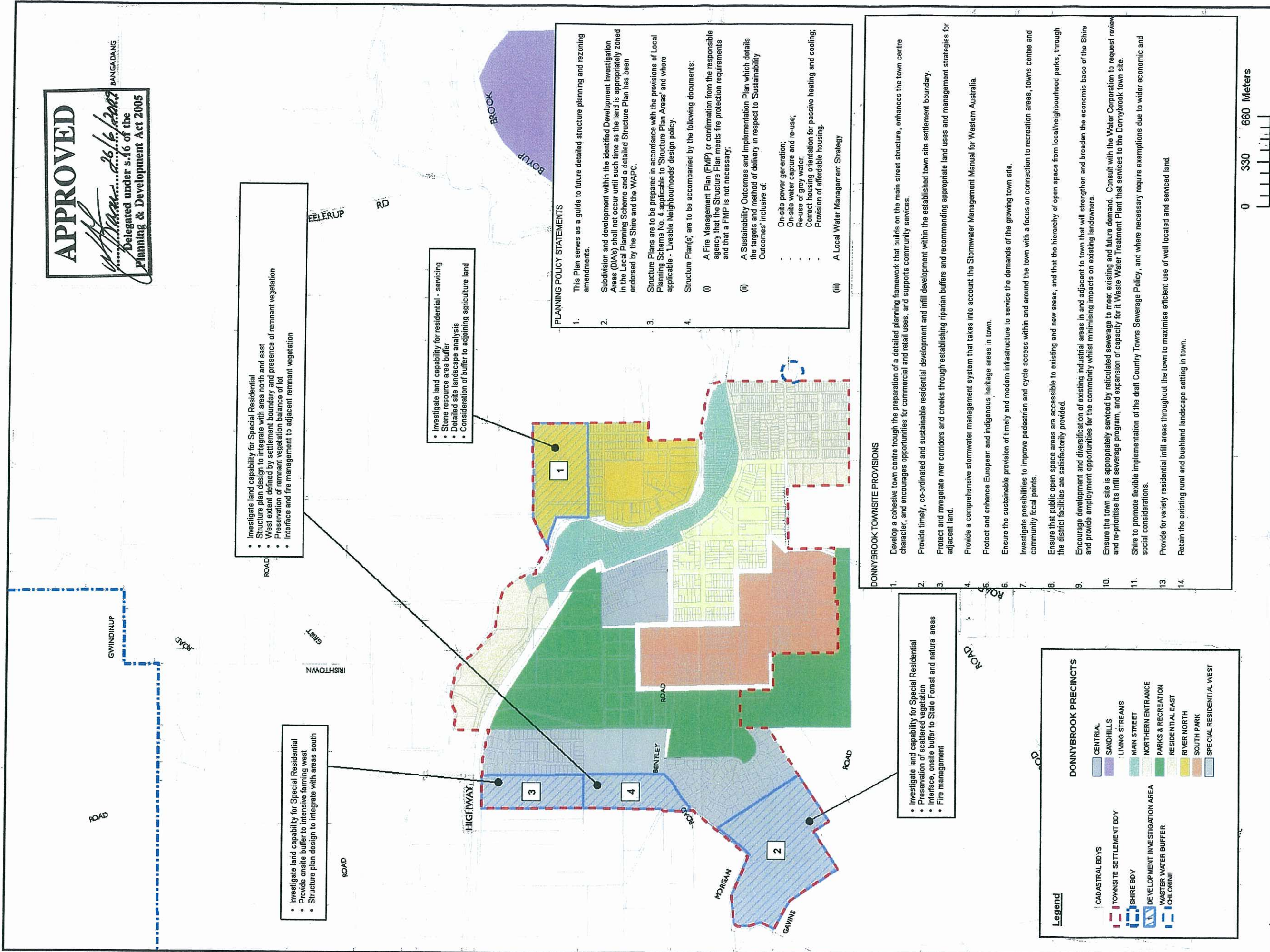


**APPROVED**  
 Delegated under s.16 of the  
 Planning & Development Act 2005

BANGDANG



- Investigate land capability for Special Residential
- Structure plan design to integrate with area north and east
- West extent defined by settlement boundary and presence of remnant vegetation
- Preservation of remnant vegetation balance of lot
- Interface and fire management to adjacent remnant vegetation

- Investigate land capability for Special Residential
- Provide onsite buffer to intensive farming west
- Structure plan design to integrate with areas south

- Investigate land capability for residential - servicing
- Stone resource area buffer
- Detailed site landscape analysis
- Consideration of buffer to adjoining agriculture land

**PLANNING POLICY STATEMENTS**

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- Subdivision and development within the identified Development Investigation Areas (DIAs) shall not occur until such time as the land is appropriately zoned in the Local Planning Scheme and a detailed Structure Plan has been endorsed by the Shire and the WAPC.
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    - On-site power generation;
    - On-site water capture and re-use;
    - Re-use of grey water;
    - Correct housing orientation for passive heating and cooling;
    - Provision of affordable housing.
  - A Local Water Management Strategy

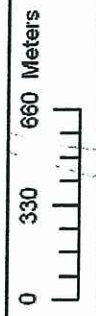
- Investigate land capability for Special Residential
- Preservation of scattered vegetation
- Interface, onsite buffer to State Forest and natural areas
- Fire management

**Legend**

CADASTRAL BDYS	CENTRAL
TOWNSITE SETTLEMENT BDY	SANDHILLS
SHIRE BDY	LIVING STREAMS
DEVELOPMENT INVESTIGATION AREA	MAIN STREET
WASTER WATER BUFFER	NORTHERN ENTRANCE
CHLORINE	PARKS & RECREATION
	RESIDENTIAL EAST
	RIVER NORTH
	SOUTH PARK
	SPECIAL RESIDENTIAL WEST

**DONNYBROOK TOWNSITE PROVISIONS**

- Develop a cohesive town centre through the preparation of a detailed planning framework that builds on the main street structure, enhances the town centre character, and encourages opportunities for commercial and retail uses, and supports community services.
- Provide timely, co-ordinated and sustainable residential development and infill development within the established town site settlement boundary.
- Protect and revegetate river corridors and creeks through establishing riparian buffers and recommending appropriate land uses and management strategies for adjacent land.
- Provide a comprehensive stormwater management system that takes into account the Stormwater Management Manual for Western Australia.
- Protect and enhance European and indigenous heritage areas in town.
- Ensure the sustainable provision of timely and modern infrastructure to service the demands of the growing town site.
- Investigate possibilities to improve pedestrian and cycle access within and around the town with a focus on connection to recreation areas, towns centre and community focal points.
- Ensure that public open space areas are accessible to existing and new areas, and that the hierarchy of open space from local/neighbourhood parks, through the district facilities are satisfactorily provided.
- Encourage development and diversification of existing industrial areas in and adjacent to town that will strengthen and broaden the economic base of the Shire and provide employment opportunities for the community whilst minimising impacts on existing landowners.
- Ensure the town site is appropriately serviced by reticulated sewerage to meet existing and future demand. Consult with the Water Corporation to request review and re-prioritise its inflow sewerage program, and expansion of capacity for it Waste Water Treatment Plant that services to the Donnybrook town site.
- Shire to promote flexible implementation of the draft Country Towns Sewerage Policy, and where necessary require exemptions due to wider economic and social considerations.
- Provide for variety residential infill areas throughout the town to maximise efficient use of well located and serviced land.
- Retain the existing rural and bushland landscape setting in town.



**SHIRE OF DONNYBROOK - BALINGUP**  
 Townsite Expansion Strategy

**DONNYBROOK TOWNSITE**  
 STRATEGY OUTCOMES PLAN

**FIGURE No. 1**  
 Date: May 2008  
 Scale: 1:25000



**PLANNING POLICY STATEMENTS**

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    - On-site water capture and re-use;
    - Re-use of grey water;
    - Correct housing orientation for passive heating and cooling;
    - Provision of affordable housing.
  - A Local Water Management Strategy

**BALINGUP TOWNSITE PROVISIONS**

- Develop a cohesive town centre through the preparation of a planning framework that builds on the main street structure, enhances the town centre character, and encourages opportunities for tourism, commercial and retail uses, and support for community services.
- Provide an appropriate range of facilities for the town site and its rural living areas through improving public transport to Donnybrook and the Bunbury Regional centre.
- Provide timely, co-ordinated and sustainable residential development and infill development within the established town site settlement boundary.
- Protect and revegetate river corridors and creeks through establishing riparian buffers and recommending appropriate land uses and management strategies for adjacent land.
- Provide a comprehensive stormwater management system that takes into account the Stormwater management Manual for Western Australia
- Protect and enhance European and indigenous heritage areas in town.
- Encourage the sustainable provision of timely and modern infrastructure to service the demands of the growing town site.
- Investigate possibilities to improve pedestrian and cycle access within and around the town with a focus on connection to recreation areas, town centre and community focal points.
- Ensure that local public open space areas are accessible to all development areas.
- Shire to promote flexible implementation of the draft Country Towns Sewerage Policy, and where necessary require exemptions due to wider economic and social considerations.
- Investigate alternative and innovative effluent systems to service the town site.
- Identify Development investigation areas and provide direction on nature and density of uses for the areas
- Retain the existing rural and bushland landscape setting in and around town, and protect key rural and natural landscapes from development.
- Support limited Rural Residential Lifestyle opportunities east of the town site as the preferred location for lifestyle lots within the Shire, providing residents access to town site amenities.

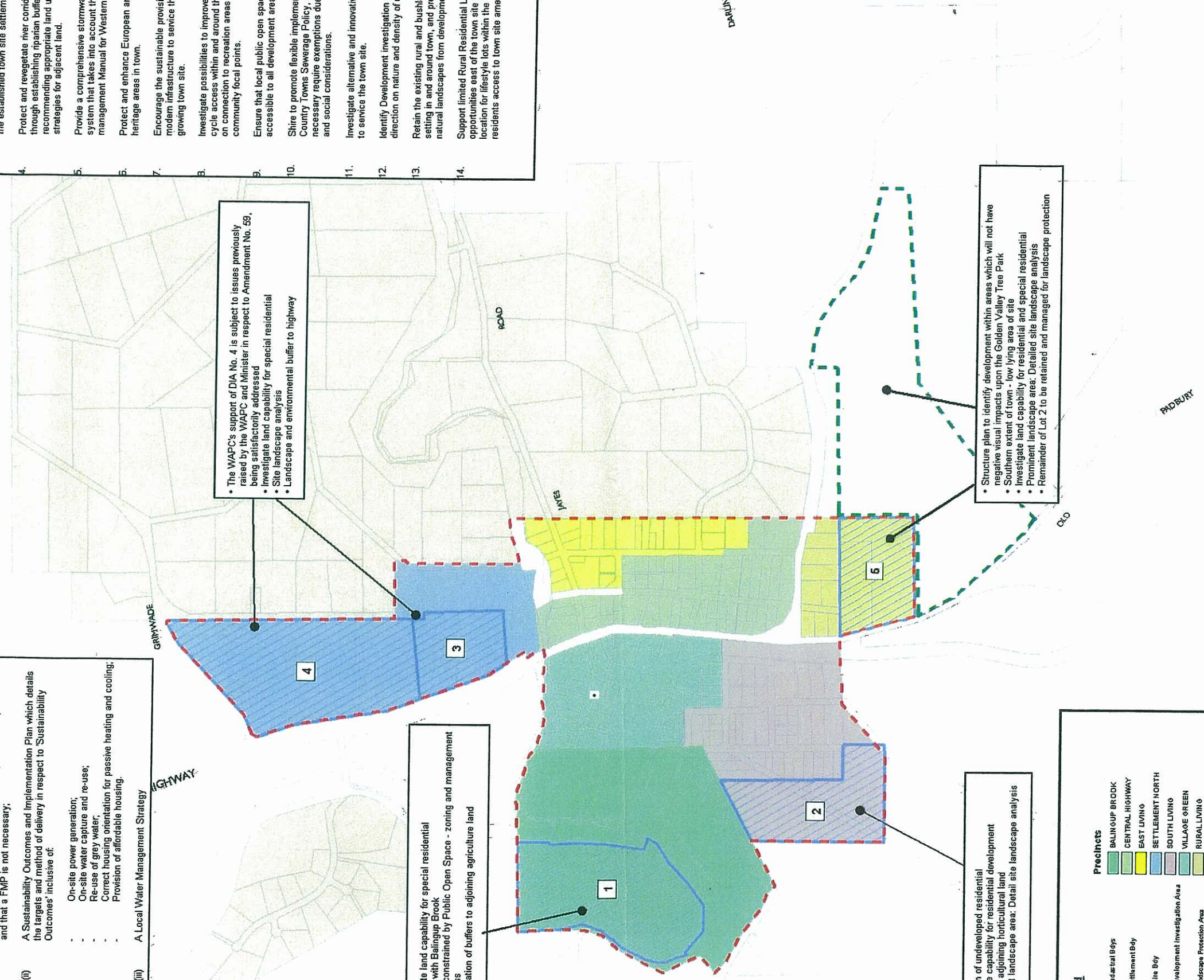
The WAPC's support of DIA No. 4 is subject to issues previously raised by the WAPC and Minister in respect to Amendment No. 59.

- Investigate land capability for special residential
- Site landscape analysis
- Landscape and environmental buffer to highway

- Investigate land capability for special residential
- Interface with Balingup Brook
- Access constrained by Public Open Space - zoning and management to address
- Consideration of buffers to adjoining agriculture land

- Expansion of undeveloped residential
- Investigate capability for residential development
- Buffers to adjoining horticultural land
- Prominent landscape area: Detail site landscape analysis

- Structure plan to identify development within areas which will not have negative visual impacts upon the Golden Valley Tree Park
- Southern extent of town - low lying area of site
- Investigate land capability for residential and special residential
- Prominent landscape area: Detailed site landscape analysis
- Remainder of Lot 2 to be retained and managed for landscape protection



**Legend**

	Cadastral Bays		BALINGUP BROOK
	Settlement Bay		CENTRAL HIGHWAY
	Shire Bay		EAST LIVING
	Development Investigation Area		SETTLEMENT NORTH
	Landscape Protection Area		SOUTH LIVING
			VILLAGE GREEN
			RURAL LIVING
			SETTLEMENT SOUTH



**SHIRE OF DONNYBROOK - BALINGUP**  
Townsite Expansion Strategy

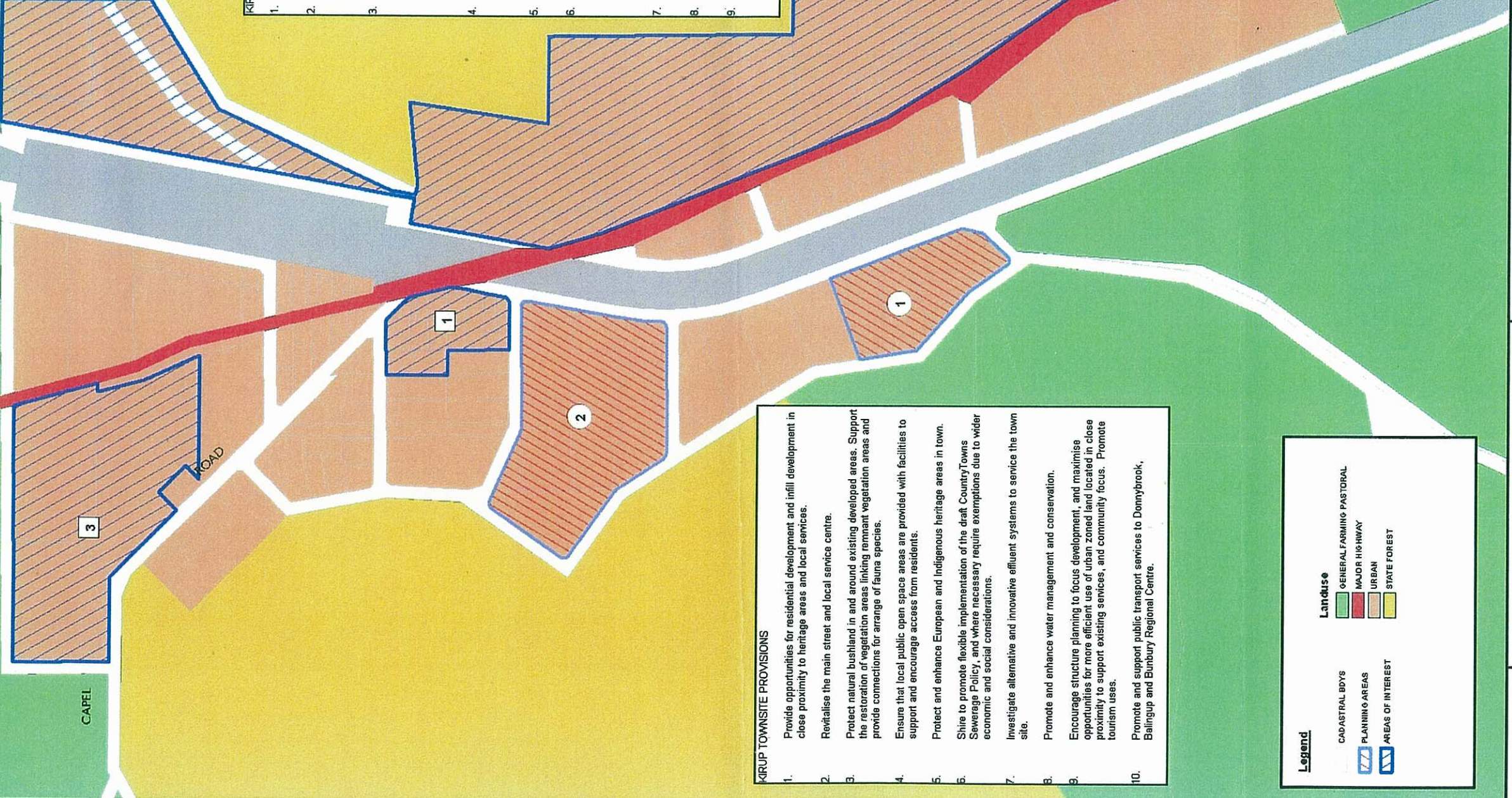
**BALINGUP TOWNSITE**  
STRATEGY OUTCOMES PLAN

**FIGURE No.2**

Date: May 2009  
Scale: 1:2623

**PLANNING POLICY STATEMENTS**

- This Plan serves as a guide to future detailed structure planning and rezoning amendments.
- Subdivision and development proposed for Planning Area No. 1, 2 and 3 and Interest Area No. 1, 2 and 3 shall not occur until such time as the land is appropriately zoned in the Local Planning Scheme and a detailed Structure Plan has been endorsed by the Shire and WAPC.
- Structure Plans are to be prepared in accordance with the provisions of Local Planning Scheme No. 4 applicable to 'Structure Plan Areas' and where applicable - 'Liveable Neighbourhoods' design policy.
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    - Re-use of grey water;
    - Correct housing orientation for passive heating and cooling;
    - Provision of affordable housing.
  - A Local Water Management Strategy



**KIRUP PLANNING /INTEREST AREAS**

- Do not support an expansion or increase urban zoning, or rural residential zonings outside the existing Urban Area.
- Identify and preserve the Tourist and Heritage Interest Area 1. Support expansion of tourism and community uses in this area. Retain the caravan park use. Enhance locality with providing additional tourism and recreational attractions. Develop design guidelines to support any additional development in this area.
- Interest Area 2 - Preserve bushland and natural areas east of South Western Highway and rail line. Do not consider providing for residential, special residential or rural residential development in this area. The Urban Zoning provides an interface to State Forest. Limit development opportunities through providing a parks and trails access plan east of the highway and rail reserve focusing on access and provision of facilities. In the long term planning may consider limited commercial, tourism, or district recreational possibilities in this area.
- Encourage subdivision and infill development to achieve densities of R10 in street blocks bounded by Baatar to the south, Capel and Station Street residential areas to the north, South Western Highway to the east and Cattle Street to the west. Conserve remnant vegetation on unallocated crown land as an edge between town and State Forest.
- Interest Area 3 - Identify opportunities for the location of service and rural industries. Provide planning guidelines for the area regarding access, preferred uses, and servicing.
- Planning Areas 2 and 3 - Investigate opportunities for residential and special residential development through preparing studies to inform land capability, indicate as structure plan areas to consider opportunities for subdivision and development into the short and medium term. Considerations will primarily include land capability to determine lot size, traffic access arrangements, and pedestrian and open space connections to existing town and existing rural uses, and water management.
- Prepare design guidelines for housing development that supports and enhances the heritage values and character of the locality.
- New subdivisions to observe the historical pattern of subdivision, and retention of natural vegetation.
- Delineate pedestrian and recreation walkways and trails through and around the town site with a focus on linkages to the heritage area (interest area 1), the school, and memorial park.

**KIRUP TOWNSITE PROVISIONS**

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

**Legend**

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



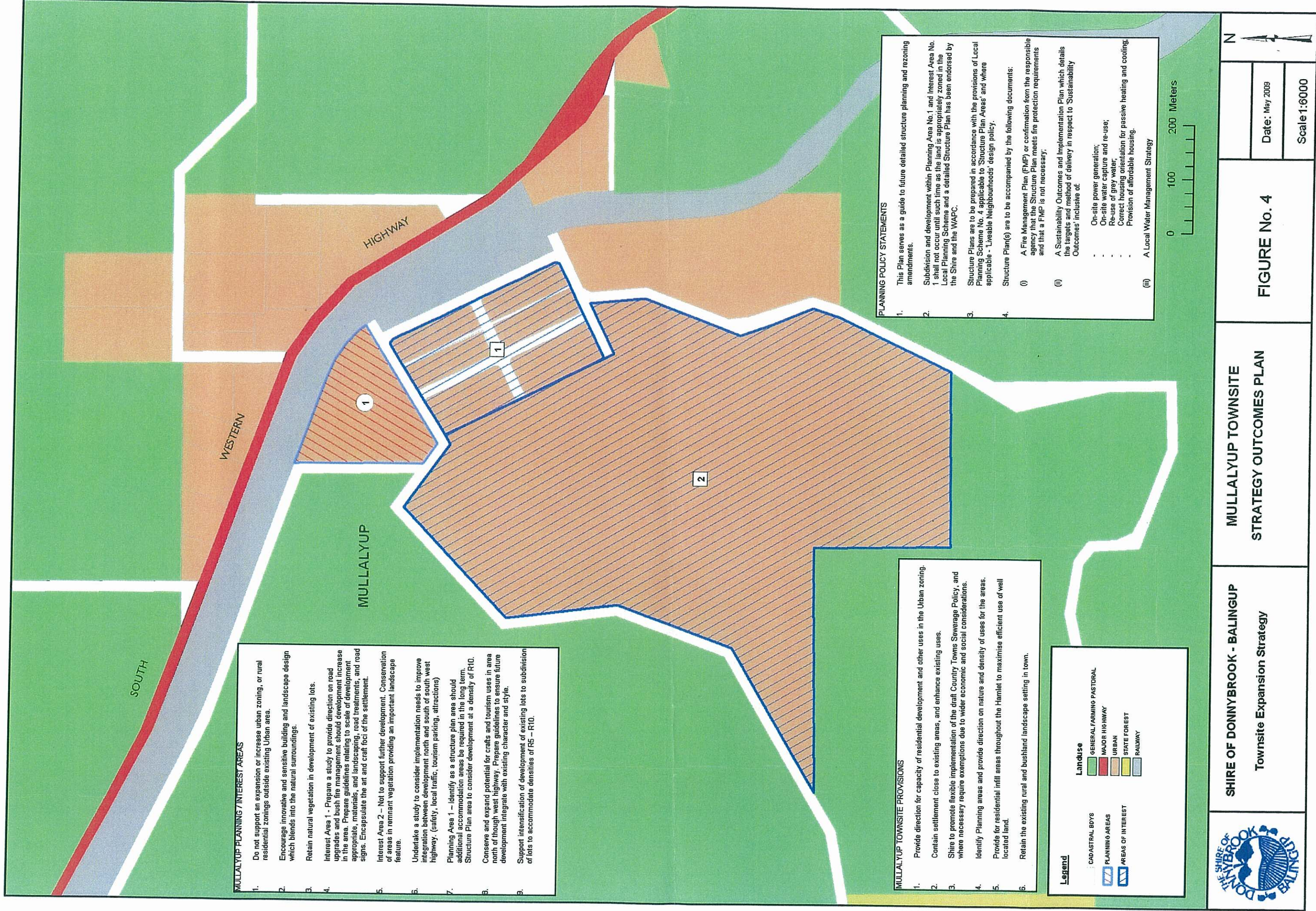
**SHIRE OF DONNYBROOK - BALINGUP**  
Townsite Expansion Strategy

**KIRUP TOWNSITE**  
STRATEGY OUTCOMES PLAN

**FIGURE No. 3**

Date: May 2009

Scale 1:7500



**MULLALYUP PLANNING / INTEREST AREAS**

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

**MULLALYUP TOWNSITE PROVISIONS**

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

**Legend**

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

**PLANNING POLICY STATEMENTS**

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    - Re-use of grey water;
    - Correct housing orientation for passive heating and cooling;
    - Provision of affordable housing.
  - (iii) A Local Water Management Strategy



**SHIRE OF DONNYBROOK - BALINGUP**  
Townsite Expansion Strategy

**MULLALYUP TOWNSITE**  
STRATEGY OUTCOMES PLAN

**FIGURE No. 4**

Date: May 2009  
Scale 1:6000

