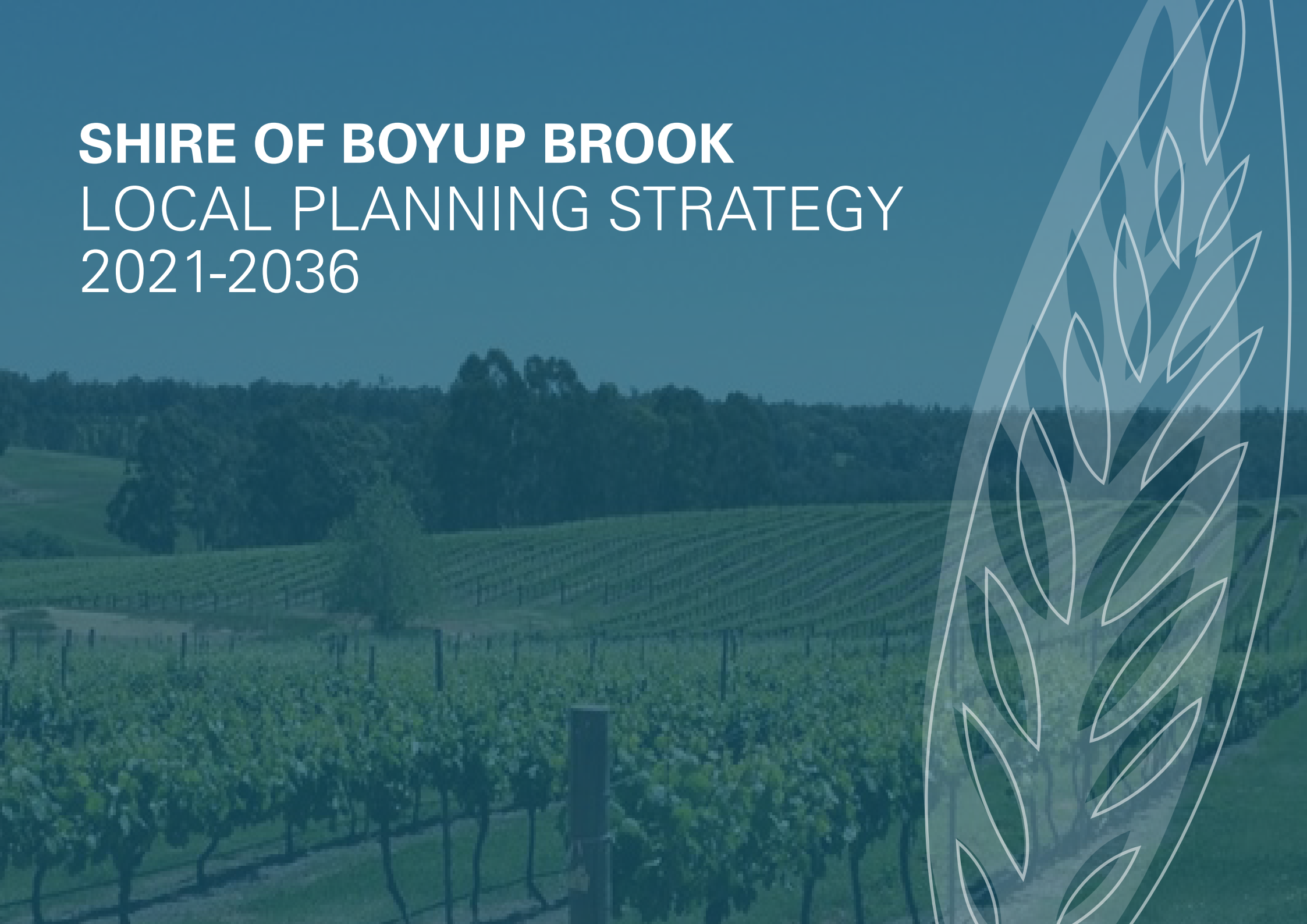


SHIRE OF BOYUP BROOK

LOCAL PLANNING STRATEGY

2021-2036



Preparation

The Shire of Boyup Brook Local Planning Strategy has been prepared in accordance with Part 3 of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

The Shire of Boyup Brook was assisted with the preparation of the Strategy by:



Project Reference: 21/035

Version Control Table

Reference	Version	Date
Version 0.1	Draft for Council Consideration	December 2021
Version 0.2	Draft for Council Advertising	May 2022



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SHIRE PRESIDENT'S MESSAGE



Welcome to the draft Shire of Boyup Brook Local Planning Strategy.

The preparation of a new local planning strategy sets a framework for the Shire to update our local scheme and policies to reflect the community's aspirations and priorities. Developing a vision that reflects the unique character of our community is an essential part of future planning for our Shire.

The Shire of Boyup Brook is embracing the opportunities presented by our unique rural lifestyle. The local planning strategy provides guidance to deliver on the community aspirations of our Strategic Community Plan through our local planning framework, making Boyup Brook the place to live.

The local planning strategy will influence the form of our future growth, ensuring that we can maintain our rural lifestyle and character while we create vibrancy and services to achieve a balanced population structure in the long term. Our future growth will be achieved by continuing growth in the agricultural sector, with additional investment in tourism and small business development, and creating rural lifestyle opportunities to attract and retain a vibrant, engaged community.

The draft local planning strategy not only guides the review of our local planning scheme and planning policies to achieve the community's strategic priorities, but it identifies other strategic projects and opportunities to enhance infrastructure and liveability in our town, settlements, and rural lands.

I am confident that the implementation of the local planning strategy will provide certainty for local business, encourage investment, protect our rural character, and achieve vibrant, rural lifestyle opportunities for our community.

I encourage you to read the draft local planning strategy and provide a submission so that your views are captured in the finalization of the strategy for implementation.

Cr Richard Walker
Shire President





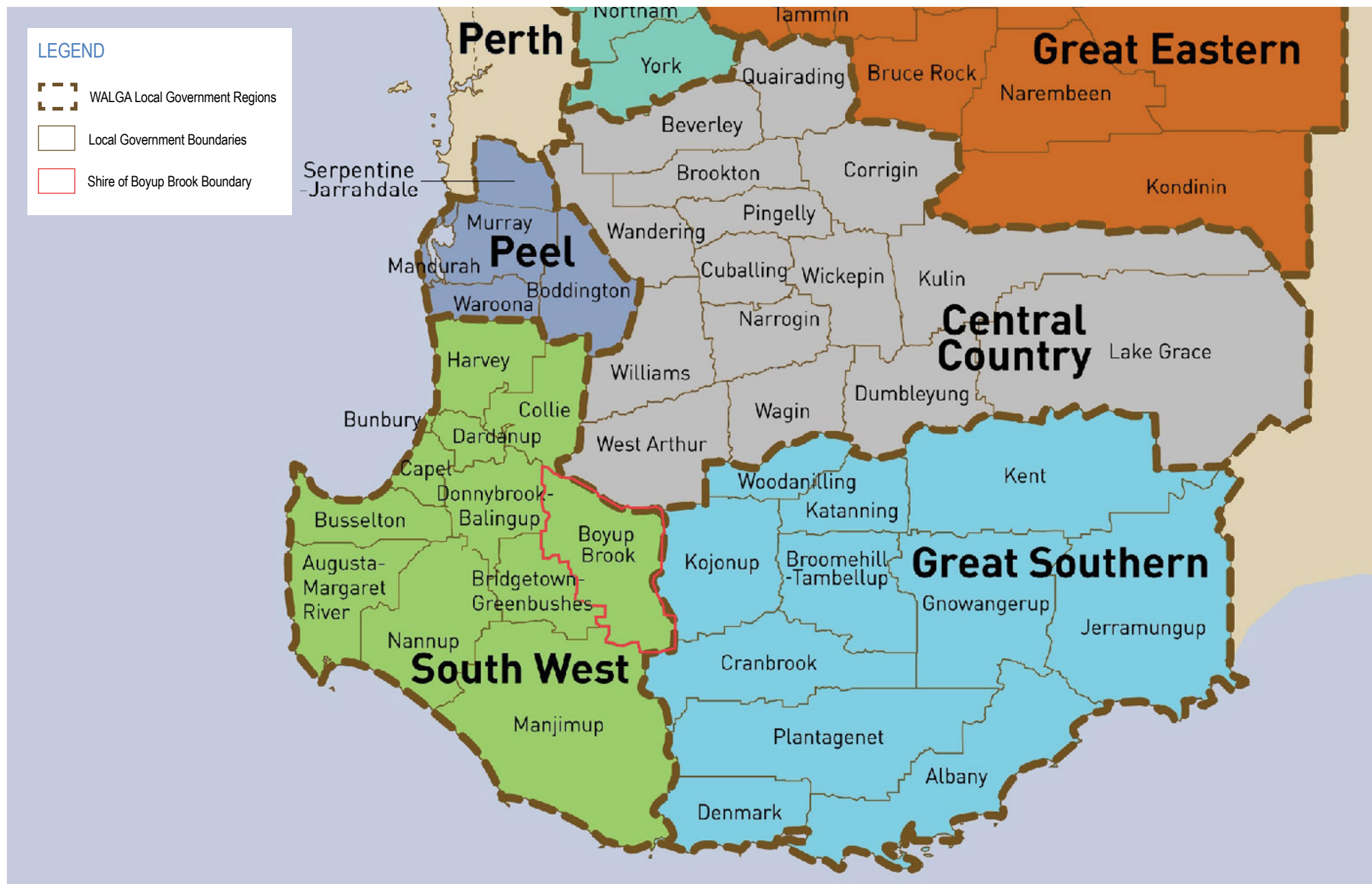


Image: Local Government Context for South-West Region of Western Australia (WALGA, 2021)

LOCAL PLANNING STRATEGY

PART 1

1.0 INTRODUCTION

The Shire of Boyup Brook Local Planning Strategy comprises:

- Part 1 – Strategy; and
- Part 2 – Background Information and Analysis

The Local Planning Strategy applies to the area shown in **Local Planning Strategy Map** (Section 4.0).

This Local Planning Strategy comes into operation on the day on which it is endorsed by the Western Australian Planning Commission.

As required by Regulation 11 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the purpose of the Local Planning Strategy is to:

- a) Set out the long-term planning directions for the local government;
- b) Apply any state or regional planning policy that is relevant to the local planning strategy; and
- c) Provide the rationale for any zoning or classification of land under the local planning scheme.

The Local Planning Strategy forms the strategic basis for the preparation, implementation and review of the Shire of Boyup Brook *Local Planning Scheme No. 2* (LPS 2).

2.0 VISION

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

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

Key Goals

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



Image: The Shire of Boyup Brook Visitor Centre welcomes tourists throughout the year.



DEVELOPMENT

- Develop land that is owned by the Shire and/or Crown to facilitate the creation of affordable housing.
- Develop community, recreation and business support facilities and services.
- Support/encourage continued development and consolidation of existing Rural Residential land uses, and the Residential expansion of the Boyup Brook townsite.



ECONOMY

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



COMMUNITY

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



ENVIRONMENT

- Protect remnant vegetation throughout the Shire through protection of existing habitat, revegetation where appropriate and management of the local environment across Shire and private land.
- Managing and enhancing the environmental integrity of the Blackwood River.



INFRASTRUCTURE

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

3.0 ISSUES AND OPPORTUNITIES

3.1 Overview

This section provides an overview of the issues and opportunities for land use planning and development throughout the Shire which have been taken into consideration in the preparation of this Strategy.

Consistent with the State Planning Framework, planning issues of relevance to the Shire are presented under the following themes:

- Community, Urban Growth and Settlement
- Economy and Employment
- Environment
- Infrastructure

Each of these themes has been considered individually, with clear planning directions identified and actions attributed to the Shire and other stakeholders, including landowners, developers and State Government agencies.

3.2 Community, Urban Growth and Settlement

3.2.1 Summary of Issues and Opportunities

Community growth and settlement is perhaps the most critical element of the Local Planning Strategy, and the one which requires the greatest focus over the next 5-10 years.

Whilst population growth has been steady over the past 5-10 years, there are a number of issues within the Boyup Brook townsite and surrounds which require further interrogation and proactive measures to be taken by the Shire, including the following (with references in **Figure 1**):

- A** Opportunities for further urban residential development exist throughout the Boyup Brook Townsite, but require support to bring these opportunities to market, as the very low value of housing makes new land development unviable.

- B** Boyup Brook has an ageing population and needs to provide opportunities for the development of aged and dependent persons accommodation, but these sites need to overcome the financial constraints required to make them development ready.
- C** There is an increasing demand for rural residential and rural living development opportunities to leverage the lifestyle benefits of the local natural environment, but these opportunities need to be considered in the context of environmental sustainability, service feasibility/capacity and environmental risk.
- D** Protection of the character and heritage of Boyup Brook townsite is important to the community, and as such new built form proposals need to reflect and respond to the local character.

The opportunities and issues for community growth and settlement are further explored in **Table 1**.



Image: Example of existing residential character within the Boyup Brook community.

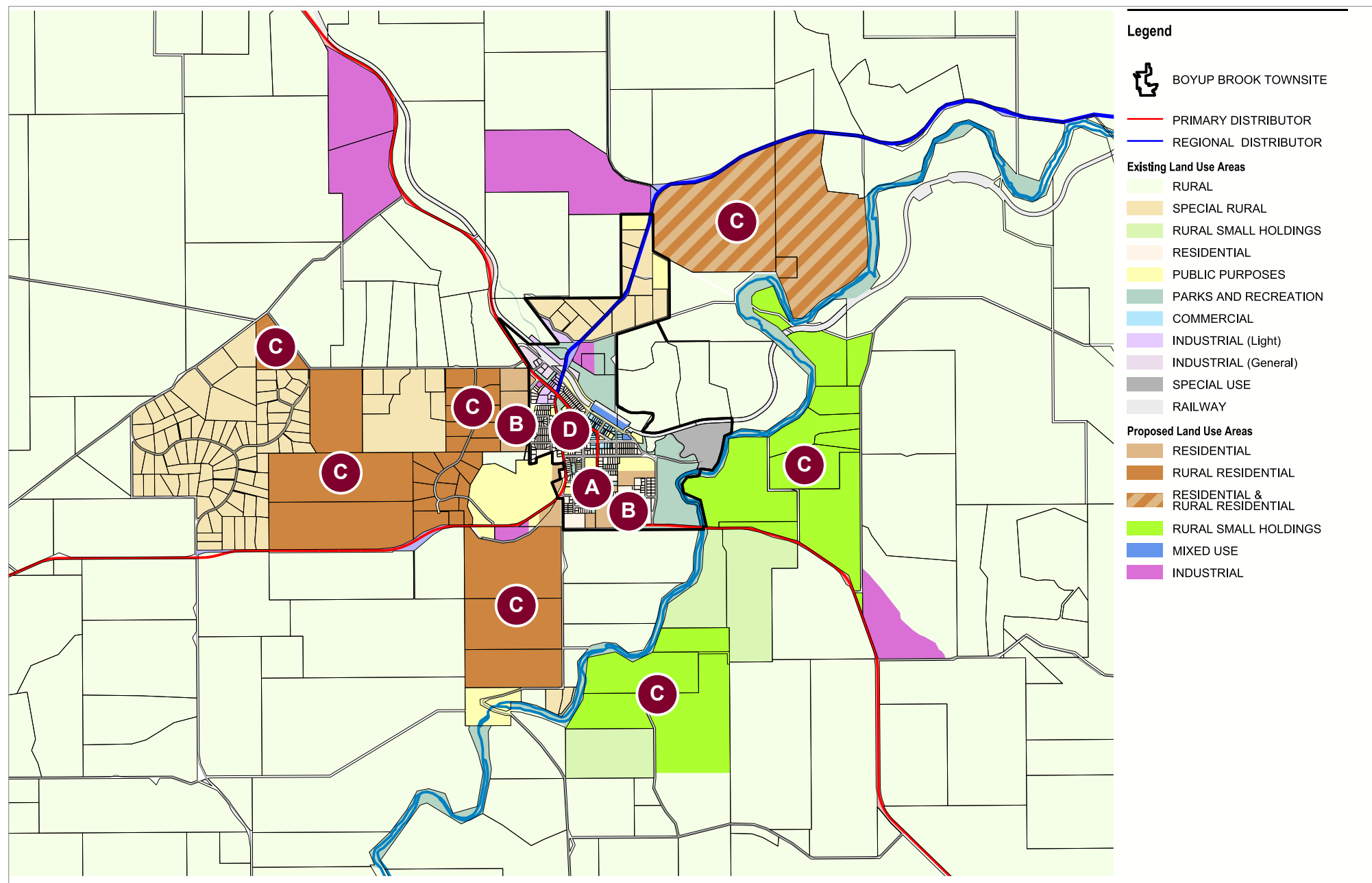


Figure 1: Issues and Opportunities with respect to Community, Urban Growth and Settlement (Boyup Brook Townsite and Surrounds)

Table 1: Issues and Opportunities with respect to Community, Urban Growth and Settlement

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Boyup Brook Townsite (Principal Settlement Area)			
<p>Urban growth and conventional residential densities are constrained by:</p> <ul style="list-style-type: none"> • Lack of reticulated sewerage; • Low commercial return on subdivision and development; • Natural limitations such as rocky outcrops, steep topography and unsuitable (impermeable) soils. 	<p>Ensure a sufficient supply of unencumbered land is available in a variety of locations (as identified in the 'Planning Areas') to provide opportunity for urban development should demand arise.</p> <p>Investigation of each of the identified Residential Planning Areas is to be undertaken to assess suitability to facilitate residential growth through modifications to the Local Planning Scheme and planning framework.</p>	<p>Conventional urban growth does not fit within the character of Boyup Brook. It has evolved as a town with lesser servicing and now achieving 'urban' type development is constrained. As such, growth within the existing townsite, except for large parcels, is generally limited and it is necessary to identify alternative residential land options that are more suited to manage the local constraints.</p>	<p>Short Term (1-3 Years)</p>
<p>Whilst Boyup Brook continues to have a country vernacular, this could be threatened by increasingly modern building practises and design which does not respond to the landscape.</p>	<p>Develop a planning policy framework to support the Local Planning Scheme that encourages development that is sympathetic to and contributes to sense of place (through tree planting, sensitive colour palette and design elements on building fascia).</p>	<p>The character of Boyup Brook is what attracts residents and tourists alike. This should be protected through the planning framework.</p>	<p>Short Term (1-3 Years)</p>
<p>The ongoing need to ensure new development is sustainable.</p>	<p>Develop a local planning policy framework to support the Local Planning Scheme that encourages sustainable development through design.</p>	<p>Encouraging the use of sustainable design will ensure that buildings are efficient to live in and/or run, are more responsive to local conditions and benefit the household through reduced financial liability in the long term.</p>	<p>Short Term (1-3 Years)</p>

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Rural Townsites			
The Shire's rural townsites (Hamlets) are all without significant social, recreation and commercial services. Occupants travel to the Principal Settlement or surrounding local governments to acquire goods and for recreation, schooling and social interaction.	Plan for limited growth within the Shire's rural townsites.	The minor settlements lack adequate utility services and community facilities to support major future urban expansion. Some limited growth may naturally occur, however, this will not require additional planning investigation.	Short Term (1-3 Years)
Large areas of land exist within rural settlements that are either vacant or unallocated Crown land which is zoned 'Urban'. This land is surplus to demand and needs to be rationalised to avoid unsustainable urban expansion.	Develop a Settlement Strategy for the Shire to determine the future size of rural townsites based on servicing capability, viability and liveability.	Further strategic analysis is required to confirm the suitability of each rural townsite for growth. On completion of analysis and development of a Settlement Strategy, future actions may vary based on townsite specific considerations.	Short Term (1-3 Years)
Residential Development			
Limited ability for consolidation due to lack of reticulated sewer.	<p>Should a STED (sewerage) system be developed and connected to lots, support an increase in density from R15 to R20 for land identified for residential. This will allow for the consolidation of existing housing area through subdivision, given most of the Boyup Brook townsite contains lots that are in excess of 900m² required for subdivision.</p> <p>Should a STED system not be developed, investigate potential to provide aged/affordable accommodation via group housing with communal on-site effluent disposal schemes.</p>	If a reticulated sewerage system was to be developed this would enable opportunities for consolidation within the existing townsite. This will lead to better environmental outcomes, provide a greater diversity of housing choice, enable transitional and affordable housing to be provided and provide for aging in place. It would also reduce pressure on the development of unserviced residential land uses on the fringe of the settlement.	Long Term (5+ Years) To be dependent on State Government infrastructure investment
Restriction of further infill within existing town due to the limitations of topography, remnant vegetation and rocky outcrops.	Investigate the provision of larger residential lots (between 2000m ² and 5000m ²) to create a land product that is more affordable and matches the country vernacular of Boyup Brook.	Identifying opportunities for aged/affordable accommodation to provide for these housing stock options if a reticulated sewerage system does not become available.	Ongoing To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Residential Development			
In some cases, housing stock is dated and dilapidated. Renewal/renovation of housing stock is not occurring as in most cases the cost would be higher than relocating to a vacant lot with a new build.	Promote potential for subdivision where land is appropriately zoned and services and infrastructure currently exist or are proposed.	The commercial realities of a small rural town can prevent subdivision of fully serviced land. Accordingly, by providing some larger lot sizes, without compromising the growth of the town, a housing product that can be affordably developed.	Ongoing To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
There is a lack of aged accommodation and the ability to age in place is restricted by the minimum lot size requirements due to lack of reticulated sewer.	Investigate the use of Shire or Crown land to determine suitability for aged and tourist accommodation, to be driven by the Shire, given the low commercial incentive for these uses to be provided by private landholders.	In exploring the provision of aged/affordable accommodation, the Shire acknowledges that the commercial delivery of these services is in many cases unviable. However, the provision of aged/affordable accommodation to support vulnerable members in the community is essential.	Ongoing To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
Heritage			
Property owners are reluctant to maintain heritage buildings in need of repair compounded with low funding opportunities means heritage buildings and heritage character areas are at risk of becoming unsightly, left vacant and falling out of flavour.	Prepare information through hard copy and digital means to encourage property owners to maintain and repair heritage buildings, and provide assistance with seeking grant funding where available.	Land owners need to be encouraged to conserve the significance of heritage places through; <ul style="list-style-type: none"> • Entry into the State Register of Heritage Places to provide maximum encouragement to the owner to conserve the significance of the place; • Conserving the significance of a heritage place through photographic evidence and recognition with a plaque, place name, or reflection in urban or architectural design; • Detailed assessment of impacts when considering a development application. 	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
The Shire's Heritage Inventory is potentially outdated and does not reflect the current extent of heritage buildings and landmarks throughout the Shire.	Undertake a review of the heritage inventory to ensure it is updated to reflect the extent of heritage within the Shire and complies with the relevant State legislation requirements.	The Local Government needs to review its heritage inventory to: <ul style="list-style-type: none"> • Align with the standard criteria developed by the State Heritage Office; • Ensure the evaluation of each place is accurate, consistent and up-to-date; • Include new places, precincts and areas; and • To enforce protection of heritage through scheme and policy provisions. 	Medium Term (3-5 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Rural Residential Development			
Existing or committed 'Rural Residential' development areas contain stands of remnant vegetation.	When assessing planning proposals for the development of already identified Rural Residential land, development must recognise the landscape significance of remnant vegetation and not compromise its character.	Landscape and remnant vegetation preservation form an essential component of the rural residential landscape. Some areas of vegetation may be subject to Western Australian or Australian Government clearing laws.	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
Rural Residential areas bring potential for land use conflict with surrounding 'Rural' activities.	<ul style="list-style-type: none"> Support the consolidation and potential expansion of existing identified Rural Residential areas, through modifications to minimum lot size, as well as comprehensive structure planning and community consultation. Ensure when planning for Rural Residential land uses there is a sufficient separation distance to 'Rural' zone uses. If required, consider the use of buffering mechanisms, as well as notifications on title to ensure agricultural uses are protected and are not unnecessarily required to modify operations. 	There are opportunities for consolidation of the existing Rural Residential areas. Opportunities for consolidation would have to be carefully examined to determine if relevant land capability, landscape, access and planning outcomes can be achieved. It is important to ensure sufficient separation distances are achieved between agricultural and residential land uses, as outlined in the Department of Health's Guidelines for Separation of Agricultural and Residential Land Uses. This ensures that residential land uses introduced into the rural landscape do not subsequently affect neighbouring agricultural land uses.	Ongoing To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
Rural Small Holdings			
Large areas for Rural Small Holdings have been identified via Structure Plan areas on the Scheme Map and may be compromised by access issues and the ability to achieve compliance with the Guidelines for Planning in Bushfire Prone Areas.	Investigate as to whether options exist to ensure access compliant with the Guidelines for Planning in Bushfire Prone Areas for 'Rural Small Holdings'.	Any applications will need to comply with the requirements of State Planning Policy No.3.7 as the application area is identified as bushfire prone.	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
Proposals for structure planning have progressed where the proposal does not result in full rationalisation or provision of the district road network.	Ensure that where proponents do not achieve the highest potential lot yield, that applications provide for future road network access so future proposals by neighbouring landowners are not compromised.	By ensuring proposals do not compromise future subdivision outcomes, this future proofs development of the locality.	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.

3.3 Economy and Employment

3.3.1 Summary of Issues and Opportunities

Economic and employment retention and growth is critical to ensuring the viability of the Shire into the future. The Shire is currently home to a number of economic activities and employment generators, predominantly driven by agriculture and viticulture. There are many opportunities which the Shire may be able to capitalise upon in the future including the potential to expand on existing dominant sectors and use locational advantages to attract new economic and employment investment.

This can be assisted through modifications to the planning framework, along with modifications to planning processes to incentivise and assist businesses in establishing and thriving within the Shire.

In considering economic and employment growth the following opportunities and issues are noted, with references in **Figure 2**:

- A** With an older and aging population, there is demand and opportunity for the Shire to provide not only aged care accommodation, but associated supporting health services and amenity for retired persons.
- B** The Shire has a very attractive and diverse natural environment and attracts a significant number of tourists each year, but needs to provide greater short stay accommodation and specific attractions to encourage tourists to stay within the local area (e.g. restaurants, festivals, community infrastructure, outdoor social activities, micro brewery, etc.).
- C** There is demand for additional industrial land supply given the network of major freight routes throughout the Shire and the need to support local agri-businesses, raw materials production and other industrial needs. The periphery of the Boyup Brook townsite provides many opportunities for additional industrial land supply, but these landowners require support to bring these opportunities to market.
- D** There is demand for commercial development and redevelopment opportunities within the Boyup Brook townsite, which would aid in not only revitalising local businesses but attracting new business growth and investment.

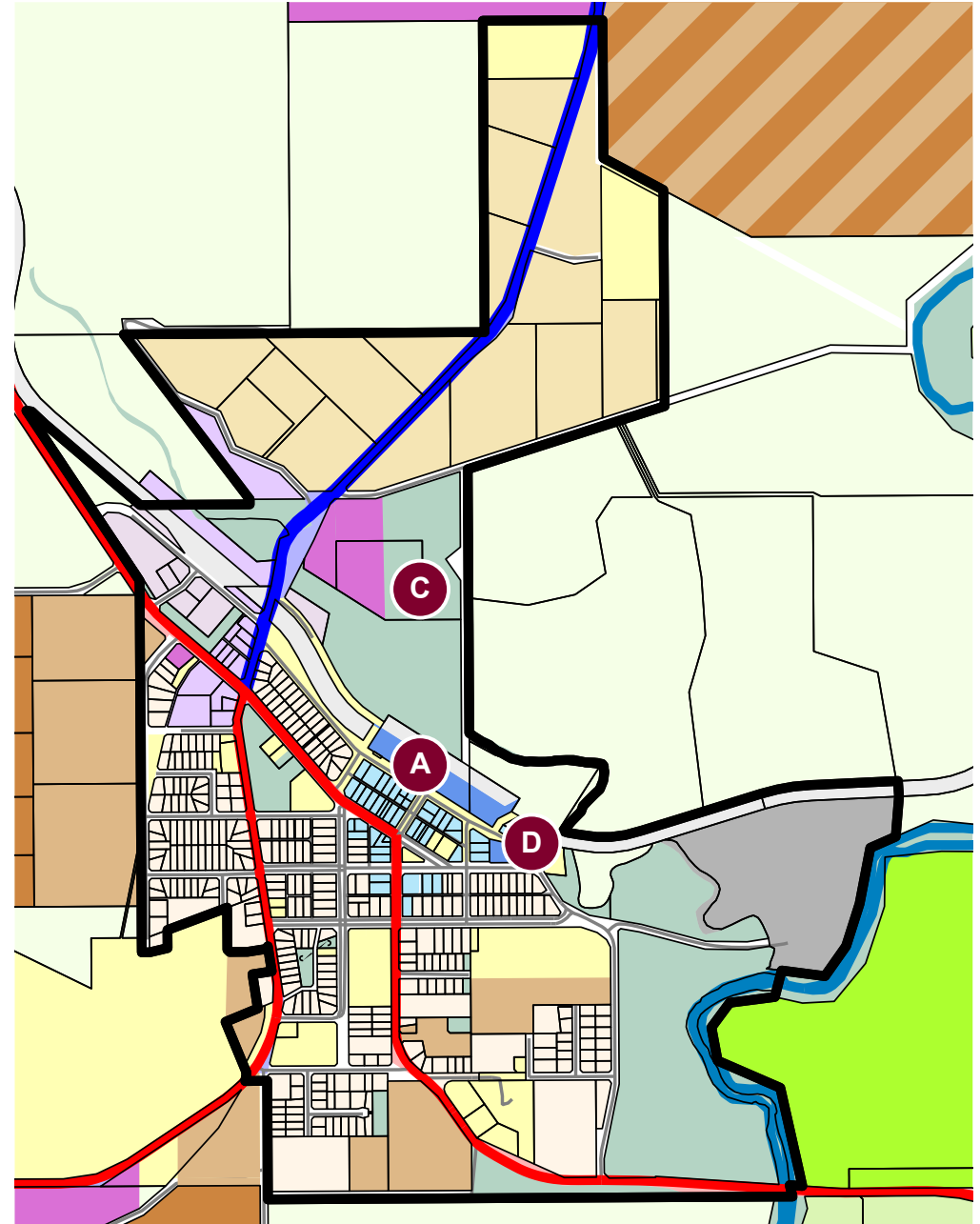


Figure 2: Issues and Opportunities with respect to Economy and Employment (Boyup Brook Townsite subset)

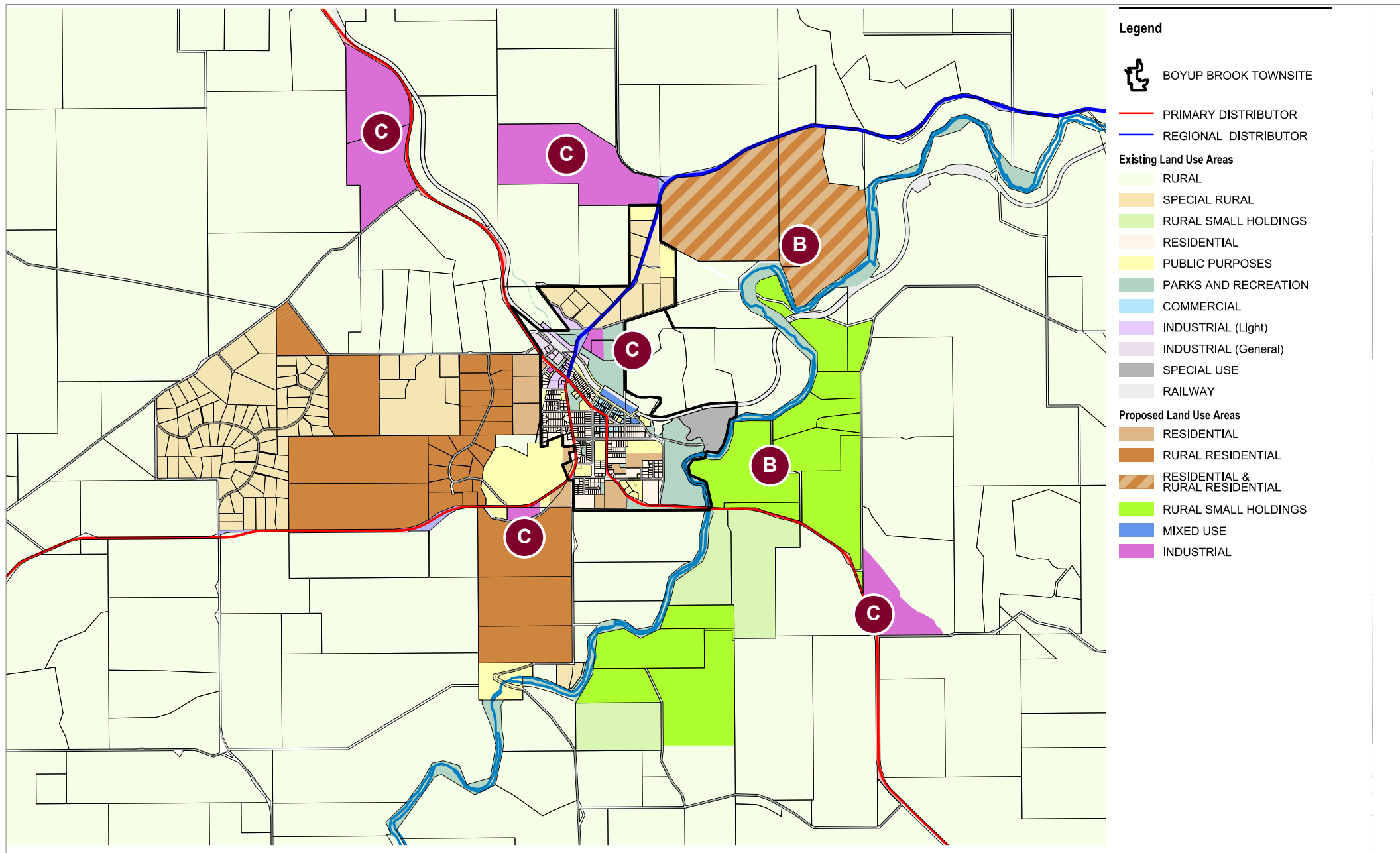


Figure 2: Issues and Opportunities with respect to Economy and Employment (Boyup Brook Townsite and surrounds)

Table 2: Issues and Opportunities with respect to Economy and Employment

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Commercial / Mixed Use			
Attracting commercial growth, given the small population base and static population growth.	<p>Undertake preparation of an Economic Development Strategy to further interrogate opportunities and constraints for economic development and identify key actions to encourage and support economic growth.</p> <p>Investigate acquiring land within rail reserve adjacent to the Boyup Brook town centre, for the expansion of the town centre through rezoning to 'Mixed Use'.</p> <p>Consider ways to allow flexibility in the Local Planning Scheme to keep opportunities open for tourism and commercial uses.</p>	<p>Thorough analysis of the opportunities and constraints for economic development within the Boyup Brook townsite and surrounds will be essential in prioritising initiatives and maximising return for the Shire.</p> <p>Allowing for the expansion of the town centre in adjacent vacant land. The types of land use in this area (rail reserve) will be driven by demand.</p>	Short Term (1-3 Years)
Inadequate commercial land supply for growth in Boyup Brook.	Consider rezoning land currently zoned as 'Commercial' by Town Planning Scheme No.2 to 'Mixed Use' to reflect the desired use of the land.	The 'Mixed Use' zone is consistent with the Model Provisions contained within the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . Mixed uses reflect the types and variations of uses that are present within the town centre.	Short Term (1-3 Years)
Potential for rationalisation of existing commercial land uses is limited due to the low commercial incentive and return to developers.	Introducing suitable provisions to a new Local Planning Scheme which address land use mix and ensure flexibility within a new 'Mixed Use' zone and specify the vertical separation of uses.	Acknowledging that whilst desirable, vertical separation of land uses (commercial ground storey/residential first storey) is generally not commercially viable within Boyup Brook (in new developments) but that horizontal separation is more likely to be the outcome.	Short Term (1-3 Years)
Improving streetscape outcomes in the Boyup Brook town centre.	<p>Consider incorporating the following provisions for development within the Scheme or a Local Planning Policy to apply to the 'Mixed Use' zone:</p> <ul style="list-style-type: none"> a) Commercial street frontages built to within 2.5m of the front boundary shall incorporate a verandah or roof overhang to provide pedestrian shelter over the adjacent footpath with a minimum footpath overhang of 3 metres and a minimum height of 3 metres. b) Incorporate landscaping between the parking area and street boundary equal to 5% of the site area of the car park and shade trees at a rate not less than one tree every six bays within the parking area. 	By introducing these provisions into the Scheme, or via a Local Planning Policy, key streetscape elements can be maintained and enhanced, whilst also providing a pleasant environment for pedestrians and alfresco dining.	Short Term (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Industrial			
Inadequate industrial land supply for growth in Boyup Brook.	<p>Undertake preparation of an Economic Development Strategy to further interrogate opportunities and constraints for industrial development and identify key actions to encourage and support economic growth.</p> <p>Investigate the use of Shire and/or Crown Land within and surrounding the Boyup Brook townsite for the provision of industrial land uses (e.g. old sale yards). Consider, on merit, the identification of 'Rural Enterprise' land uses within some Rural Residential areas. A 'Rural Enterprise' zone would enable Light Industry land uses with ancillary residential accommodation for those running those businesses. A 'Rural Enterprise' zoning would have to consider separation of land uses, buffers to sensitive land uses, and provision of suitable on-site effluent disposal capability.</p>	<p>Thorough analysis of the opportunities and constraints for industrial development within the Boyup Brook townsite and surrounds will be essential in prioritising initiatives and maximising return for the Shire.</p> <p>Given the likely low return associated with the development of industrial land, the Shire wishes to investigate whether it has ability to provide land for these uses.</p>	Short Term (1-3 Years)
Potential for rationalisation of existing industrial land uses is limited due to the low commercial incentive and return to subdividers.	Where required, encourage and support structure planning and local development planning for industrial areas.	Ensuring that landowners and developers have an appropriate level of officer support in preparing applications for subdivision or development of industrial land.	Ongoing To be considered as a component of investigation of each of the Planning Areas identified in Section 5.0
There are two industrial zones (Light Industrial and General Industrial) that do not conform to the Planning and Development (Local Planning Schemes) Regulations 2015.	In a new scheme, replace the 'General Industrial' and 'Light Industrial' zones with 'General Industry' and 'Light Industry', and reflect the model objectives for those zones as included within the Model Provisions.	The modification of the zoning names and objectives is consistent with the Model Provisions contained within the Planning and Development (Local Planning Schemes) Regulations 2015.	Short Term (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Agricultural and Rural Land Uses			
<p>Trends have shifted over the years in the Agricultural sector and where possible protections should exist to support the industry within Boyup Brook. Many of the changes occurring in the rural economy are beyond the scope of the planning system to resolve, including:</p> <ul style="list-style-type: none"> • Commodity price fluctuations; • Changing demand; • Losing inter-generational continuity of farming families; • Economic pressures; • Technological advances; and • High labour costs. 	<p>Consider modifying any reference to subdividing rural land within a new Local Planning Scheme to complement Western Australian Planning Commission policy and outline that subdivision within the 'Rural' zone will only be supported by exception in accordance with the requirements of State Planning Policy No.2.5 and Development Control Policy No.3.4.</p>	<p>The applicable planning framework includes:</p> <ul style="list-style-type: none"> • State Planning Policy No.2.5 – Rural Planning. • Development Control Policy No.3.4 – Subdivision of Rural Land. 	<p>Short Term (1-3 Years)</p>
<p>The growing global demand for food may generate a turn-around in the economy with demand for perennial and intensive livestock farming. These uses often generate off-site impacts for sensitive land uses (odour, spray drift, etc). However, given low intensive agricultural levels in the Shire at the moment, this may be a future issue if increased intensity occurs in the agricultural sector.</p>	<p>Continue to protect the primacy of agriculture as a key economic and social driver for the Shire of Boyup Brook.</p>	<p>Agriculture is the biggest industry within the Shire, accounting for 35 percent of employment and generating \$48 million worth of value annually. It should be protected from inappropriate subdivision and development.</p>	<p>Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.</p>
<p>Tree plantations present various economic, environmental and employment opportunities, however, large scale mono-cultural plantations can have the opposite effect, where entire farm operations are transferred into tree plantations employment and economic benefit can be negatively impacted. Agroforestry is considered to offer far greater sustainable benefits for the region and the community. Agroforestry is a land use management system in which trees or shrubs are grown around or among crops or pastureland. It combines agriculture and forestry technologies to create more diverse and sustainable land use.</p>	<p>Prepare a Local Planning Policy that protects the use of land for broadacre agriculture, by promoting plantations that are planted in blocks of 20ha or less and that are integrated into broadacre farming operations.</p> <p>Such an LPP would ensure that Boyup Brook's economic and social wellbeing are not jeopardised by loss of population caused by the introduction of large-scale plantations; and that plantations are suitably equipped and have adequate measures to respond to fire outbreaks to prevent harm to the Boyup Brook community.</p>	<p>Large mono-cultural tree plantations can require expansive areas of land that would otherwise be used for agricultural purposes. The staffing arrangements of such plantations in the South West also tend to be less hands-on than agricultural land uses and have utilised a drive-in, drive-out workforce. Reduced agricultural employment without additional employment opportunities from plantations would have an employment and economic impact on the Shire. It would also have a huge community impact with less people to take on volunteering roles and contribute to a vibrant and active community in Boyup Brook.</p>	<p>Short Term (1-3 Years)</p>



3.4 Environment

3.4.1 Summary of Issues and Opportunities

The Shire of Boyup Brook has a diverse environment ranging from pristine forest reserves to undulating farmlands. Ongoing management and protection of this environment is very important from an environmental sustainability perspective, but also extremely important in maintaining the significant economic value derived from agricultural operations and tourism.

In considering the management and protection of the environment the following issues and opportunities are noted:

- a) Management of farming practices to ensure that they do not detrimentally impact areas of environmental significance remains a critical planning issue for the Shire;
- b) Extraction of natural resources, and in particular mineral extraction through mining, has the potential to detrimentally impact the natural environment and compromise the local landscape, and requires careful consideration in this context.

- c) Clearing of vegetation continues to be an issue throughout the Shire and requires intervention and control to ensure it doesn't compromise the natural environment or the local landscape.
- d) Subdivision and development within the rural areas needs to be considered in the context of the limitations on essential servicing and the risk posed both by and to the local natural environment.

The extensive rural and forest areas throughout the Shire are shown in **Figure 3**, along with the network of rivers and creek lines which traverse the natural environment.

Opportunities and issues for environmental management are further considered in **Table 3**.



Image: An example of the beautiful undulating natural environment within the Shire of Boyup Brook.

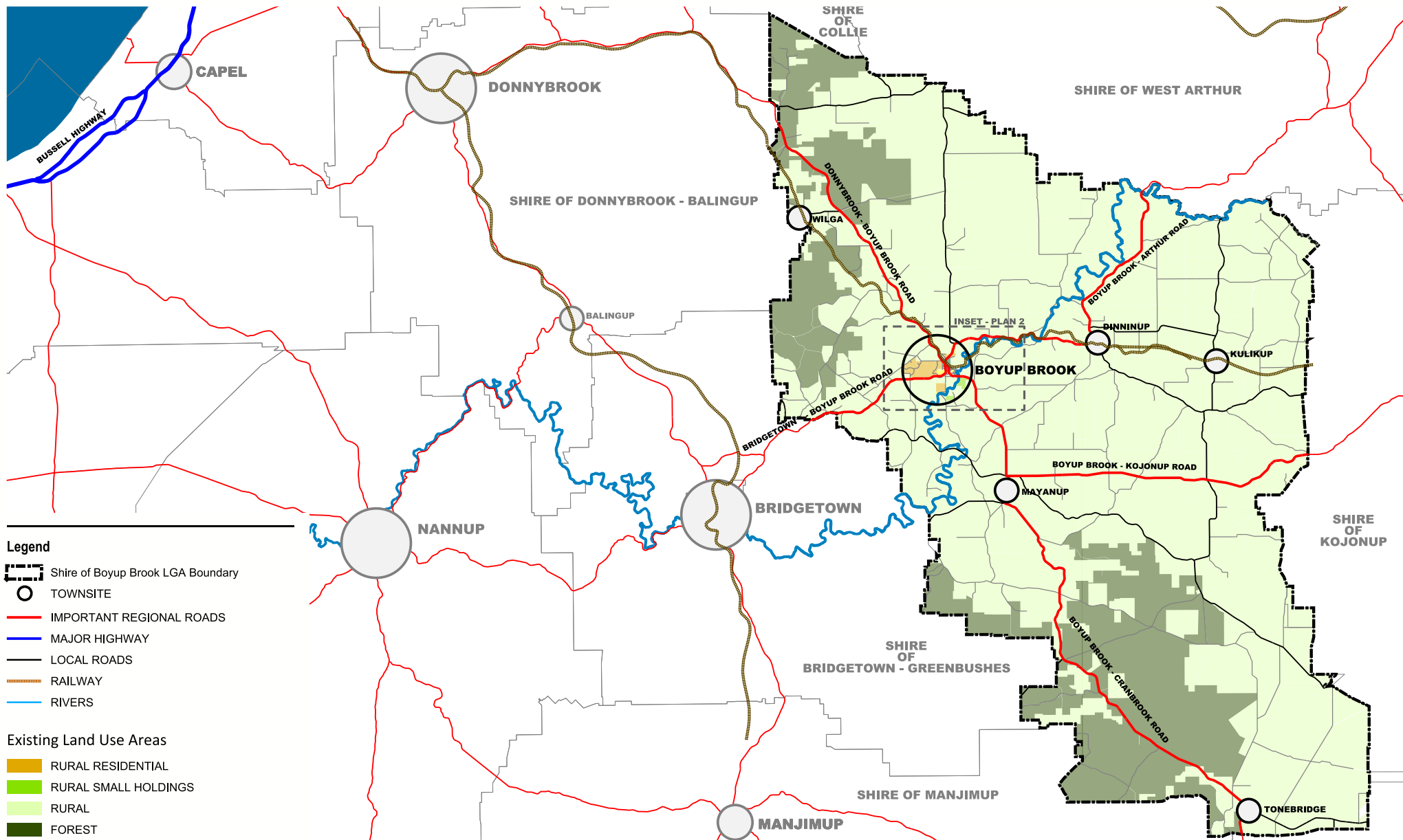


Figure 3: An overview of the extensive rural and forest environments throughout the Shire of Boyup Brook.

Table 3: Issues and Opportunities with respect to the Environment

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Natural Environment			
<p>1. Farming practices, including clearing of vegetation, use of chemicals and livestock grazing amid remnant vegetated areas and river systems, have the potential to impact on the environment (biodiversity of life) and the longevity of agricultural practices.</p> <p>2. Sustainable and environmentally friendly farming management practices such as fencing off remnant vegetation, incorporating suitable vegetated buffers to water courses, capturing and breaking down soil contaminants prior to reaching water courses and planting of trees on escarpments and low areas subject to soil acidification, are lacking in some areas.</p> <p>3. Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change.</p> <p>4. The high levels of salinity in some waterways adversely affects a wide range of community values and opportunities, including agricultural production, riparian vegetation, visual landscape, community facilities and tourism.</p> <p>5. Riparian areas are under threat from weed infestation and livestock grazing.</p>	<p>Prepare provisions for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications with respect to the protection of vegetation, revegetation where appropriate and feasible, protection of riparian environments and land use management practices which promote environmental integrity and protection.</p>	<p>1. Introducing measures to protect the environment will benefit the community in the long term.</p> <p>2. State Planning Policy No.2 – Environment and Natural Resources Policy sets out the planning framework for the consideration of environmental resources, which is then elaborated upon through more detailed state planning policies.</p> <p>3. It is a goal of the Shire to improve land use and environmental management to ensure resources are protected for future generations.</p>	<p>Short Term (1-3 Years)</p>

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Natural Resources			
Extraction of natural resources can impact the natural environment, cause land use impact and loss of amenity.	Prepare provision for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications for extractive industries, including consideration of required setback distances from sensitive uses, consideration of visual impact and requirements for rehabilitation.	<p>1. Draft State Planning Policy 2.4 – Basic Raw Materials Policy provides guidance on the assessment of development applications for extractive industries where required by the Planning and Development Act 2005 or the Local Government Act 1995.</p> <p>2. Provisions within the new local planning scheme will enable a merit based assessment of the proposals.</p>	Short Term (1-3 Years)
Agricultural and Rural Land Uses			
The planning system is rigid in accommodating the needs of intensified agricultural production.	Prepare provisions for the new Local Planning Scheme and/or local planning policies which provide guidance on the assessment of development applications with respect to the protection of agricultural productivity of rural areas, management of environmental degradation, additional tourism uses which may assist in and protection from inappropriate development which may compromise continued agricultural and rural operations.	<ul style="list-style-type: none"> The erection of more farm dwellings than necessary is a concern and should be controlled through any new local planning scheme, particularly where is a high vacant housing stock in the agricultural area. Tourism uses ancillary to the main agricultural use of the land are supported, given the likely impact is less than agricultural uses. 	Short Term (1-3 Years)
<p>Tree plantations present an environmental risk and in particular, a bushfire risk, where adequate fire fighting resources are not available at a local level. This issue can be exacerbated where development of plantations does not include adequate fire suppression measures on site.</p> <p>Given the Shire of Boyup Brook presents locational advantages for plantations to achieve State Government goals to expand WA's softwood timber plantations in the South West region, it is critical to ensure a balanced and strategic approach of new economic opportunity with environmental considerations.</p>	<p>Prepare a Local Planning Policy that protects the use of land for broadacre agriculture, by promoting plantations that are planted in blocks of 20ha or less and that are integrated into broadacre farming operations.</p> <p>Such an LPP would ensure that Boyup Brook's economic and social wellbeing are not jeopardised by loss of population caused by the introduction of large-scale plantations; and that plantations are suitably equipped and have adequate measures to respond to fire outbreaks to prevent harm to the Boyup Brook community.</p>	It is critical to implement measures to ensure there is an unacceptable risk to the Boyup Brook community from fire developing in plantations. Ensuring plantations have onsite fire mitigation and suppression measures that work in tandem with measures available from external sources will provide the greatest protection for the community.	Short Term (1-3 Years)

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Landscape and Visual Management			
There is an ongoing degradation of landscape through clearing or man-made modification.	<ul style="list-style-type: none"> Consider including provisions with any new local planning scheme which establish a 'Special Control Area – Landscape Amenity' which seeks to maintain or enhance the conservation or landscape amenity of key public land and landscaped areas. Consider including provisions within the new local planning scheme or developing a local planning policy to protect remnant trees and require further planting, throughout Boyup Brook, especially for industrial areas, areas adjacent to the Blackwood River, road verge areas and at main entrances to the Boyup Brook townsite. 	<ul style="list-style-type: none"> State Planning Strategy highlights that significant landscapes should be identified and protected. The manual for Visual Landscape Planning in Western Australia provides the framework for visual landscape evaluation and visual impact assessment, followed by guidelines for location, siting and design. 	Short Term (1-3 Years)
There is a need to ensure that private landholdings and public infrastructure is protected from the Blackwood River floodway, and that flood prone land is clearly identified and given appropriate regard in decision making.	Consider introducing into the new Local Planning Scheme a Special Control Area for floodprone areas which clearly identifies the areas at risk and ensures planning applications are considered in the context of this risk.	Protection of property from flood is paramount. State Planning Policy No.2.9 – Water Resources outlines that flood paths and areas should be identified and it should be ensured that no development is in a flood path that could carry increased risk to life or property. Where it is proposed to build in these areas, this should be properly managed through a Special Control Area.	Short Term (1-3 Years)
There is a need to manage subdivision and development considerate of risk to property and life due to bushfire prone vegetation.	Enforce the requirements of <i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i> and the associated Guidelines for Planning in Bushfire Prone Areas.	<i>State Planning Policy No.3.7 – Planning in Bushfire Prone Areas</i> requires enforcement and its requirements relating to development are written into the Shire's town planning scheme through Part 10A, Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. When commenting or making recommendation on other types of planning proposals, this issue should be considered and assessed against the relevant requirements if the land is identified as bushfire prone.	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Land Use Conflict Management			
Need to consider land-use impacts of State Forest and Environmentally Sensitive Areas on neighbouring agriculture production and vice versa.	Consider introducing into the new Local Planning Scheme or Local Planning Policy(s) which guide development adjacent to State Forest and other Environmentally Sensitive Areas to ensure these areas are protected.	To ensure that development risk is managed adjoining a conservation area, and to ensure that, in-turn, development does not impact a conservation area negatively.	Short Term (1-3 Years)

3.5 Infrastructure

3.5.1 Summary of Issues and Opportunities

Servicing within the Shire currently meets the basic needs of residents and business operators, but there are a number of deficiencies which limit the quality of these services, and restrict the potential for growth of our communities.

With respect to infrastructure the following issues and opportunities are noted and further outlined in **Table 4**:

- **Potable Water:** Potable water is available to the Boyup Brook townsite via an extension to the Bridgetown water supply main. The source of this supply is Millstream Dam located near Balingup. Water from this dam is pumped to Hester, ten kilometres north of Bridgetown, and gravity fed to storage tanks located at the western entrance to the Boyup Brook townsite. Storage tanks and a large dam supplement the Bridgetown supply. The dam has the potential to supply industrial growth with a current capacity of 127,000,000 litres.
- **Electricity:** Electricity is generated at the Muja Power Station. The present capacity for the town is 440/240 volts AC 50 cycles. Current capacity is reserved to cover natural load growth. For growth to occur, existing single phase connections and transformers may need to be upgraded to three phase overhead power supply.
- **Reticulated Sewerage:** The Boyup Brook townsite and the remainder of the Shire are serviced by on-site effluent disposal and there is no reticulated sewerage network. A large majority of these on-site systems are traditional septic tank and leach drain, some of which may be degraded and or inappropriately located.
- **Natural Gas:** There is no reticulated gas service provided within the Shire, and residents and business currently relying on natural gas for energy have this provided via cylinder delivery from a local provider.
- **Telecommunications:** Boyup Brook townsite is covered by a fixed wireless NBN network. Rural areas receive satellite NBN coverage. The town is covered by Telstra and Optus, with the majority of the Shire having telstra coverage. However, there are a number of "blackspot" areas where mobile telephone coverage is unavailable.
- **Major Road Network:** Several of the Shire's major commuter and freight routes require upgrades to meet current and future demand, and assist in encouraging further economic development. In particular, Boyup Brook - Cranbrook Road and Boyup Brook - Arthur River Road are both Shire roads which have regional functions and any upgrades would have to be funded through rates or potential grants.
- **Community Infrastructure:** The Shire is reasonably well serviced by a diversity of community infrastructure and facilities, but needs to ensure these continue to be well maintained and expanded upon to meet community need and attract economic and population growth.



Image: The Shire's Community Swimming Pool is a well used and much loved community asset.

Table 4: Issues and Opportunities with respect to Infrastructure

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Public Utilities			
The Water Corporation has outlined that a STED system for the Boyup Brook townsite is no longer a priority, and as such the ultimate funding may not be achieved until the medium to long term. In designing a STED system, consideration needs to be given to any identified future residential and industrial growth areas as a component of the Local Planning Strategy.	<ul style="list-style-type: none"> Continue to seek the support of the Water Corporation in the design and delivery of the STED system, particularly in the context of facilitating development of the identified planning areas. Consider introducing into the new Local Planning Scheme provisions which guide connection to sewerage and the acceptability of onsite effluent disposal. 	Where there is an ability and it is supported within the planning framework, on-site service provision (particularly water and on-site effluent disposal) should be seriously considered to encourage growth.	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
Potable water is sourced from a neighbouring town and is of a poor quality (poor taste – purified).	When considering the establishment of utilities as a component of subdivision and development, consider alternatives as a means to reduce costs and to ultimately enable development to occur. Developments should be encouraged, and potentially required, to incorporate measures to capture and store enough potable water for domestic use.	The inclusion of mandatory water capture and storage provisions within a new local planning scheme would be key outcome to improving sustainability of development through reducing reticulated water use.	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
Transportation			
Boyup Brook - Arthur River Road alignment is substandard for the volume and type of traffic using the road. Several sections of the road require widening and re-alignment to accommodate the passenger vehicle, heavy haulage freight and school bus traffic mix.	<ol style="list-style-type: none"> Ensure, where possible, the Shire imposes conditions on development to contribute to the upgrade of adjacent roads. Ensure, where possible, the Shire requests the Commission to impose conditions on subdivision to contribute to the upgrade of adjacent roads. Advocate for additional funding to upgrade regional road linkages to improve safety and/or for State Government agencies to fund upgrading of its road network in particular Boyup Brook-Cranbrook Road which is becoming a major transport route linking Bunbury and Albany. Advocate/plan for a pedestrian access link over the Blackwood River on Boyup Brook-Kojonup Road. Enhance and encourage the further development of nature base walk and mountain-bike trails in and around the Boyup Brook townsite. 	<ol style="list-style-type: none"> The applicable planning framework includes: <ul style="list-style-type: none"> Development Control Policy 1.7 – General Road Planning State Planning Policy No.5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning & draft State Planning Policy No.5.4. Where development or subdivision is resulting in an increased use of a road, which requires upgrading, there is a direct nexus and as such contributions should be sought where reasonable. If the Shire sees fit, it can request contribution to the adjoining road network through the subdivision process where it is properly justified. There are deficiencies in the road network which could be improved, but do not form part of the Shire's road network. 	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire. Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
With increasing volumes of heavy traffic servicing the plantation timber industry and increasing volumes of tourist traffic using the Boyup Brook - Cranbrook Road and Wingebellup Road as part of the Bunbury to Albany route, sections of the road require widening and upgrading to a seven metre sealed road.			

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Transportation			
The Boyup Brook North, Bowelling-McAlinden, Cardiff-McAlinden Road and McAlinden Road pavements and alignments are sub-standard for the volume and type of traffic accessing the route. Several sections of the roads require reconstruction, realignment and widening to a seven metre wide sealed standard to cater for passenger vehicles, heavy freight and school bus traffic mix. Cardiff-McAlinden Road width is currently satisfactory, but failed pavement sections need reconstructing and resealing.	<ol style="list-style-type: none"> 1. Ensure, where possible, the Shire imposes conditions on development to contribute to the upgrade of adjacent roads. 2. Ensure, where possible, the Shire requests the Commission to impose conditions on subdivision to contribute to the upgrade of adjacent roads. 3. Advocate for additional funding to upgrade regional road linkages to improve safety and/or for State Government agencies to fund upgrading of its road network. 4. Advocate/plan for a pedestrian access link over the Blackwood River on Boyup Brook-Kojonup Road. 5. Enhance and encourage the further development of nature base walk and mountain-bike trails in and around the Boyup Brook townsite. 	<ol style="list-style-type: none"> 1. The applicable planning framework includes: <ul style="list-style-type: none"> • Development Control Policy 1.7 – General Road Planning • State Planning Policy No.5.4 – Road and Rail Transport Noise and Freight Considerations in Land Use Planning & draft State Planning Policy No.5.4. 2. Where development or subdivision is resulting in an increased use of a road, which requires upgrading, there is a direct nexus and as such contributions should be sought where reasonable. 3. If the Shire sees fit, it can request contribution to the adjoining road network through the subdivision process where it is properly justified. 4. There are deficiencies in the road network which could be improved, but do not form part of the Shire's road network. 	Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
The Greenbushes – Boyup Brook Road alignment in places is substandard for the volume and type of traffic using the road. Re-construction, widening and re-alignment of various sections to a uniform two lane sealed standard is required to cater for the passenger vehicle, heavy freight and school bus traffic mix.			Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
Lack of available funding for road construction, maintenance and repairs has seen a decline in the standard of the network of state and local roads in recent years.			Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.
There is mounting community opposition to the increase in heavy haulage transport on the regional roads due to the deteriorating standard of the road network and the perceived threat to the safety of local and tourism traffic.			Ongoing To be considered in the context of new development applications and opportunities which arise within the Shire.

ISSUES/OPPORTUNITY	ACTION	RATIONALE	TIMEFRAME
Community Infrastructure			
Financial revenue streams for the Shire are limited by the ability to source external funding from grant programs and how much the community can sustain in the way of rate increases.	<ol style="list-style-type: none"> 1. Introduce provisions into the new Local Planning Scheme, consistent with State Planning Policy No.3.6 and the Planning and Development (Local Planning Schemes) Regulations 2015 to require developer contributions to community facilities and infrastructure. 2. Seek to prepare developer contribution plan/s and allocate development contribution areas or private developer agreements (if appropriate) throughout the Shire through the local planning scheme for the funding of community infrastructure items. 3. Appropriately seek contributions from developers/subdividers to standard infrastructure, such as the development of pathways and lighting if and where required. 4. Encourage, where possible, consolidation of land uses on the existing road network, such that the renewal cost is then able to be borne by additional ratepayers. 	<ol style="list-style-type: none"> 1. In compliance with State Planning Policy No.3.6 – Development Contributions for Infrastructure. A draft revision to this policy is currently being advertised. 2. If desired, the Shire is able to seek development contributions through the subdivision and development processes. The Shire needs to determine whether subdivision and development would be discouraged by a development contribution plan. 3. Any development contribution plan needs to demonstrate the need for the infrastructure in the community. 4. The Shire has the ability to seek contributions to infrastructure, such as footpaths, from adjoining subdivision and development, where the nexus is properly justified, which is a principal upheld within the State planning framework. 	Short Term (1-3 Years)
Asset Management Planning suggests that the management, replacement and renewal of building and structure assets is catered for with minimal or no funding gap.			Medium Term (3-5 Years)
Roads and Bridges Asset Management Planning shows a renewal funding gap that is currently beyond financial capacity and unless the financial management approach is changed, the funding gap will not be closed.			Short Term (1-3 Years)
<p>Additional issues as identified by the Shire's, 2013 – 2023 Community Strategic Plan include:</p> <ul style="list-style-type: none"> • The need for additional youth services (sporting) co-located with other community services in the recreation precinct. • The need for surveillance measures such as lighting in public areas; • Strengthen road safety in town, in the face of increasing heavy haulage; • Develop paths linking residential and tourist areas to commercial and recreation areas; • Provision of facilities within parkland (sporting, play equipment, passive); • Examine the opportunity to expand and enhance refuse sites; and • Better promote business and tourism opportunities around town (advertising). 			Short Term (1-3 Years)

4.0 STRATEGY MAPS

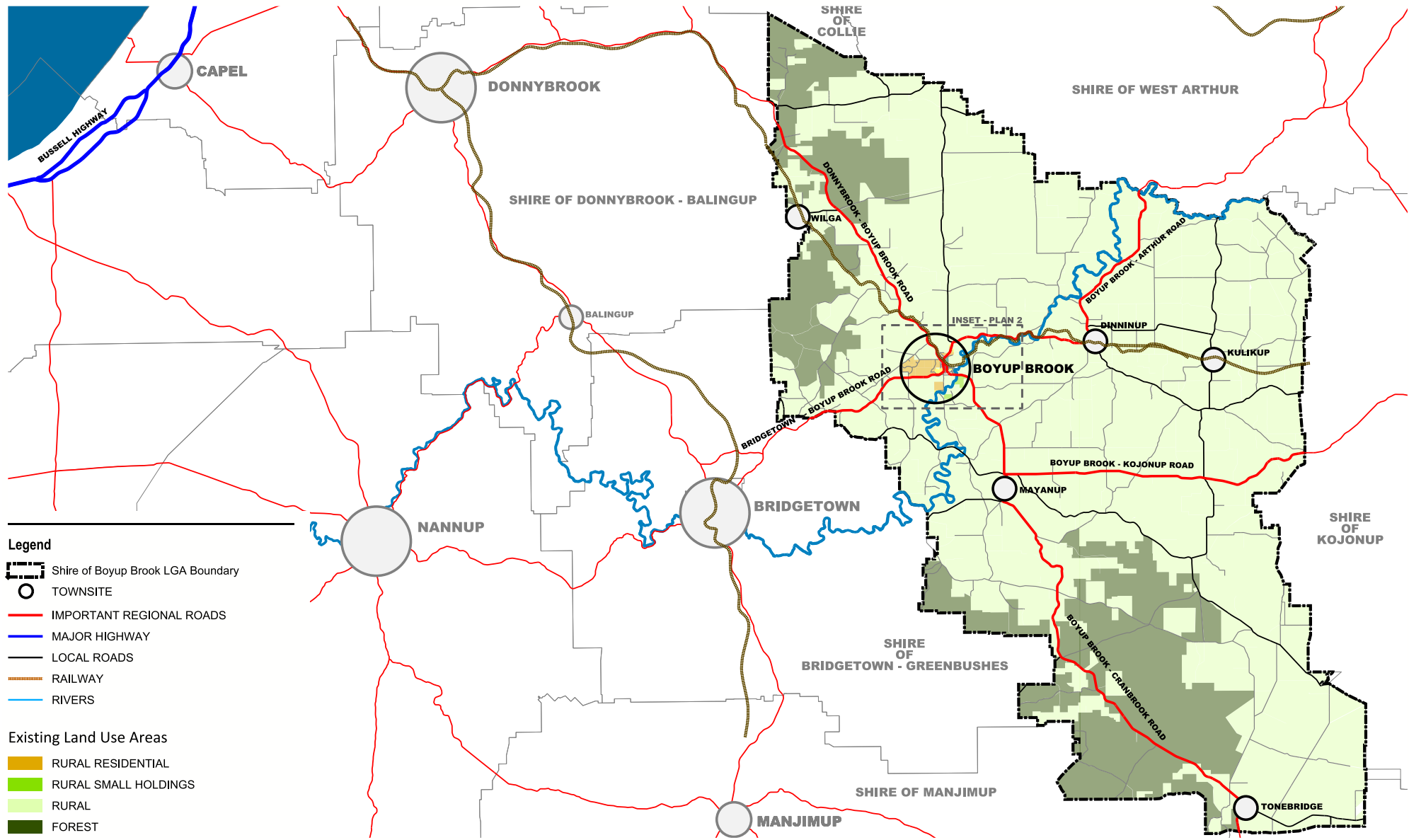


Figure 4: Local Planning Strategy Map for whole of Shire of Boyup Brook

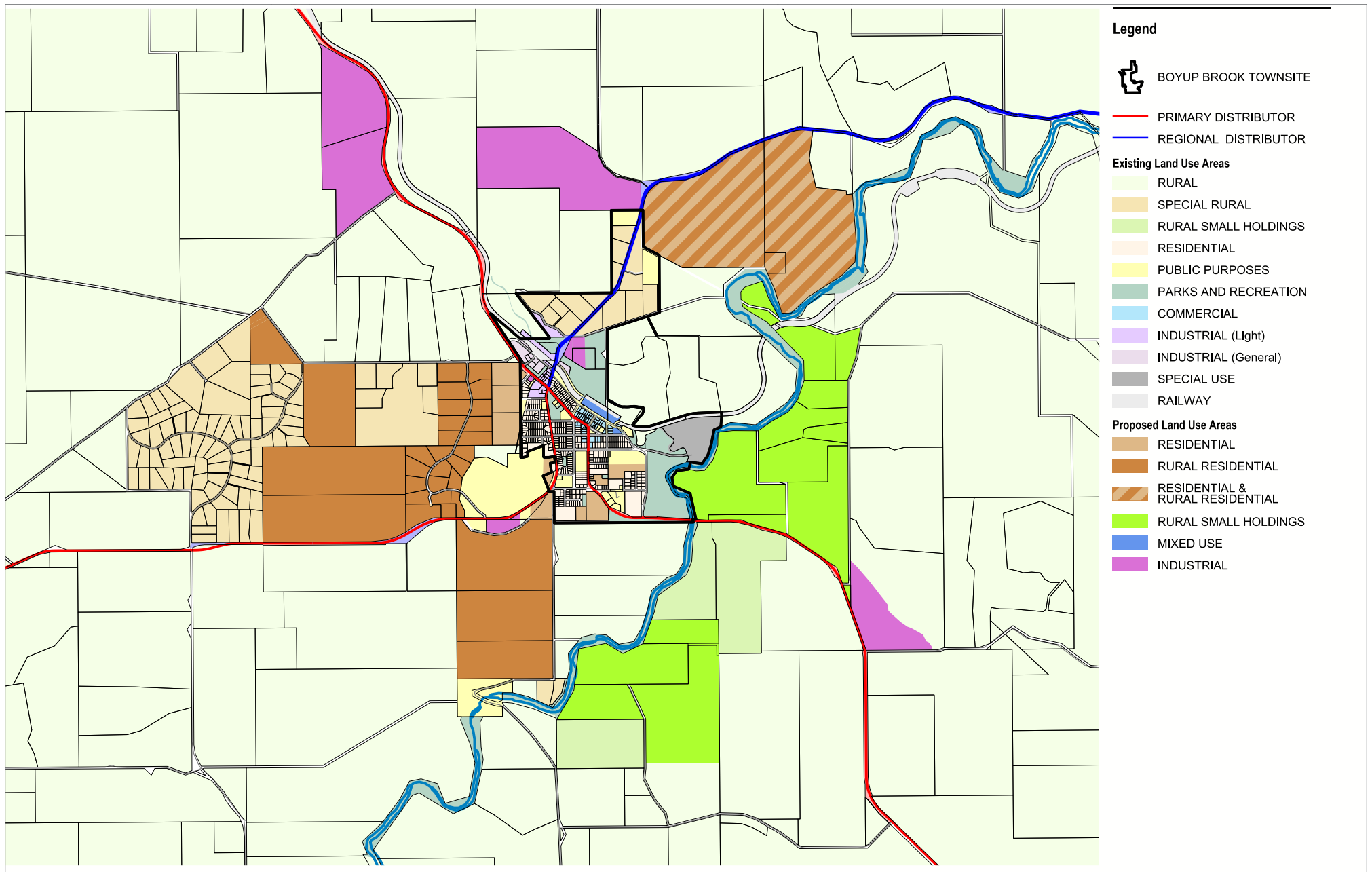


Figure 4: Local Planning Strategy Map for Boyup Brook Townsite and Surrounds

5.0 PLANNING AREAS

5.1 Overview

In addressing the broader issue of growth and regeneration of the local government area, one of the key actions is the identification and facilitation of developable land to accommodate economic and population growth. This section provides a greater level of detail for each of the planning areas, including a spatial plan for each, relevant planning considerations and site specific opportunities and issues.

5.2 Planning Areas

There are a total of 19 identified Planning Areas considered suitable for further detailed investigation for future development. These planning areas are listed below and shown in **Figure 5**, and are divided into five key planning area themes which are further explained in **Table 5**.

Mixed Use

1. Railway Parade
2. Forrest Street

Residential

3. Bridge Street
4. Beatty Street
5. Bridge and Gibbs Street
6. William and Short Street

Industrial

7. Ritson Street
8. Abel & Short Street A
9. Bridgetown - Boyup Brook Road
10. Boyup Brook North Industrial
11. Donnybrook-Boyup Brook Road
12. Boyup Brook-Kojonup Road

Rural Residential

13. Banks Road
14. Rusmore Road
15. Bridgetown Boyup-Brook Road & Banks Road
16. Rural Residential Consolidation Area
17. Boyup Brook North Residential Expansion (Residential/Rural Residential)

Rural Small Holdings

18. Stanton, Terry and Fern Valley Rd
19. Asplin Siding Road

Table 5: Planning Area Classification and Key Considerations

PLANNING AREA	PLANNING DIRECTION	ACTION	RATIONALE	TIMEFRAME
Mixed Use	To provide additional commercial and residential opportunities which support the viability of the Townsite	Investigate the potential of the subject land to accommodate development, and undertake planning framework modifications to facilitate this development.	Demand for additional commercial opportunities is difficult to accommodate due to the lack of suitable sites within the Townsite.	Short Term (1-3 Years) depending on outcomes of more detailed analysis and review.
Industrial	To facilitate the expansion of existing local business and attract new businesses to the Shire.		Demand for expansion of existing industrial businesses, or new businesses looking to establish, is currently difficult to accommodate due to a lack of suitable land.	
Residential	To facilitate expansion of the local population and encourage local residents to stay within the Shire.		Population retention and growth is essential to the viability of the Shire, and a diversity of options for residential living is necessary to encourage residents to stay within the Shire and people to move to the Shire.	
Rural-Residential				
Rural Small Holdings				

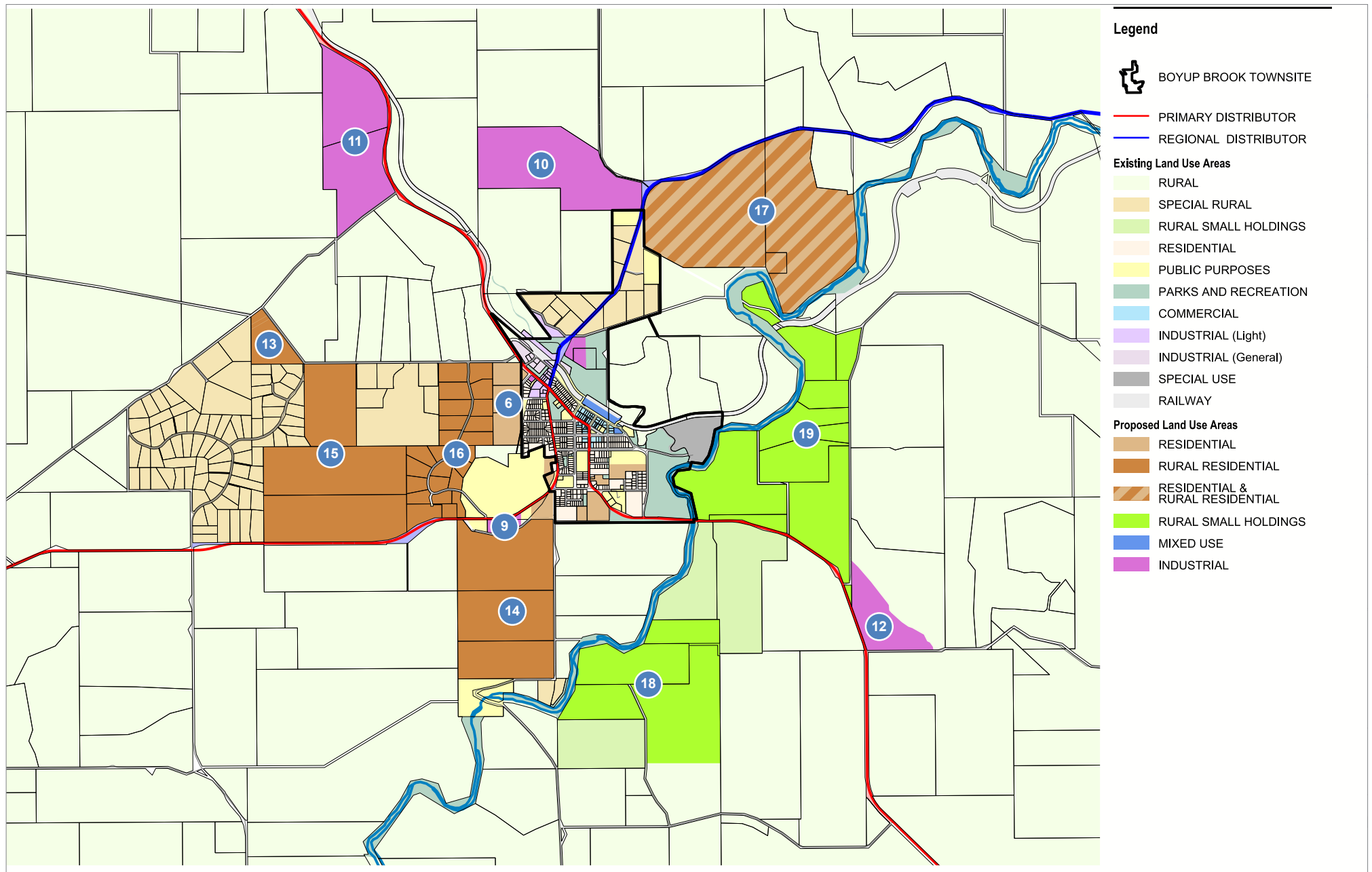


Figure 5: Planning Areas for further investigation.

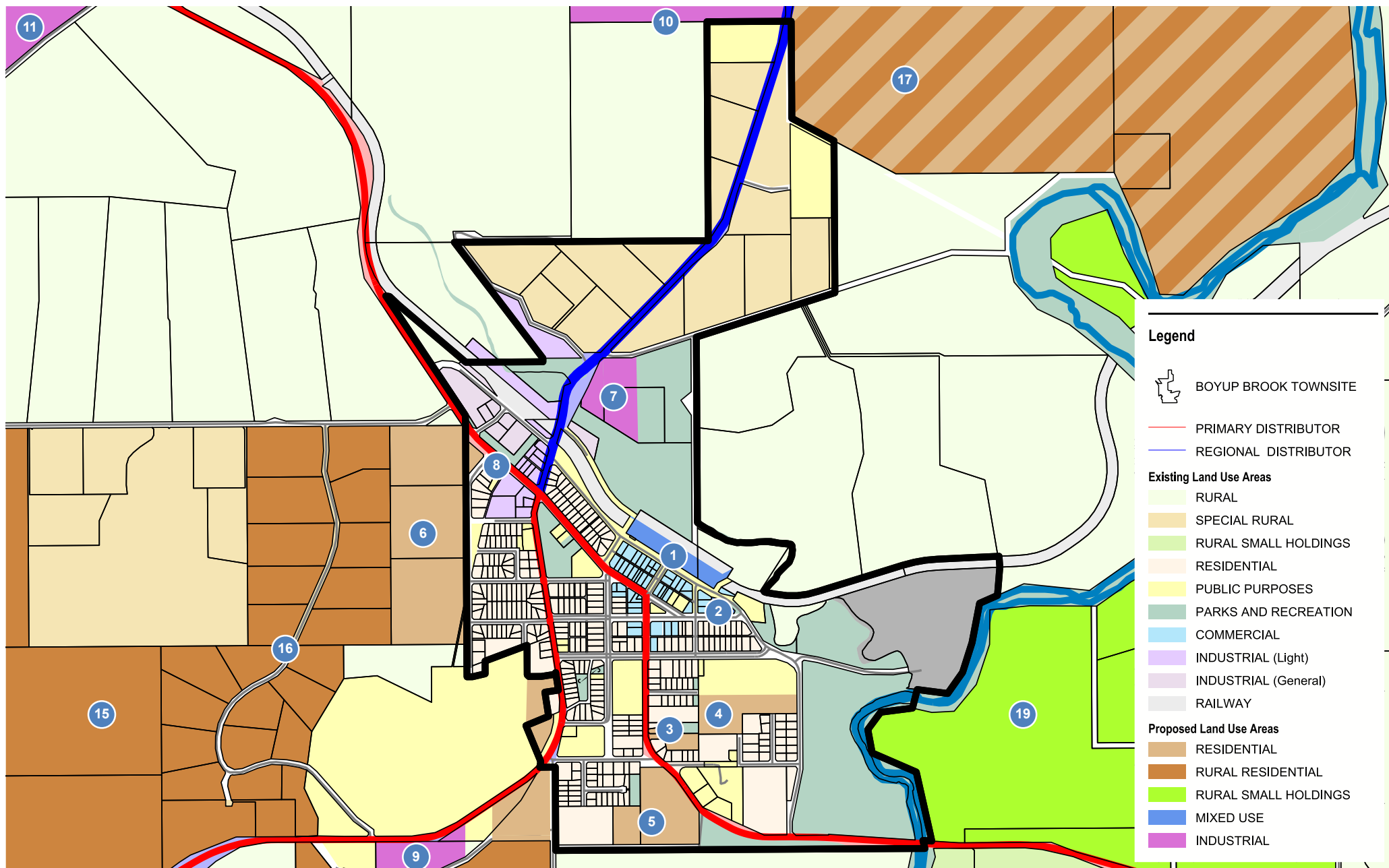


Figure 5: Planning Areas for further investigation.

1. RAILWAY PARADE



Site Details:

Lot 391 (1) Henry Street, Boyup Brook

Lot 169 Henry Street, Boyup Brook



Land Area:

3.96 Ha (gross)

2.76 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Mixed Use' (Commercial and Holiday Accommodation/Caravan Park)

Current Scheme Designation: 'Railway' reserve

Proposed Scheme Designation: 'Special Use' zone

Structure Planning Required: No

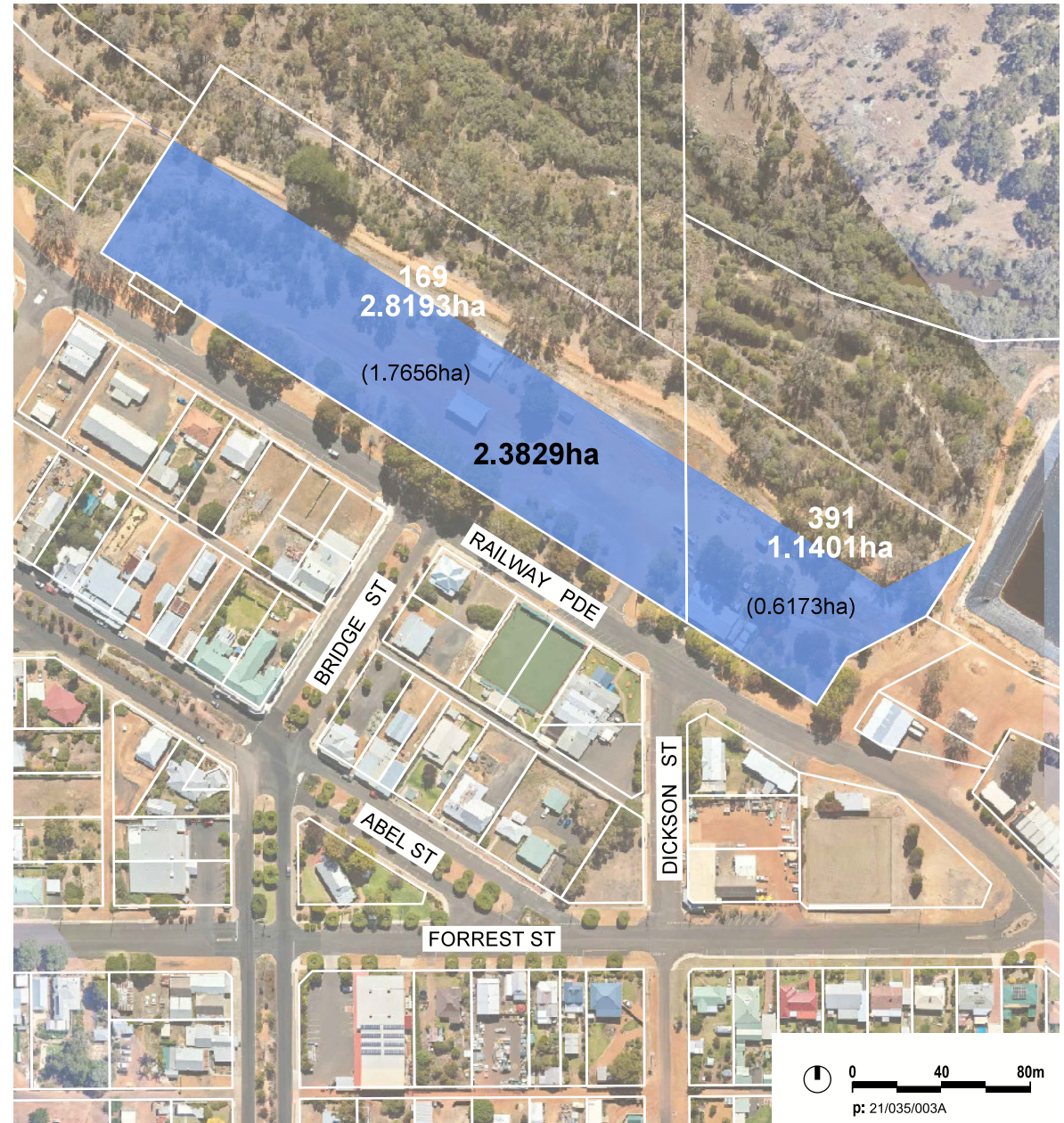
Lot Size/Density: N/A

Estimated Lot Yield: N/A



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Locate development adjacent to Railway Parade and away from extreme bushfire hazard and the Boyup Brook (creek) - 1:100yr flood level.
3. Compliance with Government sewerage policies.



2. FORREST STREET



Site Details:

Lot 1 (60) Forrest Street, Boyup Brook



Land Area:

3,785 ² (gross)

3,785m² (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Mixed Use'

Current Scheme Designation: 'Residential'

Proposed Scheme Designation: Rezone from 'Residential' to 'Town Centre'

Structure Planning Required: No

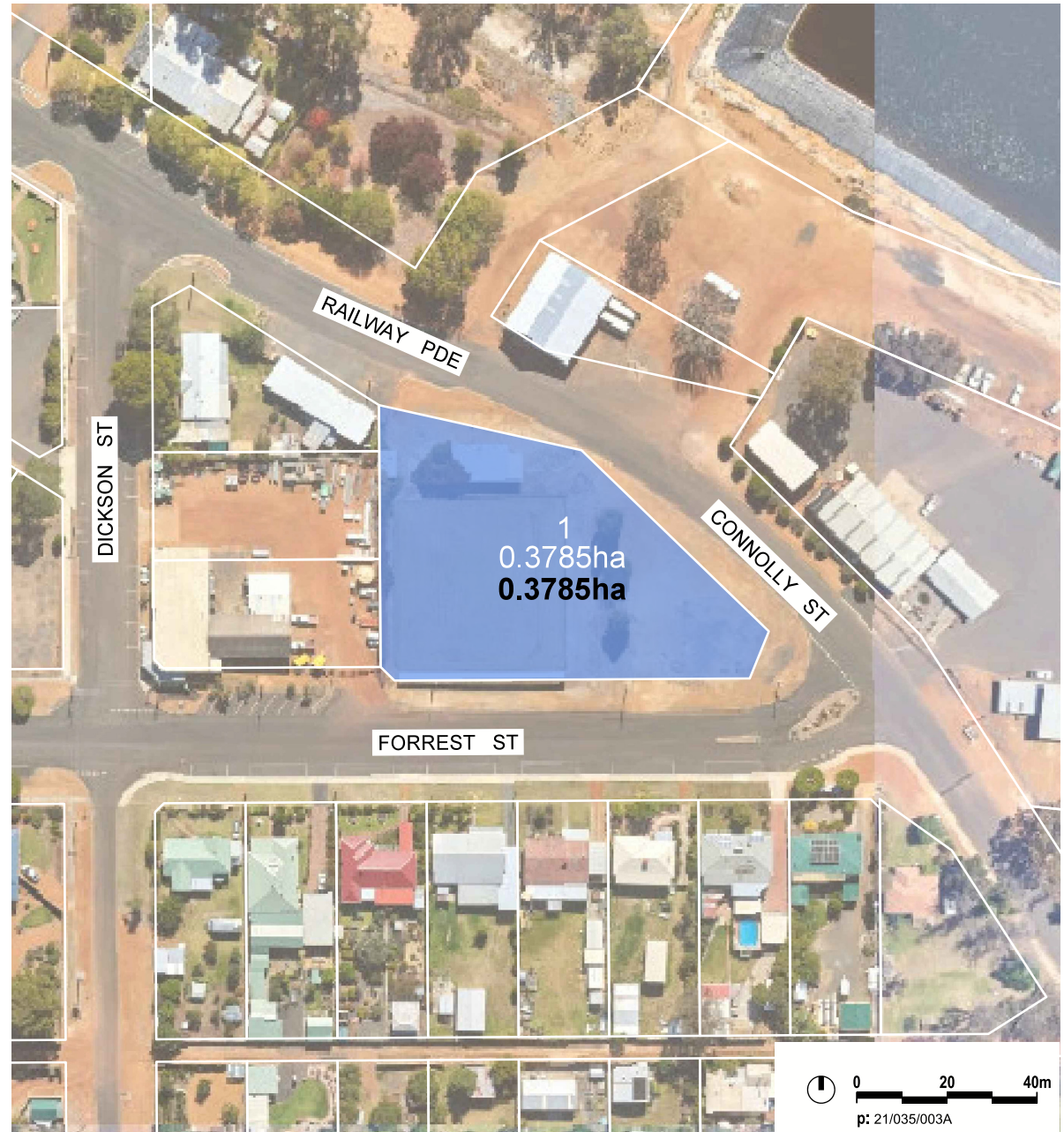
Lot Size/Density: N/A

Estimated Lot Yield: N/A



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009;
2. Development in accordance with the Residential Design Codes



3. BRIDGE STREET



Site Details:

Lot 56 (32) Bridge Street, Boyup Brook

Lot 1 (34) Bridge Street, Boyup Brook



Land Area:

1.29 Ha (gross)

9,675 m² (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: Residential (Aged Persons Accommodation)

Current Scheme Designation: Residential R15

Proposed Scheme Designation: Residential R10/60

Structure Planning Required: No

Lot Size/Density: R10/R60

Estimated Lot Yield: Group Housing x 32



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009.
2. Creating a sense of place that's appealing, private, safe, hygienic and sustainable;
3. Achieving affordable accommodation for aged persons;
4. Co-locating with medical facilities being a lodging house and hospital;
5. Providing suitable car parking, private recreation, solar/passive design, access and streetscape design.
6. Compliance with Government sewerage policies



4. BEATTY STREET



Site Details:

Lot 500 (77) Beatty S Street, Boyup Brook



Land Area:

3.73 Ha (gross)

2.61 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: Residential

Current Scheme Designation: 'Public Purposes – School Site' reserve

Proposed Scheme Designation: 'Residential' with density coding to be determined by sewer scheme provision.

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

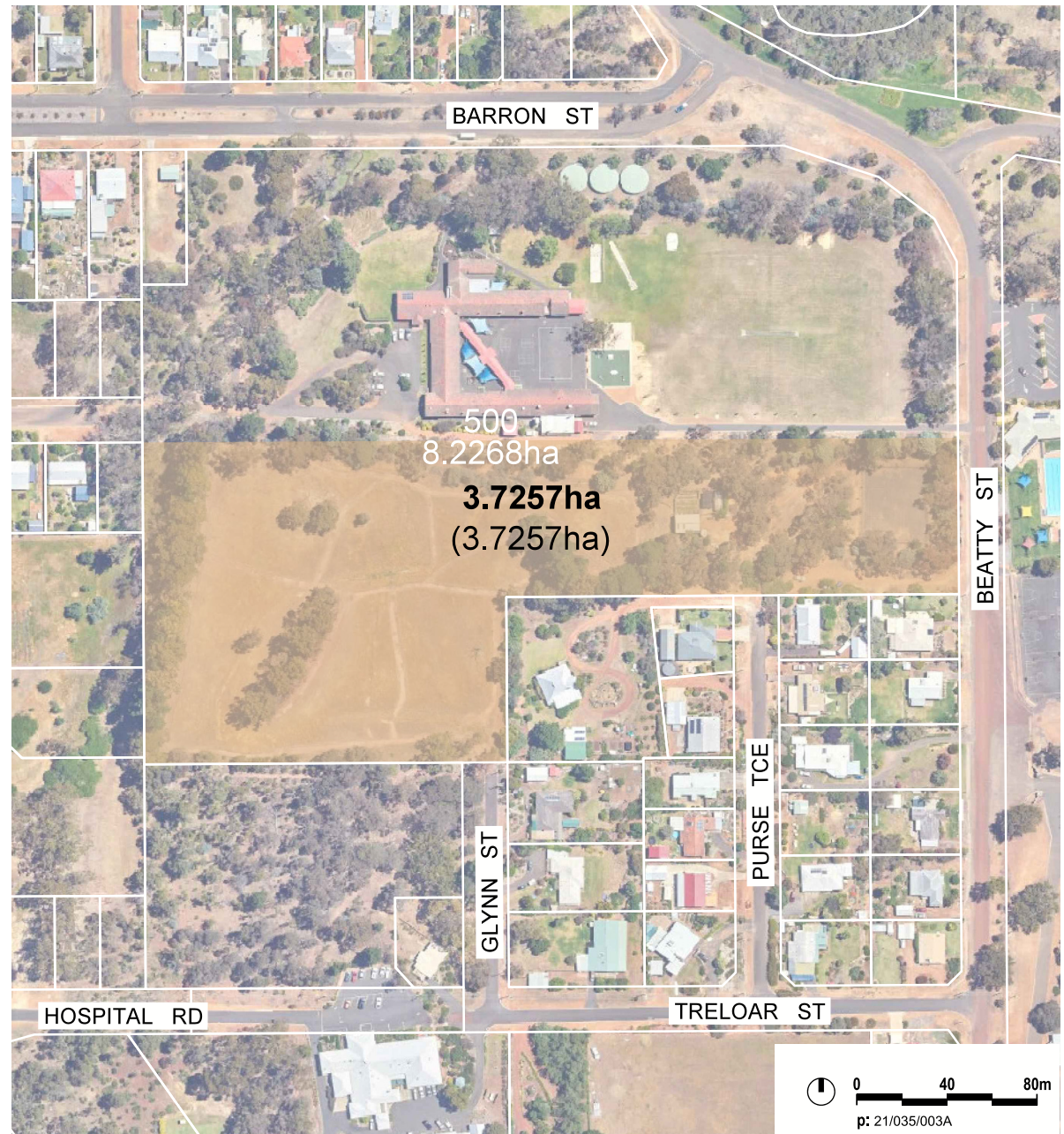
Lot Size/Density: R10

Estimated Lot Yield: 23 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. If land is required for educational uses.
3. Consider linking adjacent roads, including Nix, Beatty, Glynn and Purse.
4. Clearing of established trees.
5. Compliance with Government sewerage policies.
6. Consultation would be required with the Department of Education and Department of Planning, Lands and Heritage in regards to land tenure.



5. BRIDGE AND GIBBS STREET



Site Details:

Lot 186 (95) Bridge Street, Boyup Brook

Lot 1 Gibbs Street, Boyup Brook



Land Area:

6.60 Ha (gross)

5.28 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: Residential

Current Scheme Designation: 'Residential' zone

Proposed Scheme Designation: 'Residential'

Structure Planning Required: No

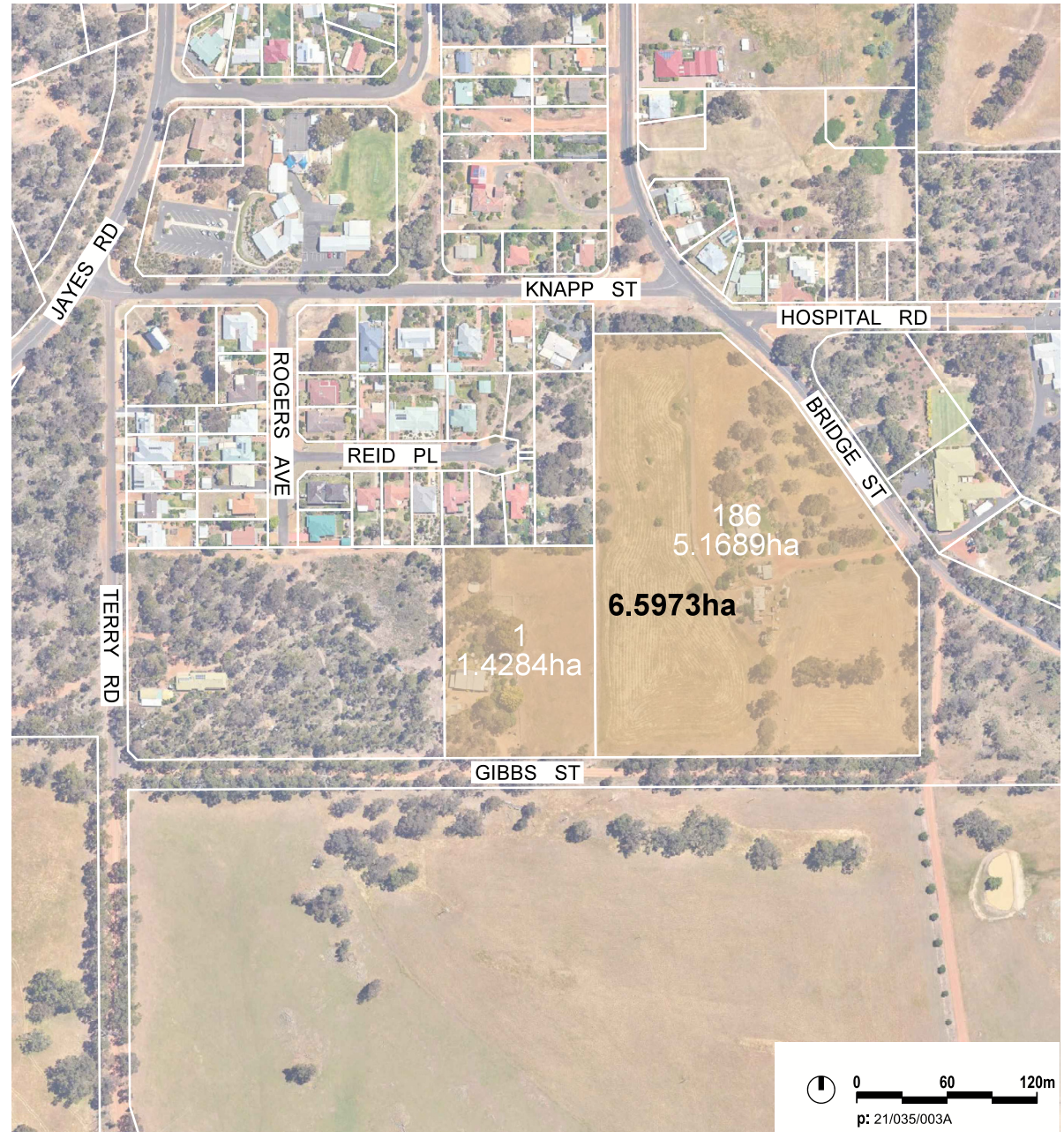
Lot Size/Density: R10

Estimated Lot Yield: 46 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Ability to clear/retain remnant vegetation.
3. Development in accordance with Residential Design Codes.
4. Consider Liveable Neighbourhoods for lot, road and POS design.
5. Land capability for development.
6. Compliance with Government sewerage policies.



6. WILLIAMS AND SHORT STREET



Site Details:

Lot 33 (1) Short Street, Boyup Brook
Lot 23 Williams Street, Boyup Brook
Lot 24 Williams Street, Boyup Brook
Lot 25 (264) Banks Road, Boyup Brook



Land Area:

22.8 Ha (gross)
20.5 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: Residential

Current Scheme Designation: 'Special Rural'

Proposed Scheme Designation: 'Residential'

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

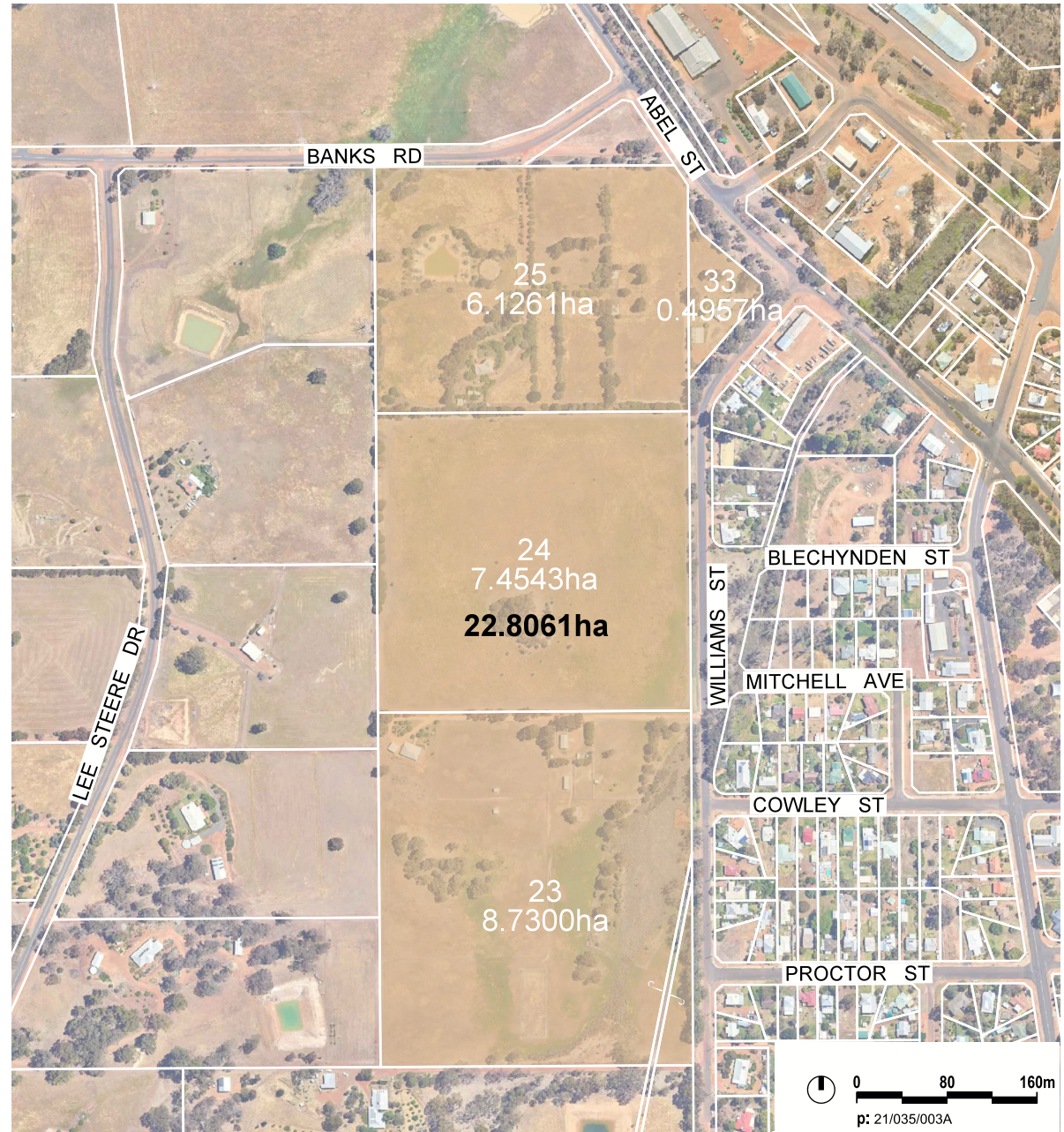
Lot Size/Density: R10

Estimated Lot Yield: 154 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Development in accordance with Residential Design Codes.– consider locating POS adjacent to creek – south east corner.
3. Land capability for development.
4. Compliance with Government sewerage policies.



7. RITSON STREET



Site Details:

Lot 20 (16) Ritson Street, Boyup Brook
Lot 125 (40) Ritson Street, Boyup Brook



Land Area:

11.3 Ha (gross)
5.64 Ha (estimated Net Developable Area)



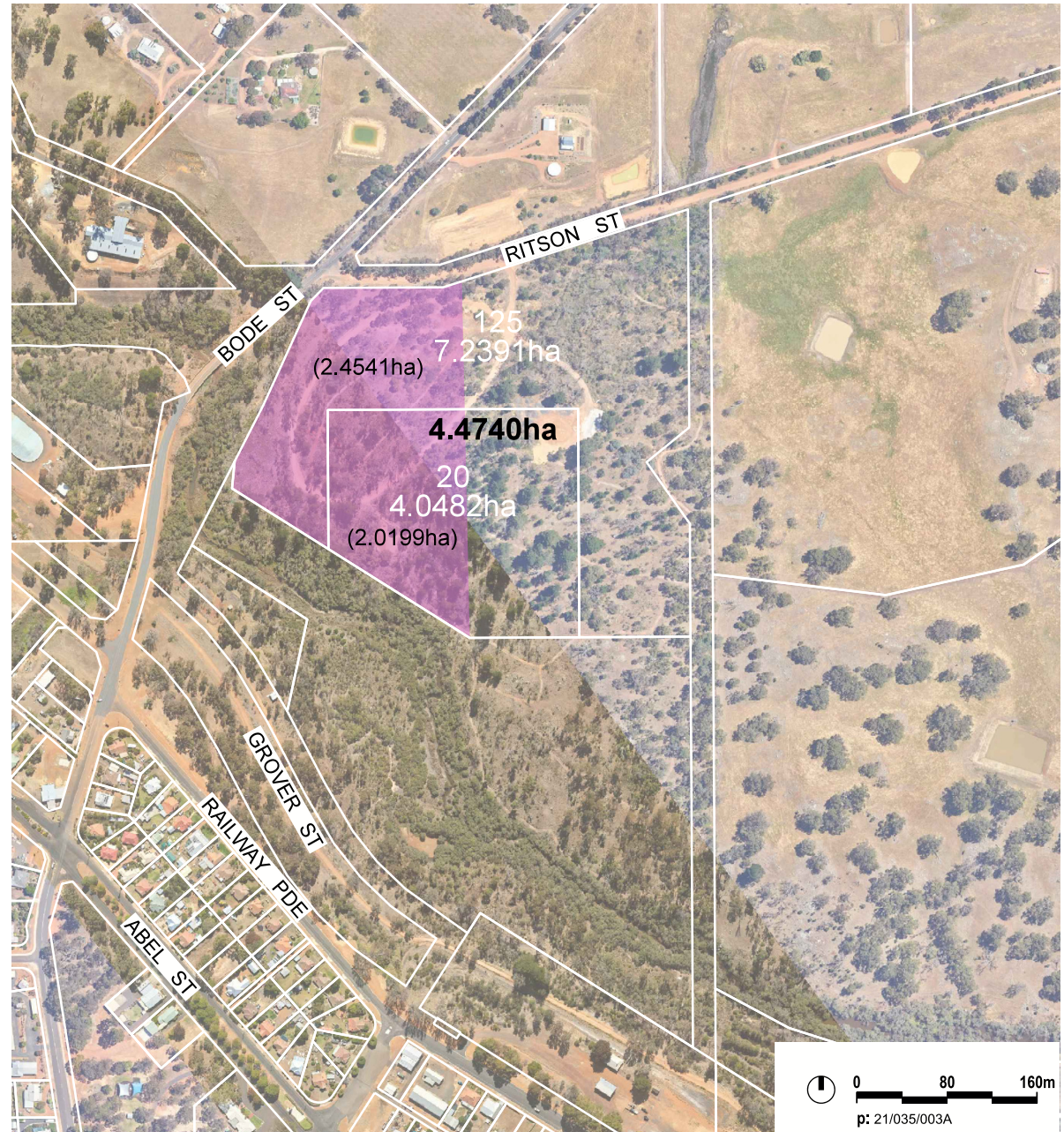
Planning Considerations:

Proposed Land Use: 'Industrial'
Current Scheme Designation: 'Parks and Recreation' reserve
Proposed Scheme Designation: 'Industry - General'
Structure Planning Required: No
Lot Size/Density: Average 5,000m² area
Estimated Lot Yield: 11 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Consider risks associated with the adjacent Boyup Brook e.g. flooding and management of pollutants.
3. Need for environmental impact assessment given the proximity to the water course.
4. Consultation would be required with the Department of Planning, Lands and Heritage in regards to land tenure and management.



8. ABEL AND SHORT STREET



Site Details:

Lot 5 (19) Abel Street, Boyup Brook



Land Area:

2,693m² (gross)

2,693m² (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Light Industrial'

Current Scheme Designation: 'Residential'

Proposed Scheme Designation: 'Industry - Light'

Structure Planning Required: No

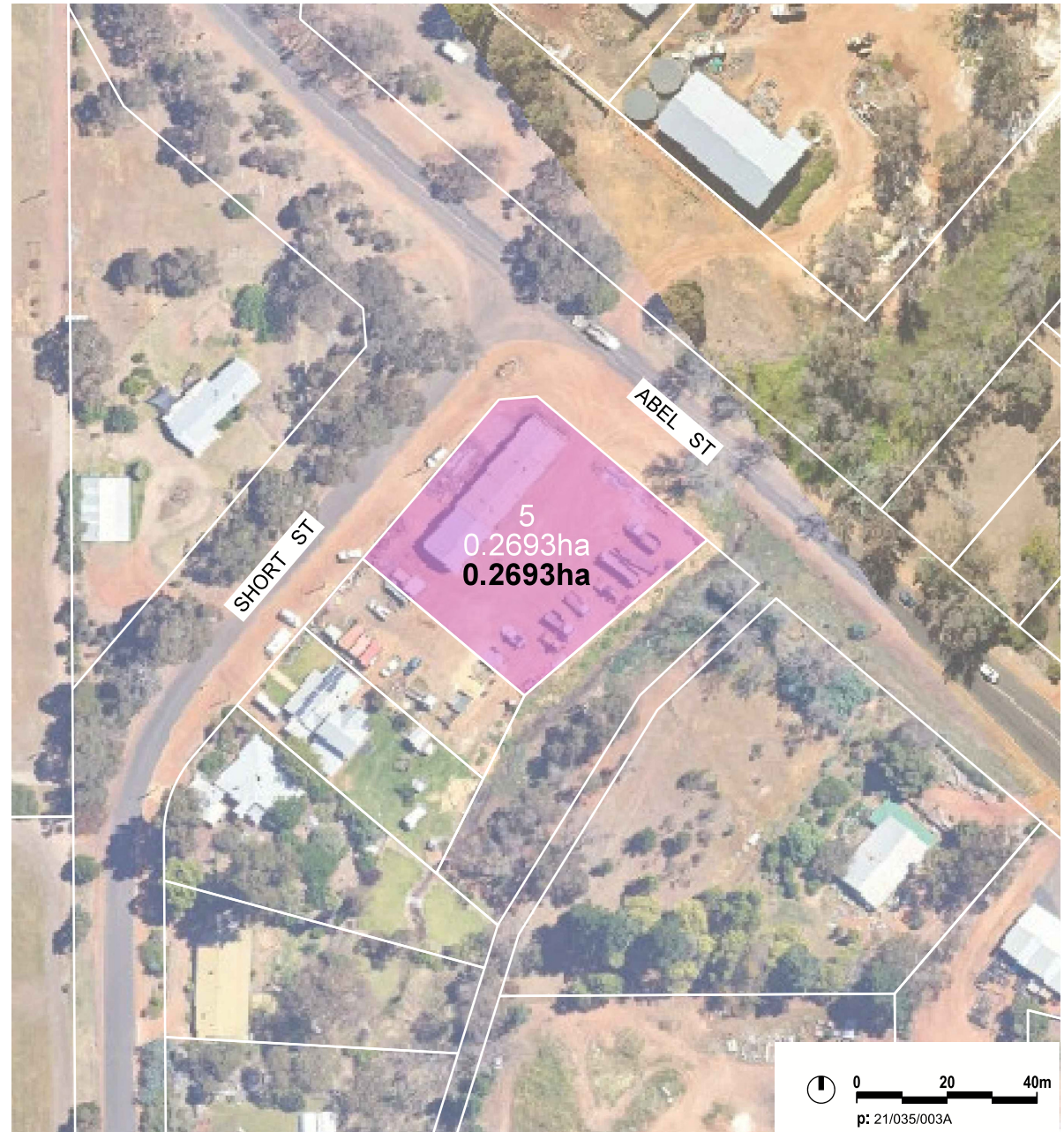
Lot Size/Density: Average 1,000m² lot area

Estimated Lot Yield: 3 lots



Issues/Opportunities:

1. Ensuring that neighbouring residential land uses are not impacted by light industry land uses.
2. Suitable setbacks to, and management of, the adjacent creekline.



9. BRIDGETOWN - BOYUP BROOK ROAD



Site Details:

Lot 13129 Bridgetown-Boyup Brook Road, Boyup Brook

Lot 13506 Bridgetown-Boyup Brook Road, Boyup Brook



Land Area:

6.15 Ha (gross)

4.08 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Industrial'

Current Scheme Designation: 'Rural' and 'Public Purpose - Water Parkland' reserve

Proposed Scheme Designation: 'Industry - Light'

Structure Planning Required: No

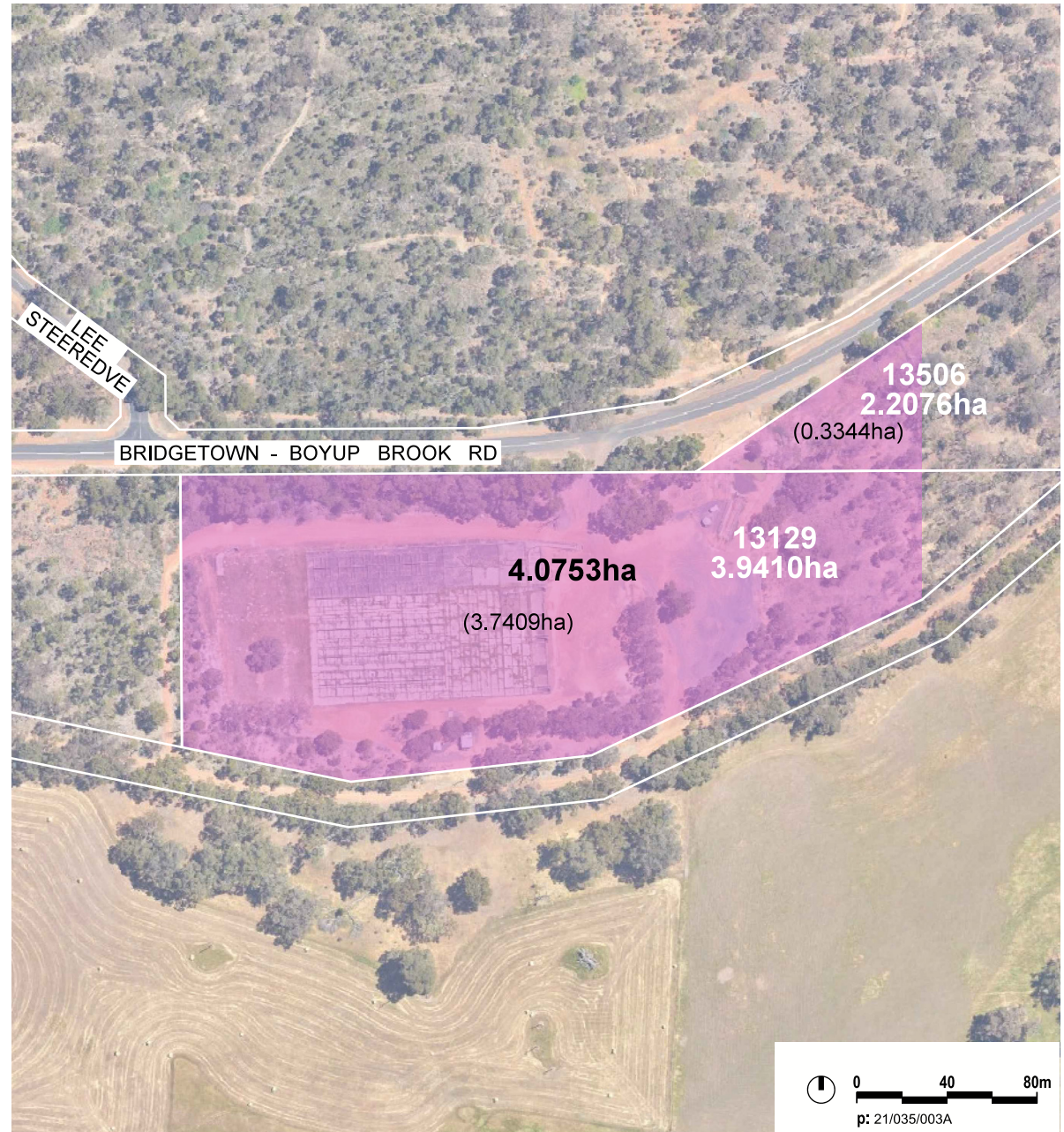
Lot Size/Density: Average 5,000m² lot area

Estimated Lot Yield: 8 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Management of stormwater and effluent disposal.
3. Suitable access including establishing a suitable intersection treatment with Bridgetown-Boyup Brook Road for intensification of land.
4. Setbacks to boundaries to achieve suitable buffers to sensitive land uses.
5. Visual landscape protection to Bridgetown-Boyup Brook Road.



10. BOYUP BROOK NORTH INDUSTRIAL



Site Details:

Lot 208 Bode Street, Boyup Brook



Land Area:

89.02 Ha (gross)

44.5 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Light Industrial'

Current Scheme Designation: 'Rural'

Proposed Scheme Designation: 'Industry - Light'

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

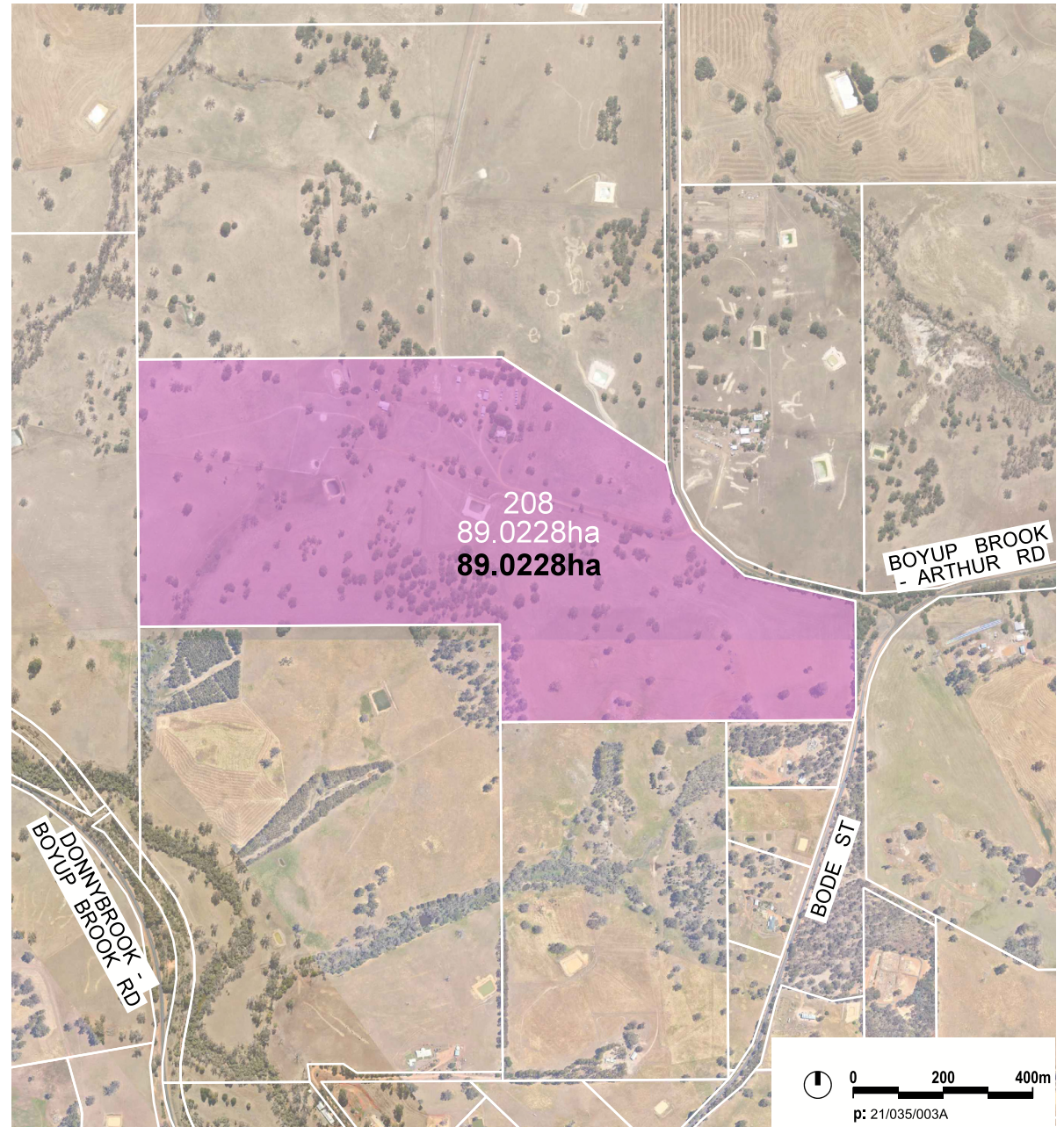
Lot Size/Density: Average 1 Ha area

Estimated Lot Yield: 44 lots



Issues/Opportunities:

1. Compatibility with surrounding rural land uses
2. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
3. Management of stormwater and effluent disposal.
4. Suitable access.
5. Setbacks to boundaries to achieve suitable buffers to sensitive land uses.



11. DONNYBROOK - BOYUP BROOK ROAD



Site Details:

Lot 10 Donnybrook-Boyup Brook Road, Boyup Brook

Lot 11 Donnybrook-Boyup Brook Road, Boyup Brook



Land Area:

89.05 Ha (gross)

44.5 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Industrial'

Current Scheme Designation: 'Rural'

Proposed Scheme Designation: 'Industry - Light'

Structure Planning Required: Yes (identify as Special Control Area - Structure Plan)

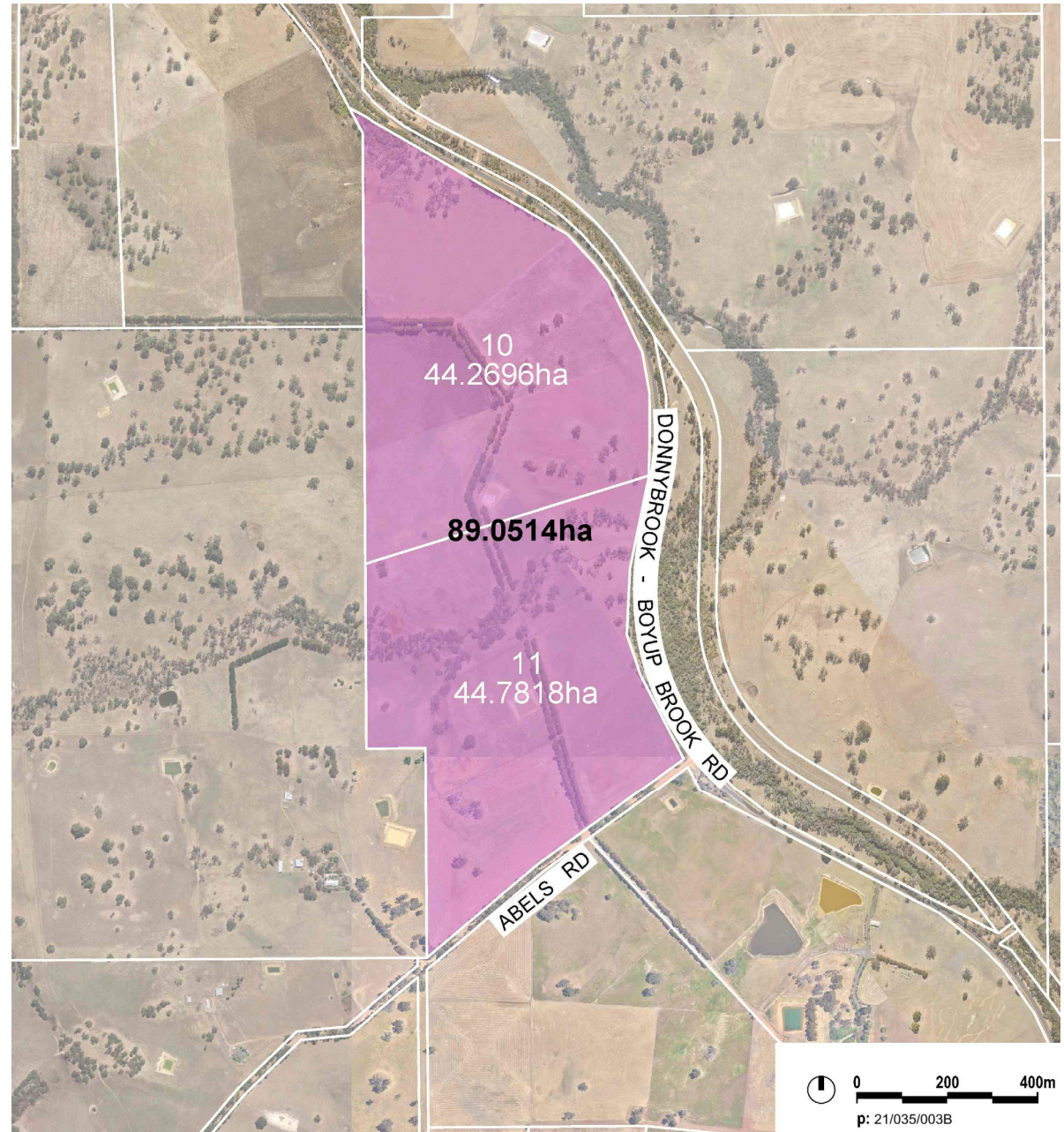
Lot Size/Density: Average 1 Ha area

Estimated Lot Yield: 44 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Management of stormwater and effluent.
3. Suitable access.
4. Setbacks to boundaries to achieve suitable buffers to sensitive land uses.
5. Servicing.
6. Visual landscape protection to Donnybrook - Boyup Brook Road.



12. BOYUP BROOK - KOJONUP ROAD



Site Details:

Lot 10 Boyup Brook-Kojonup Road, Boyup Brook



Land Area:

89.21 Ha (gross)

30.45 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Industrial'

Current Scheme Designation: 'Rural' and 'Structure Plan Area 3'

Proposed Scheme Designation: 'Industry - Light'

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

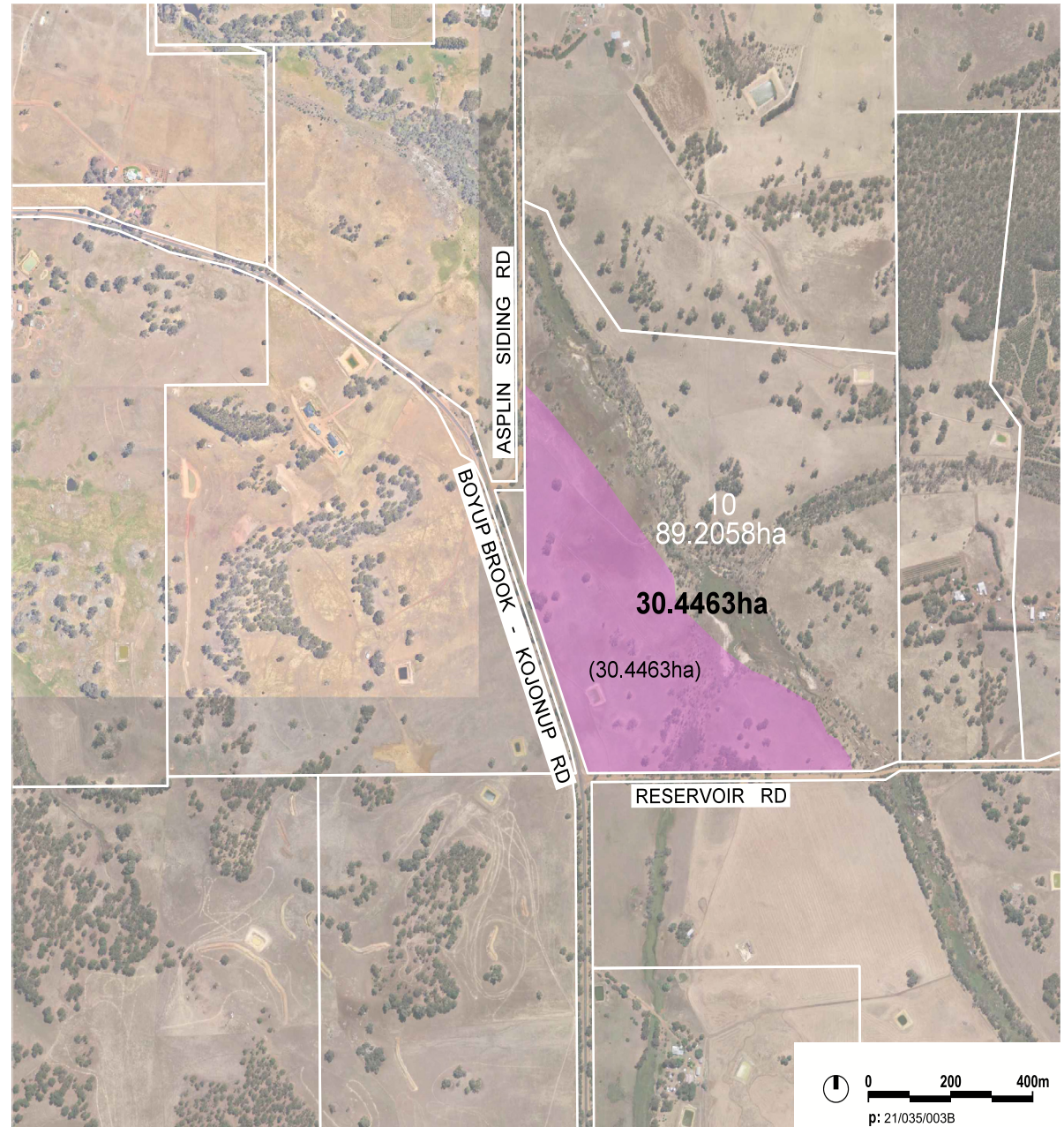
Lot Size/Density: Average 1 Ha area

Estimated Lot Yield: 30 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and AS3959-2009
2. Management of stormwater and effluent.
3. Suitable access.
4. Setbacks to boundaries to achieve suitable buffers to sensitive land uses and water course.
5. Servicing.
6. Visual landscape protection to Boyup Brook-Kojonup Road.



13. BANKS ROAD



Site Details:

Lot 28 Banks Road, Boyup Brook



Land Area:

16.49 Ha (gross)

16.49 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: Rural Residential

Current Scheme Designation: 'Rural' with Structure Plan Area Designation

Proposed Scheme Designation: 'Rural Residential'

Structure Planning Required: No

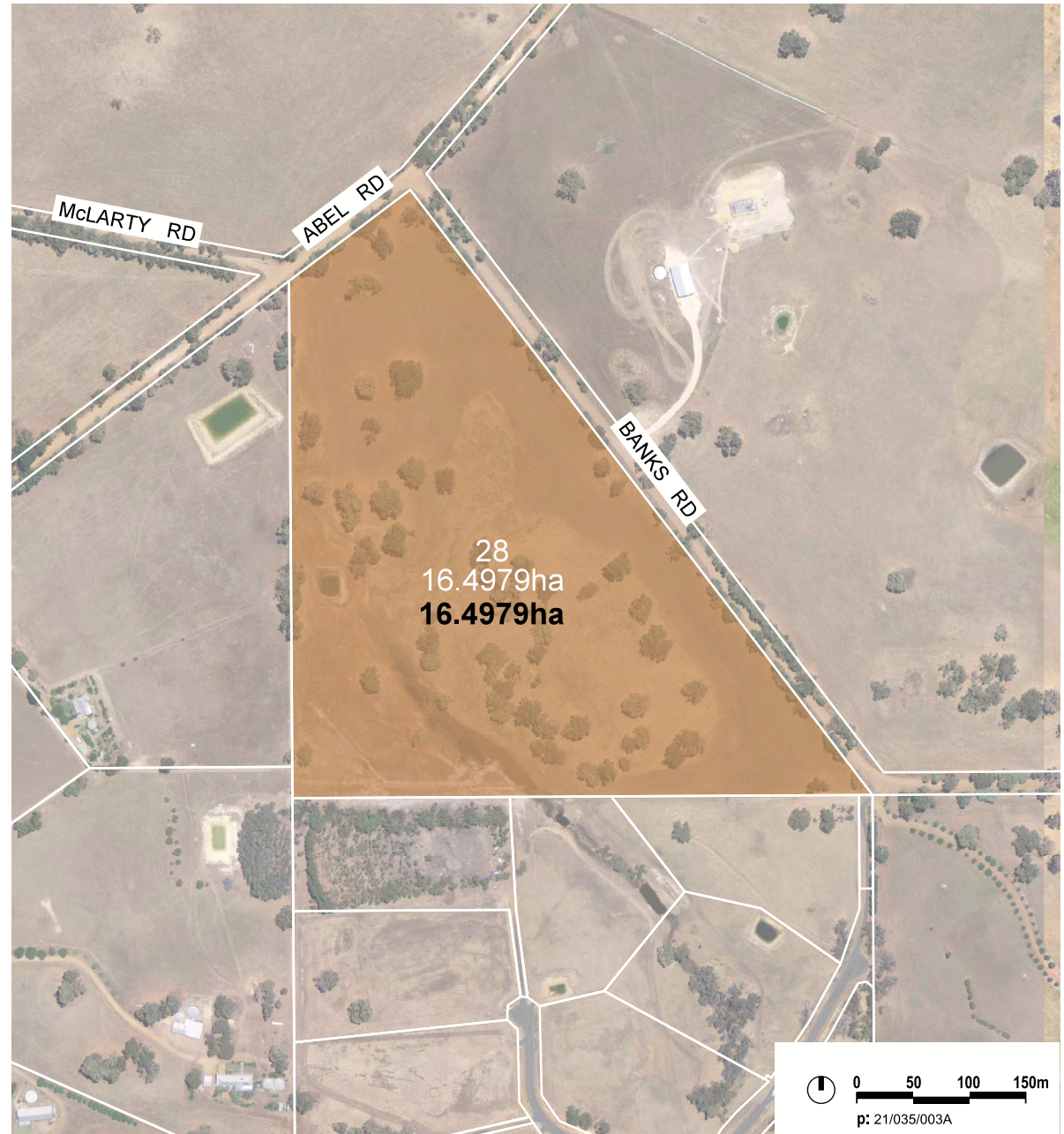
Lot Size/Density: Minimum 1.5 Ha

Estimated Lot Yield: 10 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development
3. Compliance with Government sewerage policies.
4. Vegetation protection.
5. Infrastructure contributions (Abel Road and Banks Road).



14. RUSMORE ROAD



Site Details:

Lot 800 (81) Rusmore Road Boyup Brook

Lot 695 (855) Terry Road Boyup Brook

Lot 711 Terry Road Boyup Brook



Land Area:

162.21 Ha (gross)

162.21 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Rural Residential' (possible 'Rural Enterprise on Lot 800 Rusmore Road)

Current Scheme Designation: 'Rural' and Special Rural' with Structure Plan Area Designation

Proposed Scheme Designation: 'Rural Residential' and 'Rural Enterprise'

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

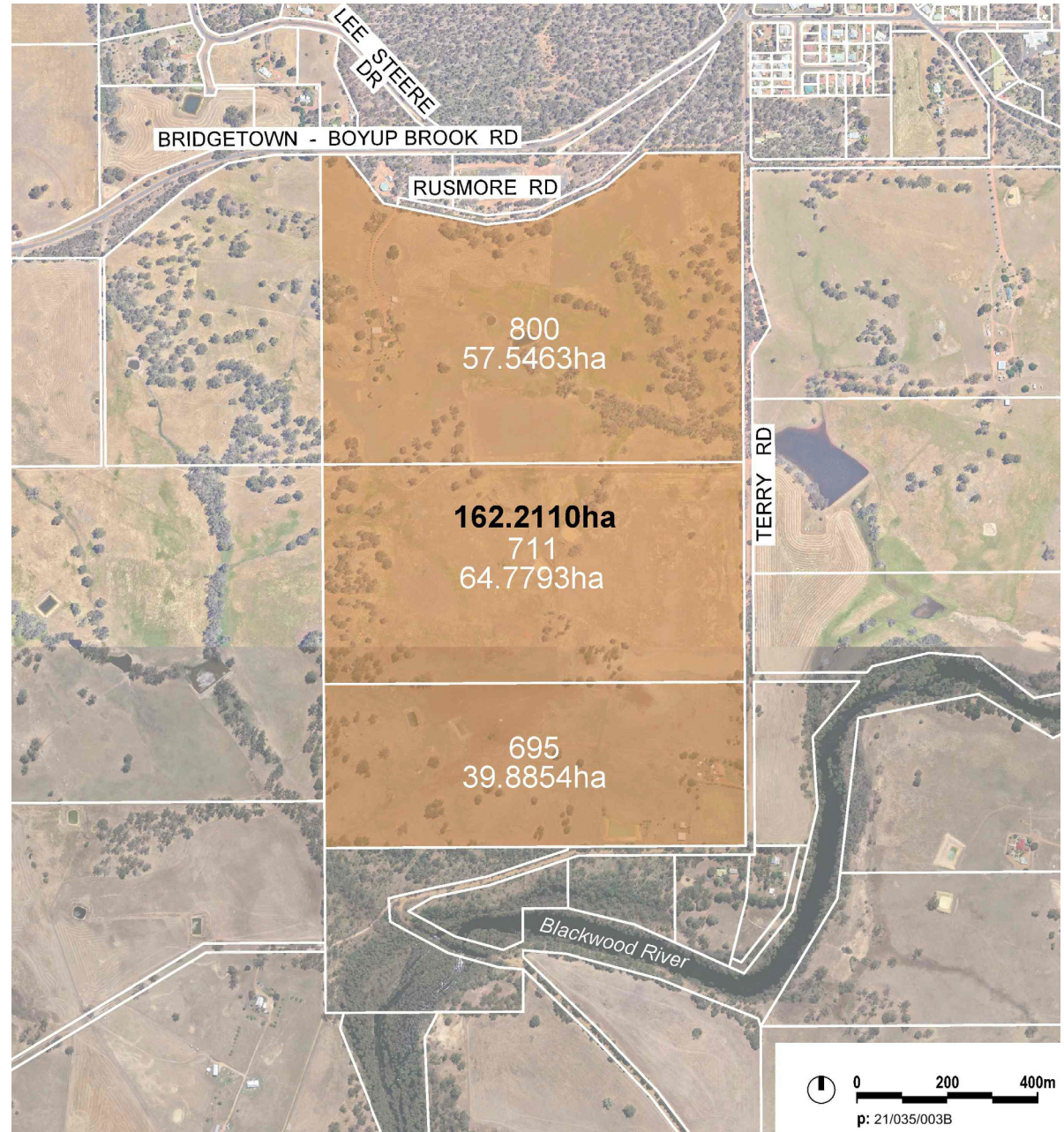
Lot Size/Density: Minimum 1.5 Ha

Estimated Lot Yield: 108 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development
3. Compliance with Government sewerage policies.
4. Buffers for any proposed industrial development and appropriate setbacks.
5. Vegetation protection.



15. BRIDGETOWN - BOYUP BROOK ROAD AND BANKS ROAD



Site Details:

Lot 735 (68) Banks Road, Boyup Brook

Lot 721 (2609) Bridgetown-Boyup Brook Road, Boyup Brook

Lot 720 Bridgetown-Boyup Brook Road, Boyup Brook



Land Area:

169.27 Ha (gross)

169.27 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: Rural Residential

Current Scheme Designation: 'Special Rural' with 2ha minimum lot size

Proposed Scheme Designation: 'Rural Residential' with 1ha minimum lot size

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan')

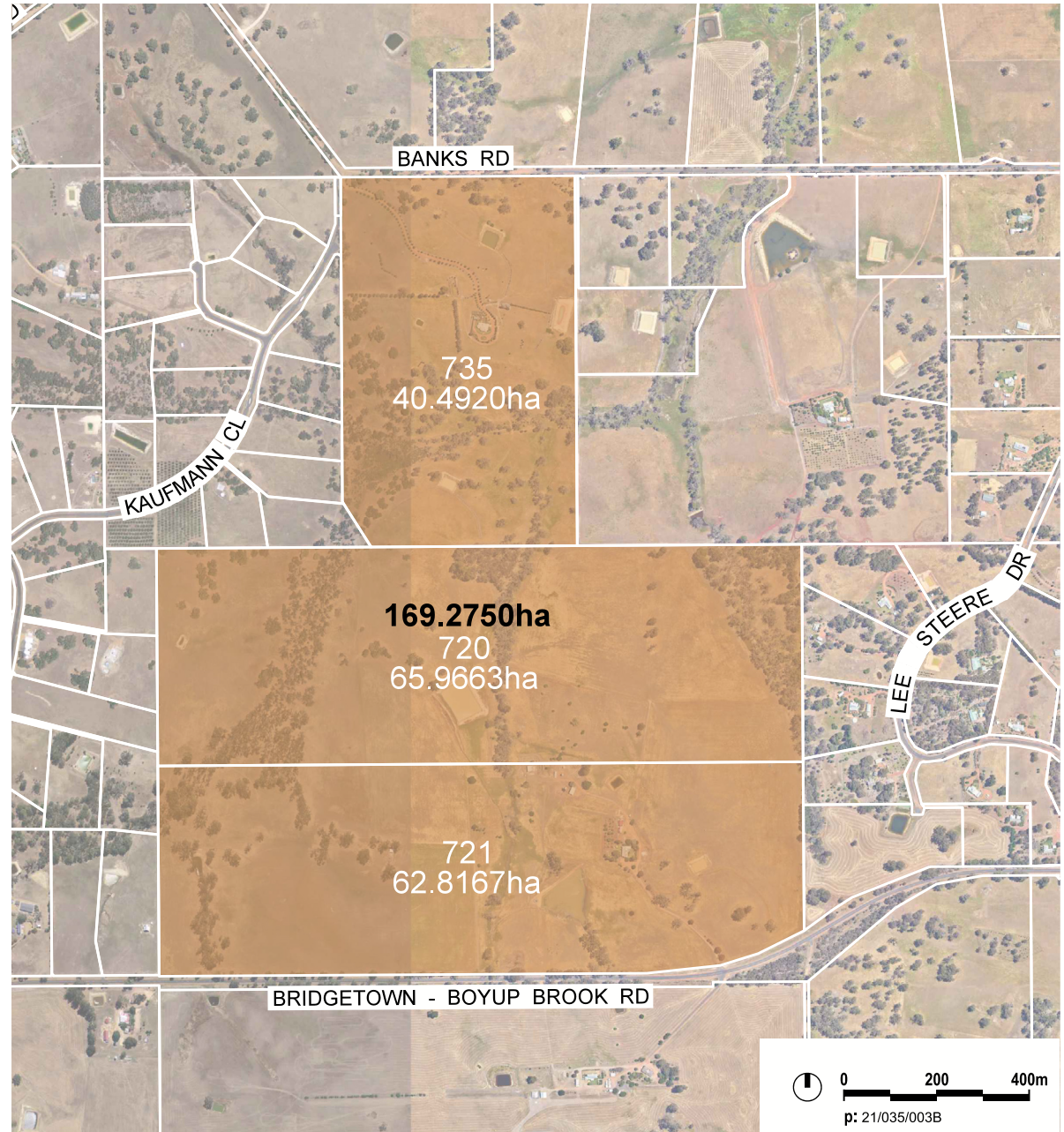
Lot Size/Density: Minimum 1.5 Ha

Estimated Lot Yield: 113 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development.
3. Compliance with Government sewerage policies.
4. Vegetation protection.
5. Suitable setbacks and landscape management in relation to the creeklines.



16. RURAL RESIDENTIAL CONSOLIDATION AREA



Site Details:

Various Lots - Lee Steere Drive, Boyup Brook



Land Area:

81.57 Ha (gross)

30.0 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Rural Residential'

Current Scheme Designation: 'Special Rural'

Proposed Scheme Designation: 'Rural Residential' but examine a reduction in the minimum lot size of existing developed areas, subject to future structure planning

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

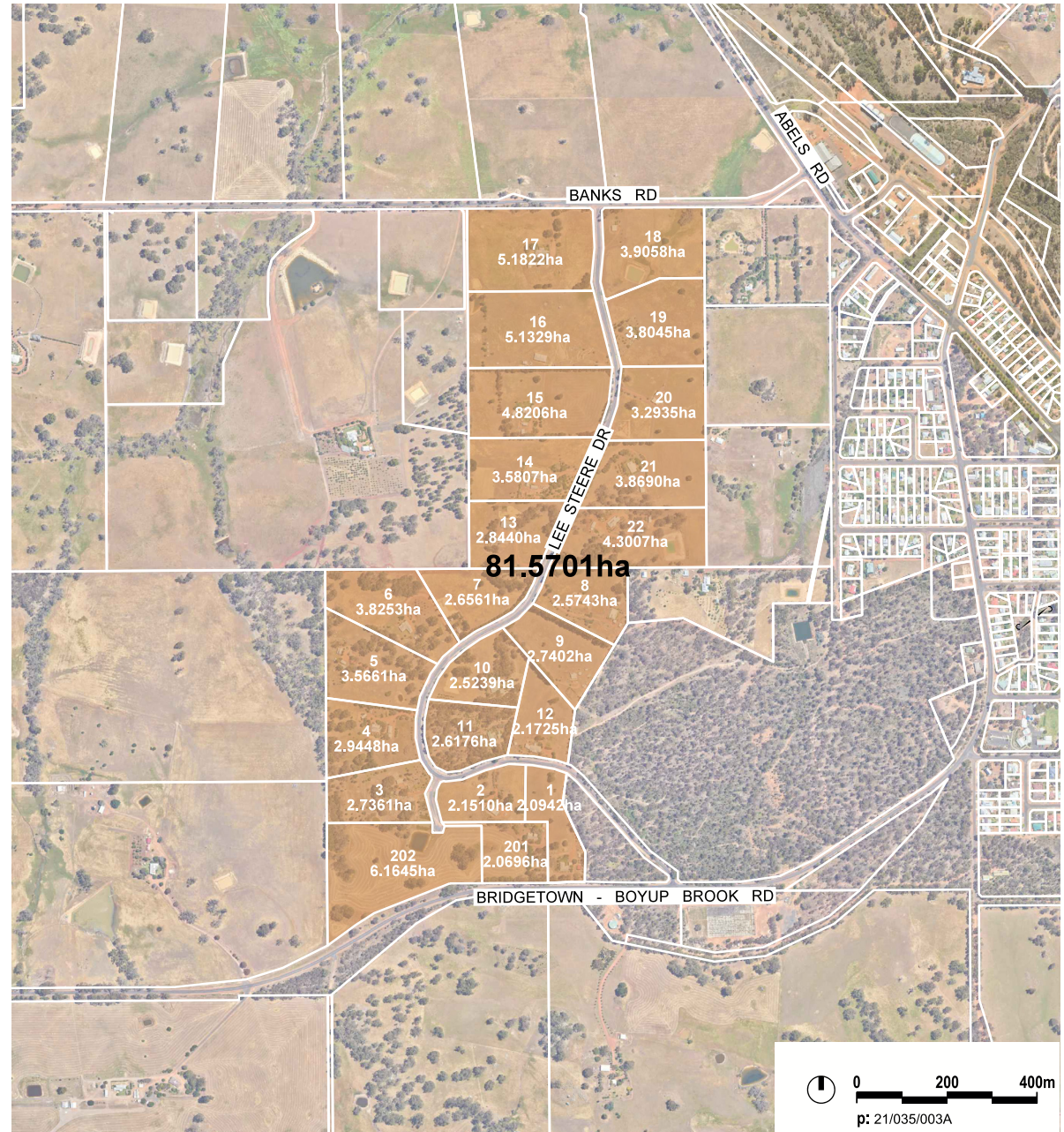
Lot Size/Density: 1 Ha

Estimated Lot Yield: 26 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Land capability for development.
3. Compliance with Government sewerage policies.
4. Vegetation protection.
5. Suitable setbacks and landscape management in relation to the creeklines.



17. BOYUP BROOK NORTH RESIDENTIAL EXPANSION



Site Details:

Lot 51 (4) Boyup Brook-Arthur Road, Boyup Brook

Lot 1007 Boyup Brook-Arthur Road, Boyup Brook

Lot 1118 Boyup Brook-Arthur Road, Boyup Brook



Land Area:

221.78 Ha (gross)

110.89 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Rural Residential' or 'Residential'

Current Scheme Designation: 'Rural'

Proposed Scheme Designation: 'Rural Residential' or 'Residential'

Structure Planning Required: Yes (identify as 'Special Control Area - Structure Plan')

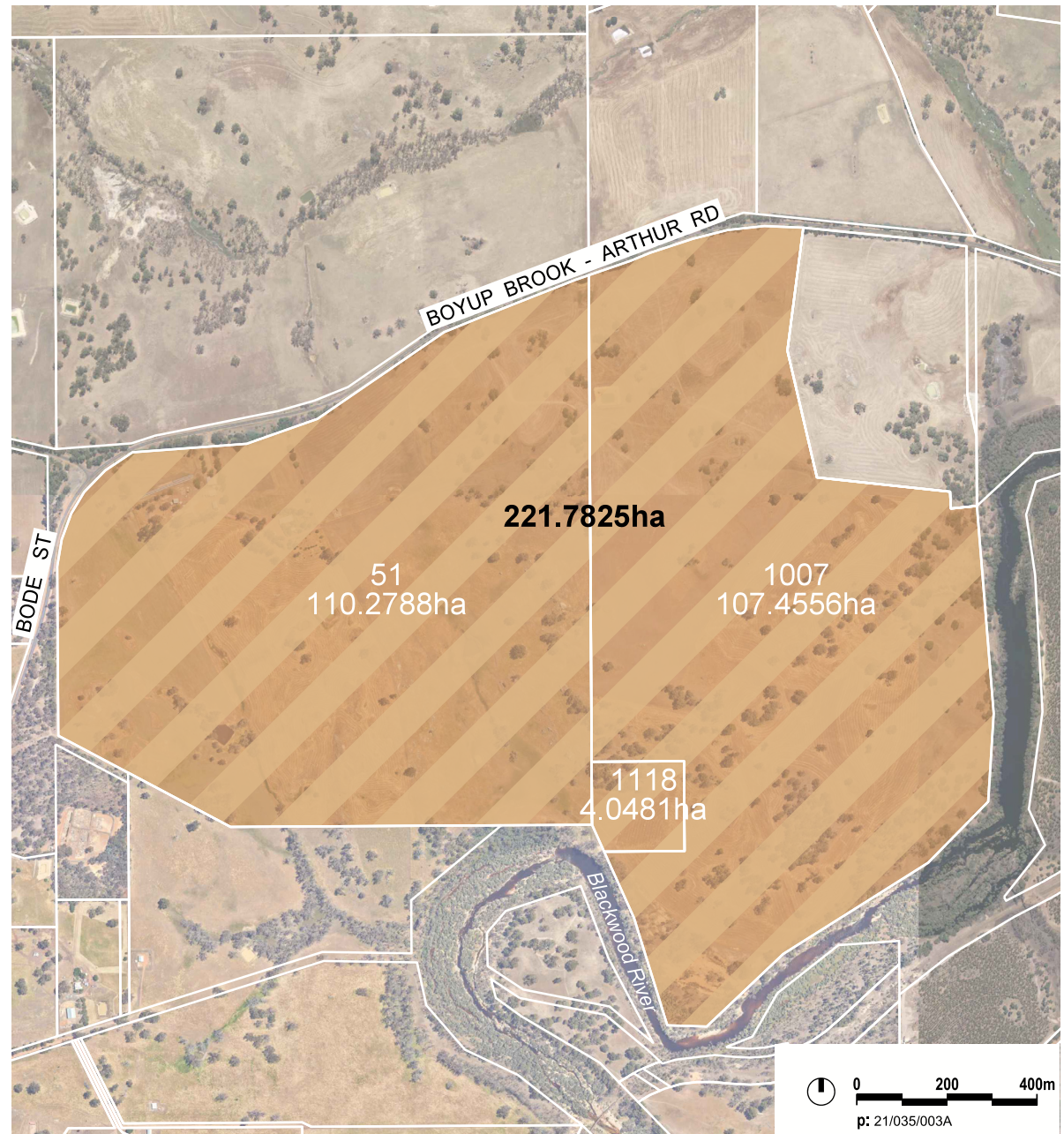
Lot Size/Density: 1 Ha (subject to detailed structure planning)

Estimated Lot Yield: 111 lots (subject to detailed structure planning)



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas and SPP 2.5 Rural Planning.
2. Compliance with Government sewerage policies.
3. Vegetation protection.
4. Suitable setbacks to, and landscape management near, the Blackwood River
5. Ability to access servicing for the lots,
6. Consideration of suitable development standards to occur through detailed structure planning.
7. Environmental Impact Assessment for any development in close proximity to the Blackwood River.



18. STANTON, TERRY AND FERN VALLEY ROAD



Site Details:

Various Lots - Stanton Road, Terry Road and Fern Valley Road



Land Area:

149.6 Ha (gross)

149.6 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Rural Small Holdings'

Current Scheme Designation: 'Rural'

Proposed Scheme Designation: 'Rural Small Holdings'

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

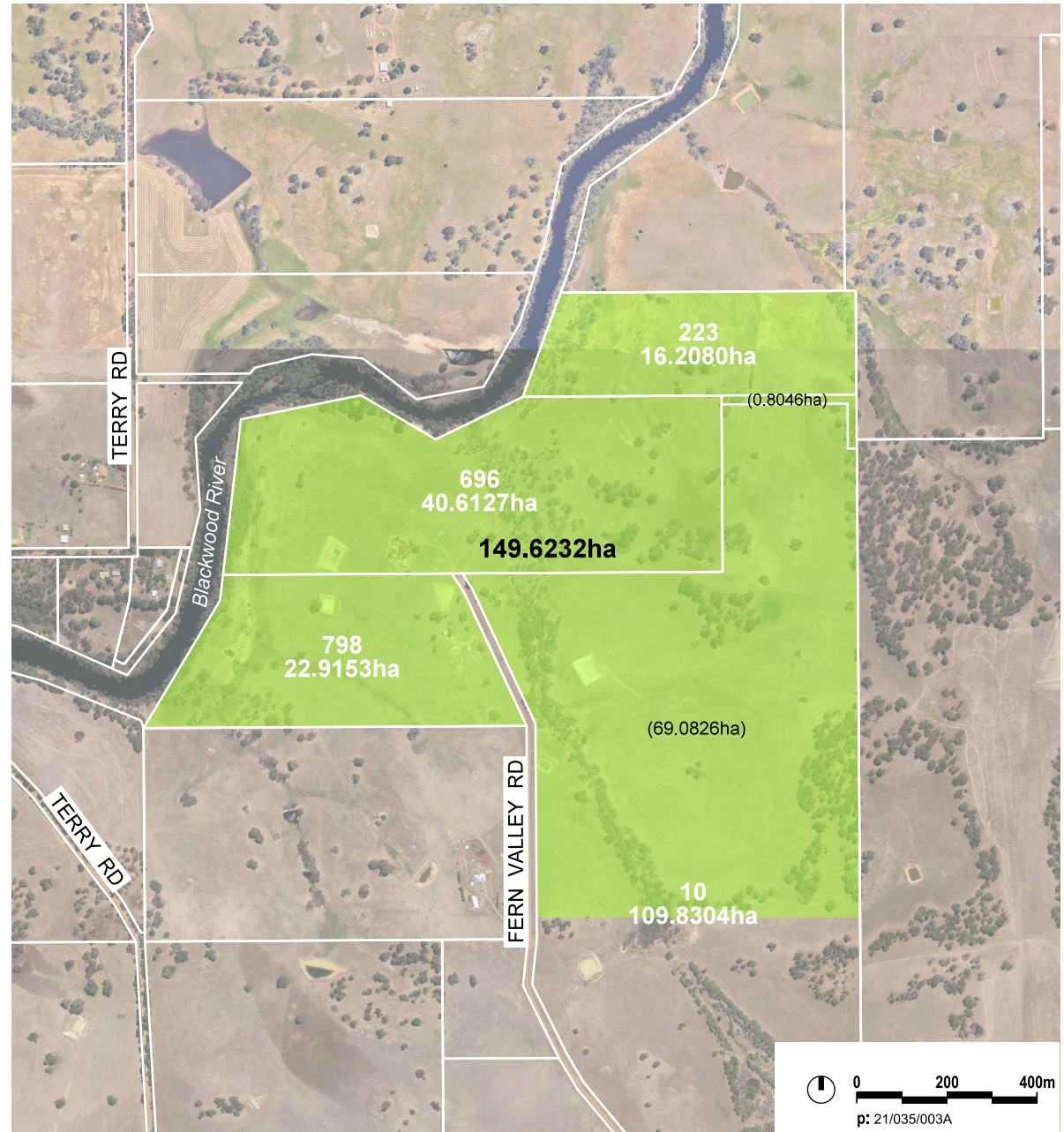
Lot Size/Density: Average 20 Ha

Estimated Lot Yield: 7 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas, SPP 2.5 Rural Planning and DCP 3.4 Subdivision of Rural Land.
2. Flood protection.
3. Land capability for development.
4. Internal access/road pattern.
5. Lot design.
6. Infrastructure contributions (Terry Road and extension/ intersection of Fern Valley Road and Boyup Brook-Kojonup Road).
7. Protection of remnant vegetation.



19. ASPLIN SIDING ROAD



Site Details:

Various Lots - Asplin Siding Road and Boyup Brook-Kojonup Road



Land Area:

207.2Ha (gross)

180.0 Ha (estimated Net Developable Area)



Planning Considerations:

Proposed Land Use: 'Rural Small Holdings'

Current Scheme Designation: 'Rural'

Proposed Scheme Designation: 'Rural Small Holdings'

Structure Planning Required: Yes (identify as 'Special Control Area – Structure Plan').

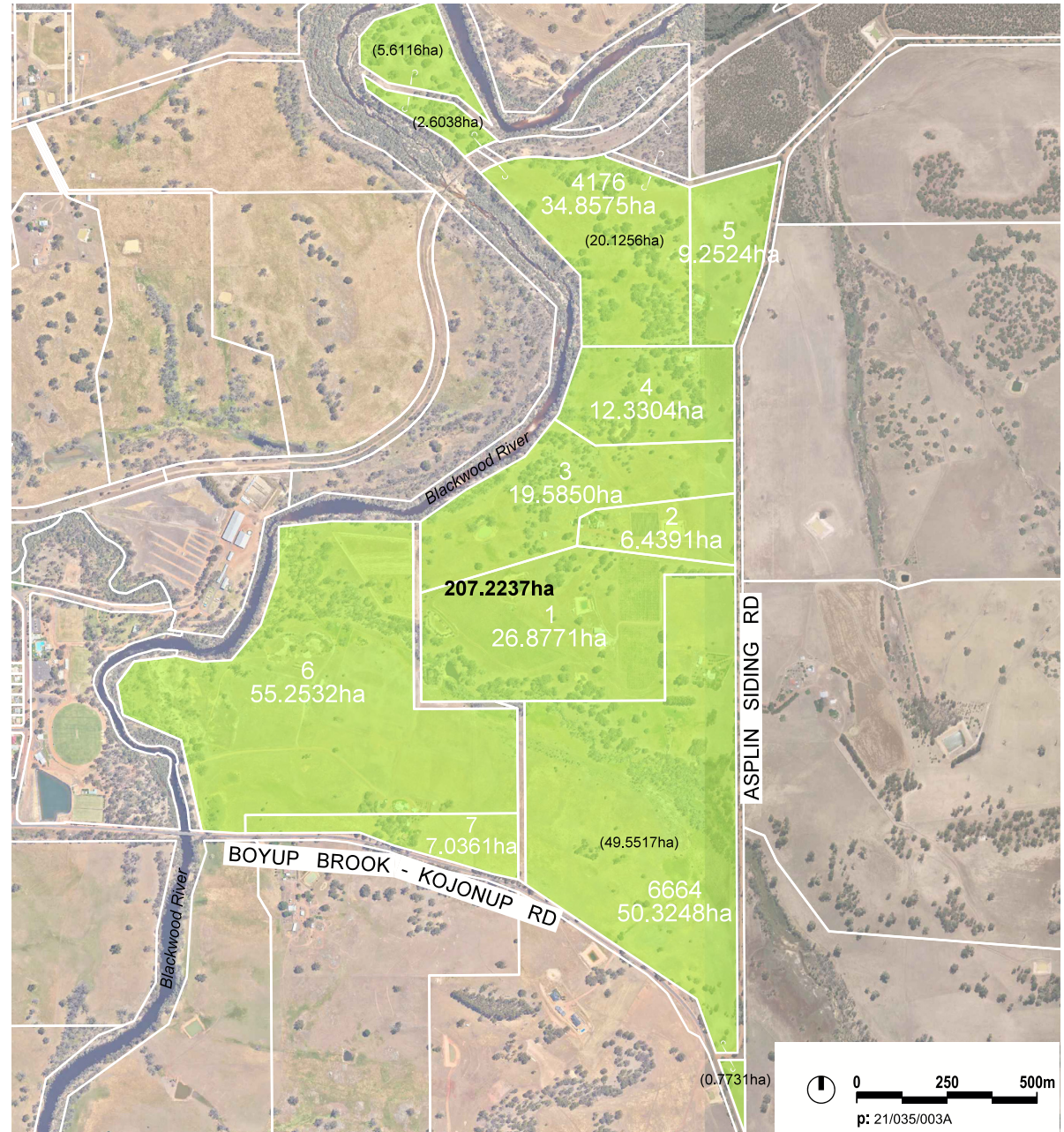
Lot Size/Density: Average 20 Ha

Estimated Lot Yield: 10 lots



Issues/Opportunities:

1. Subdivision and development to be in accordance with WAPC SPP 3.7 – Planning in Bushfire Prone Areas, SPP 2.5 Rural Planning and DCP 3.4 Subdivision of Rural Land.
2. Flood protection.
3. Land capability for development.
4. Internal access/road pattern.
5. Lot design.
6. Infrastructure contributions (Asplin Siding Road).
7. Protection of remnant vegetation.



6.0 IMPLEMENTATION AND REVIEW

A summary of the key actions for implementation of the Local Planning Strategy, inclusive of prioritisation, is outlined in **Table 6** below.

The Local Planning Strategy will be reviewed periodically to ensure it reflects the key planning opportunities and issues arising within the Shire, with a interim review to be undertaken 5 years from final approval, and a comprehensive review to be undertaken 10 years from final approval.

Table 6: Summary of Implementation Actions arising from the Local Planning Strategy

SUMMARISED ACTION	RESOURCES REQUIRED	PRIORITISATION
Detailed analysis and progression of Planning Areas to support landowners in overcoming site and planning constraints and bring these sites to market for their highest and best use.	<ul style="list-style-type: none"> Landowner support and assistance Servicing agencies input on utility infrastructure capacity and feasibility Environmental agency input on environmental constraints and considerations. DPLH assistance in progression of Scheme amendment(s) or other planning framework modifications. 	Short Term (1-3 Years)
Preparation of an Economic Development Strategy to identify and strategise methods of retaining and growing local business activity and employment generation, and create a clear action plan for the Shire to implement.	<ul style="list-style-type: none"> Economic development consultant assistance in the preparation and engagement for the Strategy. Input from the local business operators and potential investors. Input from State Government agencies with respect to grant opportunities and further business support opportunities. 	Short Term (1-3 Years)
A comprehensive review of the Shire's Local Planning Scheme to ensure that it addresses the current shortfalls identified in this Strategy, and facilitates development opportunities throughout the Shire and particularly within the Boyup Brook Townsite and Surrounds.	<ul style="list-style-type: none"> DPLH assistance in the review of the Local Planning Scheme to ensure that provisions are well considered and efficiently progressed. Landowner support and assistance in the identification and progression of rezonings for identified development opportunities. 	Short Term (1-3 Years)
A review of the Shire's Local Planning Framework , and particularly the guidance provided through Local Planning Policies and proponent information to ensure that it reflects the key concerns and priorities of the Shire and provides useful, easy to understand and supportive information to residents and investors to assist in their efforts to grow and enhance the local community.	<ul style="list-style-type: none"> Input from the local business operators and potential investors on the information required to assist in facilitating their proposals. Input from local residents to ensure an understanding of their key concerns with respect to the protection of local heritage, character and the natural environment. Input from the DPLH in the implementation of State Planning Policy requirements through the local planning framework. 	Short Term (1-3 Years)

SUMMARISED ACTION	RESOURCES REQUIRED	PRIORITISATION
Investigate options for infrastructure funding arrangements and implement preferred options to ensure that funding opportunities can be capitalised upon when available.	<ul style="list-style-type: none"> Planning resources to investigate and outline options for funding (development contribution arrangements, alternative property rating, grant funding, etc.) Planning resources to undertake a Community Needs Analysis to determine the full extent of community infrastructure likely to be required. Input from the Department of Planning, Lands and Heritage in the context of State Planning Policy 3.6. 	Short Term (1-3 Years)
Progression of maintenance and upgrades to the major road network to maintain the efficiency of resident, visitor and freight vehicle movements throughout the Shire, and assist in encouraging further growth of these movements into the future.	<ul style="list-style-type: none"> Internal Shire resources to monitor traffic volumes and asset standards and undertake detailed planning for works where necessary or beneficial. Input from proponents on traffic demands and road standard requirements in the context of new subdivision or development proposals. 	Ongoing To be progressed based on opportunities arising over the timeframe, and with specific reference to the progression of Planning Areas.
Continue to work collaboratively with utility service providers to enhance and expand the capacity of utility service networks throughout the Shire, with particular focus on the Boyup Brook townsite and the envisioned residential and economic growth proposed.	<ul style="list-style-type: none"> Input from the servicing agencies to ensure that issues in service provision can be overcome and opportunities for expansion of their networks can be efficiently capitalised upon. Input from proponents on the predicted demands on servicing infrastructure of major subdivision or development proposals. 	Ongoing To be progressed based on opportunities arising over the timeframe, and with specific reference to the progression of Planning Areas.
Provide ongoing review of planning practices throughout the Shire to ensure that the objectives and goals of this Strategy are being met, and the ease of proponents interacting with the Shire is increased.	<ul style="list-style-type: none"> Internal Shire resources to undertake periodic and ongoing reviews of practices and customer service with respect to planning matters. 	Ongoing Continuous improvement of planning processes and information sharing.

BACKGROUND INFORMATION AND ANALYSIS

PART 2

1.0 INTRODUCTION

The purpose of Part 2 is to provide the rationale and evidence base for Part 1. It provides the relevant background information and analysis which supports the planning directions and actions outlined within Part 1 of the local planning strategy.

This part provides a summary of the relevant State, regional and local planning contexts and their implications for the local planning strategy. A local government profile is also included that provides a presentation and analysis of information relating to the demographic profile of the Shire and the key planning issues and opportunities influencing future development and land use of the Shire.

2.0 STATE AND REGIONAL PLANNING CONTEXT

2.1 State Planning Strategy 2050

The State Planning Strategy provides the strategic context and basis for the coordination and integration of land use planning and development across Western Australia at regional and local levels. It contemplates a future in which high standards of living, improved public health and an excellent quality of life are enjoyed by present and future generations of Western Australians.

The State Planning Strategy proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

2.2 State Planning Policies

State Planning Policies (SPPs) are prepared under Part 3 of the Planning and Development Act 2005 and provide the highest level of planning policy control and guidance in Western Australia. Local governments must have due regard to SPPs in the preparation of planning strategies and during decision making on planning matters. SPPs considered to be specifically relevant to the Shire are outlined and described in

Table 7.

Table 7: State Planning Policy Overview and local planning strategy implications and responses

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP2.0 Environment and Natural Resource Policy	<p>SPP2.0 defines principles and considerations of responsible planning in relation to environmental and natural resource issues.</p> <p>The policy aims to integrate environment and natural resource management into broader land use planning; protect, conserve and enhance the natural environment; and promote and assist in sustainable natural resource management.</p>	<p>The LPS needs to incorporate protection of the key Shire of Boyup Brook environmental areas including but not limited to the dominant river stems passing through the Shire; large vegetated areas of State Forest; the Blackwood Valley; and areas identified as being Environmentally Sensitive under the Environmental Protection Act.</p>

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP2.5 Rural Planning	SPP2.5 provides policy guidance to protect and preserve rural land assets for rural purposes including primary production; basic raw materials; regional facilities; and protection of biodiversity and landscape.	<p>Within SPP2.5, clear guidelines are established for the requirements of Local Planning Strategies for planning of rural land.</p> <p>The LPS is required to identify rural land for rural living zones in accordance with the clauses of SPP2.5 and SPP3; identify rural land appropriate for conservation to other land uses; indicate separation distances and/or buffers for land uses; and provide soil and land capability information.</p>
SPP2.7 Public Drinking Water Source	<p>SPP2.7 aims to protect public drinking water supply areas (PDWSAs) and ensure land use and development within these areas are compatible for long term management of water resources.</p> <p>There are three classifications of PDWSAs based on the prioritisation of the protection required. PDWSAs prioritisation levels guide the land use, development and management of the areas which are required to be shown as special control areas within the local planning scheme.</p>	<p>Potable water is available to the Boyup Brook townsite via an extension to the Bridgetown water supply main. The source of this supply is Millstream Dam located near Balingup. Water from this dam is pumped to Hester, ten kilometres north of Bridgetown, and gravity fed to storage tanks located at the western entrance to the Boyup Brook townsite. Storage tanks and a large dam supplement the Bridgetown supply.</p> <p>There are two PDWSAs in the Shire of Boyup Brook – one near Hester and one over the Boyup Brook dam – both of which are protection area priority 1 (P1). The protection of the public water supply in P1 outweighs all other considerations for the land and must be low-intensity, low-risk land use. The local planning strategy for the Shire must recognise the importance of protection of these areas.</p>

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP2.9 Water Resources	<p>SPP2.9 outlines measures for the planning, protection and management of surface and groundwater catchments, including availability of water and waterways management, wetlands, waterways, and estuaries and their buffers.</p> <p>The policy also seeks to implement water cycle management principles in the land use planning system. The total water cycle management principles assist in accommodating competing water interests. SPP2.9 is supported by the Better Urban Water Management (2008) which provides guidance on the implementation of SPP2.9 and facilitates management of our urban water resources by providing a framework to integrated an appropriate level of consideration to total water cycle at each stage of the planning system.</p>	Protection of property from flood is paramount. State Planning Policy No.2.9 – Water Resources outlines that flood paths and areas should be identified and it should be ensured that no development is in a flood path that could carry increased risk to life or property. Where it is proposed to build in these areas, this should be properly managed through a Special Control Area

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP3.0 Urban Growth and Settlement	<p>SPP3.0 provides principles and considerations to plan for sustainable patterns of urban growth and settlement and provide policy to accommodate growth and change.</p> <p>The key objectives of SPP3.0 include: promoting sustainable, well planned settlement with sufficient suitable land for housing, employment, recreation and open space; responding to the social and economic needs of the community; coordinating services and infrastructure; and managing rural residential growth.</p>	The local planning strategy is identified as a key mechanism to implement SPP3.0 and the Shire of Boyup Brook Local Planning Strategy must address key urban issues and opportunities within the Shire, in particular within the Boyup Brook townsite and for rural residential areas.
SPP3.4 Natural Hazards and Disasters	SPP3.4 outlines that planning for natural hazards and disasters is a fundamental consideration when preparing all strategic and statutory planning documents to minimise the potential adverse impacts. The policy guides the natural elements that may combine to create hazards and which need to be given regard.	Within the Shire of Boyup Brook, the key hazards which may be applicable including flooding and bushfires. The local planning strategy needs to ensure development is protected from the Blackwood River floodway and ensure future planning enforces the requirements of SPP 3.7 – Planning in Bushfire Prone Areas to manage subdivision and development.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP3.5 Historic Heritage Conservation	SPP3.5 provides principles for conservation and protection of Western Australia's historic heritage.	<p>Under SPP3.5, the Shire is required to have regard to heritage places and areas in formulating the local planning strategy. Planning must attempt to minimise the extent to which land use zoning and other planning controls conflict with, or undermine, heritage conservation objectives.</p> <p>The Shire of Boyup Brook has a heritage inventory which includes one State registered heritage site. Historic buildings, industries and meeting places enrich the characteristics of the region and provide benefits to the economy through tourism and community wellbeing and should be protected.</p>
SPP3.6 Development Contributions for Infrastructure	<p>SPP 3.6 sets out the principles and requirements to create a transparent framework for the establishment and collection of infrastructure contributions. The policy applies where new development results in a demand for additional infrastructure, services and facilities.</p> <p>Developers are responsible for the provision of infrastructure where their development generates the demand for the additional infrastructure.</p>	The Shire's LPS identifies potential investigation areas which may – if developed – place additional demand on infrastructure.
SPP3.7 Planning in Bushfire Prone Areas	SPP3.7 applies to all land designated as bushfire prone and guides the implementation of risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.	The Local Planning Strategy needs to consider the bushfire context of the Shire and appropriate bushfire management as it applies to the Shire, with particular focus on the Boyup Brook townsite and other settlement areas.

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP4.1 State Industrial Interface	<p>SPP4.1 develops a framework to address the protection of industrial zones and any other specific land use that may generate pollutant emissions. The policy establishes objectives and principles for securing on-site and offsite buffer areas and provides for the safety and amenity of surrounding land uses.</p> <p>Draft State Planning Policy 4.1 Industrial Interface was advertised in 2018 and proposes a broader application of the policy to planning for industrial zones and infrastructure reserves. The draft also proposes new policy measures for planning for transitional zones and an implementation section which outlines planning approaches for each stage of the planning framework.</p>	<p>The strategy identifies a number of industrial investigation areas for economic and employment benefit of the Shire. In investigating future land use, potential buffer areas will need to be investigated and suitably planned for.</p> <p>The interface of industrial and other land uses is also critical for the Shire.</p>

STATE PLANNING POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
SPP5.4 Road and Rail Noise	<p>SPP5.4 applies where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes.</p> <p>The policy aims to protect the community from unreasonable levels of transport noise; protect strategic and other significant freight transport corridors from incompatible urban encroachment; ensure transport infrastructure and land-use can mutually exist within urban corridors; ensure that noise impacts are addressed as early as possible in the planning process; and encourage best practice noise mitigation design and construction standards.</p>	<p>The local planning strategy should aim to avoid the risk of future land-use conflict with noise by identifying the location of relevant transport corridors and distinguishing their function. Within the Shire of Boyup Brook, Donnybrook-Boyup Brook Road, Bridgetown-Boyup Brook Road, and Boyup Brook – Kojonup Road are recognised as 'Other significant freight/traffic route' which are within the 200m trigger distance under the policy.</p>
SPP7.0 Design of the Built Environment	<p>SPP7.0 seeks to deliver economic, environmental, social and cultural benefits by addressing design quality and built form outcomes in WA.</p> <p>This policy sets out the objectives, measures, principles and processes which apply to the design and assessment of built environment proposals through the planning system.</p>	<p>The Strategy recognises that the ten principles of the SPP will underpin the Shire of Boyup Brook approach to the design of built form and integrate into the new Scheme and any future or amendment planning policies.</p>
SPP7.3 Residential Design Codes	<p>SPP7.3 Volumes 1 and 2 provide residential design provisions for residential development across Western Australia and are used for the assessment of residential subdivisions.</p>	<p>The R-Codes apply to all 'Residential' zoned land within the Shire and guide the future development potential of land as noted in the Strategy, particularly within the Boyup Brook townsite.</p>

2.3 Regional Planning Context

The WAPC prepares various regional planning instruments to guide land use and development at the regional and sub-regional level, including:

- Regional and Sub-regional planning strategies and structure plans
- Regional Planning Schemes

Regional planning instruments considered to be specifically relevant to the City/Town/ Shire are outlined and described in **Table 8**.

Table 8: Regional planning instrument overview and local planning strategy implications and responses

REGIONAL PLANNING INSTRUMENT	REGIONAL PLANNING INSTRUMENT OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
South West Regional Planning and Infrastructure Framework (December 2015)	<p>The South West Planning and Infrastructure Framework provides an overall strategic context for land-use planning in the South West region.</p> <p>The Framework identifies population growth; building sustainable communities; building inclusive communities; sustainable environment; climate change; natural hazards and disasters; natural resources and agriculture; economy and employment; transport and infrastructure; and heritage and culture as key areas of focus in the planning of the region.</p>	<p>For the stability of Boyup Brook, the Framework identifies that diversification and strengthening of the Warren-Blackwood sub-region's economy is necessary - particularly to provide opportunity for young adults. The Local Planning Strategy seeks to identify land use opportunities that can promote the local economy and increase employment opportunities to retain and attract young adults to the Town.</p>

2.4 Development Control and Operational Policies

Operational policies guide decision making in relation to subdivision and development applications. Those operational policies considered relevant to the local planning strategy are listed and described in **Table 9**.

Table 9: Operational policies

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
OP1.1 Subdivision of Land-General Principles	OP1.1 establishes the general principles used by the Western Australian Planning Commission (WAPC) in determining applications for the subdivision of land. The policy also indicated the basic requirements for the creation of new lots.	The Strategy prepares for the potential growth of Boyup Brook including recognising areas of potential expansion. The Strategy recognises any subdivision of land will need to address OP1.1.
DCP1.7 General Road Planning	DCP1.7 establishes the requirements for land contributions and the construction of various categories of roads. It also outlines principles that apply to aspects of the planning and provision of all types of roads and clarifies the role of roads as service corridors for public utilities.	The Strategy outlines growth opportunities within the Shire and deficiencies in the current road network. Any necessary changes to the road planning within the Shire will need to consider DCP1.7.
DCP2.2 Residential Subdivision	DCP2.2 sets out the WAPC's requirements for landowners intending to subdivide residential land. It assists to create a diversity of lot and housing types throughout the State.	The Strategy prepares for the potential growth of Boyup Brook including recognising areas of potential expansion. The Strategy recognises any subdivision of land will need to address DCP2.2.

POLICY	POLICY OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
DCP2.3 Public Open Space in Residential Areas	DCP2.3 requires that 10 percent of the gross subdivisible area of a conditional subdivision shall be given up free of cost by the subdivider for public open space.	Any future subdivision of land within Boyup Brook as per planning investigation areas in the Strategy will need to comply with DCP2.3 to ensure adequate POS provision remains within the Shire.
DCP2.6 Residential Road Planning	DCP2.6 sets out the WAPC's requirements for the planning and design of roads in residential areas and provides guidelines for the design and layout of residential road.	The Strategy prepares for the potential growth of Boyup Brook including recognising areas of potential residential expansion which require road planning in line with DCP2.6..
DCP3.4 Subdivision of Rural Land	DCP3.4 guides the subdivision of rural land to achieve the key objectives of State Planning Policy 2.5: Rural Planning, The policy clarifies that rural living is considered a residential land use and not a rural land use and the policy does not apply to rural living proposals or subdivision.	The Local Planning Strategy recognises that Agriculture is a key industry for the Shire and any future subdivision within rural zoned land to support primary production will be subject to consideration under DCP3.4.
DCP4.1 Industrial Subdivision	DCP4.1 provides guidance on the matters considered by the WAPC when determining applications for industrial subdivision throughout the State. These include such matters as the design and shape of industrial lots, road layout, servicing and open space requirements.	The Strategy outlines industrial growth as necessary for economic and employment within the Shire. Future industrial subdivision must comply with the requirements of DCP4.1

2.5 Position Statement and Guidelines

Position statements are prepared by the WAPC to set out the policy position or advice of the WAPC with respect to a particular planning practice or matter. Guidelines are prepared by the WAPC to provide detailed guidance on the application of WAPC policies. Those position statements or guidelines of the WAPC that are considered relevant should be included in **Table 10**.

Table 10: Position statement and guidelines

POSITION STATEMENT/ GUIDELINES	OVERVIEW	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Residential Accommodation for Ageing Persons	<p>The position statement outlines the WAPC requirements to support the provision of residential aged care within the local government planning framework in WA.</p> <p>The position statement recognises that with WA's ageing population matters such as land use, residential accommodation needs for older people and supporting community services need to be planned for.</p>	<p>As of 2016, the Shire of Boyup Brook had a median age of 49 - significantly above the State median of 36 - and 31.9% of the population was aged over 60, compared to 19.3% in WA.</p> <p>Based on the population composition of the Shire, the Strategy recognises there is a need to address future requirements for the residential accommodation needs for older people.</p>
Tourism in Bushfire Prone Areas	The position statement provides guidance for tourism land uses within bushfire prone areas. The position statement maintains primacy for the protection of life but also recognises that the protection of property or infrastructure may be secondary to the social and economic development of a region.	Much of the Shire of Boyup Brook is located within Bushfire Prone Areas and tourism is a key attractor for the Shire which the Strategy recognises needs to continue as the Shire grows.

3.0 LOCAL PLANNING CONTEXT

3.1 Strategic Community Plan

The Shire's Strategic Community Plan was adopted on 7 October 2021. Key themes and outcomes which are relevant to land use planning are outlined in **Table 11**.

Table 11: Shire of Boyup Brook Strategic Community Plan

THEMES	OUTCOMES	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Built Environment	<ol style="list-style-type: none"> 1. Provide sustainable infrastructure that serves the current and future needs of the community. 2. Create a safe and inviting community for locals and visitors. 3. Preserve the history and heritage of the built environment. 	<p>Plan for short-, medium- and long-term community needs in relation to infrastructure and land use planning.</p> <p>Promote the development and activation of nodes and precincts to support effective land management and town planning.</p>
Social/Community	<ol style="list-style-type: none"> 1. Support a healthy, active, vibrant community. 2. Promote quality education, health, childcare, aged care and youth services. 3. Encourage the preservation of our culture, heritage and history. 	Facilitate development opportunities that assist in retaining and growing the population including childcare and aged care.
Economic Development	<ol style="list-style-type: none"> 1. Make land available for economic growth, development and improvement. 2. Be a business friendly Shire and create conditions for economic growth. 3. Support a strong and inclusive economy. 	Identify planning investigation areas which could increase land availability for industry, housing, and the tourism sector.

THEMES	OUTCOMES	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Natural Environment	<ol style="list-style-type: none"> 1. Manage natural resources sustainably. 2. Deliver a sustainable and progressive approach to waste management. 3. Manage responsible growth with respect for Boyup Brook's natural environmental heritage. 	<p>Investigation, management and conservation of the natural environment, lands and water is necessary prior to development in any investigation areas.</p> <p>Preservation of significant places of interest for both the local community and tourists to assist in growth of the Shire.</p>

3.2 Previous local planning strategy(s)

There is no previous local planning strategy.

3.3 Local Planning Scheme

Local Planning Scheme No.2, adopted on 7 November 1997 is the primary document for controlling land use and development within the Shire. A new local planning scheme is to be prepared to align with the Local Planning Strategy.

3.4 Local Planning Policies

Local planning policies can be prepared by the Shire in accordance with Division 2 of Schedule 2 of the Regulations in respect to a particular class or classes of matters specified in the policy; and may apply to the whole Scheme area or part of the Scheme area. An overview of the Shire's local planning policies and implications for the local planning strategy are provided in **Table 12**.

Table 12: Local planning policies

NAME OF LOCAL PLANNING POLICY	DATE OF ADOPTION/ LAST AMENDMENT	PURPOSE OF LOCAL PLANNING POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
P01 Landscaping	17 June 2004 (adopted) 21 December 2007 (amended) 18 June 2020 (reviewed)	P01 aims to improve or maintain the appearance of commercial and industrial development through a requirement for 5% landscaping of lots to be included in commercial or industrial sites.	When determining investigation areas and potential yield, the Strategy needs to recognise the impact a 5% requirement may have on lot sizes and the footprint commercial and industrial buildings may need.
P02 Subdivisions – Drain and Fill Conditions	17 June 2004 (adopted) 16 February 2017 (amended) 18 June 2020 (reviewed)	P02 provides guidelines for subdivisions which require drain and fill. The guidelines outline requirements for fill levels; compaction; drainage; and drain and fill in non-urban areas.	The Strategy recommends development should be limited outside of urban areas, instead focusing residential, commercial and industrial development near urban areas.
P03 Subdivisions and Amalgamations	17 June 2004 (adopted) 16 February 2017 (amended) 18 June 2020 (reviewed)	P03 provides guidance for matters to be considered in the assessment of subdivisions and amalgamations within rural land.	Future development planning within the Strategy proposes development should be focused in urban areas with limited development of rural land.

NAME OF LOCAL PLANNING POLICY	DATE OF ADOPTION/ LAST AMENDMENT	PURPOSE OF LOCAL PLANNING POLICY	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
P05 Bed and Breakfast Accommodation	17 June 2004 (adopted) 16 February 2017 (amended) 18 June 2020 (reviewed)	P05 facilitates alternative tourist accommodation types for a range of locations whilst maintaining the amenity of those locations for permanent residents. The policy provides a number of minimum standards and conditions which must be met for the operation of bed and breakfast accommodation.	The Strategy recognises the importance of Tourism for the economy and the growth of the Shire of Boyup Brook. Alternative tourism accommodation must be supported to ensure a broad tourism market is accommodated for.
P07 Feedlots Animal Husbandry- Intensive	17 June 2004 (adopted) 21 December 2007 (amended) 16 May 2019 (amended) 18 July 2019 (amended) 18 June 2020 (reviewed)	P07 protects the natural environment and amenity of rural land by creating guidelines for feedlots in the 'Rural' zone to ensure they do not adversely impact on the rural activities carried out on the land and neighbouring farms.	The Shire has a predominantly Agriculture based economy and therefore, the Strategy recognises the importance of protecting Agricultural activities whilst seeking to prevent land use conflict that could impact growth opportunities.
P10 Fire	27 August 2015 (adopted) 18 June 2020 (reviewed)	P10 details requirements for all scheme amendments, structure planning, subdivision, building envelope relocation, planning consent and building permit applications in relation to bushfire management.	The majority of the Shire of Boyup Brook is located within a Bushfire Prone Area as defined by the Department of Fire and Emergency Services. Planning for future growth needs to comply with P10 as well as State Planning Policy 3.7 and should consider WAPC Position Statement 'Tourism in Bushfire Prone Areas'.

3.5 Structure Plans

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide the basis for zoning and subdivision of land. An overview of the structure plans within the Town, and implications for the local planning strategy are provided in **Table 13**.

Table 13 – Structure plans

NAME OF STRUCTURE PLAN	DATE OF WAPC APPROVAL/ LAST AMENDMENT	PURPOSE OF STRUCTURE PLAN	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Boyup Brook District Structure Plan Area No. 4 (WAPC SPN 0496)	Approval May 2016	The district structure plan provides guidance for the preparation of local structure plans as part of a process of developing 'rural' zoned land south of the Boyup Brook townsite into 'rural small holdings'.	The Strategy recognises that larger lots and a rural lifestyle are attractors for potential population growth and some areas of strategically located 'rural small holdings' growth may support the future needs of the Shire.
Lot 913 Fern Valley Road, Boyup Brook (WAPC SPN 2221)	Approval October 2019	The local structure plan is required to facilitate the future subdivision, development of infrastructure servicing of the subject land into two lots measuring approximately 20.24 hectares and 20.33 hectares, respectively.	The Strategy recognises that there is sufficient supply of 'Rural Small Holdings' land. The land has been rezoned but not yet subdivided and the land will contribute to the Shire's rural land holding supply to ensure it remains sufficient.

3.6 Local Development Plan

Local development plans can be prepared in accordance with Division 2 of Schedule 2 of the Regulations for land within the Scheme area to provide guidance for future development in relation to site and development standards and any exemptions from the requirement to obtain development approval. No local development plans have been approved within the Shire of Boyup Brook Local Planning Scheme No. 2 area.

3.7 Other Relevant Strategies, Plans and Policies

Table 14 outlines other strategies, plans and policies that are relevant to the local planning context within the Shire of Boyup Brook.

Table 14: Other relevant strategies, plans and policies

NAME OF STRATEGY, PLAN, POLICY	DATE APPROVED	PURPOSE	LOCAL PLANNING STRATEGY IMPLICATIONS AND RESPONSES
Shire of Boyup Brook Local Rural Strategy 2010	May 2010	<p>The Local Rural Strategy is intended to act as a supporting document for the Shire's Local Planning Scheme and provide rationale for zones and policies that affect the use and management of rural land within the Shire.</p> <p>The Rural Strategy is designed to provide a community vision for the future of rural areas; an outline the relationship between State government plans, strategies and policies affecting rural areas; an overview of physical and socio-economic attributes of rural areas; an analysis of rural planning and land use issues; and context sensitive guidelines for decision making in rural areas.</p>	<p>The Rural Strategy is not intended to be a Local Planning Strategy as it does not address townsites planning and development matters, however given the predominantly rural nature of the Shire it provides support to the Local Planning Strategy.</p> <p>The rural strategy recognises the protection of agricultural land as a key focus which aligns with the local planning strategy's recognition of the importance of the agricultural industry to the Shire.</p>

4.0 LOCAL GOVERNMENT PROFILE

The Shire of Boyup Brook comprises an area of 2,838km² and is located in the Warren-Blackwood sub-region of the South West Region of Western Australia. The Shire’s principal centre, Boyup Brook townsite, is located 270 kilometres south of Perth and 119 kilometres south east from the South West’s principal regional centre of Bunbury. The Shire of Boyup Brook adjoins Bridgetown-Greenbushes and Manjimup to the south-west, Donnybrook-Balingup and Collie to the north and West Arthur, Kojonup and Cranbrook to the south-east.

The Shire is predominantly rural with livestock (meat and wool) and cropping being the mainstay of the local farming economy. Local farm industries include: Vineyards, Olives and Orchards; Timber Plantations; Feedlots (Sheep, Cattle and Pigs); Grain Harvesting, storing and wholesaling; and Cottage Industries (machinery manufacturing).

Its natural elements, including large areas of State Forest, undulating landscapes and river systems, are appealing to tourists and persons seeking a rural lifestyle in a naturally enhanced setting.

The climate of the Region is a warm temperate Mediterranean type with distinct seasons characterised by cool, wet winters and warm to hot, dry summers. Community services including civic, education, sporting, commercial and industry are available in the Boyup Brook townsite, which provides social and economic wellbeing to persons living and working in the region.







4.1 Demographic Profile and Population Forecast

4.1.1 Demographic Profile




The Shire of Boyup Brook’s demographic profile is used to inform future planning for housing, community, infrastructure, open space, service infrastructure, transport and the local economy. **Table 15** provides an overview of the distribution across the settlement areas of the local government and **Figure 9 and 10** provide an overview of key demographic characteristics and trends within Boyup Brook as compared to Western Australia.

Table 15: Shire of Boyup Brook Population Distribution

SETTLEMENT	POPULATION (2016 CENSUS)
Boyup Brook	911
Mayanup	163
Dinninup	124
Kulikup	115
Wilga	57
Tonebridge	23
<i>Remainder of LGA</i>	<i>308</i>
TOTAL	1,701

DEMOGRAPHICS			BOYUP BROOK (LGA)	WESTERN AUSTRALIA
POPULATION		Population (2016)	1,701	2,474,410
		Population change 2006-2016	+ 14.7%	+ 26.3%
		Median Age	49	36
AGE		Children aged 0-14	18.6%	19.3%
		Teens 15-19	3.6%	6.1%
		Adults aged 20-39	15.3%	28.8%
		Adults aged 40-59	30.6%	26.5%
		Adults >60	31.9%	19.3%
		Couples without children	53.7%	38.5%
HOUSEHOLD COMPOSITION	 	Families with children	46.4%	59.8%
		Lone person household	27.9%	23.6%
		Average house size (people)	2.3	2.6
		Language other than English spoken at home	2.9%	19.0%
ETHNICITY & MIGRATION PATTERN		People born outside of Australia	14.7%	34.8%
		Occupied	78.5%	86.7%
DWELLINGS		Unoccupied	21.5%	13.3%
		Separate house	97.4%	79.1%
		Rented	20.0%	28.3%
		Median monthly mortgage repayment	\$1,300	\$1,993
		Median weekly rent	\$133	\$347

*Statistics as per ABS 2016

DEMOGRAPHICS			BOYUP BROOK (LGA)	WESTERN AUSTRALIA
EMPLOYMENT		Unemployment Rate	4.9%	7.8%
		Employed Full-Time	55.0%	57.0%
		Employed Part-Time	31.8%	30.0%
		Managers	37.1%	12.0%
		Labourers	14.2%	9.7%
		Agriculture, Forestry and Fishing	46.4%	2.4%
EDUCATION		Primary School Students	35.5%	27.4%
		High School Students	19.0%	20.4%
		Highest education level: Bachelor degree or above	10.4%	20.5%
INCOME		Median weekly personal income	\$600	\$724
		Median weekly family income	\$1,363	\$1,910
		Median weekly household income	\$1,096	\$1,595

*Statistics as per ABS 2016

4.1.1.1 Demographic Issues and Opportunities

Population

The population demographics of the Shire indicate an ageing population and a lack of late teens and young adults and a median age 13 years above the Western Australian average. For the growth of the Shire, young residents need to be retained and attracted to the Shire with education and employment opportunities.

The Shire must also plan for an ageing population by ensuring adequate community services and housing for aged persons requiring varying levels of support.

Community Services

Infrastructure at the Boyup Brook townsite sporting precinct is ageing and in need of redevelopment. Consideration should be given to seeking funding and co-locating recreation/sporting and community services in the one location.

With an increasing adolescent and aged population, demand for services such as medical, aged accommodation and recreation is expected to increase.

Accommodation

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

Housing

The housing stock within the Boyup Brook townsite and for some rural properties is ageing and in need of redevelopment. The development of a reticulated sewer system, has the potential to entice redevelopment, subdivision and grouped housing development. Depressed house prices have been a disincentive to redevelopment or refurbishment compounding the deterioration of the housing stock.

4.1.2 Population Forecast

Population forecasts relevant to the timeframe of the local planning strategy are fundamental to identifying the number of new dwellings required for supporting the future population and for defining the extent to which residential intensification and other land use change is required to be identified by the local planning strategy.

To calculate the population forecast for the Shire of Boyup Brook, WA Tomorrow data from Population Report No. 11 - Medium Term Population Forecasts for Western Australia 2016 to 2031 has been utilised. **Table 16** highlights the potential population growth across 5 scenarios representing low, medium-low, medium, medium-high and high forecasts (Bands A to E respectively).

Table 16: Shire of Boyup Brook WA Tomorrow Population Forecast 2016-2031

YEAR	BAND A	BAND B	BAND C	BAND D	BAND E
2016	1,690	1,690	1,690	1,690	1,690
2021	1,325	1,590	1,725	1,865	2,185
2026	1,220	1,575	1,735	1,895	2,325
2031	1,220	1,605	1,760	1,930	2,355

Extrapolation of the population forecast provided by WA Tomorrow to align with the Shire of Boyup Brook's Local Planning Strategy's timeframe of 2021-2036 provides an estimated population in the local government area of 1,830 people by 2036.

4.1.2.1 Population Forecast - Issues and Opportunities

Land Supply

Within the Boyup Brook townsite, land supply is available for residential development, but has not been developed, due to low demand, housing vacancy, static population growth and constraints to development.

Constraints to Development

In recent, the majority of housing development has occurred on 'Rural Residential' and 'Rural' zoned land adjoining the Boyup Brook townsite, rather than 'Residential' zoned lots in the heart of the Boyup Brook townsite. This has been mainly due to the lack of available land and subdivision viability associated with the cost of servicing and low return on investment.

Lots are not currently serviced with reticulated sewer, meaning consolidation opportunities are limited. Whilst the Water Corporation has previously identified the Boyup Brook townsite for a sewerage treatment system, the Corporation has since advised that this project is unlikely to be undertaken. This will influence the form and density of future land and housing development.

Housing Diversity

Single, detached housing is the predominant housing type within the Shire, representing 97.4% of dwellings (ABS, 2016). The constraints on development including land availability, zoning and servicing and lack of demand have contributed to low levels of new housing approvals. From 2011-2017 the majority of dwellings were approved in rural and Rural Residential zones. There were 40 new dwellings approved in the rural zone and 16 new dwellings approved in the Special Rural zone between 2011 and 2017. The lack of diversity in the housing stock in the Shire may limit who is attracted to the area and may present challenges for those who may wish to downsize and no longer live on larger properties or who want to move for a semi-rural lifestyle away from large cities.

4.1.3 Yield Analysis

Analysis of residential, commercial and industrial yield recognises where issues and opportunities may exist and where the Local Planning Strategy needs to address investigation areas to support potential growth opportunities within the Shire. **Tables 17, 18 and 19** represent an overview of the potential yield within the Shire of Boyup Brook.

4.1.3.1 Yield Analysis - Issues and Opportunities

Residential Yield

Based on Scheme zones and standards, there is the potential for an additional 961 lots to accommodate living in the Shire of Boyup Brook, however, increased densities in the Boyup Brook townsite are dependent upon the provision of a reticulated sewerage scheme.

There is land appropriately zoned to accommodate population growth. Land and housing affordability, growth in employment opportunities and a continuation of servicing are essential elements to help stimulate growth.

Commercial and Industrial Yield

The potential for additional commercial and industrial lots is limited due to the use of available land and low commercial incentive to rationalise/subdivide underutilised land. There has been external interest in commercial/industrial opportunities within the Shire, however, with a lack of suitably zoned land, new businesses cannot move into the Shire and existing businesses cannot expand. This limits economic and employment growth within the Shire.

Table 17: Shire of Boyup Brook Residential and Rural Living Dwelling Yield

INVESTIGATION AREA	INVESTIGATION LAND AREA (HA)	DEVELOPABLE AREA (HA)	DENSITY (R-CODE)	LOT SIZE (MIN. & AVG)	ESTIMATED LOT YIELD
Boyup Brook <i>'Residential' zone (Includes 'Guided Development' area)</i>	34.41 Ha	29.37 Ha	Varies	Varies (as per R-Codes) ²	Current number of lots – 315 Potential additional yield – 255 Total Potential lots – 570
Boyup Brook <i>'Special Rural' zone (Includes Structure Plan Areas 1 and 2)</i>	651.38 Ha	488.87 Ha	N/A	Assumes minimum 1.5 Ha lot size	Current number of lots – 122 Potential additional yield – 368 Total Potential lots – 490
Boyup Brook <i>'Rural Small Lot Holding' zone (Includes Structure Plan Areas 3 and 4)</i>	356.85 Ha	356.85 Ha	N/A	Assumes average 20 Ha lot size	Current number of lots – 13 Potential additional yield – 17 Total Potential lots – 30
Mayanup Settlement- <i>'Urban' zone</i>	274ha	-	-	-	Current number of lots – 55
Dinninup Settlement- <i>'Urban' zone</i>	15ha	-	-	-	Current number of lots – 41
Kulikup Settlement- <i>'Urban' zone</i>	143ha	-	-	-	Current number of lots – 44
Wilga Settlement- <i>'Urban' zone</i>	3.54ha	-	-	-	Current number of lots – 24
Tonebridge Settlement- <i>'Urban' zone</i>	37.32ha	-	-	-	Current number of lots – 23
TOTAL RESIDENTIAL AND RURAL LIVING DWELLING YIELD					Current number of lots – 637 Potential additional yield – 640 Total potential lots – 1,277

Table 18: Shire of Boyup Brook Commercial Floorspace Yield

INVESTIGATION AREA	INVESTIGATION LAND AREA (HA)	DEVELOPABLE AREA	ESTIMATED YIELD
Boyup Brook Townsite- <i>'Commercial' zone</i>	4.33 Ha	3.14 Ha	Estimated 1.57 Ha NLA

Table 19: Shire of Boyup Brook Industrial Floorspace Yield

INVESTIGATION AREA	INVESTIGATION LAND AREA (HA)	DEVELOPABLE AREA	ESTIMATED YIELD
Boyup Brook Townsite- <i>'Light Industrial' and General Industrial' zone</i>	285.09 Ha	129.58 Ha	Based on a range of 1,000m ² to 1 Ha lot, estimated yield of 140 lots

4.2 Community, Urban Growth and Settlement

This section outlines the key issues and opportunities with respect to housing, built form, public open space and community infrastructure which inform the relevant direction and actions in Part 1 of the Strategy.

4.2.1 Housing

Single, detached housing is the predominant housing type within the Shire, representing 97.4% of dwellings (ABS, 2016), however, the majority of housing development has occurred in rural and Rural Residential areas on the fringe of the Boyup Brook townsite. Refer to Section 4.1.2.1 for further details on housing trends in the Shire. These trend are expected to continue with persons moving to the region for a change from urban to rural lifestyle living.

4.2.1.1 Housing - Issues and Opportunities

There is a need to attract more housing development in the Boyup Brook townsite and to encourage diversity of lot sizes (4000m² – 5000m²) as an extension to the existing developed areas. As there is no available reticulated sewer, the Shire's Scheme restricts development to one dwelling for every 666m² (R15), meaning marginal potential for subdivision or infill development and ultimately accommodation for aged persons. This may change in the long term with the development of a sewer scheme that enables subdivision or group housing. Various parcels of land exist in and around the Boyup Brook townsite, with the opportunity for residential and rural lifestyle structure planning, subdivision and development. The rural lifestyle areas are within easy reach of services in the Boyup Brook townsite and retain a natural appeal and in some instances, an outlook over the Blackwood River. The residential precincts offer opportunities for affordable housing (Shire owned land) and grouped housing for aged persons and tourists.

4.2.2 Built Form and Character

The character of Boyup Brook is one of the key attractions for residents and tourists to the Shire and is recognised as a rural character with high quality visual landscapes and small scale built form. Lot sizes are large and allow a rural lifestyle with a focus on connection to and prioritisation of the natural environment.

4.2.2.1 Built Form and Character - Issues and Opportunities

Conventional urban growth does not fit within the character of the Shire of Boyup Brook or the Boyup Brook townsite. The characteristics which draw residents and tourists to the Shire are the rural nature with high quality visual landscapes, small scale built form and large lots.

As the Shire has evolved without access to full servicing that would be required for more typical urban development, there are now constraints on achieving the typical urban development, particularly within the Boyup Brook townsite, where growth would be expected to occur. Growth within the existing townsite, except for large parcels, is generally limited and an ability to identify a variety of different land supplies is required within the Strategy to provide for future residential growth opportunities.

Growth opportunities must also respect the established built form and character of the Shire as they act as an attractor for residents and tourists and therefore growth should allow larger lot sizes, small scale built form and connection to and celebration of the natural environment.

4.2.3 Cultural Heritage (Historic and Aboriginal Heritage)

Existing historic buildings, industries and meeting places, such as the Boyup Brook Town Hall, Norlup Homestead and Flax Mill, enrich the characteristics of the region and provide benefits to the economy through tourism and community wellbeing.

The Heritage of Western Australia Act 1990 requires local governments to identify buildings of cultural heritage significance through a Municipal Inventory. Identifying, grading and documenting the places and areas in the Municipal Inventory is undertaken in accordance with the 'Criteria for the Assessment of Local Heritage Places and Areas', State Heritage Office, WA.

4.2.3.1 Cultural Heritage (Historic and Aboriginal Heritage) - Issues and Opportunities

Throughout the Shire, whilst there are good examples where heritage is preserved, degradation of some heritage places is occurring through:

- Gradual degeneration of the heritage asset;
- Poor maintenance;
- Poor knowledge of the significance of the place, either by the community or by the owner;
- Poor record of the places being maintained by the relevant authorities or those places not being registered in any manner; and
- Inadequate funding.

The Local Government needs to review its heritage inventory to:

- Align with the standard criteria developed by the State Heritage Office;
- Ensure the evaluation of each place is accurate, consistent and up-to-date;
- Include new places, precincts and areas; and
- To enforce protection of heritage through scheme and policy provisions

Aboriginal Heritage is not currently well recognised within the Shire's planning framework.

4.2.4 Activity Centres (Residential and Community)

Within the Shire of Boyup Brook, there is one 'Principal Centre' (Boyup Brook townsite) and five small rural settlements. **Table 20** provides an overview of these settlements and the activities which they support.

Table 20: Shire of Boyup Brook Activity Centres and Services

SETTLEMENT	COMMERCIAL AND COMMUNITY SERVICES
Boyup Brook	<ul style="list-style-type: none"> • Supermarket; • Commercial shops and service outlets; • Hospital and aged care/lodging; • Recreation precinct; • Administration centre; • Community Resource Centre, Museum and Tourist Centre; and • Primary and High Schools
Mayanup Dinninup Kulikup Wilga Tonebridge	<ul style="list-style-type: none"> • Community Hall(s) • Mayanup has an arena for holding horse (camp-draft) eventing. • Dinninup holds the annual Shire agricultural show.

4.2.4.1 Activity Centres (Residential and Community) Issues and Opportunities

Boyup Brook Townsite

Urban growth and conventional residential densities are constrained by:

- Lack of Reticulated Sewerage;
- Low commercial return on subdivision and development; and
- Natural limitations such as rocky outcrops, steep topography and unsuitable (impermeable) soils.

Whilst Boyup Brook continues to have a country vernacular, this could be threatened by increasingly modern building practises and design which does not respond to the landscape. There is an ongoing need to ensure buildings are sustainable and relevant to the locality.

Rural Settlements

The Shire's rural townsites (Hamlets) have limited social, recreation and commercial services. Residents within the rural townsites are required to travel to the Boyup Brook townsite or surrounding local government area to access many of these services.

Large areas of land exist within rural settlements that are either vacant or unallocated Crown land which is zoned 'Urban'. This land is surplus to demand and needs to be rationalised to avoid unsustainable urban expansion.

4.2.5 Rural Land Uses

The Shire of Boyup Brook is predominately rural in nature with land used for Agricultural purposes which creates the backbone of the Shire's economy and is central to the Shire's character. As per the Shire's Local Rural Strategy (2010), the rural areas are intended to have a well managed landscape which provide opportunities for agricultural uses and an attractive environment for rural settlement, however, there is no expected growth of the rural townships.

4.2.5.1 Rural Land Uses - Issues and Opportunities

There are a number of key planning issues related to rural land within the Shire including:

- a. Protection of Agricultural Land
- b. Farm Restructuring
- c. Housing and Homestead Lots
- d. Conservation Lots
- e. Rural Residential and Rural Small Holdings
- f. Tree Plantations and Farm Forestry
- g. Avoidance of Land Use Conflict
- h. Catchment Management
- i. Land Degradation and Agricultural Management
- j. Tourist Development
- k. Industrial Development
- l. Settlement Strategy.

These issues and strategies for their proactive resolution are handled in depth in the Shire of Boyup Brook Local Rural Strategy (2010).

4.2.6 Public Open Space and Community Facilities

Community spirit is strong and represented by many groups and facilities as outlined in **Table 21**.

Table 21: Shire of Boyup Brook Community Organisations and Facilities

CLUBS AND FACILITIES	
Sporting	Badminton Bowling Football Clay target Croquet Golf Hockey Cricket Camp-draft Netball Pony club Swimming Tennis Water polo
Social	Town halls (Principal centre and rural settlements) Community Resource Centre Country Music Girl Guides Country Women's Association Lions Club Mayanup Progress Boyup P&C Family Playgroup Returned Soldiers League. Childcare
Medical	Hospital; Doctors X2 Aged Persons Lodge – 12 person capacity St John Ambulance Pharmacy
Tourism	Boyup Brook Tourism Association; Caravan Park – at Flax Mill Harvey Dickson's Country Music Centre Boyup Brook Museum

CLUBS AND FACILITIES	
Economy	Upper Blackwood Agriculture Society
Environment	Blackwood Basin Group
Administration Centre	Transport Rates Development and landuse Community events Post Office

The Shire of Boyup Brook Strategic Community Plan has been developed (2013-2023) and aims to: 'Build a safe and secure community, and grow the population through commercial and employment diversity'.

Key priorities of the Community Plan include:

- Preserve and sustain the natural environment;
- Maximise development opportunities and diversify economic capacity;
- Build local area employment opportunities;
- Strengthen service delivery and advocacy, whilst not losing identity and history.

4.2.6.1 Public Open Space and Community Facilities - Issues and Opportunities

Financial revenue streams for the Shire are limited by the ability to source external funding from grant programs and how much the community can sustain in the way of rate increases. Asset Management Planning suggests that the management, replacement and renewal of building and structure assets is catered for with minimal or no funding gap.

Additional issues as identified by the Shire's, 2013 – 2023 Community Strategic Plan include:

- The need for additional youth services (sporting) co-located with other community services in the recreation precinct.
- The need for surveillance measures such as lighting in public areas;
- Strengthen road safety in town, in the face of increasing heavy haulage;
- Develop paths linking residential and tourist areas to commercial and recreation areas;
- Provision of facilities within parkland (sporting, play equipment, passive);
- Examine the opportunity to expand and enhance refuse sites;
- Better promote business and tourism opportunities around town (advertising).

4.2.7 Bushfire Planning

Due to the highly vegetated nature of the Shire of Boyup Brook and the location of significant State Forests, a large proportion of the Shire is located within Bushfire Prone Areas as designated by the Department of Fire and Emergency Services (DFES). The Shire has an endorsed Bushfire Risk Management Plan which creates a coordinated and efficient approach to identification, assessment and treatment of assets exposed to bushfire risk within the Shire.

4.2.7.1 Bushfire Planning - Issues and Opportunities

Future planning and development within Bushfire Prone Areas of the Shire will need to meet the requirements of State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) and the Guidelines for Planning in Bushfire Prone Areas.

Planning investigation areas identified within the Strategy will require prior to subdivision and development that bushfire mitigation can occur.

4.3 Economy and Employment

This section provides an overview of the key issues and opportunities impacting economic activity within the Shire of Boyup Brook and inform the relevant direction and actions in Part 1 of the Strategy.

4.3.1 Activity Centres (Retail, Commercial and Entertainment)

The Boyup Brook townsite acts as the key retail, commercial and entertainment centre for the Shire. There are some employment opportunities within the townsite in service industries, however, the majority of employment within the Shire is in the Agriculture, Forestry and Fishing industries (as per ABS employment industries) for which jobs are not centrally located in the Boyup Brook townsite.

4.3.1.1 Activity Centres (Retail, Commercial and Entertainment) - Issues and Opportunities

There are limited opportunities for growth within the retail, commercial and entertainment sector based on current land use constraints and availability in the Shire. The growth of the Shire will require these industries to provide services to the broader community and needs to be supported through the development of future growth plans.

4.3.2 Agriculture and Food

In the Shire of Boyup Brook, the main farming produce including cereals (wheat, barley, canola, lupins and chick peas); Meat (beef, lamb, goat and pig); Perennials (vineyards); and Timber.

Farming practices are sound and include minimum tillage and grazing which is beneficial to maintaining soil structure; regular crop rotation and avoidance of stubble burning; and application of gypsum (hydrated calcium sulphate).

The majority of the region is at low risk of structure decline and acidification (Department of Agriculture and Food, 2008). The soil conditions are suited to the growing of perennial plants such as grape vines for wine making and fruit trees for food consumption (Department of Agriculture and Food, 2008). Perennial plants are long lived and therefore generally deeper rooted than annuals. Perennial horticulture generally requires irrigating and higher initial capital costs.

The vast majority of land parcels in the Shire of Boyup Brook are more than 40ha and a large majority of those are more than 80ha. Conflict between sensitive land use such as rural living and farming operations is expected to be less where large farm landholdings are in operation. Intensification and diversification within a large landholding can occur inclusive of buffers to sensitive areas. Large land holdings provide greater economic security. With a growing demand for food, greater opportunities are expected for intensive agricultural pursuits such as free range pigs and chickens and perennials.

Tree plantations present various economic, environmental and employment opportunities, however, large scale mono-cultural plantations can have the opposite effect, where entire farm operations are transferred into tree plantations employment and economic benefit can be negatively impacted. Agroforestry is considered to offer far greater sustainable benefits for the region and the community. Agroforestry is a land use management system in which trees or shrubs are grown around or among crops or pastureland. It combines agriculture and forestry technologies to create more diverse and sustainable land use.

Several commercial activities directly associated with the district's primary production are established within the Boyup Brook townsite. These include machinery dealers, agricultural suppliers, stock agents, livestock transporters and real estate agents. Major distributor roads provide access opportunities for produce to various market outlets.

4.3.2.1 Agriculture and Food - Issues and Opportunities

Trends have shifted over the years in the agriculture and food industry. Many of the changes occurring in the rural economy are beyond the scope of the planning system to resolve, including:

- a. Commodity price fluctuations;
- b. Changing demand;
- c. Losing inter-generational continuity of farming families;
- d. Economic pressures;
- e. Technological advances; and
- f. High labour costs.

The growing global demand for food may generate a turn-around in the economy with demand for perennial and intensive livestock farming. Irrigation and chemical spraying of perennials and odours produced by intensive livestock generates a need for stringent management practices and setbacks to sensitive land uses.

There is a potential for land use conflict between rural lifestyle landholders and neighbouring agricultural land as a result of agricultural practises. The farming community, local government and the general population need to work together to lower the risk of land use conflict, to ensure agriculture prospers. Well managed enterprises minimise the occurrence of land use conflicts. There needs to be sufficient flexibility in the planning system to accommodate the needs of intensified agricultural production. Especially considering there is limited high capability production land in the Shire. (Planning, 2004).

Static population growth over the last 20 years has affected the economic and social fabric of the Shire's principal centre and other smaller rural settlements throughout the district (Planning, 2004).

4.3.3 Industry

The key industry of employment within the Shire of Boyup Brook is Agriculture, Forestry and Fishing (as per ABS employment industries) with 46.4% of employed persons within the Shire working in the sector (ABS, 2016). Other key industries of employment within the Shire include Health Care and Social Assistance; Education and Training; Retail Trade and Public Administration and Training.

4.3.3.1 Industry- Issues and Opportunities

The Shire of Boyup Brook has a key locational advantage which may present opportunity to attract new industry to the area based on the transport network and proximity to Bunbury and Albany. The Shire also has a vast area which could present opportunities for businesses providing complementary services to the Agriculture, Forestry and Fishing industries (as per ABS employment industries) to locate within the Shire.

One of the key constraints for attracting new and diverse industry is the lack of appropriately zoned land. The Shire has a lack of land zoned for industrial and commercial purposes for the expansion of existing businesses or the attraction of new business to the Shire.

4.3.4 Tourism

The Shire of Boyup Brook has key tourism attractors including nature trails; the Blackwood River and a role as the country music capital of the Western Australia. The Shire hosts a number of events including the Country Music Festival and Awards; Blackwood Marathon Relay; Harvey Dickson's Rodeo and Upper Blackwood Agricultural Show. The idyllic natural environment of the Shire also makes it a holiday location for farmstays and bed and breakfasts for people looking to escape to the peaceful, quiet surrounds.

4.3.4.1 Tourism - Issues and Opportunities

Within the Shire of Boyup Brook, there needs to be adequate accommodation for tourism to allow the growth of Boyup Brook for a range of holiday makers. Appropriate variety of tourism opportunities need to be supported which requires long-term land use planning to support the growth of the tourism industry.

4.4 Environment

This section outlines the key environmental issues and opportunities which inform the relevant direction and actions in Part 1 of the Strategy.

4.4.1 Natural Environment

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

High value, biodiverse rich systems include:

- a. Two dominant river systems passing through the Shire (Blackwood River and Tone River).
- b. Large vegetated areas in Crown ownership (State Forest); and
- c. Areas identified by the Environmental Protection Act as being Environmentally Sensitive.

Species of the region listed in the Environment Protection and Biodiversity Conservation Act 1999 as being threatened include the Carnaby's (Black) Cockatoo and the Western Ring Tailed Possum.

The deep and steep sided Blackwood Valley is a landscape character icon with its long valley views and intermix of farming and vegetated areas.

4.4.1.1 Natural Environment - Issues and Opportunities

Farming practices including clearing of vegetation, use of chemicals and livestock grazing amid remnant vegetated areas and river systems, has the potential to impact on the environment (biodiversity of life) and the longevity of agricultural practices.

Sustainable and environmentally friendly farming management practices such as fencing off remnant vegetation, incorporating suitable vegetated buffers to water courses, capturing and breaking down soil contaminants prior to reaching water courses and planting of trees on escarpments and low areas subject to soil acidification, is lacking in some areas. Intensification of livestock practices (e.g. feedlots for livestock) has the potential to exacerbate climate change.

4.4.2 Natural Resources and Land Capability

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

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

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

Any areas of native vegetation near to Boyup Brook are extremely likely to contain declared rare flora. Rare orchids have constrained development within the Shire already.

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

4.4.2.1 Natural Resources and Land Capability - Issues and Opportunities

Water

The high levels of salinity in some waterways adversely affects a wide range of community values and opportunities, including agricultural production, riparian vegetation, visual landscape, community facilities and tourism. Riparian areas act to filter water runoff from the adjacent land uses, as well as playing a recreational and educational role for the community. These areas are

under threat from weed infestation and livestock grazing. More information, education, incentives, equity and support are needed as ingredients for a partnership in river and wetland care.

Biodiversity

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

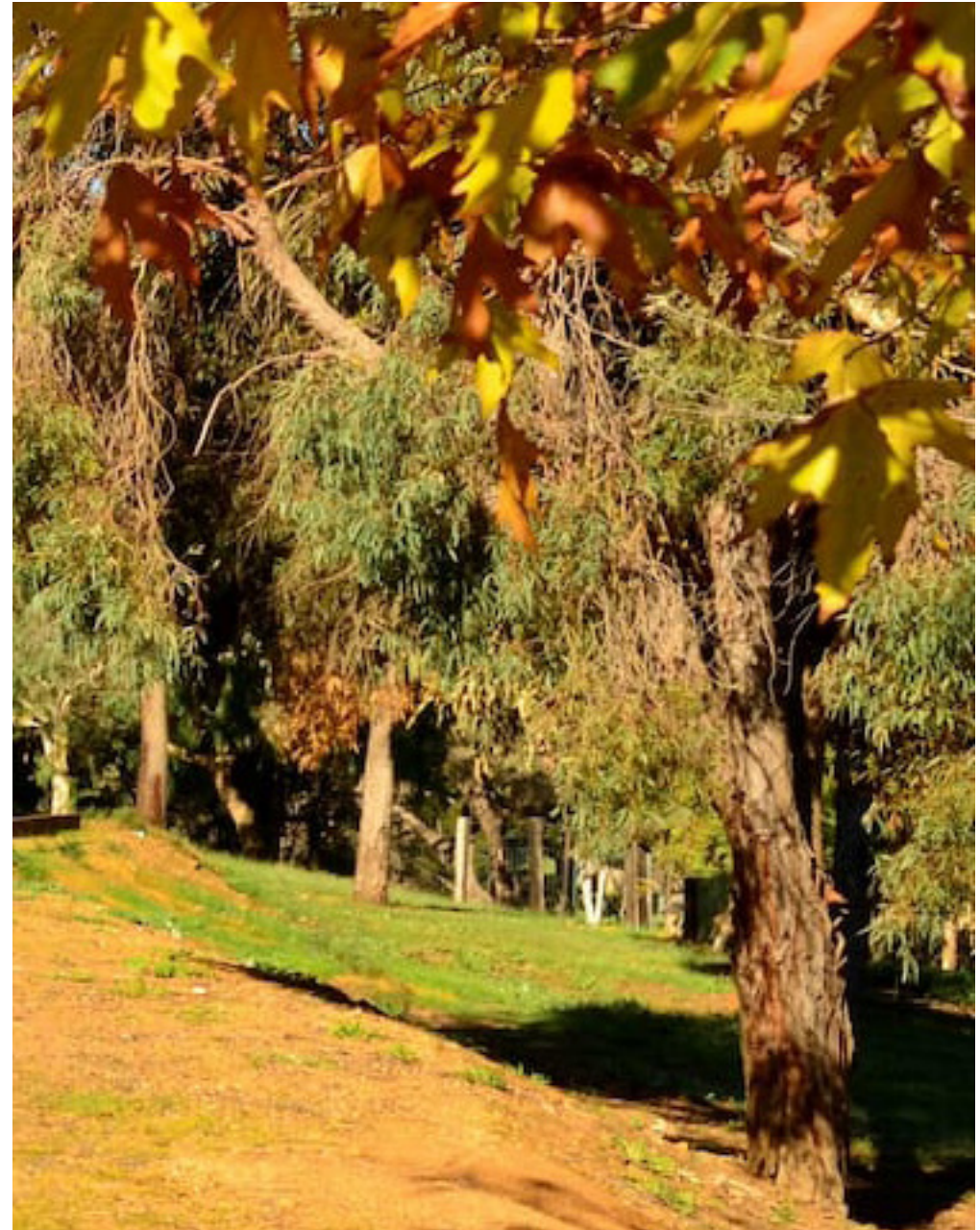
4.4.3 Landscape and Visual Management

The Shire of Boyup Brook is within the Blackwood River catchment area, which is predominantly characterised by cleared agricultural and townsite areas occurring within an undulating landscape and with an expanse of jarrah and marri forest of medium height. The vegetation is represented within state forest areas, tree plantations, roadside reserves, and areas of remnant vegetation on private land. Approximately 40% of the Shire of Boyup Brook remains covered by original native vegetation.

There are a number of areas within the Shire which are vested for the purpose of conservation of flora and fauna. These range in size from significant areas such as the Tone-Perup Nature Reserve, to smaller nature reserves. There are also a number of vested reserves or other lands under the control of the Shire or State Government agencies. The Blackwood River catchment area is predominantly made up of course grained soils (gravel) and granite bedrock. Generally, it can be said that the Blackwood River catchment has considerable water supply, recreational, heritage and environmental values.

4.4.3.1 Landscape and Visual Management - Issues and Opportunities

There is an ongoing degradation of landscape through clearing or man-made modification. Dryland salinity, wind and water erosion, siltation and eutrophication, remnant vegetation decline, stream degradation and water logging have been identified as the key issues of concern in this region. Given the typical soil structure and low annual rainfall, many areas are currently being farmed beyond their capacity. The ongoing threat to the future sustainability of agriculture indicates an important role for planning in promoting the adoption of improved land management and codes of practice.



4.5 Infrastructure

This section outlines the key infrastructure issues and opportunities which inform the relevant direction and actions in Part 1 of the Strategy.

4.5.1 Transport Network

The Boyup Brook - Cranbrook Road and Wingebellup Road form part of an alternative transport route between the Great Southern, South West, and Peel Regions. In addition to through traffic, it services abutting farming properties, private tree plantations and several tourist destinations. The route carries a mix of heavy and light traffic including livestock, timber and tourist vehicles and is a school bus route.

The Boyup Brook - Arthur River Road forms part of an inter-regional link between the South West and Wheatbelt Regions, for the transport of grain, livestock, timber and woodchips.

The Boyup Brook North, Bowelling-McAlinden and McAlinden Roads are heavy haulage routes between the Boyup Brook-Arthur River Road and the Donnybrook-Boyup Brook Road (MO 13) to access the Bunbury Port. Predominately used as a route for the plantation timber industry, averaging 42,500 tonnes (3 year period). The route also carries a mix of heavy and light traffic including livestock, grain, agricultural vehicles and school buses. These roads accommodate heavy haulage and agricultural traffic from the eastern portion of the Shire of Boyup Brook and the western portion of the Shire of West Arthur. Cardiff-McAlinden Road links Collie and Boyup Brook Shires. It provides access to Power House Road, Muja Power Station, Collie Motor Complex and the Muja Coal Mine.

Bridgetown – Boyup Brook Road is an east-west access and forms part of a link from the South West Highway to areas around the Shire of Boyup Brook. Used as a heavy haulage route for the timber industry as well as access to private properties both agricultural and otherwise. It is a strategic heavy vehicle arterial road route in the Shire of Boyup Brook for the transportation of plantation timber to the State Roads accessing the port of Bunbury, averaging 33,000 tonnes (3 year period).

4.5.1.1 Transport Network - Issues and Opportunities

Boyup Brook - Arthur River Road alignment is sub-standard for the volume and type of traffic using the road. Several sections of the road require widening and re-alignment to accommodate the passenger vehicle, heavy haulage freight and school bus traffic mix.

With increasing volumes of heavy traffic servicing the plantation timber, cattle and grain industry and increasing volumes of tourist traffic using the Boyup Brook - Cranbrook Road and Wingebellup Road as part of the Bunbury to Albany route, sections of the road require widening and upgrading to a seven metre sealed road.

The Boyup Brook North, Bowelling-McAlinden, Cardiff-McAlinden Road and McAlinden Road pavements and alignments are sub-standard for the volume and type of traffic accessing the route. Several sections of the roads require upgrading and sealing to cater for passenger vehicles, heavy freight and school bus traffic mix. Cardiff- McAlinden Road width is currently satisfactory, but failed pavement sections need reconstructing and resealing.

The Bridgetown – Boyup Brook Road alignment in places is substandard for the volume and type of traffic using the road. Re-construction, widening and re-alignment of various sections to a uniform two lane sealed standard is required to cater for the passenger vehicle, heavy freight and school bus traffic mix.

Lack of available funding for road construction, maintenance and repairs has seen a decline in the standard of the network of state and local roads in recent years. There is mounting community opposition to the increase in heavy haulage transport on the regional roads due to the deteriorating standard of the road network and the perceived threat to the safety of local and tourism traffic

Roads and Bridges Asset Management Planning shows a renewal funding gap that is currently beyond financial capacity and unless the financial management approach is changed, the funding gap will not be closed (Brook, Shire Boyup Community Strategic Plan, 2013-2023).

4.5.2 Airports

The Shire of Boyup Brook has an airfield located approximately 10km south-east of the Boyup Brook townsite. The airfield does not operate commercial services and is primarily used for light aircraft to support agriculture and recreational use by a parasailing and paragliding club.

4.5.2.1 Airports - Issues and Opportunities

There is not demand for commercialisation of the Boyup Brook airfield, however, for long term planning within the community, it is important that the airfield is maintained and if necessary upgraded to ensure the continued operations which are critically important for the Shire of Boyup Brook community. Lengthening and upgrading to enable better functioning including safe use by the Royal Flying Doctor Service and water bombers is an important long-term consideration.

4.5.3 Servicing

Table 22 provides an overview of the servicing arrangements within the Shire.

Table 22: Shire of Boyup Brook Servicing arrangements

SERVICE	ARRANGEMENTS
Sewerage	<p>The Boyup Brook townsite and the remainder of the Shire are serviced by on-site effluent disposal and there is no reticulated sewerage network. On-site effluent disposal is controlled by the Shire through delegation from the Department of Health. A large majority of these on-site systems are traditional septic tank and leach drain, some of which may be degraded and or inappropriately located.</p> <p>The Boyup Brook townsite has previously been proposed to receive a Septic Tank Effluent Disposal (STED) scheme (Water Corporation, 2015). STED schemes are designed to take wastewater that has already been partially treated in household septic tanks through a pipeline system to an evaporation and infiltration disposal pond system, removing on-site infiltration through leach drains and achieving a higher standard of treatment overall. Whilst the STED scheme would facilitate increases in urban densities in the Boyup Brook townsite, it is understood that the system is no longer proposed for Boyup Brook.</p>

SERVICE	ARRANGEMENTS
Potable Water	Potable water is available to the Boyup Brook townsite via an extension to the Bridgetown water supply main. The source of this supply is Millstream Dam located near Balingup. Water from this dam is pumped to Hester, ten kilometres north of Bridgetown, and gravity fed to storage tanks located at the western entrance to the Boyup Brook townsite. Storage tanks and a large dam supplement the Bridgetown supply. The dam has the potential to supply industrial growth with a current capacity of 127,000,000 litres.
Electricity	Electricity is generated at the Muja Power Station. The present capacity for the town is 440/240 volts AC 50 cycles. Current capacity is reserved to cover natural load growth. For growth to occur, existing single phase connections and transformers may need to be upgraded to three phase overhead
Gas	Gas is supplied in cylinders by a local distributor.
Rubbish	Rubbish is collected in the Boyup Brook townsite, Dinninup, Wilga and Kulikup every second week. A free kerbside pickup is also provided in the Boyup Brook townsite for recyclable materials. In addition to the regular rubbish collection, the Council provides a Transfer Station and Recycling Facility situated on the Boyup Brook-Arthur River Road, less than two kilometres from the Boyup Brook townsite

4.5.3.1 Servicing - Issues and Opportunities

The Shire of Boyup Brook is the only municipality in the South West which does not have a reticulated sewerage scheme. The lack of satisfactory sewerage infrastructure is a major impediment to residential development and subdivision within the principal centre. The imposition of large lot sizes to facilitate onsite effluent disposal is restricting the development of smaller lots and unit development, which are more affordable and attractive to aged persons. Whilst the Water Corporation has previously outlined that a STED system for the Boyup Brook townsite, it is understood that the system is no longer proposed for Boyup Brook

