would typically be found in a small country town.	Dinninup	To encourage rationalisation of the ‘Rural Townsite’ zoning, given the limited growth opportunities in Rural Townsites.	Kulikup	Achieve self-sustaining settlements by requiring self-reliance for on-site water supply, effluent disposal and drainage management.	Mayanup		Tonebridge		<div>1. The minor settlements lack adequate utility services and community facilities to support any future urban expansion.</div> <div>2. Consistency with the ‘Rural Townsite’ zone of the Model Provisions contained within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</div>
Rural Townsites	Objectives													
Wilga	To provide for a range of land uses that would typically be found in a small country town.													
Dinninup	To encourage rationalisation of the ‘Rural Townsite’ zoning, given the limited growth opportunities in Rural Townsites.													
Kulikup	Achieve self-sustaining settlements by requiring self-reliance for on-site water supply, effluent disposal and drainage management.													
Mayanup														
Tonebridge														

Planning Issue	Planning Action	Planning Justification
	<p>b) 'D' uses: Ancillary Dwelling; Bed and Breakfast; Civic Use; Industry – Cottage; and Rural Pursuit/Hobby Farm.</p> <p>c) 'A' uses: Community Purpose, Garden Centre; and Home Business.</p> <p>4. Consider including within the scheme, the following clauses for the Rural Townsite zone:</p> <p>a) Further expansion of the Rural Townsite zone is not permitted.</p> <p>b) When considering an application for development approval, the Local Government shall require appropriate arrangements to be undertaken on the lot to achieve a long term sustainable land use activity inclusive of:</p> <ul style="list-style-type: none"> • The method of collecting and storing potable water on-site; • The method of disposing of solid and liquid wastes generated by the proposed land use and the level of recycling of solid and liquid wastes to be undertaken on the lot; • The design, location and finishes to be applied to buildings and structures on the land where the design, location or finish provides a reduction in the energy demands required to use or maintain that building or structure. <p>5. Subdivision within the 'Rural Townsite' zone will not be supported.</p>	
Industry		
<p>1. Inadequate industrial land supply for growth in Boyup Brook.</p> <p>2. Potential for rationalisation of existing industrial land uses is limited due to the low commercial incentive and return to subdividers.</p> <p>3. There are two industrial zones (Light Industrial and General Industrial) that do not conform to the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>	<p>1. Investigate the use of Crown Land within and surrounding Boyup Brook for the provision of industrial land uses (e.g. old sale yards).</p> <p>2. In a new scheme, replace the 'General Industrial' and 'Light Industrial' zones with 'General Industry' and 'Light Industry', and reflect the model objectives for those zones as included within the Model Provisions.</p> <p>3. Where required, encourage and support structure planning and local development planning for industrial areas.</p> <p>4. Consider, on merit, the identification of 'Rural Enterprise' land uses within some Rural Residential areas. A 'Rural Enterprise' zone would enable Light Industry land uses with ancillary residential accommodation for those running those businesses. A 'Rural Enterprise' zoning would have to consider separation of land uses, buffers to sensitive land uses, and provision of suitable on-site effluent disposal capability.</p> <p>5. Ensure areas proposed for industrial uses are subject to appropriate buffers to residential and sensitive land uses.</p>	<p>1. Given the likely low return associated with the development of industrial land, the Shire wishes to investigate whether it has ability to provide land for these uses.</p> <p>2. The modification of the zoning names and objectives is consistent with the Model Provisions contained within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>3. Ensuring that landowners and developers have an appropriate level of officer support in preparing applications for subdivision or development of industrial land.</p> <p>4. <i>State Planning Policy No.2.5 – Rural Planning</i> makes provision for a Rural Enterprise zone to be utilised for small rural communities, provided they are properly planned, close to settlements, serviced and address any buffer/amenity issues.</p> <p>5. Suitable separation between industrial and sensitive land uses is required by <i>State Planning Policy No.4.1 – State Industrial Buffers</i> and the <i>Environmental Protection Authority's Guidance</i></p>

Planning Issue	Planning Action	Planning Justification
		<i>Statement No.3 – Separation Distances between Industrial and Sensitive Lands Uses.</i>
Commercial/Mixed Use		
<ol style="list-style-type: none"> 1. Inadequate commercial land supply for growth in Boyup Brook. 2. Potential for rationalisation of existing commercial land uses is limited due to the low commercial incentive and return to developers. 3. Attracting commercial growth, given the small population base and static population growth. 4. Improving streetscape outcomes in the Boyup Brook town centre. 	<ol style="list-style-type: none"> 1. Consider rezoning land currently zoned as 'Commercial' by Town Planning Scheme No.2 to 'Mixed Use' to reflect the desired use of the land. 2. Introducing suitable provisions to a new Local Planning Scheme which address land use mix and ensure flexibility within a new 'Mixed Use' zone and specify the vertical separation of uses. 3. Investigate acquiring land within rail reserve adjacent to the Boyup Brook town centre, for the expansion of the town centre through rezoning to 'Mixed Use'. 4. Consider incorporating the following provisions for development within the Scheme or a Local Planning Policy to apply to the 'Mixed Use' zone: <ol style="list-style-type: none"> a) Commercial street frontages built to within 2.5m of the front boundary shall incorporate a veranda or roof overhang to provide pedestrian shelter over the adjacent footpath with a minimum footpath overhang of 3 metres and a minimum height of 3 metres. b) Incorporate landscaping between the parking area and street boundary equal to 5% of the site area of the car park and shade trees at a rate not less than one tree every six bays within the parking area. 	<ol style="list-style-type: none"> 1. The 'Mixed Use' zone is consistent with the Model Provisions contained within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. Mixed uses reflect the types and variations of uses that are present within the town centre. 2. Acknowledging that whilst desirable, vertical separation of land uses (commercial ground storey/residential first storey) is generally not commercially viable within Boyup Brook (in new developments) but that horizontal separation is more likely to be the outcome. 3. Allowing for the expansion of the town centre in adjacent vacant land. The types of land use in this area (rail reserve) will be driven by demand. 4. By introducing these provisions into the Scheme, or via a Local Planning Policy, key streetscape elements can be maintained and enhanced, whilst also providing a pleasant environment for pedestrians and alfresco dining.
Residential		
<ol style="list-style-type: none"> 1. Limited ability for consolidation due to lack of reticulated sewer. 2. Restriction of further infill within existing town due to the limitations of topography, remnant vegetation and rocky outcrops. 3. Availability of 'Special Rural' zoned land and low/cheap servicing and infrastructure requirements, makes development of 'Residential' zoned land unviable. 4. In some cases, housing stock is dated and dilapidated. Renewal/renovation of housing stock is not occurring as in most cases the cost would be higher than relocating to a vacant lot with a new build. 	<ol style="list-style-type: none"> 1. Should a STED (sewerage) system be developed and connected to lots, support an increase in density from R15 to R20 for land identified for residential. This will allow for the consolidation of existing land uses through subdivision, given most of the Boyup Brook townsite contains lots that are in excess of 900m² required for subdivision. 2. Should a STED system not be developed, investigate potential to provide aged/affordable accommodation via group housing with communal on-site effluent disposal schemes. 3. Investigate the provision of larger residential lots (between 2000m² and 5000m²) to create a land product that is more affordable and matches the country vernacular of Boyup Brook. 4. Promote potential for subdivision where land is appropriately zoned and services and infrastructure currently exist or are proposed. 	<ol style="list-style-type: none"> 1. If a reticulated sewerage system was to be developed this would enable opportunities for consolidation within the existing townsite. This will lead to better environmental outcomes, provide a greater diversity of housing choice, enable transitional and affordable housing to be provided and provide for aging in place. It would also reduce pressure on the development of un-serviced residential land uses on the fringe of the settlement. 2. Identifying opportunities for aged/affordable accommodation to provide for these housing stock options if a reticulated sewerage system does not become available. 3. The commercial realities of a small rural town can prevent subdivision of fully serviced land.

Planning Issue	Planning Action	Planning Justification
<p>5. There is a lack of aged accommodation and the ability to age in place is restricted by the minimum lot size requirements due to lack of reticulated sewer.</p>	<p>5. Ensure land is protected from inappropriate development and available for consolidation when and if a STED (sewerage) system progresses.</p> <p>6. Include provisions in the Scheme to improve design, amenity and sustainability outcomes for housing.</p> <p>7. Investigate the use of Crown land to determine suitability for aged and tourist accommodation, to be driven by the Shire, given the low commercial incentive for these uses to be provided by private landholders.</p>	<p>Accordingly, by providing some larger lot sizes, without compromising the growth of the town, a housing product that can be affordably developed.</p> <p>4. The greatest efficiency in land use can be achieved with the development of services (e.g. deep sewer).</p> <p>5. Given the large supply of under-serviced land uses, it is important to ensure that Boyup Brook does not become encircled by these uses which will limit further growth of a fully serviced townsite.</p> <p>6. It is important that housing stock is sustainable and responds to landscape context and the environment.</p> <p>7. In exploring the provision of aged/affordable accommodation, the Shire acknowledges that the commercial delivery of these services is in many cases unviable. However, the provision of aged/affordable accommodation to support vulnerable members in the community is essential.</p>
Rural Residential		
<p>1. Existing or committed 'Rural Residential' development areas contain stands of remnant vegetation.</p> <p>2. 'Rural Residential' is not an efficient use of available land.</p> <p>3. Rural Residential areas bring potential for land use conflict with surrounding 'Rural' enterprises.</p>	<p>1. When assessing planning proposals for the development of already identified Rural Residential land, development must recognise the landscape significance of remnant vegetation and not compromise its character.</p> <p>2. Do not support the further expansion of Rural Residential land uses beyond their current zoned extent.</p> <p>3. Support the consolidation of existing identified Rural Residential areas, through modifications to minimum lot size, as well as comprehensive structure planning and community consultation.</p> <p>4. Ensure when planning for Rural Residential land uses there is a sufficient separation distance to 'Rural' pursuits. If required, consider the use of buffering mechanisms, as well as notifications on title to ensure agricultural uses are protected and are not unnecessarily required to modify operations.</p>	<p>1. Landscape and remnant vegetation preservation form an essential component of the rural residential landscape. Some areas of vegetation may be subject to Western Australian or Australian Government clearing laws.</p> <p>2. Further identification of Rural Residential land uses is not supported, as:</p> <ul style="list-style-type: none"> • There is an existing zoned supply that is anticipated to last beyond the life of this Local Planning Strategy; • The land use can be detrimental to agricultural land supply and sterilise land for this purpose; and • The land use is inefficient in accommodating people and poorly serviced. <p>3. There are opportunities for consolidation of the existing Rural Residential areas, all of which have minimum lot sizes in excess of 2ha. The minimum lot size for Rural Residential land uses identified</p>

Planning Issue	Planning Action	Planning Justification
		<p>by <i>State Planning Policy No.2.5</i> is 1ha. Opportunities for consolidation would have to be carefully examined to determine if relevant land capability, landscape, access and planning outcomes can be achieved.</p> <p>4. It is important to ensure sufficient separation distances are achieved between agricultural and residential land uses, as outlined in the Department of Health's <i>Guidelines for Separation of Agricultural and Residential Land Uses</i>. This ensures that residential land uses introduced into the rural landscape do not subsequently affect neighbouring agricultural land uses.</p>
Rural Small Holdings		
<ol style="list-style-type: none"> 1. Large areas for Rural Small Holdings have been zoned and may be compromised by access issues and the ability to achieve compliance with the <i>Guidelines for Planning in Bushfire Prone Areas</i>. 2. Proposals for structure planning have progressed where the proposal does not result in full rationalisation or provision of the district road network. 	<ol style="list-style-type: none"> 1. Investigate as to whether options exist to ensure access compliant with the <i>Guidelines for Planning in Bushfire Prone Areas</i> for 'Rural Small Holdings'. 2. Ensure that where proponents do not achieve the highest potential lot yield, that future proposals by neighbouring landowners are not compromised. 3. Do not support the further expansion of Rural Residential land uses beyond their current zoned extent. 	<ol style="list-style-type: none"> 1. Any applications will need to comply with the requirements of <i>State Planning Policy No.3.7</i> as the application area is identified as bushfire prone. 2. By ensuring proposals do not compromise future subdivision outcomes, this future proofs development of the locality. 3. Further identification of Rural Small Holdings land uses is not supported, as: <ul style="list-style-type: none"> • There is an existing zoned supply that is anticipated to last beyond the life of this Local Planning Strategy; • The land use can be detrimental to agricultural land supply and sterilise land for this purpose; and • The land use is inefficient in accommodating people and poorly serviced.

Planning Issue	Planning Action	Planning Justification						
Special Use Sites								
1. Lack of available land for innovative and blended land uses.	<div>1. Consider zoning the below sites as ‘Special Use’ in the new Local Planning Scheme:</div> <table><tr><td>Cnr Bridge Street and Hospital Road (Site 1)</td><td>Aged Accommodation and Medical Clinic/Consulting Rooms</td></tr><tr><td>Ritson Street (Site 2)</td><td>Industry – Rural</td></tr><tr><td>Flax Mill</td><td>Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free Range Piggery and Recreation.</td></tr></table>	Cnr Bridge Street and Hospital Road (Site 1)	Aged Accommodation and Medical Clinic/Consulting Rooms	Ritson Street (Site 2)	Industry – Rural	Flax Mill	Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free Range Piggery and Recreation.	<div>1. Provide for a single lot for the development of industrial land uses in close proximity to the town to attract new business/industry.</div> <div>2. Providing a land supply for a special industry/hub to attract industrial growth to the town.</div>
Cnr Bridge Street and Hospital Road (Site 1)	Aged Accommodation and Medical Clinic/Consulting Rooms							
Ritson Street (Site 2)	Industry – Rural							
Flax Mill	Agroforestry, Education Establishment, Rural Industry, Market Garden, Poultry Farm, Free Range Piggery and Recreation.							
Natural Environment								
<div>1. Farming practices, including clearing of vegetation, use of chemicals and livestock grazing amid remnant vegetated areas and river systems, have the potential to impact on the environment (biodiversity of life) and the longevity of agricultural practices.</div> <div>2. Sustainable and environmentally friendly farming management practices such as fencing off remnant vegetation, incorporating suitable vegetated buffers to water courses, capturing and breaking down soil contaminants prior to reaching water courses and planting of trees on escarpments and low areas subject to soil acidification, are lacking in some areas.</div> <div>3. Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change.</div> <div>4. The high levels of salinity in some waterways adversely affects a wide range of community values and opportunities, including agricultural production, riparian vegetation, visual landscape, community facilities and tourism.</div> <div>5. Riparian areas are under threat from weed infestation and livestock grazing.</div>	<div>1. Consider introducing into the new Local Planning Scheme a section dealing with environmental issues and including the following provisions:</div> <div>"Vegetation"</div> <div>a) The Local Government may require the protection of existing vegetation on a site as a condition of development approval to:</div> <div><ul style="list-style-type: none">Protect a vegetation community;Prevent land degradation;Protect roadside vegetation;Maintain local visual amenity and the natural setting;Protect habitat, or threatened species;Assist to provide vegetated corridors to maintain fauna and flora linkages; orAssist in the maintenance of water quality.</div> <div>Revegetation</div> <div>a) The Local Government may require revegetation for the purposes of:</div> <div><ul style="list-style-type: none">Enhancing a natural setting;Protecting a local habitat;Assisting to provide vegetated corridors to maintain fauna and flora linkages;Assisting in the maintenance of a watercourse; orAssisting to protect areas from further degradation stemming from acid sulphate soils.</div> <div>Rivers</div> <div>a) Development is not permitted within 30 metres of a water course.</div> <div>b) Onsite effluent disposal is not permitted within 100 metres of a watercourse or wetland.</div> <div>c) The following measures are to be undertaken for land containing watercourse:</div>	<div>1. Introducing measures to protect the environment will benefit the community in the long term.</div> <div>2. State Planning Policy No.2 – Environment and Natural Resources Policy sets out the planning framework for the consideration of environmental resources, which is then elaborated upon through more detailed state planning policies.</div> <div>3. It is a goal of the Shire to improve land use and environmental management to ensure resources are protected for future generations.</div>						

Planning Issue	Planning Action	Planning Justification
	<ul style="list-style-type: none"> • Fencing of riparian area to keep out livestock, allowing natural regeneration, helping to stabilise river banks and limiting sediment and nutrient entering the waterway; • Planting of endemic species; • Appropriate buffers to intensive uses; and • Management of surface water to stem the transport of pollutants to watercourses. <p>d) The Local Government may require:</p> <ul style="list-style-type: none"> • Revegetation with local native species to restore the understorey species. • Weed and pest control as weeds may become more prolific in the absence of stock grazing. • Formalised stable stock crossings, watering points or troughs. • Engineering work at eroded areas to minimise the amount of sediment being washed into the river. <p>Water Sensitive Urban Design Principles ('Environment' section)</p> <p>a) The Local Government shall require all development to incorporate water sensitive urban design principles and best management practices to:</p> <ul style="list-style-type: none"> • Reduce the rate of discharge and the quantity of stormwater that flows from the land so that post-development flows match pre-development flows; • Avoid the export of waterborne pollutants, including nutrients; • Recharge groundwater resources; • Protect and enhance the ecological values of rivers, creeks and drains; and • Retain local water for non-potable use. <p>Acid Sulphate Soils ('Environment' section)</p> <p>a) To ensure that any potential risk or hazard resulting from the disturbance of acid sulfate soils is controlled, the Local Government may require as a condition of approval, the adoption and implementation of an acid sulfate soil management plan, in consultation with the relevant State Government authority, for any development or land use in the following areas:</p> <ul style="list-style-type: none"> • Where the presence of acid sulfate soils has been confirmed by a preliminary site assessment undertaken in accordance with the Western Australian Planning Commission Acid Sulfate Soils Planning Guidelines; • Areas identified as acid sulfate soil areas or acid sulfate soil risk areas on government agency mapping, or from any other reputable source; • Areas depicted in vegetation mapping as wetland dependent vegetation such as reeds and paperbarks. <p>State Forest ('Environment' section)</p> <p>a) In considering an application for development approval to develop premises adjoining a conservation area (State Forest) the Local Government shall consider the impacts of the proposal on the values</p>	

Planning Issue	Planning Action	Planning Justification
	<p>of the conservation area and may require one or more of the following measures:</p> <ul style="list-style-type: none"> • Specific site management through the preparation and implementation of an environmental management plan to address those identified impacts on the conservation area and recommend strategies, processes and practices to minimise any impacts or conflicts; • The establishment of an additional setback from the conservation area; or • The imposition of a buffer area between the uses to manage the impacts to the satisfaction of the Local Government in consultation with the Conservation Commission of WA and the relevant State Government authority. <p>Land Use Impacts ('Environment' section)</p> <p>a) Proposals for development surrounding Existing and Proposed Conservation Reserves will demonstrate that the development meets fire hazard and risk standards associated with this category of Conservation Reserves.</p> <p>b) Development will not adversely affect the fire management regimes of adjacent landowners.</p> <p>c) Conserving nature-based recreation opportunities along the Blackwood River will be encouraged.</p> <p>d) Development will comply with the protection and enhancement of the environmental integrity of ecological linkages and their landscape qualities.</p> <p>e) Establishment of indigenous vegetation that complements the values of Regional Environmental Corridors will be supported."</p>	
Natural Resources		
<p>1. Extraction of natural resources can impact the natural environment, cause land use impact and loss of amenity.</p>	<p>1. Consider introducing into the new Local Planning Scheme the following additional provisions:</p> <p>"Extractive Industries</p> <p>a) Notwithstanding any other requirement of the Scheme, all industry – extractive requires the development approval of the Local Government.</p> <p>b) When considering an application for an industry – extractive, the Local Government is to have regard to and may impose conditions concerning:</p> <ul style="list-style-type: none"> • Excavation activity is to occur at a suitable distance from a residence, in accordance with Environmental Protection guidelines and the SPP2.5 – Rural Planning; • Excavation is to occur at a suitable distance from a watercourse or waterbody; • All activities are adequately screened from major vantage points (i.e. from regional and district roads); and • The preparation and implementation of an Environmental Management Plan and Pit Closure Rehabilitation Plan to control the operations and closure of the extraction activity and pit area." 	<p>1. <i>Draft State Planning Policy 2.4 – Basic Raw Materials Policy</i> provides guidance on the assessment of development applications for extractive industries where required by the <i>Planning and Development Act 2005</i> or the <i>Local Government Act 1995</i>.</p> <p>2. Provisions within the new local planning scheme will enable a merit based assessment of the proposals.</p>

Planning Issue	Planning Action	Planning Justification
Agriculture and Rural Land Uses		
<ol style="list-style-type: none"> 1. Trends have shifted over the years from high numbers of livestock and labour opportunities (shearing, crutching, mulesing, drenching) to predominantly cropping with high cost investments in machinery and drop in labour demand. Many of the changes occurring in the rural economy are beyond the scope of the planning system to resolve, including: <ul style="list-style-type: none"> o Commodity price fluctuations; o Changing demand; o Losing inter-generational continuity of farming families; o Economic pressures; o Technological advances; and o High labour costs. 2. The growing global demand for food may generate a turn-around in the economy with demand for perennial and intensive livestock farming. These uses often generate off-site impacts for sensitive land uses (odour, spray drift, etc). However, given low intensive agricultural levels in the Shire at the moment, this may be a future issue if increased intensity occurs in the agricultural sector. 3. Potential for land use conflict between rural lifestyle landholders and neighbouring agricultural land as a result of agricultural practises and encroaching rural lifestyle development. 4. The planning system is rigid in accommodating the needs of intensified agricultural production. 	<ol style="list-style-type: none"> 1. Consider modifying any reference to subdividing rural land within a new Local Planning Scheme to complement Western Australian Planning Commission policy and outline that subdivision within the 'Rural' zone will only be supported by exception in accordance with the requirements of State Planning Policy No.2.5 and Development Control Policy No.3.4. 2. Continue to protect the primacy of agriculture as a key economic and social driver for the Shire of Boyup Brook. 3. Introduce knowledge, incentives, and where necessary, requirements: <ol style="list-style-type: none"> a) To improve soil conditions; b) To protect vegetation; and c) To enhance water quality. 4. Consider including the following requirements within the new Local Planning Scheme for the 'Rural' zone: <ol style="list-style-type: none"> a) Agriculture (including viticulture) is to remain the predominant economic land use, within the constraints of protecting remnant vegetation and landscape values. b) Proposals for development will demonstrate compliance with appropriate fire hazard and risk standards. Development is not to adversely affect the fire management regimes or conservation values of adjacent landowners. c) Development in proximity to watercourses will be assessed for suitability in relation to: <ul style="list-style-type: none"> • flooding; • disturbance to the watercourse; and • protection and enhancement of riparian vegetation. d) A maximum of two Single Houses may be approved on land zoned 'Rural', provided the land is equal to or greater than 20 hectares in size. Modify the Zoning Table to support Group Housing within the 'Rural' zone. However, clarify that the development of a single dwelling does not justify further subdivision of the land. e) The Local Government may grant development approval for Farm Worker's Accommodation to be developed on land zoned 'Rural' subject to the following requirements: <ul style="list-style-type: none"> • The applicant demonstrating the need for the accommodation based upon the existing approved agricultural use operating on the premises; • Occupation of the accommodation is restricted to a person directly employed by the proprietor/manager of the business or activity carried out on the lot and their immediate family; • In the case of seasonal workers engaged in horticulture, there is no suitable alternative accommodation available (such as a caravan park) in close proximity to the farm; and 	<ol style="list-style-type: none"> 1. The applicable planning framework includes: <ul style="list-style-type: none"> -<i>State Planning Policy No.2.5 – Rural Planning.</i> -<i>Development Control Policy No.3.4 – Subdivision of Rural Land.</i> 2. Agriculture is the biggest industry within the Shire, accounting for 35 percent of employment and generating \$48 million worth of value annually. It should be protected from inappropriate subdivision and development. 3. The improvement of farming practises and the health of the land ensures that it can be sustainably productive and meet the needs of generations to come. 4. The erection of more farm dwellings than necessary is a concern and should be controlled through any new local planning scheme, particularly where is a high vacant housing stock in the agricultural area. 5. Tourism uses ancillary to the main agricultural use of the land are supported, given the likely impact is less than

Planning Issue	Planning Action	Planning Justification
	<ul style="list-style-type: none"> The accommodation is clustered around the Single House or other farm buildings on the land to minimise the impacts on adjoining properties and to enable the sharing of infrastructure servicing. <p>f) The Local Government may grant development approval for Chalets or Holiday Accommodation to be developed on land zoned 'Rural' subject to the following requirements:</p> <ul style="list-style-type: none"> Despite anything contained in the Zoning Table, Chalets or Holiday Accommodation are not permitted on any lot zoned 'Rural' less than five hectares in area. Agriculture and rural pursuits shall remain the prime use of the land, with a proposal required to demonstrate that that land is capable of supporting the proposed Chalets or Holiday Accommodation. The maximum number of units/guest bedrooms shall be limited to 1 per 2ha with a maximum of 10 per farm holding. 	
Public Utilities		
<ol style="list-style-type: none"> The Shire of Boyup Brook is the only municipality in the South West which does not have a reticulated sewerage scheme. The lack of satisfactory sewerage infrastructure is a major impediment to residential development and subdivision within the principal centre. The imposition of large lot sizes to facilitate onsite effluent disposal is restricting the development of smaller lots and unit development, which are more affordable and attractive to aged persons. Whilst the Water Corporation has outlined that a STED system for the Boyup Brook townsite is one of its priorities, such a scheme is yet to achieve funding and may not be achieved until the medium to long term. In designing a STED system, consideration needs to be given to any identified future residential and industrial growth areas as a component of the Local Planning Strategy. Potable water is sourced from a neighbouring town and is of a poor quality (poor taste – purified). 	<ol style="list-style-type: none"> Consider introducing into the new Local Planning Scheme the following provisions: <i>“Sewerage and On-site Effluent Disposal</i> a) <i>Any building or development that is required to dispose of liquid effluent shall:</i> <ul style="list-style-type: none"> <i>Be connected to the Water Corporation reticulated sewerage system in the Water Corporation’s Water Sewerage Operating License Areas unless advised by the Water Corporation that a connection cannot practically be provided; or</i> <i>Provide an on-site effluent disposal system designed and located to minimise nutrient export from the site and be approved by the Local Government and the relevant State Government authority for that purpose, in accordance with the (Draft) Government Sewerage Policy 2016; and</i> <i>Implement a disposal process for chemical or oil substances in accordance with the Environmental Protection Authority guidelines.</i> b) <i>The Local Government may permit a variation to these requirements where it can be demonstrated that the proposed effluent disposal system, design and location will not cause adverse environmental or health impacts. The Local Government may seek the advice of the relevant State Government authorities prior to making that determination.”</i> When considering the establishment of utilities as a component of subdivision and development, consider alternatives as a means to reduce costs and to ultimately enable development to occur. Developments should be encouraged to incorporate measures to capture and store enough potable water for domestic use. 	<ol style="list-style-type: none"> The applicable planning framework includes: <i>-Draft Government Sewerage Policy.</i> <i>-Draft Country Sewerage Policy.</i> <i>-Development Control Policy No.1.1 – Subdivision of Land – General Principles.</i> Where there is an ability and it is supported within the planning framework, on-site service provision (particularly water and on-site effluent disposal) should be seriously considered to encourage growth. The inclusion of mandatory water capture and storage provisions within a new local planning scheme would be key outcome to improving sustainability of development through reducing reticulated water use. Necessary community infrastructure to facilitate development within the Boyup Brook townsite should be delivered in a timely manner to encourage development.

Planning Issue	Planning Action	Planning Justification
	<ol style="list-style-type: none"> Investigate whether provisions should be included within the local planning scheme that require a mandatory on-site water capture and storage. Should a STED scheme not be provided for the Boyup Brook townsite, explore on-site effluent disposal options for new urban development in accordance with the requirements of the <i>Draft Country Sewerage Policy</i> and <i>Draft Government Sewerage Policy</i>. Provide and/or facilitate infrastructure in a timely manner that has regard for development needs of the Boyup Brook townsite. Infrastructure such as: <ol style="list-style-type: none"> Storm-water drainage infrastructure; Sewer treatment plant; Pedestrian paths; and Recreation facilities (passive and active). 	
Transportation		
<ol style="list-style-type: none"> Boyup Brook - Arthur River Road alignment is sub-standard for the volume and type of traffic using the road. Several sections of the road require widening and re-alignment to accommodate the passenger vehicle, heavy haulage freight and school bus traffic mix. With increasing volumes of heavy traffic servicing the plantation timber industry and increasing volumes of tourist traffic using the Boyup Brook - Cranbrook Road and Wingebellup Road as part of the Bunbury to Albany route, sections of the road require widening and upgrading to a seven metre sealed road. The Boyup Brook North, Bowelling-McAlinden, Cardiff-McAlinden Road and McAlinden Road pavements and alignments are sub-standard for the volume and type of traffic accessing the route. Several sections of the roads require reconstruction, realignment and widening to a seven metre wide sealed standard to cater for passenger vehicles, heavy freight and school bus traffic mix. Cardiff-McAlinden Road width is currently satisfactory, but failed pavement sections need reconstructing and resealing. The Greenbushes – Boyup Brook Road alignment in places is substandard for the volume and type of traffic using the road. Re-construction, widening and re-alignment of various sections to a uniform two lane sealed standard is required to cater for the 	<ol style="list-style-type: none"> Ensure, where possible, the Shire imposes conditions on development to contribute to the upgrade of adjacent roads. Ensure, where possible, the Shire requests the Commission to impose conditions on subdivision to contribute to the upgrade of adjacent roads. Advocate for additional funding to upgrade regional road linkages to improve safety and/or for State Government agencies to fund upgrading of its road network. Advocate/plan for a pedestrian access link over the Blackwood River on Boyup Brook-Kojonup Road. Enhance and encourage the further development of nature base walk and mountain-bike trails in and around the Boyup Brook townsite. 	<ol style="list-style-type: none"> The applicable planning framework includes: <i>-Development Control Policy 1.7 – General Road Planning</i> <i>-State Planning Policy No.5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning & draft State Planning Policy No.5.4.</i> Where development or subdivision is resulting in an increased use of a road, which requires upgrading, there is a direct nexus and as such contributions should be sought where reasonable. If the Shire sees fit, it can request contribution to the adjoining road network through the subdivision process where it is properly justified. There are deficiencies in the road network which could be improved, but do not form part of the Shire's road network. The provision of a pedestrian/cycling link over the bridge would remove a safety hazard. The bridge is narrow and has a speed limit of 80km per hour. Due to the steep approach to the bridge, the ability for freight vehicles to reduce speed and avoid collision is reduced. This would also enable greater pedestrian access to the other side of the river. To encourage tourism and passive recreation around the Boyup Brook townsite.

Planning Issue	Planning Action	Planning Justification
<p>passenger vehicle, heavy freight and school bus traffic mix.</p> <p>5. Lack of available funding for road construction, maintenance and repairs has seen a decline in the standard of the network of state and local roads in recent years.</p> <p>6. There is mounting community opposition to the increase in heavy haulage transport on the regional roads due to the deteriorating standard of the road network and the perceived threat to the safety of local and tourism traffic.</p> <p>7. A reliance on the use of the motor vehicle for small trips.</p> <p>8. A lack of local knowledge and/or ability to utilise/enter the natural environment.</p>		
Community Infrastructure		
<p>1. Financial revenue streams for the Shire are limited by the ability to source external funding from grant programs and how much the community can sustain in the way of rate increases.</p> <p>2. Asset Management Planning suggests that the management, replacement and renewal of building and structure assets is catered for with minimal or no funding gap (Brook, Shire Boyup Community Strategic Plan, 2013-2023).</p> <p>3. Roads and Bridges Asset Management Planning shows a renewal funding gap that is currently beyond financial capacity and unless the financial management approach is changed, the funding gap will not be closed (Brook, Shire Boyup Community Strategic Plan, 2013-2023).</p> <p>4. Additional issues as identified by the Shire's, 2013 – 2023 Community Strategic Plan include:</p> <ul style="list-style-type: none"> ○ The need for additional youth services (sporting) co-located with other community services in the recreation precinct. ○ The need for surveillance measures such as lighting in public areas; ○ Strengthen road safety in town, in the face of increasing heavy haulage; 	<p>1. Introduce provisions into the new Local Planning Scheme, consistent with <i>State Planning Policy No.3.6</i> and the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> to require developer contributions to community facilities and infrastructure.</p> <p>2. Seek to prepare developer contribution plan/s and allocate development contribution areas or private developer agreements (if appropriate) throughout the Shire through the local planning scheme for the funding of community infrastructure items.</p> <p>3. Appropriately seek contributions from developers/subdividers to standard infrastructure, such as the development of pathways and lighting if and where required.</p> <p>4. Encourage, where possible, consolidation of land uses on the existing road network, such that the renewal cost is then able to be borne by additional ratepayers.</p>	<p>1. In compliance with <i>State Planning Policy No.3.6 – Development Contributions for Infrastructure</i>. A draft revision to this policy is currently being advertised.</p> <p>2. If desired, the Shire is able to seek development contributions through the subdivision and development processes. The Shire needs to determine whether subdivision and development would be discouraged by a development contribution plan.</p> <p>3. Any development contribution plan needs to demonstrate the need for the infrastructure in the community.</p> <p>4. The Shire has the ability to seek contributions to infrastructure, such as footpaths, from adjoining subdivision and development, where the nexus is properly justified, which is a principal upheld within the State planning framework.</p>

Planning Issue	Planning Action	Planning Justification
<ul style="list-style-type: none"> ○ Develop paths linking residential and tourist areas to commercial and recreation areas; ○ Provision of facilities within parkland (sporting, play equipment, passive); ○ Examine the opportunity to expand and enhance refuse sites; ○ Better promote business and tourism opportunities around town (advertising). 		
Heritage		
<ol style="list-style-type: none"> 1. Property owners reluctant to maintain heritage buildings in need of repair compounded with low funding opportunities means heritage buildings and heritage character areas are at risk of becoming unsightly, left vacant and falling out of flavour. 2. The Local Government needs to review its heritage inventory to: <ul style="list-style-type: none"> ○ Align with the standard criteria developed by the State Heritage Office; ○ Ensure the evaluation of each place is accurate, consistent and up-to-date; ○ Include new places, precincts and areas; and ○ To enforce protection of heritage through scheme and policy provisions. <p>Note: The Heritage Council's Heritage Grants Program assists private owners of State Registered places to undertake urgent conservation works or develop Conservation Management Plans. It allows for grants of up to \$100,000 through a competitive application process. Owners are required to match funds to the projects. For more info, visit stateheritage.wa.gov.au</p> 3. Aboriginal heritage is not recognised by the Shire's Scheme. 	<ol style="list-style-type: none"> 1. The Shire needs to clarify and promote to the community, opportunities and mechanisms to achieve grant funding. 2. Prepare a suitable Heritage List in accordance with the <i>Deemed Provisions for Local Planning Schemes</i>, contained in Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>, and encourage the landowner or occupier of a heritage asset to enter into heritage agreements. 3. Recognise aboriginal heritage via Local Planning Policy. 4. Land owners need to be encouraged to conserve the significance of heritage places through: <ol style="list-style-type: none"> a) Entry into the State Register of Heritage Places to provide maximum encouragement to the owner to conserve the significance of the place; b) Conserving the significance of a heritage place through photographic evidence and recognition with a plaque, place name, or reflection in urban or architectural design; c) Detailed assessment of impacts when considering a development application. 5. The Local Government needs to review its heritage inventory to: <ol style="list-style-type: none"> a) Align with the standard criteria developed by the State Heritage Office; b) Ensure the evaluation of each place is accurate, consistent and up-to-date, c) Include new places, precincts and areas; and d) To enforce protection of heritage through scheme and policy provisions. 	<ol style="list-style-type: none"> 1. To ensure heritage within the Shire is protected for generations to come. 2. To comply with the requirements of relevant legislation, including, but not limited to: <ul style="list-style-type: none"> -<i>Heritage Act 2018</i>; -<i>Aboriginal Heritage Act 1972</i> (new act currently being drafted); -<i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. 3. Local Planning Policy can ensure consideration is given to legislation and procedures relating to aboriginal heritage. 4. Making sure the Shire has the most up-to-date information in relation to heritage when considering applications.
Landscape and Visual Management		
<ol style="list-style-type: none"> 1. There is an ongoing degradation of landscape through clearing or man-made modification. 2. Aging housing and commercial stock is degraded. The buildings are old and in need of some repairs or 	<ol style="list-style-type: none"> 1. Consider including provisions with any new local planning scheme which establish a 'Special Control Area – Landscape Amenity' which seeks to maintain or enhance the conservation or land values of: <ol style="list-style-type: none"> a) The Blackwood River and other tributaries; b) State Forest and other areas of remnant vegetation; 	<ol style="list-style-type: none"> 1. <i>State Planning Strategy</i> highlights that significant landscapes should be identified and protected. 2. <i>State Planning Policy No.2 – Environment and Natural Resources Policy</i> elaborates on this,

Planning Issue	Planning Action	Planning Justification
intrinsic design elements such as alfresco awning areas.	<ul style="list-style-type: none"> c) Flood prone land; d) Tourist travel route corridors; e) Building fascia's within the commercial precinct of the principal centre; f) Street and road side verges. <ol style="list-style-type: none"> 2. Consider including provisions within the new local planning scheme or developing a local planning policy which identifies design elements of value within the town centre and requiring those elements to be incorporated within any new buildings/extensions. 3. Encourage upkeep of buildings within the town centre to maintain visual amenity. 4. Consider including provisions within the new local planning scheme or developing a local planning policy to protect remnant trees and require further planting, throughout Boyup Boyup, especially for industrial areas, areas adjacent to the Blackwood River, road verge areas and at main entrances to the Boyup Brook townsite. 	<p>outlining that decision making should identify and protect landscapes, and consider the need for careful design and whether development applications require a visual impact assessment.</p> <ol style="list-style-type: none"> 3. The manual for <i>Visual Landscape Planning in Western Australia</i> provides the framework for visual landscape evaluation and visual impact assessment, followed by guidelines for location, siting and design.
Hazard Management		
<p>Flood</p> <ol style="list-style-type: none"> 1. Ensuring all development is protected from the Blackwood River floodway. 2. Need to clearly identify and have regard to flood prone land. <p>Fire</p> <ol style="list-style-type: none"> 3. Need to manage subdivision and development considerate of risk to property and life due to bushfire prone vegetation. Refer to key considerations for bushfire management. 	<ol style="list-style-type: none"> 1. Consider introducing into the new Local Planning Scheme the following provisions: <ul style="list-style-type: none"> <i>“Flood Special Control Area (‘Environment’ section)</i> <ol style="list-style-type: none"> a) <i>A Flood-Special Control Area with appropriate development control standards to restrict development from the Blackwood River floodfoot and only allow development in the flood fringe subject to specific development control requirements to the satisfaction of the Department Water Environment and Regulation.</i> b) <i>In areas subject to periodic inundation or flooding, all development shall be undertaken to:</i> <ul style="list-style-type: none"> • <i>Not disrupt the natural drainage system;</i> • <i>Ensure that developments do not modify and increase the flood levels that would be experienced within the catchment;</i> • <i>Limit the potential for damage to buildings caused by flooding and/or inundation by ensuring minimum height levels for the building and its immediate environs are achieved; and</i> • <i>Maintain the natural ecological and drainage function of the area to store and convey stormwater and floodwater within the watercourse, drainage system or floodplain.</i> c) <i>Where in the opinion of Local Government a development is to be sited on land that has the potential to be inundated or flooded, the Local Government shall require:</i> <ul style="list-style-type: none"> • <i>In defined areas as set out in a Local Planning Policy, all habitable buildings to be constructed with a minimum finished floor level height; and/or</i> • <i>The subsoil adjacent to the proposed development to be effectively drained; and/or</i> 	<ol style="list-style-type: none"> 1. Protection of property from flood is paramount. <i>State Planning Policy No.2.9 – Water Resources</i> outlines that flood paths and areas should be identified and it should be ensured that no development is in a flood path that could carry increased risk to life or property. Where it is proposed to build in these areas, this should be properly managed through a Special Control Area. 2. <i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i> requires enforcement and its requirements relating to development are written into the Shire's town planning scheme through Part 10A, Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>. When commenting or making recommendation on other types of planning proposals, this issue should be considered and assessed against the relevant requirements if the land is identified as bushfire prone.

Planning Issue	Planning Action	Planning Justification
	<ul style="list-style-type: none"> • The surface of the ground beneath the building to be regraded or filled and provided with adequate drainage outlets to prevent the accumulation of water beneath the building; and/or • The surface of the ground beneath the building to be covered with an approved damp-resistant material (moisture barrier). <p>d) The Local Government may grant development approval for development, where it is satisfied the applicant has:</p> <ul style="list-style-type: none"> • Addressed the need to maintain an adequate floodway in all cases; • Provided adequate justification for the proposed siting of the building; • Established an exceptional need for the proposed building based on an existing activity undertaken on the property; and • Provided written acknowledgement that the owner accepts that the building and its contents may be subject to periodic flooding and/or inundation. <p>2. Enforce the requirements of <i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i> and the associated <i>Guidelines for Planning in Bushfire Prone Areas</i>.</p>	
Land Use Conflict Management		
<p>1. Need to consider land-use impacts of State Forest and Environmentally Sensitive Areas on neighbouring agriculture production and vice versa.</p> <p>2. Proposals for development surrounding State Forest need to demonstrate that the development meets fire hazard and risk standards.</p>	<p>1. Consider introducing into the new Local Planning Scheme the following provisions:</p> <p>“State Forest” (‘Environment’ section)</p> <p>a) <i>In considering an application for development approval to develop premises adjoining a conservation area (State Forest or otherwise) the Local Government shall consider the impacts of the proposal on the values of the conservation area and may require one or more of the following measures:</i></p> <ul style="list-style-type: none"> • <i>Specific site management through the preparation and implementation of an environmental management plan to address those identified impacts on the conservation area and recommend strategies, processes and practices to minimise any impacts or conflicts;</i> • <i>The establishment of an additional setback from the conservation area; or</i> • <i>The imposition of a buffer area between the uses to manage the impacts to the satisfaction of the Local Government in consultation with the relevant State Government authority.</i> <p>Land Use Impacts (‘Environment’ section)</p> <p>a) <i>Proposals for development surrounding Existing and Proposed Conservation Reserves will demonstrate that the development meets fire hazard and risk standards associated with this category of Conservation Reserves.</i></p> <p>b) <i>Development will not adversely affect the fire management regimes of adjacent landowners.</i></p>	<p>1. To ensure that development risk is managed adjoining a conservation area, and to ensure that, in-turn, development does not impact a conservation area negatively.</p>

<i>Planning Issue</i>	<i>Planning Action</i>	<i>Planning Justification</i>
	<ul style="list-style-type: none"> c) <i>Conserving nature-based recreation opportunities along the Blackwood River will be encouraged.</i> d) <i>Development will comply with the protection and enhancement of the environmental integrity of ecological linkages and their landscape qualities.</i> e) <i>Establishment of indigenous vegetation that complements the values of Regional Environmental Corridors will be supported."</i> 	

Investigation Areas

The majority of housing development has occurred in rural and Rural Residential areas on the fringe of the Boyup Brook townsite. Over a ten year period (2011-2017), 16 dwellings were approved in the 'Special Rural' zone, 9 dwellings were approved in the 'Rural' zone, two dwellings were approved in the 'Residential' zone and 3 dwellings were approved in townsites – other than Boyup Brook ('Urban' zone). This trend is expected to continue with persons moving to the region for a change from urban to rural lifestyle living.

There is a need to attract more housing development in the Boyup Brook townsite and including a diversity of lot sizes (4000m² – 5000m²) as an extension to the existing developed areas (e.g. Gibbs Street).

Because there is no available reticulated sewer, the Shire's Scheme restricts development to one dwelling for every 666m² (R15), meaning marginal potential for subdivision or infill development and ultimately accommodation for aged persons. This may change in the long term with the development of a sewer scheme that enables subdivision or group housing.

Various parcels of land exist in and around the Boyup Brook townsite, with the opportunity for residential and rural lifestyle structure planning, subdivision and development. The rural lifestyle areas are within easy reach of services in the Boyup Brook townsite and retain a natural appeal and in some instances, an outlook over the Blackwood River. The residential precincts offer opportunities for affordable housing (Shire owned land) and grouped housing for aged persons and tourists.

This local Planning Strategy recommends **23** different investigation areas for future growth/change.

The types of land uses earmarked for the investigation areas include Special Sites (mixture of uses), Residential, Industrial, Rural Residential (including industrial enterprise and infill), Infill of existing urban areas and recreation/conservation.

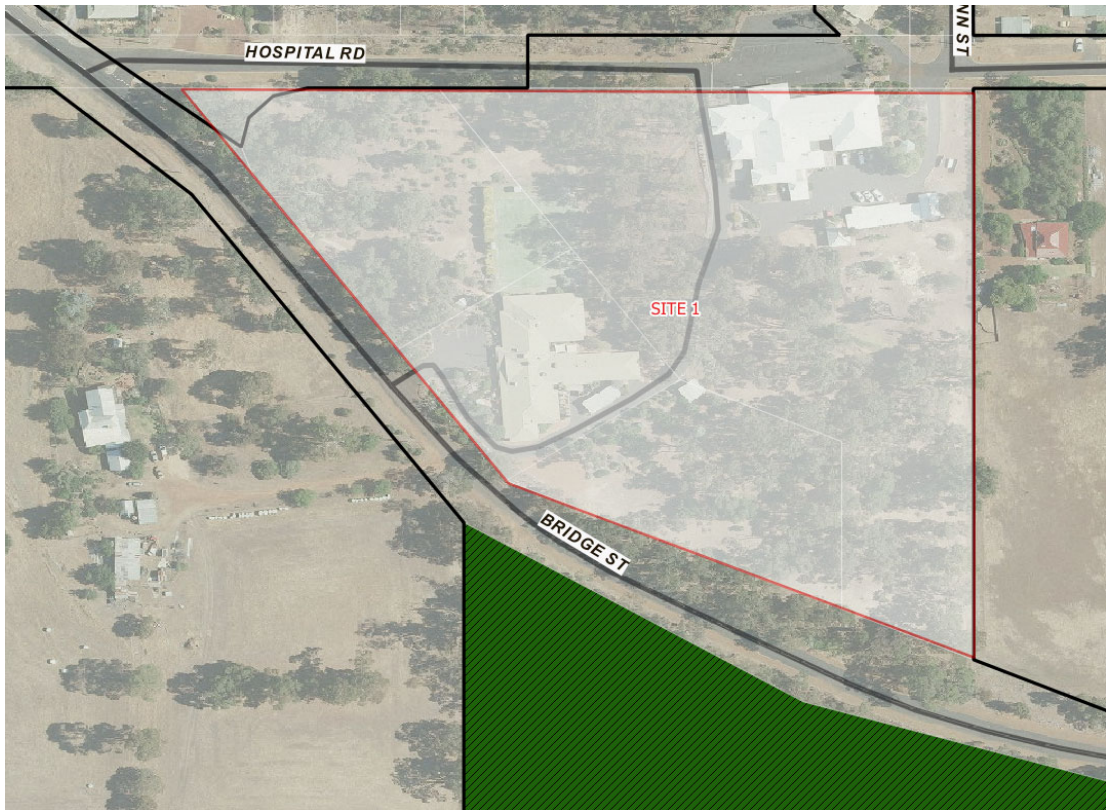
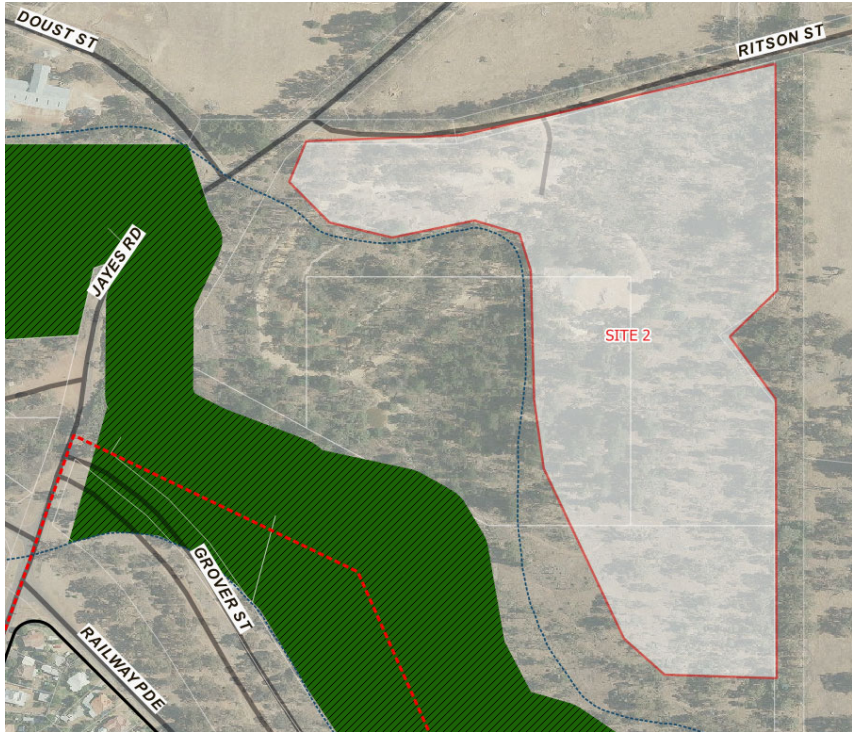
The investigation areas are concentrated in and around the Boyup Brook townsite to create a consolidated sense of place and to better utilise existing services.

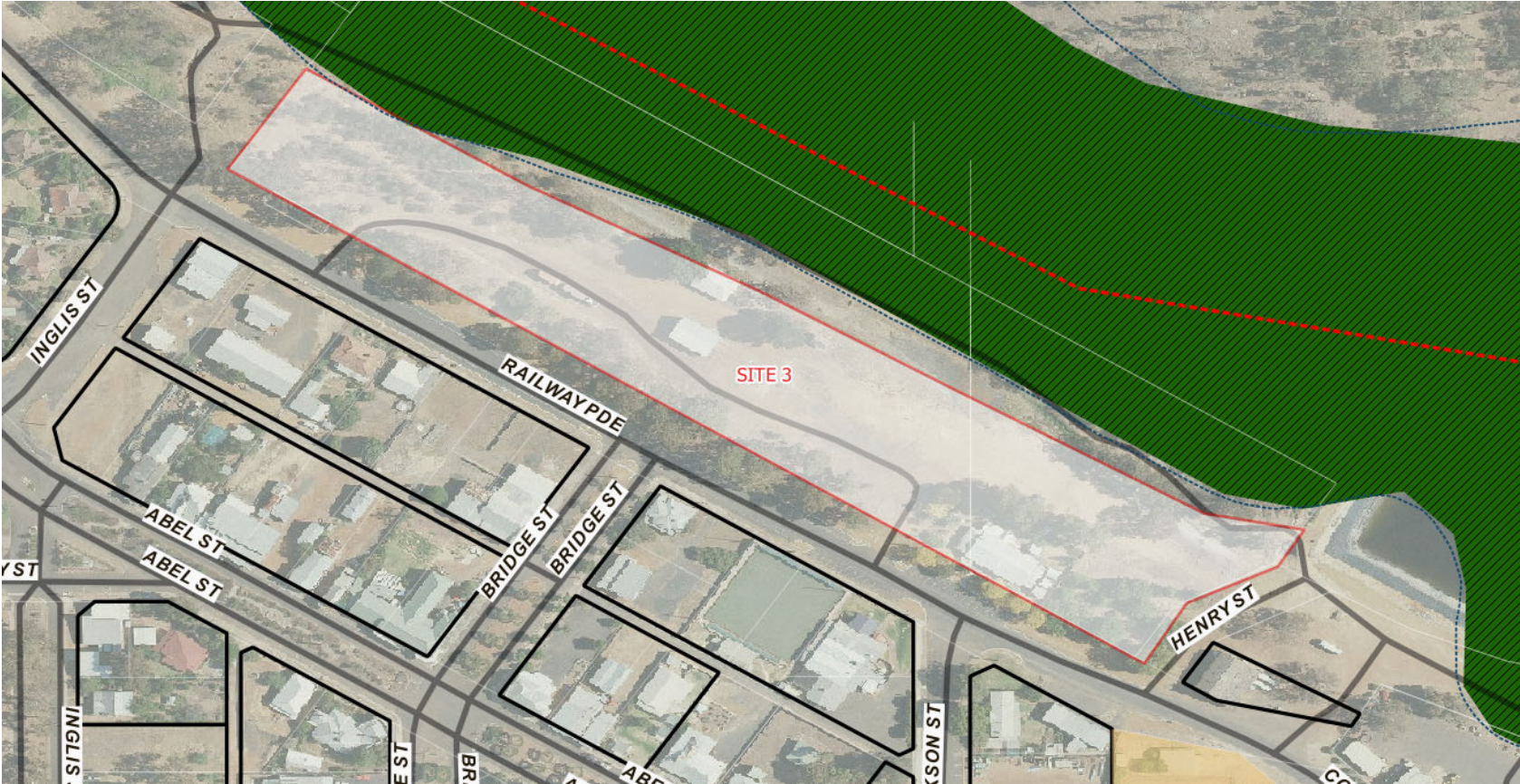
Various constraints have been considered, including:


- Flooding of the Blackwood River and 'Boyup Brook';
- Moderate to Extreme bushfire hazards;
- Steep Topographies;
- Access to utilities including potable water and a sewer scheme.

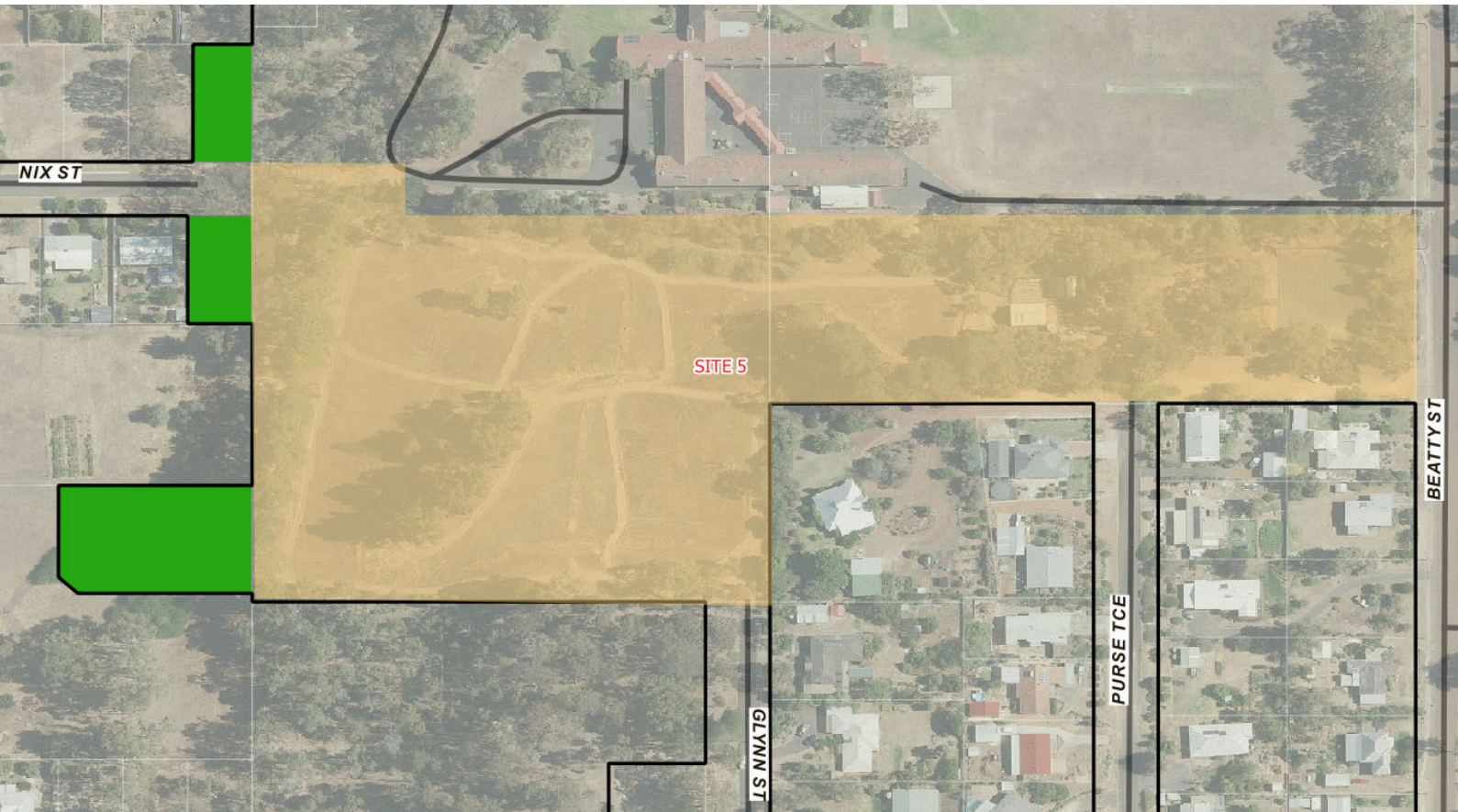
Measures to overcome constraints include:

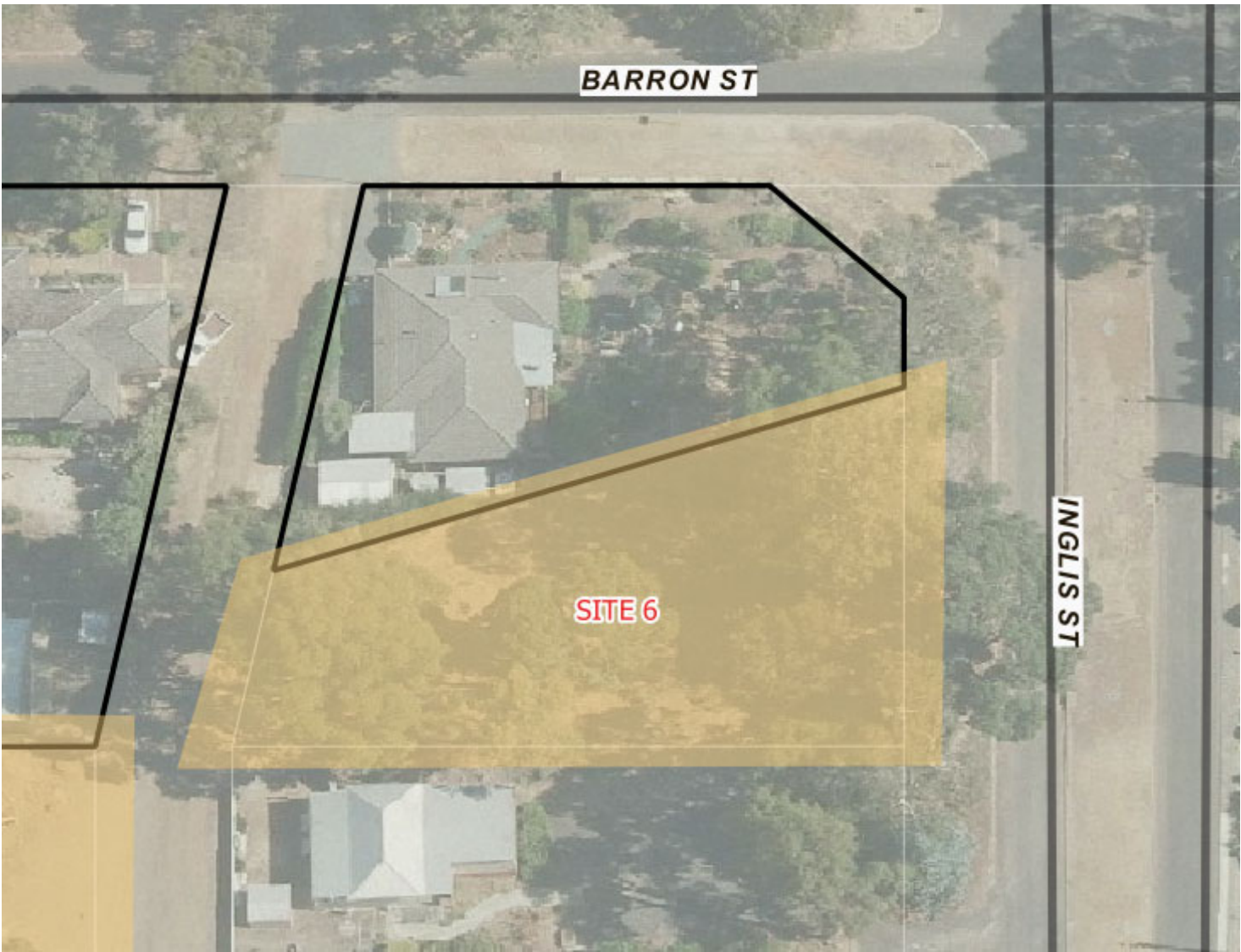
- Development is undertaken in accordance with the Australian Standards 3959 – Construction of Buildings in Bushfire Prone Areas.
- Setbacks to flood prone areas;
- Clearing of vegetation to achieve a BAL-29 or below rating where appropriate.
- Maintain fuel loads at two tonnes per hectare;
- Development as an extension to existing developed areas.

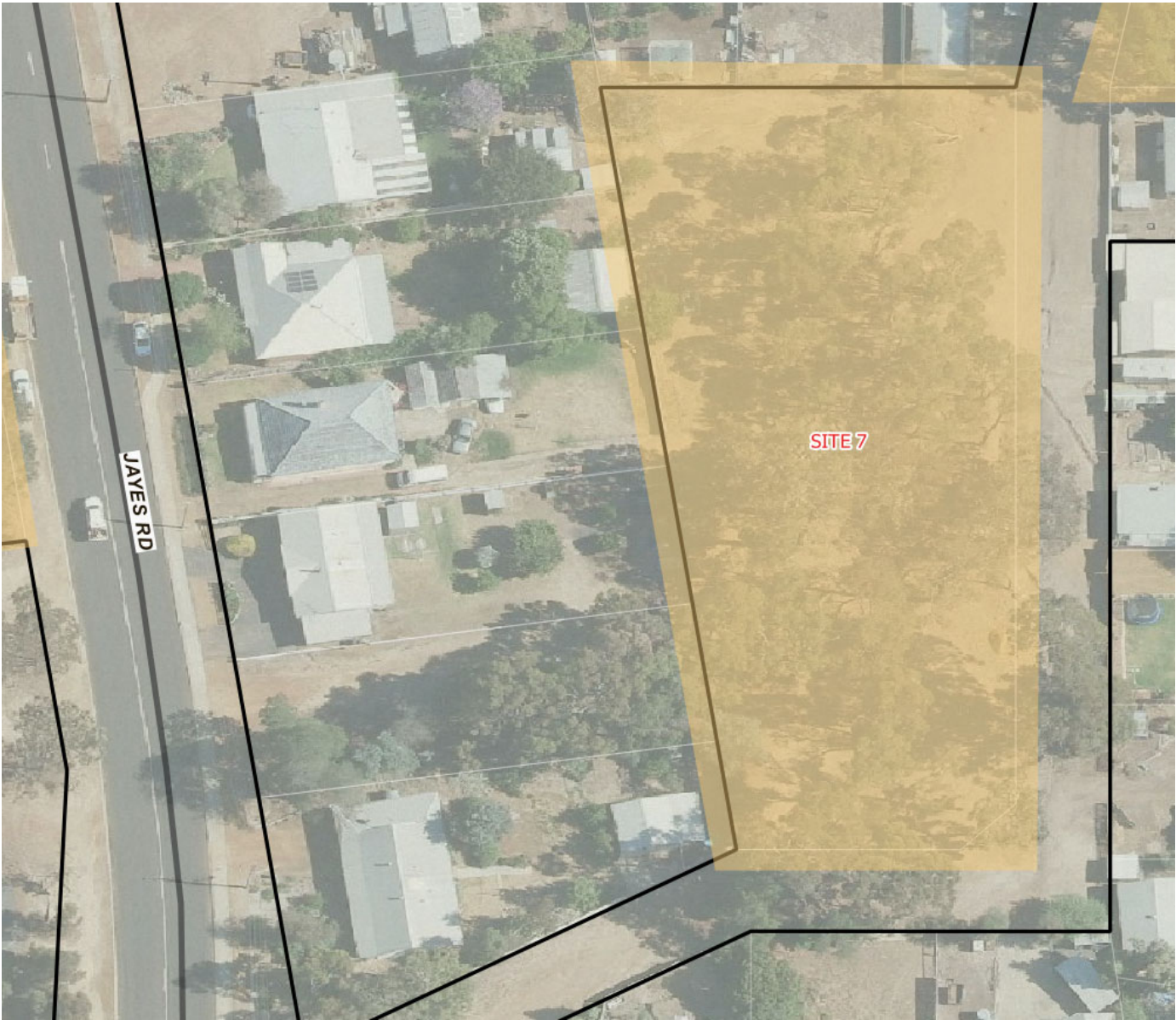
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 1 – Cnr Bridge Street and Hospital Road</p> <p>Property/ies:</p> <ul style="list-style-type: none"> 50 Bridge Street, Boyup Brook - Lot 371 on Plan No 191230 (Reserve 43226). 58 Bridge Street, Boyup Brook - Lot 347 on Plan No 175823; 70 Bridge Street, Boyup Brook - Lot 367 on Plan No 185691; 12 Hospital Road, Boyup Brook - Lot 187 on Plan No 159594 (Reserve 18008). <p>Land Area: 4.03ha</p> <p>Developable Area (Estimated): 3ha</p>	<p>Proposed Land Use: Aged Persons Accommodation</p> <p>Current Scheme Designation: ‘Public Use’ reserve</p> <p>Proposed Scheme Designation: ‘Special Use’ zone</p> <p>Structure Planning Required: Yes</p> <p>Lot Size/Density: R30</p> <p>Estimated Lot Yield: Group Housing x 30</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. This includes an Emergency Evacuation Plan, given Aged Person Accommodation is a vulnerable land use. 2. Creating a sense of place that’s appealing, private, safe, hygienic and sustainable; 3. Achieving affordable accommodation for aged persons; 4. Co-locating with medical facilities being a lodging house and hospital; 5. Providing suitable car parking, private recreation, solar/passive design, access and streetscape design. 6. Managing effluent disposal. 	
<p>Site 2 – Ritson Street</p> <p>Property/ies:</p> <ul style="list-style-type: none"> 16 Ritson Street, Boyup Brook – Lot 20 on Plan No.130010 (Reserve 11497); 42 Ritson Street, Boyup Brook – Lot 125 on Plan No.130066 (Reserve 11497). <p>Land Area: 10.5ha</p> <p>Developable Area (Estimated): 8ha</p>	<p>Proposed Land Use: Industrial</p> <p>Current Scheme Designation: ‘Parks and Recreation’ reserve</p> <p>Proposed Scheme Designation: Rezone to ‘General Industry’ zone through separate scheme amendment.</p> <p>Structure Planning Required: No</p> <p>Lot Size/Density: One single lot to accommodate development of an industry (e.g. plant nursery or timber processing).</p> <p>Estimated Lot Yield: N/A</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development to be in accordance with Bushfire Attack Level Assessment. Achieve <29kw/m2 and if a vulnerable or high risk land use is proposed, comply with the necessary requirements of SPP3.7. 2. Consider risks associated with the adjacent Boyup Brook e.g. flooding and management of pollutants. 	

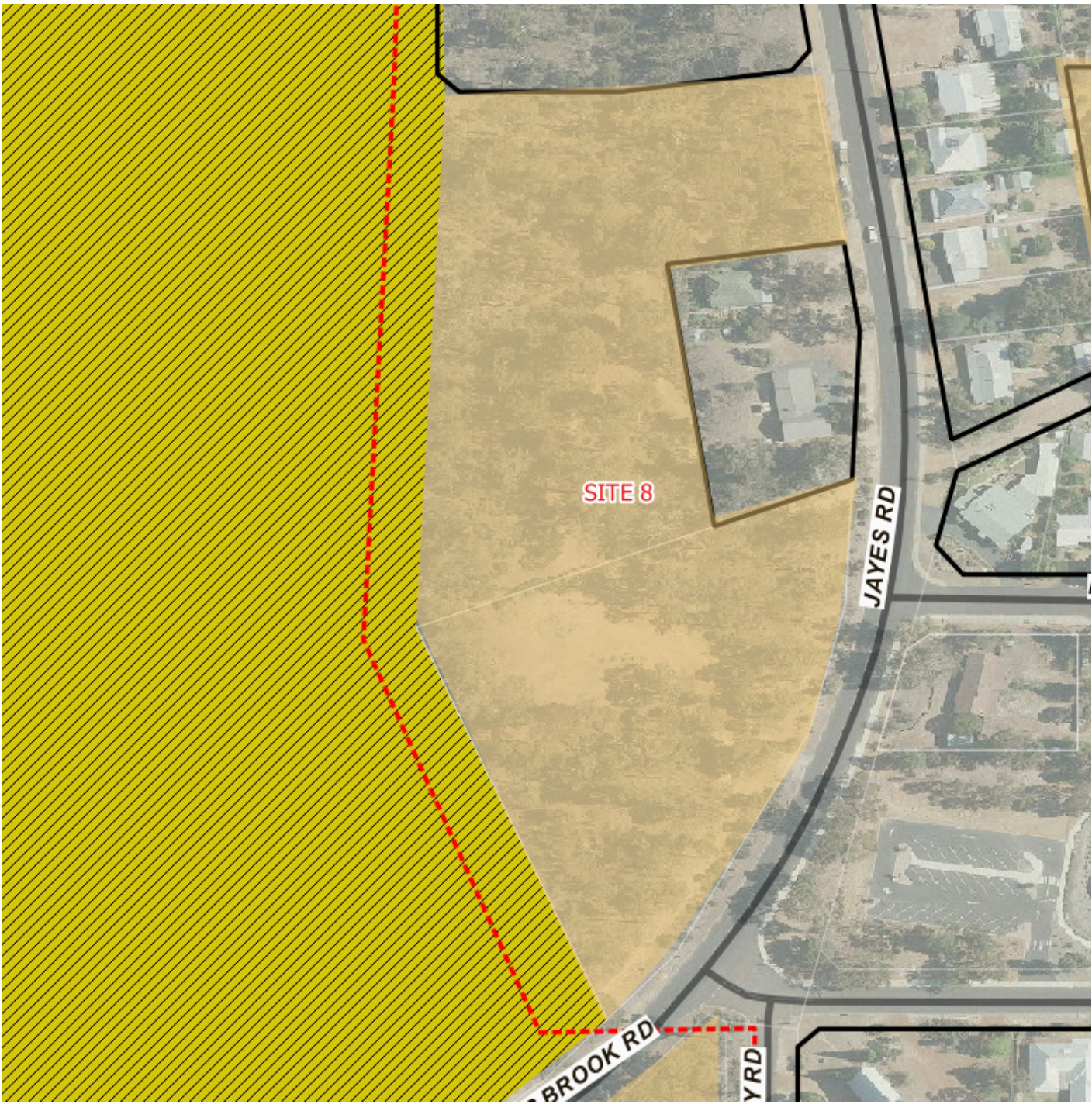
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 3 – Railway Parade</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 1 Henry Street, Boyup Brook – Lot 391 on Plan No.37264 (Reserve 23055); • Lot 169 on Plan No.3190 (Reserve 23055). <p>Land Area: 6ha</p> <p>Developable Area (Estimated): 4ha</p>	<p>Proposed Land Use: Mixed Use (Commercial and Holiday Accommodation/Caravan Park)</p> <p>Current Scheme Designation: 'Railway' reserve</p> <p>Proposed Scheme Designation: Consider leasing, alternatively rezone to the 'Special Use' zone.</p> <p>Structure Planning Required: Yes</p> <p>Lot Size/Density: N/A</p> <p>Estimated Lot Yield: N/A</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Boundaries reduced as recommended by BHL assessment. Develop in accordance with SPP3.7. Develop a BMP which includes an evacuation procedure; 2. Locate development adjacent to Railway Parade and away from extreme bushfire hazard and the Boyup Brook (creek) - 1:100yr flood level. 3. Alternative effluent treatment system required due creek nearby. 	

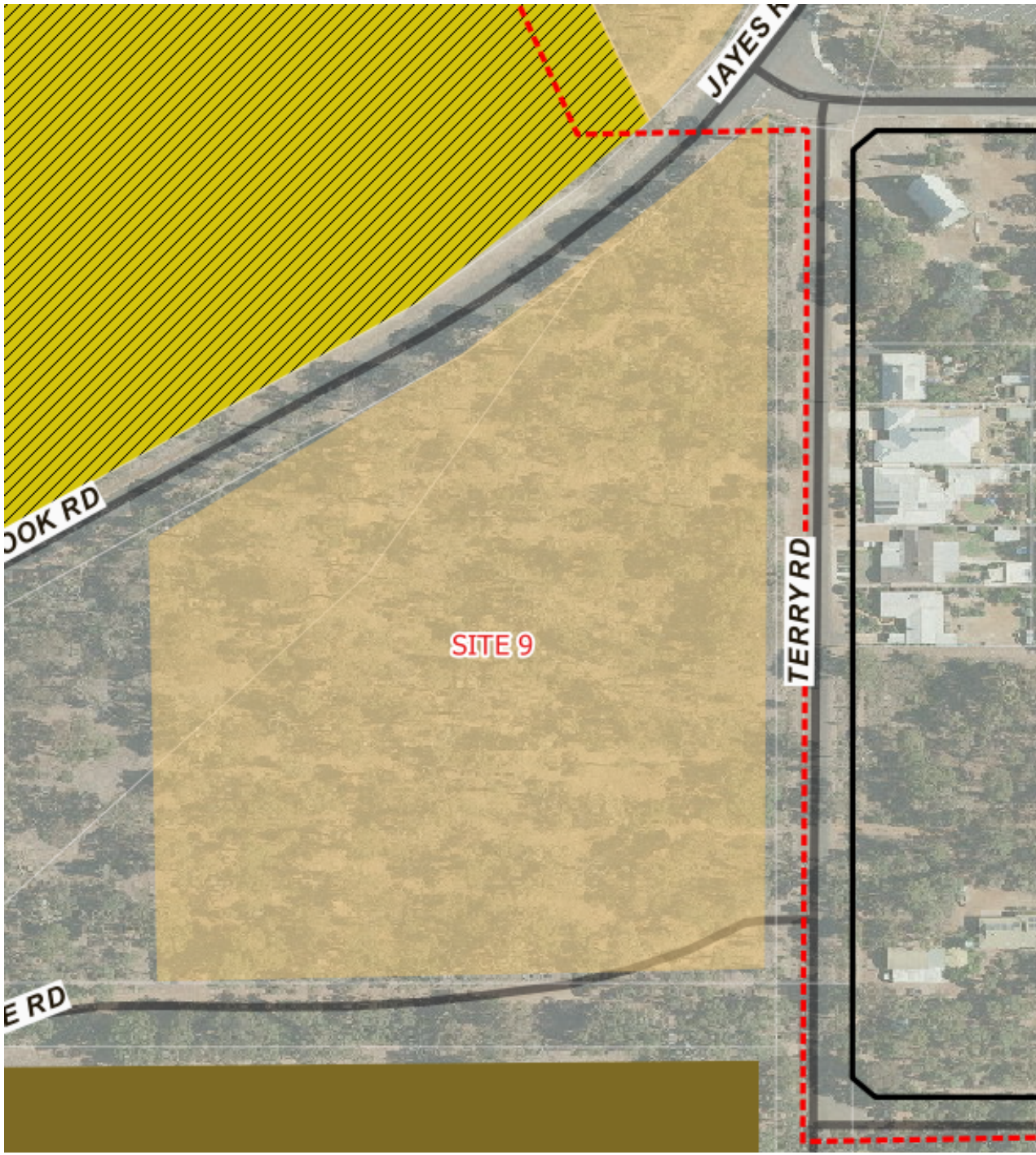
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 4 – Forrest Street</p> <p>Property/ies:</p> <ul style="list-style-type: none"> 60 Forrest Street, Boyup Brook – Lot 1 on Plan 37264. <p>Land Area: 3785m²</p> <p>Developable Area (Estimated): 3785m²</p>	<p>Proposed Land Use: Residential (Aged Persons Accommodation)</p> <p>Current Scheme Designation: ‘Parks and Recreation’ reserve</p> <p>Proposed Scheme Designation: Rezone from ‘Parks and Recreation’ reserve to ‘Residential’ with a density coding of R30, subject to a sewer scheme becoming available.</p> <p>Structure Planning Required: No</p> <p>Lot Size/Density: NR30</p> <p>Estimated Lot Yield:</p> <ul style="list-style-type: none"> 5 lots at R15; 12 lots at R30. <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> Boundaries reduced as recommended by BHL assessment. Develop in accordance with SPP3.7. Develop a BMP which includes an evacuation procedure; Development in accordance with the Residential Design Codes. 	


Investigation Area	Investigation Area Requirements	Site Map
<p>Site 5 – Beatty S Street</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 77 Beatty Street, Boyup Brook – Lot 193 on Plan No.82555 (Reserve 24895); • 77 Beatty Street, Boyup Brook – Lot 194 on Plan No.82555 (Reserve 24895). <p>Land Area: 4.5ha</p> <p>Developable Area (Estimated): 3ha</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Public Purposes – School Site’ reserve</p> <p>Proposed Scheme Designation: ‘Residential’ with density coding to be determined by sewer scheme provision.</p> <p>Structure Planning Required: Yes</p> <p>Lot Size/Density: R15/R20</p> <p>Estimated Lot Yield:</p> <ol style="list-style-type: none"> 1. 30 lots at R15; 2. 60 lots at R20. <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. If land is required for educational uses. 3. Consider linking adjacent roads, including Nix, Beatty, Glynn and Purse. 4. Clearing of established trees. 5. Connection to a sewer scheme or capability for on-site effluent disposal. 	

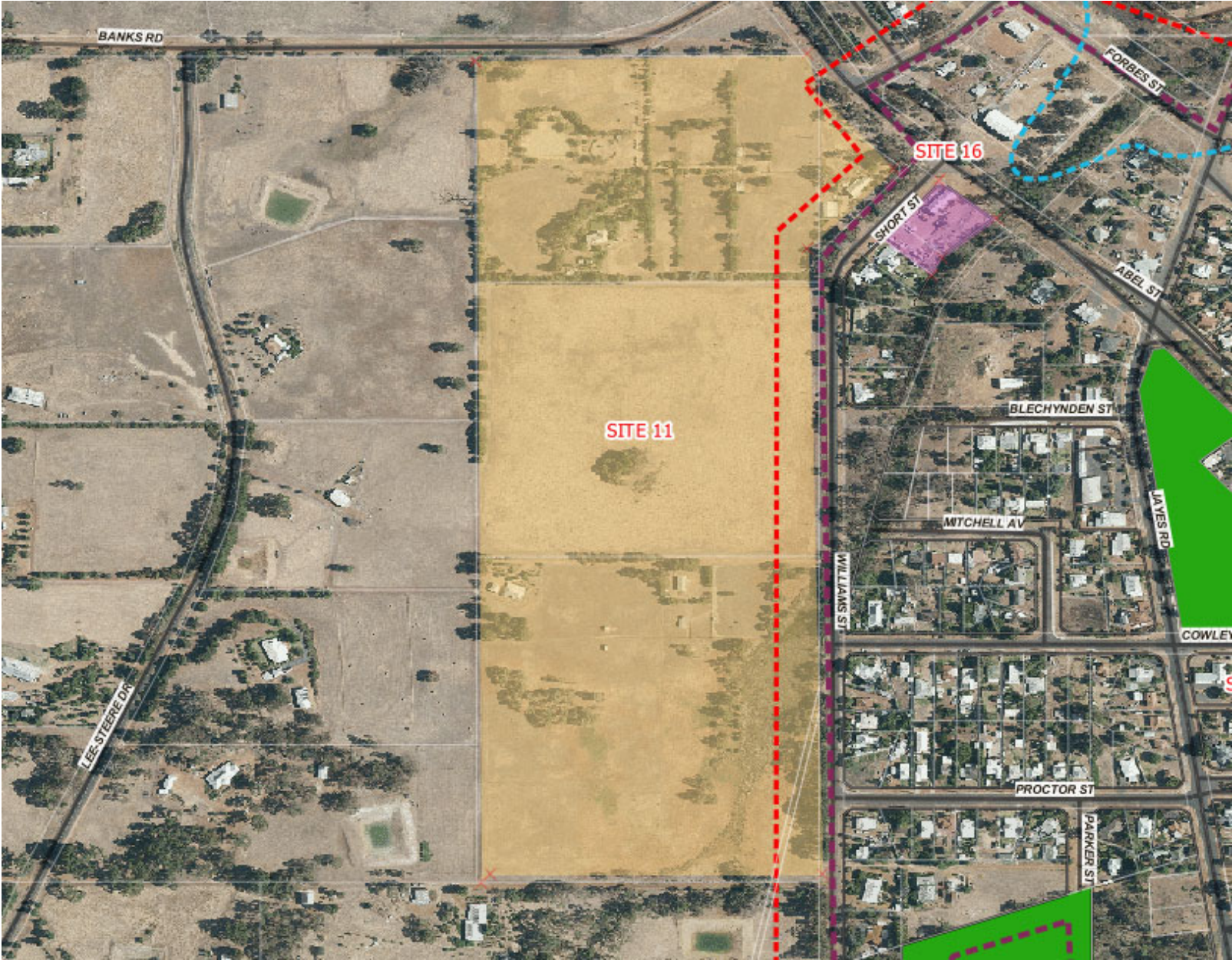
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 6 – Inglis Street</p> <p>Property/ies:</p> <ul style="list-style-type: none"> 31 Inglis Street, Boyup Brook – Lot 274 on Plan No.162670 (Reserve 23853). <p>Land Area: 1157m²</p> <p>Developable Area (Estimated): 1157m²</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Parks and Recreation’ reserve</p> <p>Proposed Scheme Designation: ‘Residential’ with a density coding of ‘R15’</p> <p>Structure Planning Required: No</p> <p>Lot Size/Density: R15</p> <p>Estimated Lot Yield: 2 lots at R15;</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> Whether battle-axe subdivision or rear laneway subdivision would be the more appropriate outcome. Capability for on-site effluent disposal. 	

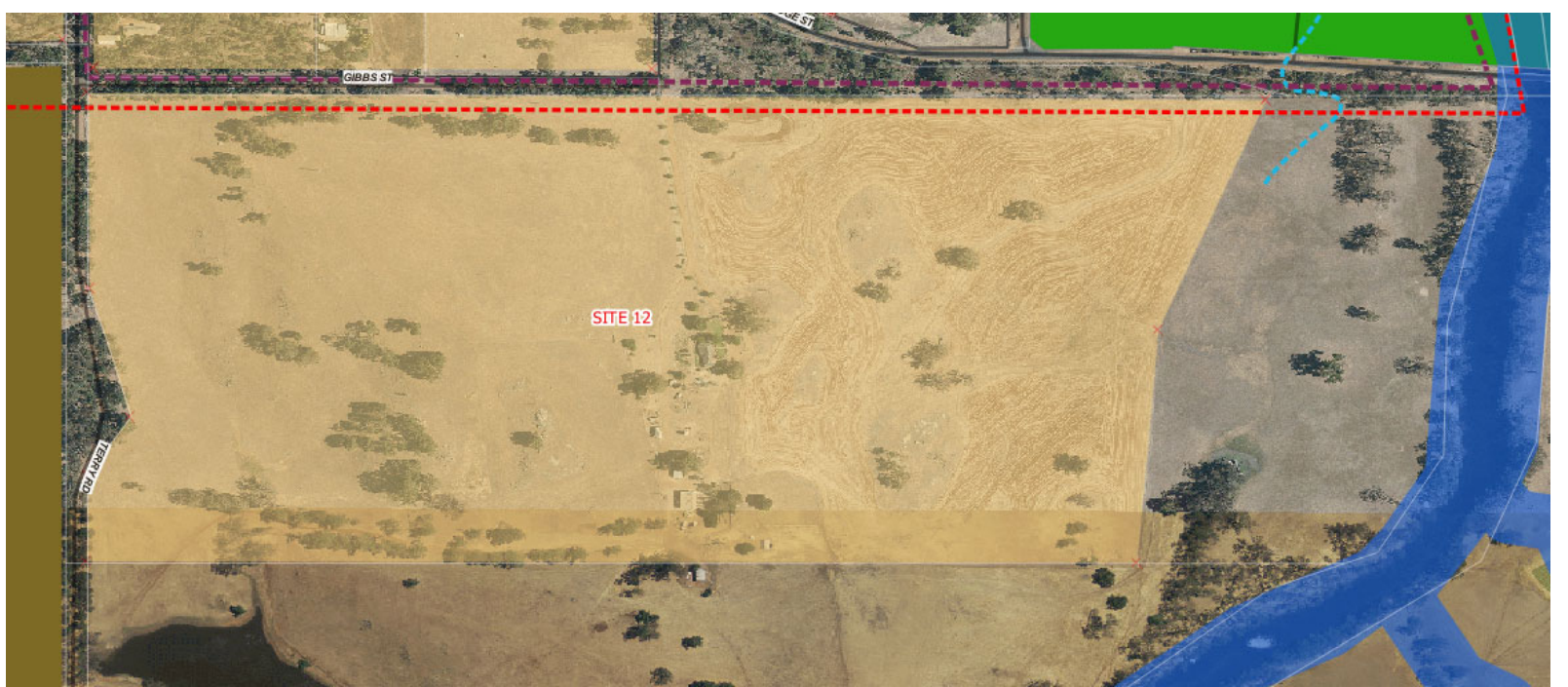
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 7 – Jayes Road</p> <p>Property/ies:</p> <ul style="list-style-type: none"> Lot 296 on Plan No.31644 (Reserve 26782). <p>Land Area: 3747m²</p> <p>Developable Area (Estimated): 3747m²</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Parks and Recreation’ reserve</p> <p>Proposed Scheme Designation: ‘Residential’ with a density coding of ‘R15’</p> <p>Structure Planning Required: No</p> <p>Lot Size/Density: R15</p> <p>Estimated Lot Yield: 5 lots at R15;</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Upgrading of the access leg, which has a width of 10m; 2. Stormwater management 3. Privacy; 4. Clearing of established trees; 5. Informal rear access to existing housing fronting Jayes Road. 	


Investigation Area	Investigation Area Requirements	Site Map
<p>Site 8 – Jayes Road</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • Lot 13505 on Plan No.219475 (Reserve 16199); • 101 Jayes Road, Boyup Brook – Lot 368 on Plan No.187843 (Reserve 24878) <p>Land Area: 3ha</p> <p>Developable Area (Estimated): 2ha</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Public Purposes – Water Supply’ and ‘Public Purposes – Water and Parkland’ reserves</p> <p>Proposed Scheme Designation: ‘Residential’</p> <p>Structure Planning Required: Yes</p> <p>Lot Size/Density: R15</p> <p>Estimated Lot Yield: 20 lots at R15</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Ability to clear/retain remnant vegetation. 3. Consider developing a road between the site and neighbouring Reserve. 4. Land capability for development and on-site effluent disposal. 	 <p>The site map is an aerial photograph with overlaid planning information. A large area on the left is filled with yellow diagonal hatching and labeled 'SITE 8' in red. This area is bounded by a red dashed line. To the right of the hatched area is a road labeled 'JAYES RD' in white text on a black background. Further right, another road is labeled 'BOYUP BROOK RD' in white text on a black background. A small area at the bottom right is labeled 'YRD' in white text on a black background. The map shows surrounding residential areas with houses and trees.</p>

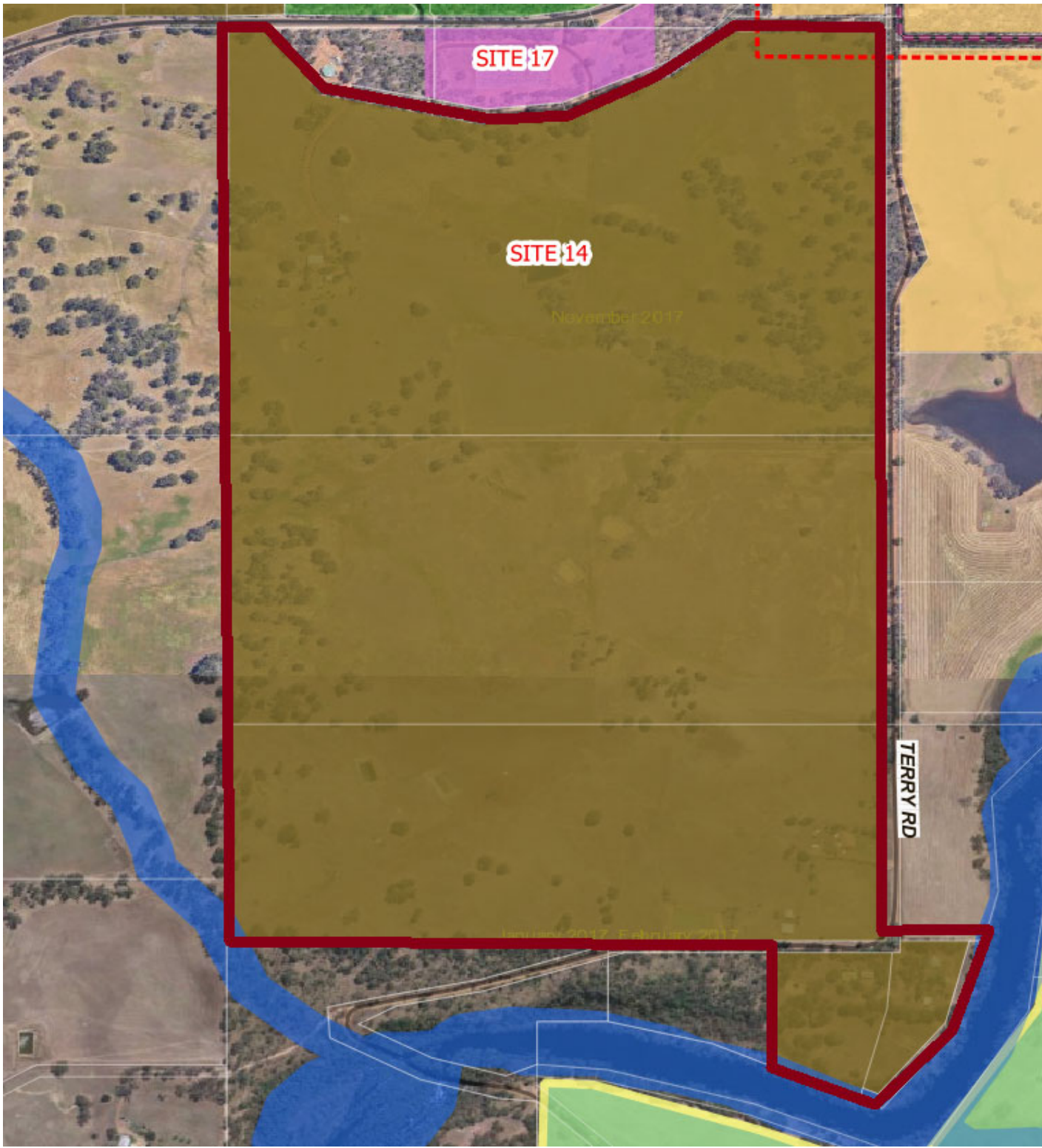
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 9 – Jayes and Terry Roads</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • Unallocated Crown Land • Lot 13506 on Plan No.219475 (Reserve 16199) <p>Land Area: 4ha</p> <p>Developable Area (Estimated): 3ha</p>	<p>Proposed Land Use: Residential (and consider low density tourist accommodation).</p> <p>Current Scheme Designation: ‘Public Purposes – Water Supply’ reserve</p> <p>Proposed Scheme Designation: ‘Residential’</p> <p>Structure Planning Required: Yes</p> <p>Lot Size/Density: R15</p> <p>Estimated Lot Yield: 30 lots at R15</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Ability to clear/retain remnant vegetation. 3. Consider developing a road between the site and neighbouring Reserve. 4. Relationship with Site 18 and potential for ‘Light Industry’ land uses on that site. 5. Land capability for development and on-site effluent disposal. 	


Investigation Area	Investigation Area Requirements	Site Map
<p>Site 10 – Bridge and Gibbs Streets</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 95 Bridge Street, Boyup Brook – Lot 186 on Plan No.82555 • Lot 2 on Plan No.32193 • Lot 1 on Plan No.32193 <p>Land Area: 95ha</p> <p>Developable Area (Estimated): 90ha</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Residential’</p> <p>Proposed Scheme Designation: ‘Residential’ with requirement for a Structure Plan. This will carry forward the existing Guided Development Plan, but allow for a new plan to be developed, should landowners wish to pursue this.</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’).</p> <p>Lot Size/Density: R15</p> <p>Estimated Lot Yield: 80 lots at R15</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Ability to clear/retain remnant vegetation. 3. Development in accordance with Residential Design Codes, including provision of Public Open Space. 4. Consider Liveable Neighbourhoods for lot, road and POS design. 5. Land capability for development and on-site effluent disposal. 	

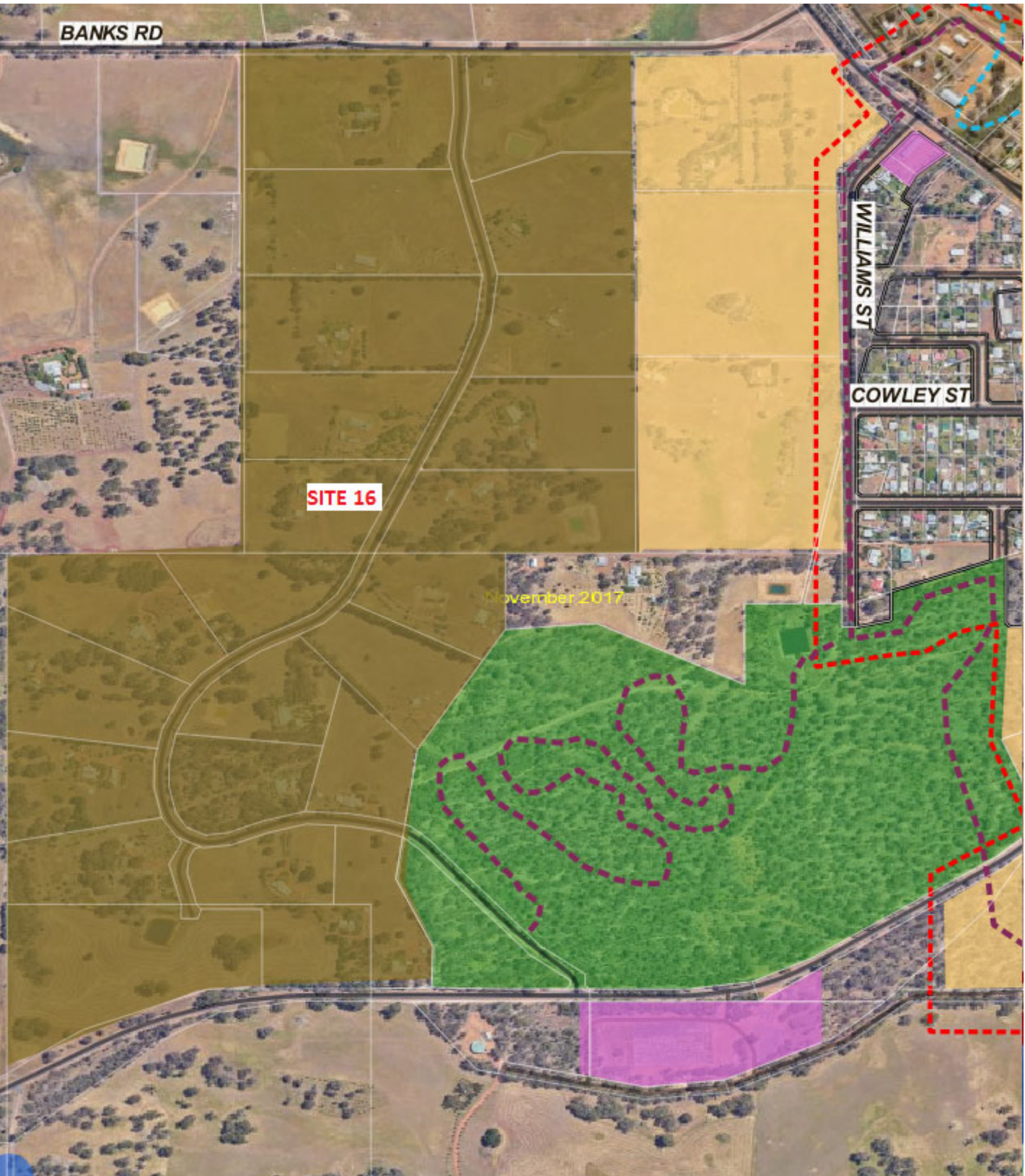
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 11 – William and Short Streets</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 1 Short Street, Boyup Brook – Lot 333 on Plan No.170162 • Lot 23 on Plan 21943 • Lot 24 on Plan 21943 • 264 Banks Road, Boyup Brook - Lot 25 on Plan No.21943 <p>Land Area: 27ha</p> <p>Developable Area (Estimated): 22.8ha</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Special Rural’</p> <p>Proposed Scheme Designation: Rezone to ‘Residential’ through a separate scheme amendment.</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’).</p> <p>This area will only be supported for the development of approximately 50 residential lots that directly abut the existing urban development of the Boyup Brook townsite, with any further development to require detailed justification, demonstration of demand and be supported by an amendment to the Local Planning Strategy.</p> <p>Lot Size/Density: R15 or consider supporting larger lot sizes with on-site effluent disposal, subject to soil capability and compliance with Government sewerage policies.</p> <p>Estimated Lot Yield: To be determined based upon land capability, capacity for on-site effluent disposal and servicing.</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Development in accordance with Residential Design Codes, including provision of Public Open Space – consider locating POS adjacent to creek – south east corner. 3. Land capability for development and on-site effluent disposal. 	


Investigation Area	Investigation Area Requirements	Site Map
<p>Site 12 – Gibbs Street</p> <p>Property/ies:</p> <ul style="list-style-type: none"> 52 Gibbs Street, Boyup Brook – Lot 710 on Plan No.100794 <p>Land Area: 64.5ha</p> <p>Developable Area (Estimated): 50ha</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Rural’</p> <p>Proposed Scheme Designation: Rezone portion to ‘Residential’</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’).</p> <p>This area will only be supported for the development of approximately 50 residential lots that directly abut the existing urban development of the Boyup Brook townsite, with any further development to require detailed justification, demonstration of demand and be supported by an amendment to the Local Planning Strategy.</p> <p>Lot Size/Density: R15 or consider supporting 2000m² to 5000m² lot sizes with on-site effluent disposal, subject to soil capability and compliance with Government sewerage policies.</p> <p>Estimated Lot Yield: To be determined based upon land capability, capacity for on-site effluent disposal and servicing.</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Development in accordance with Residential Design Codes, including provision of Public Open Space – consider locating POS adjacent to creek – south east corner. 3. Land capability for development and on-site effluent disposal. 	


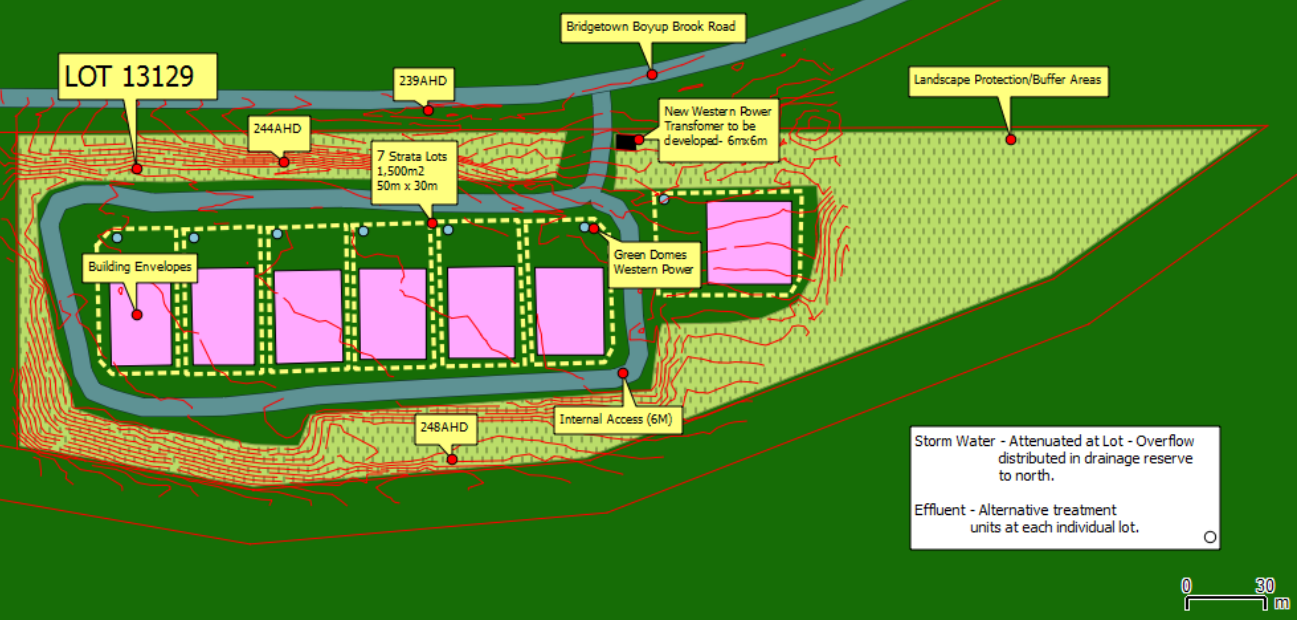
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 13 – Banks Road</p> <p>Property/ies:</p> <ul style="list-style-type: none"> Lot 28 on Plan No.68179 <p>Land Area: 16ha</p> <p>Developable Area (Estimated): 16ha</p>	<p>Proposed Land Use: Rural Residential</p> <p>Current Scheme Designation: ‘Rural’ with Structure Plan Area Designation</p> <p>Proposed Scheme Designation: Rezone to ‘Rural Residential’ through separate scheme amendment.</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’).</p> <p>Lot Size/Density: 1ha to 4ha lots</p> <p>Estimated Lot Yield: 15 lots at 1ha</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Land capability for development and on-site effluent disposal. 3. Vegetation protection. 4. Infrastructure contributions (Abels Road and Banks Road). 	


Investigation Area	Investigation Area Requirements	Site Map
<p>Site 14 – Rusmore Road</p> <p>Property/ies:</p> <ul style="list-style-type: none"> 81 Rusmore Road, Boyup Brook – Lot 800 on Plan No.101976 840 Terry Road, Boyup Brook – Lot 2 on Plan No.67815 842 Terry Road, Boyup Brook – Lot 1 on Plan No.67815 855 Terry Road, Boyup Brook – Lot 695 on Plan No.251136 Lot 711 on Plan No.100789 <p>Land Area: 166ha</p> <p>Developable Area (Estimated): 166ha</p>	<p>Proposed Land Use: Rural Residential (with possible Rural Enterprise development on 81 Rusmore Road, Boyup Brook)</p> <p>Current Scheme Designation: ‘Rural’ and ‘Special Rural’ with Structure Plan Area Designation.</p> <p>Proposed Scheme Designation: ‘Rural Residential’ or ‘Rural Enterprise’</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’, with consideration given to Rural Enterprise development on 81 Rusmore Road, Boyup Brook).</p> <p>Lot Size/Density: 1ha</p> <p>Estimated Lot Yield: 140 lots at 1ha</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Land capability for development and on-site effluent disposal. 3. Buffers for any proposed industrial development and appropriate setbacks. 4. Vegetation protection. 	


Investigation Area	Investigation Area Requirements	Site Map
<p>Site 15 – Bridgetown-Boyup Brook and Banks Road</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 68 Banks Road, Boyup Brook – Lot 735 on Plan No.100788 • 2609 Bridgetown-Boyup Brook Road, Boyup Brook – Lot 721 on Plan No.100786 • Lot 720 on Plan No.100787 <p>Land Area: 168ha</p> <p>Developable Area (Estimated): 100ha approx.</p>	<p>Proposed Land Use: Rural Residential</p> <p>Current Scheme Designation: ‘Special Rural’ with 2ha minimum lot size.</p> <p>Proposed Scheme Designation: ‘Rural Residential’, but suggest that the minimum lot size is decreased to 1ha.</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’).</p> <p>Lot Size/Density: 1ha</p> <p>Estimated Lot Yield: 120 lots at 1ha.</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Land capability for development and on-site effluent disposal. 3. Vegetation protection. 4. Suitable setbacks to, and landscape management, of the creeklines. 	 <p>The site map is an aerial photograph showing a large, rectangular green field labeled 'SITE 15' in a red box. The field is bounded by 'BANKS RD' to the north and 'BRIDGETOWN-BOYUP BROOK RD' to the south. To the west of the field, there is a winding road and some smaller plots. The map also shows some trees and vegetation around the field. The text 'ary 2017' is visible on the left side of the map, and 'No' is visible on the right side.</p>

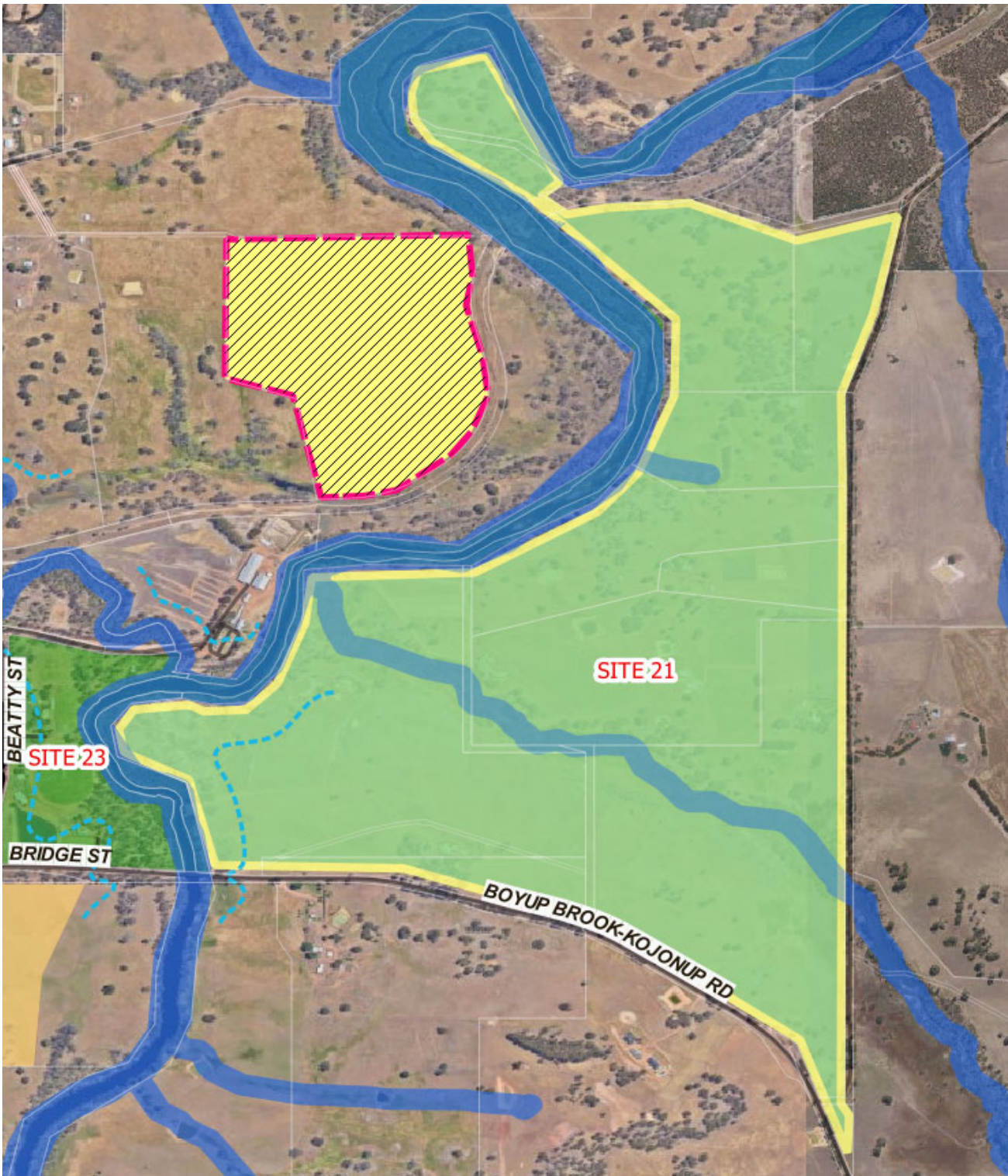
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 16 – Rural Residential Consolidation Investigation Area</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • Various – Lee-Steere Drive <p>Land Area: 85ha</p> <p>Developable Area (Estimated): 30 additional Lots</p>	<p>Proposed Land Use: Rural Residential</p> <p>Current Scheme Designation: ‘Special Rural’ with varying minimum lot sizes.</p> <p>Proposed Scheme Designation: ‘Rural Residential’, but examine a reduction in the minimum lot size of existing developed areas, subject to structure planning.</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’).</p> <p>Lot Size/Density: 1ha</p> <p>Estimated Lot Yield: 30 lots at 1ha</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Land capability for development and on-site effluent disposal. 3. Vegetation protection. 4. Suitable setbacks to, and landscape management, of the creeklines. 	

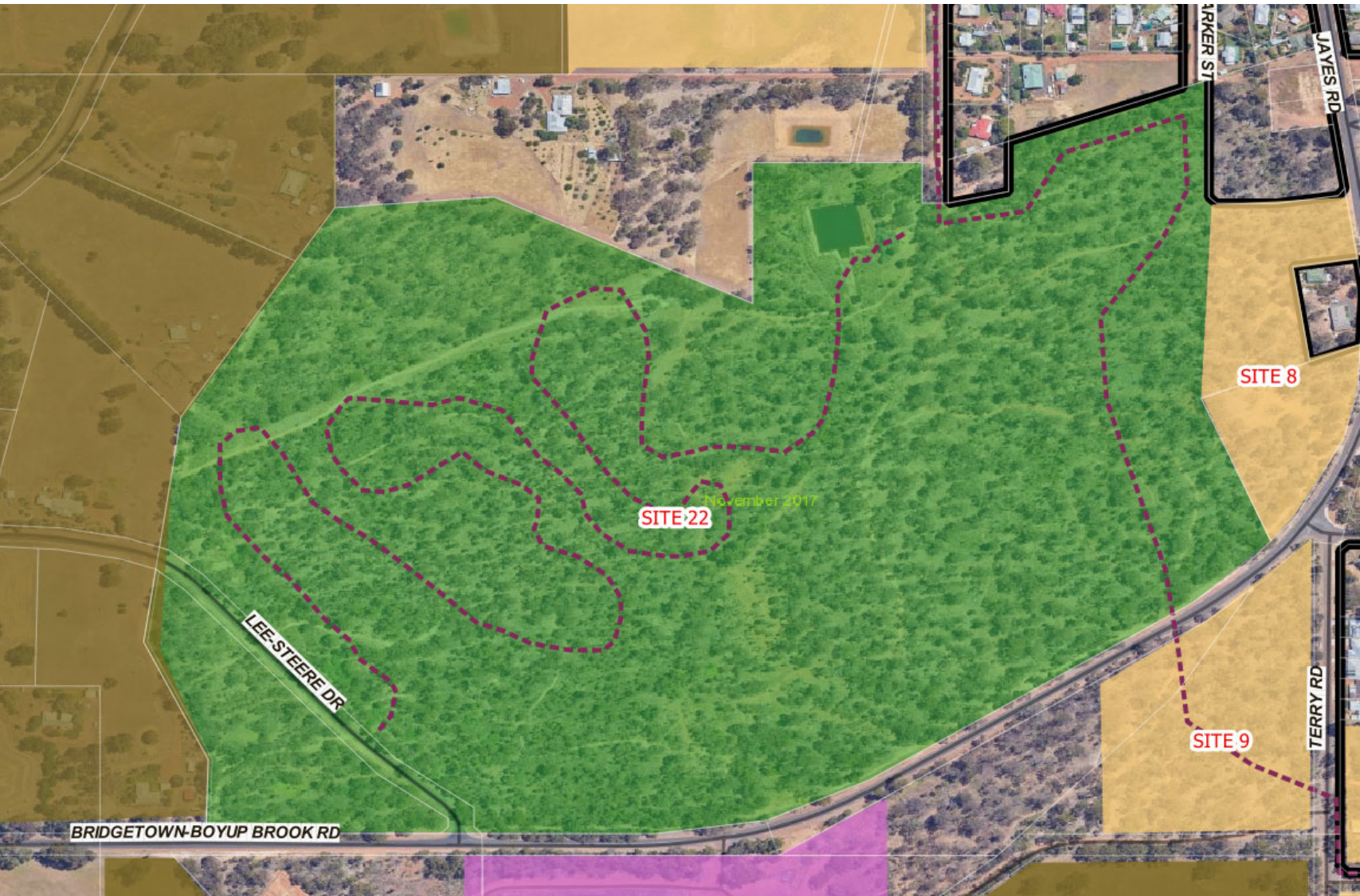
Investigation Area	Investigation Area Requirements	Site Map
<p>Site 17 – Abel and Short Streets</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 19 Abel Street, Boyup Brook – Lot 5 on Plan No.23060 • 6 Short Street, Boyup Brook – Lot 4 on Plan No.23060 <p>Land Area: 3693m²</p> <p>Developable Area (Estimated): 3693m²</p>	<p>Proposed Land Use: Light Industrial</p> <p>Current Scheme Designation: 'Residential'</p> <p>Proposed Scheme Designation: Rezone to 'Light Industry' through separate scheme amendment. The land is currently being utilised for this use.</p> <p>Local Development Planning Required: No</p> <p>Lot Size/Density: N/A</p> <p>Estimated Lot Yield: 3 lots at 1000m²</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Ensuring that neighbouring residential land uses are not impacted by light industry land uses. 2. Suitable setbacks to, and management of, the adjacent creekline. 	

Investigation Area	Investigation Area Requirements	Site Map
<p>Site 18 – Abel and Short Streets</p> <p>Property/ies:</p> <ul style="list-style-type: none"> Lot 13129 on Plan No.181086 (Reserve 33552) Lot 13506 on Plan No.219475 (Reserve 16199) <p>Land Area: 6.5ha</p> <p>Developable Area (Estimated): Subject to Structure Planning</p>	<p>Proposed Land Use: Light Industry</p> <p>Current Scheme Designation: ‘Rural’ and reserved for Public Purpose (Water Parkland)</p> <p>Proposed Scheme Designation: Rezone to ‘Light Industry’ through separate scheme amendment.</p> <p>Structure Planning Required: Yes (identify as ‘Special Control Area – Structure Plan’).</p> <p>Lot Size/Density: N/A</p> <p>Estimated Lot Yield: Subject to Structure Planning</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Management of stormwater and effluent. 3. Suitable access. 4. Setbacks to boundaries to achieve suitable buffers to sensitive land uses. <p>The vision is the development of industrial uses operating to provide services and employment opportunities to the Shire of Boyup Brook (e.g. plumber, builder and mechanic). It is proposed that the industrial uses will operate independently of each other and contribute to the development and maintenance of infrastructure such as access, drainage and landscaping under a strata management plan and authority.</p>	 

Investigation Area	Investigation Area Requirements	Site Map
<p>Site 19 – Boyup Brook Townsite Infill</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • Various <p>Land Area: Approximately 64ha</p> <p>Developable Area (Estimated): Approximately 26ha</p>	<p>Proposed Land Use: Residential</p> <p>Current Scheme Designation: ‘Residential’</p> <p>Proposed Scheme Designation: Change density coding from R15 to R15/20, but should occur only when the prospect of a sewer scheme becomes likely.</p> <p>Structure Planning Required: Only on large vacant land parcels, which should be identified as ‘Special Control Area – Structure Plan’.</p> <p>Lot Size/Density: R15/20</p> <p>Estimated Lot Yield: Unknown</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Capability/likelihood of a sewer scheme being established in the townsite. 2. Advocating to ensure the any proposed sewer scheme has additional capacity to accommodate infill development. 3. Ensuring suitable scheme provisions exist to identify that infill development at a higher density will only be supported where a connection to a sewer scheme is to be connected. 4. If on-site effluent disposal is proposed, ability of the land to comply with Government sewerage policies and suitable scheme provisions to guide this. 5. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 6. Stormwater and drainage management, particularly in response to sloping terrain and poorly draining soils. 7. Suitable access to lots. 	 <p>The site map shows a residential townsite with various streets including Williams St, Cowley St, Proctor St, Forrest St, Barron St, Nix St, Knapp St, Reid Pl, Gibbs St, Terry Rd, Rogers Av, Abel St, Bridge St, Jackson St, Beatty St, and Treloar St. A legend indicates that urban infill areas are subject to a sewer scheme. Site 19 is highlighted in red, located near the intersection of Barron St and Nix St. The map also shows a railway pde, a creek, and a bridge.</p>

Investigation Area	Investigation Area Requirements	Site Map
<p>Site 20 – Stanton, Terry and Fern Valley Roads</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 63 Fern Valley Road, Boyup Brook – Lot 913 on Plan No.103309 • 133 Fern Valley Road, Boyup Brook – Lot 798 on Plan No.251166 • 147 Fern Valley Road, Boyup Brook – Lot 696 on Plan No.251166 • 652 Terry Road, Boyup Brook – Lot 589 on Plan No.100797 • Lot 6 on Plan No.96448 • Lot 10 on Plan No.33494 • Lot 223 on Plan No.251175 • Lot 1777 on Plan No.125980 • Lot 6116 on Plan No.81971 • Lot 7876 on Plan No.81971 <p>Land Area: Approximately 434ha</p> <p>Developable Area (Estimated): Approximately 320ha</p>	<p>Proposed Land Use: Rural Small Holdings</p> <p>Current Scheme Designation: 'Rural'</p> <p>Proposed Scheme Designation: Rezone to 'Rural Small Holdings' zone through separate scheme amendment.</p> <p>Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').</p> <p>Lot Size/Density: 4ha to 7ha</p> <p>Estimated Lot Yield: 80 lots at 4ha or 45 lots at 7ha</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 1. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 2. Flood protection. 3. Land capability for development and on-site effluent. 4. Internal access/road pattern. 5. Lot design. 6. Infrastructure contributions (Terry Road and extension/intersection of Fern Valley Road and Boyup Brook-Kojonup Road). 7. Protection of remnant vegetation. 	

Investigation Area	Investigation Area Requirements	Site Map
<p>Site 21 – Asplin Siding Road</p> <p>Property/ies:</p> <ul style="list-style-type: none"> • 836 Asplin Siding Road, Boyup Brook – Lot 5 on Plan No.92880 • 856 Asplin Siding Road, Boyup Brook – Lot 4 on Plan No.21336 • 896 Asplin Siding Road, Boyup Brook – Lot 2 on Plan No.21336 • 922 Asplin Siding Road, Boyup Brook – Lot 6664 on Plan No.82425 • 1 Boyup Brook-Kojonup Road, Boyup Brook – Lot 6 on Plan No.55383 • 57 Boyup Brook-Kojonup Road, Boyup Brook – Lot 7 on Plan No.55383 • Lot 3 on Plan No.21336 • Lot 4176 on Plan No.133474 <p>Land Area: Approximately 250ha</p> <p>Developable Area (Estimated): Approximately 180ha</p>	<p>Proposed Land Use: Rural Small Holdings</p> <p>Current Scheme Designation: 'Rural'</p> <p>Proposed Scheme Designation: Rezone to 'Rural Small Holdings' zone through separate scheme amendment.</p> <p>Structure Planning Required: Yes</p> <p>Lot Size/Density: 4ha to 7ha</p> <p>Estimated Lot Yield: 45 lots at 4ha or 25 lots at 7ha</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none"> 5. Development and subdivision in accordance with Australian Standard 3959-2009 and State Planning Policy No.3.7 – Planning in Bushfire Prone Areas. 6. Flood protection. 7. Land capability for development and on-site effluent. 8. Internal access/road pattern. 9. Lot design. 10. Infrastructure contributions (Asplin Siding Road). 11. Protection of remnant vegetation. 	

Investigation Area	Investigation Area Requirements	Site Map
<p>Site 22 – Bridgetown-Boyup Brook Road</p> <p>Property/ies:</p> <ul style="list-style-type: none">Lot 13505 on Plan No.219475 (Reserve 16199) <p>Land Area: Approximately 46ha</p> <p>Developable Area (Estimated): N/A</p>	<p>Proposed Land Use: Parks and Recreation</p> <p>Current Scheme Designation: ‘Public Purposes – Water and Parkland’</p> <p>Proposed Scheme Designation: Modify reservation from ‘Public Purposes’ to ‘Parks and Recreation’ reserve to allow passive recreation outcomes.</p> <p>Structure Planning Required: No</p> <p>Lot Size/Density: N/A</p> <p>Estimated Lot Yield: N/A</p> <p>Planning Matters to be Addressed:</p> <ol style="list-style-type: none">1. Bushfire management.2. Internal access.3. Walking and mountain bike trails.4. Fauna and Flora survey.5. Protection of environmentally sensitive area.	

Investigation Area

Site 23 – Bridgetown-Boyup Brook Road

Property/ies:

- Lot 360 on Plan No.75065 (Reserve 1454)

Proposal:

This strategy proposes the development of recreation and community facilities and investment for the recreation precinct adjacent to the Blackwood River – refer to adjacent plan. Design planning and subsequent investment will transform the currently underutilised area into a regional sports and recreational precinct and community focal area.

It will encourage greater participation in indoor and outdoor activities and provide a much-needed space for community groups to help each other to learn, grow and overcome social and health problems.

The key deliverables from the project will be a multipurpose indoor sporting and community facility with premium facilities for an array of activities including basketball, cricket, netball, squash, volleyball administration, club rooms, meeting places, toilets, parking and access.

There is no premium indoor sport and community facility currently in the locality and this facility will fill this gap. Community infrastructure is currently spread, and this facility will co-locate community activities to make them feasible and sustainable.

Additional deliverables will include upgrades such as dual use paths, drainage, landscaping, shelters, signage, viewing platforms, new turf, additional sporting attributes such as golf and re-location of some existing facilities such as tennis.

The development is a key component to complement existing facilities, which include:

- 2 x hockey pitches;
- Football and cricket pitch;
- Tennis courts;
- Swimming pool; and
- Incidentals.

Shared use by sports clubs and the community will ensure high usage rates year-round and facilitate synergies between clubs and the community. High quality facilities with an emphasis on sustainable design and the creation of comfortable associated outdoor spaces will enhance the quality of outdoor sports for a range of activities including cricket, basketball, netball, hockey and other.

The precinct will provide a greater range of passive and active recreation opportunities through improved recreation infrastructure provision integrated with a systematically planned environment. This will result in a healthier community including improved intergenerational social interaction and disabled access.

Site Map



Conceptual indoor sporting/community venue



Conceptual Viewing Platforms



4

STRATEGY MAPS

4. Strategy Maps

RURAL STRATEGY – SHIRE OF BOYUP BROOK

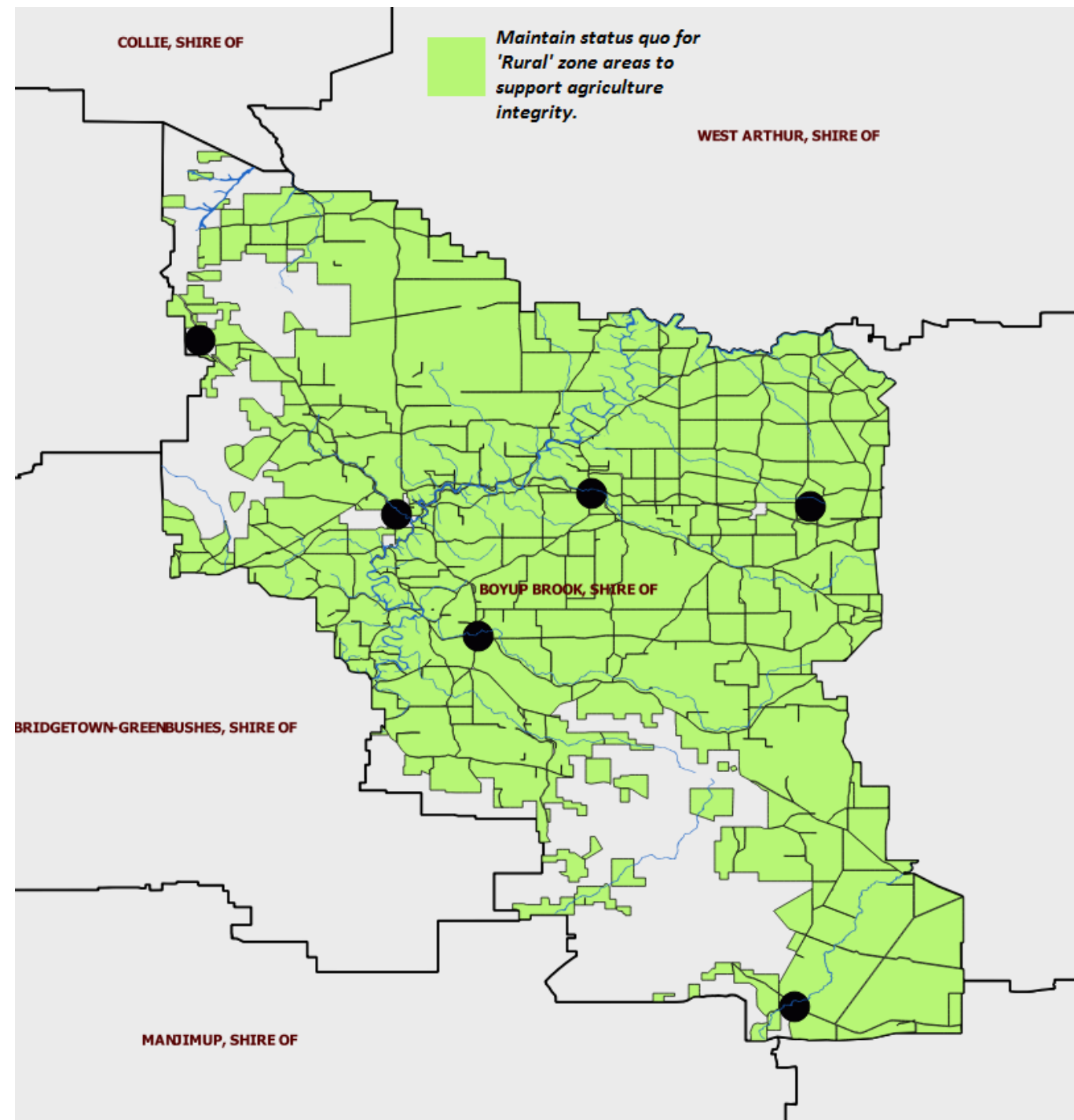


Figure 20. Rural Strategy

URBAN STRATEGY – BOYUP BROOK TOWNSITE

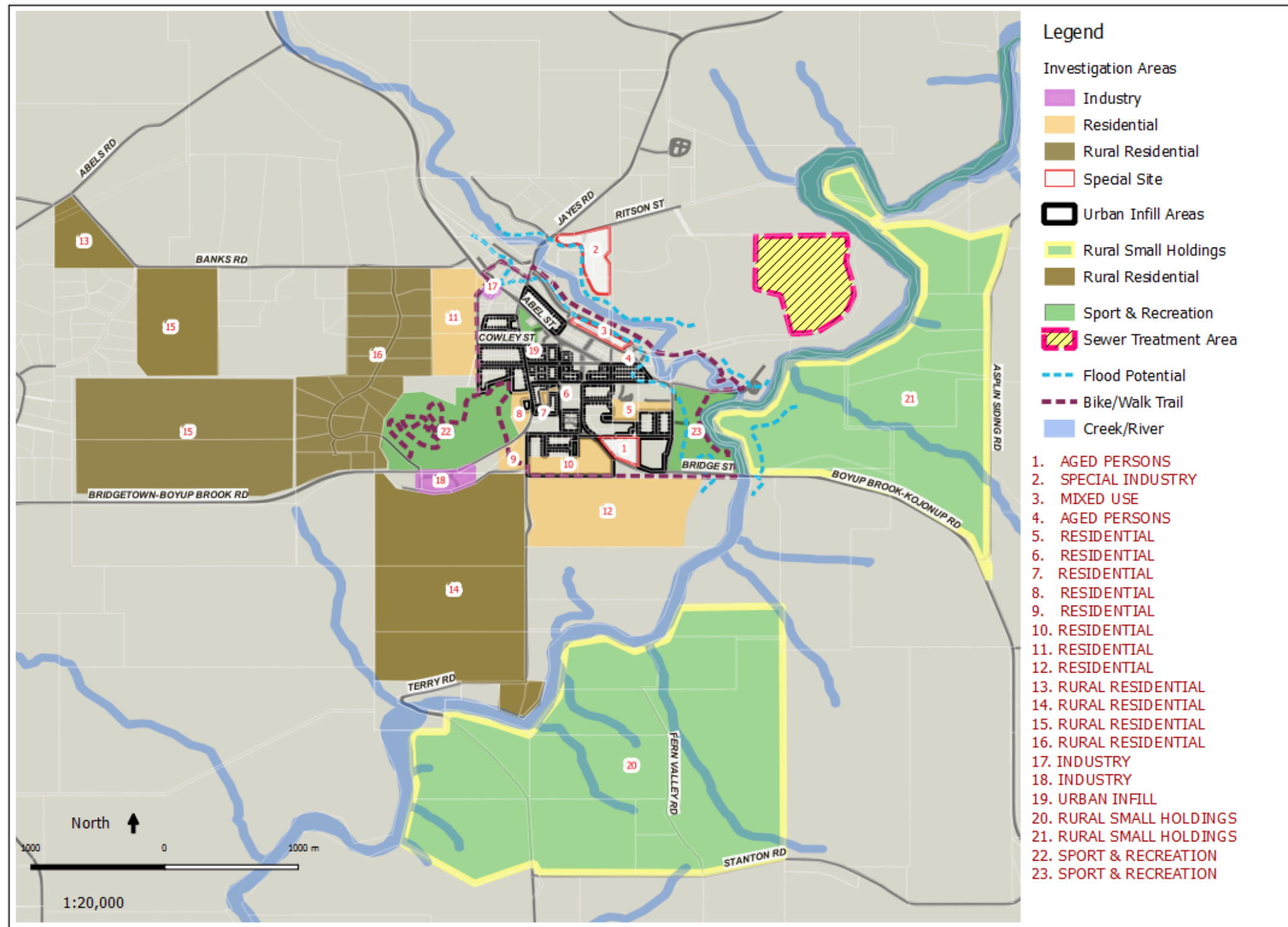


Figure 21. Strategy Map – Growth Areas

5. References

ABS Statistics, A. B. (2011 & 2016). *2011 & 2016 Census QuickStats*.

Blackwood Basin Group. (2015). Salinity Risk 2020. In B. B. Group.

Brook, Shire Boyup Community Strategic Plan. (2013-2023). *Community Strategic Plan*.

Commission, W. A. (2015). *Western Australia Tomorrow*.

Corporation, W. (2015). <http://www.watercorporation.com.au/about-us/media/media-releases/media-release/extension-of-states-infill-sewerage-program>.

Department of Agriculture and Food. (2008). *Land Resources in the South-West Agriculture Region*.

Department of Training and Workforce Development. (2014). *South West Workforce Development Plan 2013 - 2016*.

Department of Training and Workforce Development. (2014). *Western Australian Employment Trends and Prospects*.

Government of Western Australia. (1990). Heritage of Western Australia Act 1990.

Planning, D. o. (2004). *Warren Blackwood Rural Strategy*.

South West Development Commission. (2015). *Our Region*. Retrieved from <http://www.swdc.wa.gov.au/our-region.aspx>.

State Heritage Office WA. (2014). Criteria for the Assessment of Local Heritage Places and Areas.

Statistics, A. B. (2011). http://www.censusdata.abs.gov.au/census_services/getproduct/census/2011/communityprofile/LGA50840.

The Nationals for Regional WA. (2015). *Boyup Brook and Bridgetown to benefit from effluent disposal works*. Retrieved from <http://www.nationalswa.com/News/MediaReleases/tabid/83/articleType/ArticleView/articleId/4353/Boyup-Brook-and-Bridgetown-to-benefit-from-effluent-disposal-works.aspx>.