



LOCAL PLANNING STRATEGY

April 2015

Adopted by Council on 12 March 2014 in accordance with regulation 12B(3)(b) of the *Town Planning Regulations 1967*.

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Acronyms

The following provides a list of acronyms used throughout this report:

DER	Department of Environment Regulation
DoW	Department of Water
DPaW	Department of Parks and Wildlife
EPA	Environmental Protection Authority
GBR	Greater Bunbury Region
GBRS	Greater Bunbury Region Scheme
GBS	Greater Bunbury Strategy
LNA	Local Natural Areas
LPS9	Local Planning Scheme No. 9
PIP	Preston Industrial Park
SPP	State Planning Policy
TEC	Threatened Ecological Communities
TPS3	Town Planning Scheme No. 3
WAPC	Western Australian Planning Commission

PART 1 – LOCAL PLANNING STRATEGY

1. VISION AND PLANNING PRINCIPLES

The Shire of Dardanup's current mission statement reads as –

“Provide effective leadership in encouraging balanced growth and development of the Shire while recognizing the diverse needs of our communities”.

The guiding principles for this Local Planning Strategy (the Strategy) are:

To provide a strategic plan that will plan for the future of the Shire in a responsible manner and reflects the aspirations of the Shire and its community, accommodates future needs and creates opportunities to enhance local attributes.

To provide a strategic plan that is consistent with state and regional planning policies, strategies, structure plans and strategic development initiatives.

To provide a strategic plan that is clear, comprehensive, accessible, informative, logical and transparent that provides strategic planning direction for the next 15 years.

To provide a strategic plan that is a 'leadership' document that provides the basis for the preparation of the Shire's new Local Planning Scheme.

2. OBJECTIVES

The Local Planning Strategy has the following objectives:

- 1) Provide a useable framework for the future development of the Shire.
- 2) Provide a strategic direction for the preparation of Local Planning Scheme No. 9.
- 3) Plan for the sustainable provision of land to meet existing and future needs of the community.
- 4) Assist employment and economic growth by providing land suitable for retail, commercial, industrial and tourism.
- 5) Consolidate the Eaton Town Centre as the commercial and cultural centre of the Shire.
- 6) Minimise the loss of rural land for agriculture by identifying land suitable for development.
- 7) Emphasise the importance of tourism activities and establish the conditions under which such uses may be developed.
- 8) Recognise the strategic importance of the Shire's proximity to the port of Bunbury for the planning of expanded and new industrial areas.

- 9) Ensure development appropriately takes account of potential hazards such as flood and fire.
- 10) Recognise places of environmental significance for future consideration by the State as conservation areas/regional open space.
- 11) Protect all significant natural areas including threatened and priority ecological communities, threatened and priority flora and fauna, conservation category wetlands, resource enhancement wetlands, Environmental Protection Policy (EPP) lakes, riparian vegetation, and regional/local ecological linkages, as provided by the Department of Parks and Wildlife (DPaW).

These objectives will be achieved by providing recommendations for a future town planning scheme review and the preparation of Local Planning Scheme No. 9 (LPS9).

3. STRATEGIC PLAN

The land use components of the Strategy are identified on the following Strategy Maps:

Strategy Map 2.0	Overview including new proposals
Strategy Map 2.1	New proposals only
Strategy Map 2.2	Urban expansion staging
Strategy Map 2.3	Dardanup & Burekup Townsites – Urban Settlement & Expansion
Strategy Map 2.4	Future Commercial Areas
Strategy Map 2.5	Significant Environmental Areas

3.1 URBAN

In accordance with the Greater Bunbury Strategy (GBS), the majority of the future population growth for the Shire will be located in the identified urban expansion area east of Eaton (as shown on the Strategy Map 2.1). Compared with the current population in Dardanup and Burekup, these townsites will also see a comparatively large population increase as identified in their respective Expansion Strategies. The intensification of the rural-residential areas will also allow for some additional population growth.

The proposed future population distribution is as follows:

Table 1: Future Estimated Population Distribution

Location	Estimated Current Populations	Total Population
Eaton	12,000	15,000
East of Eaton	-	* 70,000
Dardanup	450	4,000
Burekup	250	1,440
Rural Residential	800	3,000
Rural	1,000	2,000
Total	14,500	95,440

Source: Shire of Dardanup Estimates (*Department of Planning Estimate)

3.1.1 Minor Expansions

Eaton and Millbridge

It is estimated that Eaton and Millbridge will have a population of 15,000 persons when it is fully developed. The population will further increase if residential densities are increased. It is recommended that investigations be undertaken to enable higher residential densities in Eaton and Millbridge in accordance with the requirements of Liveable Neighbourhoods.

As a result of the population increase in Eaton and Millbridge, there will need to be consideration given to the expansion of the existing commercial area (see Section 3.4) and community facilities (as detailed in the Shire's Strategic Community Plan).

Dardanup

A target population of around 4,000 persons in Dardanup under the current townsite expansion strategy will provide a sustainable neighbourhood unit that can be planned to retain a village character and offer a reasonable range of commercial and community facilities and services. The Dardanup Townsite Expansion Strategy has identified land along Charlotte Street as future commercial to cater for the increased population. The Shire's Developer Contribution Plan for the Dardanup Townsite identifies refurbished and additional community infrastructure to again cater for the increased population.

A Local Structure Plan has been adopted for the development of the majority of the expansion land south of the townsite. It is therefore recommended that the land within the Dardanup Townsite Expansion Strategy north of the townsite, that has not yet been rezoned, be identified in LPS9 as 'Development' within a Special Control Area for Structure Planning.

The subject area is shown on Strategy Map 2.3.

Burekup

A target population of around 1,440 persons in Burekup under the current townsite expansion strategy will provide a sustainable neighbourhood unit that can be planned to retain a village character and offer a reasonable range of commercial and community facilities and services. The Burekup Townsite Expansion Strategy has identified land along Russell Road as future commercial to cater for the increased population. A Developer Contribution Plan for Burekup will need to be prepared to identify any future refurbishment and/or additional community infrastructure.

A Local Structure Plan will be required prior to any development of the expansion land. This land is currently zoned 'General Farming' and the Strategy recommends the land be identified in LPS9 as 'Development' within a Special Control Area for Structure Planning.

This area is shown on Strategy Map 2.3.

3.1.2 Major Expansions

East of Eaton / Waterloo

The GBS has identified an area east of Eaton (within the Waterloo locality) as the main future urban expansion for the region (see Strategy Map 2.1). The area is estimated to be approximately 1,100ha and will include residential development, regional and local recreational spaces, public purpose sites, community facilities, commercial and light industrial.

A District Structure Plan is currently being prepared by the Western Australian Planning Commission (in consultation with the Shire) and the Strategy recommends identifying this land in LPS9 as a Special Control Area as a ‘Development Investigation Area’ requiring detailed structure planning prior to development. No further intensification of land use or development will be permitted within the identified urban expansion area until the District Structure Plan is finalised.

Strategy Map 2.2 provides an indicative staging scenario for this urban expansion area. Whilst the staging scenario provided in this Strategy is indicative, provisions should be included in LPS9 stipulating that any proposed development that is inconsistent with the staging scenario would need to adjoin land that has already been developed.

The eastern boundary of the Structure Plan area will be determined through the District Structure Plan process. The route of the Dardanup Bypass Road is indicative only. Further detailed monitoring and analysis will be required to determine the suitability of the route of the Bypass road – particularly the route alignment to the south of Dardanup townsite and to the north of the South Western Highway. The final alignment of the Bypass/Blue Road to the north of the South Western Highway shall be determined through the Urban Expansion Area District Structure Plan process. To this extent the Bypass/ Blue Road shall define the eastern extent of the structure plan area and the eastern extent of any urban development associated with the District Structure Plan. Land to the east of the final alignment of the Bypass/Blue Road shall be included in the Urban Investigation Area and protected from any encroachment of urban development.

The GBS also identifies the land east of the urban expansion area as being an ‘Investigation Area’. The GBS states that *“whilst ... investigation areas have been identified, it should not be assumed that these areas will be developed prior to a demonstrated need for this type of development”*. This investigation area has been identified for the medium (2021 to 2031) and long term (2031 and beyond). This Investigation Area has been included in the LPS but is not recommended to be included in LPS9 due to the potential development timeframe.

3.1.3 Urban – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	<u>Eaton & Millbridge</u> Investigate potential for higher densities in accordance with Liveable Neighbourhoods.	Include density changes in LPS9 with relevant provisions, if appropriate.
2.	<u>Dardanup</u> Townsite expansion in accordance with the Dardanup Townsite Expansion Strategy.	Identify all remaining land within the expansion area in LPS9 as ‘Development’ within a ‘Special Control Area’ for structure planning.

	STRATEGY	IMPLEMENTATION
3.	<u>Burekup</u> Townsite expansion in accordance with the Burekup Townsite Expansion Strategy.	Identify land within the expansion area in LPS9 as 'Development' within a 'Special Control Area' for structure planning.
4.	<u>East of Eaton / Waterloo</u> Future urban expansion area as identified in the GBS. Land to the east of the final alignment of the Bypass/Blue road shall be included in the Urban Investigation Area and protected from any encroachment of urban development.	<ul style="list-style-type: none"> • Identify this land in LPS9 as being within a 'Special Control Area' as a 'Development Investigation Area' requiring district level structure planning. • Provisions being included in LPS9 to control the staging of development. • Amend LPS9 accordingly following structure planning.

3.2 RURAL LIVING AREAS

In accordance with the South West Framework, no additional rural residential areas are proposed in this Strategy. However, this Strategy recommends facilitating intensification of identified existing areas through subdivision to ensure efficient use of land and maximise the number of rural residential lots.

Further subdivision of all existing rural residential areas may not be appropriate due to the circumstances of each area and associated constraints including waterlogging, bushfire threat, flooding, buffers, environmental constraints and other limiting criteria. Localities deemed appropriate for further subdivision will be identified in LPS9 and will be subject to provisions in accordance with State Planning Policy (SPP) 2.5.

Currently, the existing rural living areas have site specific scheme provisions that were included in Town Planning Scheme No. 3 (TPS3) when each area was created. This Strategy recommends that all scheme provisions relating to rural living areas be reviewed to consolidate site specific requirements. The separate rural residential areas are described below and are identified on Land Use Map 2.1.

3.2.1 Burekup Rural Living

This area covers a small number of lots that adjoin the Collie River along Shenton Road and Orchard Road and are typically around 6 to 7 hectares. The Strategy recommends these lots be identified as a 'Special Control Area' For Structure Planning.

3.2.2 Dardanup West / Crooked Brook Rural Living

This area is already covered by the Dardanup West / Crooked Brook Structure Plan and approximately 50% of the area is already developed. However, in order to allow for further subdivision, it is recommended that this area be identified as a 'Special Control Area' for Structure Planning.

3.2.3 Ferguson/Henty Rural Living

This area covers a small number of lots that are already created and their sizes range from 2 to 8 hectares. In order to allow for, and control, further subdivision, the Strategy recommends these lots be identified as a 'Special Control Area' For Structure Planning.

3.2.4 Wellington Mills Rural Living

This area is already covered by the Wellington Mills Structure Plan and approximately 30% of the area is already developed. However, in order to allow for further subdivision, it is recommended that this area be identified as a 'Special Control Area' for Structure Planning.

3.2.5 Dardanup South Rural Living

Lots 4359, 2820, 2821, 2822 and 2823 Panizza Road, Dardanup are currently small lots zoned "General Farming" that are occupied as lifestyle blocks. Given their size and location, they are considered unsuitable for agriculture purposes. It is recommended that these lots be identified as a 'Rural Living' area, with suitable provisions being included in LPS9 restricting further subdivision.

3.2.6 Rural Living – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Intensification of existing rural living areas.	<ul style="list-style-type: none"> All existing land zoned 'Small Holding' be rezoned to 'Rural-Residential' in LPS9. Provisions in LPS9 to be consistent with SPP 2.5.
2.	Review TPS3 scheme provisions relating to site area specific requirements.	LPS9 to be prepared with a view to consolidating site specific provisions for 'Rural-Residential' areas.
3.	<u>Burekup Rural Living</u> Allow for further subdivision in accordance with SPP 2.5.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.
4.	<u>Dardanup West / Crooked Brook Rural Living</u> Allow for further subdivision in accordance with SPP 2.5.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.
5.	<u>Ferguson / Henty Rural Living</u> Allow for further subdivision in accordance with SPP 2.5.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.
6.	<u>Wellington Mills Rural Living</u> Allow for further subdivision in accordance with SPP 2.5.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.
7.	<u>Dardanup South Rural Living</u> Identify Lots 4359, 2820, 2821, 2822 and 2833 Panizza Road, Dardanup as a rural living area with subdivision restriction.	LPS9 to identify these lots as 'Rural-Residential' with appropriate scheme provisions and a restriction preventing further subdivision.

3.3 RURAL LAND

This Strategy proposes to change the ‘farming’ zones to either ‘Priority Agriculture’ or ‘General Agriculture’ as per the Greater Bunbury Region Scheme (GBRS) Strategic Agricultural Resource Policy and SPP 2.5 (as shown on the Strategy Map 2.0). Scheme provisions will need to be included in LPS9 as provided in SPP 2.5 and DC 3.4, particularly in relation to subdivision in order to protect agricultural land from ad-hoc fragmentation.

The Strategy also recommends that the Shire’s Rural Strategy 1999 be invalidated by the endorsement of this Strategy.

3.3.1 Rural – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Identify land as ‘Priority Agriculture’ as per the GBRS Strategic Agricultural Resource Policy.	Zone land as ‘Priority Agriculture’ in LPS9 and include provisions in accordance with SPP 2.5.
2.	Identify land as ‘General Agriculture’ as per the GBRS Strategic Agricultural Resource Policy.	Zone land as ‘General Agriculture’ in LPS9 and include provisions in accordance with SPP 2.5.
3.	Protect agricultural land from ad-hoc fragmentation and non-agricultural land uses.	<ul style="list-style-type: none"> • LPS9 provisions to be in accordance with SPP 2.5 and DC 3.4. • The Shire’s Rural Strategy 1999 be invalidated by the endorsement of the LPS.

3.4 RETAIL AND COMMERCIAL

Strategy Map 2.4 identifies the proposal for the commercial areas.

Eaton and Millbridge

The Eaton Fair Shopping Centre has approval to expand. The Strategy recommends the expansion of the Eaton Town Centre boundary in order to provide a fully functional activity centre as per the Activity Centres for Greater Bunbury Policy. The Strategy also recommends identifying land immediately adjacent to the shopping centre on Eaton Drive to allow for the redevelopment of these properties for future non-retail uses such as offices and consulting rooms. The Strategy recommends rezoning the Eaton Town Centre area to identify its hierarchy as a District Centre.

The Millbridge East Structure Plan allocates land for future small-scale commercial uses. The Strategy recommends zoning this land as such.

Dardanup

The Strategy recommends rezoning land along the main street for commercial uses in accordance with the Dardanup Townsite Expansion Strategy which will increase the commercial area to cater for the future population increase.

Burekup

The Strategy recommends rezoning land along the main street for commercial uses in accordance with the Burekup Townsite Expansion Strategy which will increase the commercial area to cater for the future population increase.

3.4.1 Retail and Commercial – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	<u>Eaton</u> Identify the Eaton Town Centre area as a 'District Centre' as per the Activity Centres for Greater Bunbury Policy.	Zone the area identified on the Strategy Map as 'District Centre' in LPS9 with appropriate scheme provisions to be consistent with the Activity Centres for Greater Bunbury Policy.
2.	<u>Eaton</u> Identify land on Eaton Drive adjoining the Eaton Town Centre for future non-retail uses.	Zone the land identified on Eaton Drive on the Strategy Map as 'Mixed Business – Non Retail' and scheme provisions to be consistent with the Activity Centres for Greater Bunbury Policy.
3.	<u>Millbridge</u> Identify land shown on the Millbridge East Structure Plan for commercial uses.	Zone the land identified on the Millbridge East Structure Plan as 'Commercial' and include appropriate provisions in LPS9.
4.	<u>Dardanup</u> Identify land along Charlotte Street (as identified in the Dardanup Townsite Expansion Strategy) for commercial uses.	Zone the land identified in the Dardanup Townsite Expansion Strategy on Charlotte Street as 'Commercial' and include appropriate provisions in LPS9.
5.	<u>Burekup</u> Identify land along Russell Road (as identified in the Burekup Townsite Expansion Strategy) for commercial uses.	Zone the land identified in the Burekup Townsite Expansion Strategy on Russell Road as 'Commercial' and include appropriate provisions in LPS9.

3.5 INDUSTRIAL

3.5.1 Minor Expansions

Dardanup

A small area of land south of Fees Road has been shown on the Strategy Map 2.1 as industrial in accordance with the Dardanup Townsite Expansion Strategy. It is recommended this area will focus on being a service industry area to cater for the expanding population of Dardanup.

Dardanup West / Picton

The GBRS identifies land within Dardanup West and Picton East as 'Industrial' however not all of this land is currently zoned as such in TPS3. Therefore, the Strategy recommends identify all industrial land to be consistent with the GBRS. LPS9 will need to include appropriate provisions requiring structure planning and environmental consideration as many land parcels adjoin environmentally significant areas identified by the EPA in its Section 16(e) advice (Bulletin 1282 March 2008).

3.5.2 Major Expansions

Waterloo / Paradise Industrial Area

The strategic planning framework for industrial land in the Greater Bunbury Region (GBR) (*Industry 2030, Greater Bunbury Industrial and Port Access Planning*, WAPC, 2000) identified a part of the Waterloo / Paradise locality as a possible future location for industry. In line with *Industry 2030*, the GBS has identified the same area as a future industrial area as shown on the Strategy Map 2.1.

The proposed industrial park will be linked to the port via Harris Road and the Bunbury Outer Ring Road to the port service road.

The Waterloo-Dardanup Road, which will be on the eastern boundary of the proposed industrial area, will become a major link between the South Western Highway and Ferguson Road. This has the potential to add significantly to the number of heavier vehicles that could move through the town of Dardanup.

Most of the land is cleared farmland with few environmental constraints. The surrounding land is zoned for industrial and agricultural uses that should not seriously constrain the development of the industrial park.

The Strategy recommends this area (shown as 'Industrial' on the Strategy Map 2.1) be included as a 'Special Control Area' in LPS9 for detailed district level structure planning.

3.5.3 Industrial – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	<u>Dardanup</u> Identify land south of Fees Road as future industrial.	Zone this land as 'Light Industry' in LPS9 with appropriate scheme provisions to minimise external impacts and include as 'Development Area' requiring structure planning.
2.	<u>Dardanup West / Picton</u> Identify all industrial land in accordance with the GBRS.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate Scheme provisions.
3.	<u>Waterloo</u> Future industrial expansion area as identified in the GBS.	<ul style="list-style-type: none"> Identify this land in LPS9 as being within a 'Special Control Area' as a 'Development Investigation Area' requiring district level structure planning. Provisions being included in LPS9 to control the staging of development.

3.6 WASTE DISPOSAL / PROCESSING

3.6.1 Crooked Brook

The Strategy recommends that the land located south-east of the Dardanup townsite be identified as a 'Waste Disposal/Processing' area. The existing land uses within this area include mulch processing, waste disposal, waste recycling, organics processing and effluent treatment.

3.6.2 Waste Disposal / Processing – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Identify land surrounding and including existing waste sites as a 'Waste Disposal/Processing' area.	Zone this land as 'Waste Disposal/Processing' in LPS9 with appropriate provisions.

3.7 TOURISM

Planning Bulletin 83 *Planning for Tourism* (WAPC 2013) and the *Tourism Planning Guidelines* (WAPC 2014) provide guidance in planning for tourism development for local governments in Western Australia. The focus of tourism activity in the Shire is the Ferguson Valley which contains a number of visitor attractions and accommodation options. Part of the appeal of this locality is the rural setting as much of the land is used for farming purposes. Many tourism activities are conducted alongside traditional farming areas, at times in relative close proximity. As such, a balance is required that facilitates the growth of tourism, whilst ensuring that existing farming practices are not compromised as a result. It is considered that this will be best achieved through the Scheme review process where provisions specific to tourism developments on rural zoned land will be included.

3.7.1 LPS9 Provisions

LPS9 will need to contain provisions and criteria that will need to be addressed as part of an application for a tourist development, particularly as it relates to rural land. The provisions will address a range of issues pertinent to tourist developments in rural localities.

3.7.2 Land Use Permissibility

Instead of having zones specific to tourist development, the Strategy recommends appropriate tourist land uses be identified to be included in LPS9. The use classes, in most cases, should be a 'D' or 'A' use in zones considered acceptable for each specific tourist land use.

3.7.3 Tourism – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Identify the need for provisions and criteria to be included in LPS9 to be addressed as part of an application for a tourist development.	LPS9 to include appropriate provisions and criteria to be addressed as part of an application for a tourist development.
2.	Identify appropriate tourist land uses.	<ul style="list-style-type: none"> • LPS9 to include appropriate land uses and definitions. • LPS9 to include the identified land uses in the Use Class Table with most uses being a 'D' or 'A' use in zones considered acceptable for such uses.

3.8 HERITAGE PROTECTION

The provisions of TPS3 need to be amended to bring them into line with the *Planning and Development Act 2005*. This legislation enables local government to protect places and objects in local planning schemes.

The specific scheme provisions for heritage protection are set out in the Model Scheme Text contained in the Town Planning Amendment Regulations 1999 and these provisions shall be included in LPS9. The Strategy also recommends that the Shire's existing Municipal Heritage Inventory be reviewed and updated in accordance with the State Heritage Office's *Basic Principles for Local Government Inventories and Criteria for the Assessment of Local Heritage Places and Areas*.

3.8.1 Heritage – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Review the existing Municipal Heritage Inventory in accordance with State Heritage Office Guidelines.	Council to undertake review of its Municipal Heritage Inventory and update where necessary.
2.	Preparation of Heritage List for inclusion in LPS9.	A Heritage List (prepared from the reviewed Municipal Heritage Inventory) to be included in LPS9 with appropriate scheme provisions as recommended by SPP 3.5.

3.9 NATURAL RESOURCE AREAS

3.9.1 Minerals and Raw Materials

The Strategy Map 2.1 identifies two areas of mineral deposits that are shown in the GBRS (shown as a Special Control Area). It is a requirement of the Strategic Minerals and Basic Raw Materials Policy of the GBRS that these areas are shown on town planning scheme maps and the provisions of the Policy are applied to protect the minerals for future mining. These provisions will be included in LPS9.

3.9.2 Water Source Areas

The Wellington Dam Water Catchment Area is identified on the Strategy Map 2.0. It is identified in the GBRS as an area that is subject to the Public Water Supply Catchment Policy of the GBRS, the purpose of which is to prevent uses or development that would prejudice the quality of water supplies for public use. Much of the catchment is Crown land however there is some privately owned rural land within the catchment. It is recommended that the Special Control Area No.1 shown in the GBRS and the relevant scheme provisions be included in LPS9.

In addition to the water catchment areas, the Water Corporation has three drinking water bores within the Shire that require protection. The bores are located at:

- Lots 4954 & 5059 Bobbin Street, Eaton;
- Lot 5121 (Reserve 32247) Boyanup-Picton Road, Dardanup West; and
- Lot 1 Temple Road, Picton East.

The drinking water bore areas need to be protected within a Special Control Area.

3.9.3 Natural Resources – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Identify strategic mineral and basic raw materials areas as provided in the Strategic Minerals and Basic Raw Materials Policy of the GBRS.	Strategic mineral areas to be identified in LPS9 as a 'Special Control Area' with the inclusion of appropriate scheme provisions as provided in the Strategic Minerals and Basic Raw Materials Policy of the GBRS.
2.	Identify water source areas as provided in the Public Water Supply Catchment Policy of the GBRS.	The Wellington Dam Water Catchment area be identified in LPS9 as a 'Special Control Area' with the inclusion of appropriate scheme provisions as provided in the Public Water Supply Catchment Policy of the GBRS.
3.	Identify location of Water Corporation drinking water bores for protection.	The location of drinking water bores being identified in LPS9 as a 'Special Control Area' with the inclusion of appropriate scheme provisions.

3.10 NATURAL RESOURCE MANAGEMENT AND ENVIRONMENTAL PROTECTION

3.10.1 Environmental Significance Areas

The Strategy Map 2.1 identifies land as 'Environmental Significance Area/Corridor'. These are areas that have been identified by the EPA as areas of environmental significance in its *Section 16(e) Advice on Areas of Conservation Significance in the Preston Industrial Park – Bulletin 1282, March 2008*. The Strategy recommends the Shire liaise with the EPA and the WAPC to identify the best method for protection of these areas in LPS9.

3.10.2 Environmental Significance Corridors

The Strategy Map 2.1 identifies the regional and local ecological linkages as identified by the EPA in their Section 48(d) advice to the Minister on the GBRS. The Strategy recommends these areas be protected in LPS9 along with the environmental significance areas. In addition to this, LPS9 should include provisions requiring degraded portions of the linkages to be revegetated.

3.10.3 Wetlands

A number of conservation category and resource enhancement wetlands and lakes are located within the Shire. Detailed planning of land containing wetlands requires consideration of relevant environmental policies of the Environmental Protection Authority (EPA) and other environmental agencies such as the Department of Parks and Wildlife (DPaW). This will ensure wetlands and adjoining land are appropriately managed, which may include identification of appropriate site specific wetland buffers to protect environmental values.

At the structure planning, subdivision and development stages, the location of activities, developments and land uses adjacent to the wetland buffer area should be carefully managed to avoid potential adverse impacts on wetland water quality / quantity and new lot boundaries located so as not to intersect wetlands and their buffers. Consultation with the Department of Environment Regulation, Department of Parks and Wildlife and the Department of Water, as the case may be, is required.

The LPS recommends that all conservation category and resource enhancement wetlands be identified as an 'Environmental Significance Area/Corridor' as appropriate.

3.10.4 Environmental Protection – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Identify areas in the EPA's Section 16(e) and Section 48(d) advice as 'Environmental Significance Area/Corridor'.	<ul style="list-style-type: none"> Identify land in LPS9 as a 'Special Control Area' for 'Environmental Significance Area / Corridor' and include appropriate provisions for the protection of these areas. Include additional provisions in LPS9 relating to tree planting, tree preservation and vegetation corridors.
2.	Shire to liaise with the EPA and the WAPC to identify best method of protection for land identified as 'Environmental Significance Area/Corridor'.	If appropriate, scheme provisions to be included in LPS9 to protect these areas until land is identified in the GBRS as Regional Open Space (or the equivalent).
3.	Identify areas that form part of the regional ecological linkages network.	Ecological linkage areas to be included in the 'Special Control Area' for 'Environmental Significance Areas / Corridors' in LPS9 and include scheme provisions for the protection of vegetated areas and the restoration of previously cleared areas.
4.	Identify conservation category and resource enhancement wetlands as an 'Environmental Significance Area/Corridor'.	Identify these areas in LPS9 with appropriate scheme provisions to enhance protection.

3.11 MAJOR TRANSPORT ROUTES

3.11.1 Dardanup Bypass Road

The number of heavy vehicles that pass through the town of Dardanup is likely to increase with the development of the Waterloo industrial expansion area and the waste disposal sites to the south-east of the town. The need for a town bypass road should be investigated.

The release of the Greater Bunbury Strategy 2013 demonstrates regional support for the Dardanup Bypass Road by indicating a proposed 'Other Regional Road' from Raymond Road (within the Shire of Harvey) to Waterloo Road to Boyanup-Picton Road along the Shire's proposed Dardanup Bypass Road route. The proposed 'Other Regional Road' has been included in the Strategy Maps consistent with the location indicated in the *Greater Bunbury Strategy 2013*.

The route of the Dardanup Bypass Road is indicative only. Further detailed monitoring and analysis will be required to determine the suitability of the route of the Bypass road – particularly the route alignment to the south of Dardanup townsite and to the north of the South Western Highway. The final alignment of the Bypass/Blue Road to the north of the South Western Highway shall be determined through the Urban Expansion Area District Structure Plan process. To this extent the Bypass/ Blue Road shall define the eastern extent of the structure plan area and the eastern extent of any urban development associated with the District Structure Plan. Land to the east of the final alignment of the Bypass/Blue Road shall be included in the Urban Investigation Area and protected from any encroachment of urban development.

3.11.2 Bunbury Outer Ring Road

The *Greater Bunbury Strategy 2013* indicates a new alignment for the future Bunbury Outer Ring Road and a proposed 'Primary Regional Road' between the Australind Bypass and South Western Highway utilising the original Bunbury Outer Ring Road reservations. Both regional roads are included in the Strategy Maps and are consistent with the locations indicated in the *Greater Bunbury Strategy 2013*.

The Bunbury Outer Ring Road final alignment shall be determined by a detailed alignment selection process conducted by Main Roads WA.

3.11.3 Passenger Rail

The recently released Greater Bunbury Strategy 2013 indicates a proposed/indicative alignment for the proposed Perth-Bunbury-Busselton fast passenger rail line. The proposed/indicative alignment of the rail line has been included in the Strategy Maps, consistent with the *Greater Bunbury Strategy 2013*.

3.11.4 Major Transport – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	Identify the alignments of proposed: <ul style="list-style-type: none"> • Other Regional Roads; • Primary Regional Roads; and • Indicative Rail Reserves as indicated in the <i>Greater Bunbury Strategy</i> .	All appropriate reserves being included in LPS.
2.	The final alignment of the Bypass / Blue Road to the north of South Western Highway shall be determined through the East of Eaton Structure plan process.	Amend LPS9 accordingly following structure planning.

3.12 CONSTRAINTS

3.12.1 Flood Prone Areas

Map 6 demonstrates the flooding potential of the Collie and Preston Rivers. The GBRS Floodplain Management Policy applies to land within the floodplain (extent of flooding in a 1 in 100-year flood event and includes the floodway and flood fringe areas) and also applies to land generally within 200m of other watercourses for which a floodplain has not been defined. The Strategy recommends land within a defined floodplain be identified in LPS9 as a Special Control Area (as shown on Strategy Map 2.1) with further investigation to be undertaken for flooding potential for other watercourses.

3.12.2 Buffers

For industry and essential infrastructure (such as waste sites and wastewater treatment sites), there is a need for buffers to separate the uses from sensitive land uses. Adequate buffers to industrial areas, servicing infrastructure and waste disposal sites need to be defined and included in LPS9 as special control areas with specific provisions restricting sensitive land uses and developments.

3.12.3 Bushfire Prone Areas

Draft *State Planning Policy 3.7: Planning for Bushfire Risk Management* (SPP 3.7) was released in May 2014 and advertised for public comment. The WAPC is currently considering the submissions received, prior to formally endorsing the policy.

The primary objective of SPP 3.7 is to assist in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas.

Planning for Bushfire Risk Management Guidelines (the Guidelines) have also been prepared and are designed to supplement the objectives and policy measures established in SPP 3.7, to assist in their interpretation and provide advice on how bushfire risk is to be addressed when designing or assessing a proposal within a bushfire-prone area.

To support this process the Office of Bushfire Risk Management (OBRM) has undertaken extensive mapping across Western Australia to identify areas prone to bushfire. The Shire has recently provided feedback to the OBRM to ensure mapping relevant to the Shire is up to date and accurately represents the extent and location of vegetation that exists.

The Guidelines indicate the methods by which a site may be designated as being bushfire prone and sets out the inter-relationships between and requirements for:

- Bushfire hazard level assessments;
- Bushfire Attack Level (BAL) assessments;
- Bushfire Protection Criteria; and
- Bushfire Management Plans (BMPs).

Map 7 of this Strategy indicates an approximate location of bush-fire prone areas, however as the extent and location of vegetation present in the Shire is still being determined, the map is in draft format at this stage. It is envisaged that once endorsed bushfire-prone mapping will be adopted under LPS9. Provisions will be considered for inclusion in LPS9 to reflect the requirements of SPP 3.7.

3.12.4 Constraints – Strategy & Implementation

	STRATEGY	IMPLEMENTATION
1.	The floodplain for the Collie and Preston Rivers to be identified in LPS9.	Special Control Areas being included in LPS9 for land within the defined floodplain for the Collie and Preston Rivers and appropriate scheme provisions being included in accordance with the GBRS Floodplain Management Policy.
2.	The flooding potential for watercourses which do not yet have a defined floodplain be investigated in conjunction with the DPaW/DoW.	If warranted, Special Control Areas being included in LPS9 for land within 200m of other watercourses which do not yet have a defined floodplain and appropriate scheme provisions being included in accordance with the GBRS Floodplain Management Policy and DPaW/DoW Advice.

	STRATEGY	IMPLEMENTATION
3.	Appropriate buffers for industrial areas, servicing infrastructure and waste disposal sites to be defined.	Special Control Areas being included in LPS9 for buffers around industrial areas, servicing infrastructure and waste disposal sites and appropriate scheme provisions being included in accordance with SPP 4.1.
4.	Future development to be in accordance with SPP 3.7 and the <i>Planning for Bushfire Risk Management Guidelines</i> .	Provisions and bushfire prone area mapping to be included in LPS9.

4. IMPLEMENTATION, MONITORING AND REVIEW

The following provides a summary of the proposed Strategy and Implementation actions. The majority of the proposed Strategy outcomes will be implemented through the preparation of the new LPS9.

STRATEGY	IMPLEMENTATION
URBAN	
1. <u>Eaton & Millbridge</u> Investigate potential for higher densities in accordance with Liveable Neighbourhoods.	Include density changes in LPS9 with relevant provisions, if appropriate.
2. <u>Dardanup</u> Townsite expansion in accordance with the Dardanup Townsite Expansion Strategy.	Identify all remaining land within the expansion area in LPS9 as 'Development' within a 'Special Control Area' for structure planning.
3. <u>Burekup</u> Townsite expansion in accordance with the Burekup Townsite Expansion Strategy.	Identify land within the expansion area in LPS9 as 'Development' within a 'Special Control Area' for structure planning.
4. <u>East of Eaton</u> Future urban expansion area as identified in the GBS. Land to the east of the final alignment of the Bypass/Blue road shall be included in the Urban Investigation Area and protected from any encroachment of urban development.	<ul style="list-style-type: none"> Identify this land in LPS9 as being within a 'Special Control Area' as a 'Development Investigation Area' requiring district level structure planning. Provisions being included in LPS9 to control the staging of development. Amend LPS9 accordingly following structure planning.
RURAL LIVING	
1. Intensification of existing rural living areas.	<ul style="list-style-type: none"> All existing land zoned 'Small Holding' be rezoned to 'Rural-Residential' in LPS9. Provisions in LPS9 to be consistent with SPP 2.5.
2. Review TPS3 scheme provisions relating to site area specific requirements.	LPS9 to be prepared with a view to consolidating site specific provisions for 'Rural-Residential' areas.
3. <u>Burekup Rural Living</u> Allow for further subdivision in accordance with SPP 2.5.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.
4. <u>Dardanup West / Crooked Brook Rural Living</u> Allow for further subdivision in accordance with SPP 2.5.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.
5. <u>Ferguson / Henty Rural Living</u> Allow for further subdivision in accordance with SPP 2.5.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate provisions for area-specific requirements.
6. <u>Wellington Mills Rural Living</u> Allow for further subdivision in accordance	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate

STRATEGY	IMPLEMENTATION
with SPP 2.5.	provisions for area-specific requirements.
7. <u>Dardanup South Rural Living</u> Identify Lots 4359, 2820, 2821, 2822 & 2823 Panizza Road, Dardanup as a rural living area with subdivision restriction.	LPS9 to identify these lots as 'Rural-Residential' with appropriate scheme provisions and a restriction preventing further subdivision.
RURAL	
1. Identify land as 'Priority Agriculture' as per the GBRS Strategic Agricultural Resource Policy.	Zone land as 'Priority Agriculture' in LPS9 and include provisions in accordance with SPP 2.5.
2. Identify land as 'General Agriculture' as per the GBRS Strategic Agricultural Resource Policy.	Zone land as 'General Agriculture' in LPS9 and include provisions in accordance with SPP 2.5.
3. Protect agricultural land from ad-hoc fragmentation and non-agricultural land uses.	<ul style="list-style-type: none"> • LPS9 provisions to be in accordance with SPP 2.5 and DC 3.4. • The Shire's Rural Strategy 1999 be invalidated by the endorsement of the LPS.
RETAIL AND COMMERCIAL	
1. <u>Eaton</u> Identify the Eaton Town Centre area as a 'District Centre' as per the Activity Centres for Greater Bunbury Policy.	Zone the area identified on the Strategy Map as 'District Centre' in LPS9 with appropriate scheme provisions to be consistent with the Activity Centres for Greater Bunbury Policy.
2. <u>Eaton</u> Identify land on Eaton Drive adjoining the Eaton Town Centre for future non-retail uses.	Zone the land identified on Eaton Drive on the Strategy Map as 'Mixed Business – Non Retail' and scheme provisions to be consistent with the Activity Centres for Greater Bunbury Policy.
3. <u>Millbridge</u> Identify land shown on the Millbridge East Structure Plan for commercial uses.	Zone the land identified on the Millbridge East Structure Plan as 'Commercial' and include appropriate provisions.
4. <u>Dardanup</u> Identify land along Charlotte Street (as identified in the Dardanup Townsite Expansion Strategy) for commercial uses.	Zone the land identified in the Dardanup Townsite Expansion Strategy on Charlotte Street as 'Commercial' and include appropriate provisions.
5. <u>Burekup</u> Identify land along Russell Road (as identified in the Burekup Townsite Expansion Strategy) for commercial uses.	Zone the land identified in the Burekup Townsite Expansion Strategy on Russell Road as 'Commercial' and include appropriate provisions in LPS9.
INDUSTRIAL	
1. <u>Dardanup</u> Identify land south of Fees Road as future industrial.	Zone this land as 'Light Industry' in LPS9 with appropriate scheme provisions to minimise external impacts and include as 'Development Area' requiring structure planning.
2. <u>Dardanup West / Picton</u> Identify all industrial land in accordance with the GBRS.	LPS9 to identify as a 'Special Control Area' for Structure Planning with appropriate Scheme provisions.
2. <u>Waterloo</u> Future industrial expansion area as identified	<ul style="list-style-type: none"> • Identify this land in LPS9 as being within a 'Special Control Area' as a

STRATEGY	IMPLEMENTATION
in the GBS.	<p>‘Development Investigation Area’ requiring district level structure planning.</p> <ul style="list-style-type: none"> • Provisions being included in LPS9 to control the staging of development.
WASTE DISPOSAL / PROCESSING	
1. Identify land surrounding and including existing waste sites as a ‘Waste Disposal/Processing’ area.	Zone this land as ‘Waste Disposal/Processing’ in LPS9 with appropriate provisions.
TOURISM	
1. Identify the need for provisions and criteria to be included in LPS9 to be addressed as part of an application for a tourist development.	LPS9 to include appropriate provisions and criteria to be addressed as part of an application for a tourist development. The sample provisions included in the NTPG should be used as a basis for the LPS9 provisions.
2. Identify appropriate tourist land uses.	<ul style="list-style-type: none"> • LPS9 to include appropriate land uses and definitions. • LPS9 to include the identified land uses in the Use Class Table with most uses being a ‘D’ or ‘A’ use in zones considered acceptable for such uses.
HERITAGE	
1. Review the existing Municipal Heritage Inventory in accordance with State Heritage Office Guidelines.	Council to undertake review of its Municipal Heritage Inventory and update where necessary.
2. Preparation of Heritage List for inclusion in LPS9.	A Heritage List (prepared from the reviewed Municipal Heritage Inventory) to be included in LPS9 with appropriate scheme provisions as recommended by SPP 3.5.
NATURAL RESOURCES	
1. Identify strategic mineral areas as provided in the Strategic Minerals and Basic Raw Materials Policy of the GBRS.	Strategic mineral areas to be identified in LPS9 as a ‘Special Control Area’ with the inclusion of appropriate scheme provisions as provided in the Strategic Minerals and Basic Raw Materials Policy of the GBRS.
2. Identify water source areas as provided in the Public Water Supply Catchment Policy of the GBRS.	The Wellington Dam Water Catchment area be identified in LPS9 as a ‘Special Control Area’ with the inclusion of appropriate scheme provisions as provided in the Public Water Supply Catchment Policy of the GBRS.
3. Identify location of Water Corporation drinking water bores for protection.	The location of drinking water bores being identified in LPS9 as a ‘Special Control Area’ with the inclusion of appropriate scheme provisions.
ENVIRONMENTAL PROTECTION	
1. Identify areas in the EPA’s Section 16(e) and Section 48(d) advice as ‘Environmental Significance Area/Corridor’.	<ul style="list-style-type: none"> • Identify land in LPS9 as a ‘Special Control Area’ for ‘Environmental Significance Area/Corridor’ and include appropriate

STRATEGY	IMPLEMENTATION
	<p>provisions for the protection of these areas.</p> <ul style="list-style-type: none"> • Include additional provisions in LPS9 relating to tree planting, tree preservation and vegetation corridors.
2. Shire to liaise with the EPA and the WAPC to identify best method of protection for land identified as 'Environmental Significance Area/Corridor'.	If appropriate, scheme provisions be included in LPS9 to protect these areas until land is identified in the GBRS as Regional Open Space (or the equivalent).
3. Identify areas that form part of the regional ecological linkages network.	Ecological linkage areas to be included in the 'Special Control Area' for 'Environmental Significance Area/Corridor' in LPS9 and include scheme provisions for the protection of vegetated areas and the restoration of previously cleared areas.
4. Identify conservation category and resource enhancement wetlands as an 'Environmental Significance Area/Corridor'.	Identify these areas in LPS9 with appropriate scheme provisions to enhance protection.
MAJOR TRANSPORT	
1. Identify the alignments of the proposed: <ul style="list-style-type: none"> - Other Regional Roads; - Primary Regional Road; and - Indicative Rail Reserve as indicated in the Greater Bunbury Strategy.	All appropriate reserves being included in LPS.
2. The final alignment of the Bypass / Blue Road to the north of South Western Highway shall be determined through the East of Eaton Structure plan process.	Amend LPS9 accordingly following structure planning.
CONSTRAINTS	
1. The floodplain for the Collie and Preston Rivers to be identified in LPS9.	Special Control Areas being included in LPS9 for land within the defined floodplain for the Collie and Preston Rivers and appropriate scheme provisions being included in accordance with the GBRS Floodplain Management Policy.
2. The flooding potential for watercourses which do not yet have a defined floodplain be investigated in conjunction with the DPaW/DoW.	If warranted, Special Control Areas being included in LPS9 for land within 200m of other watercourses which do not yet have a defined floodplain and appropriate scheme provisions being included in accordance with the GBRS Floodplain Management Policy and DPaW/DoW Advice.
3. Appropriate buffers for industrial areas, servicing infrastructure and waste disposal sites to be defined.	Special Control Areas being included in LPS9 for buffers around industrial areas, servicing infrastructure and waste disposal sites and appropriate scheme provisions being included in accordance with SPP 4.1.

The Strategy will guide the development of the Shire over the next 10 to 15 years and will also guide the preparation of the new LPS9.

The Shire considers that it is important that the Strategy remains relevant and up-to-date. As such, the Strategy will be regularly monitored and reviewed to reflect the changing state, regional and local planning objectives.

A local planning scheme is required to be reviewed every five years and as such, the Strategy is best to be reviewed at this time. Notwithstanding this, a review of the Strategy can be undertaken prior to this five year period if needed.

5. STRATEGY MAPS

5.1 Map 1: Local Planning Strategy Area

LPS001.0

5.2 Map 2: Local Planning Strategy Maps

LPS002.0 – Overview

LPS002.1 – Land Use Changes

LPS002.2 – Urban Expansion Staging

LPS002.3 – Dardanup & Burekup Townsites – Urban Settlement & Expansion

LPS002.4 – Future Commercial Areas

LPS002.5 – Significant Environmental Areas

PART 2 – BACKGROUND INFORMATION AND ANALYSIS

1. INTRODUCTION

1.1 Background

This Local Planning Strategy applies to the whole of the Shire as shown on Map 2.

1.2 Purpose of Local Planning Strategy

A Local Planning Strategy is the framework for local planning and the strategic basis for local planning schemes. It provides the interface between regional and local planning and is increasingly being seen as the means to address economic, resource management, environmental and social issues at a strategic level.

The Strategy sets out the local government's objectives for future planning and development and includes a broad framework by which to pursue those objectives.

The preparation of this Strategy has considered the relevant state, regional and local level strategies, plans and policies in setting out the strategic directions and the recommendations for the preparation of the new Shire of Dardanup Local Planning Scheme No. 9, which is yet to be prepared.

The Strategy is of particular assistance in:

- Applying the State Planning Strategy, State Planning Policies and interpreting the framework of state and regional strategies, plans and policies for the Shire;
- Establishing the local government's aims for the Shire and the strategies, policies and general proposals for urban growth, population change and biodiversity protection over the next 15 year period;
- Providing an explanation for the statutory provisions of the future LPS9 and to assist the local government in making decisions under the Scheme;
- Informing and guiding the community, developers and state agencies; and
- Providing a basis for coordinating public and private development.

1.3 Structure of Strategy

The Strategy is set out into the following sections:

Part 1 – Strategy

This sets out the major characteristics and issues relevant to the future planning and development of the Shire and is set out as follows:

1. Vision and Planning Principles
2. Objectives
3. Strategic Plan including Strategies and Implementation Actions
4. Implementation, Monitoring and Review
5. Strategic Maps

Part 2 – Background Information and Analysis

This sets out the state, regional and local policy context to support the Strategy in Part 1 and is set out as follows:

1. Introduction
2. State and Regional Planning Context
3. Local Planning Context
4. Local Profile
5. Opportunities and Constraints
6. Background Maps

2. STATE AND REGIONAL PLANNING CONTEXT

2.1 State and Regional Planning Schemes and Strategies

The following are the state and regional strategies and schemes that are relevant to this Strategy:

State Planning Strategy 2050, WAPC (Released June 2014)

The *State Planning Strategy 2050* is an overarching document that provides the strategic context for planning and development decisions throughout the State. It is based on a framework of planning principles, strategic goals and State strategic directions that respond to the challenges and opportunities that drivers of change present for the future land-use planning and development of Western Australia.

The Strategy supports a collaborative approach to planning for the State's land availability, physical and social infrastructure, environment, economic development and security.

The *State Planning Strategy 2050* will guide and inform:

- local community plans, growth plans and local planning schemes and strategies with structure planning and development assessments;
- project approvals through the Government's Lead Agency Framework;
- planning for the coordination of physical and community infrastructure;
- region scheme amendments, regional planning and infrastructure frameworks, regional investments and service delivery programs; and
- investment proposals into areas and sectors of the State most likely to generate a return in the public interest.

The State Planning Strategy 2050 indicates that the South West sector will continue to be the population centre of the State. The Strategy also notes the biodiversity importance and the role of agriculture in the sector and identifies the main challenges as competition for land and water resources and achieving a balance between land development and the maintenance of conservation values.

Greater Bunbury Strategy 2013, WAPC

The Greater Bunbury Strategy (GBS) has been prepared to guide urban and regional land use planning, growth and infrastructure delivery in the Greater Bunbury region from 2011 to 2031 and beyond.

Within the Shire, the GBS has identified:

- an area east of Eaton for future urban expansion; and
- an area in Waterloo for future industrial expansion.

Greater Bunbury Region Scheme 2008, WAPC

The GBRS sets out the broad land use components of the region, provides the statutory basis for implementing non-statutory region plans such as the Bunbury-Wellington Region Plan and provides the legislative mechanisms to secure land for regional purposes.

The GBRS contains several policies outlined below that are relevant to the planning of the Shire. These Policies are incorporated into the State Planning Policy No.1: State Planning Framework Policy.

Strategic Agriculture Resource Policy

An objective of this Policy is to ensure considerations relating to the protection of the identified strategic agricultural areas are taken into account in preparing amendments to the GBRS, local government town planning schemes and amendments, and in assessing subdivision and development applications.

Strategic Minerals and Basic Raw Materials Resource Policy

An objective of this Policy is to ensure considerations relating to the mining of mineral resources and extraction of basic raw materials of State and regional significance are taken into account in preparing amendments to the GBRS, local government town planning schemes and amendments, and in assessing subdivision and development applications.

The Policy identifies two areas of mineral sands deposits in the Shire which are identified on the Local Planning Strategy Map.

Public Water Supply Catchment Policy

An objective of this Policy is to ensure the protection of public drinking water sources is taken into account in preparing amendments to the GBRS, local government town planning schemes and amendments, and in assessing subdivision and development applications.

The Policy identifies the Wellington Dam catchment area that is within the Shire.

Floodplain Management Policy

An objective of this Policy is to ensure flood considerations are taken into account in preparing amendments to the GBRS, local government town planning schemes and amendments, and in assessing subdivision and development applications.

The Policy applies to the portions of the Collie River and Millars Creek and the adjoining floodplains within Eaton and Millbridge. It also applies in a minor way to very small sections of the Preston River and adjoining floodplains at Dardanup West.

South – West Framework 2009, WAPC

The Framework is a “broad planning blueprint which seeks to guide the future development of the South-West region over the next 20 years”. The Framework seeks to “ensure that growth and development in the South-West region is achieved in a way that improves people’s lives and enhances the unique character and environment of the region”. The Framework’s vision of the region is to generate “high standards of social amenity, diverse economic activities and high quality food, while preserving and enhancing the natural environment”.

The Framework identifies Eaton (as part of the Greater Bunbury area), Burekup and Dardanup as having a high estimated growth potential.

Activity Centres for Greater Bunbury Policy 2012, WAPC

The Activity Centres Policy specifies “broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres” and is “mainly concerned with the distribution, function, broad land use and urban design criteria of activity centres and with coordinating their mixed land uses and infrastructure planning”.

2.2 State Planning Policies

The following State Planning Policies (SPP) are relevant in the preparation of this Strategy:

<i>SPP 1</i>	<i>State Planning Framework Policy (Variation No.2) 2006, WAPC</i>
<i>SPP 2.0</i>	<i>Environment and Natural Resources Policy 2003, WAPC</i>
<i>SPP 2.5</i>	<i>Agricultural and Rural Land Use Planning 2002, WAPC</i>
<i>SPP 2.7</i>	<i>Public Drinking Water Source Policy 2003, WAPC</i>
<i>SPP 2.9</i>	<i>Water Resources 2006, WAPC</i>
<i>SPP 3.0</i>	<i>Urban Growth and Settlement 2006, WAPC</i>
<i>SPP 3.1</i>	<i>Residential Planning Codes (Variation 1) 2010, WAPC</i>
<i>SPP 3.4</i>	<i>Natural Hazards and Disasters 2006, WAPC</i>
<i>SPP 3.7</i>	<i>Planning for Bushfire Risk Management (Draft) 2014, WAPC</i>
<i>SPP 3.5</i>	<i>Historic Heritage Conservation 2007, WAPC</i>
<i>SPP 4.1</i>	<i>State Industrial Buffer (Draft) 2009, WAPC</i>

2.3 Development Control Policies

There are numerous Policies that control the subdivision and development of land within Western Australia. Those considered most relevant to this Strategy are:

Liveable Neighbourhoods

DC 1.1 Subdivision of Land – General Principles

DC 1.2 Development Control – General Principles

DC 2.2 Residential Subdivision

DC 3.4 Subdivision of Rural Land

DC 4.1 Industrial Subdivision

2.4 Guidelines

The following are WAPC guidelines that are relevant to this Strategy:

South West Rural Subdivision Guidelines

Planning for Bush Fire Protection Guidelines (Edition 2)

3. LOCAL PLANNING CONTEXT

Burekup Townsite Expansion Strategy, 2009

The Strategy proposes an expansion of the townsite by approximately 31ha to satisfy estimated population demand until 2031. The expansion area could cater for an estimated additional 800 residents with a townsite total population of approximately 1,440. The Strategy also identifies land along Russell Road (between Clarke and Gardiner Streets) for future commercial uses.

Dardanup Townsite Expansion Strategy, 2009

This Strategy proposes an expansion of the townsite by approximately 100ha to satisfy estimated population demand until 2031. The expansion area could cater for a townsite total population of approximately 4,000. The Strategy also identifies land along Charlotte Street (between Ferguson and Clearys Roads) for future commercial uses and land along Boyanup-Picton Road (between Clearys Road and the railway line) for future mixed business uses.

Dardanup West/Crooked Brook Rural Residential Structure Plan, 2007

The Structure Plan provides the framework for the future rezoning and development of land for an estimated additional 400 rural-residential lots.

Wellington Mill Structure Plan, 2007

The Structure Plan provides a framework for approximately 25 additional lots. These additional lots are of a size to be classed as rural residential lots.

Municipal Inventory of Heritage Places 2003

The Municipal Inventory lists 42 sites throughout the Shire that are considered worthy of retaining and conserving wherever possible. In nearly all cases this is to be achieved through the provisions of the Town Planning Scheme. Several buildings are on the data base of the Heritage Council of Western Australia but only the original Church of the Immaculate Conception (Thomas Little Memorial Hall) is on the listing of the National Trust of Western Australia.

Dardanup Tourism Strategy 1998

This Strategy recommends an eight point approach to develop a marketing identity for the Shire, increase tourism activity and facilitate tourism development. Matters of particular relevance to town planning are discussed in this Strategy.

Dardanup Townscape Study, 1990

This Study provides guidelines for the enhancement of the existing townscape character and for the expansion of the town.

4. LOCAL PROFILE

4.1 Physical and Cultural Features

4.1.1 Climate

The climate of the Shire is mild temperate Mediterranean. The following provides a summary of climate data obtained from the Bureau of Meteorology's closest weather station located in Bunbury:

Table 2: Climate

	Summer	Winter	Annual
Mean Max. Temp. (mean °C) Year 1995 – 2012	30.0 (February)	18.4 June	23.0 (avg.)
Mean Min. Temp. (mean °C) Year 1995 – 2012	13.5 (December)	7.0 July	11.0 (avg.)
Mean Total Rainfall (mm) Year 1995 – 2012	35.1	408.0	724.0
Mean 9am Wind Speed (km/h) Year 1995 – 2010	18.2 (January)	12.8 (August)	15.5 (avg.)
Mean 3pm Wind Speed (km/h) Year 1995 – 2010	22.3 (January)	19.2 (August)	20.2 (avg.)

Source: Bureau of Meteorology

4.1.2 Mineral Resources

The Shire is dominated by Archean age rocks including layered gneisses, schists and granites of the Balingup Metamorphic Complex which forms part of the Yilgarn Craton. The Darling Fault follows a north-south line on the western side of the Shire and separates the Archean rocks of the Darling Plateau from rocks of the Perth Basin to the west.

The southern Perth Basin within the Shire includes sandstones and mudstones. During Pliocene times beach and near-shore dunes were deposited against the Darling Scarp as a result of former higher sea levels. These are locally enriched in titanium-zircon minerals.

Millions of years of weathering have produced a widespread laterite cap-rock that is commonly overlain by sand. The laterite is a source of gravel and has potential for bauxite and clay.

The Shire has known titanium-zircon mineralization, regionally significant supplies of gravel and clay and has a moderate to high potential for gold, tantalum, tin, lithium, bauxite, dimension stone and sand.

There are currently 9 exploration licences, 16 mining leases, one State Agreement, one Crown Reserve for gravel and a number of extractive industry licences for gravel either partly or wholly within the Shire.

4.1.3 Acid Sulphate Soils

There is land within the Shire that may contain acid sulphate soils that if disturbed and not treated can cause significant harm to the environment and infrastructure. WAPC Planning Bulletin No. 64 describes land of low, moderate and high risk of encountering acid sulphate soils and sets out the planning guidelines for dealing with these soils.

4.1.4 Scenic Values

The physiography and vegetation within the Shire provide a range of attractive landscapes. There are expansive views across the plains and from the Darling Scarp that extends from the Collie River to Ferguson Road.

The Western Darling Range consists of numerous valleys that follow the major watercourses. They have attractive landscapes with contained views from the roads that wind through them. It is a regionally significant landscape that has economic significance particularly for the tourist industry and for people seeking a rural lifestyle environment.

The landforms follow the three main physiographic regions in the Shire (Map 3.0) as detailed below:

Swan Coastal Plain

Within the Shire the Plain consists of two dune systems: the yellow or brown siliceous sands (Spearwood Dunes) that are at the western part of Eaton and the sand plains and swampy flats with bleached silicious sands (Bassendean Dunes) that run down the western third of the Plain and the flat and poorly drained soils that comprise the remainder of the Plain (Pinjarra Plain).

Donnybrook Sunkland

This undulating land lies between the Swan Coastal Plain and the Darling Scarp. It has been dissected by the Ferguson River, Crooked Brook and Joshua Brook. The soils are sandy gravels with alluvial sands and loams on the waterway flats.

Western Darling Range

This land comprises the eastern half of the Shire. Its western edge is the Darling Scarp that rises from 60 to 200 metres above the Swan Coastal Plain and the Donnybrook Sunkland. The Scarp soils are mostly loams with some loamy gravels.

On the top of the Range is the lateritic Darling Plateau System with gravely sands and sandy loams. The Collie and Ferguson Rivers have dissected the Plateau. These river valleys are dominated by loamy earths.

4.1.5 Wellington Dam Water Catchment

The Wellington Water Catchment Area is identified in the GBRS as an area that is subject to the Public Water Supply Catchment Policy, the purpose of which is to prevent uses or development that would prejudice the quality of water supplies for public use. Much of the catchment is Crown land although there is some privately owned rural land. The catchment area is shown on the Strategy Map as a Special Control Area (as per the GBRS).

4.2 ENVIRONMENTAL BIODIVERSITY

The conservation of biodiversity is an important part of local and global sustainability and is fundamental to the growth of the Shire. Currently 80% of the Swan Coastal Plain has been cleared for agriculture purposes and development pressures. As a result of this, 32 species are presumed extinct and 582 species are currently threatened.

All vegetated natural areas and wetlands in the Shire are important, and given the amount of past clearing, the potential loss of further natural areas is likely to cause local loss of biodiversity. However, it is often important to understand the relative ecological significance of remaining natural areas so that they can be appropriately considered and protected as part of strategic or statutory planning. Where planning decisions may be made that involve clearing of, or impacts on, natural areas of significant value need to be considered.

Map 4 shows the geomorphic wetland classifications within the Shire and Map 5 shows the location of the natural areas likely to be of significance. The following provides a summary of significant areas:

4.2.1 Environmental Significance Areas

Significant natural areas in the Shire are considered to be the following:

- 1) Natural areas containing regionally significant vegetation complexes which have at least 2ha in good or better condition (including wetlands). These are Priority 1 vegetation coloured green on Map 5 and include the following vegetation complexes:
 - Balingup
 - Cartis
 - Dardanup
 - Darling Scarp
 - Guildford
 - Southern River
 - Swan
- 2) Natural areas containing Priority 2 vegetation coloured burgandy on Map 5 and include the following vegetation complexes:
 - Catterick
 - Darling Scarp
 - Dwellingup
 - Grimwade
 - Jalbaragup
 - Karrakatta – Central & South
 - Lowdon
 - Rosa
 - Whicher Scarp
 - Yarragil 1
- 3) Natural areas containing Priority 3 vegetation coloured olive on Map 5 and include the following vegetation complexes:
 - Helena 1
 - Hester
 - Murray 1
 - Yoongarillup
- 4) Natural areas containing any other vegetation complex in the Shire in a natural area of at least 4ha.
- 5) Habitat of Threatened Ecological Communities (TEC). The two known TEC in the Shire are:
 - *Corymbia calophylla* – *Xanthorrhoea preissii* woodlands and shrublands, Swan Coastal Plain (endangered on both State and Federal listings)
 - Herb rich shrublands in clay pan (vulnerable, State listing).
- 6) The habitat of Declared Rare Flora and Specially Protected Fauna.
- 7) All vegetated wetlands, including all Conservation Category Wetlands and Resource Enhancement Wetlands, with adequate buffers. An adequate buffer is one that is determined using the WAPC's draft Wetland Buffer Guidelines.

- 8) All riparian corridors, including floodplains (floodway and flood fringe), and all vegetation immediately adjacent to this riparian vegetation.
- 9) All natural areas on Regional Ecological Linkages, and the local EcoLinks designated in this Strategy.
- 10) All parkland cleared areas known to provide food sources for white-tailed and red-tailed black cockatoos:
 - Carnaby's White-tailed Black Cockatoo, (*Calyptorhynchus latirostris*)
 - Baudin's White Tailed Black Cockatoo (*C. baudinii*), and
 - Red-tailed Black Cockatoo (*C. Bankii*).

4.2.2 Environmental Significance Corridors

Environmentally significant corridors include:

- 1) All Regional Ecological Linkages (as identified by the Environmental Protection Authority (EPA) in the section 48(d) advice to the Minister on the GBR(2008)); and
- 2) Local Ecological Linkages which form north-south links between:
 - The Collie, Henty Brook, and Ferguson Rivers (through the Burekup townsite development, Mineral Sand mining developments, and proposed Waterloo Industrial Park;
 - The Ferguson River (through Dardanup West/ Crooked Brook Small Holdings); and
 - Crooked Brook (through mineral sand mining rehabilitation).

4.2.3 Other Important Ecological Features

- 1) Conservation Category Wetlands
- 2) Environmental Protection Policy wetlands
- 3) Regional Ecological Linkages
- 4) Threatened Ecological Communities
- 5) Rare Flora and Threatened Flora
- 6) Priority Fauna
- 7) Waterways
- 8) Public Open Space
- 9) Regional Open Space
- 10) Other Shire Reserves

The Shire has 5,355 hectares of Local Natural Areas (LNA) (not including DPaw land) remaining. It is important that these areas be protected, particularly the areas that contain Priority 1 vegetation complexes. There are 10 of these complexes in the Shire. Considering that only 50% of pre clearing extent remains, most of which is state forest, careful consideration of all vegetation within the Shire should be given to minimise any future clearing.

The advice of the EPA to the Minister for the Environment under Section 16(e) of the Environmental Protection Act 1986 has stated that protection of areas of conservation significance within the Preston Industrial Park (PIP) area is to be retained. Only 93 hectares of the remaining native

remnant vegetation is managed by the Shire. The State Government has management of 300 hectares, 2 hectares is multiple vesting and 475 hectares is crown land or unknown vesting. The remaining 4,482 hectares is on private land.

Source: the information within this section has been sourced from the *Shire of Dardanup Local Biodiversity Strategy Discussion Paper* (May 2009) and EPA Bulletin 1108, Report and Recommendations on the GBRS (2003).

4.3 DEMOGRAPHICS

4.3.1 Population

The population of the Greater Bunbury Region is expected to grow by an additional 76,500 persons to 150,000 persons by 2050. This growth will be largely be the result of migration as it has in the past and will be driven by job opportunities, lifestyle and settlement opportunities.

While the timing of population growth in the Shire is a matter of conjecture, growth will occur providing there are opportunities for future urban and rural residential development. These will provide for a range of lifestyle and settlement options to capitalise on the future job opportunities.

The Shire is well placed to accommodate much of the population growth of the GBR. It has three established urban centres Eaton, Dardanup and Burekup, that are close to the current urban area of the GBR. Importantly, Dardanup and Burekup both have a road and rail transport corridor connecting to the City of Bunbury which could use other transport modes such as light rail. With the cost of fuel likely to remain relatively high, such transport options will become increasingly attractive.

The following graphs demonstrate the population growth and composition in the Shire since 2001:

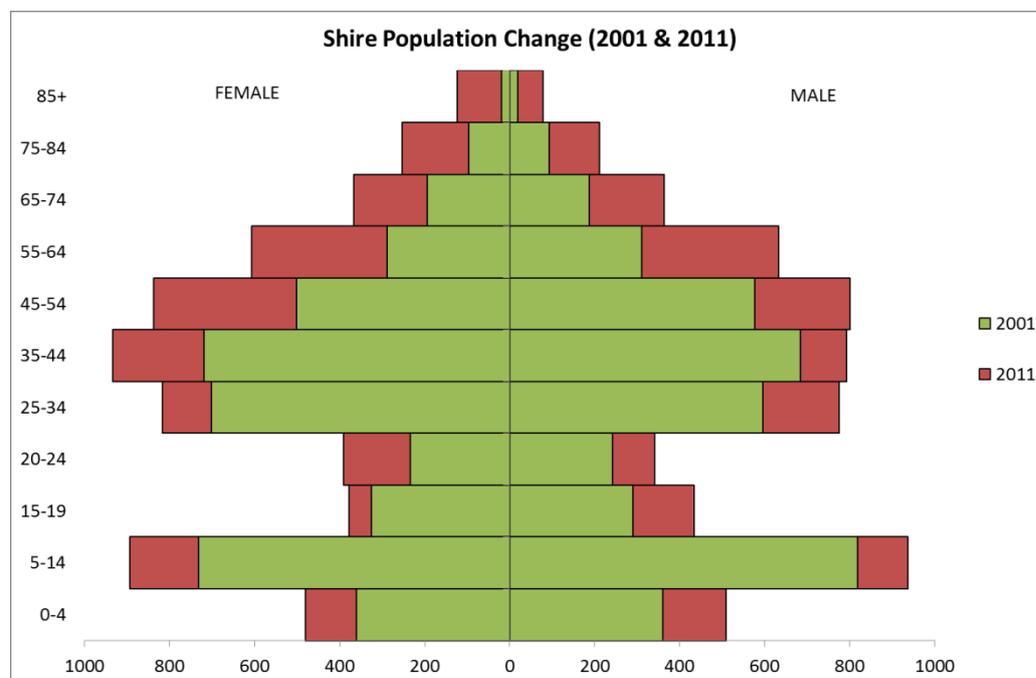


Figure 1: Graph No. 1: Shire Population Change (2001 to 2011)

Source: ABS Census data.

The above population pyramid shows an overall growth across all age groups, particularly the aged. However, Graph 2 demonstrates that the demographic proportions have changed significantly over the last 10 years. The proportion of family groups with children has decreased significantly whilst the older age group proportion has increased.

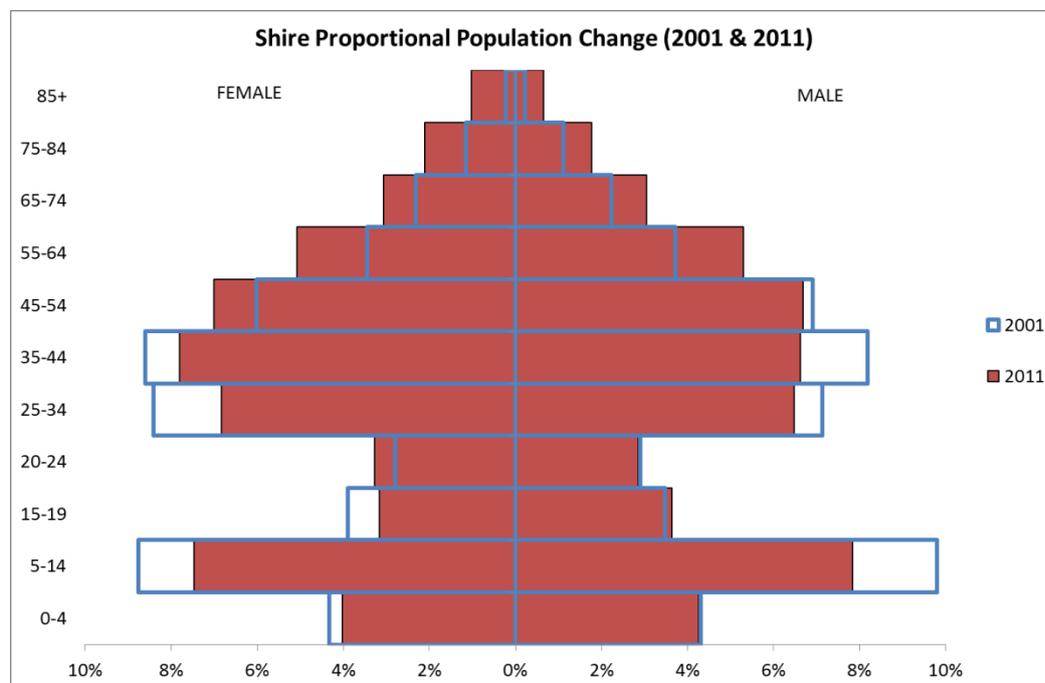


Figure 2: Graph No. 2: Shire Proportional Population Change (2001 to 2011)

Source: ABS Census data.

Table 3 provides a snapshot of selected population characteristics and indicates that the median age in the Shire is increasing whilst the overall occupancy rate is decreasing. Even though incomes have increased along with the percentage of income spent on mortgages, the percentage of income spent on rent has decreased. This demonstrates that although the median weekly rent has increased, resident's incomes have increased proportionally more.

Table 3: Selected Population Characteristics

	2011	2006	2001
Total Persons	11,962	10,040	8,350
Median Age	35	34	31
Occupancy Rate	2.7	2.8	2.9
Median Personal Income (\$/wk)	638	490	385
Median Family Income (\$/wk)	1,697	1,247	985
Median Household Income (\$/wk)	1,506	1,142	904
Median Mortgage Payment (\$/mth)	1,900	1,127	858
Mortgage % of Median Household income	31.5	24.7	23.7
Median Rent Payment (\$/wk)	290	200	145
Rent % of Median Household income	3.8	4.4	4.2

Source: ABS Census Data

4.3.2 Age Structure

The age structure in 2011 was dominated by the family group (ages 0-19 and 25-44) with 58% of the population being in this group. However, as previously mentioned, there has been an overall decrease in the proportion of this group (67% in 2001 to 58% in 2011).

There has been an increase proportionally in the persons aged 65 years or more from 7% in 2001 to nearly 12% in 2011. This ageing trend is possibly exacerbated by the establishment of two retirement villages at Eaton.

Table 4: Age Profiles

Age Group	2011		2006		2001	
		% of Shire		% of Shire		% of Shire
0-4	990	8.3%	756	7.5%	721	8.6%
5-14	1,830	15.3%	1,717	17.1%	1,551	18.6%
15-19	813	6.8%	758	7.5%	615	7.4%
20-24	732	6.1%	532	5.3%	476	5.7%
25-34	1,593	13.3%	1,308	13.0%	1,298	15.5%
35-44	1,727	14.4%	1,593	15.9%	1,403	16.8%
45-54	1,639	13.7%	1,339	13.3%	1,079	12.9%
55-64	1,240	10.4%	950	9.5%	599	7.2%
65-74	730	6.1%	575	5.7%	381	4.6%
75-84	465	3.9%	391	3.9%	189	2.3%
85+	202	1.7%	121	1.2%	38	0.5%
Total	11,961		10,040		8,350	

Source: ABS Census Data

4.3.3 Dwellings and Household Composition

In 2011 there were 4,464 occupied private dwellings in the Shire. Of these 92% were separate houses, 5% were semi-detached dwellings, flats and apartments and 2% were caravans and the like.

Table 5: Dwelling Characteristics

Dwelling Type	2011		2006		2001	
		% of Shire		% of Shire		% of Shire
Separate House	4,104	91.9%	3,374	93.0%	2,761	93.6%
Semi-Detached, Row or Terrace House	214	4.8%	109	3.0%	69	2.3%
Flat, Unit, Apartment	29	0.6%	37	1.0%	18	0.6%
Caravan, Cabin, Houseboat	102	2.3%	101	2.8%	33	1.1%
Improvised Home, Tent, Sleepers Out	6	0.1%	8	0.2%	0	0.0%
House or Flat Attached to Shop/Office	9	0.2%	0	0.0%	0	0.0%
Not Stated	0	0.0%	0	0.0%	69	2.3%
Total	4,464		3,629		2,950	

Source: ABS Census Data

Over the last 10 years, the proportion of separate houses has decreased slightly whilst the proportion of semi-detached houses and caravans has increased.

Between 2001 and 2011, there has been an increase in couple families with no children (30% in 2011 from 25% in 2001) and one-parent families with children (from 7% in 2001 to 10% in 2011). This trend is also reflected in the household types with the family household decreasing by 4% over the last 10 years whilst the lone-person, group and other households has increased.

Table 6: Family Type

	2011		2006		2001	
		% of Shire		% of Shire		% of Shire
Total Families	1,698		1,417		1,147	
Couple Family No Children	501	30%	373	26%	292	25%
Couple Family With Children	1030	61%	920	65%	771	67%
One Parent Family With Children	167	10%	124	9%	84	7%

Source: ABS Census Data

Table 7: Household Type

Household Type	2011		2006		2001	
		% of Shire		% of Shire		% of Shire
Total Households	4,464		2,950		2,950	
Family Household	3404	76%	2395	81%	2395	81%
Lone-Person Household	771	17%	433	15%	433	15%
Group Household	116	3%	51	2%	51	2%
Other Household	173	4%	71	2%	71	2%

Source: ABS Census Data

4.3.4 Employment

The exploitation and development of natural resources, resource processing and the continuing growth of the GBR has underpinned the local economy.

The employment by industry of the Shire population in 2011 and 2006 provides a snapshot of the local and regional economy and is summarized in Table 8.

The most significant changes have been in the:

- health care/social assistance industry with an increase from 8% to 13%;
- manufacturing industry with a decrease from 23% to 19%; and
- retail trade industry with a decrease from 12% to almost 11%.

Table 8: Employment Industry

Employment Industry Type	2011 %	2006 %
Manufacturing	19.4%	23.2%
Accommodation/Food Services	5.9%	4.6%
Administrative/Support Services	1.4%	1.3%
Agriculture/Forestry/Fishing	6.8%	8.1%
Arts/Recreation Services	1.2%	1.0%
Construction	8.8%	9.7%
Education/Training	10.7%	10.2%
Electricity/Gas/Water/Waste Services	0.4%	0.1%
Financial/Insurance Services	0.7%	0.4%
Health Care/Social Assistance	13.1%	8.3%
Inadequately Described	1.2%	1.3%
Information Media/Telecommunications	0.3%	0.3%
Mining	1.6%	0.6%
Other Services	3.2%	4.4%
Professional/Scientific/Technical Services	3.0%	2.1%
Public Administration/Safety	3.9%	3.1%
Rental/Hiring/Real Estate Services	0.4%	0.7%
Retail Trade	10.8%	12.4%
Transport/Postal/Warehousing	5.9%	6.6%
Wholesale Trade	1.5%	1.5%

Source: ABS Census Data

The most significant change in labour force has been a decrease in the proportion of those not in the labour force (from 29% in 2001 to 27% in 2011). The Shire's unemployment rate has also decreased significantly from 6.3% to 4.2%.

Table 9: Labour Force / Employment

	2011		2001	
		% of Shire		% of Shire
Total Labour Force Age	9,115		6,063	
Full-Time	3,750	41%	2,515	41%
Part-Time	1,740	19%	1,151	19%
Away from Work	421	5%	278	5%
Unemployed - Looking for Work	256	3%	265	4%
Not in Labour Force	2,462	27%	1,730	29%
% Unemployment	4.2		6.3	
% Labour Force Participation	67.7		69.4	
% Employment to Population	64.8		65.1	

Source: ABS Census

Table 10 below shows the changes in occupation types of employed residents within the Shire. There has been a significant increase in the proportion of technician/trade workers and community/personal service workers. Decreases in the manager field and machinery operator/driver are also worth noting.

Table 10: Occupation Type

Occupation Type	2011		2001	
		%		%
Manager	617	10.4%	473	12.0%
Professional	665	11.3%	465	11.8%
Technician / Trade Worker	1,286	21.8%	745	18.9%
Community / Personal Service Worker	500	8.5%	265	6.7%
Clerical / Administrative Worker	748	12.7%	533	13.5%
Sales Worker	605	10.2%	427	10.8%
Machinery Operator / Driver	644	10.9%	481	12.2%
Labourer	759	12.8%	481	12.2%
Not Stated	84	1.4%	74	1.9%
Total	5,908		3,944	

Source: ABS Census Data

4.4 SETTLEMENT STRUCTURE

4.4.1 Distribution of 2011 Population by Settlement

The population of the Shire in 2011 was 11,962 persons and was distributed in the following settlements:

Table 11: Settlement Population Distribution

Settlement	Population
Eaton & Millbridge	9,421
Dardanup	429
Burekup	520
Rural (Including Rural Residential)	1,592
Total	11,962

Source: ABS 2011 Census

4.4.2 Urban Centres

The urban centres of the Shire are Eaton and the rural towns of Dardanup and Burekup.

Eaton & Millbridge

In 2011, Eaton and Millbridge had 9,421 persons or 79% of the Shire population. By 2017/2018, Eaton and Millbridge are expected to be fully developed with an estimated population of 15,000 persons.

The area is serviced with reticulated water, sewerage, gas, power and telecommunications. There are small pockets of Eaton not serviced by reticulated sewer, such as the Leake Street area.

The Eaton urban area has three existing and two proposed commercial/community centres.

➤ Eaton Town Centre

The Eaton Town Centre is a District Centre with a range of commercial facilities including shop, retail, bulky goods, and offices as well as fast-food outlets and a tavern. The Eaton Fair Town Centre has an endorsed Structure Plan to redevelop as an Activity Centre with a total retail net lettable area of 15,100m² and a total gross floor space of approximately 35,644m².

Community facilities include the main Shire offices, library, recreation centre and grounds, high school, two primary schools and Home and Community Care centre. There are also two major aged persons' complexes.

➤ Pratt Road/Old Coast Road Centre

This is a neighbourhood centre consisting of shop, pharmacy and retail outlets combined with a service station complex.

➤ Eaton Central Centre

This is a neighbourhood centre on the corner of Crampton Avenue and Millard Street.

➤ Future - Millbridge

Proposed to consist of 1000m² net lettable retail area and 2000m² non-retail community related uses.

➤ Future - Southbank

Proposed to consist of 1000m² net lettable commercial area.

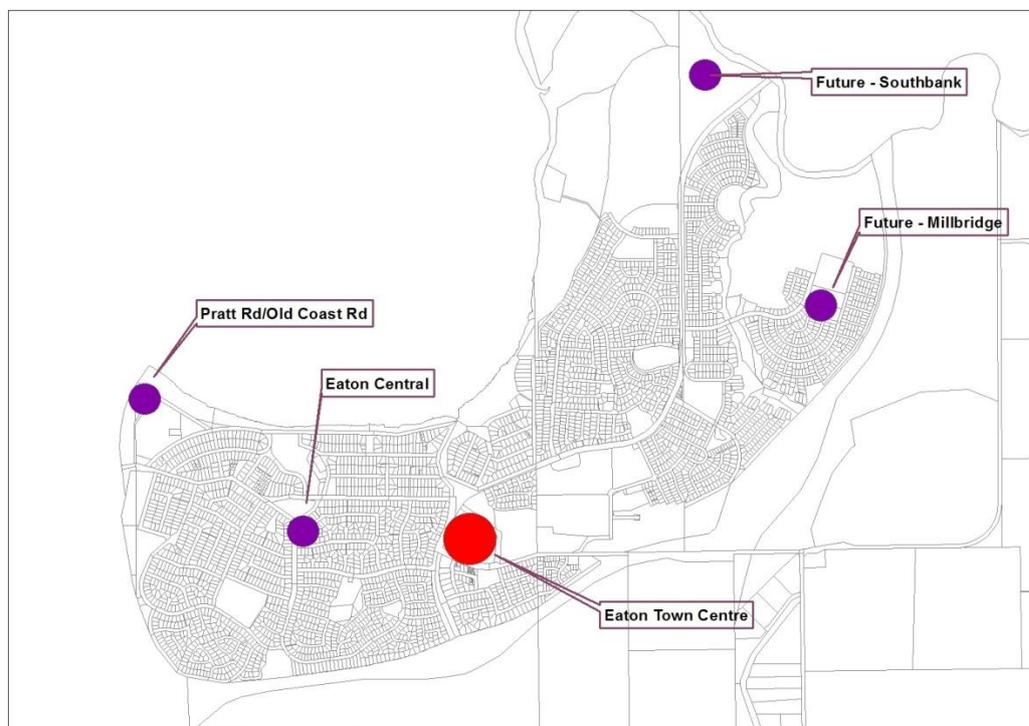


Figure 3: Eaton & Millbridge – Commercial centre locations

Dardanup

In 2011, there were approximately 429 persons living in Dardanup. The Dardanup Townsite Expansion Strategy 2009 proposes additional residential land that could accommodate a total population of approximately 4,000 persons.

It is serviced with reticulated water, sewerage, power and telecommunications. Water and sewerage infrastructure will require upgrading to cater for the proposed population.

Dardanup is a Major Town Centre with a general store/post office, general and farm merchandise, tavern and service station/vehicle repairs. Community facilities include a Shire branch office, community hall, community centre, day care centre and kindergarten, recreation grounds, private and State pre-school and primary schools.

Burekup

In 2011, there were approximately 520 persons living in Burekup. The Burekup Townsite Expansion Strategy 2009 proposes an additional 31ha of residential land to accommodate a total population of approximately 1,440 persons.

Burekup is serviced with reticulated water, sewerage, power and telecommunications. Water and sewerage will require upgrading to cater for additional population.

Burekup is a Minor Town Centre with a general store/post office. Community facilities include and primary school and recreation grounds.

Previous planning studies of Dardanup and Burekup have identified the “rural village” character and lifestyle as the major factor that distinguishes these towns from suburbia and it is a key reason why people chose to live in the towns.

The challenge for urban planning is to address these factors within a neighbourhood framework and to enhance people’s wellbeing and retain a “village” scale. The guidelines provided in Liveable Neighbourhoods should apply to the future planning of urban centres and urban expansion.

4.4.3 Settlement Transport Links

All centres have good road transport connections with the rest of the GBR, particularly the Bunbury central business district and with the larger South West Region and Perth. The Old Coast Road on the western edge of Eaton and the Australind By-Pass on the eastern and southern edges connect with the rest of the GBR and with Mandurah and Perth.

Dardanup is linked by the Boyanup-Picton Road and the Picton to Northcliffe rail line that connects from Picton to Bunbury. Burekup is linked by the South Western Highway and the Perth to Bunbury rail line.

For both towns, these road and transport links run virtually parallel and are within a single corridor that could be utilized in the future for various transport modes such as light rail.

Burekup will also have a major road link to Australind and East Australind when the interchange of Ditchingham/Raymond Roads and the Australind By-pass Road is constructed. This will provide the future residents of Burekup with options to access major activity or mixed use centres in the City of Bunbury and that proposed for East Australind.

4.4.4 Rural Residential Living

Lot Numbers and Use

There is the potential for approximately 551 rural-residential lots. These lots are distributed throughout the Shire as follows:

Table 12: Rural Residential lots

Location	Number of lots
Dardanup West	400
Pile Road/Greenwood Heights	62
Wellington Mill	25
Japonica View	26
Hynes Road	25
Burekup	13
Total	551

Source: Shire of Dardanup

Nearly 73% of lots are in the Dardanup West locality adjacent to the Dardanup townsite. This is mutually beneficial as it provides access to and benefit and support for the commercial and community facilities of the town.

The South-West Framework constrains further low-density urban sprawl by preventing the creation of new rural residential lots beyond those already identified in existing strategies and schemes.

4.5 RURAL AREA

4.5.1 Changing Rural Landscape

The rural landscape of the Shire is changing in response to the deregulation of commodity markets, economic pressures, land values, new markets, tourism activity, land suitability for a range of agricultural activities and demand for lots for lifestyle living. Land values are having a significant effect on the rural landscape; as land values increase, rural activities decrease. This is due to the fact that traditional rural activities are not viable due to decreasing returns and high demand for lifestyle lots located close to regional centres.

4.5.2 Agriculture

Agricultural Activity

Data available indicates that the major agricultural activities in the South West have decreased overall. Cropping activities have decreased between 2007-2008 and 2009-2010 with minor increases in horticultural and grazing activities during the same time period (Table 13).

Table 13: Major Agricultural Activities – South West, WA

	Total (No.)	Cropping (No.)	Horticulture (No.)	Grazing (No.)
2007-2008	4,583	2,950	1,097	3,373
% of Total		64.37	23.94	73.60
2009-2010	4,286	2,107	1,122	3,613
% of Total		49.16	26.18	82.30
CHANGE				
Absolute	(297)	(843)	25	240
% of Total		(15.21)	2.24	8.70

Source: ABS Data

Dairying was by far the dominant agricultural activity in the Shire up until 2000 when the industry was deregulated. It is now in a state of flux with numerous dairy farms transferring to meat cattle production. Table 14 shows that farming of meat cattle within the Shire (and the South West) far outweighs dairy cattle farming in terms of both the number of animals and farms.

Table 14: Agricultural Commodities – 2010-2011

	South West		Dardanup	
	Estimate (Ha)	No. of businesses	Estimate (Ha)	No. of businesses
Land for Crops	71,225	1,191	1,132	42
Land for Grazing	778,824	2,355	30,108	130
Hay	59,200	1,266	2,844	76
Broadacre Crops	26,687	179	73	6
Flowers or Turf	361	69	1	1
Vegetables for consumption	4,391	183	3	3
Grapevines	7,858	455	86	22
	South West		Dardanup	
	Estimate (No.)	No. of businesses	Estimate (No.)	No. of businesses
Fruit and Nuts (No. trees)	1,811,812	363	11,476	9
Cattle Total	408,717	1,850	20,681	123
Dairy Cattle	97,397	221	6,271	20
Meat Cattle	311,320	1,769	14,409	114
Sheep	716,422	756	3,118	20
Pigs	41,170	41	9	5
Livestock Other	12,943	519		27

Source: ABS Data

The ABS data shows approximately 11,500ha of land within the Shire was used for intensive agricultural activities during 2010-2011. Intensive agriculture is dominated in the Shire by viticulture (wine and table grapes) in terms of the number of vineyards (22) followed by areas of fruit and nut trees (9 businesses).

Extensive agricultural activities within the Shire are dominated by grazing (30,108ha) which is linked to the Shire's livestock industry. According to Table 14, land usage for hay production utilises a larger proportion of land than crop production.

This diversity of agricultural activities reflects the fact that the rural area of the Shire offers a range of agricultural opportunities. This is in spite of the fact that there are limitations such as the poor quality irrigation water. The agricultural activities are carried out by commercial and lifestyle farmers.

Land Suitability

Most of the cleared land in the Shire is suitable for grazing. Water logging problems on the Swan Coastal Plain are managed by a combination of drainage and irrigation. In the Western Darling Range the more gentle slopes are the most suitable. There is a risk of water erosion on the steeper slopes.

There are areas with suitable land and climate for intensive agriculture including grapes for wine and table grapes, citrus fruit, apples and stone fruit as well as potatoes and other vegetables. Sufficient water supplies for irrigation are often available.

The Swan Coastal Plain has land suitable for intensive agriculture along the Collie and Ferguson Rivers and along the eastern edge of the Swan Coastal Plain. Land along the eastern edge of the Swan Coastal Plain and along the Donnybrook Sunkland were identified as having the greatest potential for irrigated agriculture when the water in the Collie Irrigation District is delivered by pipe.

There are large areas with suitable soils in the Western Darling Range for growing vines and fruit trees. Vegetable cropping should be restricted to the smaller areas of gentle slopes.

Water for Agriculture

Water from the Collie Irrigation District is only available on the Swan Coastal Plain and along the Collie River. Some groundwater may be obtained on the Swan Coastal Plain from the superficial and Leederville aquifers, however, the superficial aquifer has only a small quantity of water of varying quality. The Leederville aquifer has reasonable water quality but limited quantity.

The much deeper Yarragadee aquifer has ample quantity and quality of water but its availability for agriculture is limited.

Groundwater may also be available in the lower Ferguson Valley and along Crooked Brook and Joshua Creek valleys.

Dams and soaks are the only irrigation supplies east of the Scarp. There are many sites suitable for the construction of dams particularly in the moderate sloping valleys. Because of the long-term reduction in rainfall there is likely to be less allocation from surface water sources for agricultural activities. However, watering regimes for agricultural crops have altered so that there is more efficient use of the available water and overall, less water is required.

Collie Irrigation District

The Wellington Dam supplies water for the Collie Irrigation District. The Collie Irrigation District is essentially the land shown as Priority Agriculture Area on the Strategy Map. At present the salinity of the water is too high for many intensive agricultural crops, however, measures are being undertaken to reduce salinity levels of the irrigation water.

Also the irrigation water is presently delivered via channels, however, pipes may be installed in the future. This will allow greater flexibility and efficiency of water usage by reducing evaporation and

allowing water to be applied where it is specifically required. Also piping allows for the extension of the water supply to properties outside of the existing irrigation district. It could extend to other land on the Swan Coastal Plain and land on the Donnybrook Sunkland. Examples of the expansion of the irrigation area and the supply of piped water to specific properties can be found in the Shire and Shire of Waroona.

In the future an assured supply of water with an appropriate delivery infrastructure, such as that proposed for the Collie Irrigation District, will be of major agricultural significance even where there are less suitable soils as exist in the Shire on some of the Swan Coastal Plain.

The present Collie Irrigation District is a Strategic Agriculture Resource Area under the GBRS. The aim of which is to protect the area over the long-term for agricultural activity. The Strategic Agricultural Resource Policy under the GBRS applies to this District area and to land adjacent to or in close proximity (generally 500 metres or less) to the area.

4.5.3 Rural Lifestyle Lots

The rural areas of the Shire have a range of property sizes, many of which are comparatively small. Some are now used for residential lifestyle purposes often combined with a hobby agricultural activity.

Demand for these lots is primarily driven by the proximity of the rural area to Bunbury and to the major resource processing plants in the wider region, and the attractive rural landscape of parts of the Donnybrook Sunkland and the Western Darling Range.

There is no accurate information of the proportion of these lifestyle lots, however, it is estimated that they could constitute up to 55% of all rural properties. (This estimate was calculated from information provided by the Shire. In the past the Shire offered a rate incentive to property owners who have more than one hectare and who were involved in genuine primary production. From the response to this incentive it was estimated that in 2004, 45% of properties are used for primary production. The remaining 55% are non-primary production lots and assumed to be lifestyle lots.) It should be noted that because of the small area of the non-primary production lots they do not dominate the rural landscape.

Many of the lifestyle lots are concentrated in the undulating areas in the Ferguson Valley and Wellington Mill localities. An indicator of this concentration is the proportion of residents whose principal job is off the property. In 2006 only 11% of employed persons in the Ferguson and Wellington Mill localities worked in agriculture, forestry and fishing indicating that most people were employed off the property. In other rural localities the proportion was between 17% and 27%.

The supply of rural lifestyle lots has been made possible by the number of small lots in the rural areas that were created in the early days of settlement and have been added to subsequently by ad hoc subdivisions. Many farms were made up of several lots that have been sold off. This farm break-up is continuing due to increasing land values and declining returns from rural activities.

The agricultural activity conducted on these lifestyle lots by hobby farmers is not known and because they are not classed as primary producers, official data is not collected. Notwithstanding this, there is anecdotal information that there is agricultural activity on many lifestyle lots predominately grazing and viticulture, however, there is potential for a wide range of agricultural activities as discussed in this section.

4.5.4 The Future – A Peri-Urban Rural Area

The rural area of the Shire is an emerging peri-urban area with a mix of opportunities for commercial and hobby agriculture as well as tourist activities and rural lifestyle living. Peri-urban areas are defined as “land adjacent to the edge of an urban area into which an urban area expands” and the changes within the rural area of the Shire are typical of changes in other regions within a major urban influence.

These areas have an important role to play in agricultural production throughout Australia. They are estimated to produce at least 25% of Australia’s total gross value of agricultural production.

The land of the Swan Coastal Plain and the Donnybrook Sunkland will have particular agricultural significance because it will have an assured and sustainable supply of irrigation water, however the water quality needs improvement. Even though some of this land is of variable suitability for intensive agriculture, the water supply will make it valuable and soil modification is highly likely.

The agricultural opportunities offered by this peri-urban area will be realised over the long-term. However, areas need protection now through land use and subdivision provisions otherwise it will be lost forever. Notwithstanding this there also needs to be opportunities for tourist activities, particularly in the land of the Western Darling Range.

4.6 TOURISM

4.6.1 Rural Based Attractions

Tourism in the Shire of Dardanup is essentially rural based. There is a mix of attractions and activities including vineyards and wineries, restaurants, arts and crafts, a range of low-key accommodation, bushwalking, canoeing, mountain biking, equestrian activities, places of historical interest and feature attractions such as “Gnomesville” at Wellington Mill that has a worldwide interest, and events like the “Bull and Barrel” Festival at Dardanup townsite.

These activities and attractions correspond to those undertaken by visitors to the South West Region. Sightseeing, outdoor/nature and local attractions account for much of the leisure activities of visitors.

4.6.2 Urban Based Attractions

An annual foreshore festival is held on the banks of the Collie River in the Pratt Road foreshore reserve. This festival attracts a significant number of people into the Shire for this event.

4.6.3 Dardanup Tourism Strategy, 1998

This report was commissioned by the Dardanup Tourism Committee and included the following key findings:

- The Shire is well placed to promote nature-based tourism and that it is probably the most diverse and pristine environment within two hours’ drive of Perth.
- Eco-tourism needs further development but there is a good basis with the Wellington Discovery Centre, the Wellington Regional Park and the wealth of wildflowers.

- The Shire and surrounds can cater for a range of recreation tourism including bushwalking, mountain biking, water sports and equestrian events.
- The most appropriate scale of tourist accommodation is small-scale. The Shire should encourage farm-stay, guesthouses, bed and breakfast, chalets and self-contained or serviced bush retreats.
- Other facilities that would be appropriate are smaller scale reception and conference centres.
- There is a widespread and high quality recognition factor of the Ferguson Valley.

4.6.4 Ferguson Valley/Upper Henty Brook Valley

All of the wineries and much of the tourist accommodation, restaurants and tourist attractions are located in the Ferguson Valley and to a lesser degree in the upper Henty Brook Valley area. The Ferguson Valley including Wellington Mill is emerging as the focus for the tourist industry in the Shire.

4.6.5 Tourist Roads

The main tourist roads are Ferguson Road, Wellington Mill Road and Henty Brook Road. Sections of these roads have panoramic views over the Swan Coastal Plain and out to the Indian Ocean.

4.6.6 Tourist Centre

A tourist visitor centre is located in the Dardanup townsite. This centre is managed by volunteers and supported by Council and is located in the historical Don Hewison Centre on the Ferguson Road in Dardanup and is referred to as the 'Ferguson Valley Visitor Centre'.

The Centre maintains statistics on visitor numbers to the Centre. Between 2008 to 2012, visitor numbers increased by 195% with an annual average growth of 31% per annum. Figure 4 provides a graphic representation of the visitor numbers.

During 2008 to 2011, spring was the most popular visiting time. However, during 2012, autumn was most popular followed by spring. Overall during the 5 year period, spring is the most popular (with 3,665 visitors) followed closely by autumn (with 3,431 visitors).

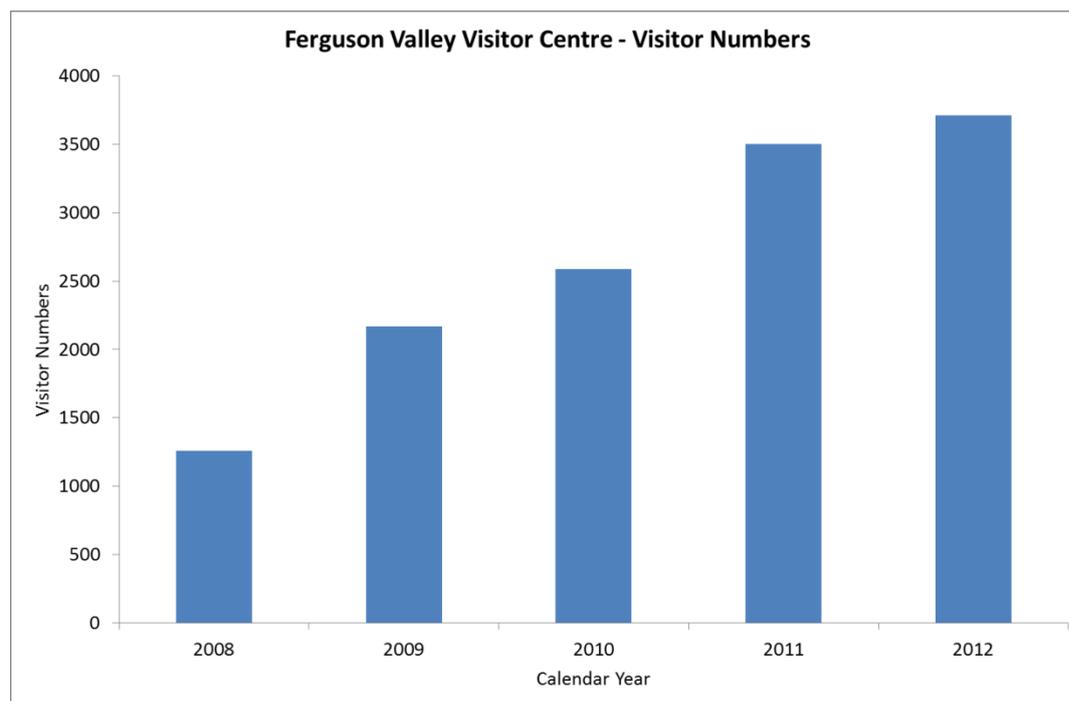


Figure 4: Graph No. 3: Tourist Visitor Numbers (2008 to 2012)

Source: Ferguson Valley Marketing Committee.

4.6.7 Accommodation

Tourist accommodation in the Shire is still developing with two caravan parks, two lodges, a low-key resort, several guest house retreats, several bed and breakfast places and numerous farm stay places.

4.7 INDUSTRIAL AREAS

4.7.1 Preston Industrial Park

The PIP is the major industrial area in the Shire. It contains a range of land uses including a pine log sawmill and particle board factory, a bio-diesel plant, stock feed plant, fertiliser storage, waste oil extraction, pine log treatment, railway workshops, metal fabrication, waste processing, transport and storage and service trades.

The PIP was identified in the WAPC's Bunbury-Wellington Region Plan and an Interim Strategy Plan proposed in the Greater Bunbury Industrial Land and Port Access Planning (Industry 2030). There is an endorsed District Structure Plan for the Northern Precinct which requires additional local structure plans prior to further subdivision or development.

The PIP is highly constrained by environmental features, particularly remnant vegetation. The EPA have identified an ecological corridor through the PIP and recommended that the vegetation be protected and enhanced or restored. This will limit the area that can be used for industry.

The types of industrial uses in the PIP will be restricted to light and general industries that generate minimal noise. This is because of the residences on the boundaries of the PIP at Eaton, Glen Iris, Copplestone and Padbury Fields.

At present the industrial land is not serviced by reticulated sewerage or water. However, this is requirement of the District Structure Plan for the Northern Precinct.

4.7.2 Strategic Location

The location of the PIP is strategically significant for industry. It is close to the port of Bunbury and there will be a service road from a section of the Bunbury Outer Ring Road to the port (see Major Infrastructure Section 4.9). This section of the Bunbury Outer Ring Road will connect with the southern section of the South Western Highway and the Boyanup-Picton Road.

The PIP is also served by road and rail infrastructure that connects to the wider region – the South Western Highway, the Boyanup-Picton Road and the Perth to Bunbury rail line and the Picton to Northcliffe rail line.

Long-term planning is for the PIP to be accessed by other sections of the Bunbury Outer Ring Road.

4.7.3 Other Industrial Sites

There are some isolated industrial plants in the Shire. There is a brickworks located on the Waterloo-Dardanup Road close to the South Western Highway. This site is zoned “General Industry” under TPS3.

4.8 WASTE DISPOSAL SITES

There are private and Shire waste disposal sites on Banksia Road to the south-east of the Dardanup townsite (Strategy Map). The private site can take Class III waste being solid waste only but with higher concentrations of contaminants. The Shire site can take Class II waste being solid waste only.

At the present time both sites are landfill operations. In the future both are likely to take increased volumes of waste as other waste disposal sites in the Peel and South West regions are closed. This will result in a considerable but as yet not quantified number of trucks accessing the sites.

Numerous trucks access and egress the waste disposal sites using Ferguson Road which runs through the town of Dardanup. This is not a satisfactory situation as Ferguson Road is the main street of the town.

A town by-pass that links the waste disposal sites and the Waterloo industrial area is proposed in this Strategy.

A privately operated waste water treatment plant is located on Lennard Road Burekup.

4.9 MAJOR INFRASTRUCTURE

4.9.1 Road and Rail Network

The major road and rail network is shown on the Strategy Map (Map 2). The Old Coast Road, the Australind By-Pass Road, the South Western Highway and the Boyanup-Picton Road are the major roads in the Shire.

There is a new interchange on the Australind By-Pass Road with Raymond/Ditchingham Roads that will connect with East Australind and the Coalfields Highway. This connection is near the northern approach to Burekup.

The Bunbury Outer Ring Road will provide improved connection and accessibility. Currently, Main Roads WA are reviewing the alignment of the Bunbury Outer Ring Road with a view to relocating the road further east due to issues with being able to clear vegetation identified for conservation.

Other important roads within the Shire (excluding urban area roads) are Ferguson Road and the Waterloo-Dardanup Road. The latter is used to access South Western Highway and by-pass the Preston Industrial Park.

The major tourist roads are Henty Brook Road, Ferguson/Upper Ferguson Road and Wellington Mill Road.

The rail network consists of the Perth to Bunbury line and the Picton to Manjimup line that connects from Picton to Bunbury. The former carries both freight and commuter traffic, the latter carries only freight but it is not operating at present.

4.9.2 Reticulated Water and Sewerage

Reticulated water and sewerage are available within the urban settlements.

The Shire's Rural Strategy shows buffer areas around both wastewater treatment plants that serve the towns. However, there are currently no provisions in TPS3 that provide for the implementation of the buffer.

This infrastructure is not available in the rural areas including the rural residential lots. Potable water comes from water tanks connected to house roofs. Wastewater and effluent disposal is by on-site units.

4.9.3 Electricity and Telecommunications

Much of the Shire is serviced with sufficient power and telecommunications. However, the locality of Wellington Mill does not have sufficient capacity for additional connections without an upgrade to a three phase line. This is likely to constrain the future development of Wellington Mill.

A new electricity sub-station is being constructed in the near future to cater for the needs of the southern area of the Shire including any expansion of Dardanup townsite and rural residential developments at the Dardanup West settlement.

4.10 PUBLIC PARKLAND

There are three types of public parkland – regional open space, foreshore reserves and public open space.

4.10.1 Regional Open Space

Regional open space is defined under a regional or sub-regional structure plan and/or included in a region scheme and set aside for acquisition. It should accommodate active and passive recreation such as major playing fields as well as conservation and environmental features.

The regional open space that has been reserved under the GBRS is shown on the Strategy Map. This open space consists of forest and bush land, much of it in the estate of the Department of Parks and Wildlife (DPaW), and a mix of bush land and cleared land along the Collie River at Eaton and along the Ferguson River at Picton.

One of the most significant areas of forest is the Crooked Brook Forest with several walk trails.

By far the largest area of regional open space in the Shire is the forested area along the Collie River and adjoining land in the Darling Scarp area. Unfortunately, much of it is inaccessible and therefore cannot be enjoyed by the Shire residents and visitors. This land should be made more accessible and developed for nature-based activities including water-based activities.

The Collie River and Millars Creek foreshore at Eaton are significant passive recreation areas. The older developed section along the Collie River at Eaton has been developed with walk and cycle trails, picnic areas and playgrounds and fishing spots. Millars Creek has been developed into a passive recreation area with minor picnic areas.

Some of the regional open space at Eaton on the Collie River is currently private land and needs to be acquired by the State Government before it can be developed.

4.10.2 Foreshores Reserves

Foreshore reserves are contributed free of cost by the owner through the subdivision process (e.g. land abutting a river, creek, lake or coast).

The Dardanup West/Crooked Brook Structure Plan makes provision for the Shire to request the WAPC to impose a condition of subdivision requiring a foreshore reserve along the Preston River consistent with WAPC Policy.

4.10.3 Public Open Space

Public open space is contributed free of cost by the owner through the subdivision process (e.g. district park, neighbourhood park, local park, special purpose park, playing fields, community purpose sites).

Eaton

There are two major ovals, an extensive grassed river foreshore area and numerous small local parks/environmental features in Eaton. One of the ovals is in the Eaton Town Centre. Council is seeking to relocate the sporting organizations to other grounds in order to develop the oval for a range of passive and civic activities.

At the neighbourhood level there is a lack of public open space that can be used for active recreation such as a casual game of cricket or football. Much of the public open space has been designed for passive recreation including picnic areas. In several instances they include wetlands. Also the public open space is used to enhance and market housing estates. The application of the requirements for a range of public open space as set out in Liveable Neighbourhoods should provide a better balance of open space that serves a range of functions.

There is a network of pathways in Eaton for walking and cycling.

Eaton also has a modern large recreation centre that can cater for a range of recreational and leisure activities.

Dardanup

There is a recreation ground for a range of sporting activities at Dardanup and a civic hall for other recreational and leisure activities.

There are two local parks and the railway reserve is grassed and used for occasional cultural activities.

The Dardanup Expansion Strategy proposes to allocate some open space generated from further subdivision to small neighbourhood parks and to consolidate the larger amount of open space around the existing recreation ground and the Dardanup Primary school grounds. In the case of the recreation ground, this will allow for a greater range of sporting activities to be played. In the case of the school, it is proposed to provide additional land adjacent to the school to allow for a joint shared oval with the Department of Education and the Shire.

Burekup

There is public open space that can be used for active recreation adjacent to the school.

The Burekup Expansion Strategy allocates additional public open space which will be determined through the structure plan process.

4.11 CULTURAL HERITAGE PROTECTION

4.11.1 Municipal Inventory of Heritage Places

Council has compiled a Municipal Inventory of Heritage Places. There are also provisions in TPS No.3 that provide Council with the powers to conserve a place of natural beauty, an historic building or an object of historical or scientific interest and to enter into agreements with owners of the land.

4.11.2 Development at Eaton, Dardanup and Burekup

The cultural heritage of Eaton now appears to be largely lost due to insufficient recognition of places like the Hough Homestead and the general desecration of such places. However, it would be possible to incorporate the early history of Eaton into future developments on the foreshore areas. This should include Aboriginal history.

The further development at Dardanup and Burekup will raise issues about buildings of historical importance that contribute to the overall cultural heritage of the Shire and the South West and also to the sense of place of the two towns.

4.11.3 Aboriginal Heritage

There are currently two registered Aboriginal heritage sites on the Department of Aboriginal Affairs (DAA) register located within the Shire. These are: DAA Site ID 16713 *Collie River Waugal* and DAA Site ID 19795 *Preston River*. The *Aboriginal Heritage Act 1972* (the Act) aims to appropriately protect and preserve Aboriginal heritage and land users are obliged to comply with the provisions of the Act. The DAA has published the 'Aboriginal Heritage Due Diligence Guidelines' to assist land users in fulfilling their obligations under the Act.

5. OPPORTUNITIES AND CONSTRAINTS

5.1 URBAN

The vast majority of the future Shire population will be living in urban centres. This is largely because of individual choice and policy. The historical settlement of the Shire has been dominated by the development of Eaton which has a wide range of commercial and community facilities and services and an attractive residential environment.

5.1.1 Minor Expansions

Eaton is expected to be fully developed in the near future and additional population growth will occur in the established centres of Dardanup and Burekup. Both centres have good transport connections with the rest of the GBR.

There could be further population growth in the existing Eaton town site if there was an increase in residential densities. However, to achieve a substantial increase in the population numbers would require densities in the order of at least R50/R60. Such densities would encourage property developers to acquire several adjoining lots to undertake consolidated residential development.

Consolidated residential developments are preferable to developments on existing individual residential lots. Because these lots are comparatively small they cannot add many additional dwellings in the current residential 'backyard'.

Also because they tend to be ad-hoc developments they usually have low density zonings such as R20/R30 that will not adversely impact on adjoining single residential lots.

In accord with the Liveable Neighbourhood guidelines, there should be a range of dwelling densities with the highest being within 400 metres of a centre such as Eaton Town Centre. There is a need for higher densities to be considered during the preparation of LPS9.

Both the Dardanup and Burekup Townsites have land identified in their respective Expansion Strategies to allow for future population growth. These areas can be identified and appropriately zoned in LPS9.

5.1.2 Major Expansions

According to the South-West Framework, the population of the GBR is expected to grow to around 150,000 persons by 2050. This growth will be driven by job opportunities and lifestyle and settlement opportunities.

While the timing of population growth in the Shire is a matter of conjecture, growth will occur providing there are opportunities for future urban and rural residential development. These will provide for a range of lifestyle and settlement options to capitalise on the future job opportunities.

For the Eaton residential area to expand, land east of Millbridge across the Australind Bypass has been identified as a future residential growth area in the GBS. The GBS also make recommendations on the community and regional facilities and services that would also need to be provided in this new urban area. In line with the GBS, the additional urban area proposes to provide for an additional 70,000 people.

The future age structure, particularly in the newer urban areas, is expected to be dominated by the family group. While the single house will dominate residential areas there is a need to plan for a greater diversity of dwelling types to cater for the different household types and to provide greater affordability.

This major expansion area needs to be identified in the Strategy with appropriate zoning and structure planning provisions included in LPS9.

Within the Burekup Townsite and the identified expansion area, there is a portion of land that has not been identified as a priority agricultural area. Therefore, this area may be considered appropriate for future urban expansion in the longer term. This land should be identified as such with appropriate provisions in LPS9.

5.2 RURAL LIVING AREAS

A policy requirement of the WAPC is to build on existing settlements. The South-West Framework restricts the approval of additional rural residential areas. Additional rural residential lots will come from the continuing development of lots at the Dardanup West/Crooked Brook and Wellington Mill rural residential areas and from increasing the density in existing rural residential areas. Therefore, the Strategy needs to consider intensification of these areas with appropriate provisions being included in LPS9.

5.3 RURAL AREA

The rural area of the Shire is an emerging peri-urban area with a mix of opportunities for commercial and hobby agriculture as well as tourist activities and rural lifestyle living. These areas have an important role to play in agricultural production throughout Australia. They are estimated to produce at least 25% of Australia's total gross value of agricultural production.

The land of the Swan Coastal Plain and the Donnybrook Sunkland will have particular agricultural significance because it will have an assured and sustainable supply of irrigation water from the Collie Irrigation District. Even though some of this land is of variable suitability for intensive agriculture, the water supply will make it valuable and soil modification is highly likely.

The agricultural opportunities offered by this peri-urban area will be realised over the long-term, however, the area needs protection now through land use and subdivision provisions otherwise it will be lost forever.

It is a requirement of the State Planning Policy No.2.5 *Agricultural and Rural Land Use Planning* that agricultural areas of State or regional significance be identified in a Strategy as priority agriculture precincts. These areas are ones that contain productive agricultural land that is suitable for the sustainable development of key or specialised agricultural uses that are of significant economic or social value to the State or a particular region. The Swan Coastal Plain and the Donnybrook Sunkland, including the Collie Irrigation District which is identified as a strategic agriculture resource policy area in the GBRS, is the most significant agricultural land.

The Western Darling Range portion of the peri-urban area has agricultural significance but it also has significance for tourist activities.

In accordance with the provisions of the State Planning Policy No.2.5 *Agricultural and Rural Land Use Planning*, the rural land needs to be identified as either general agriculture or priority agriculture with appropriate provisions being included in LPS9.

5.4 RETAIL AND COMMERCIAL

The Eaton Fair Shopping Centre has approval to expand into a Town Centre in accordance with the WAPC Activity Centres for Greater Bunbury Policy. Under this Policy, the Town Centre area is identified as a District Centre. Therefore, this area should be identified as such in the Strategy and LPS9.

Land adjacent to the shopping centre on Eaton Drive should be considered in the Strategy for redevelopment into non-retail uses such as offices and consulting rooms.

The Strategy and LPS9 should also identify land within Millbridge that has been included in the endorsed Structure Plan for commercial.

The Expansion Strategies for the Dardanup and Burekup Townsites identified land for future commercial uses to cater for the future population growth. These areas should be identified in the Strategy and LPS9.

5.5 INDUSTRIAL AREAS

The location of the Preston Industrial Park (PIP) is strategically significant for industry because it is close to the Port of Bunbury and the port service road that connects the industrial area to the port. However, the industrial park is highly constrained by environmental features and surrounding residences. This will restrict the amount of land that can be used for industry and restrict types of industrial uses to light and general industries that generate minimal noise.

In the section of the PIP north of the South Western Highway it is proposed to allow a mix of uses including light and service industry, showrooms and large format retailing. The location of this area will be central to the urban areas Eaton/Australind, Bunbury, Dardanup and Burekup making it a prime location to serve the expanded GBR.

Light industrial areas will be needed at Dardanup and Burekup to cater for the future population growth in these townsites.

In line with the GBS, this Strategy needs to identify additional industrial land in Waterloo.

Buffers around all of these industrial areas should be defined and secured. This includes the light industrial areas. Emissions from light industries are supposed to be contained on site. However, noise emissions can travel over large distances under the right topographic and atmospheric conditions and buffering around light industrial areas will be required.

5.6 TOURISM

The planning process has tended to deal with tourism in an ad hoc manner and not in the same manner as it does with other land uses. Tourism can benefit from planning in Local Planning Strategies. Consideration needs to be given to tourist areas and tourist transport routes.

The Dardanup Tourism Strategy stated that an effective way to facilitate tourism is to “designate areas or zonings which have tourism as a permitted use.” Under the present policy provisions in the Shire of Dardanup Rural Strategy up to five holiday accommodation units can be considered via a development application. Over five units require a rezoning application. TPS No.3 has a Tourist Use Zone.

WAPC Planning Bulletin 83/2013 (*Planning for Tourism*) discusses and provides provisions relating to tourism sites and precincts. However, these provisions relate specifically to tourist accommodation and do not make provision for tourist facilities and services.

The Strategy needs to identify appropriate measures to address tourism and provisions should be included in LPS9 to accommodate and encourage tourist developments.

5.7 HERITAGE PROTECTION

The existing TPS3 provisions relating to heritage protection are not consistent with the *Planning and Development Act 2005* or the Model Scheme Text (MST) and the Shire's Municipal Heritage Inventory has not been reviewed since 2003. There is a need for heritage protection provisions in LPS9 to be consistent with the current MST and the Municipal Heritage Inventory needs to be reviewed and updated. A Heritage List for inclusion in LPS9 also needs to be considered to strengthen the protection of appropriate heritage places.

5.8 NATURAL RESOURCE AREAS

To prevent significant mineral resources from being sterilised it is necessary that they are protected from incompatible land use and development. It is a requirement of the GBRS that the two areas of mineral deposits that are shown in the GBRS Strategic Minerals and Basic Raw Materials Policy be protected by provisions that are set out in the Policy and the provisions of the Policy be applied to protect the minerals for future mining.

The Wellington Dam Water Catchment Area is identified in the GBRS as an area that is subject to the Public Water Supply Catchment Policy of the GBRS, the purpose of which is to prevent uses or development that would prejudice the quality of water supplies for public use. This catchment area needs to be protected by being identified in the Strategy and included in LPS9.

5.9 NATURAL RESOURCE MANAGEMENT AND ENVIRONMENTAL PROTECTION

The Council's current town planning scheme does not provide adequate protection of significant environmental features, however, a policy has been adopted by Council in relation to biodiversity.

There is a need for the Strategy to identify environmentally significant areas and to include provisions in LPS9 for the protection and enhancement of these important environmental and biodiversity areas (including ecological linkages).

5.10 MAJOR TRANSPORT ROUTES

The yet to be constructed Bunbury Outer Ring Road will provide greater connection and accessibility within the Shire, particularly for the Preston Industrial Park including the proposed Waterloo industrial area that will have major road connections with the South Western Highway (northern and southern sections) and the Boyanup-Picton Road and the port service road.

The number of heavy vehicles that pass through the town of Dardanup is likely to increase with the development of the Waterloo industrial area and the waste disposal sites to the south-east of the town. There is a need for a town by-pass road.

5.11 CONSTRAINTS

5.11.1 Bushfire Prone Areas

Draft *State Planning Policy 3.7: Planning for Bushfire Risk Management* (SPP 3.7) was released in May 2014 and advertised for public comment. The WAPC is currently considering the submissions received, prior to formally endorsing the policy.

The primary objective of SPP 3.7 is to assist in reducing the risk of bushfire to people, property and infrastructure by encouraging a conservative approach to strategic planning, subdivision, development and other planning decisions proposed in bushfire-prone areas.

Planning for Bushfire Risk Management Guidelines (the Guidelines) have also been prepared and are designed to supplement the objectives and policy measures established in SPP 3.7, to assist in their interpretation and provide advice on how bushfire risk is to be addressed when designing or assessing a proposal within a bushfire-prone area.

To support this process the Office of Bushfire Risk Management (OBRM) has undertaken extensive mapping across Western Australia to identify areas prone to bushfire. The Shire has recently provided feedback to the OBRM to ensure mapping relevant to the Shire is up to date and accurately represents the extent and location of vegetation that exists.

The Guidelines indicate the methods by which a site may be designated as being bushfire prone and sets out the inter-relationships between and requirements for:

- Bushfire hazard level assessments;
- Bushfire Attack Level (BAL) assessments;
- Bushfire Protection Criteria; and
- Bushfire Management Plans (BMPs).

Map 7 of this Strategy indicates an approximate location of bush-fire prone areas, however as the extent and location of vegetation present in the Shire is still being determined, the map is in draft format at this stage. It is envisaged that once endorsed bushfire-prone mapping will be adopted under LPS9. Provisions will be considered for inclusion in LPS9 to reflect the requirements of SPP 3.7.

5.11.2 Flood Prone Areas

The GBRS Floodplain Management Policy applies to land within the identified floodplain for a 1 in 100 year flood event. Land affected by this Policy needs to be identified in the Strategy and LPS9 needs to include appropriate provisions in accordance with the Policy.

5.11.3 Buffers

Industrial sites and essential infrastructure (such as waste sites and wastewater treatment sites) need protection from encroachment of sensitive land uses. As such, appropriate buffers need to be considered as part of the Strategy and provisions included in LPS9.

6. BACKGROUND MAPS

6.1 Map 3: Physiographic Regions Map

LPS003

6.2 Map 4: Wetlands Map

LPS004

6.3 Map 5: Native Vegetation Map

LPS005

6.4 Map 6: Flood Potential Map

LPS006

6.5 Map 7: Bushfire Prone Areas Map

LPS007