



RURAL SETTLEMENT STRATEGY

TOWN PLANNING SCHEME POLICY NO. 29

**Adopted on the 23rd March, 1999 in accordance
with Clause 8.2 of Town Planning Scheme No. 3**

SHIRE OF DENMARK

JANUARY 1999

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1. INTRODUCTION

The State Planning Strategy prepared by the WA Planning Commission provides for the development of the State over the next 50 years. The vision of that document relative to the Great Southern hopes the region will have achieved a high level of sustainable resource management and the protection of coastal, forest and mountain range environments. It also states the region will become an area of innovation in agriculture, and will develop a more intensive agricultural base and a greater range of downstream processing from agricultural production. Some of the relevant Actions from the State Strategy include:

- Protect prime agricultural land of State and regional importance suitable for intensive and/or irrigated uses. (AgWA, WAPC, LG)
- Ensure that prime agricultural areas are protected from Rural-Residential uses. (WAPC, AgWA, LG)
- Promote nodal settlement patterns in agricultural areas separated by agricultural/green belts. (WAPC)

The Albany Regional Strategy released by the State Planning Commission in 1994 forms an integral part of the State Planning Strategy in that it provides a framework for development and growth in the Albany region which includes the Shire of Denmark. The Regional Strategy presents long term goals for land use, development and conservation. It contains specific strategies for growth which include Objectives and Key Actions.

The Rural Land Objectives are:

- ❑ To ensure that productive rural land has the capacity to respond to changes in the economy.
- ❑ To ensure that proper rural land use planning and management are coordinated and are consistent with general environmental and catchment management principles.
- ❑ To protect prime agricultural land from inappropriate land use and practices.
- ❑ To promote the benefits of landcare programs to rural producers.

Some of the relevant Rural Key Actions are:

- 2 Prepare local rural strategies and rural planning guidelines as part of integrated catchment management plans, town planning schemes and regional plans and identify preferred locations in local rural strategies according to the recommendations and principles identified by the location specific strategies in Part III of the *Albany Regional Rural Strategy*, and reflect them in local authority town planning schemes.
- 6 Investigate options for a flexible approach to subdivision of rural land, taking into account optimum lot sizes for future agricultural activity and the need for a range of lot sizes to support a diverse rural economy.
- 7 Encourage alternative crops and other rural land uses.

- 8 Encourage farmers to diversify farming and forestry activities, with an emphasis on value added products, and to participate in share arrangements with adjacent landowners.
- 12 Land identified as suitable for horticulture, viticulture and other intensive agricultural activities, should be provided for in local rural strategies taking into account the need for sustainable development, control of nutrient export, soil conservation and its impact on other uses and native flora and fauna.

The Housing and Residential Land Objectives include:

- ❑ To provide for urban growth and associated services and infrastructure with minimum impact on agriculture, visual amenity, nature conservation, built heritage values, the environment and natural resources.
- ❑ To provide security/stability in the residential land market through the provision of sufficient land.
- ❑ To promote urban consolidation, choice and affordability, and to encourage diversification of housing stock in a manner which recognises the importance of heritage values to the amenity and identity of the region.
- ❑ To ensure the present and interim use of future urban land does not prejudice future urban development.

Some of the relevant Housing and Residential Land Key Actions are:

- 1 Develop specific strategies for the expansion of urban centres, in terms of residential growth, regional open space and the provision of community facilities etc and reflect those strategies in local authority town planning schemes. Generally the direction of growth of Albany is to be to the north-east, Denmark to the south-west in the form of nodal self contained villages and Mt Barker will be generally outwards growth.
- 3 Develop strategies in accordance with the Key Actions of the rural land strategies which provide guidelines for:
 - the location and establishment of rural-residential zones; highlighting the relationship between them and urban centres, having regard for other surrounding uses, landscape values, the need to protect important views and the environment and the recognition of areas identified as being of high resource value;
 - the location and establishment of intensive horticulture, viticulture and other intensive agricultural activities;
 - any special planning or management requirements regarding intensive rural development;
 - the long term use of rural land not affected by the above.

In July 1998 Council adopted its “Settlement Strategy for Denmark”. The main emphasis of that Strategy is on residential growth in and around the townsite of Denmark but it also recognises the consolidation of the nodal rural settlements of Nornalup, Bow Bridge, Kenton and Peaceful Bay. The growth of these nodal settlements will be encouraged in an attempt to reduce the pressures on the Denmark urban area. The planned growth of these nodes is a key part of the overall strategic planning initiatives of the Council as:

- they provide an opportunity to disperse development pressure from the Denmark townsite;
- the planned development of small nodes is preferable to a broad scatter of rural residential development. It enables a focal point for the surrounding rural community to be developed and a far more efficient use of land;
- the development concentrating on specified nodes will reduce the pressure for adhoc development scattered throughout the general rural areas;
- the nodes are located in attractive localities and provide opportunities to develop Denmark’s tourist infrastructure further;
- they accord with the findings of the Albany Regional Strategy;
- the physical constraints around the Denmark urban area of large vegetated hills, low flat valleys and Wilson Inlet effectively create a wall of land and water unsuitable for urban development;
- urban sprawl of the Denmark townsite is not favoured.

This Rural Settlement Strategy replaces the Shire of Denmark Rural Strategy which formed part of Town Planning Scheme No. 3 (1994). The Land Capability Mapping of that earlier Rural Strategy remains a relevant consideration in this current Rural Settlement Strategy. That earlier Rural Strategy was found over time to have faults in that it generally opened up the full district for potential special rural forms of subdivision and development. Council considered more protection was needed for the important rural and horticultural areas of the district.

The Settlement Strategy for Denmark (1998) is to be read in conjunction with this Rural Settlement Strategy.

2. ESSENTIAL CONSIDERATIONS

The Strategy considers the following criteria are an essential component for planned coordinated growth of the rural areas:

- Farming is the predominant use on private property within the Shire and is likely to remain so for the foreseeable future.
- With relatively small lot sizes, the overall long term sustainability of broadacre farming on individual lots may be marginal. The wholesale subdivision of these areas is not an alternative. Council supports the current variety and range of lot sizes throughout the rural areas and does not see this as a precedent to further subdivide.

- Strategies for intensification and diversification need to be encouraged. While limited subdivision may assist in raising capital for implementation of such strategies, it will also contribute to increasing land values and reduce the potential of the land to cater for a range of farming activities.
- A strategy protecting farming areas from further subdivision will stabilise land prices over time and facilitate consolidation of farms.
- Western Australia has a very small area of coastal, high rainfall, productive farmland and this resource must be protected.
- Special rural subdivision throughout farming areas will result in inefficient development which will place increasing burdens on Council and service authorities in terms of upgrading and maintaining services.
- Indiscriminate special rural subdivision has the potential to conflict with land that has a high capability for horticulture and other intensive agricultural activities.
- Restricting special rural subdivision within specific parts the Shire can accommodate demand whilst ensuring it will not impact on farming.

3. STRATEGY OBJECTIVES

The Rural Settlement Strategy provides for a sustainable settlement pattern to accommodate growth over the Shire. The objectives of the Rural Settlement Strategy are to:

- provide an environmentally sensitive approach to rural settlement and growth;
- support the recommendations of the Denmark Settlement Strategy;
- consolidate the existing urban settlement of Denmark;
- encourage the fully serviced development of the nodal rural settlements of Nornalup, Bow Bridge, Kenton and Peaceful Bay;
- clearly define areas predominantly used for broadacre farming and preclude special rural forms of development in these areas;
- encourage the protection of the landscape and visual qualities of the land south of South Coast Highway by the preclusion of further inappropriate subdivision;
- encourage limited tourist nodes based on existing developments or features;
- preclude subdivision and non rural development within the Little River valley floor to protect its rural and visual qualities;
- protect prime horticultural land particularly in the Scotsdale Brook catchment by the preclusion of subdivision for non horticultural purposes;

- consolidate special rural/landscape protection living in nodes on appropriately zoned land to the west of Denmark between South Coast Highway and Mt Shadforth Road and to the east of Denmark south of South Coast Highway;
- recognise the scenic importance of South Coast Highway and ensure development is suitably setback and screened. Uncontrolled linear sprawl will not be supported;
- recognise the scenic importance of key tourist routes by the use of setbacks and appropriate/sensitive screening techniques which retain views. Key tourist routes include Scotsdale Road, Mt Shadforth Road, William Bay Road, Parry's Beach Road, McLeod Road, Peaceful Bay Road, Valley of the Giants Road and South Coast Highway;
- ensure tree plantations have regard to key tourist routes in the above objective and are developed in a manner so as to retain views of the overall landscape;
- encourage appropriate bush fire management planning to be incorporated in development proposals;

4. INTEGRATED CATCHMENT MANAGEMENT POLICIES

AIMS

The aim of this document's suite of catchment based policies is to coordinate land use planning and the management of all natural resources in order to:

- provide for long-term sustainable rural landuse;
- retain and enhance rural character and lifestyle;
- protect and improve natural resources;
- guide the development of urban settlement, special rural development and landscape protection areas;
- minimise any adverse impact of development on valuable rural land and the environment.

GENERAL POLICY OBJECTIVES

- (a) To protect water, land, vegetation, landscape and all other natural resources from degradation resulting from the inappropriate use of land on a river catchment basis.
- (b) To recognise farming as an essential part of the character, lifestyle and economy and to ensure that subdivision and development does not adversely impact on its continued existence.
- (c) To recognise the importance of good quality horticultural land to the economy and ensure that this resource is protected and utilised to its best horticultural potential.
- (d) To recognise the importance to the tourism based industry of the natural resources and ensure this resource is protected and maintained.
- (e) To encourage the diversification and intensification of farming practices in order to improve the productivity and sustainability of rural landuse.
- (f) To support the preparation of integrated catchment management plans for each catchment area.

- (g) To consolidate special rural, landscape protection and tourist orientated subdivision and development close to existing and proposed service centres on capable and suitable land. The earmarking of land in Figure 1 as being a preferred area does not confer Council will automatically grant approval.
- (h) To avoid potential conflict between special rural development and agriculture (including horticulture).
- (i) To prevent sprawl by concentrating future development in nodal service centres.
- (j) To be compatible with the Settlement Strategy for Denmark (1998).

GENERAL POLICY STATEMENTS

- (a) Council will not support applications for subdivision or grant planning consent if it considers the proposals would result in the degradation of water, land, vegetation, landscape or other natural resources and values.
- (b) Council may require management plans to accompany development applications. These plans may be required to address issues such as soil erosion, protection of vegetation, clearing and revegetation, buffers around waterways, nutrient export to waterways, landscape, visual amenity, spread of dieback and bush fire safety.
- (c) Council will require applications for subdivision and planning consent in the rural areas to retain remnant vegetation and include the creation and planting of wetland and waterway buffer reserves. Council may require the creation of landscape protection areas and fencing of remnant vegetation and buffer areas.
- (d) Council will not support intensive subdivision or planning consent applications that create or intensify urban/rural residential corridors outside existing urban centres other than in accordance with this strategy. Council may support proposals that enhance nodal villages built upon existing nodes of development.
- (e) Council may, if it considers it appropriate, liaise with the Water Corporation, Agriculture WA, the Water and Rivers Commission, the Department of Environmental Protection, the Wilson Inlet Management Authority and/or any other agencies for advice.
- (f) Council will give consideration to applications to rezone land for special rural and landscape protection in accordance with the specific catchment policies for each policy area (this does not infer that approval will be automatically given). This consideration will only occur provided it can be demonstrated that:
 - they are within the identified nodes;
 - they are not located within existing broadacre farming areas and will not impact adversely on land with a high capability and suitability for horticultural development;
 - significant benefits can be achieved such as the protection of waterways, remnant vegetation and revegetation of cleared land;
 - they can be satisfactorily screened from South Coast Highway and strategic tourist routes;

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- they are located in proximity to existing and proposed service centres and minimise the cost to Council and service authorities of providing and maintaining services;
 - they will not contribute to problems associated with the management issues identified such as erosion, increasing salinity, eutrophication of water bodies, clearing of remnant vegetation, urban sprawl and deterioration of the existing rural landscape etc;
 - appropriate landuse and management provisions can be accommodated;
 - appropriate buffers can be achieved from existing horticultural and agricultural uses;
 - a bush fire management plan must be incorporated in all Scheme amendment proposals;
 - the take up and development of existing similar zones is at an adequate rate to ensure there is not an oversupply of vacant lots.
- (g) Council will support and encourage proposals to develop horticultural activities providing it can be demonstrated that they will not contribute to problems associated with the management issues identified and do not impact adversely on surrounding landuse and residents.
- (h) When assessing proposals for special rural, landscape protection and horticulture development, Council will take into account the Code of Practice provided by the Department of Environmental Protection, particularly in relation to buffer requirements.
- (i) Council will as a priority attempt to provide for the creation of a network of linked bush corridors along waterways and ridge-tops for the purpose of protecting/enhancing waterways, landscape and ecological values.
- (j) Apart from nodal rural settlements, all development shall be setback and screened from South Coast Highway and strategic tourist routes.
- (k) Council will give consideration to the development of tree plantations on capable and suitable land in accordance with its policy on private tree plantations where the primary purpose of the area is farming. Council may not support tree plantations where they impact adversely on scenic views, waterways, national parks, conservation reserves or increase fire risk. Integrated agro forestry proposals will be supported unless they adversely impact on views.
- (l) Council supports the retention of the current mix and variation of lot sizes throughout the Shire. Such a mix and variation will not be considered as setting a precedent for further subdivision of other lots in the locality.
- (m) Intensive animal industries such as piggeries and feedlot farming need careful selection planning and liaison with various environmental agencies such as the Environmental Protection Authority and the Water and Rivers Commission.
- (n) Council will encourage the development of walkways and cycleways where appropriate.

5. GENERAL POLICIES

5.1 BUSHFIRE CONTROL & MANAGEMENT

With the extensive areas of remnant vegetation combined with steep terrain, fire safety is of particular concern to Council and the overall community. Scheme amendments for special rural, landscape protection and multiple occupancy zones and proposals for activities such as plantations provide an opportunity to considerably improve fire safety and management by incorporating fire management planning into rezonings, development applications and subdivision approvals.

Such fire management planning will form part of all special rural, landscape protection and multiple occupancy amendment proposals together with development applications determined relevant by Council and will address:

- site suitability (including slope analysis);
- access for fire vehicles and escape routes for residents;
- strategic fire breaks and low fuel areas around dwellings;
- the provision of an adequate water supply for fire fighting;
- the provision of, or contribution to, adequate fire fighting equipment and services;
- the design of buildings for fire resistance;
- the positioning of building envelopes;
- clarification of management responsibilities for public open space and reserves;
- ensuring tree preservation measures do not conflict with fire protection objectives; and
- increasing public awareness and education.

The structure plans required for the nodal rural settlements, tourist nodes and if required the special rural/landscape protection nodes, will be required to take all of the above points into consideration and include a fire management plan.

All fire management plans will need to be prepared in consultation with Council officers and the Bush Fires Board and must have regard to the WA Planning Commission's "Planning for Better Bush Fire Protection" Guidelines.

5.2 VISUAL IMPACT

Of extreme importance to Council is the potential visual impact any proposed development may have on the scenic qualities of the district. This is evident in the Objectives of this Rural Settlement Strategy and any proposals for development or zoning amendments particularly on the key strategic tourist routes, will be considered in the light of their visual impact.

Measures which can be used to reduce visual impacts are boundary setbacks, appropriately designed landscaping, use of natural coloured external building materials and finishes and actual building design.

In these instances each individual proposal for development or amendments will be considered on their merits.

5.3 TOURIST NODES

Figure 1 shows a series of tourist nodes over the Shire area. Tourist accommodation can be provided in many different forms and scales ranging from bed and breakfast, boarding house, chalet, backpacker, motel, caravan park and resorts.

Tourist nodes can include a range of facilities from the basic car park through to activities such as nature parks and varying levels of accommodation.

Applications will be considered generally in the form of two categories – low impact or high impact. Council will determine which category a proposal falls into based on matters such as the land area require, the potential for conflict with surrounding land uses, impact on services and the amount of capital investment required. High impact proposals are generally determined on traffic impact, scale and design and will only be favoured in the identified tourist nodes or the nodal rural settlements with specific tourist zoning. Low impact proposals include facilities such as small chalet developments and bed and breakfast accommodation and these may be considered over the entire Shire.

Council does not support coastal strip development.

The tourist nodes shown on Figure 1 are listed in Table 1 with the preferred forms of activity against each node.

Table 1. Schedule of Tourist Nodes		
Node	Description	Preferred Facilities
1	Rudgyard Beach	Short stay tourist accommodation – chalets, caravan and camping
2	Ocean Beach	Short stay tourist accommodation – chalets, caravan and camping, resort, carpark, picnic facilities
3	William Bay	Carpark, public conveniences, picnic facilities
4	Parrys Beach	Caravan park, carpark, public conveniences, picnic facilities
5	Boat Harbour	Carpark, picnic facilities, public conveniences
6	McLeod Road	Animal Park, art and craft, short stay tourist accommodation
Source: Shire of Denmark		

Council will not support the introduction of special rural and landscape protection development in association with tourist nodes.

5.4 NODAL RURAL SETTLEMENTS

An objective of this Rural Settlement Strategy is to encourage fully serviced development of the nodal rural settlements of Nornalup, Bow Bridge, Kenton and Peaceful Bay. The development of these centres will occur over time and at differing rates. With fully serviced development occurring in these nodes, it will reduce the pressure on the Denmark urban area for urban sprawl to occur. As stated earlier, the planned growth of these nodes is a key part of the overall strategic planning initiatives of the Council and generally larger scale development and subdivision should not occur until services are available.

Before Council will consider subdivisional, zoning or development proposals considered to be of a large nature or which may require a coordinated planning approach, a structure plan for the overall node will be required. That structure plan must be prepared in consultation with the various landowners, Council and key servicing agencies.

The nodal rural settlements are shown on Figure 1 and Table 2 provides comment about Council's preferred form and scale of the development of each node.

Table 2. Schedule of Nodal Rural Settlements	
Node	Preferred Development and Relevant Comments
Nornalup	<ul style="list-style-type: none"> • Residential and tourist orientated service centre subject to the preparation of a structure plan for total node. • Boundary extent subject to detailed land capability and suitability assessment. • In the order of 1500 to 2000 lots. • Liaison with Shire of Manjimup to enable guiding comment to be made about development to west of Frankland River. • Full services such as reticulated sewer and water. • Small commercial neighbourhood centre. • Small service industrial area. • Adequate waterway protection measures. • South Coast Highway – avoid conflict – if possible restrict intense development to one side of Highway. • Bushfire management plan. • Variety in residential lot sizes. • Protection of remnant vegetation. • Small waste transfer station. • Buffer for wastewater treatment works. • Foreshore management.
Peaceful Bay	<ul style="list-style-type: none"> • Residential and tourist orientated service centre subject to the preparation of a structure plan for total node. • Existing leasehold and freehold urban subdivision needs consideration. • Boundary extent subject to detailed land capability and suitability assessment. • In the order of 400 residential lots, 34 conservation lots, 250 leasehold (strata) lots, caravan park with 130 bays and campsites. • Full services such as reticulated sewer and water. • Small commercial neighbourhood centre. • Small service industrial area. • Protection of groundwater. • Bushfire management plan. • Variety in lot sizes. • Maintain leasehold area character – consider strata subdivision. • Tourist development availability.

	<ul style="list-style-type: none"> • Protection of remnant vegetation. • Wastewater treatment works and waste transfer station with buffer. • Structure Plan under preparation.
Bow Bridge	<ul style="list-style-type: none"> • Residential and tourist orientated service centre subject to the preparation of a structure plan for total node. • Boundary extent subject to detailed land capability and suitability assessment. • In the order of 750 residential lots. • Interim form of development may be larger special rural, large residential lots but structure plan must provide for an overlay to provide for future smaller lot subdivision. Some 600 larger lots initially. • Ultimately full services such as reticulated sewer and water. • Small commercial neighbourhood centre. • Small service industrial area. • Waterway protection. • Foreshore management. • Bushfire management plan. • Variety in lot sizes. • Tourist development sites. • Protection of remnant vegetation. • Allowance for and method of providing wastewater treatment works when closer subdivision allows – buffer requirements. • Waste transfer station – buffer requirements. • South Coast Highway – avoid conflict – if possible restrict intense development to north of Highway. • Preliminary investigations underway on Structure Plan.
Kenton	<ul style="list-style-type: none"> • Residential and tourist orientated service centre subject to the preparation of a structure plan for total node. • Boundary extent subject to detailed land capability and suitability assessment. • In the order of 500 residential lots. • Extensive areas of wetland. • Crown land – Native Title clearance. • Full services such as reticulated sewer and water. • Small commercial neighbourhood centre. • Small service industrial area. • Bushfire management plan. • Variety in lot sizes. • Protection of remnant vegetation. • Location of wastewater treatment works and waste transfer station – including buffers. • South Coast Highway – avoid conflict – restrict development to one side of Highway. • Foreshore management. • Most likely this node will take the longest time to develop.

6. SPECIAL RURAL DEVELOPMENT

Special rural applies to small lot subdivision in rural areas with lots generally ranging from one to ten hectares with the most common size being two to five hectares. This term encompasses other descriptions such as hobby farms, rural retreats and rural residential. All special rural areas are appropriately zoned in the Town Planning Scheme and these zones contain amenity and land use controls.

Table 3 provides a list of the existing special rural zones. That Table also provides details of the number of lots created by subdivision together with the number of building licenses issued for single houses on these lots.

Table 3. Existing Special Rural Zones Under Town Planning Scheme No. 3				
Zone No.	Name of Estate	No. of Lots on Guide Plan	No. of Lots Created	Building Licences Issued for Single House
1	Springdale (South Coast Highway)	34	34	20
2	Eaglemont (McLeod/Panorama Rds)	27	27	21
3	Monkey Rock	40	27	16
4	Mt Shadforth	44	39	15
5	Kent River	23	23	7
6	Bimbimi (Lights Road)	10	10	4
7	William Bay	15	15	4
8	Randall Road	17	0	0
9	Styx River	3	3	3
10	Lantzke Road	5	5	5
11	Airport Estate	35	35	21
12	East River Road	15	9	3
13	McNabb Road	14	14	5
14	Harrington Break	7	0	0
15	Golden Hill (Scotsdale Road)	10	10	2
16	Karri Rise (Cussons Road)	13	13	1
17	McLeod Road (Lot 669)	25	-	0
19	McLeod Road (Lot 577)	13	-	0
20	Sutton/Scotsdale Rds (Lot 569)	8	-	0
21	Myers Road (Lot 422)	17	-	0
22	Myers Road (Lot 5)	2	-	0
TOTAL NUMBERS		LOTS ON GUIDE PLANS		377
		LOTS CREATED		264
		BUILDING LICENSES ISSUED		127
Source: Shire of Denmark September 1998				

7. FUTURE SPECIAL RURAL

The objective for this use is to consolidate it in nodes on appropriately zoned land. Those nodes are shown on Figure 1. Council will not support proposals for this form of subdivision outside of these nodes. The nodes provide for more special rural subdivision and development to allow for growth in the next five years or more. The nodes include some selected undeveloped parcels of land that adjoin existing special rural or existing landscape protection zones. These undeveloped parcels have been specifically chosen to possibly allow for a limited amount of growth within the node and are such that they will form a logical boundary to the node for the immediate future. The selection of those nodes follows a detailed examination of all existing special rural, tourist and landscape protection zones and each node allows for limited additional more intense development. With the current rate of development on the existing special rural areas, this form of land use is not in high demand for housing (Table 3 refers).

The consolidation of special rural into these nodes assists in the coordination of infrastructure and services to identified areas and can ensure land use conflict with conventional farming activities is kept to a minimum. Dispersed special rural is inefficient and wasteful of the limited agricultural resource. Residents in special rural areas must accept they are living in a rural area and normal rural activities may be carried out on adjoining or nearby properties with the associated noises, odours and hours of operation and so on continuing.

Zoning of land to special rural is considered critical to ensure appropriate land use and management controls are set in place with the backing of the Town Planning Scheme. Attempts to avoid appropriate zoning through the use of things such as Covenants on the Certificates of Title will be strongly opposed as this is seen as a departure from the principles of the Town Planning and Development Act.

8. LANDSCAPE PROTECTION

The objective for this use is to consolidate it in nodes on appropriately zoned land. Those nodes are shown on Figure 1. As an alternative to the conventional form of development associated with special rural, Town Planning Scheme No. 3 contains provisions for landscape protection zones. The zone allows for more intense forms of development in capable and suitable areas. That more intense development may have a similar density to special rural but will involve clusters of smaller lots in the order of 1000m² to 4000m² in a particular portion of a site whilst areas of substantial remnant vegetation, creek lines or a continued agricultural activity is/are protected from development. Whether an area is zoned landscape protection will be determined depending upon the land and its constraints at the time of each application for a zoning change.

The key element in this form of development is that the lots will generally be subdivided into Survey Strata lots and the significant landscape features become Common Property lots under the overall strata concept. It is not necessary that all landscape protection zones be subdivided by way of Strata Titles but it is likely Strata Titles will be the predominant form of land title selected due to its flexibility and the ability to incorporate a Management Statement to guide activities and responsibilities on the land.

Zoning of land to landscape protection is considered critical to ensure appropriate land use and management controls are set in place with the backing of the Town Planning Scheme. Attempts to avoid appropriate zoning through the use of such things as Strata restrictions or Covenants on the Certificates of Title will be strongly opposed as this is seen as a departure from the principles of the Town Planning and Development Act.

Due to the ethos of landscape protection, specific areas may contain Scheme controls to preclude the keeping of pets such as cats and dogs that may have an adverse impact on areas of remnant vegetation or fauna features being preserved as part of this form of zoning mechanism.

In special circumstances Council may consider proposals for landscape protection zones outside of the identified nodes on Figure 1 where the specific aim of the proposal is to protect a substantial area of remnant vegetation or the continued functioning of an existing established and operational agricultural/horticultural activity. Such proposals will only be considered where it is in close proximity to a nodal rural settlement or the townsite of Denmark and it can be shown there will be no adverse impact on existing

agricultural/horticultural activities nearby. Each case will be taken on its merits but there is no certainty Council will initiate a proposal for a Scheme amendment.

Table 4 provides details of landscape protection zones.

Table 4. Landscape Protection Zones Under Town Planning Scheme No. 3			
Zone No.	Amendment No.	Name of Estate	No. of Strata Lots Proposed
1	35	Lapko Road	12
2	45	Sunrise Road/South Coast Highway	10
Source: Shire of Denmark September, 1998			

9. MULTIPLE OCCUPANCY

Town Planning Scheme No. 3 has a specific multiple occupancy zone and presently some four properties are zoned as such. The aim of multiple occupancy is to allow people on appropriate land to:

- Develop a community based, environmentally sensitive rural settlement;
- Build a number of dwellings and associated facilities, preferably in a clustered pattern;
- Manage the land for commercial purposes;
- Develop and manage the land to avoid unreasonable or uneconomic provision of public resources;
- Avoid adverse impacts on prime agricultural lands;
- Encourage an optimum usage of land between farming and rural-residential pursuits.

The overall cooperative approach for this form of land use means they should not be considered for subdivision by way of strata schemes. This is to ensure the intent of the multiple occupancy is not overwhelmed by body corporate and associated legal requirements.

Proposals for multiple occupancy zonings for three or more dwellings must be supported by a comprehensive report detailing land characteristics and the proposed development. Each individual proposal will be considered on its merits by Council.

10. TREE PLANTATIONS

Town Planning Scheme Policy No. 9 has the objective of assisting Council in determining applications for plantations. The aims of that policy are:

- To reduce potential adverse impacts from inappropriate siting and development of private tree plantations.
- To encourage the integration of private tree plantations in conjunction with traditional (eg. grazing) rural uses.

- To encourage the establishment of tree cover on steep slopes and along watercourses.
- To encourage the preparation of management plans for harvesting of private tree plantations.

That policy defines a Private Tree Plantation as:

“a continuous area of two hectares or more on private land, used primarily for the purpose of planting commercial quantities and species of softwood/hardwood trees, with the intent of harvesting the wood grown for wood fibre but does not mean a continuous area planted to trees for the specific purposes of;

- (a) shelter belts or windbreaks not exceeding 2ha in total;
- (b) areas planted for the purpose of-
 - i) the prevention of soil erosion;
 - ii) maintaining water quality;
 - iii) landscape protection
 - and not intended to be harvested.”

In general Council encourages the establishment of plantations throughout the rural areas of the Shire provided the policy is adhered to. In some areas the location of plantations may not be supported if in particular they impact on important strategic tourist routes or attractions or they will require the removal of good stands of remnant vegetation.

The important strategic tourist routes identified in the policy are:

- Ocean Beach Road
- Mt Shadforth Road
- McLeod Road
- Parrys Beach Road
- Scotsdale Road
- William Bay Road
- Boat Harbour Road
- Peaceful Bay Road
- Valley of the Giants Road

The natural attractions are:

- Coastline
- Bennett Ranges
- Mount Lindesay
- National Parks
- Existing rural landscape
- Wilson Inlet

Proposed plantations in the vicinity of these routes and attractions will need to have particular regard to the need to avoid obscuring the visual qualities by appropriate setbacks and strategic no planting areas.

The policy also states that planning consent approval notices will be issued for a 20 year period and those approvals will include a requirement for the submission of a harvesting management plan two years prior to harvesting. That management plan will be used by Council to obtain a reasonable distribution of heavy haulage vehicles on the roads at harvest times.

Council does not favour the use of areas containing substantial stands of remnant vegetation for the purposes of establishing tree plantations due to the need to clear that vegetation.

11. HORTICULTURE

Town Planning Scheme No.3 defines Horticulture in the following way:

“includes both annual and perennial varieties. Annual refers to the commercial market gardening of all varieties of shallow rooted vegetables that can be sown and harvested within a twelve month period and the soil is cultivated at least once a year. Perennial refers to the commercial production of all varieties of long lived fruit and nut species, generally deep rooting and where land is only cultivated deeply at the initial planting stage.”

Horticulture is a use that Council may, at its discretion, permit in the rural zone.

Currently one of the major horticultural activities in the Shire is that of viticulture, which reflects the growing trend in the south west of the State of this relatively new industry. The WA Wine Industry Strategic Plan (1997) includes a strategy “To develop and adopt environmentally sustainable policies and practices in the wine grape growing and wine making industries”. Two actions relevant to this are: “Develop and implement best practice (quality assurance) systems in wine grape growing and wine production (including waste management), with particular emphasis on adopting low input practices” and “Cooperate with environmental protection agencies to develop policies that enhance the environmental and economic sustainability of the industry, through self regulation rather than legislation.”

That Strategic Plan also includes a strategy “To preserve prime viticultural land.” Two actions relevant are: “Complete land capability studies in viticulture areas to determine the location of high quality viticultural sites” and “Ensure that Government planning regulations do not allow:

- the subdivisions of high quality viticultural land to below a viable size;
- land classification that could significantly increase the potential for conflict between alternate land uses; and
- the development of activities (industries, accommodation etc) which are not compatible with viticulture and wine production in prime viticultural areas.”

Council encourages viticultural activities on capable and suitable land throughout the rural areas. The Scotsdale Catchment is identified as having a primary purpose of horticulture due to many factors including its soil types and water availability.

Vineyards have attracted the attention of the Department of Environmental Protection in recent years and a Draft Environmental Code of Practice for Vineyards has been circulating in different forms since 1996. That draft has no legal status under the Environmental Protection Act but it is aimed at presenting an array of best management practices for the industry to minimise adverse environmental impacts.

The Draft Code of Practice refers to a buffer distance between viticultural and residential land uses of 500metres. That figure can be varied to 200metres in special circumstances.

The Department has stated in the past the separation can be reduced to 150metres on the basis of the operation of an organic vineyard where impacts from spray drift, noise etc. on residential amenity can be minimised.

As a general rule, Council when considering applications for horticultural activities such as vineyards, will have regard to the proximity of the more intense forms of residential development such as urban subdivision, special residential, special rural or landscape protection. Council will also have regard to physical terrain and the extent of areas of remnant vegetation to buffer the vineyard from the more intense development.

Noise emitting bird scaring devices commonly known as “gas guns” can be a potential source of complaint from residents of urban or semi urban areas. In some cases, Council when granting approval to a horticultural activity such as a vineyard, may impose a condition which precludes the use of such devices.

The potential problem of spray drift is now not as much of an issue as it was in the past due to the high cost of chemicals and more appropriate (environmentally and economically) application practices.

In respect to vineyards, associated activities can include cellar sales and wineries. Both of these activities are now defined and listed as specific use classes in the Town Planning Scheme and Council may at its discretion permit such uses after public consultation. Generally each particular case is considered on its individual merits.

12. AQUACULTURE

Aquaculture is a use still in its early stages of development. Domestic and worldwide demand for aquaculture products is increasing. Town Planning Scheme No. 3 defines aquaculture as follows:

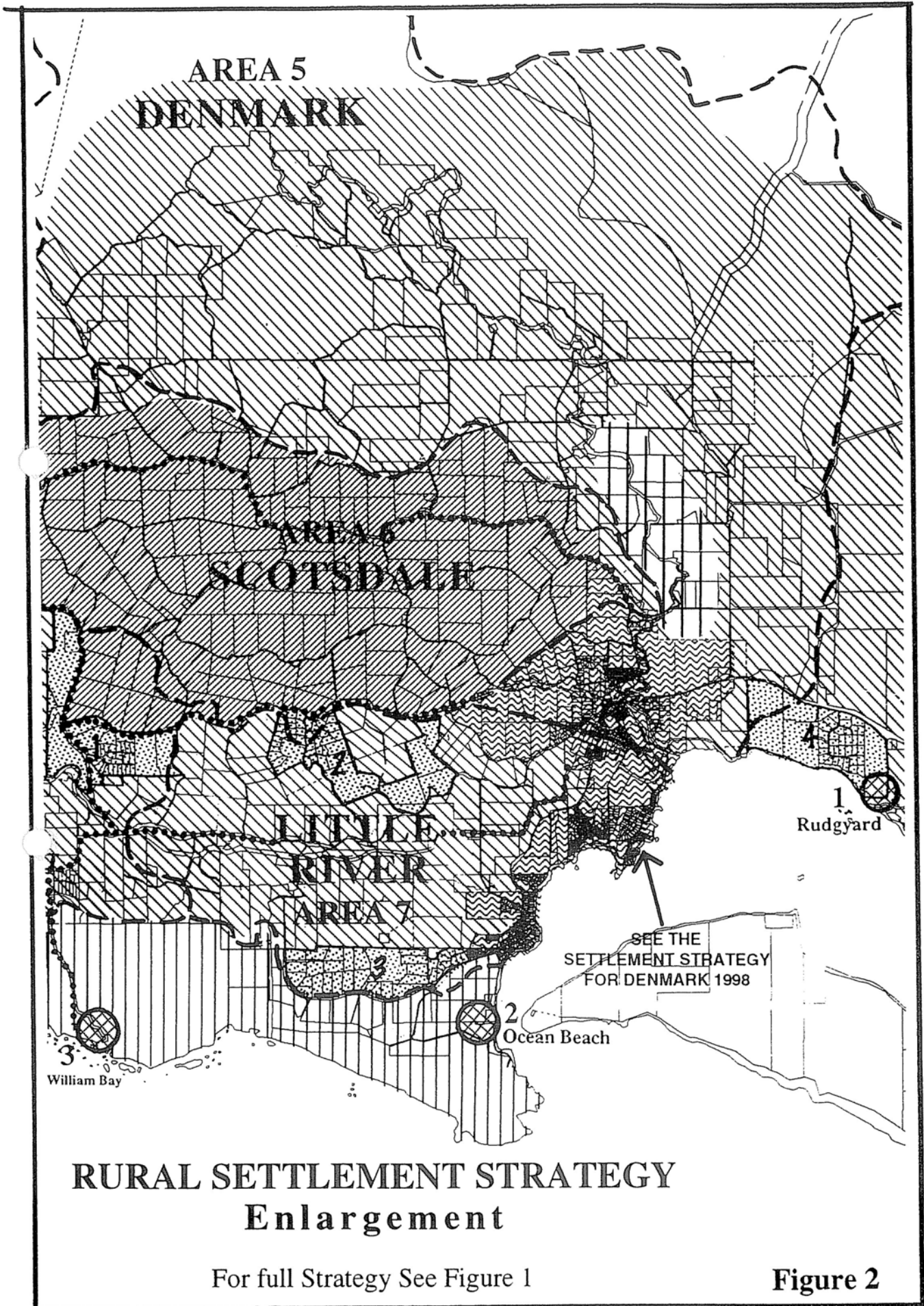
“means the use of land for the purpose of rearing and breeding of fish or crustaceans under controlled conditions for sale.”

Such a use is permissible at Council’s discretion in the rural zone and it has the potential to allow farmers to further diversify their rural activities. Fisheries WA is the government regulatory body which considers all aquaculture proposals where the product is to be offered for sale.

One issue of concern to Council is the potential impact of agricultural chemicals applied on nearby farmland and adjacent to waterways which supply the water to aquaculture developments. Many of the species grown in aquaculture developments are extremely susceptible to chemicals.

A final report of the Agricultural Chemical Spraying Review Committee is being finalised following a public comment period. It recommends changes to agricultural chemical spraying regulations and practices and takes into account the impact of spraying on new diversified industries such as aquaculture and horticulture.

Council will consider aquaculture proposals on their individual merits and in doing so will have regard to the activities carried out on nearby properties together with the use of best practice principles by the proponent.



13. RURAL INDUSTRY

Rural industry involves the handling, treating, processing or packaging of primary products grown, reared or produced in the locality. These proposals need to be assessed on their merits using standards to determine potential impact on surrounding activities. There are a number of industries that need to be accommodated in the rural areas because of the materials used or processes involved.

Due to some concern as to the lack of an indication as to what “locality” means, Town Planning Scheme No. 3 was amended to include the following interpretation:

“means in the vicinity of a facility or activity and for the purposes of this Scheme shall be within a distance of 50km from that facility or activity. Council may however interpret the term locality to mean any other greater or smaller distance it considers appropriate or relevant. When Council is considering a request for approval for a greater distance than 50km it will have regard to the scale of the activity and its benefits to the local community and economy in terms of its continued operation.”

Rural industries need to incorporate landscaping and tree planting to adequately screen the activity to minimise its visual obtrusion. Such industries producing high volumes of effluent will not be permitted where such effluent could affect groundwater or increase nutrient loading to waterways unless approved management techniques are set in place. Appropriate buffer areas will be required to these activities.

Applications for planning consent for rural industries must incorporate management plans detailing the methods by which pollutants such as dust, noise, airborne emissions and effluent are to be managed. The management plans should include details such as vehicular access, hours of operation, estimated noise levels, buffer zones and details of proposed signage.

Some particular rural industries specifically referred to in Town Planning Scheme No. 3 are itemised in the zoning table. These include activities such as wineries, piggeries and feed lot farming and proposals for each of these specific kinds of industries must be subject to an application for planning consent to Council and each such case will be treated on its individual merits.

14. POLICY AREA 1 FRANKLAND RIVER CATCHMENT

1.1 Location

This area comprises a narrow strip between the Frankland River and the Bow River Catchment, extending from the northern boundary of the Shire to the coast in the south.

1.2 Description

This catchment includes portions of the Walpole Nornalup and Mount Frankland National Parks and adjoining State Forest with parts listed on the Register of the National Estate. It is characterised by short narrow creeks discharging into the Frankland River which then discharges into the Nornalup Inlet. The Water Corporation has indicated there is a potential dam site approximately 3.4 kilometres up the Frankland River from the Nornalup Townsite. Potential aquifers have been located south of Nornalup. The area north of Nornalup has good quality soils while the remainder of the catchment is of poorer quality. The dominant land use in the area is cattle grazing with lot sizes generally below 100ha and State Forests and Conservation Reserves managed by CALM.

The predominant management issues are protection of landscape, rural character, remnant vegetation, waterways, conflict between the expansion of Nornalup with surrounding agriculture and conservation reserves and the export of nutrients to confined water bodies.

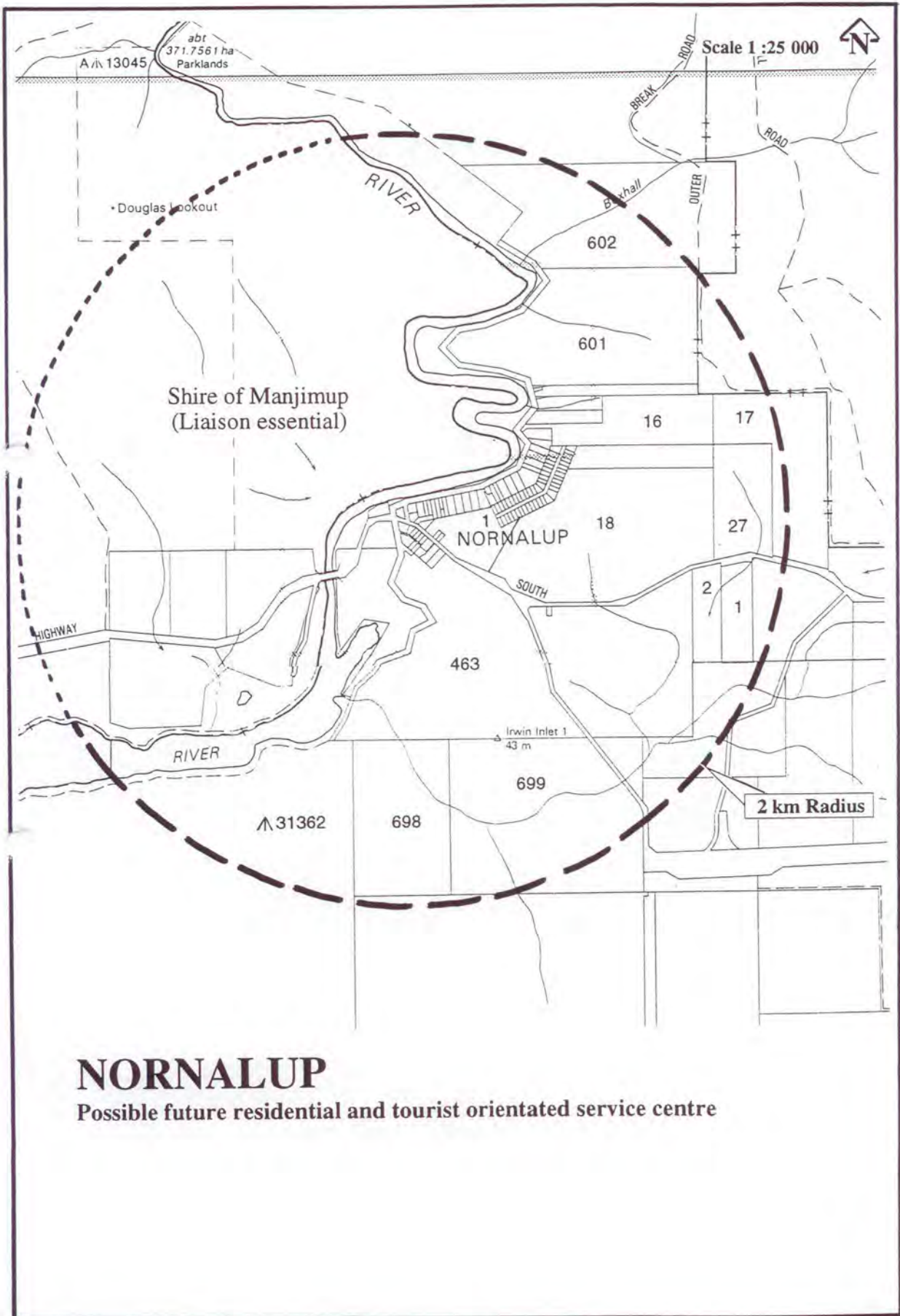
1.3 Objectives

- 1.3.1 To favour the use of land for grazing as the predominant land use on freehold land.
- 1.3.2 To consider the use of land for the establishment of tree plantations.
- 1.3.3 To encourage the consolidation of the Nornalup Townsite as a residential and tourist node of development.
- 1.3.4 To allow for intensive horticultural activities on capable and suitable land.
- 1.3.5 To allow for appropriately designed and located small scale holiday accommodation developments.
- 1.3.6 To maintain, protect and improve the natural ecological processes of Nornalup Inlet and its waterways.

1.4 Policy Statement

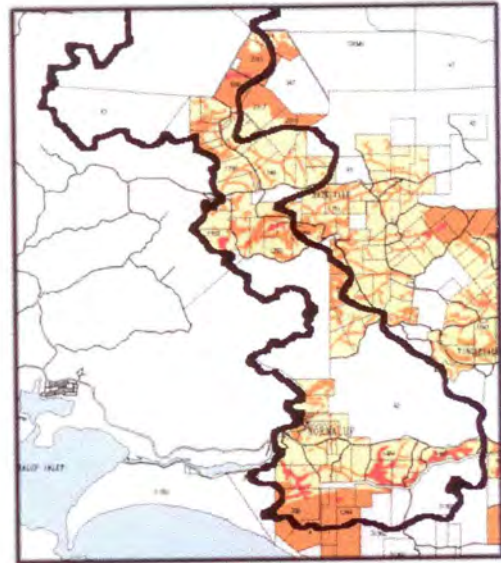
- 1.4.1 Council will not support proposals unless they properly address the management issues.
- 1.4.2 Further proposed development within and adjacent to the Nornalup Townsite shall be subject to the preparation of a structure plan.

The structure plan shall have particular regard to the scale and character of Nornalup, avoid unsightly suburban extensions in visually prominent areas, address issues of effluent disposal and water supply, nutrient export to waterways, fire risk, access to schools and incorporate a foreshore management plan (See Table 2).
- 1.4.3 Special rural and landscape protection subdivision will only be considered within the context of the Nornalup structure plan and will not be supported elsewhere in the catchment.
- 1.4.4 Council may support proposals for horticultural activities, subject to land capability/suitability analysis and providing it can be demonstrated that such activities will not exacerbate problems associated with the above management issues.
- 1.4.5 Council may support proposals for holiday accommodation on a small scale such as chalets, subject to land capability/suitability analysis.
- 1.4.6 Council will require the creation of a foreshore protection reserve along the Frankland River and where appropriate, require protective fencing and revegetation.
- 1.4.7 Council will not support intensive landuses that contribute to the eutrophication of water bodies.
- 1.4.8 Council will not support further breakdown of farming lot sizes where the primary purpose is shown as broadacre farming on Figure 1.





Perennial Horticulture

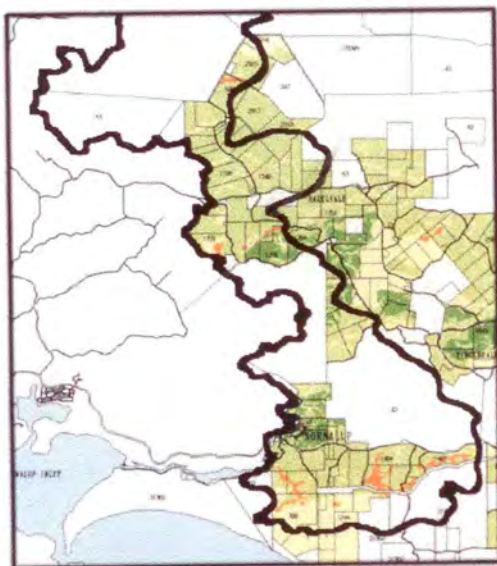


Annual Horticulture

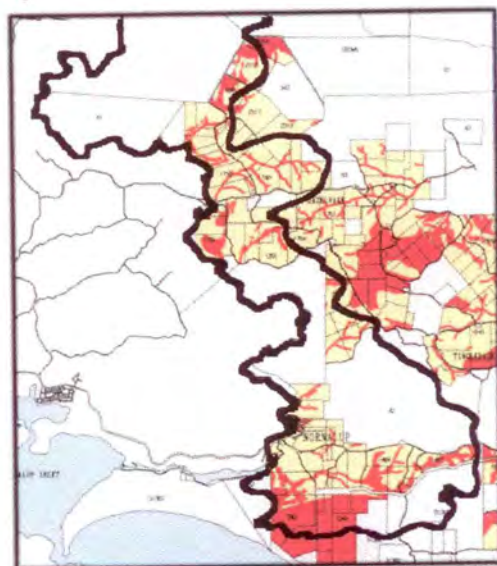


Locality Plan

FRANKLAND CATCHMENT AREA Land Capability



Grazing



Rural Residential

Source : DENMARK RURAL STRATEGY, LAND CAPABILITY MAPPING

15. POLICY AREA 2 BOW RIVER CATCHMENT

2.1 Location

This area is located immediately east of the Frankland Catchment and contains the tributaries of the Bow River.

2.2 Description

This catchment includes the eastern and south eastern portions of the Walpole Nornalup and Mount Frankland National Parks and adjoining State Forest with parts of these areas listed on the Register of the National Estate. It is comprised of an undulating plateau with some steep areas. Some low-lying flats are subject to inundation. It contains a range of poor to good quality soils. A large portion of the catchment is located within State Forest and Conservation Reserves. The catchment drains into Irwin Inlet.

The Water Corporation has designated one dam site on the Bow River, approximately 6 kilometres upstream of Irwin Inlet.

The predominant freehold land use is grazing.

The predominant management issues are protection of landscape, rural character, remnant vegetation, waterways, potential conflict between the development of a service centre at Bow Bridge and surrounding agriculture, fire risk, water quality maintenance (eutrophication) and water logging.

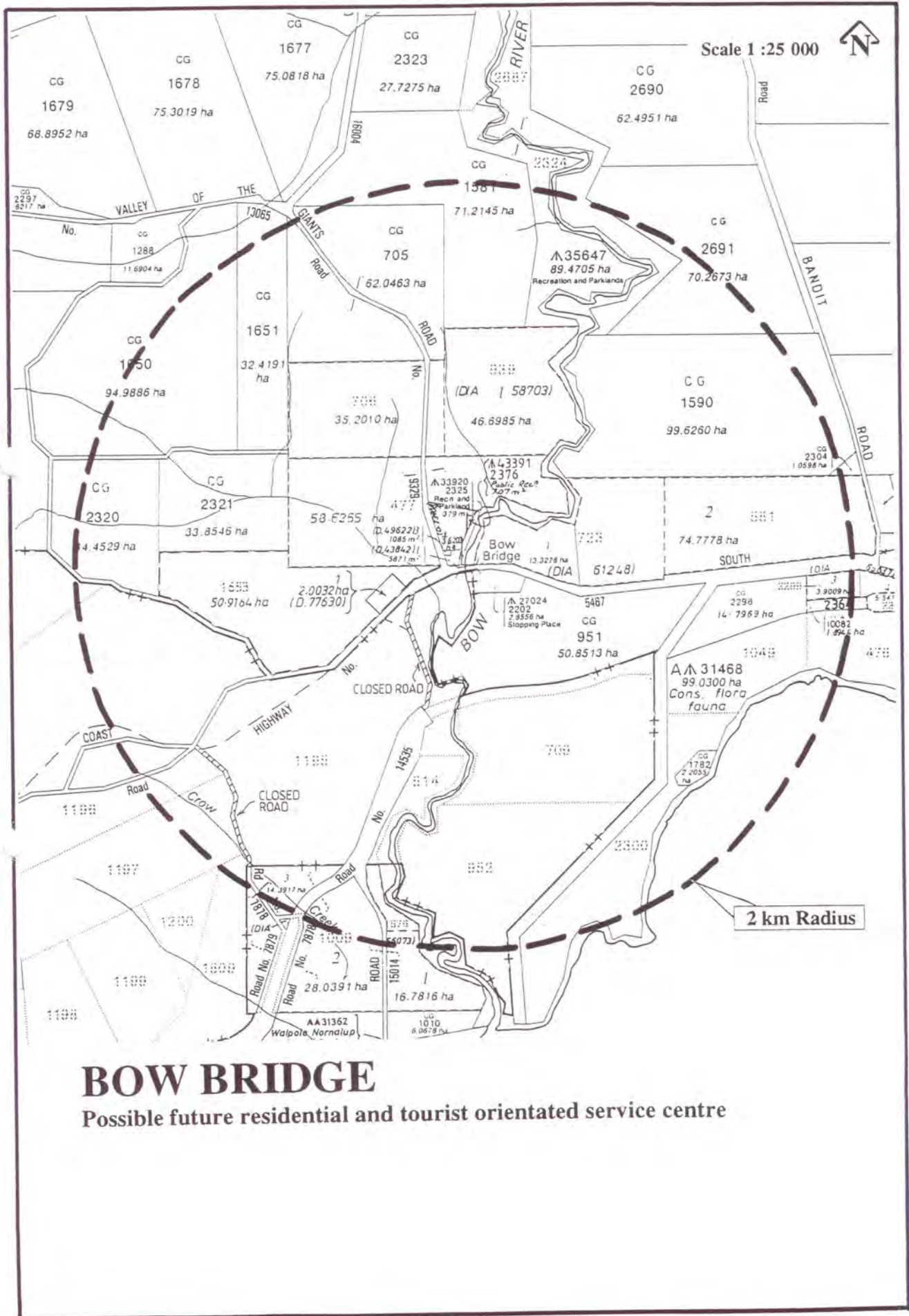
2.3 Objectives

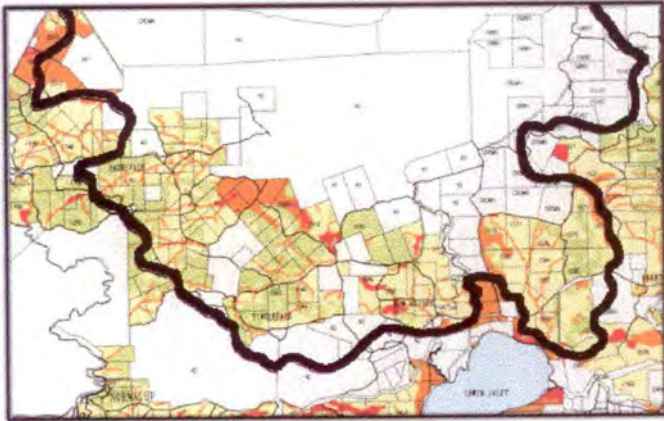
- 2.3.1 To favour the use of land for agricultural and horticultural pursuits compatible with the maintenance of water quality.
- 2.3.2 To consider the use of land for tree plantations.
- 2.3.3 To support the development of a residential and tourist service centre at Bow Bridge and associated special rural/landscape protection development.
- 2.3.4 To maintain and protect the natural ecological processes of Irwin Inlet, Owingup swamp and their waterways.

2.4 Policy Statement

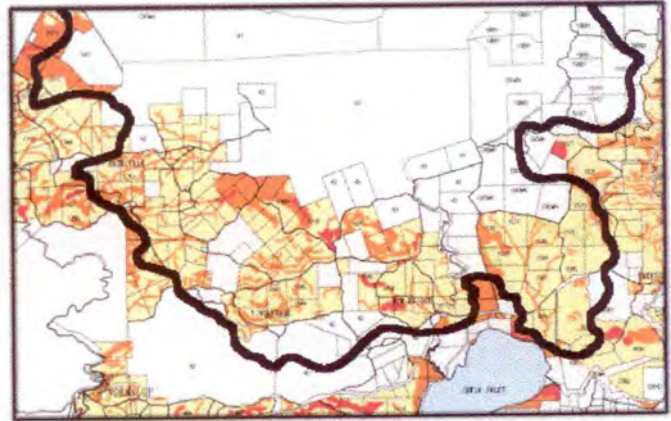
- 2.4.1 Council will not support proposals unless they adequately address the management issues.
- 2.4.2 Council will support proposals for horticulture providing it can be demonstrated that:
 - lot size, water supply and soil types will support the use;
 - the use will not contribute to problems associated with the above management issues;
 - it will not impact adversely on adjoining land uses and residents; and
 - the proposal will not result in the clearing of remnant vegetation which should be retained for environmental or visual reasons.
- 2.4.3 Subject to the preparation of a structure plan, Council will give consideration to the development of Bow Bridge and adjoining land for residential, special residential/special rural, and landscape protection development and tourist service centre, subject to land capability and suitability assessment.

The structure plan shall have particular regard to the retention of remnant vegetation, areas subject to flooding, address issues of effluent disposal and water supply, access to schools and preparation of a foreshore management plan (See Table 2).
- 2.4.4 Council will require the creation of a foreshore protection reserve along the Bow River and where appropriate require protective fencing and revegetation.
- 2.4.5 Council will not support intensive land uses that contribute to the eutrophication of water bodies and waterways.
- 2.4.6 Council will not support further breakdown of broadacre farming lot sizes where the primary purpose is shown as broadacre farming on Figure 1.

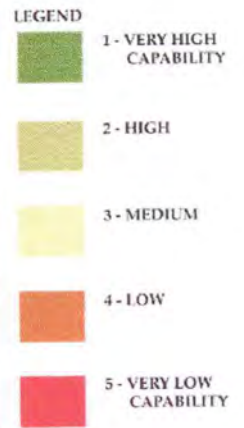




Perennial Horticulture



Annual Horticulture

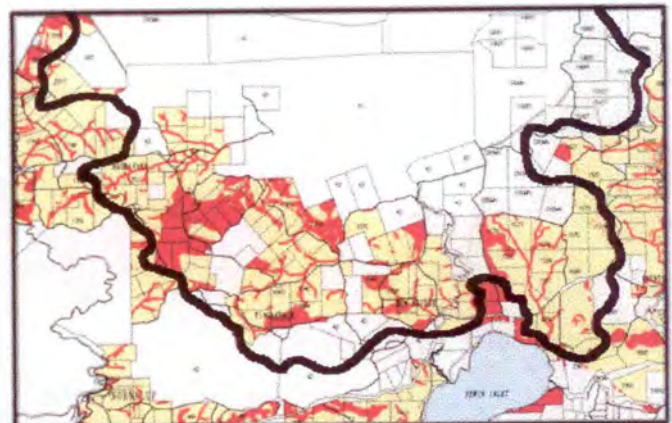


Locality Plan

BOW CATCHMENT AREA Land Capability



Grazing



Rural Residential

16. POLICY AREA 3 KENT RIVER CATCHMENT

3.1 Location

This area covers a large central portion of the Shire, immediately east of the Bow River Catchment.

3.2 Description

This catchment consists of a variety of features including an undulating plateau with some steep areas with hilly belts and swampy corridors. The Kent River discharges into the Owingup Swamp and Irwin Inlet.

The Water Corporation indicates there are two potential dam sites, one in State Forest, the other approximately 1.5 kilometres north of Kenton Townsite. The catchment is a declared Water Catchment area. The northern part of the catchment lies within State Forest and proposed conservation reserves with parts listed on the Register of the National Estate.

The catchment contains relatively few soils suitable for horticultural use and the dominant land use is grazing.

The predominant management issues are protection of landscape, rural character, remnant vegetation, waterways, potential conflict between the expansion of the Kenton townsite and surrounding agricultural activities, water logging, stream bank erosion, fire risk, water quality (salinity and eutrophication), management of intensive agricultural uses and pesticide residues.

3.3 Objectives

- 3.3.1 To favour the use of land for grazing and consider the development of tree plantations compatible with the maintenance of water quality.
- 3.3.2 To oppose land uses which will lead to an increase in the export of nutrients to waterways and water bodies.
- 3.3.3 To support the consolidation of the Kenton Townsite and associated special rural development on capable and suitable land in the locality.
- 3.3.4 To maintain and protect the natural ecological processes of Irwin Inlet, Owingup Swamp and their waterways.

3.4 Policy Statement

- 3.4.1 Council will not support proposals unless they adequately address the management issues.
- 3.4.2 Council will not support further breakdown of farming lot sizes where the primary purpose is shown as broadacre farming on Figure 1.
- 3.4.3 Council will not support intensive land uses that contribute to the eutrophication or salinity of water bodies.
- 3.4.4 Subject to the preparation of a structure plan, Council will give consideration to the development of the Kenton Townsite and adjoining land for special residential, special rural and landscape protection purposes, subject to land capability and suitability assessment.

The structure plan shall have particular regard to the retention of remnant vegetation, areas subject to flooding, address issues of effluent disposal and water supply, access to schools and preparation of a foreshore management plan (See Table 2).
- 3.4.5 Council will require the creation of a foreshore protection reserve along the Kent River and where appropriate, require protective fencing and revegetation.
- 3.4.6 Council may support proposals for holiday accommodation on a small scale such as chalets, subject to land capability/suitability analysis.

17. POLICY AREA 4 KORDABUP RIVER CATCHMENT

4.1 Location

This catchment area drains into Parry Inlet. The catchment is located immediately south-east of the Kent River Catchment.

4.2 Description

The landform in this catchment consists predominantly of gentle slopes and does not pose any significant erosion hazard. There are two proposed Water Corporation pipe heads in the catchment. The soils in the west of this area are poorly drained and subject to inundation. The predominant land use is grazing.

The land is predominantly low lying with a high capability for the established existing landuse which is grazing. The higher land adjacent to McLeod Road and Scotsdale Road has a high to very high capability for grazing. The majority of the area is relatively remote from existing and proposed service centres and will be costly to service. Existing lot sizes are relatively large (average 100ha).

The predominant management issues are protection of landscape, rural character, remnant vegetation, waterways, potential conflict between special rural development and surrounding agricultural uses, fire risk, erosion and the eutrophication of Parry Inlet.

4.3 Objectives

- 4.3.1 To maintain and protect the natural ecological processes of Parry Inlet.
- 4.3.2 To favour the use of land for farming and consider the establishment of tree plantations in selected areas.
- 4.3.3 To encourage the maintenance of grazing on capable and suitable areas.

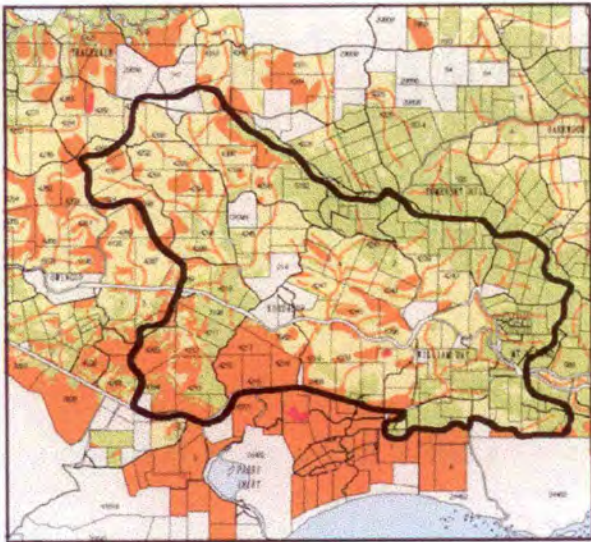
4.4 Policy Statement

- 4.4.1 Council will not support proposals unless they properly address the management issues.
- 4.4.2 Special rural development will not be supported throughout the majority of the catchment.
- 4.4.3 Council may consider applications for special rural /landscape protection development in the identified nodes shown on Figure 1 and based on the following considerations:

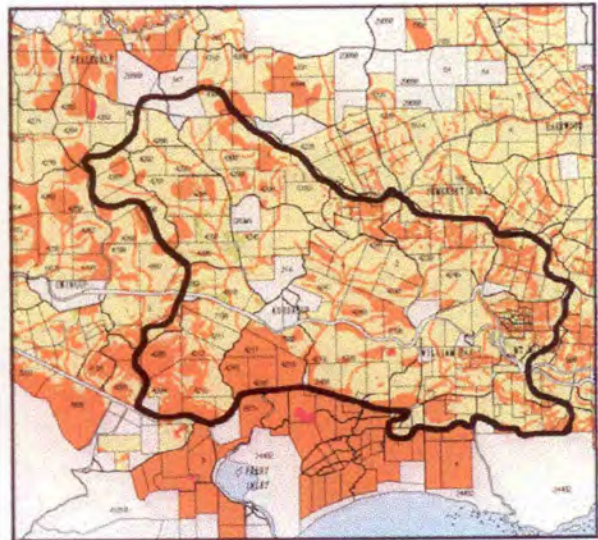
- i) Land to the east of McLeod Road and to the south of Mt Shadforth Road. The land generally has a medium capability for rural residential development, significant remnant vegetation and waterways can be protected, special rural development is already established, access to significant views, sealed roads and power.
- ii) Land immediately to the west of McLeod Road and north of the old railway reserve. The land has a medium capability for rural residential development, remnant vegetation and a significant waterway can be protected, access to spectacular views, sealed road and power. Larger lots are appropriate due to the generally steep terrain.

Applications for special rural/landscape protection development will need to address the identified management issues.

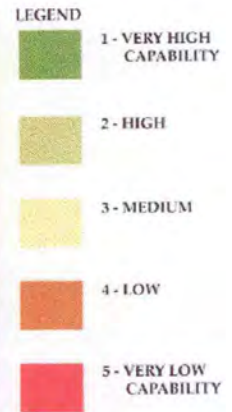
- 4.4.4 Council will consider the development of tree plantations subject to the general policy guidelines.
- 4.4.5 Council will not support subdivision and development applications that would result in an increase in the export of nutrients to waterways and water bodies.
- 4.4.6 Council may support intensive agricultural and horticultural proposals subject to land capability/suitability analysis which ensures such proposals will not have an adverse impact on management issues.
- 4.4.7 Council will require the creation of a foreshore protection reserve along the Kordabup River and where appropriate, require fencing and revegetation.
- 4.4.8 Council may support proposals for holiday accommodation on a small scale such as chalets subject to land capability/suitability analysis.
- 4.4.9 Council will not support further breakdown of farming lot sizes where the primary purpose is shown as broadacre farming on Figure 1.



Perennial Horticulture

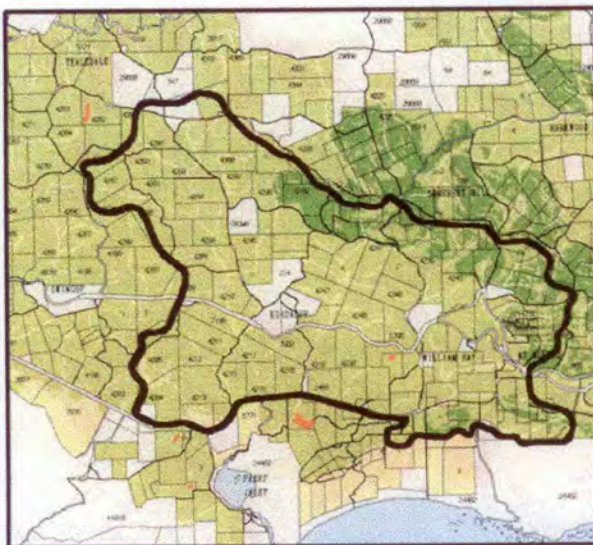


Annual Horticulture

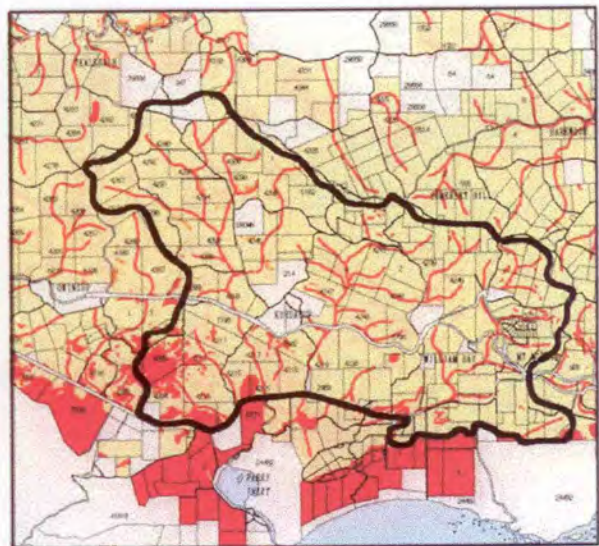


Locality Plan

KORDABUP CATCHMENT AREA Land Capability



Grazing



Rural Residential

18. POLICY AREA 5 DENMARK RIVER CATCHMENT

5.1 Location

This catchment area is bounded by the Kent, Hay, Quickup and Scotsdale Catchments and the Shire's northern boundary.

5.2 Description

Most of the catchment lies within State Forest and proposed conservation reserves with parts listed on the Register of the National Estate with the upper reaches predominantly managed by the Department of Conservation and Land Management and the Water Corporation.

The river drains into Wilson Inlet which is currently affected by eutrophication. The soils in the area are generally good quality, and land form is characterised by dissected river valleys. The area includes the Denmark Townsite and is subject to development pressure associated with the extension of Denmark's urban areas.

Further subdivision and development needs to assess the capability of the land to support various alternative landuses. Potential landuse conflicts between horticulture, tourist development and special rural development will need to be addressed. Retention of remnant vegetation and fencing and revegetation of creeklines are priorities.

The predominant management issues are protection of landscape, rural character, remnant vegetation, waterways, fire risk, salinity, eutrophication, water-logging, acidity, some stream bank erosion and conflict between intensive agriculture, hobby farms and expansion of the Denmark townsite.

5.3 Objectives

- 5.3.1 To improve water quality and prevent further eutrophication of Wilson Inlet through inappropriate land use and development in the catchment.
- 5.3.2 To retain existing broadacre farming on capable and suitable land.
- 5.3.3 To encourage tourist orientated development in appropriate locations.
- 5.3.4 To encourage the development of prime horticultural land providing it does not adversely impact on the management issues.

5.3.5 To provide for the expansion of Denmark's urban area.

5.3.6 To give consideration to special rural development on capable and suitable land.

5.3.7 To retain and maintain the natural resources on which the Shire's tourism industry is based.

5.4 Policy Statement

5.4.1 Council will not support proposals unless they adequately address the management issues.

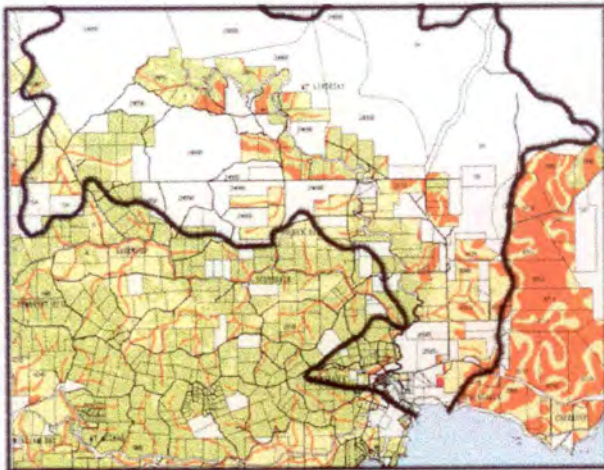
5.4.2 Council will support proposals for horticulture providing it can be demonstrated that:

- lot size, water supply and soil types will support the use;
- the use will not contribute to problems associated with the management issues;
- it will not impact adversely on adjoining land uses and residents; and
- the proposal will not result in the clearing of remnant vegetation which should be retained for ecological or visual amenity requirements.

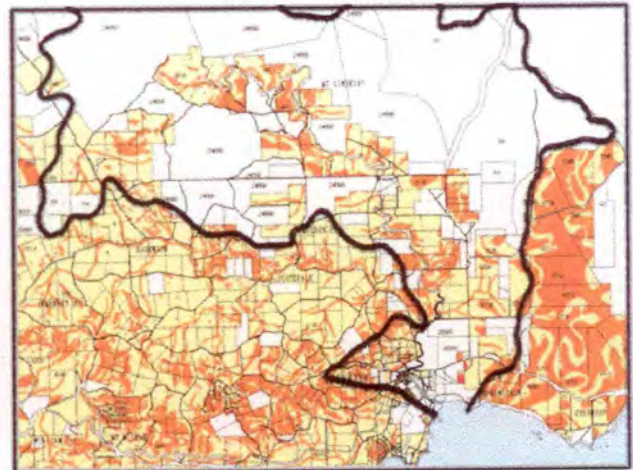
5.4.3 Council may support proposals for small scale tourist orientated development providing it can be demonstrated that the land is not good quality horticultural land and that it can achieve suitable buffers from adjoining good quality horticultural land.

5.4.4 Council will not support subdivision and development applications which are likely to result in increased eutrophication of Wilson Inlet.

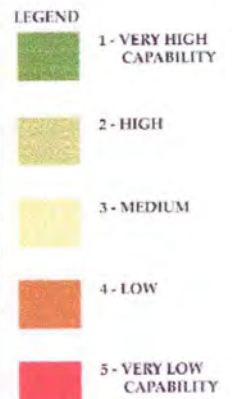
5.4.5 Council will require the creation of a foreshore protection reserve along the Denmark River and where appropriate, require protective fencing and revegetation.



Perennial Horticulture

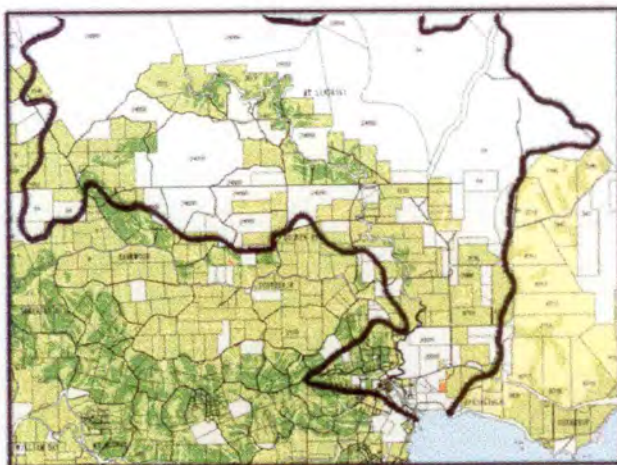


Annual Horticulture

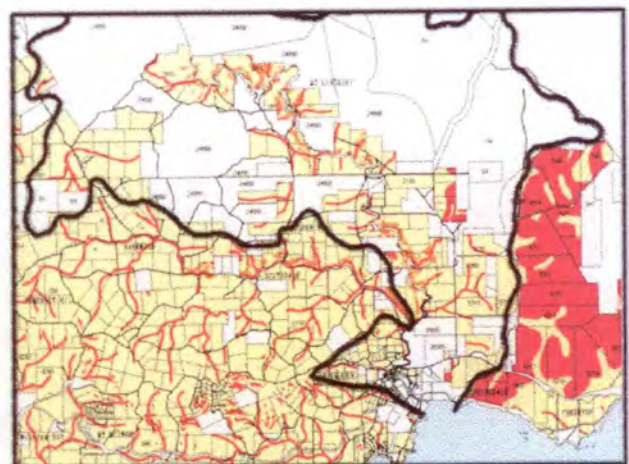


Locality Plan

DENMARK CATCHMENT AREA Land Capability



Grazing



Rural Residential

Source : DENMARK RURAL STRATEGY, LAND CAPABILITY MAPPING

19. POLICY AREA 6 SCOTSDALE BROOK CATCHMENT

6.1 Location

This catchment is a sub-catchment of the Denmark River Catchment which drains into the Wilson Inlet.

6.2 Description

The area is a potential Water Corporation catchment from which water for the urban supply is occasionally drawn. This source however is about to be decommissioned.

This area contains some of the best horticultural quality soils in the Shire. Currently, the dominant land use in this area is grazing with some intensive agricultural and horticultural activities. There is also increasing pressure for special rural subdivision and tourist development adjacent to Scotsdale Road and Scotsdale Brook. The average lot size is 40 hectares.

The emphasis on horticulture within the Scotsdale Catchment is based on the quality of soils, aspect, availability of good quality water and existing horticultural activity in the area. There are a number of critical issues associated with further development of horticulture in this Catchment. These include a possible reduction in vegetation cover, increased erosion and nutrient and pesticide loadings in waterways, competition for water and conflict with tourist development. Exclusion of special rural development from the policy area will significantly help to minimise potential conflict between different landuses.

The predominant management issues are protection of landscape, rural character, waterways, eutrophication, over-clearing, water quality and potential salinity, retention of remnant vegetation, nutrient export to waterways and wetlands, fire risk and protection and use of prime horticultural land.

6.3 Objectives

- 6.3.1 To conserve the potential of the area to support horticulture on capable land and in such a manner that it will not further exacerbate problems identified in the above management issues.
- 6.3.2 To encourage horticultural activities on appropriate land.
- 6.3.3 To improve water quality and prevent further eutrophication of Wilson Inlet through inappropriate land use and development.

6.3.4 To encourage the development of small scale tourist orientated developments such as holiday accommodation providing they will not compromise the primary objective 6.3.1 above.

6.3.5 To not support proposals for special rural.

6.3.6 To encourage the preparation of an integrated catchment management plan in order to address existing and potential management issues and landuse conflicts.

6.4 Policy Statement

6.4.1 Council will not support proposals unless they adequately address the management issues.

6.4.2 Further subdivision will generally not be supported unless it can be thoroughly demonstrated to the satisfaction of Council that lot sizes proposed and water supply will be capable of supporting a range of horticultural uses. This does not automatically mean Council support will be forthcoming.

6.4.3 Council may support subdivision and development applications for small scale tourist orientated development providing it can be demonstrated that the land is not good quality horticultural land and that it can achieve suitable buffers from adjoining good quality horticultural land.

6.4.4 In order to protect horticultural land, Council will not support special rural/landscape protection development

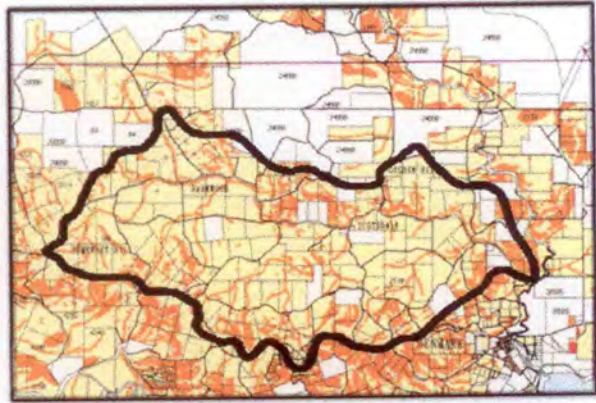
6.4.5 Council will require all development to retain and protect existing remnant vegetation and may require additional revegetation or specific measures to protect existing remnant vegetation.

6.4.6 Council will not support subdivision or development applications that would prejudice the water quality and quantity of Scotsdale Brook or jeopardise riparian rights of landowners elsewhere in the catchment.

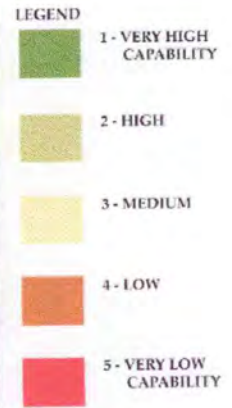
6.4.7 Council will require the creation of a foreshore protection reserve along Scotsdale Brook and where appropriate, require protective fencing and revegetation.



Perennial Horticulture



Annual Horticulture

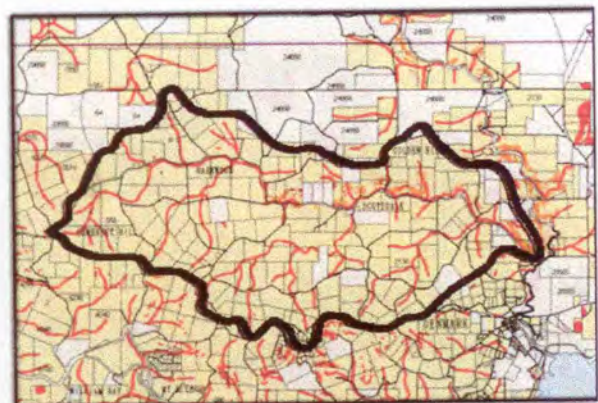


Locality Plan

SCOTSDALE CATCHMENT AREA Land Capability



Grazing



Rural Residential

20. POLICY AREA 7 LITTLE RIVER CATCHMENT

7.1 Location

This is a small catchment located west of and adjacent to Wilson Inlet and includes some of the Denmark townsite urban areas.

7.2 Description

The catchment discharges directly into Wilson Inlet. Apart from the valley floor, it has steep topography and is susceptible to erosion hazards. The eastern portion of the catchment incorporates the developing urban areas of Denmark and there is increasing pressure for special rural zones between Mt Shadforth Road and South Coast Highway.

The predominant management issues are protection of landscape, rural character, remnant vegetation, waterways, potential conflict between the expansion of the Denmark townsite and special rural development, conservation reserves, fire risk and eutrophication of the Wilson Inlet.

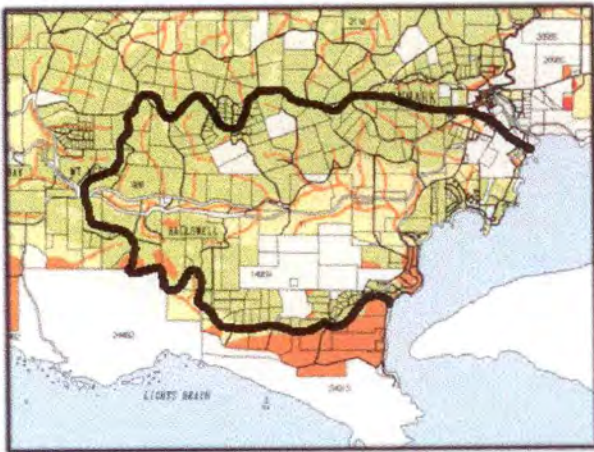
7.3 Objectives

- 7.3.1 To allow for appropriately designed special rural development on capable and suitable land.
- 7.3.2 To encourage land uses which create little or no nutrient discharge into Wilson Inlet.
- 7.3.3 To require any urban development/townsites expansion to be in accordance with the Settlement Strategy for Denmark (1998) in order to retain a rural appearance.
- 7.3.4 To protect remnant vegetation along waterways and adjacent to wetlands.
- 7.3.5 To protect remnant vegetation on ridge lines overlooking Denmark and South Coast Highway.
- 7.3.6 To retain the rural character and landscape of the Little River valley floor.
- 7.3.7 To retain the tree lined entries to Denmark and preclude ribbon development.
- 7.3.8 To ensure that all new development adjacent to Ocean Beach Road is appropriately screened.

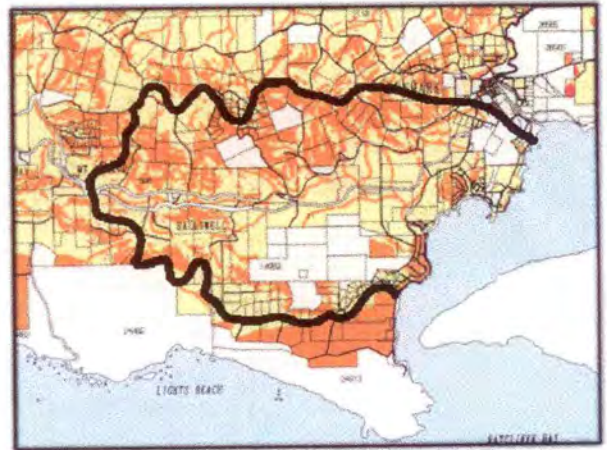
7.4 Policy Statement

- 7.4.1 Council will not support proposals unless they adequately address the management issues.

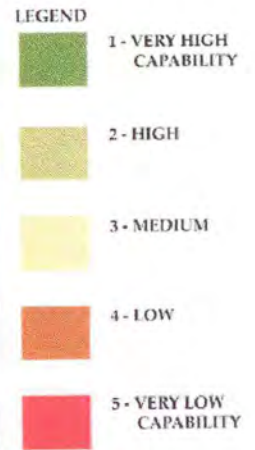
- 7.4.2 Council will give consideration to applications for special rural and landscape protection development located in the identified nodes on Figure 1 between Mt Shadforth Road and South Coast Highway where it can be demonstrated that:
 - land capability assessment supports such a use;
 - remnant vegetation, particularly along ridge tops and adjacent to waterways and wetlands can be protected;
 - development is set back and screened from Mt Shadforth Road and South Coast Highway;
 - direct access to Mt Shadforth Road and South Coast Highway is avoided where possible;
 - exposed cleared areas are revegetated;
 - fire risk issues can be addressed;
- 7.4.3 Council will require remnant vegetation to be retained and protected and may require additional revegetation or specific measures to protect existing remnant vegetation.
- 7.4.4 All new developments will incorporate waterway buffers where required. Council will encourage the creation of a foreshore protection reserve along Little River and where appropriate, encourage fencing and revegetation.
- 7.4.5 Council will not support subdivision or development applications that would increase the nutrient discharge into the catchments, waterways and Wilson Inlet.
- 7.4.6 Council will not support subdivision or development applications that create urban/rural residential corridors along the western fringe of Ocean Beach Road. The Settlement Strategy for Denmark (1998) sets a minimum lot size of 10ha in this area. Any development adjacent to Ocean Beach Road must be suitably screened.
- 7.4.7 Further urban/townsites expansion shall be subject to the preparation of structure plans in accordance with the Settlement Strategy for Denmark (1998).
- 7.4.8 Special rural/landscape protection subdivision and development shall not be supported within the valley floor of the Little River Catchment because of visual exposure from South Coast Highway, the desire to retain the rural use and character of the area and because of its important role as a major drainage basin into Wilson Inlet.



Perennial Horticulture



Annual Horticulture

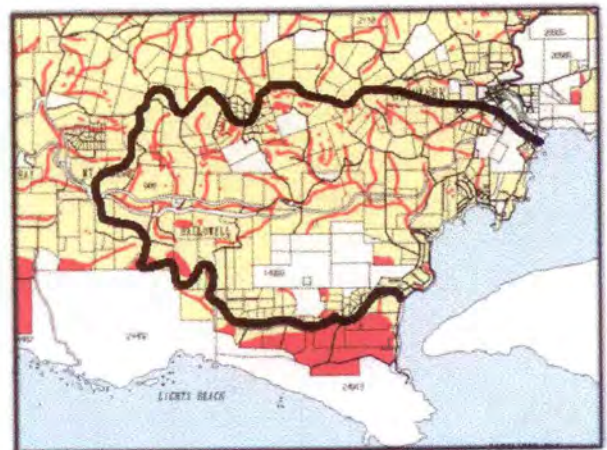


Locality Plan

LITTLE RIVER CATCHMENT AREA Land Capability



Grazing



Rural Residential

21. POLICY AREA 8 HAY RIVER CATCHMENT

8.1 Location

This catchment is located between the Denmark River Catchment and the Shire's eastern boundary. It is bounded to the east by the Hay River, and to the north by State Forest and the proposed Mt Lindesay National Park.

8.2 Description

The catchment discharges into Wilson Inlet and the predominant land use is grazing and conservation reserves. The Water Corporation has designated two pipehead dam sites on the Hay River, located approximately one kilometre and nine kilometres north of South Coast Highway respectively.

The catchment includes hill belts, swampy corridors and upland plateau.

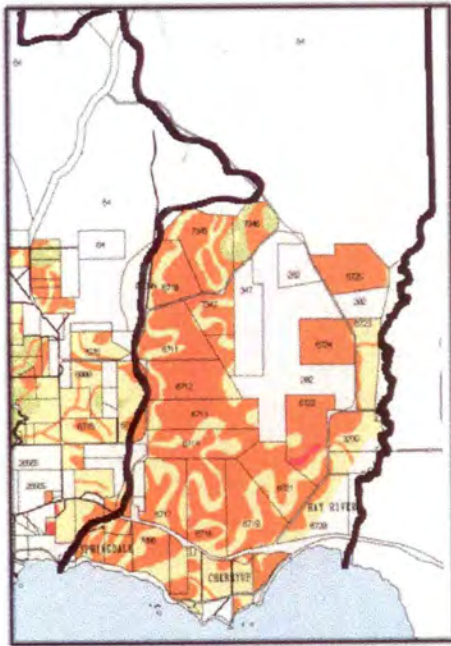
The predominant management issues are protection of landscape, rural character, remnant vegetation, waterways, natural resources, potential conflict between special rural development and surrounding agricultural uses, eutrophication, salinity, water-logging and fire risk.

8.3 Objectives

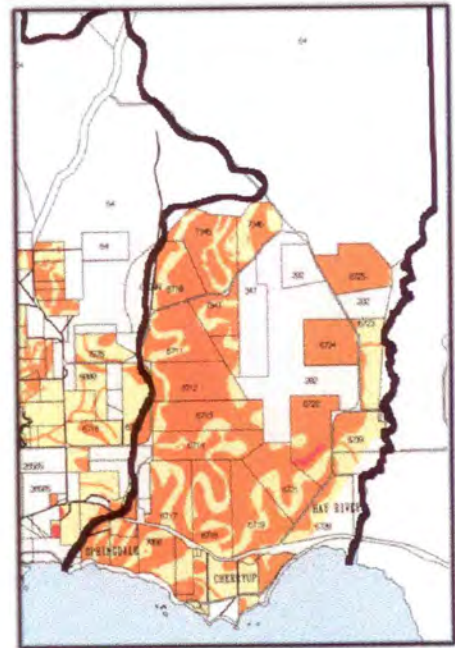
- 8.3.1 To encourage the continued use of land for broadacre farming.
- 8.3.2 To not support applications for special rural development north of South Coast Highway. Council may support such proposals on capable and suitable land south of the Highway in the identified node on Figure 1.
- 8.3.3 To favour the development of land uses which create little or no low nutrient discharge into Wilson Inlet.
- 8.3.4 To encourage low scale tourist orientated development subject to land capability and suitability assessment and particularly in the node identified on Figure 1.

8.4 Policy Statement

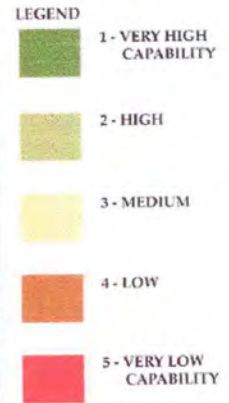
- 8.4.1 Council will not support proposals unless they adequately address the management issues.
- 8.4.2 Council may support subdivision and development proposals for special rural, landscape protection and tourist orientated development in the identified node on Figure 1 south of South Coast Highway subject to overall structure plans which:
- minimise access to the Highway;
 - incorporate foreshore management plans;
 - ensures that all development is set back and screened from the Highway, whilst maintaining scenic views from the Highway;
 - require predominantly cleared areas to be revegetated;
 - incorporate land management controls;
 - provide for the special residential/ special rural development of location 1935 South Coast Highway. Special residential will only be considered if the capability is adequate, reticulated water is provided and substantial vegetation is provided to screen the ultimate development; and
 - recognise the possible industrial area to the west and incorporate appropriate buffer/zoning controls on location 1935 pending the outcome of the Denmark Industrial Area Site Selection Study.
- 8.4.3 Council will require remnant vegetation to be retained and protected and may require additional revegetation or specific measures to protect existing remnant vegetation.
- 8.4.4 Council will require all new developments to create or maintain vegetated buffers around waterways and wetlands and provide a foreshore protection reserve along the Hay River and Wilson Inlet.
- 8.4.5 Council will not support subdivision or development applications that would increase nutrient discharge into Wilson Inlet.



Perennial Horticulture

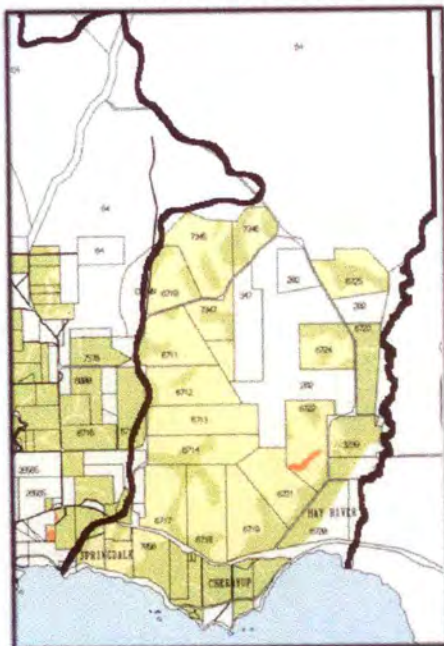


Annual Horticulture

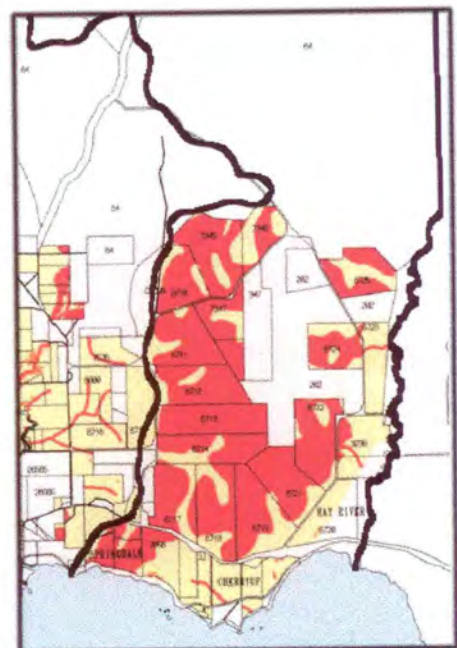


HAY CATCHMENT AREA Locality Plan
Land Capability

Source : DENMARK RURAL STRATEGY, LAND CAPABILITY MAPPING



Grazing



Rural Residential

22. POLICY AREA 9 COASTAL FLATS AND RIDGES

9.1 Location

This precinct includes the low-lying plains and the coastal ridges and dunes along the east-west length of the Shire.

9.2 Description

The low lying plains are susceptible to flooding and water-logging. Most of the water from the various catchments drains into or through these flats which include permanent swamps and wetlands areas. The main uses are grazing, horticulture and conservation reserves. The ridges and dunes are comprised of limestone formations overblown by loose sands. Many of the coastal ridges are in Crown ownership and managed for conservation purposes by the Department of Conservation and Land Management or other agencies.

The predominant management issues are protection of the landscape, rural character, remnant vegetation, waterways, eutrophication of water bodies, flooding, water-logging and potential conflict between townsite expansion and surrounding agricultural areas, off road vehicles, uncontrolled beach access, dune instability, fire risk and pressure for tourism.

9.3 Objectives

- 9.3.1 To protect the area from land uses that would increase nutrient discharge into estuaries and hence increase eutrophication.
- 9.3.2 To designate the area as a Landscape Value Area to ensure all development is subordinate to the protection of the landscape qualities and environmental values of the area.
- 9.3.3 To preclude special rural development.
- 9.3.4 To prevent uncontrolled growth of small settlements.
- 9.3.5 To prevent increased wind or water erosion of coastal landforms occurring as a result of new development and/or beach access.
- 9.3.6 To encourage development in sympathy with the coastal landscape and ecological values of the area.

9.4 Policy Statement

- 9.4.1 Council will not support proposals unless they properly address the management issues.
- 9.4.2 Council will not support subdivision and development applications that would increase nutrient discharge into the various inlets and water bodies.
- 9.4.3 Special rural/landscape protection development is not supported except in direct association with and forming part of relevant structure plans for Peaceful Bay, Nornalup, Bow Bridge and Kenton.
- 9.4.4 Parry Beach and Boat Harbour will be managed as tourist nodes in accordance with the maintenance of conservation values with the aim of restricting their size and extent (See Table 3).
- 9.4.5 Further development of Peaceful Bay shall be subject to a structure plan which recognises the scale, character and heritage values of the settlement and any adverse impacts on values on adjacent areas (See Table 2).
- 9.4.6 Further subdivision and fragmentation of land will generally not be supported given the servicing, land capability, landscape and environmental constraints.
- 9.4.7 Council will not support the development of tourist and residential nodes adjacent to the coastline other than those identified in Figure 1.
- 9.4.8 Lime quarries may be considered provided they do not have an unacceptable impact on the amenity, ecological values, landscape values and character of the area and will be subject to an approved management and rehabilitation plan.
- 9.4.9 Council will support the continued role of broadacre farming on established properties utilising sustainable farming practices.

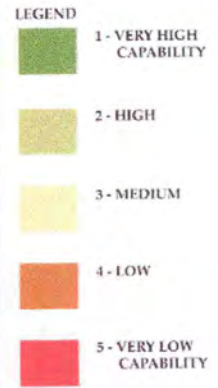




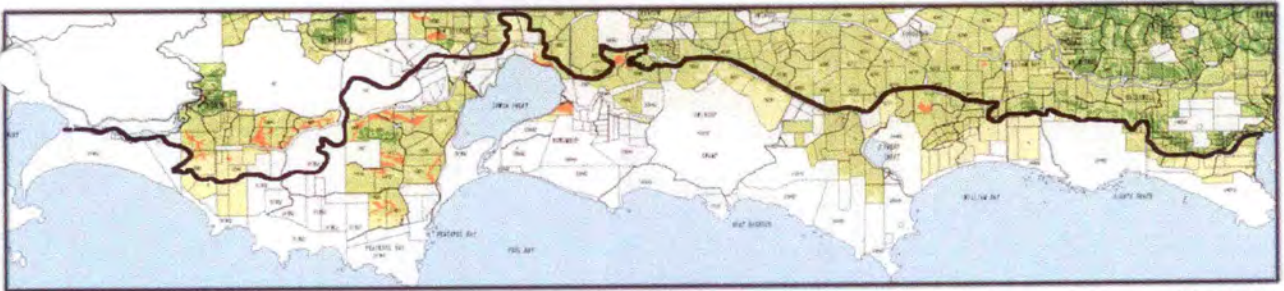
Perennial Horticulture



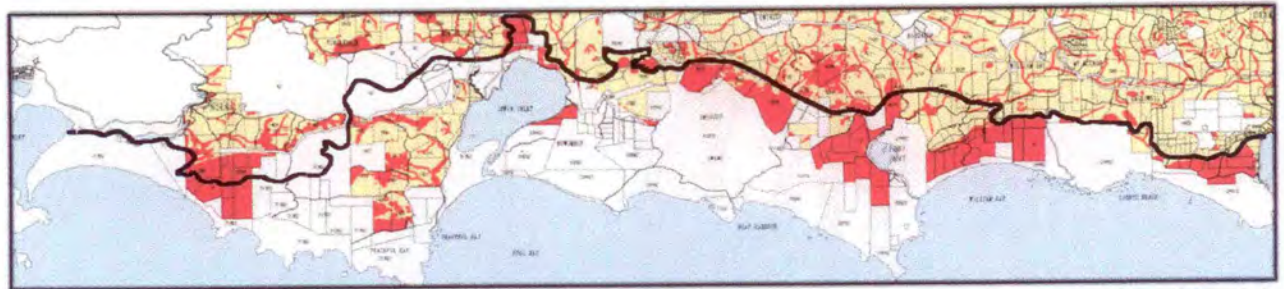
Annual Horticulture



COASTAL FLATS & RIDGES Locality Plan
Land Capability



Grazing



Rural Residential

Source : DENMARK RURAL STRATEGY, LAND CAPABILITY MAPPING

23. IMPLEMENTATION

Following endorsement of the Rural Settlement Strategy by Council, it will be forwarded to the W.A. Planning Commission for endorsement. Council will then adopt the Strategy as a Town Planning Scheme Policy in accordance with the provisions of Town Planning Scheme No. 3. This Rural Settlement Strategy is to be read in conjunction with the Settlement Strategy for Denmark.

Any proposals to develop or subdivide land or amend the Town Planning Scheme in the rural portions of the Shire, will need to ensure they address this Rural Settlement Strategy and its policies.

24. MONITORING AND REVIEW

This strategy will be monitored and reviewed on a regular basis, particularly in terms of the population growth rates, take up of lots and relative distribution of development within the rural and urban areas of the Shire. That monitoring will be linked closely to the monitoring of the Settlement Strategy for Denmark which addresses the urban areas of Denmark in particular.