



LOCAL PLANNING STRATEGY (2011)

Version No.	Revision	Date
1.0	Draft for Council's consideration of consent to advertise	March 2011
2.0	Updated document in line with Council Resolution 310311 for WAPC's consideration	April 2011
3.0	Updated document in line with WAPC's certification advice to facilitate commencement of public advertising	May 2011
4.0	Updated document in line with Council Resolution 181011 at the 4 October 2011 Special Council Meeting for WAPC's consideration of endorsement	November 2011
5.0	Updated document in line with WAPC's Resolution at the 22 May 2012 Statutory Planning Committee Meeting to endorse subject to modifications being undertaken	June 2012



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PART 1 – LOCAL PLANNING STRATEGY

1.0 INTRODUCTION

This Denmark Local Planning Strategy (hereinafter referred to as LPS) provides the vision to guide the future growth of the Shire for the next 20 years and consists of two parts:

Part 1 consists of:

- The 'Local Planning Strategy' which states the objectives, strategies and implementation actions required to facilitate the vision for the future growth of Denmark Shire for the next 20 years; and
- Three LPS Plans illustrating the LPS's visions and growth intentions. The three plans consist of:
 - LPS Plan 1 – Denmark Town Centre
 - LPS Plan 2 – Denmark Urban Area
 - LPS Plan 3 – Denmark Shire

Part 2 consists of:

- The 'Local Planning Strategy – Background and Analysis' provides background information and considered analysis of issues relevant to the growth of Denmark Shire and provides rationale to support Strategy objectives and development aspirations.

2.0 VISION

Council sees its overall mission as providing for:

“A harmonious community and a great environment in which to live”

The Shire of Denmark's 20 year vision for the Shire comprises the following:

1. Character and lifestyle sustained through careful planning.
2. A robust economy, based on local resources and skills.
3. A caring, cohesive community.
4. An expanded range of educational services.
5. A very attractive district to visit.

In addition it has the following specific Missions relative to certain key result areas:

Environmental Planning and Management

Denmark is a leader in Australia in terms of environmental planning and management. The community and Council have managed to develop a balance of economic development, community cohesion and environmental concerns. Environmental issues can no longer be considered local, but need to be part of national and international approaches. The Denmark community is seen, and sees itself, as being concerned about environmental issues. Denmark's environmental groups have been active and successful in creating a greater awareness of environmental issues. The Shire of Denmark is committed to ensuring environmental issues are fully considered in any planning and development.

Economic Development

The role of Council is to help foster the economic development of the Shire while promoting and maintaining the concerns for the environment and the local community. It is not the role of the Council to organise economic development, but it can facilitate and advise on the desirability of development. Economic development needs to be consistent with the values of the community and recognising the historical context when considering potential development. The most prominent goal is to foster an increased entrepreneurial culture that consciously plans business and development initiatives within sustainability values, thereby managing a balance of local and externally funded initiatives. While innovation is important, existing industries such as farming, viticulture, fishing and tourism need to be seen as important ventures that are at the basis of the economic life of the community.

Tourism

Tourism is an important industry for Denmark. All of the changes it will introduce will incorporate and support the values of maintaining the environment and sustaining the natural beauty of the town and outlying wilderness areas of the Shire.

Health, Welfare and Community Services

The increasing population in Denmark and the changing age structure mean that the provision of health and other services for the community is important. The role of the Council is to oversee the provision of services and to lobby relevant government departments to ensure the best quality of care can be provided. Prevention is also part of these needs and an active participation in community activities is as important for both continued health (both physical and mental) and civic sustainability. Planning for health, education and other services needs to be long-term rather than reactive.

Youth

To provide a community environment where the changing needs of youth can be supported.

Sport and Recreation

To provide sound recreation advice, facilities and services to the whole community.

Governance

Denmark Shire Council will strive for excellence in local governance by increasing awareness of its function and limitations, through transparency of action and by educating the community of the role of elected and appointed members.

Seniors

The Shire recognises that older people within the community have a right to quality facilities, services and programs that enable them to remain living in their own homes and continue to be active in the community. Council also recognises the significant contribution many Seniors make to the community through volunteer activity, enriching family life, and lending wisdom and experience through their participation in a wide range of community activities.

The Shire has traditionally considered its broad goals to be:

1. **LAND USE AND TOWN PLANNING**
 To devise and apply planning instruments which minimise the negative impacts of development.
2. **ECONOMIC DEVELOPMENT**
 To encourage economic activities, locally and in the region, which make appropriate use of Denmark's natural and human resources and its primary produce.
3. **ENVIRONMENTAL MANAGEMENT**
 To help conserve the natural environment of Denmark and promote its responsible use.
4. **SERVICES FOR THE COMMUNITY**
 To support the provision of an equitable range of services and facilities.

These broad goals remain relevant and are now further supported and refined by objectives from outcomes reached through the LPS analysis. These outcomes form the guiding principles behind the LPS and are provided in the following sections.

3.0 GUIDING PRINCIPLES

Based on the objectives outlined in section 4, the following provides the guiding principles for the each of the principal land use, development and natural resource sectors which make up the Shire of Denmark.

LAND USE AND TOWN PLANNING

1. To provide for a range of compatible housing lifestyle choice and associated development in harmony with the existing character and community spirit enjoyed in Denmark.

ECONOMIC DEVELOPMENT

2. To provide a (Denmark) town centre that continues to be the focus for all forms of commercial activity that supports a vibrant town centre and meets the diverse needs of the community and contributes towards a high level and range of employment opportunities for local residents.
3. To protect the ongoing viability of the agriculture industry and encourage a variety of rural pursuits to increase employment opportunities.

ENVIRONMENTAL PROTECTION

4. To ensure the judicious management of high value natural and cultural resources and the coastal environment and limit the environmental impact associated with the use or development of land.

SERVICES TO THE COMMUNITY

5. To provide needed services at a level equal to that enjoyed by residents in any other part of the State and to better connect residents to each other, local places of interest, the region and to the rest of the State.

4.0 STRATEGY PLAN – OBJECTIVES, STRATEGIES AND IMPLEMENTATION

This section provides the detailed objectives, strategies and the implementation actions required to effect the future development and environmental protection aspirations of the Shire until 2031.

4.1 Future Residential

Objective

- To identify appropriate urban residential and special residential land supply to accommodate and guide the future orderly growth of the Denmark townsite.

Strategies

- a. Identify the Denmark Agricultural College as an Education Precinct, but flag the area as a future urban expansion area, noting that the use of the land for this purpose is subject to the State Government/Agricultural College identifying some or all of the land as being no longer required for educational purposes.
- b. Any structure planning processes for the future urban expansion area needs to address issues including but not limited to the objective of creating an integrated sustainable educational and recreational precinct coupled with a residential neighbourhood, interface with South Coast Highway and having regard to the adjoining Denmark Airport and industrial developments.
- c. To continue to accept the recommendations of the residential growth areas (Planning Units) that remain under Rural zoning as identified in the Settlement Strategy for Denmark (1998), however where there is a discrepancy between this LPS and the 1998 Settlement Strategy, the provisions of this LPS shall apply.
- d. To ensure that planning proposals for new lots addresses population growth and changing demographics in a timely manner.
- e. Promote the infill development of existing large lot residential zoned areas close to town.
- f. Apply the principles of the Liveable Neighbourhoods Community Design Code in the development of new residential estates through local structure planning.
- g. Support the development of aged accommodation in suitable locations having regard to issues including but not limited to close proximity to commercial and community facilities, good accessibility (both vehicular and pedestrian access) and topography of the site having regard to the nature of the occupants.

Implementation

1. Council support Urban Residential and Special Residential rezoning submissions which reflect the areas as identified under this Local Planning Strategy.
2. Council 'flags' its intention for the Denmark Agricultural College (currently designated Education Precinct) as a future urban expansion area – noting that the use of the land for this purpose is subject to the State Government/Agricultural College identifying some or all of the land as being no longer required for educational purposes and due structure planning processes required to address issues including but not limited to the objective of creating an integrated sustainable educational and recreational precinct coupled with a residential neighbourhood, interface with South Coast Highway and having regard to the adjoining Denmark Airport and industrial developments.
3. Council have regard to relevant Local Planning Policies, including but not limited to Local Planning Policy 2.5: "Residential Areas", Local Planning Policy 39: "Public Open Space" and Local Planning Policy 42: "Public Art" and consider applying an Infrastructure Development Contribution fund where appropriate, when considering Local Structure Plans and rezoning requests.
4. Council introduce Local Structure Plan provisions from the draft Model Scheme Text into the Town Planning Scheme.

5. Council support private and public developments of aged accommodation in suitable locations having regard to issues including but not limited to close proximity to commercial and community facilities, good accessibility (both vehicular and pedestrian access) and topography of the site having regard to the nature of the occupants.

4.2 Future Retail

Objective

- To ensure that the Denmark town centre continues to be the focus for all forms of commercial activity that support a vibrant town centre and to ensure that future development enhances its village character.
- To identify and support a dedicated 'Service Park' site on the outskirts of town.

Strategies

- a. Denmark town centre is to remain the focal point within the Shire to provide for high order retailing, banking services, personal services, administration and tourism services, government and private offices for the local community and visitors.
- b. Identify an Inner Core area of the town centre within which the fine grained design of buildings, human scale and village character is to be retained through adopted urban design guidelines.
- c. To review Local Planning Policy 15: "Townscape" and Local Planning Policy 26.1: "Commercial Developments on South Coast Highway" to provide more definitive architectural design guidance for buildings and their associated public spaces within the whole of the town centre. The design guidelines should ensure future development and redevelopment reflect the traditional design ethics of the town centre and encourages similar design sensibilities in the inner town centre and proposed expansion areas.
- d. To ensure there is enough land identified to accommodate predicted future retail growth demands and for this land to be zoned in a timely manner to allow for the orderly expansion of the Denmark town centre.
- e. To consider zoning the identified non inner core expansion areas to 'Mixed Use' or similar type zoning, to allow appropriate retail and office uses to utilise the existing built fabric in order to retain the areas residential character in the short to medium term.
- f. To consider allowing for expansion of the uses permitted within the existing area zoned Professional Offices or consider rezoning this area to Mixed Use or other similar zoning to allow for a wider range of commercial uses.
- g. Identify and support the 'Service Park' site, with the development form comprising service and rural related businesses (e.g. hardware stores, nurseries) that require large areas for the delivery, handling, display and/or storage of products.
- h. Encourage the set up of home based businesses and provide clear parameters for conditions of operation to allow self regulation.

Implementation

1. Council zone the 'inner core' expansion areas identified in the Local Planning Strategy to "Commercial".
2. Council zone the expansion areas outside of the inner core as identified in the Local Planning Strategy to "Mixed Use" (or similar type zone) as a medium term measure to allow for limited forms of retail/office with residential use and include provisions within the zone which ensures retention of the existing built form.

3. In the consideration of the need for additional land within the inner core commercial precinct, Council consider rezoning part of the former hospital site and adjoining fire station site south of Millars Creek. A staging and implementation plan should be prepared which demonstrates that the provision of floorspace reflects the demand for this to occur. The range of uses considered appropriate for the balance of the existing hospital site and associated buildings are civic uses, cultural uses, community purposes and health related uses.
4. Council undertake a review of Local Planning Policy 15: "Townscape" and Local Planning Policy 26.1: "Commercial Developments on South Coast Highway" to provide more definitive architectural design guidance for buildings and their associated public spaces within the whole of the town centre.
5. Council review the existing "Professional Office" zone and investigate potential for introducing a broader style zone (e.g., "Mixed Use") to allow a greater variety of desirable commercial uses.
6. Council prepare an amendment to the Scheme to zone the 'Service Park' site with an appropriate zoning together with a set of provisions and structure plan to guide subdivision and development.
7. Council enter into discussions with the Water Corporation and Western Power to agree to a timing program for the extension of adequate water, sewerage and power to the 'Service Park' site.
8. Council consider partnerships in relation to the subdivision and/or development of the 'Service Park' site.
9. Council review the planning process in regard to Home Based Business operations and streamline where appropriate. If required amend the Scheme to provide clear parameters for conditions of operation to allow self regulation in accordance with the draft Model Scheme Text.
10. Council commence discussions with FESA regarding the potential medium to long term relocation of the Fire Station from the CBD inner core.

4.3 Future Industry

Objective

- To identify a new industrial area that will provide sufficient and adequately serviced land available for a range of industrial activities to broaden the employment opportunities close to the Denmark townsite.
- To phase in mixed business type development within the existing Light Industrial Area (LIA).

Strategies

- a. Identify a new industrial park located on McIntosh Road within the Education Department's (Agriculture College) landholding and a portion of privately owned land to facilitate future industrial development. Council needs to continue negotiations with the State Government (State Land Services on behalf of Education Department), the Board of the Denmark Agricultural College and the private land owner in order to facilitate transfer of the State land to ownership of the Shire of Denmark.
- b. The Shire needs to either, enter into dialogue with LandCorp to secure it as a potential partner to undertake the subdivision and development works to prepare industrial lots for sale or consider the options of entering into a Joint Venture with a private developer, undertaking the project management itself, or selling the industrial park *en globo* to a private developer. The Shire will need to put in place appropriate measures and/or investigate employment of appropriate staff in regard to implementation of the last three options.
- c. Industrial uses should be phased out of the existing LIA to remove any land use conflicts. Existing industrial uses should be encouraged to relocate to the new industrial park once lots are available. Investigation needs to be undertaken to consider what form of 'mixed business' zoning/land use is to replace the existing LIA. Given the current built infrastructure, the form of mixed business development that should be considered is that of a showroom and service/light industrial nature. Caretaker's dwelling may then be able to be considered as the land use conflicts associated with not allowing caretaker's dwellings within the existing LIA are removed.

Implementation

1. Council zone the future industrial park identified in the Local Planning Strategy to “Industrial”. The rezoning is to contain broad design criteria (i.e., lot sizes) to inform the Local Structure Plan process and is to review the use class table to allow for a variety of industries including the possibility of supporting a mixed use of residences and workshops where visible from the South Coast Highway to retain the appearance of rural land and graduating to industrial uses where not visible from the highway.
2. Council continue negotiations with the State and Board of the Denmark Agricultural College to transfer ownership of the State owned land identified as the new industrial park to the Shire.
3. Council enter into discussions with the Water Corporation and Western Power to agree to a timing program for the extension of adequate services to the industrial park.
4. Council promote partnerships in the subdivision and development of the new industrial park.
5. Council undertake a detailed assessment of the long term planning options for the existing LIA to facilitate a mixed use development, including appropriate zoning and development provisions that would need to be introduced into the Town Planning Scheme to facilitate the development outcomes.
6. Council investigate the possibility of acquiring the existing vacant crown land presently zoned industrial to the south of Zimmerman Street for the purposes of including it in the future proposed ‘Mixed Business Area’ and rezoning accordingly for this purpose.
7. Council investigate the logistics and possibility of relocating the existing Shire Depot operations from the existing Denmark LIA to the proposed new Industrial Park which will also free up land for the ‘Mixed Business Area’.
8. Council encourage the relocation of the Main Roads Depot operations from the existing Denmark LIA to the proposed new Industrial Park which will also free up land for the ‘Mixed Business Area’.

4.4 Tourism

Objective

- To encourage eco-tourism and facilitate new tourism developments and choices of tourist accommodation types to enhance the Denmark Shire as a destination of choice for visitors.

Strategies

- a. To prepare and adopt a Local Tourism Strategy which addressed the issues identified in WAPC’s Planning Bulletin 83/2011: *Planning for Tourism* as appropriate.
- b. To retain the low key level and natural character of the ‘natural environment’ tourist sites.
- c. Support the protection of National Parks and eco-tourist style developments which introduce natural environment interaction and learning, in a similar manner as the Tree Top Walk.
- d. Access to Denmark’s iconic tourist locations via the provision of good roads as outlined in Tourism WA’s Tourism Development Priorities. In association with well-maintained roads, tourists need to be guided via the provision of appropriately located, clear and visible signage.
- e. Encourage new tourist developments to employ a sustainable approach with their developments and a desire to establish a tourism industry that supports and enhances the local community, protects its environment and generates economic benefit.
- f. Embrace new tourism attractions and/or developments which achieve the objective above as they bring investment and employment into the area.
- g. To protect the longevity of tourist uses through appropriately zoned sites which contain flexibility for new development or extensions of existing developments to proceed.

- h. To consider low key, low density tourist accommodation proposals near to identified strategic tourism sites.
- i. To maintain the ability under the town centre zoning for appropriate tourist uses and tourist accommodation to locate in the town centre.
- j. The outcomes of the Local Tourism Strategy shall include the Objectives and Strategies as stated above.

Implementation

- 1. Council prepare and adopt a Local Tourism Strategy to address the issues identified in Planning Bulletin 83/2011: *Planning for Tourism* as appropriate.
- 2. Council continue to develop and maintain tourist related facilities at all Council owned/managed tourist based sites such as:
 - i. Public toilets
 - ii. Boardwalks
 - iii. Boat ramps
 - iv. Foreshore access
 - v. Parks and reserves
- 3. Council in considering development and/or subdivision applications for new tourist developments, prior to the adoption of a Local Tourism Strategy, give due regard to Planning Bulletin 83/2011: *Planning for Tourism*.

4.5 Community, Education, Cultural and Heritage

Objectives

- Provide a variety of recreational services to enhance residents' connection to the community.
- Provide a variety of educational options.
- Recognise the ageing population and the need to provide appropriate facilities for the aged.
- Recognise places with heritage values and provide measures to protect these values.
- Promote art in public places.

Strategies

- a. Maintain dialogue with the Education Department in respect to capacity of the current government schools and to identify potential future primary and high school sites as the population growth demands new sites.
- b. To identify and secure additional school sites through the rezoning and structure plan process.
- c. Lobby State Government for the continued operation of the Agricultural College and work with the college to expand areas of expertise.
- d. Use the Local Structure Planning process to consider the need for community facilities and recreational requirements having regard to population growth and the changing demographics of the Denmark community.
- e. Have due regard to the Municipal Heritage Inventory recommendations in considering applications of listed heritage places and undertake regular review of the Inventory.
- f. Promote the use of the Bibbulmun Track, Munda Biddi Trail, Mokare Walk Trail, the Heritage Rail Trail and other trails within the Shire.

- g. Heritage buildings, structures or places are to be considered of importance for social, aesthetic or cultural reasons, but also to have the ability to be of economic importance to the Shire as well. Redevelopment of heritage sites or assets needs to be undertaken in a sensitive manner that ensures the intrinsic heritage value is maintained.
- h. Council or proponents/land owners are encouraged to seek the advice of appropriate professionals before proceeding with development or redevelopment of Heritage sites.
- i. Recognise indigenous cultural and heritage needs prior to development of areas through the preparation of a local Aboriginal Heritage Survey.
- j. Continue to apply Local Planning Policy 42: "Public Art" on subdivision and high level development applications.

Implementation

- 1. Council use the Local Structure Planning process to consider the need for community facilities, recreational and educational requirements in urban developments having regard to population growth and the changing demographics of the Denmark community.
- 2. Council to consider the development of an Infrastructure Developer Contribution fund.
- 3. Council continue to implement the recommendations of the Municipal Heritage Inventory when considering development or subdivision applications.
- 4. Council put in place a timing program for regular review/update of the adopted Municipal Heritage Inventory.
- 5. Council consider establishing a Local Heritage Advisory Committee to provide advice to the Shire on development applications on heritage sites/places.
- 6. Council require as part of a subdivision application or development application, where considered relevant, the preparation of a local Aboriginal Heritage Survey.
- 7. Council continue to apply Local Planning Policy 42: "Public Art" on subdivision and high level development applications.

4.6 Peaceful Bay, Nornalup, Bow Bridge and Kenton Settlements

Objective

- Support Peaceful Bay, Nornalup and Bow Bridge as future long term growth settlement areas and have regard to protecting landscape and natural resource values and the recommendations of the 1999 Rural Settlement Strategy.

Strategies

- a. Support the residential and rural-residential development and the recommended characteristics of Nornalup, Bow Bridge and Peaceful Bay as provided in the Settlement Strategy 1999.
- b. Not support Kenton as a rural nodal settlement area due to environmental constraints and the ability of the other three identified rural nodal settlements to accommodate future growth.
- c. Control the development of the settlements in respect to service infrastructure and environmental constraints.
- d. To support the development of the rural nodal settlements in the following order of priority; Peaceful Bay, Nornalup and Bow Bridge.

Implementation

1. Council require submission of a 'conceptual structure plan' with form and content in accordance with the Guideline requirements as provided in the Lower Great Southern Strategy for each rural nodal settlement area.
2. Council upon adoption of a conceptual structure plan by Council and endorsement by the WAPC, support rezoning of the identified rural nodal settlement areas (being Peaceful Bay, Nornalup and Bow Bridge) to "Development Area" zone (or similar) in the Town Planning Scheme.
3. Council introduce a "Development Area" zone (or similar) and relevant Structure Plan provisions into the Town Planning Scheme as per the draft Model Scheme Text. Include in the provisions the ability for individual landowners to undertake individual developments on their land where such development will not compromise local structure planning.
4. Council require each structure plan to address the WAPC's draft Model Scheme Text local structure planning scheme provisions and the respective recommendations for each node as contained in the 1999 Settlement Strategy as may be reviewed by the Shire.
5. Council not support any subdivision or broad scale residential and/or rural-residential development within a rural nodal settlement area until a detailed local structure plan has been adopted by Council and the Western Australian Planning Commission.

Peaceful Bay

6. Council review the adopted Peaceful Bay Structure Plan (2000) to identify the 'rural nodal settlement area' for Peaceful Bay taking into account the findings of the Peaceful Bay Infrastructure Servicing Study such that non-standard servicing requirements can be provided for.
7. Council consider the need to engage the services of a Project Manager to prepare a project delivery plan and indicative project budget for the delivery of infrastructure services at Peaceful Bay. The scope of project services should encompass but not necessarily be limited to:
 - a. determining a fair process for the possibility of privatising the leasehold lots;
 - b. entering into negotiations to deliver an integrated waste water collection, treatment and distribution system in a manner consistent with the recommendations of the Peaceful Bay Pre-Feasibility Servicing Report;
 - c. Investigating the level of government's assistance which may be available to assist in the project;
 - d. progressing the necessary statutory rezoning and subdivisions needed to facilitate implementation of the Peaceful Bay Structure Plan and the recommendations of the adopted Peaceful Bay Pre-Feasibility Servicing Report;
 - e. preparing a full feasibility analysis for the project and identify staging which will allow the project to occur in a economically and environmentally responsible manner; and,
 - f. establishing the extent of cost share items which all subdividers and developers will need to contribute to and report on a mechanism which will allow this to occur.
8. Council implement the 'green solutions' and Water Sensitive Urban Design measures as contained in the adopted Peaceful Bay Pre-Feasibility Servicing Report and actively seek the support of the relevant servicing agencies.

Nornalup

9. Council prepare a conceptual structure plan for Nornalup which addresses infrastructure servicing and staging requirements for the rural nodal settlement.
10. Council consider the recommendations contained within the Nornalup Character Study as issues to be further investigated in the preparation of the new Town Planning Scheme and/or through structure planning processes for Nornalup.

Bow Bridge

11. Council review previous conceptual structure planning for Bow Bridge to address the Bow Bridge Flood Study and issues previously raised by government agencies.

4.7 Natural Resource Management

Objectives

- To protect remnant vegetation and areas of high value biodiversity.
- To ensure the impacts of development and human recreational activity on the environment are understood and the implications for the natural, built and cultural environment are monitored, and action occurs to minimise impacts.
- To preserve the natural drainage and habitat functions of all watercourses.
- To protect existing and future drinking water supplies.
- To ensure that the coastal resources of today remain available to future generations.
- To limit the risk to life and property from bush fire.
- Protect the visual amenity values that exist within the Shire for all residents and visitors to enjoy.
- To maintain natural ecological functioning across landscapes for long-term sustainability.

Strategies

- a. Consider the impacts of climate change on the natural environment and consider implementing adaptive strategies to limit the impact of those changes.
- b. Generally protect areas of remnant vegetation from clearing.
- c. Maintain and regularly update mapping of significant areas of land vested in the Shire with remnant vegetation throughout the Shire.
- d. Utilise local provenance native vegetation species for revegetation activities where practical, particularly in important natural habitat localities such as water courses and drinking water catchments.
- e. Require detailed assessment of all areas of natural vegetation as part of rezoning and structure plans for proposed urban development estates.
- f. Limit development within flood prone areas adjacent to the Wilson Inlet and seasonally inundated riparian floodplains.
- g. Use land use controls to prevent contamination of drinking and agricultural use water supplies.
- h. Protect natural coastal environments and where necessary rehabilitate damaged areas.
- i. Continue to understand and respect natural and dynamic coastal processes and seek to apply current setbacks (for sea level rise) and development controls to avoid inappropriate development of coastal infrastructure and facilities.
- j. Manage the recreational use of coastal reserves and facilities facilitate long-term and safe enjoyment of these environments, and minimise destructive impacts on natural values of coastal reserves. Undertake educational programs for community, visitors and coastal managers about coastal environments and how to manage these reserves now and into the future.
- k. Collaborate with other coastal managers, volunteers and researchers to protect and maintain natural values in coastal reserves for the future.
- l. Undertake a coordinated and integrated management approach to managing the coastline and coastal zone.
- m. Any development in the coastal area needs to be sympathetic to height and blend into the landscape.
- n. Ensure acid sulfate soils are considered in all planning decisions as per Planning Bulletin 64/2009 *Acid Sulfate Soils* and the associated Planning Guidelines.

- o. Reduce the spread of weeds through appropriate weed eradication programs, and through appropriate management response to new weed infestations.
- p. Continue to require the removal of 'pest plants' as part of the rezoning and subdivision process for, in particular, small rural holdings, rural residential and special residential zones.
- q. Liaise with key state authorities and local community stakeholders to co-ordinate weed control.
- r. Prepare a Visual Landscape Assessment Policy with reference to the WAPC's Visual Landscape Planning Manual to assist in the retention and strengthening of visual landscape values in the Shire.
- s. Consider the retention of remnant vegetation on privately owned land where such protection is considered strategic within an identified area of visual landscape value.
- t. Consider applying Special Control Areas to protecting specific areas of high visual amenity such as tourist routes, foreshores, coastlines and elevated locations of high scenic value.

Implementation

- 1. Council continue to require planning applications for clearing of remnant vegetation over 5 000m² and consult with the Department of Environment and Conservation in relation to applications lodged for clearing permits in accordance with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* to ensure if approved each application applies appropriate management controls through approval conditions.
- 2. Council prepare and implement management plans for crown reserve land managed by the Shire that has high value biodiversity values. Prepare a biodiversity management strategy to ensure long-term maintenance of natural habitats and biodiversity values across all Shire managed areas.
- 3. Council undertake assessment of Shire managed Reserves that have yet to be classified.
- 4. Council facilitate the protection of remnant vegetation in good condition, which incorporates riparian vegetation and waterways catchment areas.
- 5. Council explore and implement planning mechanisms to retain remnant vegetation in public and private ownership, and encourage conservation initiatives by landholders on private land.
- 6. Council use local provenance or native vegetation species in the revegetation of road reserves and waterway foreshore reserves where practical and where biodiversity values are being promoted.
- 7. Council include in the Local Structure Plan Scheme provisions the requirement for all greenfields urban proposals to include remnant vegetation assessment under their respective local structure plans. Local structure plans are to be prepared in association with Scheme Amendments and be forwarded to the Department of Environment and Conservation in accordance with S48 of the *Environmental Protection Act*. Where land is already zoned "Residential" or "Special Residential" and includes an area of remnant vegetation the local structure plan is to be referred to the Department of Environment and Conservation in accordance with S38 procedures.
- 8. Council include in the Local Structure Plan Scheme provisions the requirement for new urban developments to implement water sensitive urban design practices.
- 9. Council in assessing subdivision applications, rezonings and structure plans which include land(s) adjacent to a waterbody consider the widening of existing foreshore reserves or the requiring of and ceding of a foreshore reserve.
- 10. Council have due regard to the recommendations of the Wilson Inlet Foreshore Reserves Management Plan (2008) and Wilson Inlet Nutrient Reduction Action Plan when considering planning applications or any public works within or adjacent to the Wilson Inlet.
- 11. Council have due regard to the recommendations of the "An Inventory, Assessment and Recommendations for the Owingup Wetland Suite (2006)" document when considering planning applications within the area and local structure plan for Bow Bridge settlement.
- 12. Council actively engage in carrying out the responsibilities as outlined for the Shire in the Wilson Inlet Sandbar Opening Protocol (2009).

13. Council consider reviews to the Scheme and/or Local Planning Policies to assist in the implementation of recommended land use controls under various Water Management Plans as prepared by the Department of Water.
14. Council implement the recommendations of the Coastal Reserves Management Strategy and Action Plan 2010 - 2020 in considering planning applications or public works on the coastline and coastline reserves.
15. Council implement coastal development setbacks in accordance with requirements and recommendations provided by Western Australian Planning Commission's State Planning Policy 2.6: State Coastal Planning Policy.
16. Council prepare management strategies, as required, for coastal and foreshore reserves that are managed by the Shire.
17. Council require that acid sulfate soils is investigated/considered in all planning decisions as per Planning Bulletin 64/2009 *Acid Sulfate Soils* and the associated Planning Guidelines.
18. Council require Local Structure Plan provisions to require a 'pest plant' survey identifying locations of 'pest plants' and measures to eradicate and/or manage them.
19. Council impose weed management conditions/requirements, where appropriate, on any rezoning or development proposal.
20. Council assess all planning applications lodged on rural properties particularly, rural smallholdings and rural-residential lots for fire risk in accordance with the WAPC's Planning for Bush Fire Protection Guidelines.
21. Council prepare a Bush Fire Strategy Policy in consultation with FESA in accordance with the bush fire hazard assessment methodology as contained in the WAPC's Planning for Bush Fire Protection Guidelines.
22. Council discourage and consider controls on any new development from being located in areas identified as having an extreme bush fire hazard level.
23. Council adopt the WAPC's Planning for Bush Fire Protection Guidelines (Edition 2) as Council policy, noting that consideration is being given to providing legislative effect to the Planning for Bush Fire Protection Guidelines.
24. Council prepare a Visual Landscape Assessment Policy with due regard to the WAPC's Visual Landscape Planning Manual and which considers the matters listed below:
 - a. identifies areas that provide visual landscape value within the Shire and identifies the prominent vantage points to view these areas;
 - b. indicates what material is required to accompany planning applications;
 - c. protects tourist drives from dominant built development and clearing of vegetation adjacent to or close to the road;
 - d. with the exception of wind farms, not allowing built form and infrastructure to be visually dominant above the vegetation line or ridge line from key public places;
 - e. prevents the building of structures which are highly reflective. Non reflective colours/materials may need to be recommended in identified areas of visual landscape value;
 - f. prevents visual cluttering from inappropriate signage;
 - g. encourages planting to screen built development within high value landscape areas from view from vantage points.
25. Council ensure that planning proposals are assessed for any potential impact on visual landscape values.

4.8 Rural Land – Productive

Objectives

- Identify and protect Priority Agriculture land which is of State and regional significance and General Agriculture land which is the balance of the rural land not identified for settlement or future subdivision.
- To ensure appropriate land management controls occur with intensive agricultural uses to protect water catchments and to ensure these uses occur in the appropriate location.
- To locate animal husbandry – intensive and horticultural pursuits in areas which are not subject to urban expansion or population pressures and are managed within environmental and management guidelines.

Strategies

- a. Applications for intensive agriculture, animal husbandry - intensive and industry-rural may be considered in Priority Agriculture and General Agriculture areas subject to assessment on land use compatibility, land capability, feasibility of proposed use, servicing requirements and conservation and management of natural resources.
- b. Accept tree plantations (farm forestry) as an alternative land use within the agricultural areas subject to land use compatibility, land capability assessment and appropriate statutory controls.
- c. Not permit intensive agriculture and animal husbandry – intensive and horticultural pursuits within existing or proposed drinking water catchment areas.
- d. Retain remnant vegetation areas and encourage actions that support environmental enhancement through revegetation and waterways improvements.

Implementation

1. Council continue to liaise with the Department of Agriculture and Food WA to revise and finalise the mapping of Agricultural Areas within the Denmark Shire as the basis for the preparation of a specific Town Planning Policy and/or zonings and land use categories to guide development and subdivision within catchment based planning units in response to site characteristics, capability and land uses.
2. Council introduce a “Priority Agriculture” zone (or similar) into the Town Planning Scheme with provisions consistent with the objectives and appropriate land use classes etc, reflective of WAPC SPP 2.5 requirements, and zone the land identified as such in the Local Planning Strategy.
3. Council introduce a “General Agriculture Resource” zone (or similar) into the Town Planning Scheme with provisions consistent with the objectives and appropriate land use classes etc, reflective of WAPC SPP 2.5 requirements, and zone the land identified as such in the Local Planning Strategy.
4. Prior to introducing the “Priority Agriculture” and “General Agriculture Resource” zone provisions into the Town Planning Scheme, Council not support land uses considered incompatible.
5. Council will only support subdivision of rural land in accordance with the provisions of this Local Planning Strategy.
6. Council generally not support subdivisions which further fragment any land within the Priority Agriculture and General Agriculture areas in accordance with WAPC Development Control Policy 3.4.
7. Council assess applications for tree plantations with due regard to Local Planning Policy 9.1: “Private Tree Plantations”.
8. Council not permit intensive agriculture pursuits within existing or potential future drinking water catchments.
9. Council prepare a Policy containing guidelines for assessment of intensive agriculture and horticulture uses in a similar vein to Local Planning Policy 9.1: “Private Tree Plantations”.

10. Council adopt appropriate buffers for Animal Husbandry – Intensive operations in accordance with the EPA's Guidelines No. 3 Industrial Use Separation Distances to Sensitive Land Uses.
11. Council continue to apply Local Planning Policy 34: "Extractive Industry" in considering applications for extractive industry applications.
12. Council consider the introduction of a Special Control Area to protect long term basic raw material extractive sites.

4.9 Rural Residential and Rural Smallholdings

Objective

- To accommodate a variety of rural residential and rural smallholdings lots in appropriate locations as shown on the LPS maps.

Strategies

- a. To identify future rural residential and rural small holding development in appropriate areas which balances the need for growth and the need to protect areas of significant environmental or agricultural value.
- b. Provide general support to applications for new rural residential and rural smallholding located within the identified areas in the LPS.
- c. To require rural residential and rural smallholdings developments to utilise on-site rainwater tanks (92,000 litres) and not require connection to a reticulated water supply system.
- d. To not support any future Landscape Protection zones.

Implementation

1. Council introduce 'Rural Residential' and 'Rural Smallholdings' zones into the Town Planning Scheme with definitions and objectives consistent with WAPC State Planning Policy 2.5 and the draft Model Scheme Text.
2. Council continue to require rezoning submissions for new rural residential and rural smallholding development to demonstrate land capability, environmental assessment and the coordination of design and servicing with adjoining development through subdivision guide plans.
3. Council review all existing Special Rural zones in the Town Planning Scheme to identify those estates which are more reflective of Rural Smallholdings and consider zoning these estates to Rural Smallholdings. The remaining estates should be considered for Rural Residential zoning.
4. Council introduce provisions in the Town Planning Scheme to list matters required to be addressed in zoning justification reports and subdivision guide plans for proposed Rural Residential and Rural Smallholding estates.
5. Council require each new rural residential and rural smallholding lot to be provided with a 92,000 litre rainwater tank to provide its potable water supply in lieu of Scheme water.
6. Council remove the "Landscape Protection" zone in the Town Planning Scheme and replace with appropriate zoning (e.g., rural residential or rural small holdings) with relevant provisions in place to address the landscape qualities of the area.
7. Council introduce a clause in the Town Planning Scheme or create a Policy indicating that "Landscape Protection" zones will no longer be supported due to 'Planning for Bush Fire' clearing requirements.
8. Council implement the measures as provided in WAPC's Planning for Bush Fire Protection Guidelines (Edition 2).

4.10 Transport

Objectives

- To provide a network of roads which allows for easy movement around and through the Shire.
- To provide a network of shared paths which are safe, well constructed and maintained for cyclists and pedestrians and link focal points in and near the town centre.
- Protect the ongoing operation of the Denmark airfield and airpark and remove potential for any future land use conflicts.

Strategies

- a. Identify neighbourhood connector roads in and around the Denmark townsite as roads that provide the opportunity for dispersment of local traffic.
- b. Plan for shared paths throughout the town to provide better pedestrian and cycle connectivity between places of interest throughout the town.
- c. Ensure the planning process delivers shared paths and general purpose paths when new areas are developed.
- d. Encourage appropriate land uses within the airport land which supports the operation and function of the airstrip.
- e. Remove the potential for non-compatible land uses within the proximity of the airstrip.

Implementation

1. Council in consideration of a road network:
 - a. Identify the following roads as neighbourhood connector roads:
 - i) Cussons Road;
 - ii) McLean Road – from Kearsley Road/Lantzke Road intersection through to re-aligned Horsley Road intersection;
 - iii) New road link on Lot 374 from McLean Road/re-aligned Horsley Road intersection through to Scotsdale Road – noting an indicative alignment only as the final alignment is dependent on appropriate structure planning processes in which key engineering considerations are to be addressed and the location of the proposed Denmark River bridge crossing;
 - iv) Horsley Road from Scotsdale Road to McLean Road;
 - v) Kearsley Road from Mt Shadforth Road to McLean Road/Lantzke Road intersection;
 - vi) Riverbend Lane and East River Road from Denmark – Mt Barker Road to the Denmark River – noting that these two roads are shown as indicative neighbourhood connector roads as they will be dependent on the location of the proposed Denmark River bridge crossing.
 - b. Identify a Denmark River bridge crossing point in the general vicinity of the stretch of river from Reserve 12995 north to Riverbend Lane.
 - c. Identify that the final road construction requirements for these neighbourhood connector roads will be of a 'local scale' commensurate with Denmark and not that of a Perth metropolitan standard, with such design to have regard to maximising retention of mature remnant vegetation.
 - d. Undertake public consultation on the bridge crossing point proposal and any road upgrades required that have not already been the subject of separate planning approval processes (i.e. structure planning, scheme amendments and/or subdivision approvals) throughout the consideration and design processes.

2. Council identify, in addition to the roads referenced in Implementation Point 1, the following roads as neighbourhood connector roads:
 - a. Ocean Beach Road;
 - b. Hollings Road/Inlet Drive/Campbell Road;
 - c. The proposed roads provided for on the Lot 5 South Coast Highway Local Structure Plan;
 - d. Hollings Road/Scotsdale Road (in the vicinity of Denmark townsite); and
 - e. Mt Shadforth Road (in the vicinity of Denmark townsite).
3. Council secure appropriate contributions for road upgrading and construction of shared paths through the subdivision and planning approval process and the adoption of a Developer Contributions Infrastructure Plan.
4. Council review its overall policy for a network of shared paths and general purpose paths.
5. Council enter into dialogue with Main Roads WA for reduced vehicle pavement widths and improved streetscape enhancements to help reduce traffic speeds and beautify South Coast Highway through the Denmark townsite.
6. Council lobby Main Roads WA and the Minister for Transport to improve traffic and pedestrian movements and safety at the intersection of South Coast Highway and Ocean Beach Road, Denmark.
7. Council lobby Main Roads WA and the Minister for Transport for inclusion of Tindale Road as a Main Roads WA controlled Road.
8. Council consider whether a Special Control Area will provide the best planning tool to implement the recommendations of the Airport Land Use Strategy (December 2010) and promote the establishment of appropriate airstrip related uses and prevent the establishment of non-compatible uses.

4.11 Servicing Utilities

Objective

- Ensure the timely provision of new infrastructure which meets sustainable principles to service the utility demands of the growing Denmark community.
- To protect the water resources.

Strategies

- a. To assist the Water Corporation in identifying and facilitating new potable water resources.
- b. Lobby the Water Corporation to ensure the timely upgrade of the Waste Water Treatment Plant to cater for anticipated residential growth in a timely manner.
- c. To encourage the Water Corporation to establish more sustainable use of outflow water from its Waste Water Treatment Plant such as to reticulate local parks, the golf course, grounds of the Agricultural College, local tree farms, etc.
- d. To support the extension of the reticulated sewer system to open up new residential development areas and to infill existing developed areas.
- e. Lobby the Water Corporation to reinstate Denmark onto the Sewerage Infill Program arguing that it will provide a more efficient use of the system, provide a better environmental outcome and also encourage developers to further extend the service to open up new residential estates.
- f. To adopt and support the buffer area around the Waste Water Treatment Plant and ensure that only compatible uses are located within its buffer.
- g. To support the use of alternative renewable energy systems (including but not limited to wind farms) towards achieving a higher level of sustainable power provision.

- h. To adopt and support the buffer around the Waste Transfer Station to protect the long term use of the site and control land uses within the buffer.
- i. To encourage the federal government and mobile carriers for more extensive coverage through the Shire.
- j. Lobby the State Government to establish a gas service to the Shire of Denmark to service the range of strategic land development projects planned for the next 20 years and beyond.

Implementation

- 1. Council open dialogue with the Water Corporation to effect measures to re-use outflow water from the Waste Water Treatment Plant in a more sustainable way.
- 2. Council lobby the Water Corporation to reinstate Denmark onto its Sewerage Infill Program.
- 3. Council lobby the Water Corporation to ensure timely upgrades of the Denmark Waste Water Treatment Plant to cater for growth as required.
- 4. Council incorporate into the Town Planning Scheme the Environmental Protection Authority's buffer requirements around the Waste Water Treatment Plant as identified in the Local Planning Strategy.
- 5. Council incorporate into the Town Planning Scheme the Environmental Protection Authority's buffer requirements around the Waste Transfer Station as identified in the Local Planning Strategy.
- 6. Council lobby the Federal Government and Mobile Carriers for improved mobile coverage throughout the Shire.
- 7. Council lobby the State Government to establish a gas service to the Shire of Denmark to service the range of strategic land development projects planned for the next 20 years and beyond.
- 8. Council lobby Western Power and the Minister for Energy to ensure the timely upgrades of power supplies to Denmark, Peaceful Bay and Nornalup to cater for the predicted growth in an orderly manner.
- 9. Council lobby the Water Corporation and the Minister for Water to ensure the timely upgrades of potable water supplies to Denmark and the treatment and disposal of wastewater to cater for the predicted growth in an orderly manner.

5.0 TIMING AND IMPLEMENTATION OF STRATEGIC LAND RELEASES

The following table provides the timing 'triggers' for rezoning and development timing of the strategic land uses identified in the LPS.

Land Use	Rezoning Timing	Development Timing
Urban Residential and Special Residential	Ongoing - When landowners apply for rezoning and infrastructure headworks are available.	Once land is rezoned and a local structure plan is adopted.
Town Centre Commercial and Mixed Use	Ongoing - When landowners apply for rezoning and infrastructure headworks are available.	Once land is rezoned. Initial stage – once land is rezoned.
Strategic Site – former hospital site and fire station site	At such time as floorspace demand justifies the need for additional commercial land within the inner core.	Subsequent stages - once floorspace demand can be demonstrated.
Service Park	When land is transferred to Shire ownership and infrastructure headworks are available .	Once land is rezoned and services/ infrastructure is available.
Industrial Park	When land is transferred to Shire ownership and infrastructure headworks are available .	Once land is rezoned and services/ infrastructure is available.
Existing LIA into Mixed Business Area	At such time as the new industrial park has an approved subdivision plan and infrastructure headworks are available.	Once land is rezoned.
Rural Residential	Ongoing - When landowners apply for rezoning.	Once land is rezoned, a local structure plan is adopted and infrastructure is available.
Rural Smallholdings	Ongoing - When landowners apply for rezoning.	Once land is rezoned, a local structure plan is adopted and infrastructure is available.
Traffic Network & Denmark River Bridge Crossing Point	Dependent on final alignment if not contained within existing road reserves.	To be determined having regard to the eastern and western development timeframes; noting that the portion of the traffic network between Kearsley Road/Lantzke Road and Scotsdale Road will be provided by the developers as conditions of approval.
Peaceful Bay Settlement	Upon endorsement of revised structure plan by WAPC. Peaceful Bay to be given priority over Nornalup and Bow Bridge in use of Shire resources and development timing.	Once land is rezoned.
Nornalup Settlement	Once a broad based structure planning and servicing regime has been adopted by Council and endorsed by WAPC. Nornalup to be given priority over Bow Bridge in terms of Shire resources.	Once land is rezoned.
Bow Bridge Settlement	Once a broad based structure planning and servicing regime has been adopted by Council and endorsed by WAPC.	Once land is rezoned.

6.0 MONITORING AND REVIEW

The LPS provides a 20 year vision for the future growth intentions for the Shire of Denmark to 2031. The LPS is not to be viewed as a fixed plan but as a guiding plan which needs regular review.

The future intentions identified in this LPS provide a growth strategy based on current day analysis of what is considered to be the important guiding factors. Over time there may be changes to these guiding factors, changes in technology, changes in the economy and changes in the community's needs and aspirations. It is important that the LPS's intentions respond to any changes to ensure that the best growth outcomes result for the community.

In order to keep the LPS's growth intentions in tune with ongoing changes it is intended that the LPS be reviewed every 5 years in association with the required 5 year review of the Local Planning Scheme.

7.0 SUMMARY OF STRATEGY RECOMMENDATIONS

7.1 Implementation Recommendations

A summary of all of the Implementation Recommendations contained in the preceding Sections of this LPS are provided below. The Implementation Recommendations Summary will assist with the preparation of an Action Plan that Council will work with in relation to the review of the current District Zoning Scheme No. 3.

Future Residential

1. Council support Urban Residential and Special Residential rezoning submissions which reflect the areas as identified under this Local Planning Strategy.
2. Council 'flags' its intention for the Denmark Agricultural College (currently designated Education Precinct) as a future urban expansion area – noting that the use of the land for this purpose is subject to the State Government/Agricultural College identifying some or all of the land as being no longer required for educational purposes and due structure planning processes required to address issues including but not limited to the objective of creating an integrated sustainable educational and recreational precinct coupled with a residential neighbourhood, interface with South Coast Highway and having regard to the adjoining Denmark Airport and industrial developments.
3. Council have regard to relevant Local Planning Policies, including but not limited to Local Planning Policy 2.5: "Residential Areas", Local Planning Policy 39: "Public Open Space" and Local Planning Policy 42: "Public Art" and consider applying an Infrastructure Development Contribution fund where appropriate, when considering Local Structure Plans and rezoning requests.
4. Council introduce Local Structure Plan provisions from the draft Model Scheme Text into the Town Planning Scheme.
5. Council support private and public developments of aged accommodation in suitable locations having regard to issues including but not limited to close proximity to commercial and community facilities, good accessibility (both vehicular and pedestrian access) and topography of the site having regard to the nature of the occupants.

Future Retail

6. Council zone the 'inner core' expansion areas identified in the Local Planning Strategy to "Commercial".
7. Council zone the expansion areas outside of the inner core as identified in the Local Planning Strategy to "Mixed Use" (or similar type zone) as a medium term measure to allow for limited forms of retail/office with residential use and include provisions within the zone which ensures retention of the existing built form.
8. In the consideration of the need for additional land within the inner core commercial precinct, Council consider rezoning part of the former hospital site and adjoining fire station site south of Millars Creek. A staging and implementation plan should be prepared which demonstrates that the provision of floorspace reflects the demand for this to occur. The range of uses considered appropriate for the balance of the existing hospital site and associated buildings are civic uses, cultural uses, community purposes and health related uses.
9. Council undertake a review of Local Planning Policy 15: "Townscape" and Local Planning Policy 26.1: "Commercial Developments on South Coast Highway" to provide more definitive architectural design guidance for buildings and their associated public spaces within the whole of the town centre.
10. Council review the existing "Professional Office" zone and investigate potential for introducing a broader style zone (e.g., "Mixed Use") to allow a greater variety of desirable commercial uses.
11. Council prepare an amendment to the Scheme to zone the 'Service Park' site with an appropriate zoning together with a set of provisions and structure plan to guide subdivision and development.
12. Council enter into discussions with the Water Corporation and Western Power to agree to a timing program for the extension of adequate water, sewerage and power to the 'Service Park' site.

13. Council consider partnerships in relation to the subdivision and/or development of the 'Service Park' site.
14. Council review the planning process in regard to Home Based Business operations and streamline where appropriate. If required amend the Scheme to provide clear parameters for conditions of operation to allow self regulation in accordance with the draft Model Scheme Text.
15. Council commence discussions with FESA regarding the potential medium to long term relocation of the Fire Station from the CBD inner core.

Future Industry

16. Council zone the future industrial park identified in the Local Planning Strategy to "Industrial". The rezoning is to contain broad design criteria (i.e., lot sizes) to inform the Local Structure Plan process and is to review the use class table to allow for a variety of industries including the possibility of supporting a mixed use of residences and workshops where visible from the South Coast Highway to retain the appearance of rural land and graduating to industrial uses where not visible from the highway.
17. Council continue negotiations with the State and Board of the Denmark Agricultural College to transfer ownership of the State owned land identified as the new industrial park to the Shire.
18. Council enter into discussions with the Water Corporation and Western Power to agree to a timing program for the extension of adequate services to the industrial park.
19. Council promote partnerships in the subdivision and development of the new industrial park.
20. Council undertake a detailed assessment of the long term planning options for the existing LIA to facilitate a mixed use development, including appropriate zoning and development provisions that would need to be introduced into the Town Planning Scheme to facilitate the development outcomes.
21. Council investigate the possibility of acquiring the existing vacant crown land presently zoned industrial to the south of Zimmerman Street for the purposes of including it in the future proposed 'Mixed Business Area' and rezoning accordingly for this purpose.
22. Council investigate the logistics and possibility of relocating the existing Shire Depot operations from the existing Denmark LIA to the proposed new Industrial Park which will also free up land for the 'Mixed Business Area'.
23. Council encourage the relocation of the Main Roads Depot operations from the existing Denmark LIA to the proposed new Industrial Park which will also free up land for the 'Mixed Business Area'.

Tourism

24. Council prepare and adopt a Local Tourism Strategy to address the issues identified in Planning Bulletin 83/2011: *Planning for Tourism* as appropriate.
25. Council continue to develop and maintain tourist related facilities at all Council owned/managed tourist based sites such as:
 - i. Public toilets
 - ii. Boardwalks
 - iii. Boat ramps
 - iv. Foreshore access
 - v. Parks and reserves
26. Council in considering development and/or subdivision applications for new tourist developments, prior to the adoption of a Local Tourism Strategy, give due regard to Planning Bulletin 83/2011: *Planning for Tourism*.

Community, Education, Cultural and Heritage

27. Council use the Local Structure Planning process to consider the need for community facilities, recreational and educational requirements in urban developments having regard to population growth and the changing demographics of the Denmark community.

28. Council to consider the development of an Infrastructure Developer Contribution fund.
29. Council continue to implement the recommendations of the Municipal Heritage Inventory when considering development or subdivision applications.
30. Council put in place a timing program for regular review/update of the adopted Municipal Heritage Inventory.
31. Council consider establishing a Local Heritage Advisory Committee to provide advice to the Shire on development applications on heritage sites/places.
32. Council require as part of a subdivision application or development application, where considered relevant, the preparation of a local Aboriginal Heritage Survey.
33. Council continue to apply Local Planning Policy 42: "Public Art" on subdivision and high level development applications.

Peaceful Bay, Nornalup, Bow Bridge and Kenton Settlements

34. Council require submission of a 'conceptual structure plan' with form and content in accordance with the Guideline requirements as provided in the Lower Great Southern Strategy for each rural nodal settlement area.
35. Council upon adoption of a conceptual structure plan by Council and endorsement by the WAPC, support rezoning of the identified rural nodal settlement areas (being Peaceful Bay, Nornalup and Bow Bridge) to "Development Area" zone (or similar) in the Town Planning Scheme.
36. Council introduce a "Development Area" zone (or similar) and relevant Structure Plan provisions into the Town Planning Scheme as per the draft Model Scheme Text. Include in the provisions the ability for individual landowners to undertake individual developments on their land where such development will not compromise local structure planning.
37. Council require each structure plan to address the WAPC's draft Model Scheme Text local structure planning scheme provisions and the respective recommendations for each node as contained in the 1999 Settlement Strategy as may be reviewed by the Shire.
38. Council not support any subdivision or broad scale residential and/or rural-residential development within a rural nodal settlement area until a detailed local structure plan has been adopted by Council and the Western Australian Planning Commission.

Peaceful Bay

39. Council review the adopted Peaceful Bay Structure Plan (2000) to identify the 'rural nodal settlement area' for Peaceful Bay taking into account the findings of the Peaceful Bay Infrastructure Servicing Study such that non-standard servicing requirements can be provided for.
40. Council consider the need to engage the services of a Project Manager to prepare a project delivery plan and indicative project budget for the delivery of infrastructure services at Peaceful Bay. The scope of project services should encompass but not necessarily be limited to:
 - a. determining a fair process for the possibility of privatising the leasehold lots;
 - b. entering into negotiations to deliver an integrated waste water collection, treatment and distribution system in a manner consistent with the recommendations of the Peaceful Bay Pre-Feasibility Servicing Report;
 - c. Investigating the level of government's assistance which may be available to assist in the project;
 - d. progressing the necessary statutory rezoning and subdivisions needed to facilitate implementation of the Peaceful Bay Structure Plan and the recommendations of the adopted Peaceful Bay Pre-Feasibility Servicing Report;
 - e. preparing a full feasibility analysis for the project and identify staging which will allow the project to occur in a economically and environmentally responsible manner; and,
 - f. establishing the extent of cost share items which all subdividers and developers will need to contribute to and report on a mechanism which will allow this to occur.

41. Council implement the 'green solutions' and Water Sensitive Urban Design measures as contained in the adopted Peaceful Bay Pre-Feasibility Servicing Report and actively seek the support of the relevant servicing agencies.

Nornalup

42. Council prepare a conceptual structure plan for Nornalup which addresses infrastructure servicing and staging requirements for the rural nodal settlement.
43. Council consider the recommendations contained within the Nornalup Character Study as issues to be further investigated in the preparation of the new Town Planning Scheme and/or through structure planning processes for Nornalup.

Bow Bridge

44. Council review previous conceptual structure planning for Bow Bridge to address the Bow Bridge Flood Study and issues previously raised by government agencies.

Natural Resource Management

45. Council continue to require planning applications for clearing of remnant vegetation over 5 000m² and consult with the Department of Environment and Conservation in relation to applications lodged for clearing permits in accordance with the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* to ensure if approved each application applies appropriate management controls through approval conditions.
46. Council prepare and implement management plans for crown reserve land managed by the Shire that has high value biodiversity values. Prepare a biodiversity management strategy to ensure long-term maintenance of natural habitats and biodiversity values across all Shire managed areas.
47. Council undertake assessment of Shire managed Reserves that have yet to be classified.
48. Council facilitate the protection of remnant vegetation in good condition, which incorporates riparian vegetation and waterways catchment areas.
49. Council explore and implement planning mechanisms to retain remnant vegetation in public and private ownership, and encourage conservation initiatives by landholders on private land.
50. Council use local provenance or native vegetation species in the revegetation of road reserves and waterway foreshore reserves where practical and where biodiversity values are being promoted.
51. Council include in the Local Structure Plan Scheme provisions the requirement for all greenfields urban proposals to include remnant vegetation assessment under their respective local structure plans. Local structure plans are to be prepared in association with Scheme Amendments and be forwarded to the Department of Environment and Conservation in accordance with S48 of the *Environmental Protection Act*. Where land is already zoned "Residential" or "Special Residential" and includes an area of remnant vegetation the local structure plan is to be referred to the Department of Environment and Conservation in accordance with S38 procedures.
52. Council include in the Local Structure Plan Scheme provisions the requirement for new urban developments to implement water sensitive urban design practices.
53. Council in assessing subdivision applications, rezonings and structure plans which include land(s) adjacent to a waterbody consider the widening of existing foreshore reserves or the requiring of and ceding of a foreshore reserve.
54. Council have due regard to the recommendations of the Wilson Inlet Foreshore Reserves Management Plan (2008) and Wilson Inlet Nutrient Reduction Action Plan when considering planning applications or any public works within or adjacent to the Wilson Inlet.
55. Council have due regard to the recommendations of the "An Inventory, Assessment and Recommendations for the Owingup Wetland Suite (2006)" document when considering planning applications within the area and local structure plan for Bow Bridge settlement.
56. Council actively engage in carrying out the responsibilities as outlined for the Shire in the Wilson Inlet Sandbar Opening Protocol (2009).

57. Council consider reviews to the Scheme and/or Local Planning Policies to assist in the implementation of recommended land use controls under various Water Management Plans as prepared by the Department of Water.
58. Council implement the recommendations of the Coastal Reserves Management Strategy and Action Plan 2010 - 2020 in considering planning applications or public works on the coastline and coastline reserves.
59. Council implement coastal development setbacks in accordance with requirements and recommendations provided by Western Australian Planning Commission's State Planning Policy 2.6: State Coastal Planning Policy.
60. Council prepare management strategies, as required, for coastal and foreshore reserves that are managed by the Shire.
61. Council require that acid sulfate soils is investigated/considered in all planning decisions as per Planning Bulletin 64/2009 *Acid Sulfate Soils* and the associated Planning Guidelines.
62. Council require Local Structure Plan provisions to require a 'pest plant' survey identifying locations of 'pest plants' and measures to eradicate and/or manage them.
63. Council impose weed management conditions/requirements, where appropriate, on any rezoning or development proposal.
64. Council assess all planning applications lodged on rural properties particularly, rural smallholdings and rural-residential lots for fire risk in accordance with the WAPC's Planning for Bush Fire Protection Guidelines.
65. Council prepare a Bush Fire Strategy Policy in consultation with FESA in accordance with the bush fire hazard assessment methodology as contained in the WAPC's Planning for Bush Fire Protection Guidelines.
66. Council discourage and consider controls on any new development from being located in areas identified as having an extreme bush fire hazard level.
67. Council adopt the WAPC's Planning for Bush Fire Protection Guidelines (Edition 2) as Council policy, noting that consideration is being given to providing legislative effect to the Planning for Bush Fire Protection Guidelines.
68. Council prepare a Visual Landscape Assessment Policy with due regard to the WAPC's Visual Landscape Planning Manual and which considers the matters listed below:
 - a. identifies areas that provide visual landscape value within the Shire and identifies the prominent vantage points to view these areas;
 - b. indicates what material is required to accompany planning applications;
 - c. protects tourist drives from dominant built development and clearing of vegetation adjacent to or close to the road;
 - d. with the exception of wind farms, not allowing built form and infrastructure to be visually dominant above the vegetation line or ridge line from key public places;
 - e. prevents the building of structures which are highly reflective. Non reflective colours/materials may need to be recommended in identified areas of visual landscape value;
 - f. prevents visual cluttering from inappropriate signage;
 - g. encourages planting to screen built development within high value landscape areas from view from vantage points.
69. Council ensure that planning proposals are assessed for any potential impact on visual landscape values.

Rural Land – Productive

70. Council continue to liaise with the Department of Agriculture and Food WA to revise and finalise the mapping of Agricultural Areas within the Denmark Shire as the basis for the preparation of a specific Town Planning Policy and/or zonings and land use categories to guide development and subdivision within catchment based planning units in response to site characteristics, capability and land uses.

71. Council introduce a "Priority Agriculture" zone (or similar) into the Town Planning Scheme with provisions consistent with the objectives and appropriate land use classes etc, reflective of WAPC SPP 2.5 requirements, and zone the land identified as such in the Local Planning Strategy.
72. Council introduce a "General Agriculture Resource" zone (or similar) into the Town Planning Scheme with provisions consistent with the objectives and appropriate land use classes etc, reflective of WAPC SPP 2.5 requirements, and zone the land identified as such in the Local Planning Strategy.
73. Prior to introducing the "Priority Agriculture" and "General Agriculture Resource" zone provisions into the Town Planning Scheme, Council not support land uses considered incompatible.
74. Council will only support subdivision of rural land in accordance with the provisions of this Local Planning Strategy.
75. Council generally not support subdivisions which further fragment any land within the Priority Agriculture and General Agriculture areas in accordance with WAPC Development Control Policy 3.4.
76. Council assess applications for tree plantations with due regard to Local Planning Policy 9.1: "Private Tree Plantations".
77. Council not permit intensive agriculture pursuits within existing or potential future drinking water catchments.
78. Council prepare a Policy containing guidelines for assessment of intensive agriculture and horticulture uses in a similar vein to Local Planning Policy 9.1: "Private Tree Plantations".
79. Council adopt appropriate buffers for Animal Husbandry – Intensive operations in accordance with the EPA's Guidelines No. 3 Industrial Use Separation Distances to Sensitive Land Uses.
80. Council continue to apply Local Planning Policy 34: "Extractive Industry" in considering applications for extractive industry applications.
81. Council consider the introduction of a Special Control Area to protect long term basic raw material extractive sites.

Rural Residential and Rural Smallholdings

82. Council introduce 'Rural Residential' and 'Rural Smallholdings' zones into the Town Planning Scheme with definitions and objectives consistent with WAPC State Planning Policy 2.5 and the draft Model Scheme Text.
83. Council continue to require rezoning submissions for new rural residential and rural smallholding development to demonstrate land capability, environmental assessment and the coordination of design and servicing with adjoining development through subdivision guide plans.
84. Council review all existing Special Rural zones in the Town Planning Scheme to identify those estates which are more reflective of Rural Smallholdings and consider zoning these estates to Rural Smallholdings. The remaining estates should be considered for Rural Residential zoning.
85. Council introduce provisions in the Town Planning Scheme to list matters required to be addressed in zoning justification reports and subdivision guide plans for proposed Rural Residential and Rural Smallholding estates.
86. Council require each new rural residential and rural smallholding lot to be provided with a 92,000 litre rainwater tank to provide its potable water supply in lieu of Scheme water.
87. Council remove the "Landscape Protection" zone in the Town Planning Scheme and replace with appropriate zoning (e.g., rural residential or rural small holdings) with relevant provisions in place to address the landscape qualities of the area.
88. Council introduce a clause in the Town Planning Scheme or create a Policy indicating that "Landscape Protection" zones will no longer be supported due to 'Planning for Bush Fire' clearing requirements.
89. Council implement the measures as provided in WAPC's Planning for Bush Fire Protection Guidelines (Edition 2).

Transport

90. Council in consideration of a road network::
- a. Identify the following roads as neighbourhood connector roads:
 - i) Cussons Road;
 - ii) McLean Road – from Kearsley Road/Lantzke Road intersection through to re-aligned Horsley Road intersection;
 - iii) New road link on Lot 374 from McLean Road/re-aligned Horsley Road intersection through to Scotsdale Road – noting an indicative alignment only as the final alignment will be dependent on the location of the proposed Denmark River bridge crossing;
 - iv) Horsley Road from Scotsdale Road to McLean Road;
 - v) Kearsley Road from Mt Shadforth Road to McLean Road/Lantzke Road intersection;
 - vi) Riverbend Lane and East River Road from Denmark – Mt Barker Road to the Denmark River – noting that these two roads are shown as indicative neighbourhood connector roads as they will be dependent on the location of the proposed Denmark River bridge crossing.
 - b. Identify a Denmark River bridge crossing point in the general vicinity of the stretch of river from Reserve 12995 north to Riverbend Lane.
 - c. Identify that the final road construction requirements for these neighbourhood connector roads will be of a 'local scale' commensurate with Denmark and not that of a Perth metropolitan standard, with such design to have regard to maximising retention of mature remnant vegetation.
 - d. Undertake public consultation on the bridge crossing point proposal and any road upgrades required that have not already been the subject of separate planning approval processes (i.e. structure planning, scheme amendments and/or subdivision approvals) throughout the consideration and design processes.
91. Council identify, in addition to the roads referenced in Implementation Point 1, the following roads as neighbourhood connector roads:
- a. Ocean Beach Road;
 - b. Hollings Road/Inlet Drive/Campbell Road;
 - c. The proposed roads provided for on the Lot 5 South Coast Highway Local Structure Plan;
 - d. Hollings Road/Scotsdale Road (in the vicinity of Denmark townsite); and
 - e. Mt Shadforth Road (in the vicinity of Denmark townsite).
92. Council secure appropriate contributions for road upgrading and construction of shared paths through the subdivision and planning approval process and the adoption of a Developer Contributions Infrastructure Plan.
93. Council review its overall policy for a network of shared paths and general purpose paths.
94. Council enter into dialogue with Main Roads WA for reduced vehicle pavement widths and improved streetscape enhancements to help reduce traffic speeds and beautify South Coast Highway through the Denmark townsite.
95. Council lobby Main Roads WA and the Minister for Transport to improve traffic and pedestrian movements and safety at the intersection of South Coast Highway and Ocean Beach Road, Denmark.
96. Council lobby Main Roads WA and the Minister for Transport for inclusion of Tindale Road as a Main Roads WA controlled Road.
97. Council consider whether a Special Control Area will provide the best planning tool to implement the recommendations of the Airport Land Use Strategy (December 2010) and promote the establishment of appropriate airstrip related uses and prevent the establishment of non-compatible uses.

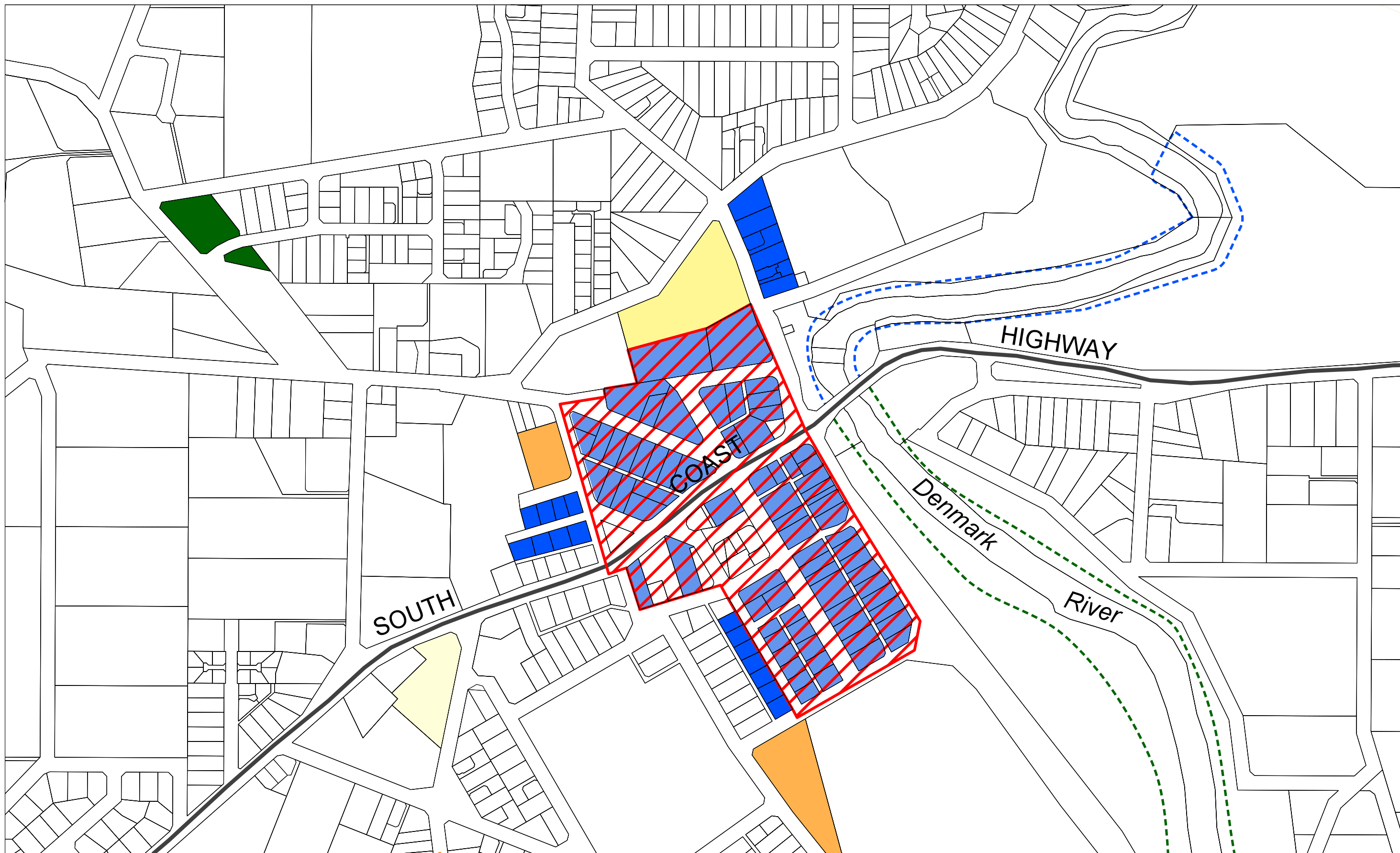
Servicing Utilities

98. Council open dialogue with the Water Corporation to effect measures to re-use outflow water from the Waste Water Treatment Plant in a more sustainable way.

99. Council lobby the Water Corporation to reinstate Denmark onto its Sewerage Infill Program.
100. Council lobby the Water Corporation to ensure timely upgrades of the Denmark Waste Water Treatment Plant to cater for growth as required.
101. Council incorporate into the Town Planning Scheme the Environmental Protection Authority's buffer requirements around the Waste Water Treatment Plant as identified in the Local Planning Strategy.
102. Council incorporate into the Town Planning Scheme the Environmental Protection Authority's buffer requirements around the Waste Transfer Station as identified in the Local Planning Strategy.
103. Council lobby the Federal Government and Mobile Carriers for improved mobile coverage throughout the Shire.
104. Council lobby the State Government to establish a gas service to the Shire of Denmark to service the range of strategic land development projects planned for the next 20 years and beyond.
105. Council lobby Western Power and the Minister for Energy to ensure the timely upgrades of power supplies to Denmark, Peaceful Bay and Nornalup to cater for the predicted growth in an orderly manner.
106. Council lobby the Water Corporation and the Minister for Water to ensure the timely upgrades of potable water supplies to Denmark to cater for the predicted growth in an orderly manner.

7.2 Local Planning Strategy Modifications














Figures 1- 3 graphically demonstrate the modifications to land use development patterns proposed by the LPS from the current land use/zoning development patterns provided for in Town Planning Scheme No. 3.



SHIRE OF DENMARK LOCAL PLANNING STRATEGY TOWN CENTRE - PLAN 1

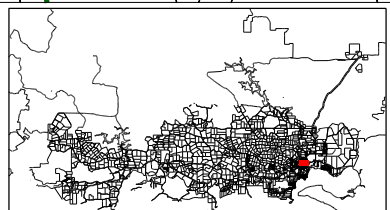


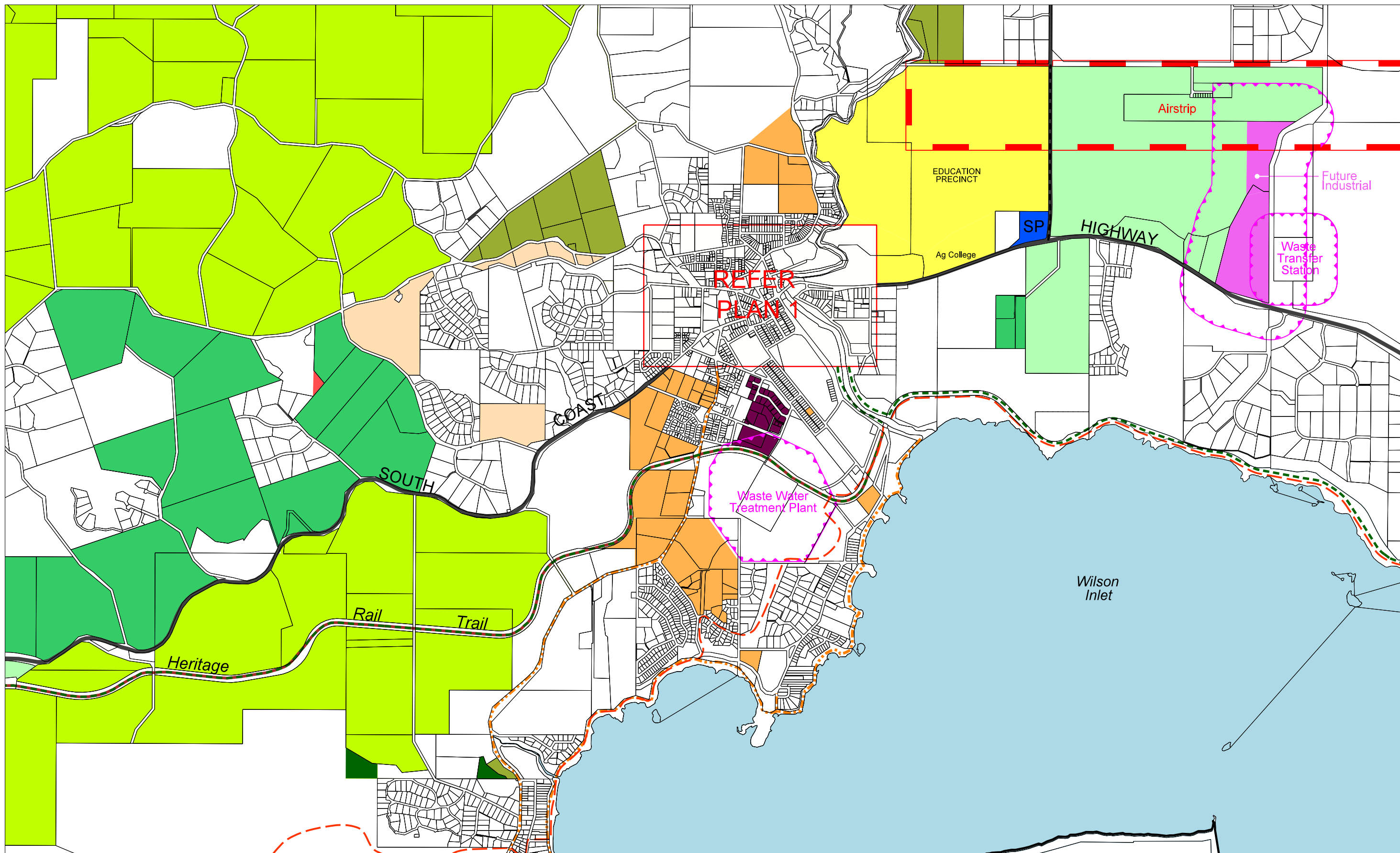
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MODIFICATIONS TO LAND USE DESIGNATIONS					
	TOWN CENTRE - INNER CORE		EDUCATION PRECINCT		PARKS AND RECREATION
	MIXED USE		PUBLIC USE		
	COMMERCIAL		REGIONAL ROAD		
	URBAN RESIDENTIAL		SHARED PATHWAY		
	SPECIAL RESIDENTIAL		MOKARE WALK TRAIL		
	COMMUNITY, CIVIC & HEALTH PRECINCT		PROPOSED SHARED PATH		

NOTE: WHERE NO COLOUR IS SHOWN, THERE IS NO PROPOSED CHANGE TO THE EXISTING ZONING/LAND USE THAT PERTAINS TO THE SITE.

PLAN 1 OF 3





SHIRE OF DENMARK LOCAL PLANNING STRATEGY URBAN AREA - PLAN 2



LEGEND

MODIFICATIONS TO LAND USE DESIGNATIONS

- URBAN RESIDENTIAL
- SPECIAL RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL SMALLHOLDINGS
- PRIORITY AGRICULTURE
- GENERAL AGRICULTURE
- MIXED BUSINESS

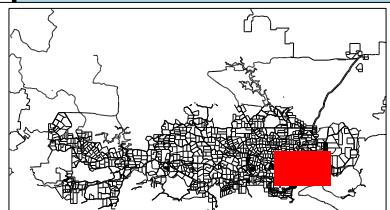
- EDUCATION PRECINCT
- FUTURE URBAN
- WATERWAYS
- INDUSTRIAL
- SERVICE PARK

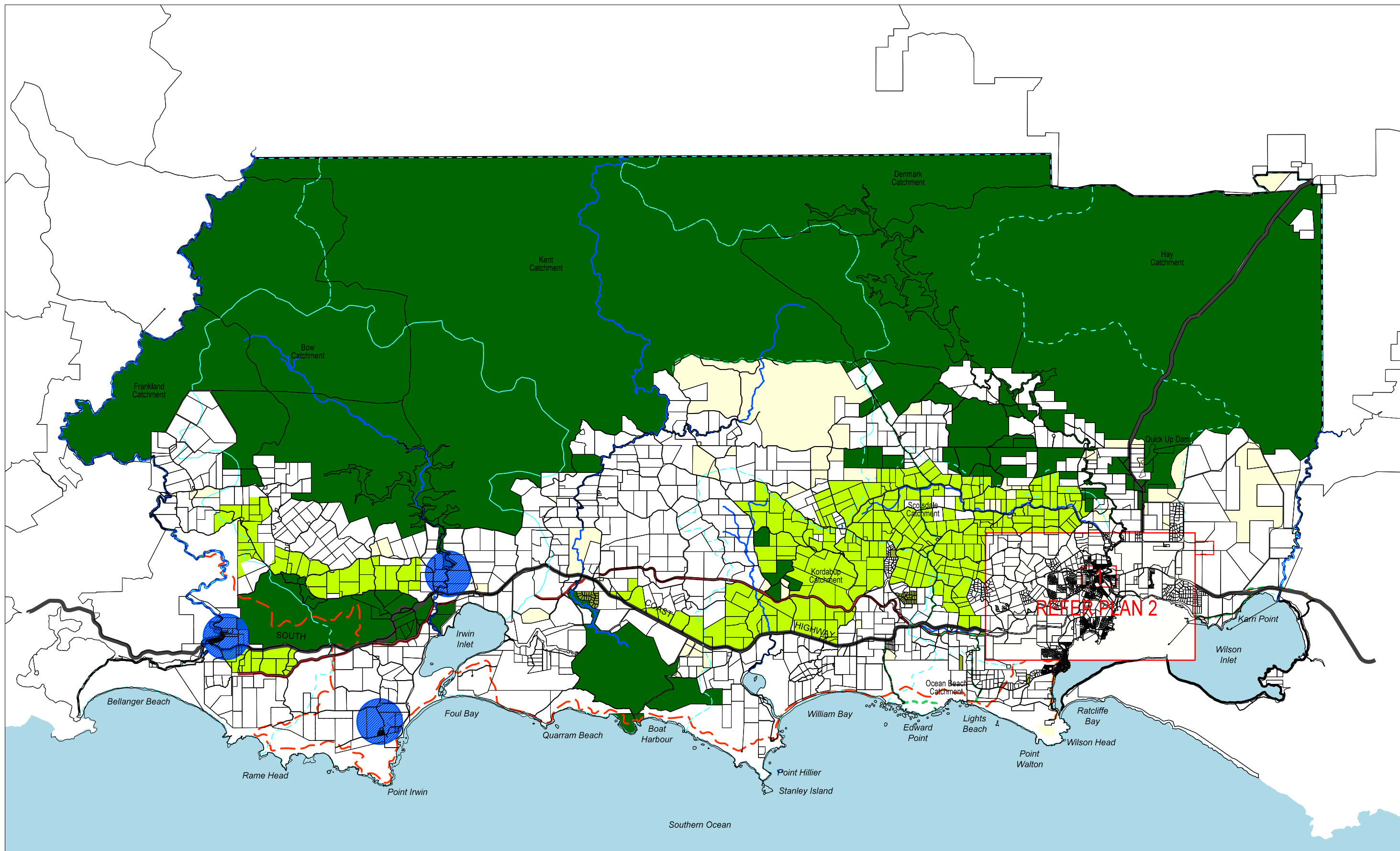
- PARKS AND RECREATION
- REGIONAL ROAD
- SHARED PATH
- HERITAGE RAIL TRAIL
- BIBBULMUN TRACK

- PROPOSED MUNDA BIDDI TRAIL
- AIRPORT BUFFER
- WWTP, WTS AND FUTURE INDUSTRIAL BUFFER AREA

NOTE: WHERE NO COLOUR IS SHOWN, THERE IS NO PROPOSED CHANGE TO THE EXISTING ZONING/LAND USE THAT PERTAINS TO THE SITE.

PLAN 2 OF 3





SHIRE OF DENMARK LOCAL PLANNING STRATEGY DENMARK SHIRE - PLAN 3

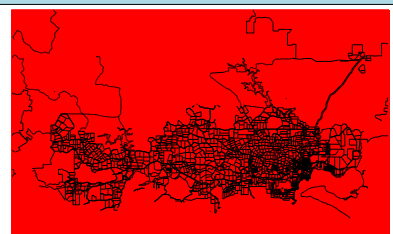


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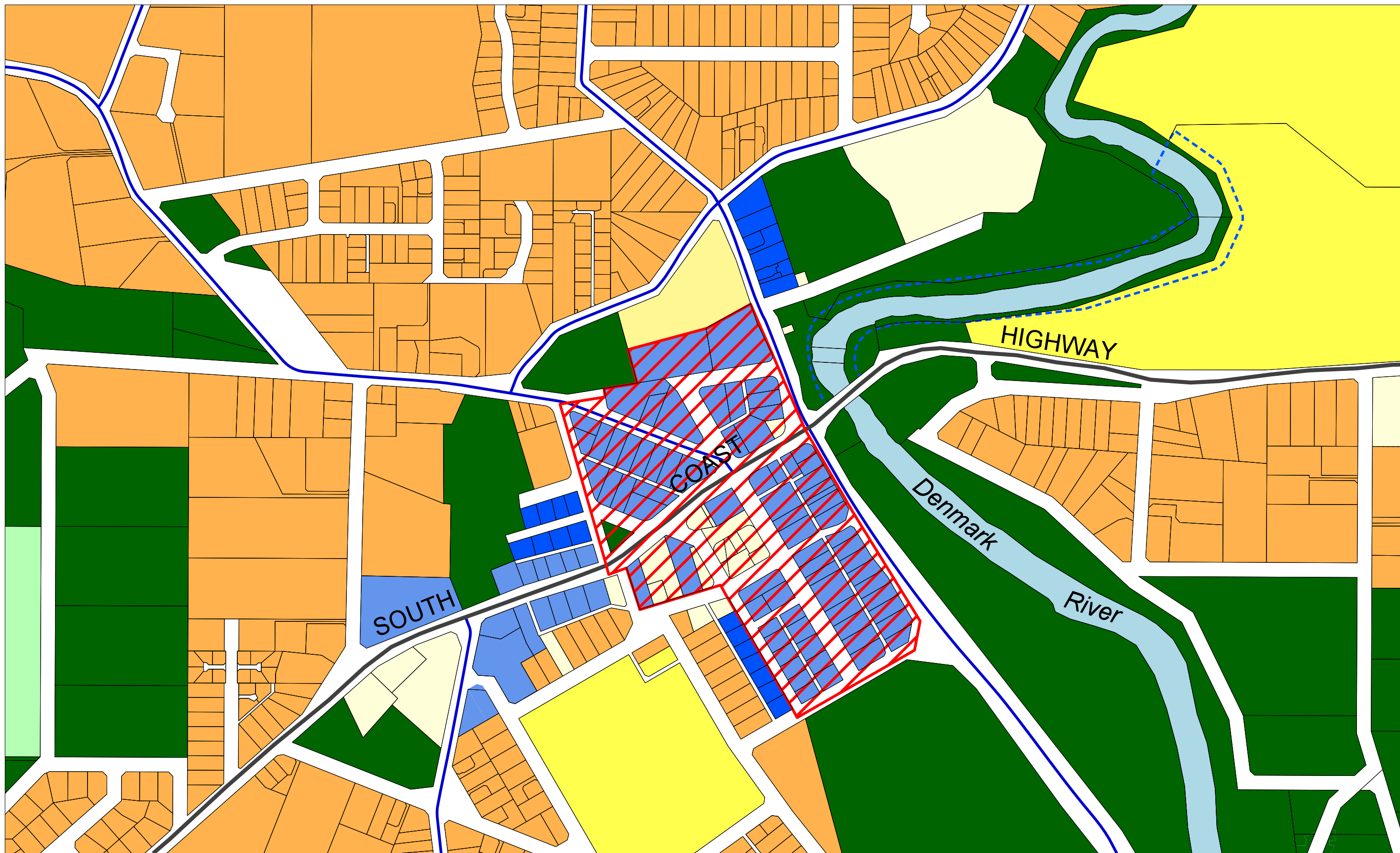
MODIFICATIONS TO LAND USE DESIGNATIONS			
	RURAL RESIDENTIAL		WATERWAYS
	RURAL SMALLHOLDINGS		INDUSTRIAL
	PRIORITY AGRICULTURE		INDICATIVE RURAL NODAL SETTLEMENT
	GENERAL AGRICULTURE		
	REGIONAL ROAD		PARKS AND RECREATION
	HERITAGE RAIL TRAIL		PUBLIC USE
	BIBBULMUN TRACK		TOURIST
	PROPOSED MUNDA BIDDI TRAIL		
	CATCHMENT BOUNDARY		
	AIRPORT BUFFER		

NOTE: WHERE NO COLOUR IS SHOWN, THERE IS NO PROPOSED CHANGE TO THE EXISTING ZONING/LAND USE THAT PERTAINS TO THE SITE.

PLAN 3 OF 3



8.0 LOCAL PLANNING STRATEGY PLANS



SHIRE OF DENMARK LOCAL PLANNING STRATEGY TOWN CENTRE - PLAN 1



LEGEND

LAND USE DESIGNATIONS

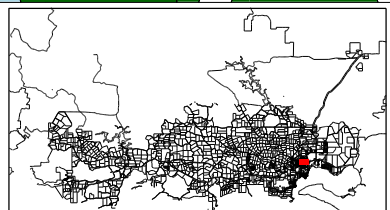
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|------------------------------------|------------------------------|----------------------|
| TOWN CENTRE - INNER CORE | WATERWAYS | PARKS AND RECREATION |
| MIXED USE | REGIONAL ROAD | PUBLIC USE |
| COMMERCIAL | SHARED PATHWAY | |
| URBAN RESIDENTIAL | MOKARE WALK TRAIL | |
| SPECIAL RESIDENTIAL | PROPOSED SHARED PATH | |
| COMMUNITY, CIVIC & HEALTH PRECINCT | NEIGHBOURHOOD CONNECTOR ROAD | |
| EDUCATION PRECINCT | | |

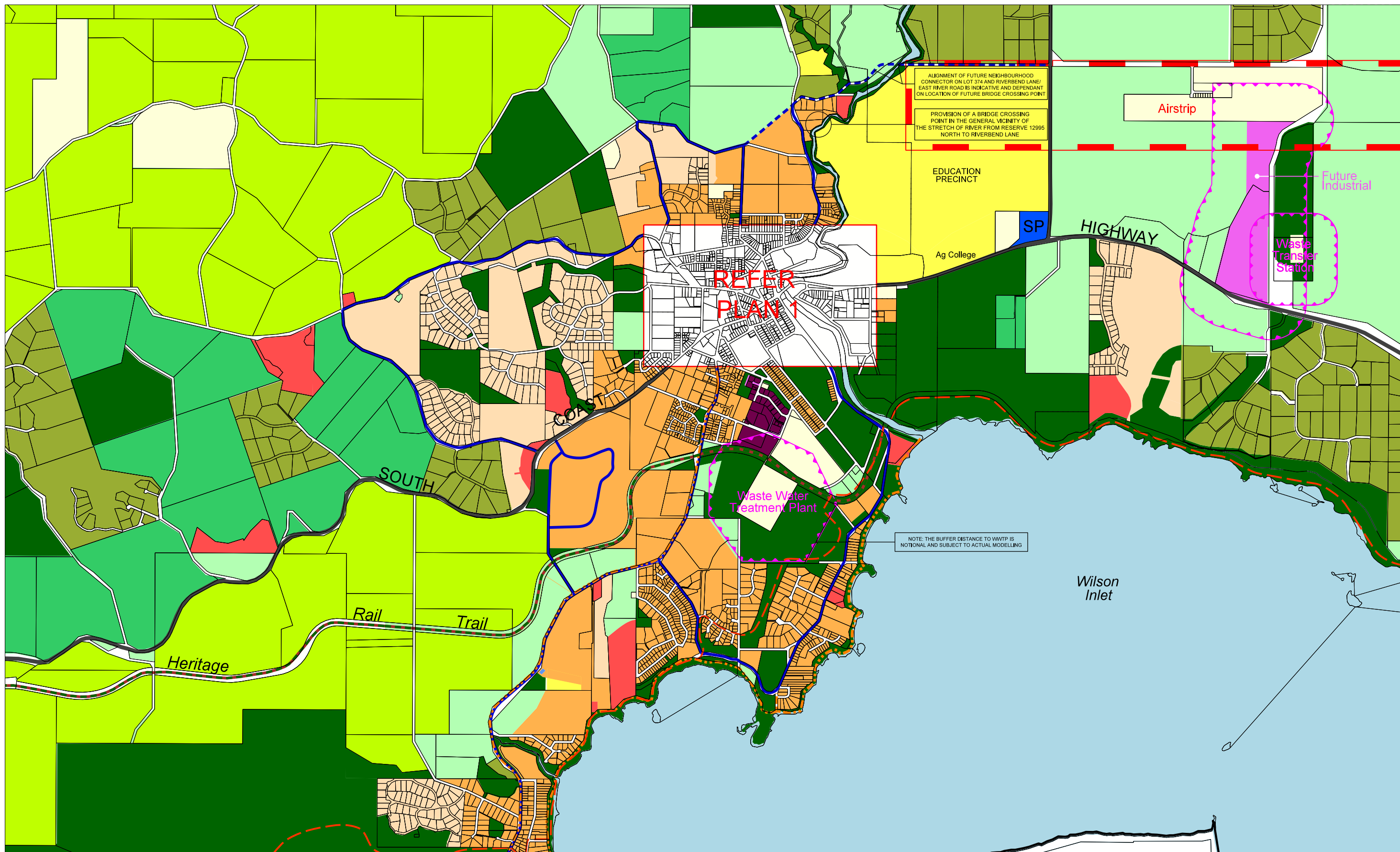
NOTE: PLAN 1 TO BE READ IN CONJUNCTION
WITH LOCAL PLANNING STRATEGY TEXT

Adopted by resolution of the Shire
of Denmark at the Special Meeting
of Council held on the 4th day of
October 2011.

Endorsed by the Western Australian
Planning Commission on the 22nd
day of May 2012.

PLAN 1 OF 3





SHIRE OF DENMARK LOCAL PLANNING STRATEGY URBAN AREA - PLAN 2



LEGEND

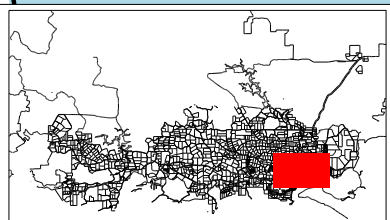
LAND USE DESIGNATIONS

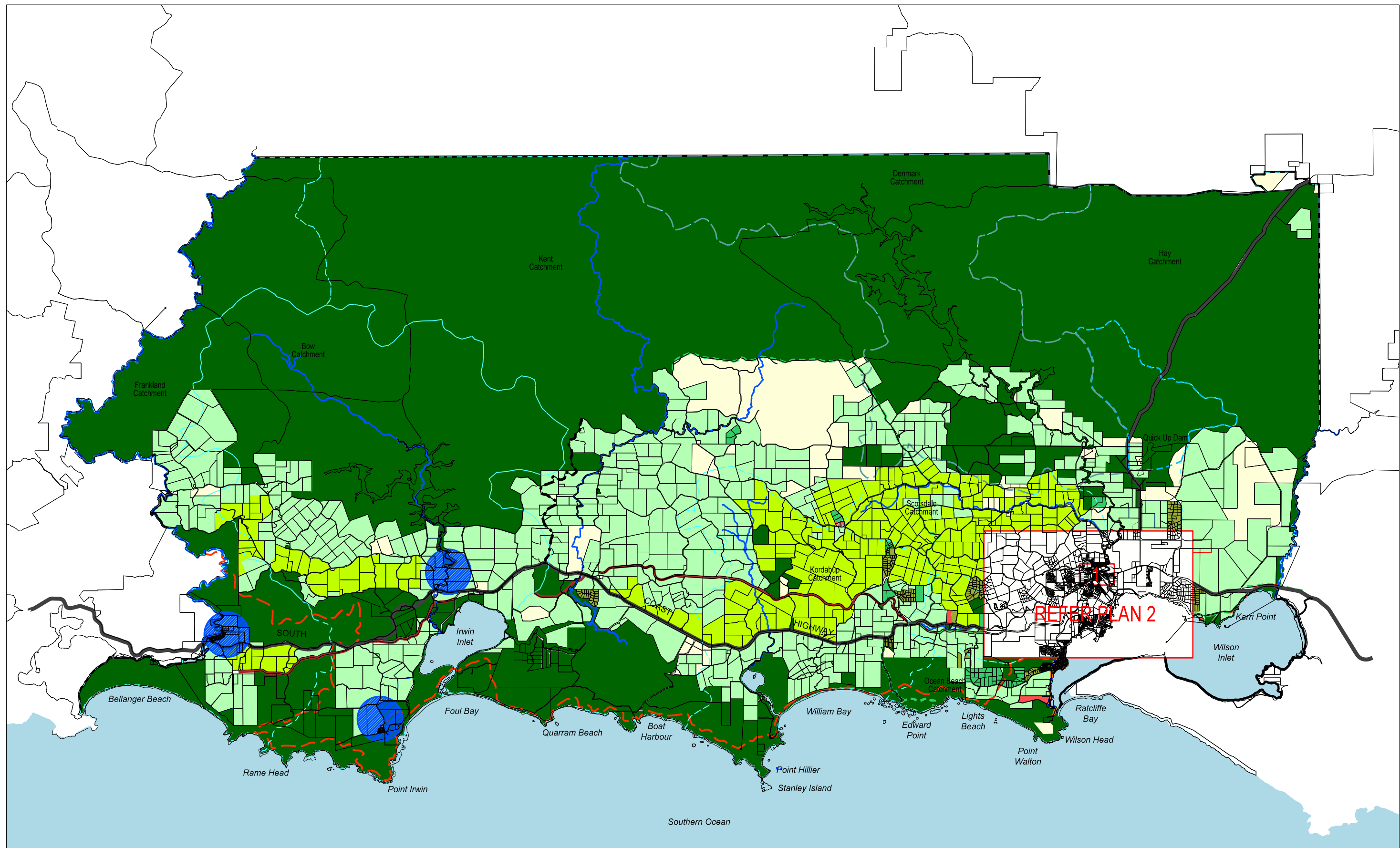
	COMMERCIAL		EDUCATION PRECINCT		SHARED PATH		PARKS AND RECREATION
	URBAN RESIDENTIAL		WATERWAYS		HERITAGE RAIL TRAIL		PUBLIC USE
	SPECIAL RESIDENTIAL		INDUSTRIAL		BIBBULMUN TRACK		TOURIST
	RURAL RESIDENTIAL		SERVICE PARK		PROPOSED MUNDA BIDDI TRAIL	NOTE: PLAN 2 TO BE READ IN CONJUNCTION WITH LOCAL PLANNING STRATEGY TEXT	
	RURAL SMALLHOLDINGS		REGIONAL ROAD		AIRPORT BUFFER		
	PRIORITY AGRICULTURE		NEIGHBOURHOOD CONNECTOR ROAD		WWTP, WTS AND FUTURE INDUSTRIAL BUFFER AREA		
	GENERAL AGRICULTURE		INDICATIVE NEIGHBOURHOOD CONNECTOR ROAD				
	MIXED BUSINESS						

Adopted by resolution of the Shire of Denmark at the Special Meeting of Council held on the 4th day of October 2011.

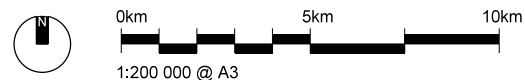
Endorsed by the Western Australian Planning Commission on the 22nd day of May 2012.

PLAN 2 OF 3





SHIRE OF DENMARK LOCAL PLANNING STRATEGY DENMARK SHIRE - PLAN 3



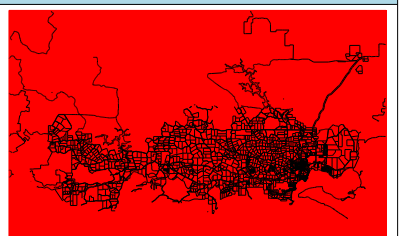
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Endorsed by the Western Australian Planning Commission on the 22nd day of May 2012.

PLAN 3 OF 3



PART 2 – BACKGROUND AND ANALYSIS

1.0 LOCAL PLANNING STRATEGY BACKGROUND AND ANALYSIS

1.1 Purpose and Role of Denmark Local Planning Strategy

The purpose and role of the LPS is to review current planning strategies, to set long term planning directions for Council, apply regional and state planning policies and strategies and to provide a rationale for various town planning scheme provisions and zones. The timeframe for the LPS will be for the next 10 to 20 years.

The Shire of Denmark's LPS has been prepared in accordance with clause 12A of the *Town Planning Regulations 1967*.

The LPS has been prepared using the format required by the Western Australian Planning Commission (WAPC), which is specified in the Local Planning Manual, released in February 2010. The *Town Planning Regulations* specifies that Local Government will prepare a Scheme consistent with the Model Scheme Text. Council has yet to undertake preparation of a new Scheme, but will be commencing this process soon after adoption of the LPS. The new Scheme will generally align itself with the terminology associated with this Strategy.

The Settlement Strategy for Denmark, the Rural Settlement Strategy and the Commercial Strategy (all three completed in 1998/1999) were used to guide the formulation of this LPS.

The LPS preparation process has involved extensive community consultation including notices in the press and a series of public workshops involving key stakeholders and interested community members. In the preparation of this LPS reference was drawn to the 2003 draft LPS.

This Part of the LPS (being Part 2) provides the background and analysis of issues to inform the preparation of 'The LPS Plans' as provided in detail in Part 1.

1.2 Statutory Context

The *Town Planning Regulations 1967* provides power for local governments to prepare a LPS as the basis for the preparation of a new local planning Scheme. The *Regulations* under section 12 provides the processes upon which a LPS may be prepared, adopted, amended and revoked. The intent of a LPS is to set out the long term planning direction, apply State Policies and guide the preparation of the Scheme particularly in respect to recommending zoning changes. The LPS is also to be taken into consideration in the determination of development proposals involving the exercise of discretion.

Changes to the LPS do not require a formal amendment procedure to be undertaken as per Scheme changes but public advertising and adoption by the Council pursuant to section 12B of the *Regulations* is required before any amendment to the LPS can take effect.

2.0 STATE AND REGIONAL PLANNING CONTEXT

2.1 State Planning Strategy

The State Planning Strategy was released by the Minister for Planning in December, 1997 and it contains a series of strategies and actions. The following vision guided the preparation of the State Planning Strategy:

“The State Planning Strategy will significantly contribute to the quality of life of all Western Australians in the years to 2029, by using the land use planning system to facilitate and contribute to regional wealth; the conservation and enhancement of the environment; and the building of dynamic and safe communities which nurture human activity.”

The principles of the State Planning Strategy guide future decision making throughout government. The principles are as follows:

- **Environmental principle:** To protect and enhance the key natural and cultural assets of the State and deliver to all Western Australians a high quality of life which is based on environmentally sustainable principles.
- **Community principle:** To respond to social changes and facilitate the creation of vibrant, accessible, safe and self-reliant communities.
- **Economic principle:** To actively assist in the creation of regional wealth, support the development of new industries and encourage economic activity in accordance with sustainable development principles.
- **Infrastructure principle:** To facilitate strategic development by ensuring land use, transport and public utilities are mutually supportive.
- **Regional Development principle:** To assist the development of regional Western Australia by taking account of the region's special assets and accommodating the individual requirements of each region.

The State Planning Strategy contains a vision statement for the Great Southern Region as follows:

“In the next three decades the Great Southern Region will become a major alternative residential and niche business location by capitalising upon a contrasting climate and the achievement of a very high standard of environmental quality. The region will have achieved a high level of sustainable resource management and the protection of coastal, forest and mountain range environments. There will be a number of expanded towns offering an array of residential lifestyles, tourist experiences and economic opportunities.

The region will have become an area of innovation in agriculture, and will have developed a more intensive agricultural base and a greater range of downstream processing from agricultural production. It will also have developed stronger inter-regional transport linkages for road, rail and air.”

The State Planning Strategy is currently under review by the WAPC and will update specific actions for regions within the State. Until the SPS has been reviewed, the actions listed in the document need to continue.

2.2 State Sustainability Strategy

The State Sustainability Strategy (2003) establishes a sustainability framework containing principles, visions and goals. It seeks to ensure that sustainability is considered and incorporated into decisions and actions for the future of Western Australia at all levels. It should underpin future planning for Denmark.

2.3 State Planning Framework

The WAPC published its Statement of Planning Policy No. 1 – State Planning Framework Policy on 22nd December, 1998. The purpose of SPP No. 1 was to bring together existing State and regional policies and plans which apply to land use and development in Western Australia. The current version of that SPP No. 1 was released in February 2006.

The State Planning Framework unites existing State and regional policies, strategies and guidelines within a central framework which provides a context for decision making on land use and development. It is divided into two parts. Part A – General Principles for Land Use and Development and Part B – State and Regional Provisions.

The State Planning Framework includes State Planning Policies prepared by the WAPC as well as regional strategies, regional and sub-regional structure plans, strategic policies and operational policies also prepared by the WAPC. The Framework then lists all of the above kinds of documents operative throughout the State. Those of direct relevance to the Shire of Denmark are as follows:

1	State Planning Framework Policy (Variation No 2)	February 2006
2	Environment and Natural Resources Policy	June 2003
2.4	Basic Raw Materials	July 2000
2.5	Agricultural and Rural Land Use Planning	March 2002
2.6	State Coastal Planning Policy (amended September 2010)	June 2003
2.7	Public Drinking Water Source Policy	June 2003
2.9	Water Resources	December 2006
3	Urban Growth and Settlement	March 2006
3.1	Residential Design Codes (Variation 1)	April 2008
3.4	Natural Hazards and Disasters	April 2006
3.5	Historic Heritage Conservation	May 2007
3.6	Development Contributions for Infrastructure	November 2009
4.1	State Industrial Buffer Policy	May 1997
4.3	Poultry Farms Policy	December 1998
5.2	Telecommunications Infrastructure	March 2004

Of particular note to Denmark are the following two State Planning Policies:

- State Planning Policy 2.5 Agricultural and Rural Land Use Planning requires Council to:
 - Identify and appropriately zone agricultural areas of State or regional significance and other agricultural areas;
 - Where necessary, identify and appropriately zones areas for rural-residential and rural smallholdings;
 - Identify and zone appropriately, areas of natural resources which require protection from incompatible development;
 - Wherever possible, provide planning direction for agriculturally-associated rural activities or land uses.
- State Planning Policy 2.6 State Coastal Planning Policy establishes a broad framework for the planning and development of the coastline through WA. Objectives of the policy are:
 - Protect, conserve and enhance coastal values
 - Provide for public foreshore areas and access
 - Ensure the identification of appropriate areas for the sustainable use of housing, tourism, recreation, ocean access, maritime industry and commercial activities
 - Ensure that the location of coastal facilities and development takes into account coastal processes

The WAPC also has a range of operational policies applied through the Development Control suite that address issues such as subdivision of land, strata titles, public open space, school sites, local structure plans and industrial subdivision.

2.4 State Water Plan

State Water Plan 2007 provides a strategic framework to plan and manage water resources in Western Australia. The vision as provided for in the *State Water Plan 2007* for water resource management in Western Australia reads:

“Our precious water resources are managed and developed in a sustainable manner to maintain and enhance our natural environment cultural and spiritual values, our quality of life and the economic development of the state.”

Supporting the vision are seven objectives, being:

- Use and recycle water wisely.
- Plan and manage water resources sustainably.
- Invest in science, innovation and education.
- Protect ecosystems, water quality and resources.
- Enhance the security of water for the environment and use.
- Develop water resources for a vibrant economy.
- Deliver services for strong and healthy communities.
-
-

The LPS plans to meet these objectives particularly in the instance of aiming to achieve a more sustainable use of the waste water treatment plant's outflow and by ensuring Rural Residential lots provide their own potable water from rainwater tanks.

3.0 REGIONAL PLANNING STRATEGIES

The Lower Great Southern Strategy (LGSS), released by the WAPC in June 2007, incorporates the City of Albany and the Shires of Denmark, Plantagenet and Cranbrook. The purpose of the LGSS is to guide regional planning and provide strategic direction for the next 20 to 30 years. The LGSS aims to provide guidance at a regional level for all involved in the use of land to balance economic, social and environmental considerations.

The Regional Land Use Plan (refer Figure 1) is divided broadly into the following land use categories:

- Settlement hierarchy – regional centre, sub-regional centre, district centres and rural villages;
- Existing and proposed conservation reserves;
- Agricultural land of state and regional significance;
- Rural;
- Potential and existing water supply areas;
- Strategic industrial sites;
- Regional infrastructure; and
- Mineral or construction material occurrences or extraction sites.

The Regional Land Use Plan builds on the strategic policy framework of the LGSS by identifying the preferred land uses for specific locations in the study area. The LGSS recognises that land uses will, in reality, be more complex than these categories suggest. The LGSS provides various key recommendations and key actions on a number of areas with those relevant to Denmark listed as follows:

- Environment and biodiversity;
- Coastal planning and management;
- Protecting agricultural land of State and regional significance;
- Settlement and community development; and
- Regional Infrastructure

The elements of the objectives relevant to Denmark Shire are considered in this LPS.

Figure 1: Regional Land Use Plan

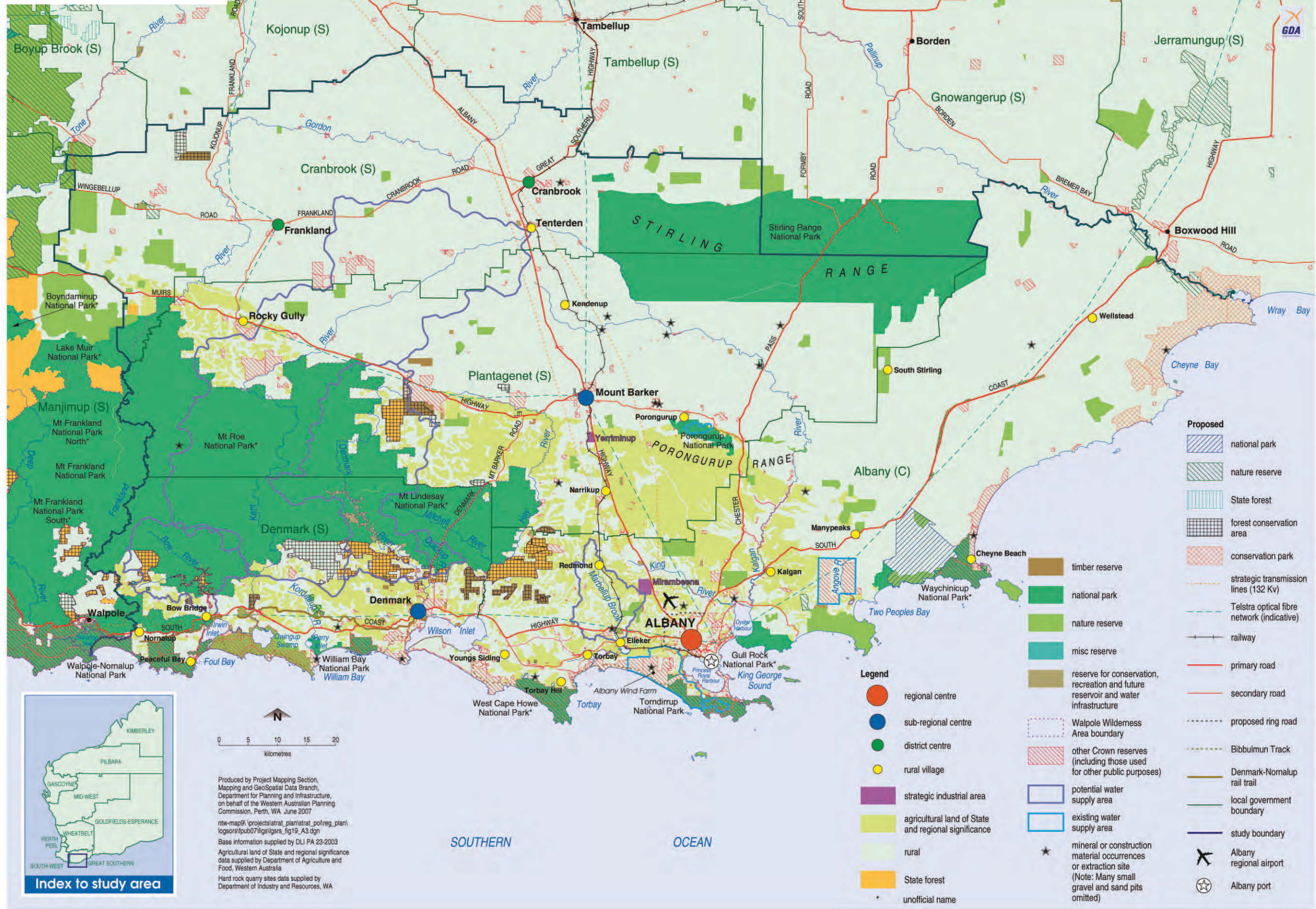


Figure 19: Regional land use plan

4.0 LOCAL PLANNING CONTEXT

4.1 Strategic Plan

Council adopted its Strategic Plan in 2006 and the document contains a vision, a mission and five goals. The Vision for Denmark in the Strategic Plan reads:

“The Shire of Denmark’s long term vision for the Shire comprises:

- 1. Character and lifestyle sustained through careful planning.*
- 2. A robust economy, based on local resources and skills.*
- 3. A caring, cohesive community*
- 4. An expanded range of educational services.*
- 5. A very attractive district to visit.”*

The Mission for Council is:

“A harmonious community and a great environment in which to live”

In addition it has the following specific Missions relevant to certain key areas.

Environmental Planning and Management

Denmark is a leader in Australia in terms of environmental planning and management. The community and Council have managed to develop a balance of economic development, community cohesion and environmental concerns. Environmental issues can no longer be considered local, but need to be part of national and international approaches. The Denmark community is seen, and sees itself, as being concerned about environmental issues. Denmark’s environmental groups have been active and successful in creating a greater awareness of environmental issues. The Shire of Denmark is committed to ensuring environmental issues are fully considered in any planning and development.

Economic Development

The role of Council is to help foster the economic development of the Shire while promoting and maintaining the concerns for the environment and the local community. It is not the role of the Council to organise economic development, but it can facilitate and advise on the desirability of development. Economic development needs to be consistent with the values of the community and recognising the historical context when considering potential development. The most prominent goal is to foster an increased entrepreneurial culture that consciously plans business and development initiatives within sustainability values, thereby managing a balance of local and externally funded initiatives. While innovation is important, existing industries such as farming, viticulture, fishing and tourism need to be seen as important ventures that are at the basis of the economic life of the community.

Tourism

Tourism is an important industry for Denmark. All of the changes it will introduce will incorporate and support the values of maintaining the environment and sustaining the natural beauty of the town and outlying wilderness areas of the Shire.

Health, Welfare and Community Services

The increasing population in Denmark and the changing age structure mean that the provision of health and other services for the community is important. The role of the Council is to oversee the provision of services and to lobby relevant government departments to ensure the best quality of care can be provided. Prevention is also part of these needs and an active participation in community activities is as important for both continued health (both physical and mental) and civic sustainability. Planning for health, education and other services needs to be long-term rather than reactive.

Youth

To provide a community environment where the changing needs of youth can be supported.

Sport and Recreation

To provide sound recreation advice, facilities and services to the whole community.

Governance

Denmark Shire Council will strive for excellence in local governance by increasing awareness of its function and limitations, through transparency of action and by educating the community of the role of elected and appointed members.

Seniors

The Shire recognises that older people within the community have a right to quality facilities, services and programs that enable them to remain living in their own homes and continue to be active in the community. Council also recognises the significant contribution many Seniors make to the community through volunteer activity, enriching family life, and lending wisdom and experience through their participation in a wide range of community activities.

4.2 Town Planning Scheme

The Shire of Denmark's Town Planning Scheme No. 3 District Zoning Scheme (TPS 3) was gazetted in March 1994. It is the principal statutory tool for achieving the Shire of Denmark's aims and objectives with respect to the development of its local area mainly from a land use, development control and infrastructure coordination perspective.

The general objectives of TPS 3 are:

- a) To reserve land used or likely to be used for public or community purpose;
- b) To protect the alignment of proposed roads and road widening from appropriate developments;
- c) To zone land for various purposes in order to promote orderly and proper development of the Shire;
- d) To provide for the protection of the natural environment and landscape from inappropriate development;
- e) To recognise and protect buildings and places of importance to the townscape and cultural heritage;
- f) To provide for such development as is required to accommodate the lifestyles appropriate to the area;
- g) To set aside as reserves for public use land required for active or passive recreational purposes;
- h) To provide a framework to facilitate the broadening of the economic base of the scheme area;
- i) To protect the natural resources of the region, particularly the rural land from inappropriate use and development; and
- j) To provide for the subdivision and development of land in a manner suited to the economic activity of the region.

Attached at Figure 2 are the TPS 3 maps current as at October 2011.

As per the Planning and Development Act 2005 (as amended), a town planning scheme is required to be reviewed, either by consolidation or by the preparation of a new scheme, in the fifth year following gazettal of the existing scheme.

The Shire of Denmark has previously prepared a consolidated Town Planning Scheme and referred it to the Western Australian Planning Commission (WAPC) for approval to advertise along with the draft LPS (2003). In considering the draft LPS (2003), the WAPC resolved that a recommendation on the consolidated town planning scheme would be made by the WAPC to the Minister when the LPS is ready for final endorsement by the WAPC and the Shire and the WAPC are satisfied that the consolidated Town Planning Scheme enables satisfactory implementation of the LPS.

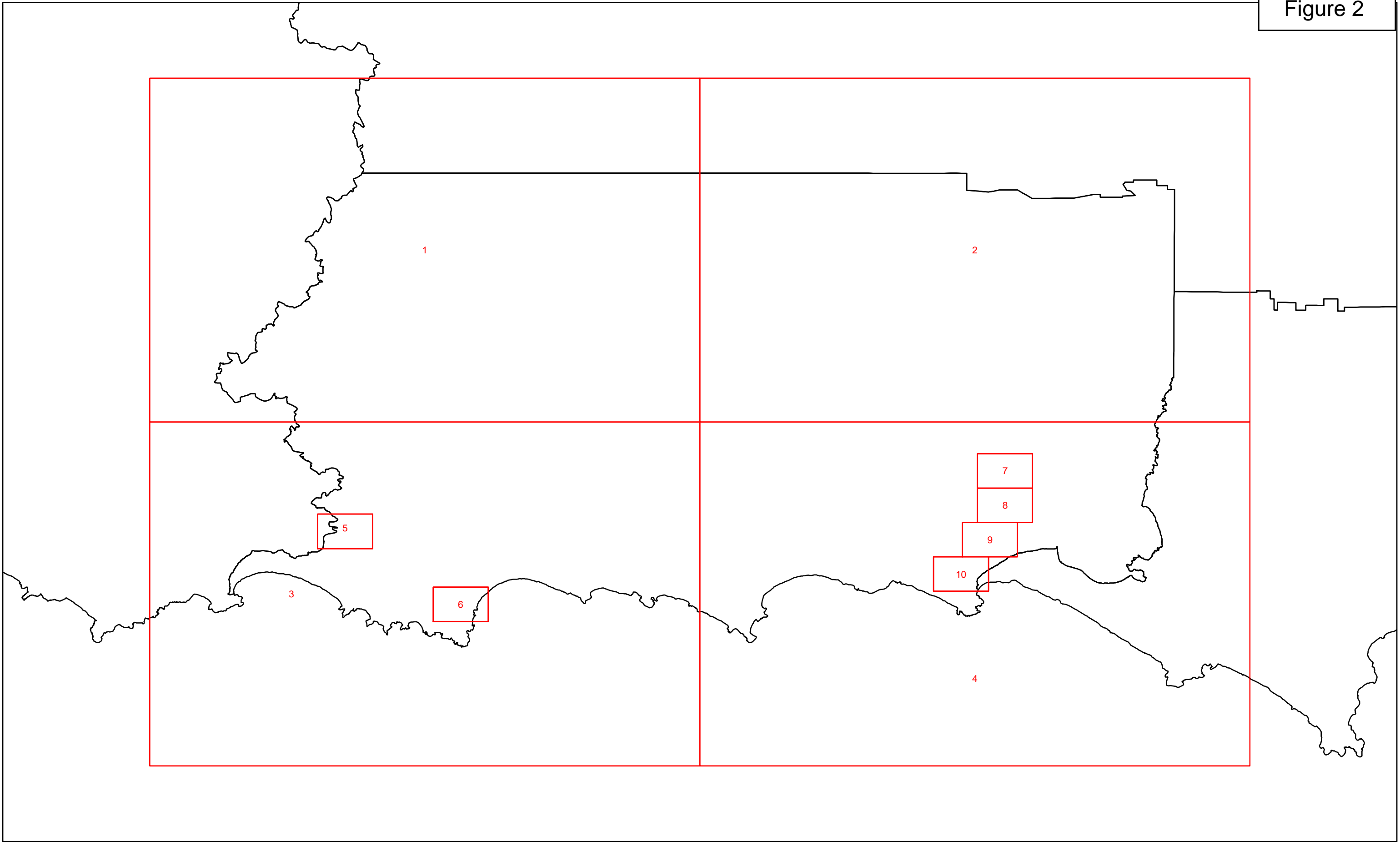
Given that the draft LPS (2003) has effectively now been superseded by this LPS version, it would be appropriate for the consolidated Town Planning Scheme to be withdrawn/revoked and an overall review of TPS 3 be undertaken in light of the recommendations of this LPS – with such review to ideally commence upon satisfactory progression of the LPS.

4.2.1 Town Planning Scheme Amendments

Since its gazettal in March 1994, Council has progressively undertaken scheme amendments to TPS 3. As at September 2011, the numbers of Scheme Amendments (including Scheme Amendment Requests) were:

- 95 x Scheme Amendments had been granted final approval by the Minister for Planning and have taken effect.
- 7 x Scheme Amendments had been initiated by Council but had not progressed to the stage whereby the Minister for Planning had granted final approval.
- 5 x Scheme Amendment Requests had been lodged with Planning Services for initial consideration by Council prior to lodgement of the formal Scheme Amendment request.

Figure 2



Produced by Geo Mapping and Spatial,
Department for Planning and Infrastructure

Whilst all care has been taken to accurately portray the current
Scheme provisions, no responsibility shall be taken for any
omissions or errors in this documentation.

Consultation with the respective Local Government should be
made to view a legal version of the Scheme. Please advise the
Department of Planning and Infrastructure of any omissions or
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Digital Cadastral Data supplied by the Western Australian Land
Information Authority GL248-2007-2

SHIRE OF DENMARK

TOWN PLANNING SCHEME NO 3

SHEET INDEX



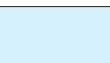




1:250,000

0 12,500 25,000 Metres




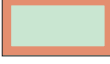





LEGEND


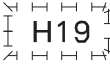











LOCAL SCHEME RESERVES

	DRAINAGE AND WATERBODIES		PUBLIC USE
	PARKS AND RECREATION		DENOTED AS FOLLOWS:
	PUBLIC USE	WW	WASTE WATER TREATMENT WORKS
	PUBLIC USE		
	DENOTED AS FOLLOWS:		
AL	AERIAL LANDING GROUND		
AP	AGED PERSONS HOME		
AR	AGRICULTURAL RESEARCH STATION		
E	EDUCATIONAL PURPOSES		
F	FOREST		
FF	FLORA AND FAUNA		
FS	FIRE STATION		
G	GRAVEL		
H	HOSPITAL SITE		
PS	PRIMARY SCHOOL		
S	SCHOOL SITE		
T	TIMBER		
W	WATER SUPPLY		
WB	WILLIAM BAY NATIONAL PARK		
WEF	WIND ENERGY FACILITY		

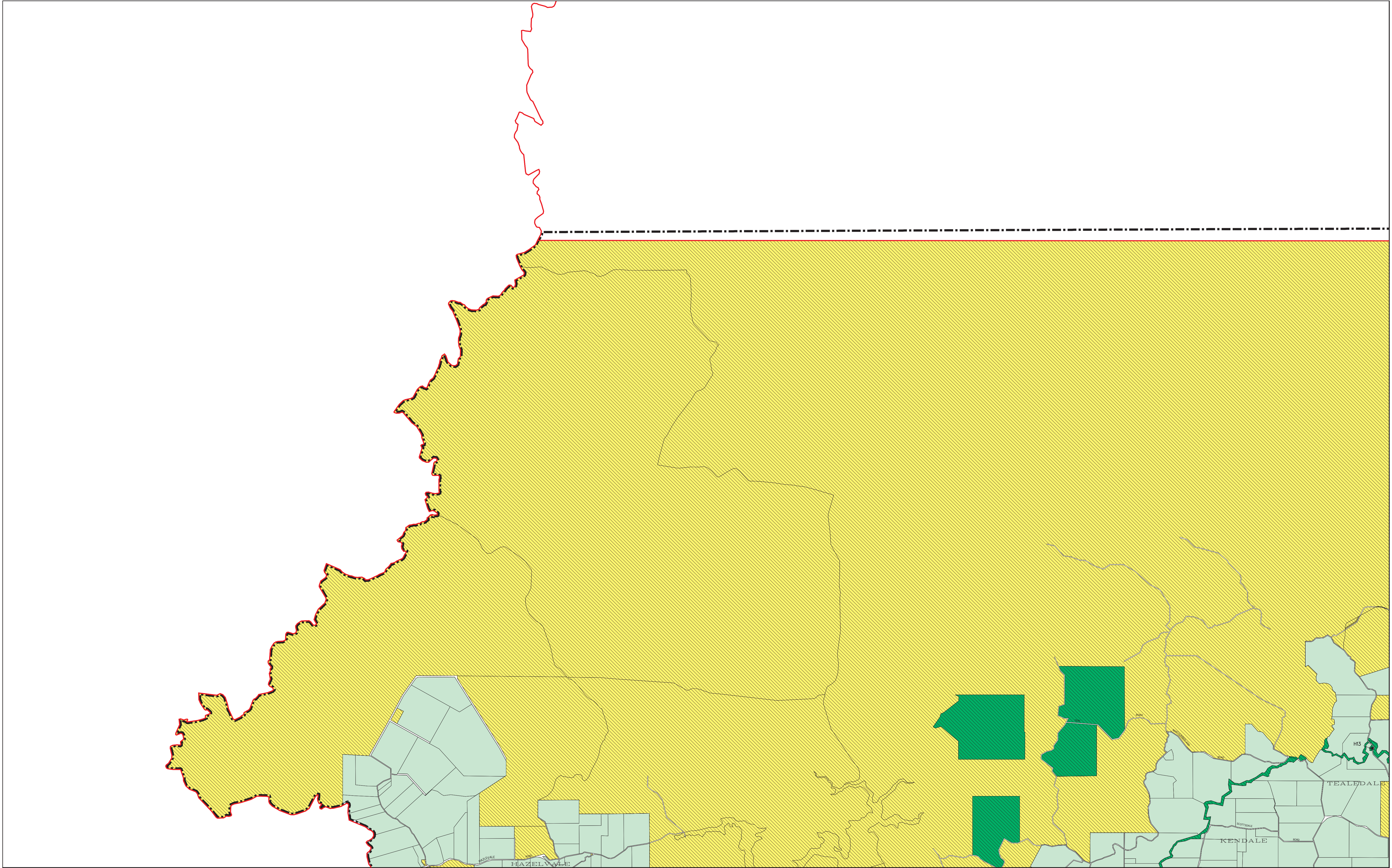
ZONES

	RESIDENTIAL		LANDSCAPE PROTECTION
	SPECIAL RESIDENTIAL		RURAL
	COMMERCIAL		RURAL MULTIPLE OCCUPANCY
	PROFESSIONAL OFFICE		SPECIAL RURAL
	TOURIST		
	INDUSTRIAL		

OTHER

	R CODES		DISTRICT HERITAGE BOUNDARY (SEE SCHEME TEXT)
	ADDITIONAL USES		SPECIAL RESIDENTIAL AREA (SEE SCHEME TEXT)
	SCHEME BOUNDARY		LANDSCAPE PROTECTION AREA (SEE SCHEME TEXT)
	LOCAL GOVERNMENT BOUNDARY		TOURIST AREA (SEE SCHEME TEXT)
	TOWNSITE -- LAND ACT		PLACE OF HERITAGE VALUE (SEE SCHEME TEXT)
	RURAL MULTIPLE OCCUPANCY ZONE (SEE SCHEME TEXT)		NO ZONE
	SPECIAL RURAL AREAS (SEE SCHEME TEXT)		

VERSION No 1



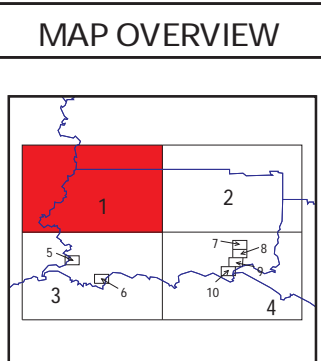
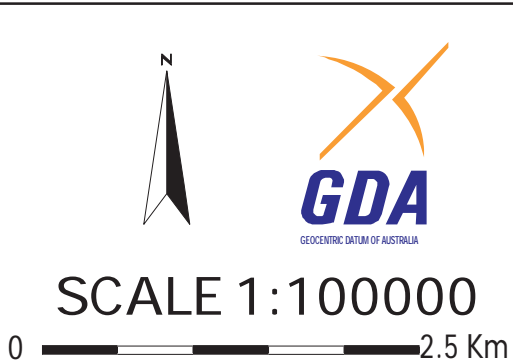
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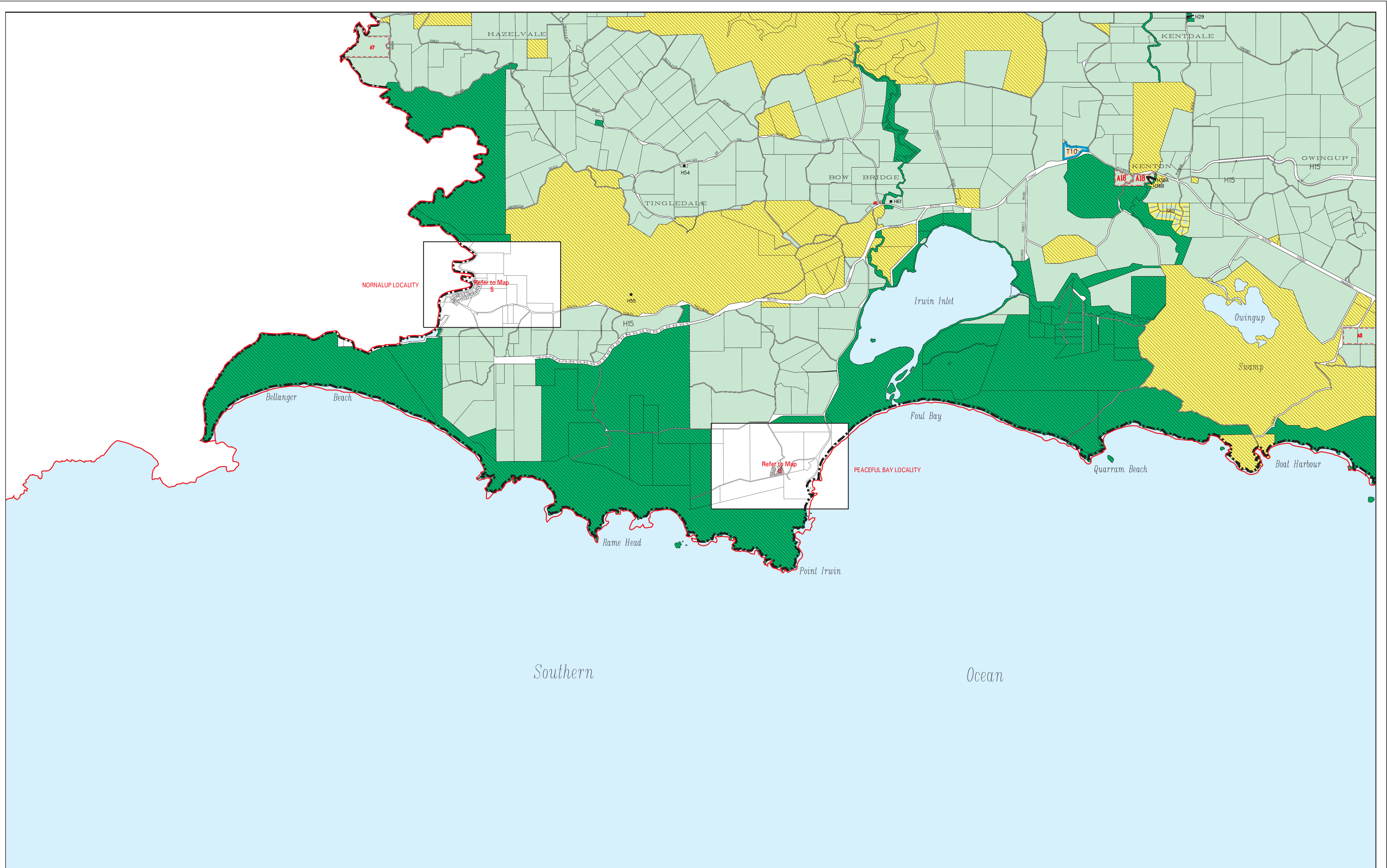
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SHIRE OF DENMARK
TOWN PLANNING SCHEME NO 3
(DISTRICT SCHEME)



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Plot date: 28 Jun 2011
G. Gazette: 25-March-1994



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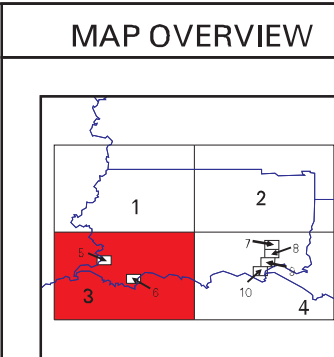
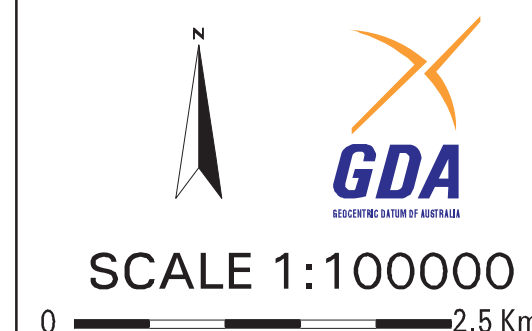
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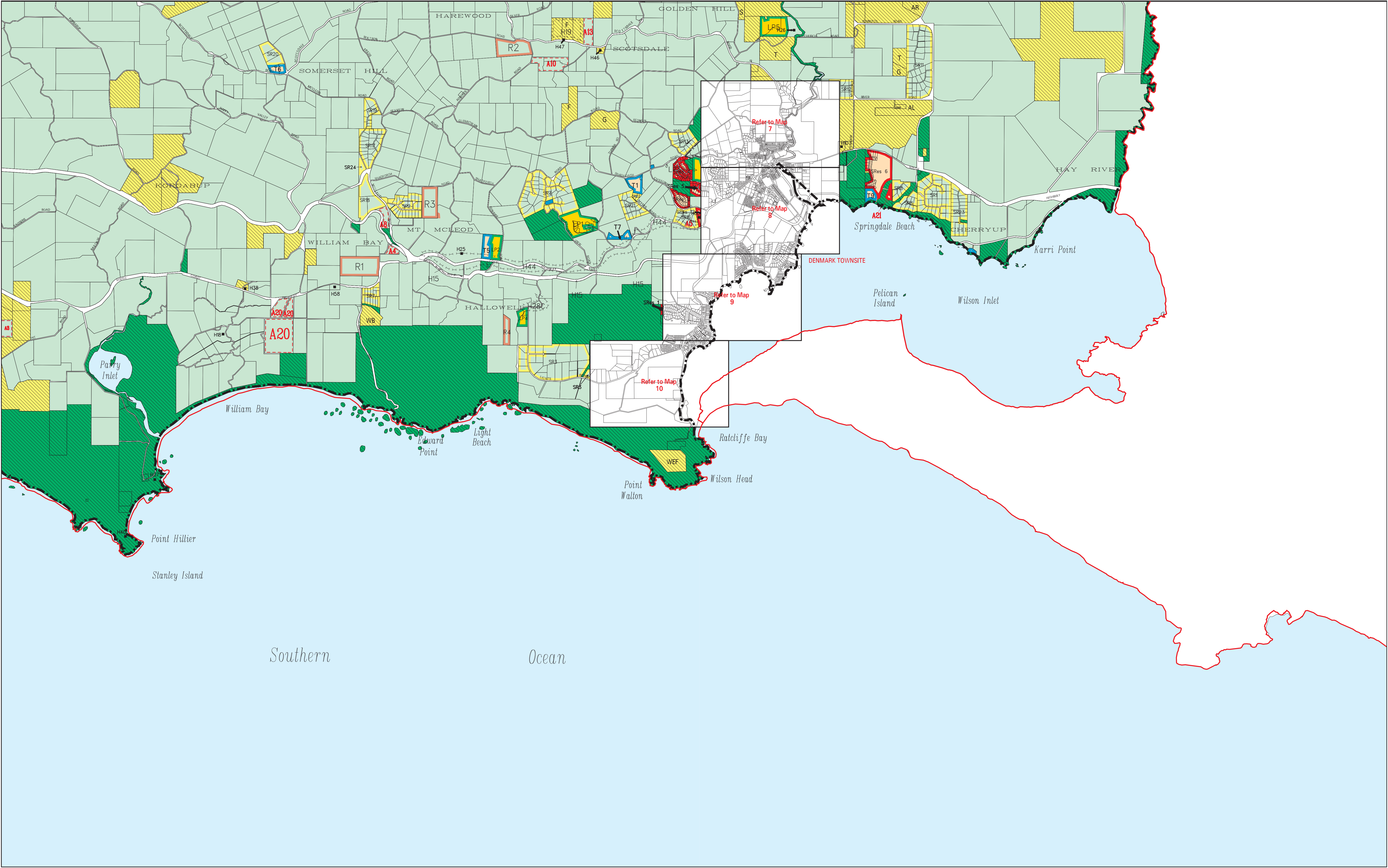
SHIRE OF DENMARK
TOWN PLANNING SCHEME NO 3
(DISTRICT SCHEME)

Page 49



Authorised: Victor Chew
Plot date: 28 Jun 2011
G.Gazette: 25-March-1994

TOWN PLANNING SCHEME MAP No. 3 of 10



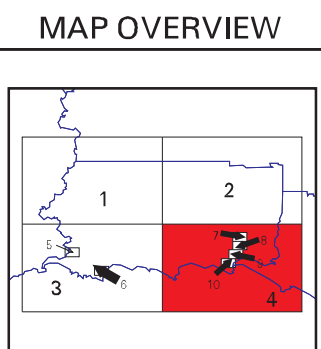
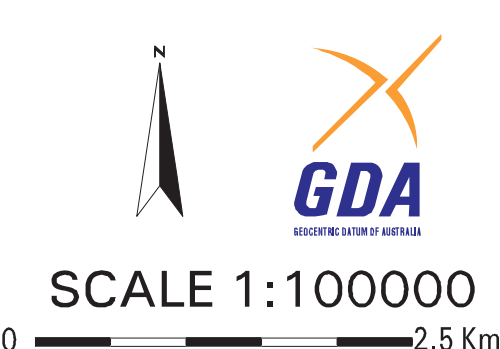
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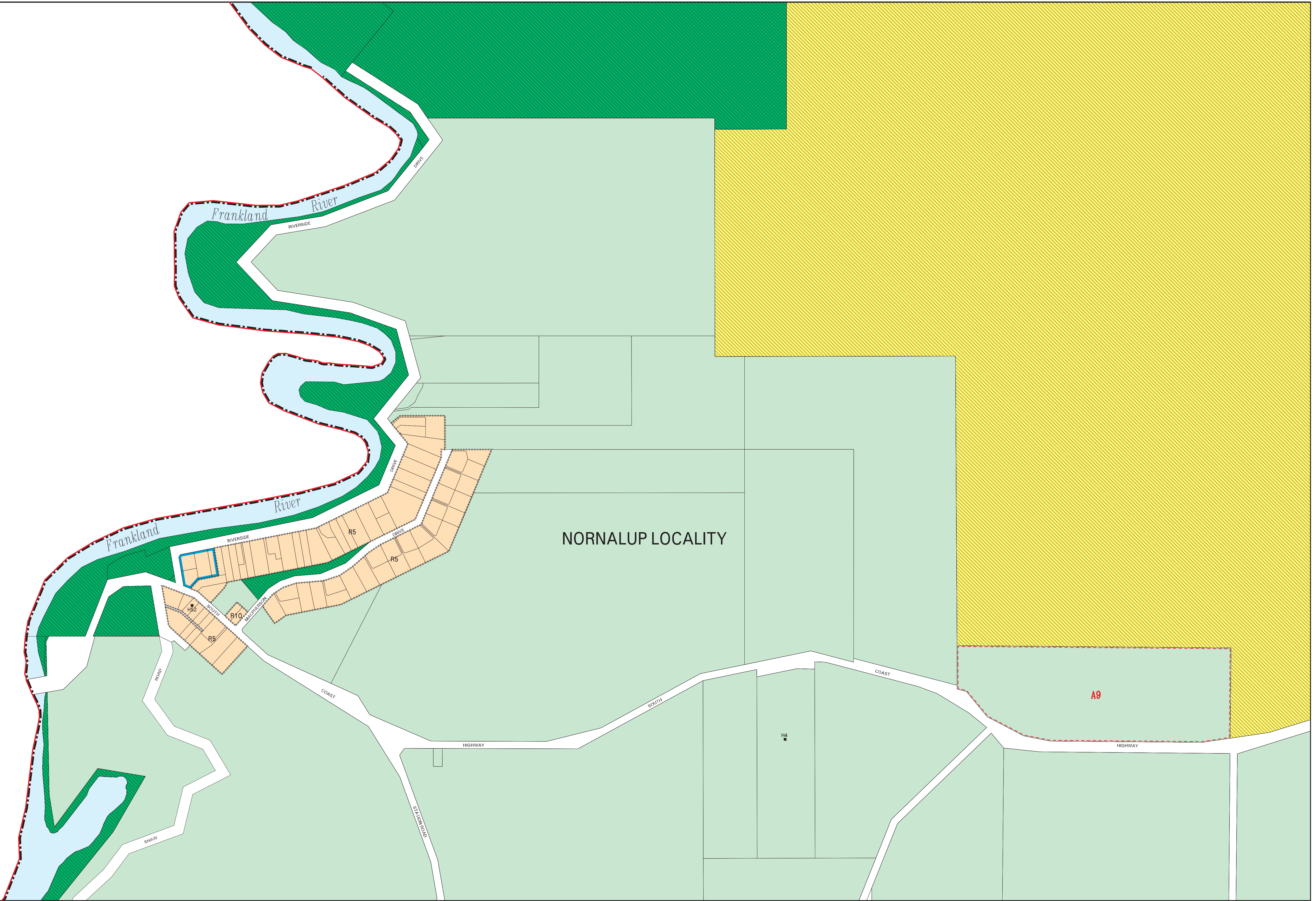
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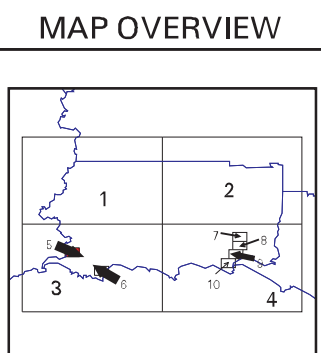
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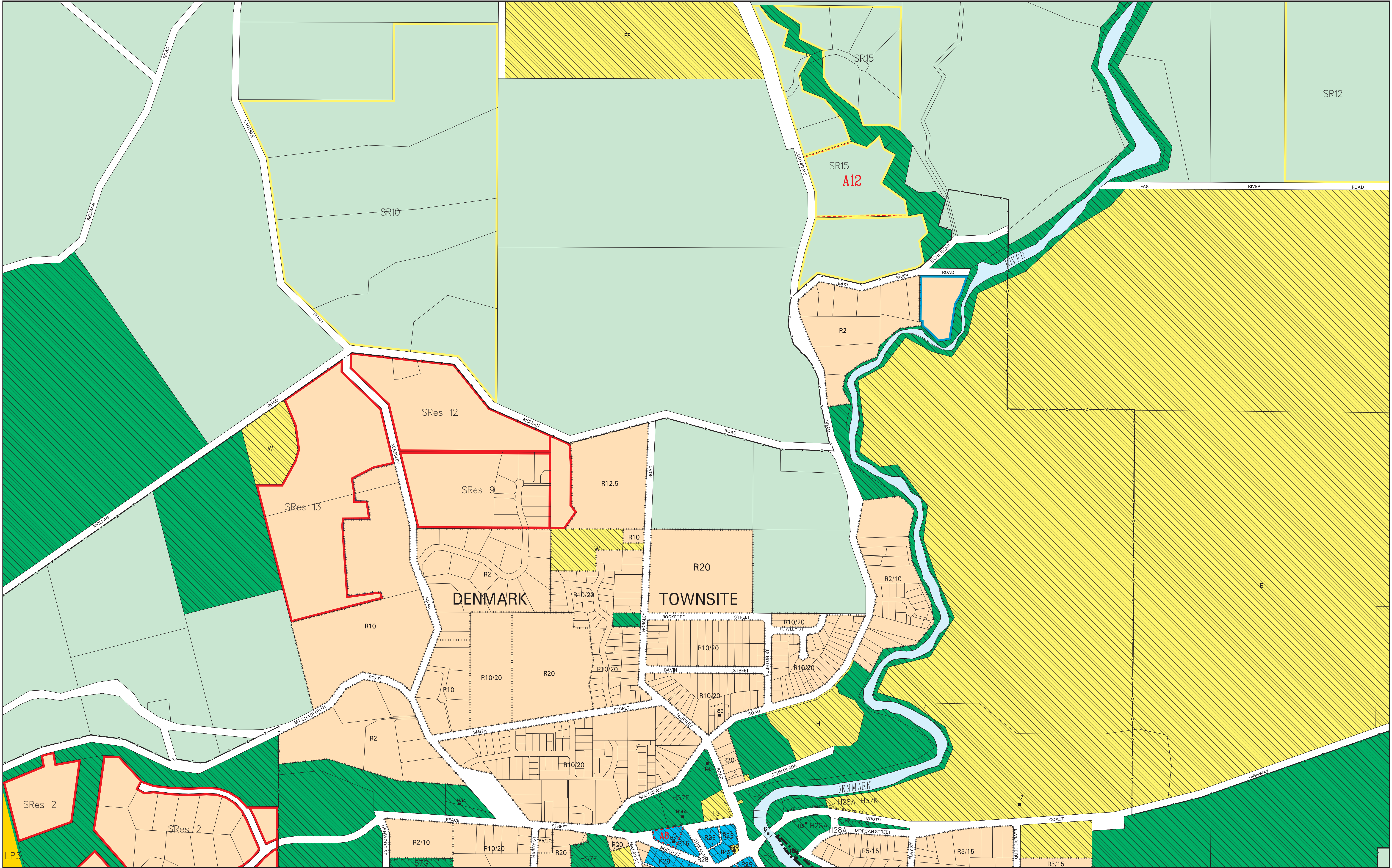
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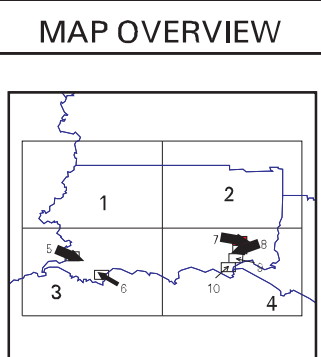
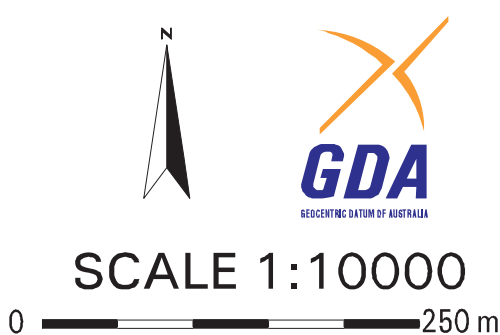
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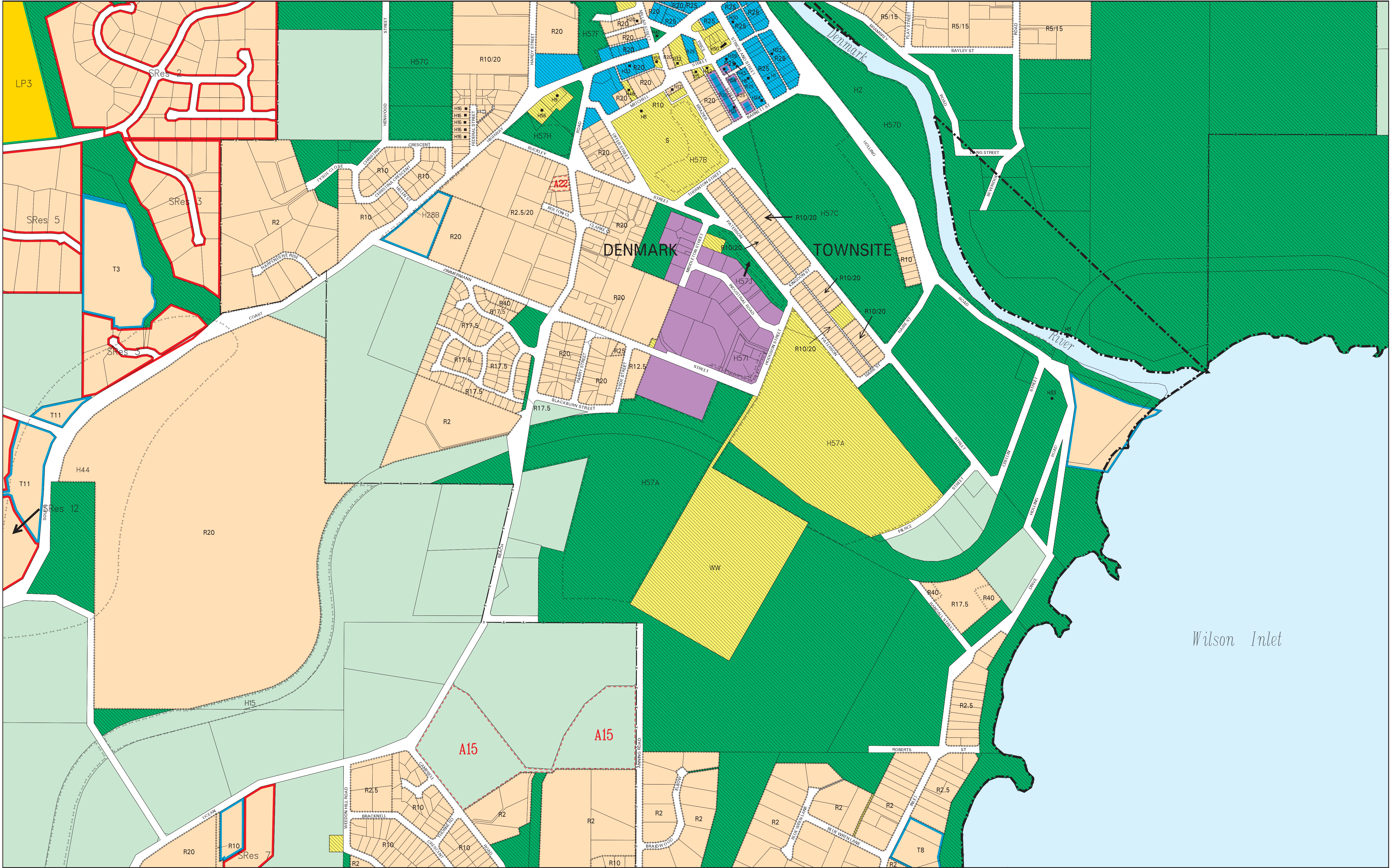
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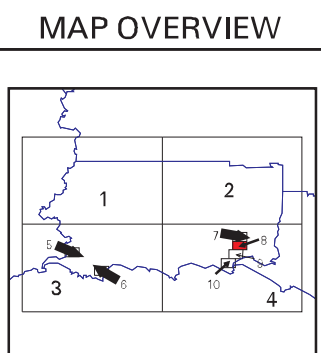
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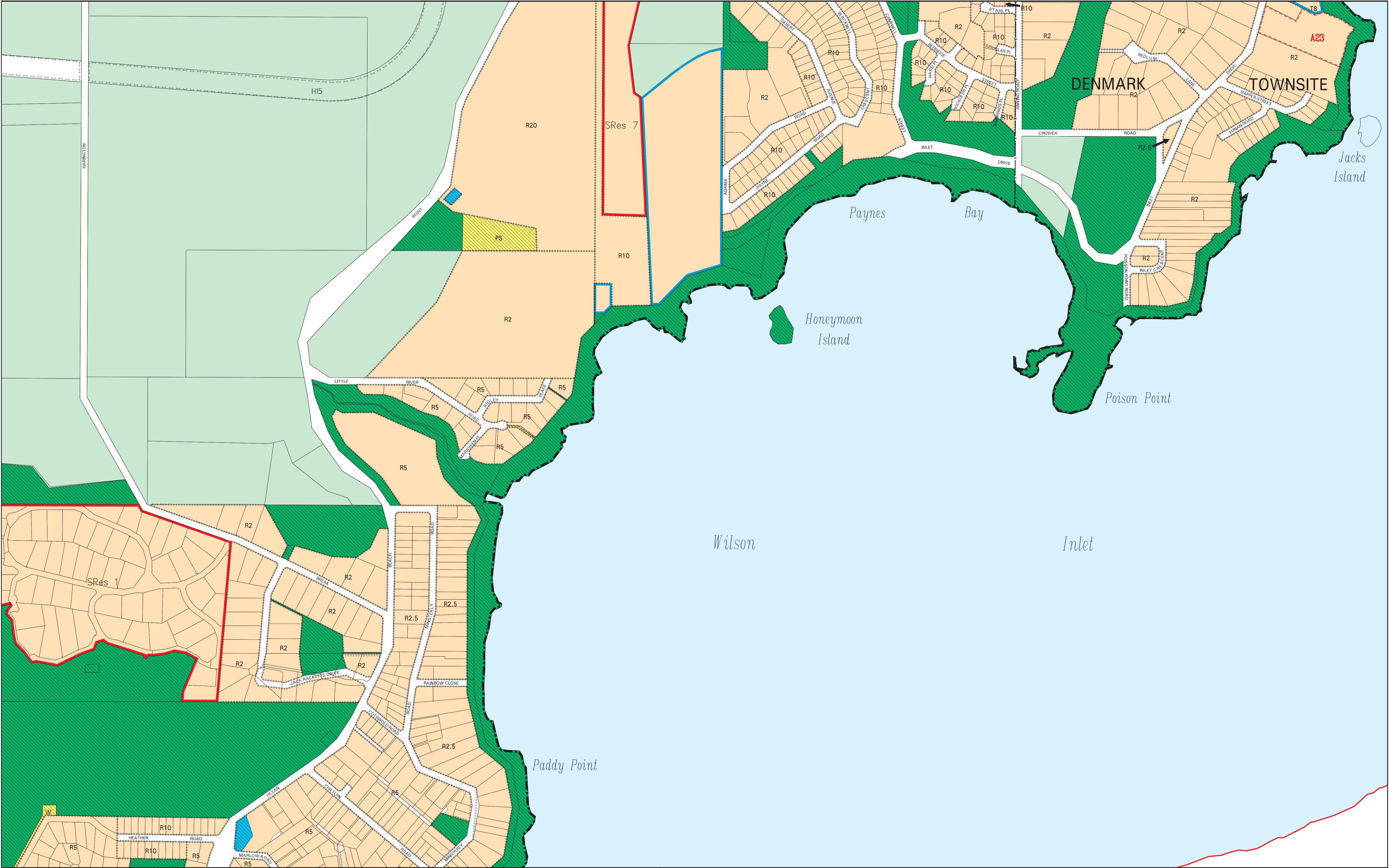
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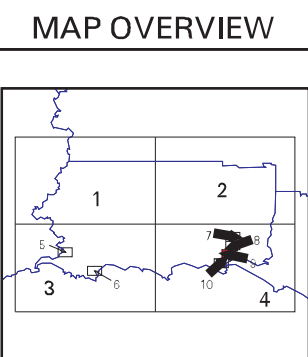
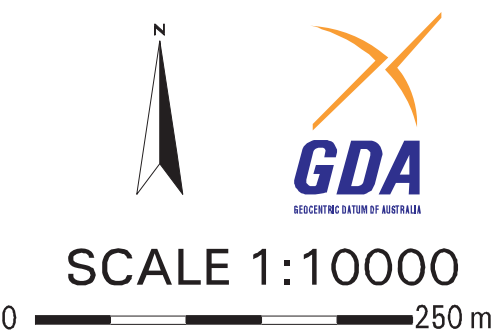
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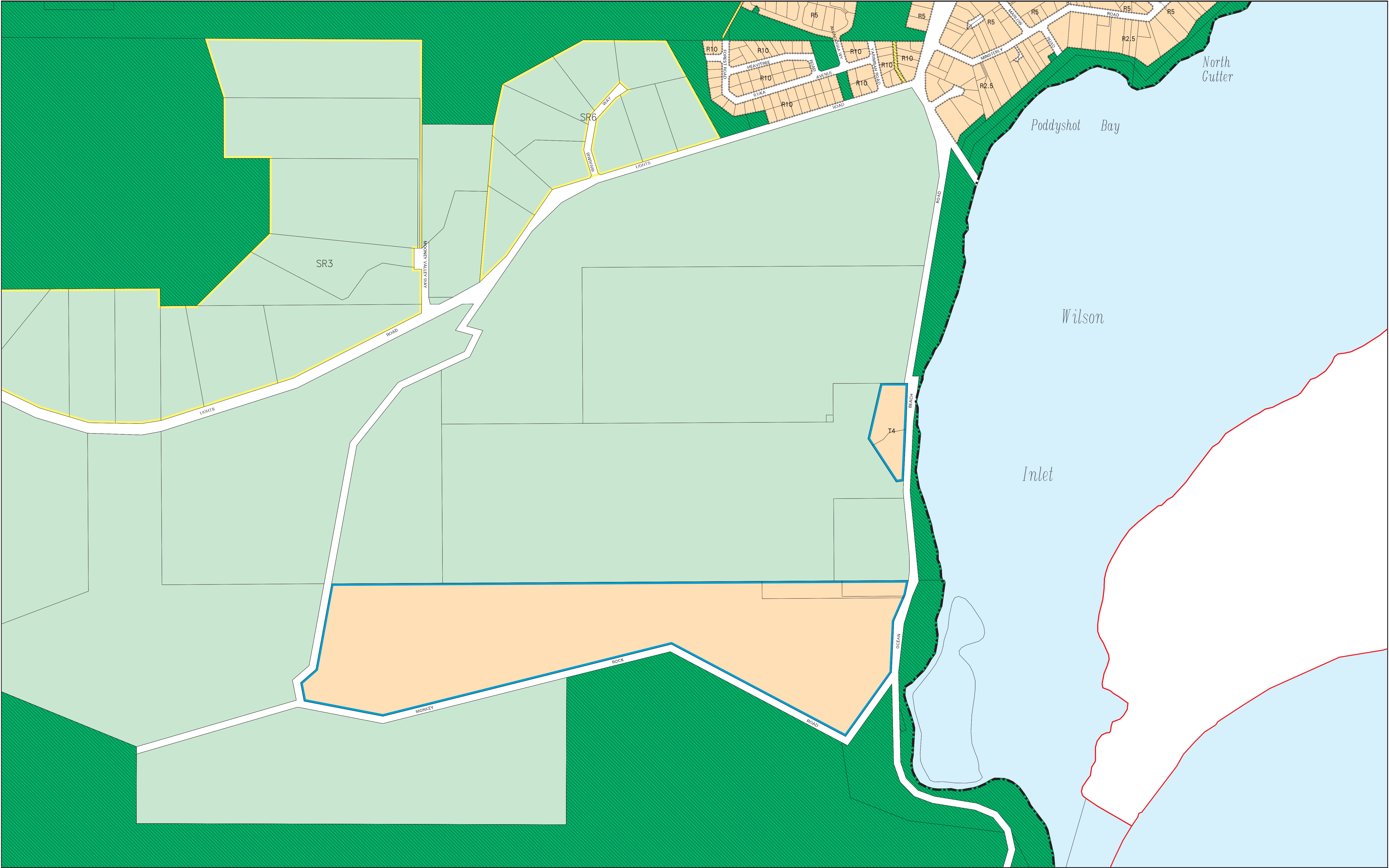
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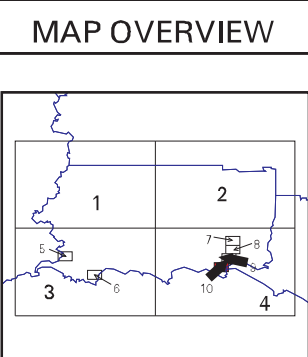
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4.2.2 Structure Plans

Structure plans (incorporating reports and associated plans/maps) provide a guiding framework for subdivision and development. Structure plans nominate land use arrangements, transport networks, open space systems, utility networks, urban water management land requirements and development standards over an area of land, and where relevant serve to coordinate the provision of land use, community facilities (such as schools, parks and roads), services and infrastructure. Structure plans are particularly important in areas that have fragmented or multiple ownership.

As at October 2011, the following Structure Plans had been adopted by Council and/or endorsed by the Western Australian Planning Commission:

- Planning Unit B: Wishart Place Structure Plan – adopted by Council on 8 January 2002 and endorsed by WAPC on 27 December 2002. This Structure Plan has been the basis from which all subsequent subdivision guide plans, scheme amendments and subdivisions have been approved/endorsed.
- McLean Road/Kearsley Road Local Structure Plan for Lots 348, 349 & 350 McLean/Kearsley & Mt Shadforth Roads – adopted by Council on 25 March 2010 and the WAPC on 17 August 2010 and formed part of Scheme Amendment 106 which was approved by the Minister for Planning and subsequently gazetted on 23 August 2011. This Structure Plan has been the basis from which the subsequent scheme amendment and subdivisions have been approved/endorsed.
- Horsley Road/Rockford Road Local Structure Plan – initially approved by Council on 22 May 2007 and as at October 2011 was currently awaiting endorsement by the WAPC (concurrently being considered with TPS 3 Scheme Amendment 119).
- West Denmark Structure Plan – approved by Council in 1996. This structure plan has been the basis from which all subsequent subdivision guide plans, scheme amendments and subdivision have been approved/endorsed.
- Lot 5 South Coast Highway Local Structure Plan – approved by Council on 22 September 2009 and endorsed by WAPC on 11 December 2009. This structure plan has been the basis from which the subsequent subdivision proposal has been approved.
- Weedon Hill Outline Development Plan – approved by Council on 24 April 2001 and endorsed by the WAPC on 14 March 2002. This Structure Plan has been the basis from which the subsequent scheme amendment and subdivisions have been approved/endorsed.
- Peaceful Bay Structure Plan – approved by Council in August 2000 and endorsed by the WAPC in June 2001.

Attached at Figure 3 are the associated Structure Plan maps referenced above.

4.3 Significant Council Policies/Strategies

Of critical importance to the planning of the municipality are three strategic planning documents adopted in 1998 and 1999 as Town Planning Scheme Policies. These are:

1. Local Planning Policy (LPP) 28: “Settlement Strategy for Denmark” – this plans for in particular residential growth and development of Denmark’s urban areas (Adopted 22nd December 1998).
2. LPP 29: “Rural Settlement Strategy” – this plans for the remainder of the Shire not addressed by LPP 28 and promotes the development of nodal rural settlements and the protection of the rural areas for farming activities (Adopted 23rd March 1999).
3. LPP 31: “Commercial Strategy” – this provides for long term strategic growth and development of the CBD of Denmark (Adopted 23rd November 1999).

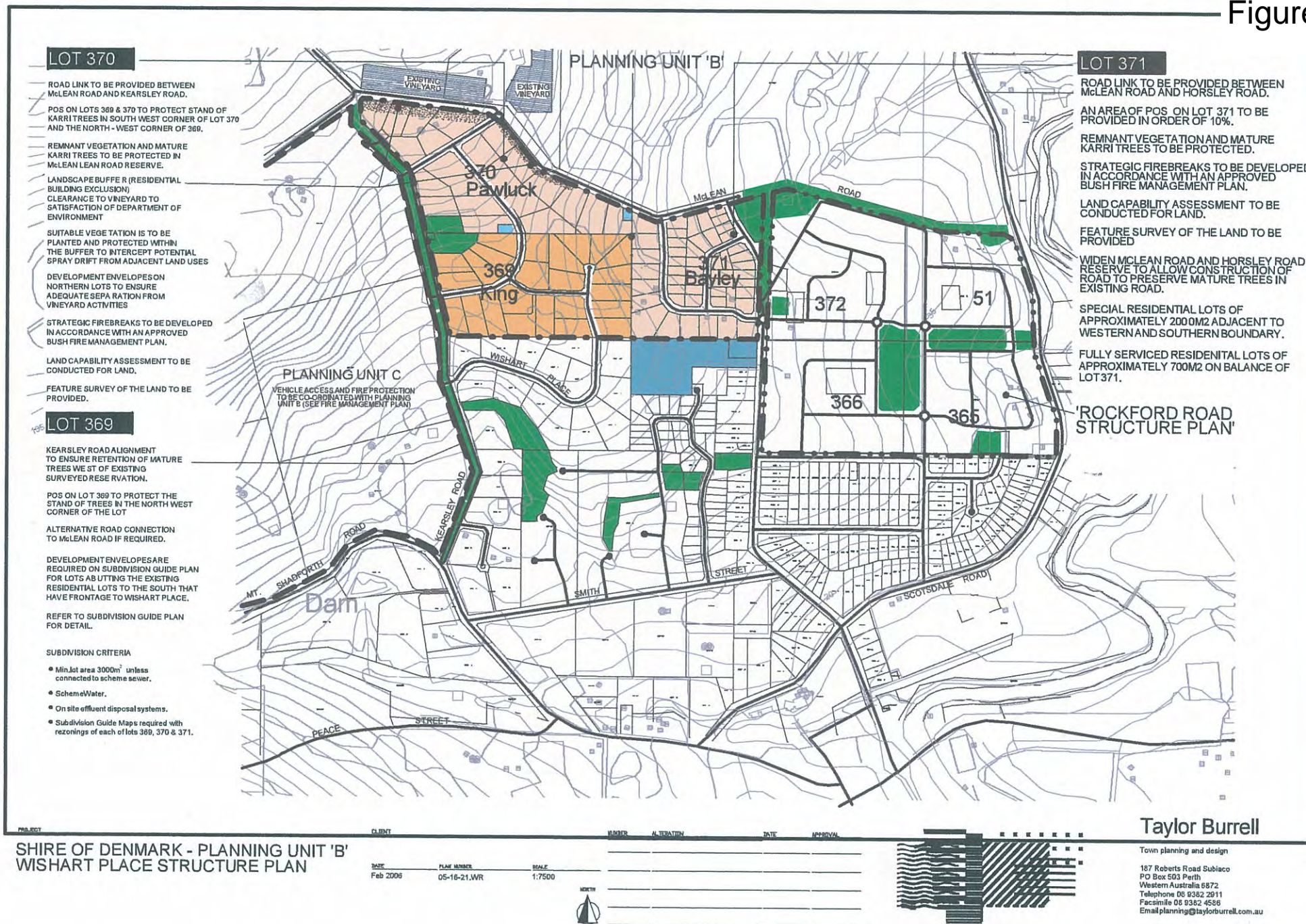
The combination of the Town Planning Scheme and these three strategies currently guides the orderly and proper development of the Shire. These documents are discussed below.

4.3.1 Settlement Strategy for Denmark (1998)

The objectives of the 1998 Settlement Strategy for Denmark are:

- maintain Denmark’s essential character as a country town;
- contain urban sprawl and retain public open spaces and natural bushland near the town centre;

Figure 3

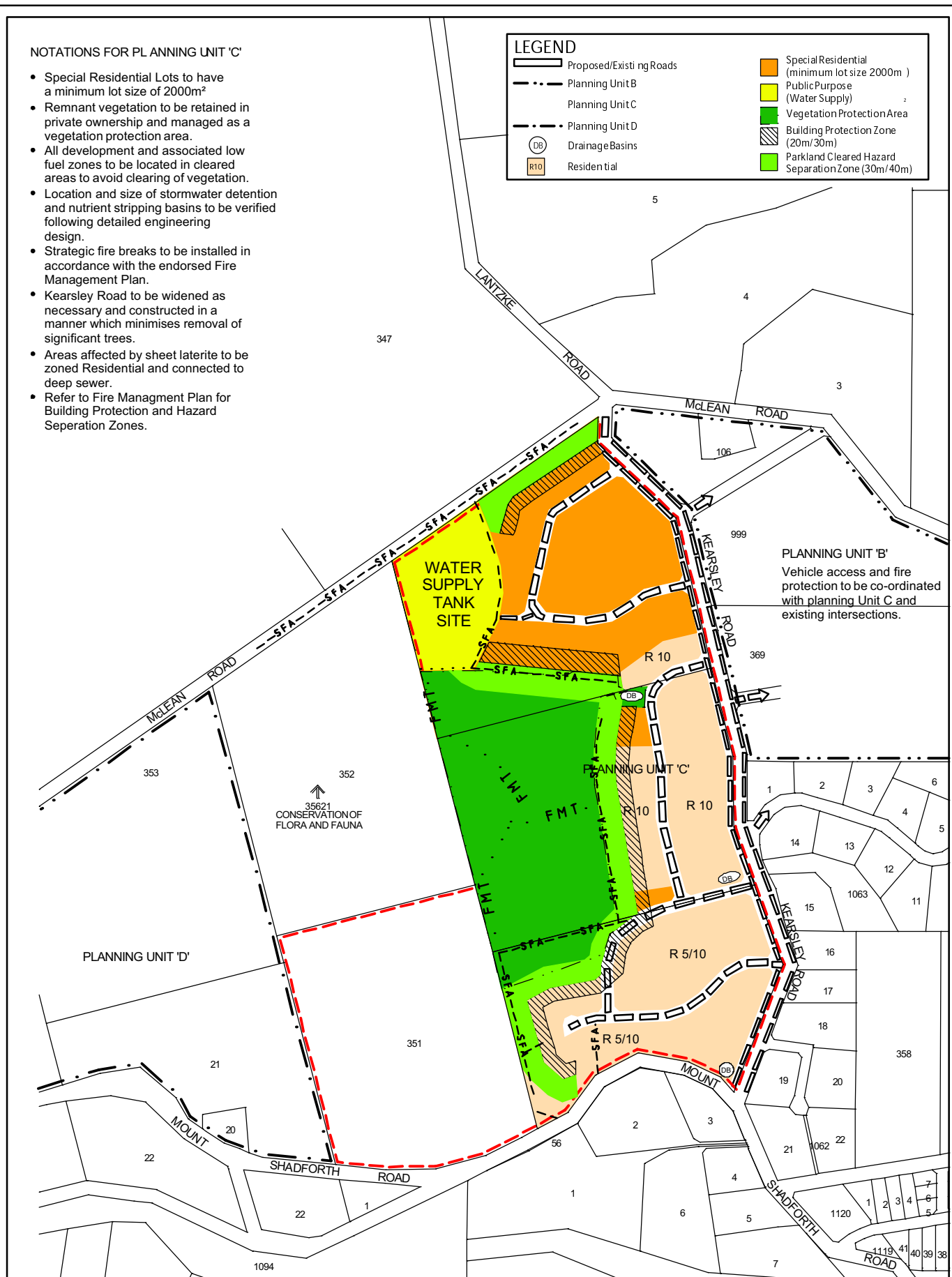


- Special Residential Lots to have a minimum lot size of 2000m²
- Remnant vegetation to be retained in private ownership and managed as a vegetation protection area.
- All development and associated low fuel zones to be located in cleared areas to avoid clearing of vegetation.
- Location and size of stormwater detention and nutrient stripping basins to be verified following detailed engineering design.
- Strategic fire breaks to be installed in accordance with the endorsed Fire Management Plan.
- Kearsley Road to be widened as necessary and constructed in a manner which minimises removal of significant trees.
- Areas affected by sheet laterite to be zoned Residential and connected to deep sewer.
- Refer to Fire Management Plan for Building Protection and Hazard Separation Zones.

- Special Residential Lots to have a minimum lot size of 2000m²
- Remnant vegetation to be retained in private ownership and managed as a vegetation protection area.
- All development and associated low fuel zones to be located in cleared areas to avoid clearing of vegetation.
- Location and size of stormwater detention and nutrient stripping basins to be verified following detailed engineering design.
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- Areas affected by sheet laterite to be zoned Residential and connected to deep sewer.
- Refer to Fire Management Plan for Building Protection and Hazard Separation Zones.

	Proposed/Existing Roads		Special Residential (minimum lot size 2000m ²)
	Planning Unit B		Public Purpose (Water Supply)
	Planning Unit C		Vegetation Protection Area
	Planning Unit D		Building Protection Zone (20m/30m)
	Drainage Basins		Parkland Cleared Hazard Separation Zone (30m/40m)
	Residential		

PLANNING UNIT 'B'
Vehicle access and fire protection to be co-ordinated with planning Unit C and existing intersections.



PLANNING UNIT 'C'
KEARSLEY ROAD
LOCAL STRUCTURE PLAN

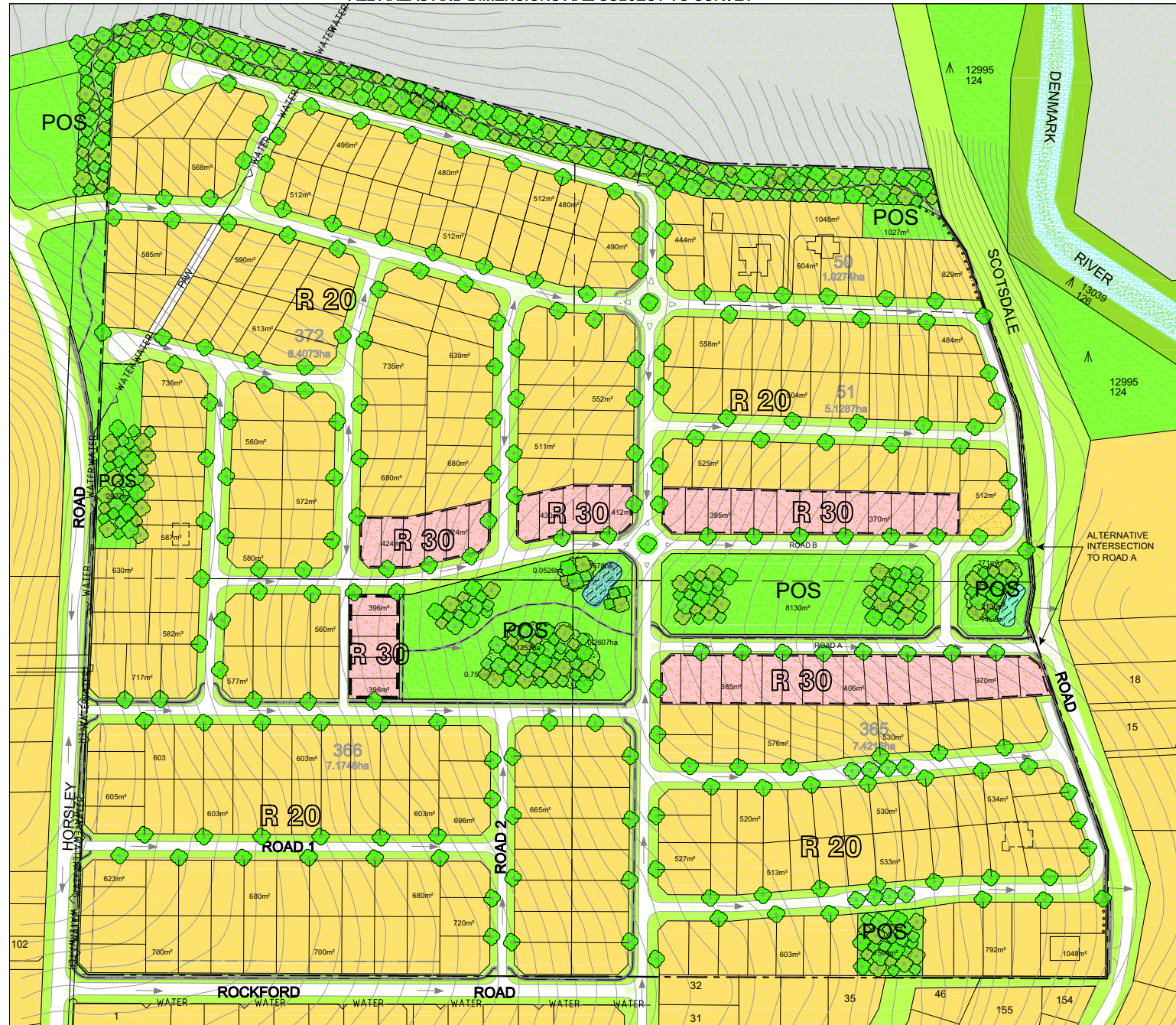
AYTON BAESJOU
P L A N N I N G
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

SCALE
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05-43- STRUCT(k)
MARCH 10

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



Local Structure Plan

Horsley Road & Rockford Road

Shire of Denmark

Lot No.	LOT AREA	YIELD
Lot 50	1.0274ha	11
Lot 51	5.1287ha	65
Lot 365	7.4216ha	82
Lot 366	7.1746ha	80
Lot 372	8.4073ha	105

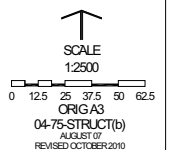
TOTAL 29.1596ha 343

LEGEND

	Direct access to Scotsdale Road Prohibited/Uniform Fencing
	Dual Use Path
	Foot Path
	7.5m Building Setback
	Water Easment
	Drainage Basin
	Landscaping & Planting
	Flood Routing

MELVISTA PARK PTY LTD
BOX 333, NORTH BEACH, WA 6920
PHONE 9448 9911 FAX 9243 1496

Ayton Taylor Burrell
Consultants in Urban & Regional Planning
11 Duke St, Albany, Western Australia 6330
Phone: (08) 9442 2304 Fax: (08) 9442 1340





WEST DENMARK STRUCTURE PLAN **SPECIAL RESIDENTIAL DEVELOPMENT** Approx 200 Lots - Overall Area 71ha approx. P.O.S. indicated 26.6ha approx.



- Controlled Fencing
- Fire Access & Emergency Egress
- Heritage Trail (Walking, Cycling, Horse Riding)
- Public Open Space
- Indicative Building Envelopes

LOCAL STRUCTURE PLAN LOT 5 SOUTH COAST HIGHWAY, DENMARK

WEEDON HILL

OUTLINE DEVELOPMENT PLAN

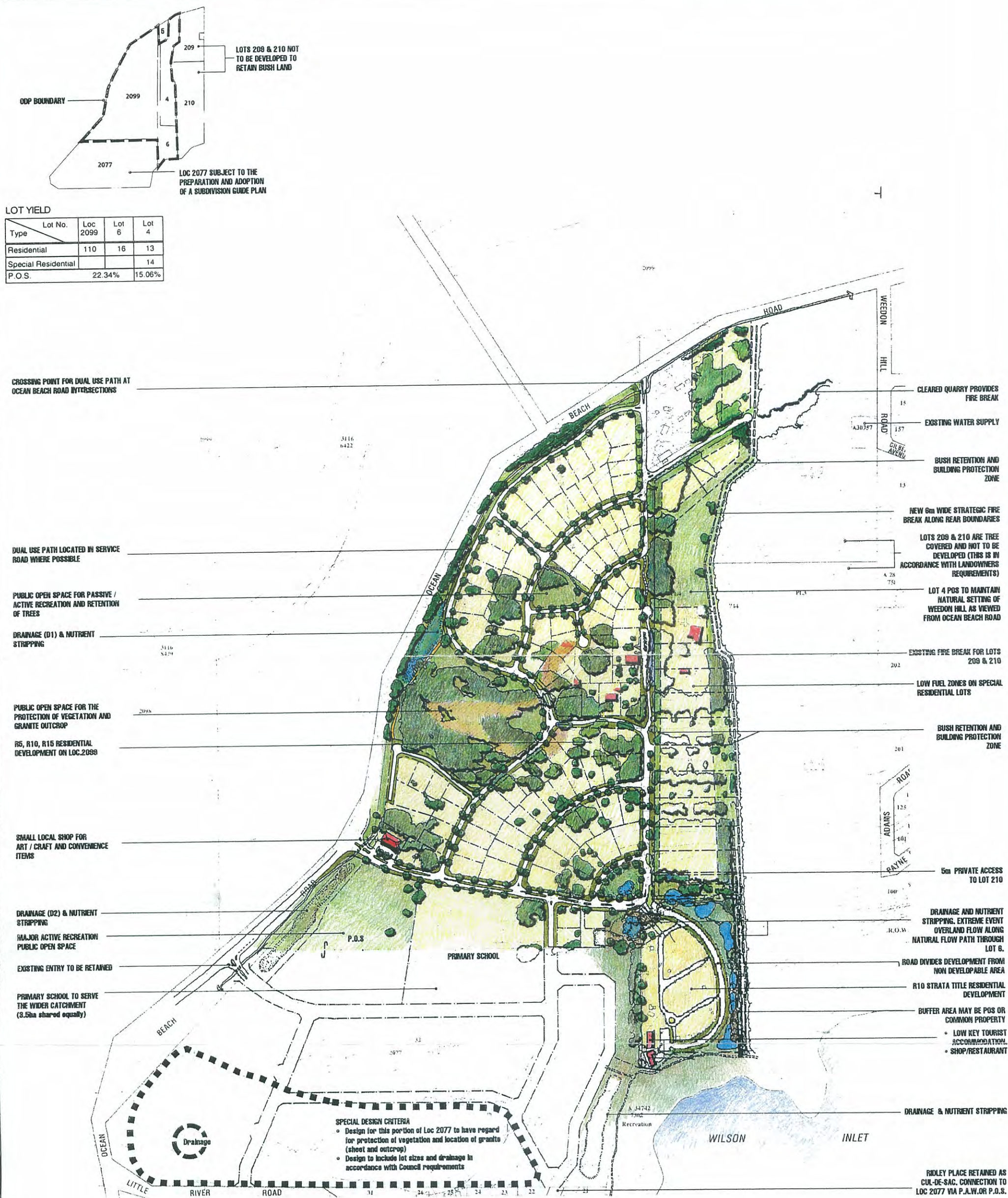
Ocean Beach Road - Denmark



CLIENT
REPORT HOLDINGS PTY.LTD
DATE
January, 2001
Plan No.
93/27/13
Figure 6



Taylor Burrell
Town planning and design
187 Roberts Road, Subiaco
PO Box 503 West Perth
Western Australia 6872
Telephone (08) 9382 2911
Facsimile (08) 9382 4586

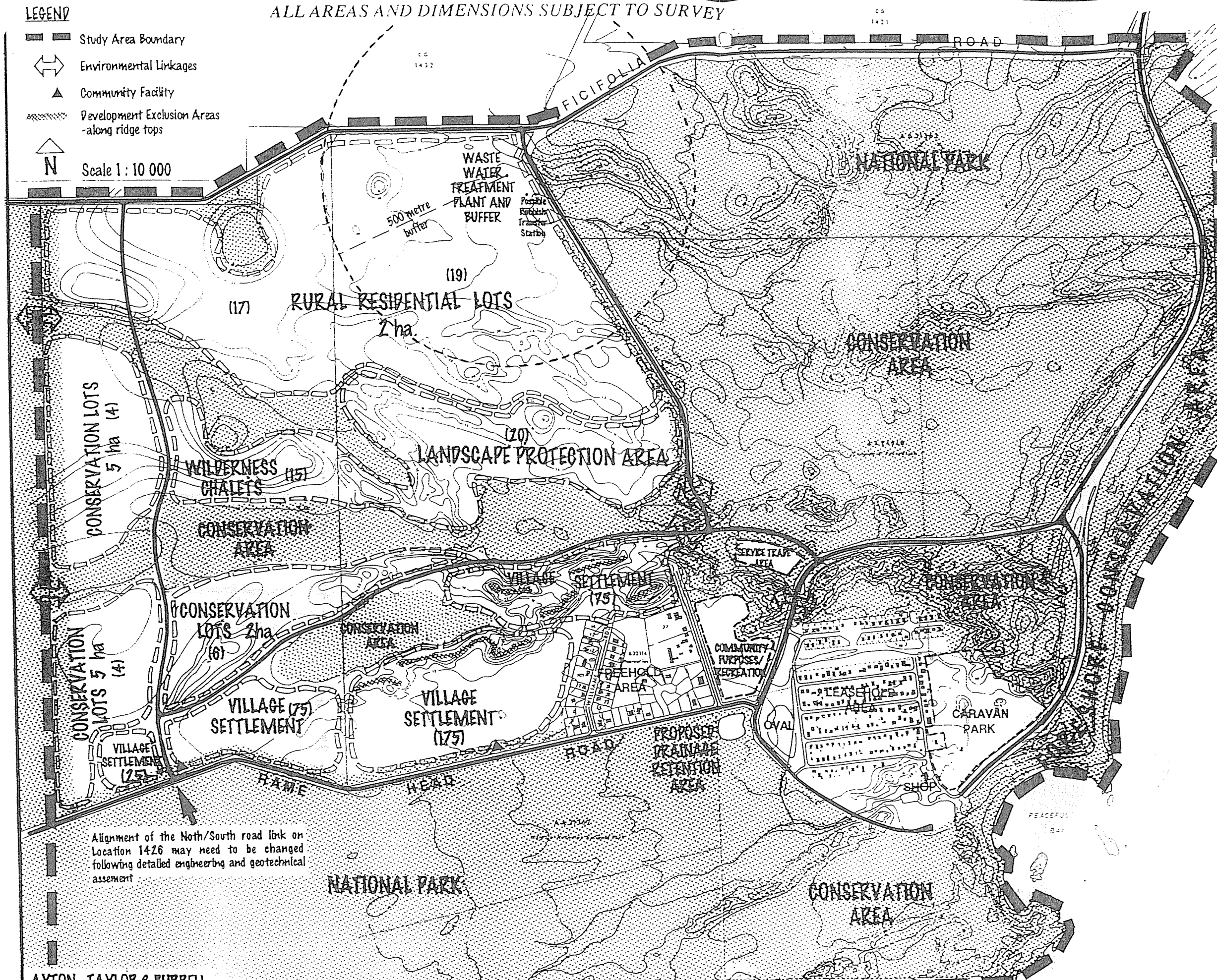


LEGEND

- Study Area Boundary
- Environmental Linkages
- Community Facility
- Development Exclusion Areas - along ridge tops

N
Scale 1 : 10 000

ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY



Alignment of the North/South road link on Location 1426 may need to be changed following detailed engineering and geotechnical assessment

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VILLAGE SETTLEMENT AREAS

- General Area set aside for fully serviced residential development.
- Form of development to be based on fine grained character of existing leasehold area and avoid suburban sprawl effect of standard freehold subdivision.
- Detailed design to take into account potential visual impact, poorly drained areas, potential erosion of dune ridge tops and integration with proposed conservation areas.
- All drainage to be retained on site and directed to landscaped drainage basins. Existing open drainage system to be modified to overcome existing problems in leasehold area.
- Development to be staged over study period.
- Approximate lot potential shown in brackets and is subject to detailed assessment at rezoning / subdivision stages of development.

EXISTING LEASEHOLD AREA

- Retained potable water supply and deep sewerage to be provided to leasehold sites.
- Council to consider options for financing provision of services to leasehold sites including strata titling or a combination of strata titling and leasehold sites.
- Existing character of leasehold area to be retained by retaining vegetation and narrow road widths.
- Council to consider improving existing drainage system in cooperation with further development of freehold land.
- Council to address existing pedestrian / vehicular conflict at crossing point between the caravan park and beach.

CONSERVATION AREAS

- Integrate and link proposed conservation areas with existing Parks and Recreation reserves and National Park.
- Possible ceding of conservation areas on private property to public agencies.
- Allow for walk trails and public access.

CONSERVATION LOTS

- Large lots with conservation covenants ensuring no clearing and appropriate management to retain environmental qualities.

LANDSCAPE PROTECTION AREA

- Low key development, subordinate to environmental constraints. May include wilderness chalets and clustered special residential development.

RURAL RESIDENTIAL LOTS

- Large lots on land which has largely been cleared and requires ongoing management.
- Provide for low density development around the proposed waste water treatment plant.

SERVICE TRADE AREA

- Provide area for light industrial/service trades such as storage, builders yard, plant nursery etc.
- Area to be landscaped and screened from access roads.

COMMUNITY FACILITY

- Provide for a local shop, village green / playground.

PEACEFUL BAY LOCAL STRUCTURE PLAN

- preserve the mix of natural bushland and historic and picturesque built environment;
- prevent the development of an excessively large townsite by encouraging satellite villages such as Nornalup, Bow Bridge, Kenton and Peaceful Bay;
- promote village type development in areas such as Bow Bridge, Nornalup and Kent River in order to ease the pressure on Denmark townsite;
- provide for alternative lifestyles through the development of special rural zones, preferably located close to townsites and not on productive agricultural land;
- recognise the high value placed on conservation of the environment by the community;
- retain the rural character and tree lined approaches to Denmark townsite;
- protect the environment and particularly waterways and water bodies;
- consolidate existing residential areas to enable better facilities and services to be provided close to where people live;
- optimise the utilisation of existing infrastructure investment; and
- encourage sustainable development as the quality of the waterways, remnant vegetation and the environment must be protected and managed through proper and efficient coordinated land use planning.

The recommendations of the 1998 Settlement Strategy for Denmark are:

1. Promote the distribution of population growth between the Denmark townsite and the remainder of the Shire by supporting the development of specified nodes at Nornalup, Bow Bridge, Kenton and Peaceful Bay.
2. Medium density housing will be encouraged adjacent to the town centre in order to provide a wider range of housing to cater for changing housing needs.
3. Low density residential areas that can be sewerred, will be recoded to allow higher densities such as R20 to allow for more efficient use of land and infrastructure.
4. Encourage the Water Corporation to adjust their Infill Sewerage Program to maximise the consolidation of residential development and facilitate the servicing of planning unit areas.
5. Prior to or concurrently with rezoning and subdivision of the specified nodes and the planning unit areas, Council may require local structure plans for the whole node or unit to be prepared which address the issues identified for each planning unit area.
6. The rezoning and development of planning unit areas A, E, F& H will be subject to the provision of comprehensive services. On-site effluent disposal within planning unit areas B, C, D and G may be considered, subject to detailed capability assessment.
7. Council will promote the principles of the Liveable Neighbourhoods – Community Design Code of the WA Planning Commission.
8. A green belt be consolidated around the Denmark townsite with foreshore reserves, public open space and reserves being utilised to establish corridors, incorporating pedestrian footpaths and cycleways, linking outlying residential areas.
9. Vegetation, particularly along the ridge lines surrounding Denmark are to be protected, together with significant remnant vegetation located within the townsite. The tree lined entrance ways to Denmark will be retained and enhanced as will vegetated buffers to development along Ocean Beach Road.
10. The Little River Valley will be protected from urban development and the existing Rural zone be retained. Council will adopt a minimum lot size for the Rural zone of 10ha on lots fronting Ocean Beach Road.
11. Provision will be made for the expansion of Denmark's commercial and industrial areas through the finalisation of the Commercial and Industrial Strategy.
12. The land to the east of the Denmark River and to the south of South Coast Highway will be analysed in the monitoring and review process below to determine whether additional fully serviced residential land and associated facilities will need to be provided for in this locality.

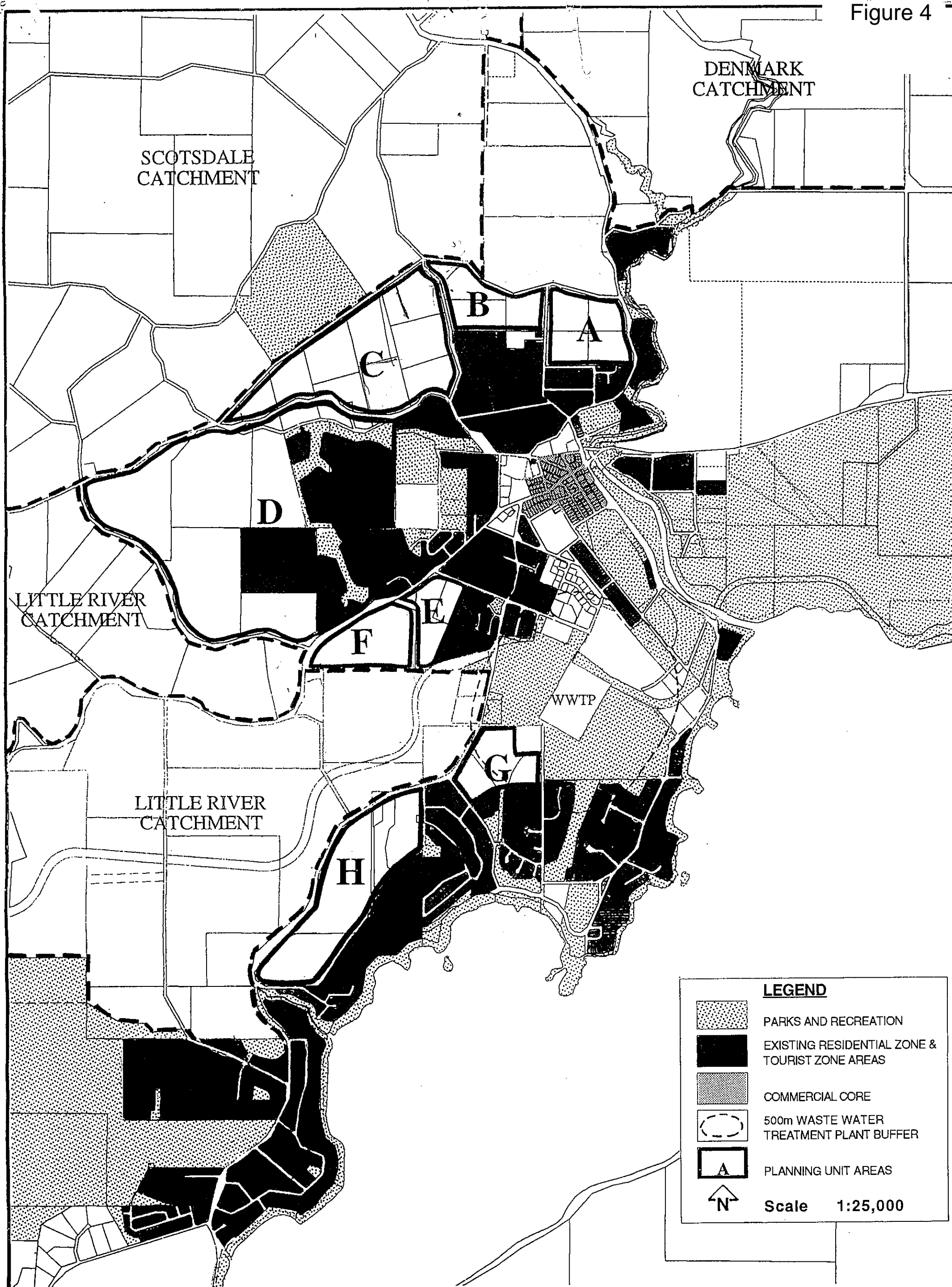
Attached at Figure 4 is the Shire of Denmark Settlement Strategy Plan showing the location of the referenced planning units that have been identified in the Settlement Strategy as being capable and suitable to support urban development.

4.3.2 Rural Settlement Strategy (1999)

The Rural Settlement Strategy is based on integrated catchment management principles and the municipality is divided into nine (9) policy areas (refer Figure 5). The aim of the 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 land use;

Figure 4

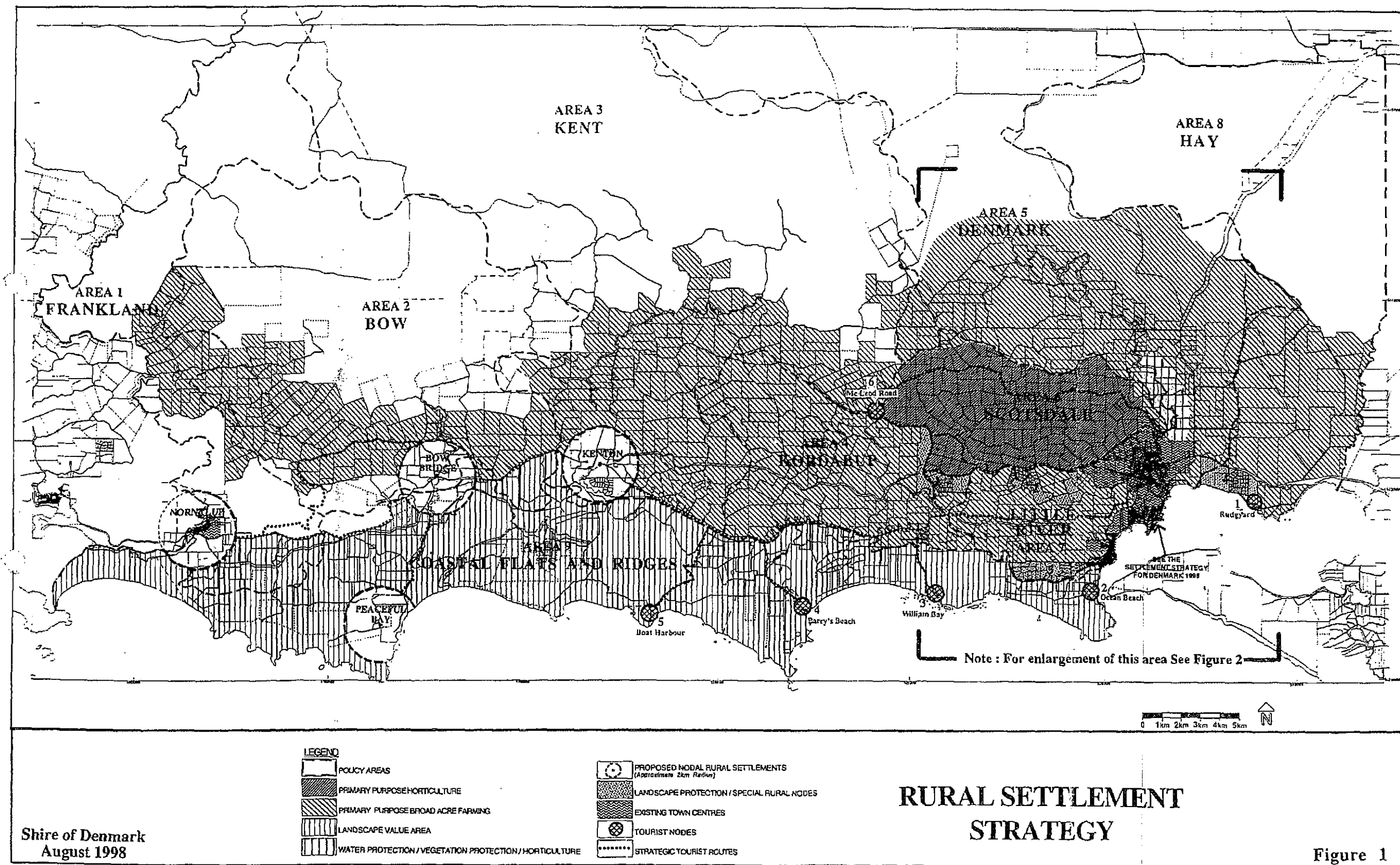


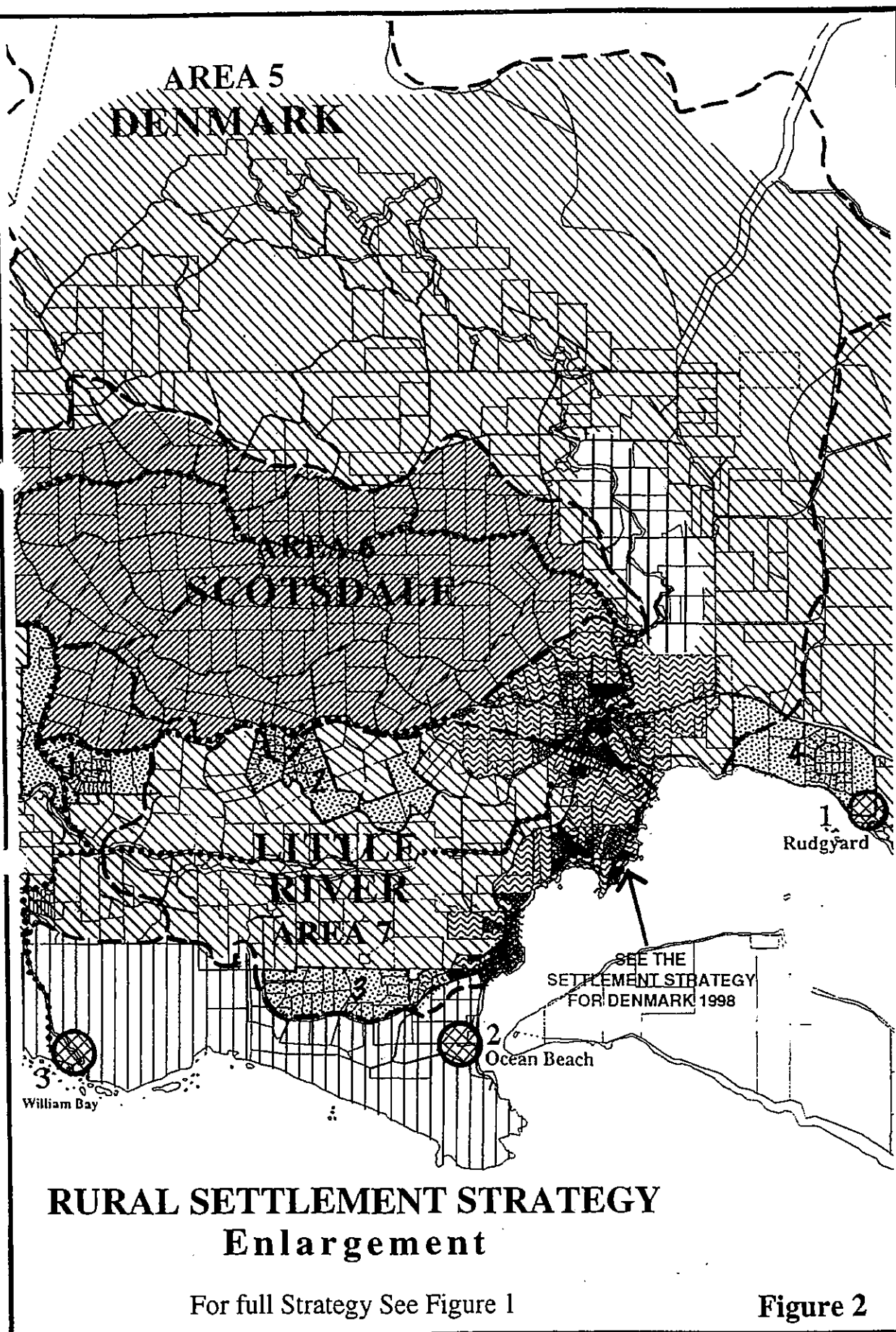
SHIRE OF DENMARK SETTLEMENT STRATEGY

June 1998

Figure 3

Figure 5





- 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.

The objectives of the 1999 Rural Settlement Strategy are:

- 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; and
- encourage appropriate bush fire management planning to be incorporated in development proposals.

The Rural Settlement Strategy contains general policies on bushfire control & management, visual impact, tourist nodes, nodal rural settlements, special rural development, future special rural, landscape protection, multiple occupancy, tree plantations, horticulture, aquaculture and rural industry.

4.3.3 Commercial Strategy (1999)

The objectives of the Commercial Strategy are:

- establish the extent of the Central Business District (CBD), identify its core and ensure that enough land exists there to cater for long term commercial growth.
- provide for the continued growth of commercial development within the Denmark town centre which has a means of creating associated employment opportunities.
- reduce the need for residents to travel to other commercial centres for services that can be provided in Denmark.
- encourage the redevelopment and infill development of the existing commercial area.
- oppose the creation of large new centres in inappropriate locations outside the CBD.
- allow for additional office space and encourage the redevelopment of existing sites.
- support the principle of new uses for old buildings and the revitalisation of the town centre.
- discourage ribbon development outside the CBD and retain and enhance the tree lined entrances to Denmark.
- provide a pleasant, attractive and convenient pedestrian environment and network.
- support and continue the use of townscape improvement programs and retain the village-like character of the town.
- revitalise and support the economic competitiveness of the CBD.
- recognise and support the continued growth of tourism in appropriate areas.
- continue to provide appropriate levels of accessibility and car parking, and allow for time-shared and reciprocal use of car parking areas.

The Commercial Strategy contains eleven recommendations of which some, such as rezoning various areas of land to allow for more commercial development to occur in accordance with the Strategy (refer Figure 6), have been acted on. The eleven recommendations are:

1. Encourage redevelopment and infill of existing Commercial zoned land in the CBD.
2. Encourage mixed use development throughout the CBD.
3. Ensure new development to complement and conform with the existing character of the core of the CBD.
4. Ensure that all development and redevelopment conforms to this Strategy and the standards in Town Planning Scheme Policy No. 26 (South Coast Highway Commercial Developments) on land affected by that Policy.
5. Prepare a car parking strategy for the CBD to identify key public car parking sites and better utilise existing road reserves and other appropriate reserves. The strategy should address issues such as time sharing (or reciprocal rights) of car parking areas and the provision of cash in lieu of parking spaces.
6. Prepare a traffic management plan for the CBD in conjunction with Main Roads WA, with particular reference to South Coast Highway and minimisation of conflict between through traffic, local traffic and pedestrians.
7. Review the current list of heritage buildings contained in Town Planning Scheme No. 3 in the light of the Municipal Heritage Inventory and protect such sites by providing incentives such as relaxing the plot ratio and car parking standards when considering development applications.
8. Rezone the north side of South Coast Highway between Millar and Hardy Streets to Commercial but have regard to the protection of significant remnant vegetation and adherence to Town Planning Scheme Policy No. 26 (South Coast Highway Commercial Development).
9. Rezone the south side of South Coast Highway between Short Street and Ocean Beach Road to Commercial subject to adherence to Town Planning Scheme Policy No. 26 (South Coast Highway Commercial Developments).
10. Rezone land in Price Street and on the corner of Peace and Strickland Streets to Commercial.
11. Rezone land on the south side of North Street and Hollings Road to Commercial.

Commercial rezoning of land identified in points 8, 9, 10 and 11 has been completed.

4.4 Town Planning Scheme Policies

Council has a comprehensive suite of Town Planning Scheme Policies (referred to as Local Planning Policies or LPPs) adopted in accordance with Clause 8.2 of Town Planning Scheme No. 3. As at October 2011, the suite of LPPs were:

POLICY NO.	TITLE
1	Dieback Disease Management
2.5	Residential Areas
3	Notice of Advertisement of Town Planning Scheme Amendments
4	Town Planning Scheme Amendments – Documentation
5	Minimum Setbacks
6	Guidelines for the Management of Vineyards within Special Rural Zones
7	Second Dwellings/Additional Houses and Chalet Developments on Rural Zones Lots
8	Home Occupation
9.1	Private Tree Plantations
10	Parkland Clearing Outside Building Envelopes
12.1	Relocated Dwelling/s
13.3	Outbuildings
15	Townscape Policy

Figure 2



17.1	Alfresco Dining & Trading in Public Places
18	Tourist Development other than “Bed & Breakfast” uses within the Residential Zone
19.3	Holiday Homes
23	Planning Proposals – Land Conservation District Committees
25.1	Denmark Airfield and Airpark
26.1	Commercial Development on South Coast Highway
28	Settlement Strategy for Denmark
29	Rural Settlement Strategy
31	Commercial Strategy
32	Signs
33	Energy Efficient Subdivision Design & Residential Building Design
34	Extractive Industry
35	Peaceful Bay Conservation Plan Development Guidelines (Leasehold Areas Only)
36	Building Design for Fire Safety in Specified Areas
37	Dams and Water Features
38	Events, Concerts and Other Organised Gatherings
39	Public Open Space
40	Rainwater Tanks and Greywater Re-Use Systems
41	Renewable Energy
42	Public Art
43	Nornalup Development Guidelines

These LPPs are updated and amended from time to time as the need arises. Proposals to alter or revoke a LPP are carried out in accordance with the procedures laid down in Town Planning Scheme No. 3.

4.5 Other Policies/Strategies/Studies

4.5.1 The Denmark Study/Review of The Denmark Study

Council initiated “The Denmark Study” in 1989 which was completed in 1992 by Dr Bishop and Dr Syme from the CSIRO/Curtin University Centre for Applied Psychology. That Study included a range of recommendations to ensure the Council and the community worked closely together.

CSIRO and Curtin University conducted a review of The Denmark Study in 2003. Once completed, Council reviewed its 1996 Strategic Plan to have regard to the findings of the review of The Denmark Study.

4.5.2 Denmark Master Plan Project

Greenskills for the Denmark Education Innovation Centre Inc. in December 2001 completed a paper entitled “Denmark Master Plan Project – Community Involvement in Planning for its own Future.” That paper summarised community planning activities undertaken in the past 20 years and concluded that the Council has incorporated the thrust of community input into its strategic planning documents.

4.5.3 Denmark Industrial Area Site Selection Study

Through the then Department of Land Administration a consultant was engaged to prepare a study to examine a future Industrial area in Denmark, with the following objectives;

- To identify land use opportunities for future industrial development.
- To establish industrial land requirements for the next 30 years.
- To identify a site or sites for the location of large industrial land activities in reasonable proximity to Denmark townsite.
- To protect and promote the long term future of industry in appropriate and sustainable locations.

- To provide a framework for rational, co-ordinated industrial development.

The consultant's report identified a number of sites for a future light Industrial area, with those being the corner of Kernutts Road/Mt Barker Denmark Road; and McIntosh Road, adjacent to the existing Airport Landing Ground.

Since this time the Kernutts Road/Mt Barker Denmark Road has been discontinued due to the remnant bushland contained within it.

Resultant from this, Council has been exploring the option of the McIntosh Road site. The development of this site will see approximately 12 ha of farmland currently owned by the Agricultural College purchased by Council to enable the rezoning and development of this land for future industrial. An adjoining landowner has also agreed to have an additional lot of approximately 30 ha also similarly rezoned resulting in approximately 42 ha of land suitable for long term development into a LIA.

4.5.4 The Denmark Greening Plan

The Denmark Greening Plan provides a comprehensive digital data base of remnant vegetation on private property and Crown lands. The Plan was completed in March 2003 and its data has been extremely useful in the preparation of this LPS.

The following are recommendations from the Denmark Greening Plan:

1. All high-conservation value remnant vegetation within the Shire of Denmark should be protected and managed sustainably through planning mechanisms, covenanting, financial incentives, education and on-the-ground assistance programs.
2. In order to maintain the biological diversity of flora and fauna and to preserve the genetic repository of many species, major remnant native vegetation areas should be sustained by the establishment of linkages incorporating smaller remnants. Revegetation initiatives, where required, should also be implemented.
3. The Shire of Denmark and other natural resource management agencies should recognise the status of the Denmark region being located within an International Biodiversity Hotspot, and develop and implement strategies that are commensurate with a Biosphere Management Region.
4. The Denmark Environment Centre and the Shire of Denmark should establish a system of monitoring, evaluation and reporting to ensure the Greening Plan database is maintained and updated and recognised as a live document.
5. The Denmark Environment Centre, with the support and cooperation of the Shire of Denmark should conduct a survey of the roadside vegetation of all rural roads in the Shire. The results of this work would be invaluable for determining suitable roadside vegetation for incorporation as part of ecological corridors. Acted upon: Initiated and carried out November 2001 – April 2002.
6. The Denmark Environment Centre, with the support and cooperation of the Shire of Denmark should support and assist the National Trust of Australia (WA) in establishing a Public Tax Deductible Heritage Appeal for the area of the Shire of Denmark. Acted upon: Initiated and established on 5 June 2002 in Perth.
7. The Denmark Environment Centre should convene information meetings for potential developers of land for subdivision and for the real estate industry; the purpose of such meetings being to discuss the financial advantages in donating land for open space in new subdivisions to the National Trust of Australia (WA).
8. The Denmark Environment Centre, with the support and cooperation of the Shire of Denmark, should seek appropriate funding and implement on-the-ground works based upon information derived from the Greening Plan database.

4.5.5 Coastal Reserves Management Strategy and Action Plan 2010-2020

The Coastal Reserves Management Strategy and Action Plan 2010-2020 (CRMSAP), adopted by Council in February 2011, provides comprehensive guidance for the best practice, ongoing management of coastal reserves and recreational assets that are managed by the Shire of Denmark (i.e. excludes land managed by the Department of Environment and Conservation and freehold land).

The purpose of the CRMSAP is to provide detailed information on the following:

- The characteristics of each coastal reserve (including current use, access and environmental condition);

- Management recommendations for environmental protection and rehabilitation;
- Management recommendations for the future land uses;
- Priorities for each recommendation over the timeframe of the document; and
- Detailed plans that provide an indication of the location of the management recommendations.

The CRMSAP supersedes the 2003 Shire of Denmark Coastal Management Plan.

4.5.6 Wilson Inlet Foreshore Management Plan

The Shire adopted the Wilson Inlet Foreshore Reserves Management Plan in 2008. The formulation of the Management Plan was a collaborative approach between the Shire, South Coastal Natural Resource Management, Department of Planning, Green Skills Inc, DEC and others. The primary objective of the Management Plan is to *“manage the foreshore so that it remains a beautiful natural surround to its inlet while continuing to provide for a range of compatible recreational activities”*.

The Management Plan includes a wide range of specific management recommendations and a detailed Implementation Plan identifying the authorities responsible for carrying out the recommendations and management responsibilities.

5.0 DENMARK PROFILE – NATURAL RESOURCE MANAGEMENT

5.1 Introduction

This section considers the state of the environment and provides an analysis of key issues and considered rationale to identify the main planning implications which are then used to inform the objectives and strategies for the LPS.

Denmark is located on the picturesque South Coast and is becoming increasingly popular with people choosing to leave the Perth metropolitan area or other country centres for lifestyle or career changes. Its natural environment must be protected and managed in a responsible and sustainable manner.

The Shire contains a fine and diverse range of scenic attractions including the coastline which consist of sandy beaches, rugged cliffs, wilderness and sheltered inlets. Several rivers weave their way from the hinterland to the ocean. Other significant features include the Valley of the Giants incorporating the Tree Top Walk, Mt Lindesay, Frankland River, Ocean Beach and Wilson Inlet and large uncleared forest and water catchment areas which occupy the northern two thirds of the municipality.

Council's District Planning Scheme No 3 when approved in 1994 contained a range of objectives one of which reads *"to provide for the protection of the natural environment and landscape from inappropriate development"*.

Several years ago Council adopted its Environment Policy which states as follows:

"A healthy natural environment is fundamental to our social, physical and economic wellbeing. Only for the past two decades, however, has there been broad recognition that development must be scaled to the environment's capacity to assimilate it, if we are to maintain an acceptable standard of living into the future."

The natural environment is the principal reason most people live in, or visit Denmark. In an increasingly populous and fast-moving world, the attractions of tall forests, clean air, pristine oceans, unspoiled landscapes, a closer relationship with nature, and a relaxed pace of life are in growing demand.

Council is responsible for making decisions which directly affect the local environment – and thus, indirectly other environments. It therefore has an explicit duty to balance the needs of a growing population against their impacts upon the natural world.

Council supports the ethic of ecologically sustainable development (ESD). It will endeavour in all its activities to apply the principles associated with conserving natural resources, integrate environmental accounting procedures into its management decisions, and favour development which clearly demonstrates sympathy with the environment - to preserve Denmark's unique appeal and sense of place in the interests of present and future generations."

5.2 Climate/Rainfall

5.2.1 Climate

Denmark has a Mediterranean climate with relatively dry summers and wet winters. The average day temperature in summer is 25°C, in winter 16°C.

5.2.2 Rainfall

Rain in the area is caused predominantly by rain bearing cold fronts from the south and south west. Denmark townsite records an average of 1000mm per year. This rainfall makes Denmark one of the wettest areas within the State. The highest rainfall is experienced at Nornalup which has an average rainfall of 1290mm per year. Of this, over 800mm falls during an eight months period with each of these months receiving more than 100mm. There is a short and mild dry season in January and February. The average number of rain days per year for Denmark is 192 compared to Albany 179 and Mt Barker 171.

The advantage of a winter rainfall climate is that it is not too cold to prevent plant growth and soil wetting is far more effective due to greatly decreased evaporation. In the western high rainfall coastal zone the growing season at Nornalup begins in mid-February and lasts for 10.5 months.

5.2.3 Climate Change

Over the past few years, a significant amount of data has been produced worldwide to demonstrate the effects that climate change will have on regions. In the southern area of Western Australia and in particular the Denmark Region, planning for climate change needs to be undertaken. Currently no state policy exists to guide Local Government on climate change, however it is widely recognised that current development will need to be adapted and future development will need to include measures to address them. Climate change will directly affect sea levels and rainfall.

The reduction in rainfall will directly affect the surface and groundwater supplies and the amount of water available for domestic, commercial, industrial and agricultural uses. In the future new measures will need to be considered to reduce the amount of water used in all facets of life including better design of buildings and management of land uses.

Sea level changes have yet to be accurately modelled for the South Coastal Region so further work is required by State and Federal Governments. Notwithstanding, Schedule 1 of the Western Australian Planning Commission's (WAPC) State Planning Policy (SPP) 2.6: State Coastal Planning Policy deals with sea level rise. To further supplement Schedule 1 of the SPP 2.6, the WAPC adopted a Position Statement which amends the sea level rise value provided for in SPP 2.6 in recognition of nationally accepted and adopted increases in sea level rise projections. This Position Statement is intended to address the issue of sea level rise until the planned review of SPP 2.6 has been undertaken.

The global objective and initiative to reduce greenhouse gas emissions also needs to be considered as part of the activities of people. Future planning will need to consider ways of reducing greenhouse gas emissions and implement appropriate measures through the planning system.

5.3 Biodiversity – Vegetation/Fauna

The South Coastal Natural Resource Management Strategy provides the following description for the biodiversity of Denmark Shire, as follows:

“The South Coastal area is within one of the few global regions featuring exceptional concentrations of species and experiencing exceptional loss of habitat. The high level of biodiversity in the region is partially due to the bio-geographic complexity of the region and the geological and climate history.”

Within Denmark Shire naturally occurring vegetation consists of a wide variety of vegetation types including open and closed shrublands, woodlands, wetlands and low and tall open forests. Denmark is particularly noted for its magnificent stands of tall karri trees. The extensive coverage of vegetation contributes significantly to the scenic landscape amenity of Denmark. Many areas of native vegetation within the Shire have been cleared, mainly for agriculture (horticulture and pasture) and by commercial logging of the Karri and Jarrah-Marri forests. However, a considerable amount of forested land remains as ‘National Park’ and is managed by the Department of Environment and Conservation.

The South Coastal area has a diverse range of flora and 26 species of flora are listed as critically endangered. Some of the areas containing the endangered flora species are located within protected Reserves and forest areas, however, some are located within private lands.

Introduced flora consists of plantations such as *Eucalyptus globulus* (Blue Gums) and *Pinus radiata*, pastures, orchards and crops. Several hundred foreign plant species have been introduced to the area, some with devastating long term effects. Council in 1997 introduced a Local Law relating to Pest Plants that includes a list of 17 pest plants, such as, Bridal Creeper, Pampas Grass, Sydney Golden Wattle, *Taylorina* and *Watsonia*.

Denmark is home to around 20 species of native mammals. Since European settlement, the number of native mammals has declined due to introduced predators and loss of habitat. Within the Shire, the *Calyptrorhynchus latrostris* (Carnaby's Cockatoo), and *Calyptrorhynchus baudinii* (Baudin's Cockatoo) are currently listed as endangered and the *Dasyurus goeffroyi* (Chuditch), *Pseudocheirus occidentalis*, (Western Ringtail Possum), *Setonix brachyurus* (Quokka), *Spicospina flammocaerulea* (vu), *Moggridgea tingle* (vu), *Engaewa walpolea* (vu) and *Botaurus poiciloptilus* (Australasian Bittern) are all listed as vulnerable. There is also a number of ‘other specially protected’ species. The variety of vegetation types within the Shire supports many species of aquatic and terrestrial birds, with about 240 species of birds in total. The number of reptile species is low compared to the rest of Western Australia due to the cool and wet climate. There are approximately 12 species of native fish and many species of frogs including a number of burrowing frogs.

The ecosystems of the Shire are an extremely valuable asset not only for current residents and visitors but for future generations and provide a challenge for Council to balance the protection of these assets as well as promoting growth. To retain the high biodiversity will help ensure the sustainable longevity of not only the natural environment but the agricultural, viticultural, fishing and tourism industries as well.

Biodiversity may be lost by the following types of activities:

- Climate change including the reduction of rainfall in the area
- Salinity associated with groundwater and surface water supplies
- Rural residential development
- Urban development
- New transport and infrastructure projects (power lines, roads, sewerage plants, dams and waste disposal sites)
- Wildfires
- Diseases
- People

5.4 Remnant Vegetation

The natural landscape from pre-settlement times has changed significantly due to agricultural pursuits and forestry over many years. Extensive land clearing has resulted in a reduction of habitat for animal and plant species and an increase in soil salinity levels which affects all plant growth included crops. The Australian Government's State of the Environment Report (2001) named land clearing the single biggest threat to wildlife in Australia. This has placed the environment in a position where replanting and changes in practice needs to occur.

Remnant vegetation is protected under the *Environmental Protection Act 1986* and the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, where a permit is generally required, with clearing permits issued by the Department of Environment and Conservation. The Shire also requires development applications to be submitted where it, under the assessment process, consults with the Department of Environment and Conservation for their expertise to ensure that high value remnant vegetation is protected. The requirement for a planning application to be lodged is triggered by the definition of 'Development' under the Scheme which states: "...shall include the clearing of more than 0.5ha of remnant vegetation".

Any approval for land clearing within rural areas the Shire can apply relevant Clearing Regulations controls. New urban areas can also have a significant impact on existing vegetated areas and through the amendment and local structure plan process remnant vegetated areas need to be identified and their conservation value and quality of species assessed for their protection, in consultation with the DEC. Ultimately, retaining areas of significant remnant vegetation areas may reduce the development potential of some areas.

Revegetation, including bluegum plantations, of the Denmark River catchment has improved quality of water in that system. Replanting programs should be encouraged on land to improve water within various catchments and as future potential carbon offsets.

A digital database showing spatial representation of remnant vegetation on private property and adjacent crown lands termed The Greening Plan was developed in 2003 as a collaborative project between the Shire of Denmark and Denmark Environment Centre with partial funding from the Natural Heritage Trust (Bushcare). The Greening Plan data indicates areas of remnant vegetation, with a corresponding record of vegetation type, dominant species, bushland condition, past evidence of disturbance and weed occurrence.

5.5 Rivers/Waterways/Wetlands

Denmark contains many waterways and a number of wetland areas. The east boundary of the Shire follows the shoreline of the Hay River and on the west boundary the Frankland River divides the Shire of Denmark and the Shire of Manjimup. Other river systems are the Denmark, Kordabup, Kent and Bow Rivers. All the river systems drain into inlets and swamps that have been shut off at least partially from the sea by limestone ridges, sand dunes or sandbars.

The river systems are a valuable resource that provide:

- Natural drainage of land
- Water supplies
- Habitat and wildlife corridors
- Natural beauty
- Recreation and tourism opportunities
- Cultural importance

Of critical importance in maintaining good health of these systems are effective stormwater management practices, retention of remnant vegetation and revegetation in managing erosion and nutrient issues. The protection of the river margins including the wetland vegetation within foreshore reserves (vested in the Shire/Conservation Commission of WA) provides the best possible form of ownership for protection. The six rivers within the Shire are for their greater length afforded protection through foreshore reserves. Any subdivision proposals for land along their margins should include an investigation into whether an extension to the foreshore reserve is required to afford better protection of the waterway and its associated wetland vegetation.

5.5.1 Wilson Inlet and Other Inlets

The Wilson Inlet covers an area of approximately 48 square kilometres, is about 14 kilometres long and 4 kilometres wide. Wilson Inlet is fed by the catchments of the Hay and Denmark Rivers and the catchment includes parts of the City of Albany and Shire of Plantagenet. The Wilson Inlet faces many issues, the most serious being the threat of eutrophication.

Other significant inlets in Denmark include the Irwin and Parry Inlets. The Irwin Inlet is the second largest inlet in Denmark and is fed by the catchments of the Bow and Kent Rivers and the Karri Creek. Parry Inlet is located west of William Bay National Park. Parry Inlet is fed by the Kordabup River catchment and flows into Parry Beach in William Bay.

While sections of the waterways are well vegetated and protected by reserves, there is scope to restore fringing vegetation. Rezoning and subdivision of land provides an opportunity for foreshore reserves to be widened, if required, and ceded free of cost to the Shire. Subdivision of any land which adjoins a foreshore reserve should include a detailed investigation into the adequacy of the width of the existing foreshore reserve by taking into account erosion processes, flooding characteristics, fringing vegetation, conservation of wildlife and possible sea level rises. Widening of, or requiring of, a foreshore reserve where there is not one currently should be imposed as a condition of subdivision approval.

5.5.2 Owingup Swamp

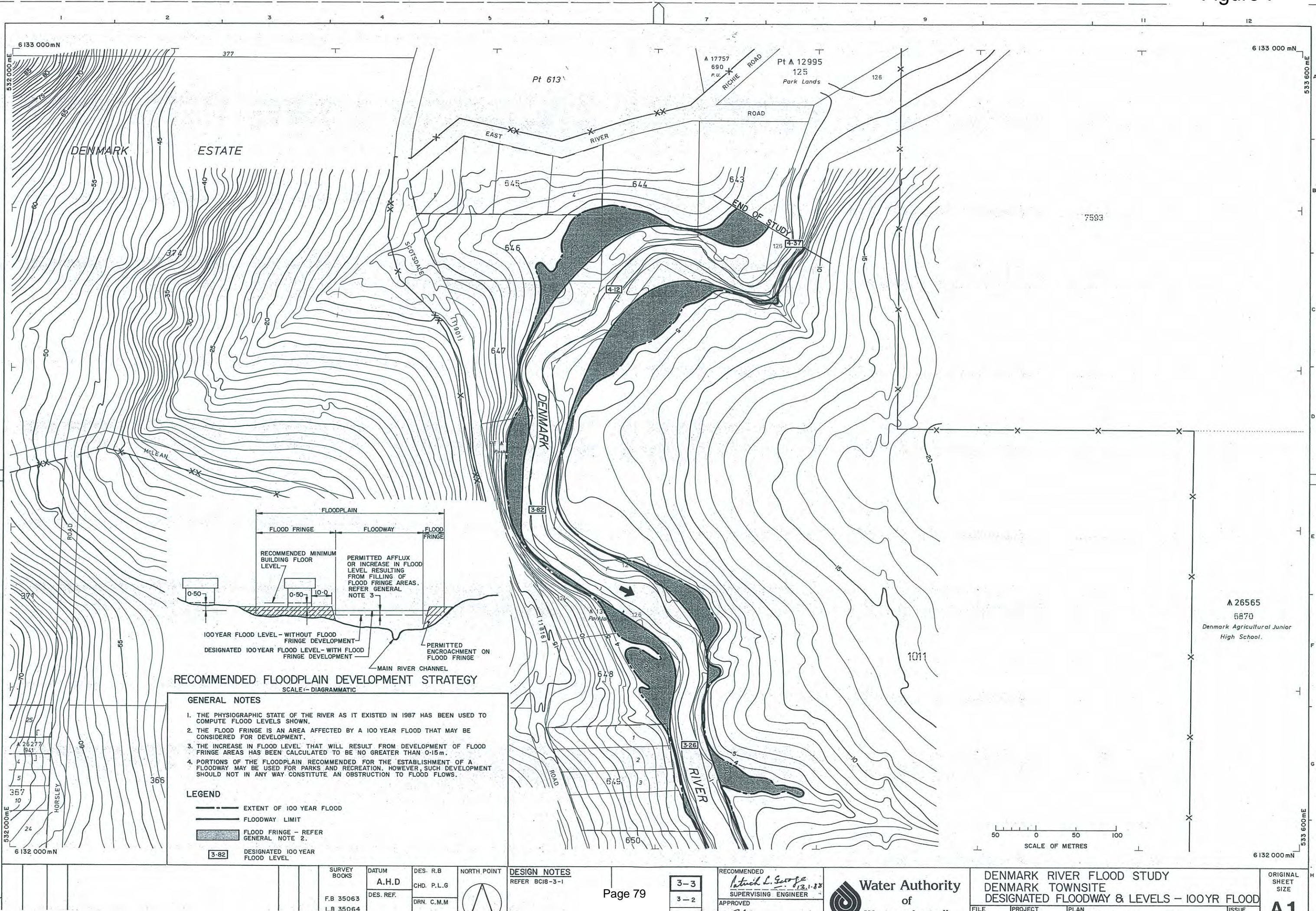
There are extensive areas of low-lying swamps in close proximity to the coast. Owingup Swamp is one of the significant swamplands within the Shire as it is a refuge for many species of wildlife. A Management Report (2006) for the Owingup Wetlands Suite was produced by Green Skills in consultation with the DEC, the then CALM and Department of Agriculture. It provides a number of recommendations for the ongoing management of Owingup Swamp which should be given due regard in considering subdivision and planning applications on land in the vicinity.

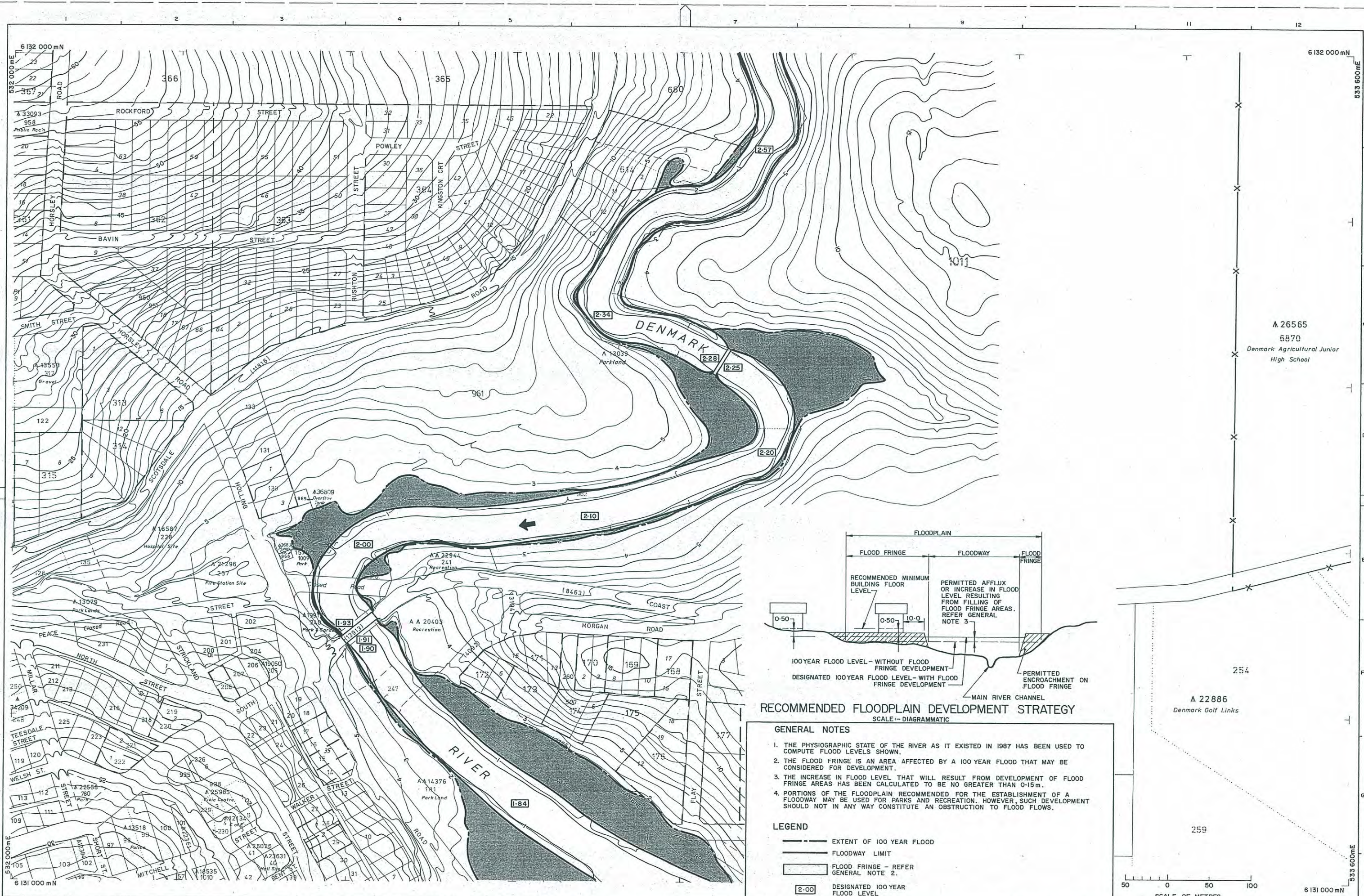
5.5.3 Flooding

The water level of Wilson Inlet and consequently the lower reaches of the Denmark River are regulated by the artificial opening of the sandbar at Ocean Beach as agreed each year by the Water Corporation, Department of Water and the Shire. The three agencies are all party to a Wilson Inlet Sandbar Opening Protocol (last updated in 2009) which provides a detailed management regime for the monitoring of water levels and timing and location of opening of the sandbar. The sandbar is artificially opened by the Water Corporation to prevent flooding.

Currently, the majority of the Denmark townsite is not prone to flooding due to a combination of the majority of the town being on high undulating ground and the artificial opening of the Wilson Inlet sandbar. There are some flood prone areas adjacent to the Wilson Inlet where the Scheme currently imposes a minimum 2.5m building floor height. There are also some flood prone areas adjacent to the Denmark River, with recommended minimum building floor levels also provided – refer Figure 7.

Figure 7





RECOMMENDED FLOODPLAIN DEVELOPMENT STRATEGY
SCALE:- DIAGRAMMATIC

GENERAL NOTES

1. THE PHYSIOGRAPHIC STATE OF THE RIVER AS IT EXISTED IN 1987 HAS BEEN USED TO COMPUTE FLOOD LEVELS SHOWN.
2. THE FLOOD FRINGE IS AN AREA AFFECTED BY A 100 YEAR FLOOD THAT MAY BE CONSIDERED FOR DEVELOPMENT.
3. THE INCREASE IN FLOOD LEVEL THAT WILL RESULT FROM DEVELOPMENT OF FLOOD FRINGE AREAS HAS BEEN CALCULATED TO BE NO GREATER THAN 0.15m.
4. PORTIONS OF THE FLOODPLAIN RECOMMENDED FOR THE ESTABLISHMENT OF A FLOODWAY MAY BE USED FOR PARKS AND RECREATION. HOWEVER, SUCH DEVELOPMENT SHOULD NOT IN ANY WAY CONSTITUTE AN OBSTRUCTION TO FLOOD FLOWS.

LEGEND

- -- EXTENT OF 100 YEAR FLOOD
 --- FLOODWAY LIMIT
 [] FLOOD FRINGE - REFER
 GENERAL NOTE 2.
 [2-00] DESIGNATED 100 YEAR
 FLOOD LEVEL


SURVEY
BOOKS

F.B 35063

DATUM	A.H.D.
DES. REF.	

DES. R.B
CHD. P.L.G
DRN. C.M.M

NORTH POINT



DESIGN NOTES
REFER BC18-3-1

Page 80

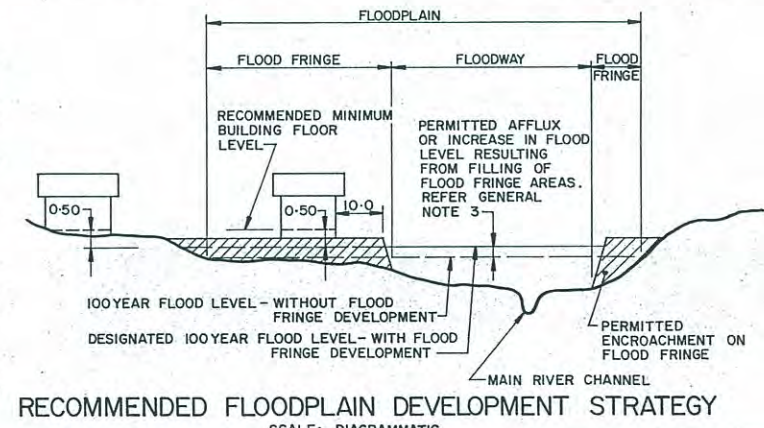
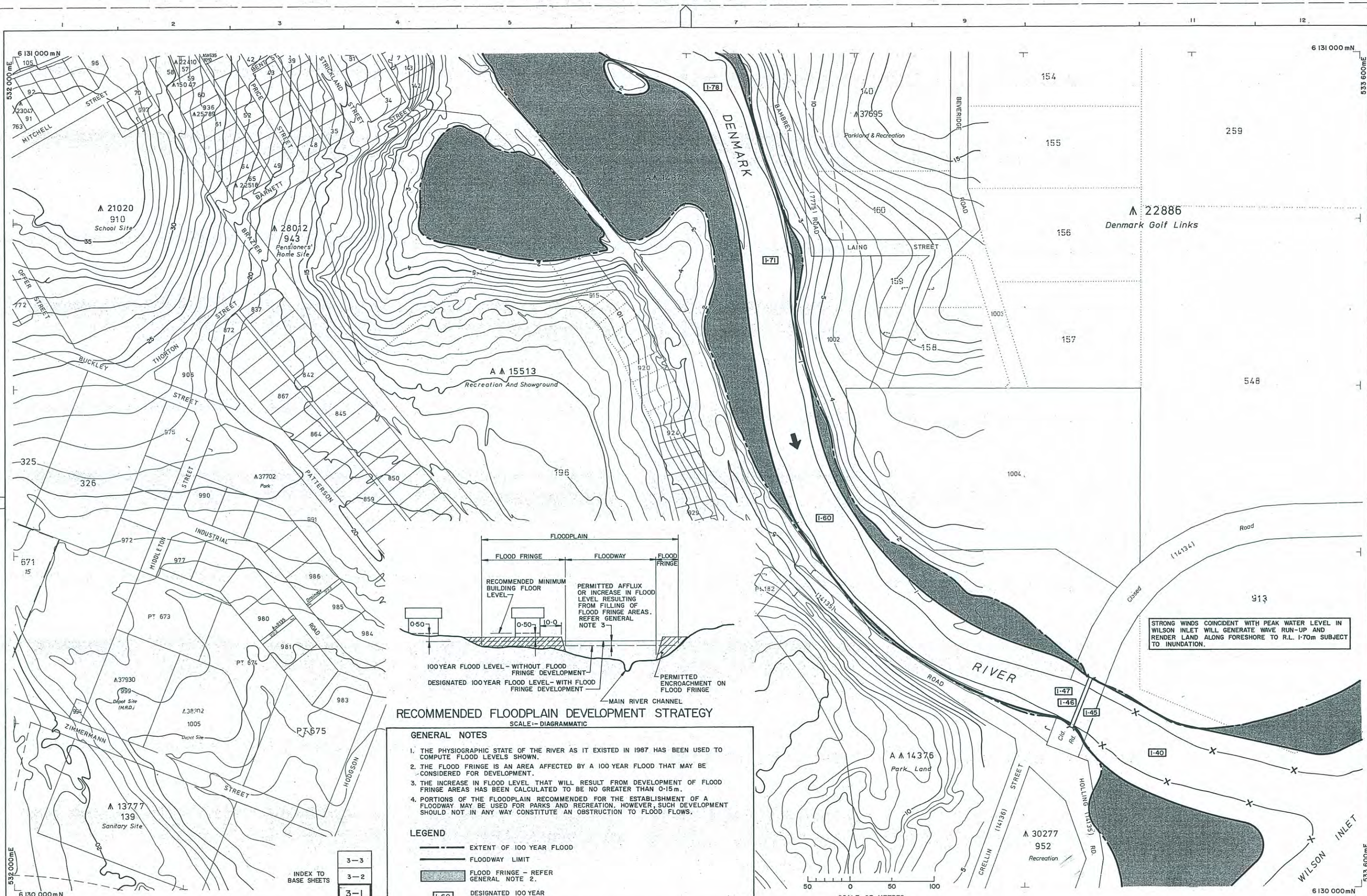
RECOMMENDED
Natueel L. George
12.1.88
SUPERVISING ENGINEER



Water Authority
of

DENMARK RIVER FLOOD STUDY
DENMARK TOWNSITE
DESIGNATED FLOODWAY & LEVELS-100YR FLOOD

ORIGINAL SHEET SIZE	H
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RECOMMENDED FLOODPLAIN DEVELOPMENT STRATEGY
SCALE - DIAGRAMMATIC

GENERAL NOTES

1. THE PHYSIOGRAPHIC STATE OF THE RIVER AS IT EXISTED IN 1987 HAS BEEN USED TO COMPUTE FLOOD LEVELS SHOWN.
2. THE FLOOD FRINGE IS AN AREA AFFECTED BY A 100 YEAR FLOOD THAT MAY BE CONSIDERED FOR DEVELOPMENT.
3. THE INCREASE IN FLOOD LEVEL THAT WILL RESULT FROM DEVELOPMENT OF FLOOD FRINGE AREAS HAS BEEN CALCULATED TO BE NO GREATER THAN 0.15m.
4. PORTIONS OF THE FLOODPLAIN RECOMMENDED FOR THE ESTABLISHMENT OF A FLOODWAY MAY BE USED FOR PARKS AND RECREATION, HOWEVER, SUCH DEVELOPMENT SHOULD NOT IN ANY WAY CONSTITUTE AN OBSTRUCTION TO FLOOD FLOWS.

LEGEND

- EXTENT OF 100 YEAR FLOOD
- FLOODWAY LIMIT
- FLOOD FRINGE - REFER GENERAL NOTE 2.
- DESIGNATED 100 YEAR FLOOD LEVEL

DESIGN NOTES

1. THE 100 YEAR FLOW OF 130m³/s WAS ESTIMATED BY SURFACE WATER BRANCH, WATER AUTHORITY OF WESTERN AUSTRALIA.
2. THE WATER SURFACE HYDRAULIC B

RECOMMENDED
Richard L. George
SUPERVISING ENGINEER
APPROVED
Richard L. George
15.1.88

Water Authority
of
Western Australia

DENMARK RIVER FLOOD STUDY
DENMARK TOWNSITE
DESIGNATED FLOODWAY & LEVELS - 100 YR FLOOD

FILE PROJECT PLAN **RC12-3-1** ISSUE

ORIGINAL SHEET SIZE
A1

At Peaceful Bay there are some localised drainage problems in a small low-lying area in the vicinity of the corner of First and East Avenues. Reference is made in the Peaceful Bay Pre-Feasibility Servicing Report (May 2010) that this could be alleviated through improved design of the drainage system which may include the use of open swale drains and sub-surface drainage of groundwater.

There are currently no other urban or developed areas prone to regular flood risk within the Shire, however, there is risk from flooding and erosion within some rural areas. Retention and enhancement of natural streams and associated vegetation are important measures to limit the potential for flooding.

New urban development areas should assist in flood management by setting aside sufficient areas for on-site drainage retention and utilise Water Sensitive Urban Design best practice measures.

5.6 Groundwater

Groundwater is mostly found in the sedimentary rocks and surficial sands (W I Compendium), but overall the Shire lacks extensive groundwater resources. The Water and Rivers Commission illustrates the region's groundwater patterns in the Hydrogeology of the Mount Barker-Albany Sheet 1:250 000 (1997). The Sheet illustrates that the three main types of aquifer characteristics within the Shire are:

- Surficial aquifer – local aquifers, with probable extensive sedimentary aquifer beneath, containing minor groundwater resources;
- Fractured and weathered rocks – local aquifers, containing very minor groundwater resources; and
- Fractured and weathered rocks – local aquifers, containing very minor or no groundwater resources.

Whilst there is not an immediate demand to obtain additional potable water from groundwater resources, it is still vitally important to protect groundwater contamination from possible pollution sources and inappropriate development.

There are no declared groundwater areas in the Shire.

5.7 Water Management

There are a number of water catchments within the Shire. The Quickup River and the Denmark River catchment areas are the only two active Public Drinking Water Source Areas (PDWSA) that supply drinking water for Denmark. The Department of Water (DoW) have prepared Draft Drinking Water Source Protection Plans (DWSPP) for both sources. These plans identify risks to water quality and guide land use in the catchment areas. It is anticipated that the Quickup DWSPP will be finalised in 2011.

The Water Corporation has recently finalised the Water Forever initiative which provides direction for future water supplies for Denmark and the DoW has prepared a Regional Water Plan for the Great Southern Region which provides specific direction on water resource needs including potable water.

5.7.1 Quickup River Dam Catchment

Quickup River Dam is located about 6kms north of Denmark townsite and its catchment is 29km². It is the primary source of the two surface water sources currently operated by the Water Corporation for supply of public drinking water to Denmark townsite. The Quickup River Catchment Area was proclaimed in 1990 under the *Country Areas Water Supply Act 1947* to ensure protection of the water source from potential contamination (refer Figure 8 – noting that it shows the proclaimed boundary and the proposed boundary identified in the draft Quickup DWSPP). 99% of land within the catchment area is within National Park. Drainage from the only private lots is diverted away from the dam wall and outside of the catchment.

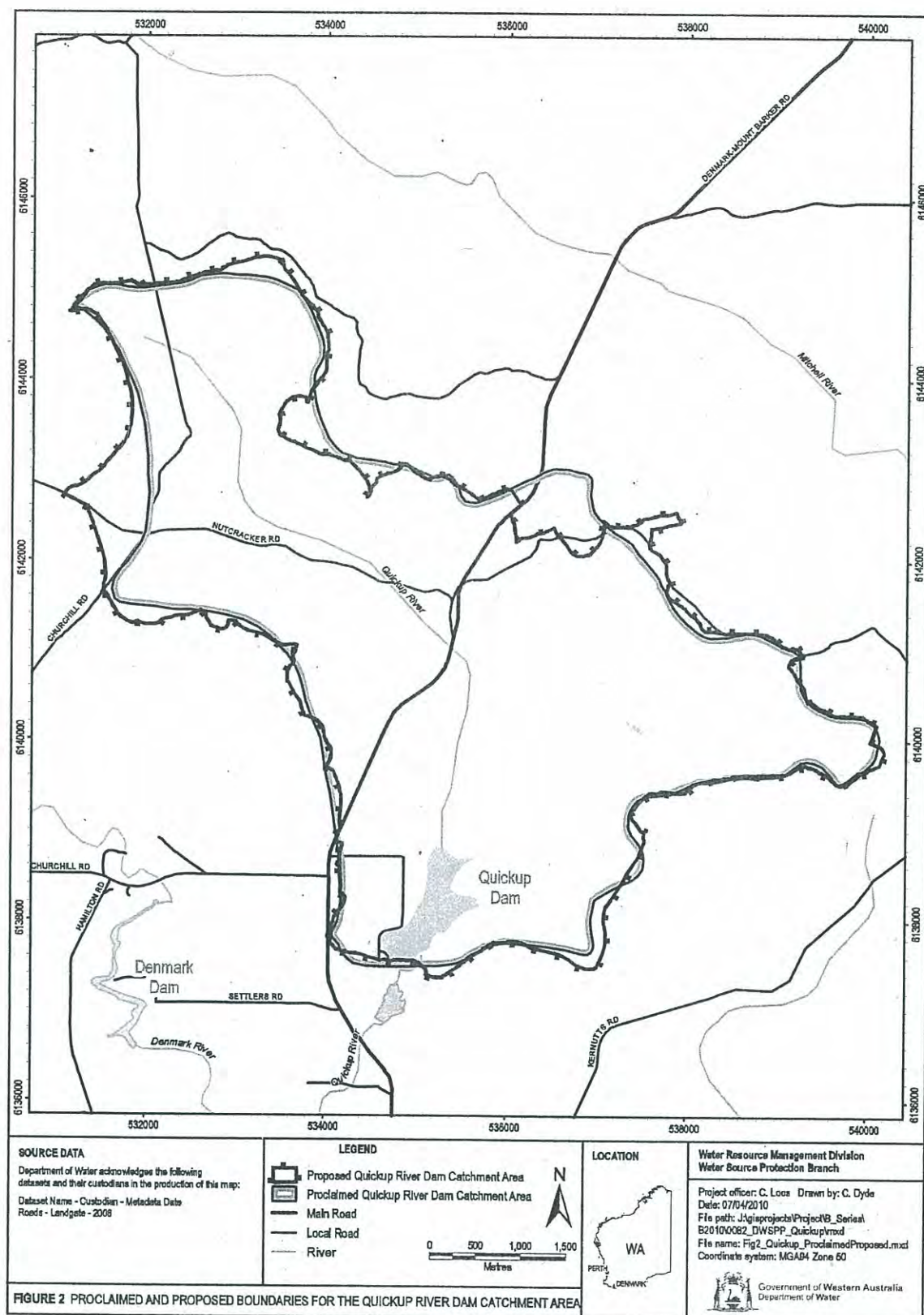


Figure A2 Proclaimed and proposed boundaries for the Quickup River Dam Catchment Area

5.7.2 Denmark River Catchment

Until the late 1980's Denmark dam was the primary source of public drinking for the Denmark townsite but is now secondary to Quickup Dam due to the higher salinity levels contained in the water. The catchment lies predominantly north of the townsite and is over 567km² and extends into the Shire of Plantagenet (refer Figure 9). The Denmark River Catchment Area was proclaimed in 1967 under the *Country Areas Water Supply Act 1947*. About 25% of the catchment is in private ownership which has led to about 17% of catchment being cleared for agricultural use. Land clearing is the predominant cause of the increased salinity and turbidity of the drinking water. Over the past decade there has been a shift in agricultural land use within the catchment area from sheep grazing to tree plantations.

5.7.3 Other Catchments

There are five other main natural water catchments areas in the Shire being; Frankland River, Bow River, Kent River, Kordabup River and Hay River.

Bow River has limited capacity to support the growth of Peaceful Bay and Bow River settlements.

Where management plans that have been prepared for the catchments include land use controls, the LPS recommends that the Shire consider the implementation of such land use controls through Scheme and/or LPP processes.

The Department of Water supports the construction of small-scale dams in the catchment areas that wouldn't have a negative impact on the agricultural industry, but not any large dams.

5.7.4 Sustainable Water Use

The Shire is committed to promoting and encouraging more sustainable use of the natural water resource. The Shire will consider residential and rural residential subdivision applications which apply Water Sensitive Urban Design principles.

5.8 Coastal Environment

Denmark boasts a varied and picturesque coastline, from rocky headlands to white sandy beaches. The majority of the Denmark's undeveloped coastline is afforded a high level of protection as it lies within National Park or Conservation Reserves with a small proportion vested in and managed by the Shire. Management of the majority of the natural undeveloped coastline rests with the DEC. Management of the more tourist and recreational oriented parts of the coastline rests with the Shire.

The recreational and tourist demands on the coastline are as varied as is the varying physical nature of the coastline. The Shire's Coastal Reserves Management Strategy and Action Plan 2010-2020 (CRMSAP) provides a detailed investigation into the more popular coastline destinations of Ocean Beach, Light's Beach, Parry's Beach, Boat Harbour and Peaceful Bay and provides site specific detailed recommendations for the management of each location. Such a management plan needs to be in place in order to ensure ongoing and effective management to effectively protect the coastline but also provide for suitable infrastructure facilities to support the tourist/recreational needs of visitors.

The guiding principles of the CRMSAP are adopted in the LPS as the strategies for protecting the coastline areas.

5.9 Acid Sulfate Soils

Acid sulfate soils (ASS) are naturally occurring soils, sediments and peats that contain iron sulphides, predominantly in the form of pyrite materials. As per the Department of Environment and Conservation's *Identification and Investigation of Acid Sulfate Soils and Acidic Landscapes Guideline* (May 2009), areas where ASS are generally found are as follows:

- a) Areas depicted on geology and/or geomorphological maps as geologically recent such as:
 - i) Shallow tidal flats or tidal lakes;
 - ii) Shallow estuarine, shallow marine deposits;
 - iii) Stranded beach ridges and adjacent swales;
 - iv) Interdune swales or coastal sand dunes;

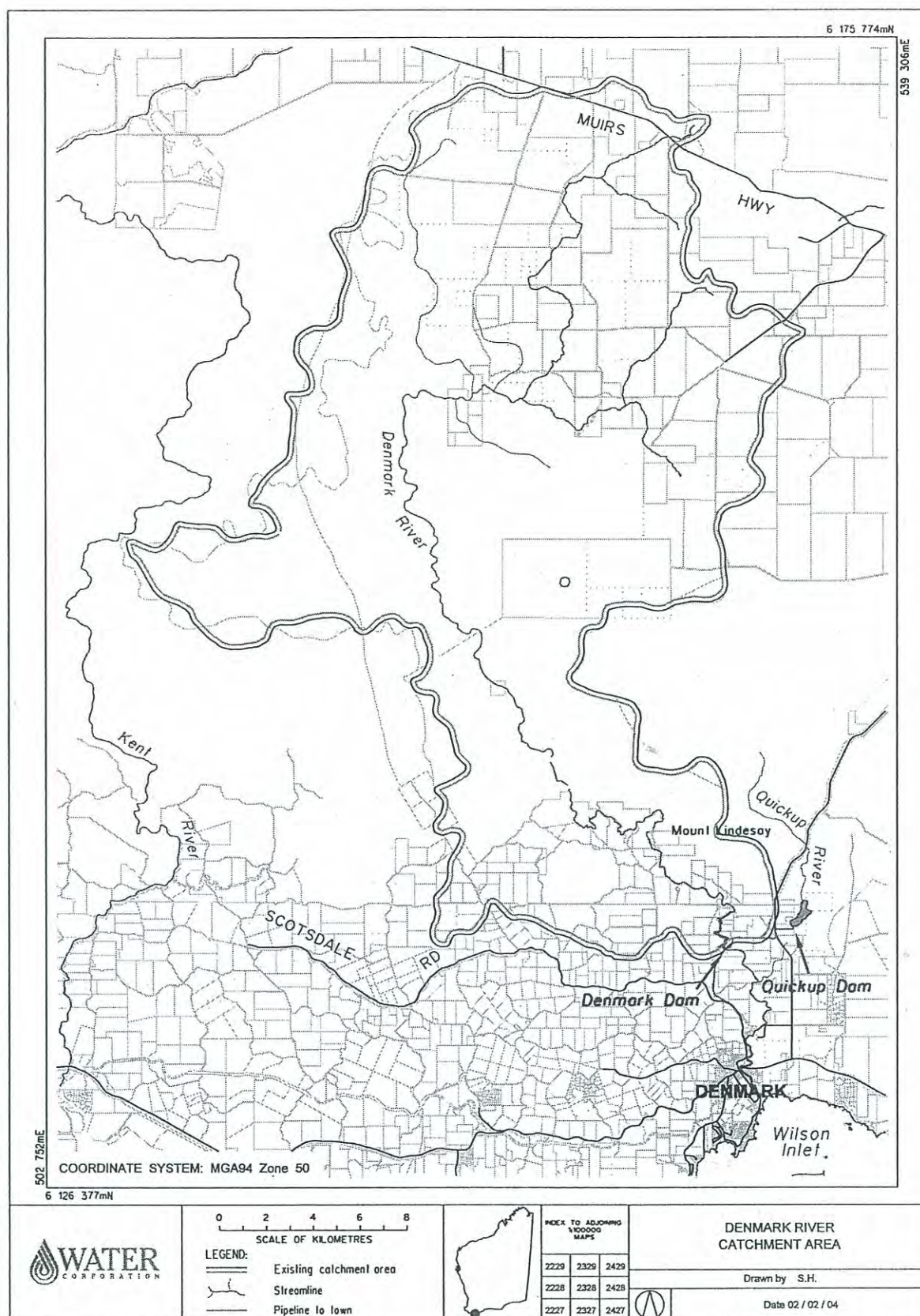


Figure 2 Denmark Dam catchment

- v) Coastal alluvial valleys;
- vi) Wetlands;
- vii) Floodplains;
- viii) Waterlogged areas;
- ix) Scalded areas;
- x) Sump land;
- xi) Marshes; and
- xii) Swamps.
- b) Areas depicted in vegetation mapping as:
 - i) Mangroves;
 - ii) Wetland dependent vegetation such as reeds and paperbarks (*Melaleuca* spp.); and
 - iii) Areas where the dominant vegetation is tolerant of salt, acid and/or waterlogging conditions e.g. mangroves, salt couch, swamp-tolerant reeds, rushes, paperbarks and swamp oak (*Casuarina* spp.).
- c) Areas identified in geological descriptions or in maps as:
 - i) Bearing iron sulfide minerals;
 - ii) Former marine or estuarine shales and sediments;
 - iii) Coal deposits; and
 - iv) Mineral sand deposits.
- d) Areas known to contain peat or a build up of organic material.
- e) Areas where the highest known watertable level is within three (3) metres of the surface
- f) Land with elevated less than five metres above Australian Height Datum (AHD).
- g) Any areas in WA (including inland areas) where a combination of all the following predisposing factors exist:
 - i) Organic matter;
 - ii) Iron materials;
 - iii) Waterlogged conditions or a high watertable; and
 - iv) Sulfidic minerals.

In an anoxic state, these materials remain benign, and do not pose a significant risk to human health of the environment. However the disturbance of ASS, and its exposure to oxygen, has the potential to cause significant environmental and economic impacts including fish kills and loss of biodiversity in wetlands and waterways, contamination of groundwater resources by acid, arsenic, heavy metals and other contaminants, loss of agricultural productivity, and corrosion of concrete and steel infrastructure by acidic soil and water.

Projects that involve the disturbance of ASS must therefore assess the risk associated with disturbance through the consideration of potential impacts. Successful management of ASS depends on the results of a detailed investigation to determine the most appropriate management strategy for a site. Wherever possible, in areas containing ASS, management measures should be governed by the guiding principle of avoidance of disturbance over any other measure.

Although the Department of Environment and Conservation has compiled ASS risk maps for several regions of WA, there is no current ASS risk mapping for the Shire of Denmark – noting however that such risk mapping only provides a broad-scale indication of the areas where ASS are most likely to exist and use of an ASS risk map does not replace the need to undertake a detailed desktop assessment and site inspection.

5.10 Minerals and Basic Raw Materials

The Shire of Denmark lies within Proterozoic (1300 – 1100 million years old) rocks off the Albany-Fraser Orogen, which trend in an easterly direction along much of the south coast of Western Australia. The Shire covers the southern domain of the Albany-Fraser Orogen, which consists of granitic orthogneiss, gneiss and granite of the Nornalup Complex. The Nornalup Complex has potential for gold and base metal mineralization.

Eocene (56 – 33 million years old) sandstone, siltstone and spongolite occur as a thin veneer over the rocks of the Albany-Fraser Orogen, on the eastern and western parts of the Shire.

Geologically recent limestone and limesand deposits are restricted to a narrow coastal strip extending inland from the coast for a distance of 1 to 3 km. Limesand is currently being mined on the western side of Wilson Inlet and limestone has been mined at Parry Inlet.

Millions of years of weathering has produced a laterite caprock that is commonly overlain by sand. The laterite is a source of gravel, and has potential for bauxite and clay. A number of surficial materials also have potential for titanium-zircon mineralization, which is known to occur at Parry Inlet and William Bay.

As at August 2011, there was one granted mining lease (held by the Shire for limesand) and four exploration licence applications wholly or partly located within the Shire of Denmark.

5.11 Weed Control

A state objective is the control of weeds and Council encourages the removal and eradication of weeds. In 1997 Council adopted a “Local Law Relating to Pest Plants” to give Council power to serve notice upon landowners requiring them to destroy, eradicate or control any pest plant on their land.

Weeds invade native vegetation and without management will result in them spreading into other areas under the control of the Shire or privately owned land.

Unmanaged activities of road and drainage construction, reserve management and urban development have the potential to introduce weeds onto land and into waterways. Without appropriate levels of management and early detection, increased expenditure is required to controls areas of infestation. Weed management needs to be a co-ordinated effort between government, land care groups, landholders and the community.

5.12 Visual Amenity/Landscape Protection

The Shire has a diversity of features that creates spectacular views, ranging from dramatic coastlines, towering karri and tingle forests, expansive landscape vistas, rural activities and tourist attractions. Many of these vistas can arguably be described as the best in the region. It is these vistas that attract people to Denmark, for the day, week or permanently. These vistas provide a strong drawcard for both Australian and international tourists.

The Shire of Denmark places emphasis on protecting the visual amenity and in particular, the tourist routes of the region. This is illustrated throughout the Shire’s Town Planning Scheme (TPS) Policies. For example, one of the objectives of LPP 34: “Extractive Industry” is *‘To protect the environmental and landscape values and qualities of Denmark with its diverse economy ranging from rural production, horticultural production to tourism.’* LPP 9.1: “Private Tree Plantations” does not favour plantations which will adversely affect existing scenic views from recognised tourist routes.

Similarly, the Coastal Management Plan illustrates the Denmark residents’ desire to protect visual amenity in the Shire through emphasising the results of a survey conducted as part of the CSIRO/Curtin University Denmark Study (2002) research project.

“There appears to be very strong support for minimal development of Shire coastal locations in Denmark. Given a range of development options, over 60% of those surveyed wanted either no further development or low level development with recreational facilities and no buildings. Of those that supported some development, over 80% of people wanted public rather than private development of facilities. Most strikingly, 99% of those surveyed were opposed to anything more than single storey developments in coastal locations.”

The Rural Settlement Strategy emphasises the importance of considering visual impacts, particularly from the recognised tourist routes.

Development needs to be conducted in areas and ways that both protect the existing visual amenity and environment and also enhances the region’s reputation as a tourist destination. This valuable asset of the Shire needs to be protected through the formulation of a Visual Landscape Assessment Policy. The WAPC in collaboration with Department of Environment and Conservation and Main Roads WA has released a Visual Landscape Planning Manual which provides guidance in setting objectives and undertaking assessments of impacts on the visual landscape. The assessment of visual qualities without a policy basis allows the process to be subjective and without good mapping may allow visual qualities of an area to be diminished.

5.13 Fire Management

The risk to human life and property is a threat in the warmer and drier months of the year. The nature and topography of the area associated with the amount of remnant vegetation, combined with the natural fuel loads of the area, can create a recipe for fast moving and intense fires.

Residents on rural properties and fringe townsite areas need effective tools for fighting fires as well as effective planning tools to help protect people, their homes and infrastructure.

In May 2010, the Western Australian Planning Commission (WAPC) released the *Planning for Bush Fire Protection Guidelines (Edition 2)*. These guidelines replace DC Policy 3.7 *Fire Planning* and *Planning for Bush Fire Protection*, which were released by the WAPC and Fire and Emergency Services Authority of Western Australia (FESA) in December 2001. The 2010 guidelines outline a range of matters that need to be addressed at various stages of the planning process, to provide an appropriate level of protection to life and property from bush fires and avoid inappropriately located or designed land use, subdivision and development on land where a bush fire risk is identified.

In response to a bushfire in the Roleystone-Kelmscott area of the Perth Hills on 6 February 2011, the WA Premier, the Hon Mr Colin Barnett, announced the Perth Hills Bushfire Review and the holding of a Special Inquiry. As a result of the Special Inquiry, the report titled “A Shared Responsibility: The Report of the Perth Hills Bushfire February 2011 Review” was released in August 2011. The report contained a total of 55 recommendations for consideration by the State Government, with the recommendations having relevance to land use planning being as follows:

- Recommendation 3: The State Government transfer responsibility for declaring bushfire prone areas from local government to the Western Australian Planning Commission. The Western Australian Planning Commission should urgently assess those areas that should be declared bushfire prone.
- Recommendation 4: The State Government give legislative effect to the *Planning for Bush Fire Protection Guidelines*.
- Recommendation 40: The State Government mandate that the title deeds for relevant properties be amended to indicate if the property is in a declared bushfire prone area.
- Recommendation 42: The State Government recognise the projected changes in climate and potential impact on future fire events.

5.14 Planning Implications

- Consider the impacts of climate change on the environment and implement appropriate measures to address the impact of those changes on an ongoing basis.
- To apply appropriate planning mechanisms to protect the habitat's of endangered species and areas of high biodiversity values.
- Generally protect areas of remnant vegetation from clearing.
- Support the replanting of endemic species of vegetation in strategic locations such as waterways and drinking water catchments.
- Require remnant vegetation value assessment in local structure plans for greenfields urban and rural smallholdings and rural residential development.
- Consider the widening of foreshore reserves, or requiring foreshore reserves, in assessing subdivision applications, rezonings and structure plans which includes land(s) adjacent to a waterbody.
- Consider reviewing the Scheme and or Local Planning Policies to assist in the implementation of recommended land use controls under Water Catchment Management Plans as adopted by the Department of Water, from time to time.
- Ensure acid sulfate soils are considered in all planning decisions as per Planning Bulletin 64/2009 *Acid Sulfate Soils* and the associated Planning Guidelines.
- Use planning system to assist in eradicating and managing declared weeds.
- Address and limit impacts on areas of visual landscape value by new developments.
- Prepare a Visual Landscape Assessment Policy.
- As an interim measure, adopt the WAPC's Planning for Bush Fire Protection Guidelines (Edition 2) as Council policy, noting that consideration is being given to providing legislative effect to the Planning for Bush Fire Protection Guidelines.

6.0 DENMARK PROFILE – SOCIAL, CULTURAL AND ECONOMIC ENVIRONMENT

6.1 Introduction

The following section considers the current development makeup of Denmark and provides an analysis of the likely growth requirements and development pressures to face Denmark over the next 20 years to identify the main planning implications and appropriate objectives, strategies and implementation actions in the LPS.

6.2 Cultural Heritage

6.2.1 Aboriginal

It is believed that Aboriginals arrived in the Denmark region about 40,000 years ago. The Aboriginal people had a close affiliation with the land, attributing particular significance to rivers and waterways, and practising effective and sustainable land management. In particular, the Aborigines practised regular burning of bush and grassland as a management technique. This technique flushed out animals for hunting purposes and additionally stimulated plant regrowth which increased food supplies for both the Aboriginals and the animals. While most flora species had evolved in response to lightning strike fires, the dramatically increased frequency of low intensity fires resulted in changes to most flora and fauna populations. Over time the adaptations made by the flora and fauna species resulted in some species becoming dependant on fire – such as requiring heat or smoke to disperse seed, or in order to germinate.

Archaeological evidence of Aboriginal occupation is accumulating. Examples include numerous fish traps in the form of low stone walls possibly 3000 years old being identified in Wilson Inlet. Additionally, an ochre quarry and a dolerite quarry have been identified. Charcoal from Aboriginal cooking fires taken from layers of sand on the floor of a cave near Ocean Beach has been dated to over 2000 years ago. Other evidence of Aboriginal occupation is in many scatters of stone chips in places where they had been making stone tools. For some years after 1900, Aboriginals were still living along the northern and eastern shores of Wilson Inlet, but no descendants of those early inhabitants remain in Denmark today. After the new settlers arrived, life as the Aboriginals were accustomed to was unable to continue due to their lifestyle being disrupted, their living areas inhabited and the influx of European diseases.

Some of the Aboriginal place names that still remain include Nornalup, Mehniup, Owingup, Kordabup and Nullaki. Other place names that are used less frequently include Beigpiegup (Mt Lindesay), Pooryunggup, (the peninsula south of Ocean Beach), Kooryunderup (Mt Hallowell), Caldyanup (Mt Frankland), Mairret (Wilson Inlet), and Koorabup (Denmark River).

The Department of Indigenous Affairs on its Register of Aboriginal Sites has over 40 sites recorded within the Shire of Denmark, although as most of the Shire has not been subject to a systematic heritage study it is likely that many more exist. Denmark is one of many Shires within the South West Area 2 Native Title Claim and in June 2002 Council agreed to adopt a procedure for dealing with *Native Title Act* and *Aboriginal Heritage Act* requirements.

6.2.2 European

In 1622 AD, European exploration began along the South Coast with the Dutch ship the 'Leeuwin' which sailed the South Coastal from Cape Leeuwin to King George Sound. Three years after British settlement at King George Sound in December 1826, an exploration party led by Surgeon Lieutenant Dr Thomas Braidwood Wilson ventured into the region now known as Denmark. It was during this exploratory journey that Wilson named the Denmark, Hay and Sleeman Rivers, and Mt Hallowell, Mt Shadforth, Mt Lindesay, Mt Frankland, Mt Roe and Mt Mitchell. The Denmark region was not heavily impacted on until the 1880's, when graziers from further inland areas began utilising the coastal areas of Denmark for summer pastures for their stock. This practice of grazing cattle on the coastal areas in summer and returning inland for winter continued until the 1930's.

In 1884 construction of the Great Southern Railway began with the purpose of linking Albany with the railhead at Beverley. This created a pressing demand for timber products and two brothers, Charles and Edwin Millar, constructed and operated two sawmills at Torbay. After the completion of the railway and the subsequent closure of the Torbay mills, a new demand for timber began with the opening of the Kalgoorlie goldfields. During the summer of 1895/6 the Millars brothers' first sawmill in Denmark commenced operating. A small town was quickly established, at first known as Denmark River but soon became just Denmark. With the eventual forest resource decline, Millars mills ceased operations in 1905. With the closure of all of the mills in Denmark, the town quickly emptied of people as families left to seek employment elsewhere. Left with a virtual ghost town, Millars began to demolish the town. However, demolitions of the town of Denmark ceased when the town was purchased by the WA Government in response to a petition organised by Alfred Randall, a vegetable grower, and supported by JD Smith, a fisherman. The Randall and Smith families, with a few other families, remained in Denmark supporting themselves through fishing, and growing vegetables. That these families could support themselves in Denmark encouraged the government to promote the area as good farming land.

In 1906 advertisements placed by the government promoting Denmark were circulated in Australia and Britain. Settlers began attempting to establish farmland, including vegetable gardens and orchards. Other industries in the early establishment years included commercial fishing and the dairy industry. Denmark farmers suffered many hardships in the establishment years. As well as high clearing costs and having to work with simple hand held tools, farmers battled with armillaria, a fungal disease carried on the roots of marri trees which kills most fruit trees, and Enzootic Marasmus also known as Denmark Wasting Disease, which is a cattle wasting disease characterised by anaemia, emaciation and infertility.

Over 1500 settlers began arriving in 1923/4 as part of a Group Settlement Scheme. The influx of people resulted in a boost to the economy and Denmark expanded rapidly during the 1920's. However, by the end of the 1920's, the Group Settlement Scheme was failing due to a lack of farms in the district that were economically viable. With many landholders in encompassed in debt and the start of the Depression in 1929 forced many of the landholders to leave their farms to the banks. Although Denmark was struggling economically at the start of World War Two, the wartime offered economic security and tourism began growing as sailors on leave in Albany ventured over to explore the region.

By the 1970's beef production was one of the main rural industries in Denmark. Other industries included potato growing and there were a few remaining orchards, and some sheep properties were beginning to be established. Today there are many industries in the region including tourism, beef production, commercial fishing, horticulture and plantations.

6.2.3 Planning Implications

- Indigenous culture and heritage needs to be recognised prior to development of areas which in many cases should include the preparation of an Aboriginal Heritage Survey, noting that all Aboriginal sites are protected whether or not they are included on the State Register of Aboriginal Sites.

6.3 Population, Housing, Economy and Employment Statistics and Forecasts

6.3.1 Population

The table below shows the ABS Census population for Denmark Shire for 1996 and the Estimated Resident Population for 2001, 2006, 2007, 2008, 2009 and 2010.

TABLE 1 POPULATION STATISTICS DENMARK SHIRE							
	1996	2001	2006	2007	2008	2009	2010
	Census	ERP(f)	ERP(f)	ERP(r)	ERP(r)	ERP(r)	ERP(p)
Total	3768	4715	4837	5027	5181	5320	5379
Residence Building Lic. Issued			132	80	48	46	61

*Notes: ERP = Estimated Residential Population
f = Final ERP figures
r = Revised ERP Figures*

p = preliminary ERP figures

ERPs are official estimates of the population, which link people to a place of usual residence within Australia. ERPs for local government areas are compiled by the Australian Bureau of Statistics and calculated using a mathematical model that analyses changes in population and changes in indicators (generally includes dwelling approvals, Medicare enrolments and counts of people on the Australian Electoral Roll).

Overall, the Shire has experienced a period of moderate growth of about 2.25% per annum for the 1996 – 2009 periods.

Table 2 below shows the household make-up. The table shows changes from the 2006 to 2001 Census of an increase in percentage of couples without children and lone person households. If this remains an ongoing trend consideration will need to be given to providing for appropriate housing styles to accommodate such households.

TABLE 2 HOUSEHOLDS AND FAMILY TYPES			
Families	2001	2006	% change
Couple family with children	470	433	-8
Couple family without children	521	601	+15
One parent family	214	204	-5
Other family	9	6	-33
Total	1214	1244	
Households			
Family household	1208 (75%)	1241 (75%)	
Lone person household	377 (23%)	472 (27%)	
Group household	36 (2%)	43 (2%)	
Total	1621	1756	
Persons Per Household	2.5	2.5	
<i>Source: Census of Population and Housing, ABS.</i>			

As can be seen from Table 3 below the Shire is close to the State average in most age groups with the notable exception of the 20-24 and 25-34 age groups in which Denmark is under represented. This group of young adults are likely to leave Denmark to pursue tertiary education and employment opportunities in Perth or larger regional centres which offer greater employment options. These residents may return to the area in later years. In the 55-64 and 65-74 age brackets, there is a higher percentage in the Denmark area compared to the State average suggesting Denmark is an attractive area to retire to.

TABLE 3 AGE GROUPS				
	MALES	FEMALES	PERSONS	STATE %
Total persons(a)	2,147	2,232	4,379	
Age groups(a):				
0-4 years	116	105	221 (5.0%)	6.3%
5-14 years	304	323	627(14.3%)	13.8%
15-19 years	196	109	305(6.9%)	7.1%
20-24 years	60	57	117(2.7%)	6.69%
25-34 years	142	186	328(7.5%)	13.2%
35-44 years	286	350	636(14.5%)	15.1%
45-54 years	347	369	716(16.4%)	14.2%

TABLE 3 AGE GROUPS				
	MALES	FEMALES	PERSONS	STATE %
55-64 years	352	368	720(16.4%)	10.8%
65-74 years	220	199	419(9.6%)	6.4%
75-84 years	101	115	216(4.9%)	4.1%
85 years and over	24	51	75(1.7%)	1.4%
Source: 2006 ABS Census				

6.3.2 Population Forecasts

The table below is an extract from the Department of Planning's Western Australia Tomorrow (2005) publication, which projected future population growth for all Local Government Areas in Western Australia. The table shows the projected population for the Denmark Shire.

TABLE 4 WAPC'S WESTERN AUSTRALIA TOMORROW 2005 DENMARK POPULATION PROJECTION					
Denmark	2004	2006	2011	2016	2021
Total	5200	5400	6100	6800	7300

The Shire has prepared some alternative population projections, which has used a common form of modelling and prepared a low, medium (1996-2006 avg), medium (WAPC), high and very high growth rates.

TABLE 5 DENMARK POPULATION PROJECTIONS							
DENMARK	PERCENTAGE PER ANNUM	2006	2011	2016	2021	2026	2031
Low	1%	4837	5078	5331	5597	5876	6169
Med (96-06 avg)	1.8%	4837	5272	5746	6263	6826	7440
Med (WAPC)	2.59%	4837	5463	6170	6969	7871	8890
High	3.70%	4837	5731	6791	8047	9535	11298
Very High	4%	4837	5804	6964	8356	10027	12032

There are no known future developments or triggers to either accelerate or slow population growth beyond that which has been occurring over recent years for the Denmark townsites. Denmark will continue to attract new residents due to its attractiveness as a place to live. It is likely that when the proposed settlements of Bow Bridge, Peaceful Bay and Nornalup are established that this will generate a moderate increase to the growth rate.

Based on the 2.25% per annum growth rate for the 1996-2009 periods, the WAPC medium growth rate of 2.59% is considered to be an appropriate growth rate scenario to be utilised for the purposes of the LPS.

6.3.3 Future Housing Needs

Table 6 utilises the accepted WAPC medium 2.59% per annum population projection increase to establish the likely housing needs until 2031. The projection applies the ABS Census 2006 persons per dwelling rate for Denmark of 2.5 persons per dwelling. The Table indicates the need to provide for an average of 53 new residences per year until 2016 increasing to 68 per year from 2016 and up to 81 per year after 2026.

TABLE 6 PROJECTED HOUSING NEEDS

	2006	BY 2016	BY 2026	BY 2031	TOTAL BY 2031
Med (WAPC) Pop'n @ 2.59%	4837	6170	7871	8890	8890
Actual Pop'n Increase		1333	1701	1019	-
Projected New Houses		533	680	407	1620
New Houses Per Year		53	68	81	

It is not envisaged that the demand of residential type will dramatically change for Denmark, however there will be an increasing need to provide alternate types of housing for single persons and the aged.

6.3.4 Economy and Employment

Industry of Employment

Table 7 below provides the statistics of employment by industry base for the Census periods 2001 and 2006, for the Shire of Denmark. The main areas of employment, as at 2006, are:

- Agriculture/Forestry/Fishing
- Construction
- Retail Trade
- Education
- Health
- Tourism (including holiday accommodation, cafes and restaurants)

TABLE 7 INDUSTRY OF EMPLOYED PERSONS (A)

	2001	2006
<i>Industries</i>	<i>no.</i>	<i>no.</i>
Agriculture, forestry, fishing	294	272
Mining	8	25
Manufacturing	118	148
Electricity, gas and water supply	3	10
Construction	143	206
Wholesale trade	54	29
Retail trade	228	218
Accommodation, cafes and restaurants	140	161
Transport and storage	42	35
Communication services	14	14
Finance and insurance	22	31
Property and business services	114	114
Government administration and defence	65	113
Education	180	195
Health and community services	146	186
Cultural and recreational services	28	28
Personal and other services	52	52
Non-classifiable	8	41
Not stated	40	54
<i>Total employed persons</i>	1699	1932
<i>Source: Census of Population and Housing, ABS. (a) Census place of usual residence counts</i>		

Whilst most industry bases grew moderately there were notable increases in growth in the construction and manufacturing industries between 2001 and 2006. This is assumed to relate to the increase in houses being built in the mid-decade boom period. Given the location of the Shire in a rural area, it is notable that the most number of people are in fact employed in Agricultural, Forestry and Fishing Industries. In the foreseeable future, this trend may change, given that with a larger residential and urban based population, a growth in need for service industries will naturally occur.

Whilst Table 7 provides the breakdown of the employment occupations for people residing in the Shire where they work is not specified within the Census material. It can be assumed that given the proximity to Albany that some Denmark residents commute to Albany and some travel to the Mount Barker area to their place of work.

As the population continues to grow there will be the related need for employment opportunities to grow. The use of the information technology communication industry to improve employment is another rapidly developing business area which should be encouraged to create new employment opportunities. Tourism also remains a key employment growth sector.

6.3.5 Labour Market

Table 8 below shows the amount of unemployed persons in the labour force from the 2001 to 2009. It shows a continued reduction in the percentage of unemployed over the period since 2001.

The 2009 rate of 4.6% unemployed is a marked improvement from the 2006 ABS figure of 6.3%. The 4.6% figure is below the State average of 5.1% as at June 2009.

TABLE 8 DENMARK LABOUR MARKET, JUNE QUARTER			
	2001	2006	2009
Number of Unemployed	221	155	125
Unemployment Rate	10.6	6.3	4.6
Persons in Labour Force	2085	2454	2726
<i>Source: Aust Gov't - Workplace: Small Area Labour Market</i>			

6.3.6 Planning Implications

Planning Implications

- To provide adequate urban residential, special-residential and rural-residential land to accommodate future population growth.
- To ensure that planning proposals for new lots addresses population growth and changing demographics in a timely manner.
- To provide ongoing employment opportunities in a greater variety of industries.
- To ensure that the main industry employment bases remain robust and employers are not compromised by future planning decisions.
- Ensure appropriately zoned land to facilitate employment growth and trends.

6.4 Residential Expansion

6.4.1 Denmark Townsite

Table 6 Projected Housing Needs above indicates that a total of 1620 new residential lots will be needed between 2006 and 2031 to accommodate the forecast housing needs/population growth. The majority of the residential lots will be required in or near the Denmark townsite.

The direction for the residential growth of Denmark townsite is provided in the Settlement Strategy for Denmark (1999). The Settlement Strategy identified 8 areas to accommodate the growth of the townsite being Planning Units A to H (refer Figure 4).

The 1999 Strategy has been reviewed by this LPS however the recommendations of the Settlement Strategy still remain relevant in the most part. The review has not altered the direction for residential growth but has provided some refinements to it, as described below in Table 9. Under the Settlement Strategy, 'residential' is defined as residential lots up to 10000m² (or 1.0 hectare) in area. For the purposes of this LPS and being consistent with the WAPC's Model Scheme Text, residential lots up to 2000m² in size are referred to as 'Urban Residential'. Lots between 2000m² up to 1ha are classified 'Special Residential'.

Table 9 below shows the potential urban residential and special residential lot yield for expansion areas identified in the Settlement Strategy which have yet to be developed and new future residential areas as identified under this LPS. The table has been presented in two parts to provide a distinction between those areas identified under the Settlement Strategy and those identified under this LPS. For the Settlement Strategy (Units) the table only includes future lot yield of undeveloped land whether it is zoned or unzoned and commentary has been provided to explain any changes from the Settlement Strategy recommendations.

TABLE 9 IDENTIFIED URBAN RESIDENTIAL & SPECIAL RESIDENTIAL EXPANSION AREAS LOT YIELD					
Unit	Portion Already Zoned	% Developed	Comment (including reference to relevant Structure Plans/ Subdivision Guide Plans or similar)	Undeveloped Area Potential Yield	
				Urban Res	Special Res
A	25% UR	Nil	Horsley/Rockford Road Local Structure Plan	343	0
B	30% UR 70% SR	9%	Planning Unit B: Wishart Place Structure Plan; Subdivision Guide Plan for Lot 999 Kearsley Road; Subdivision Guide Plan for Lot 369 Kearsley Road/Wishart Place; Subdivision Guide Plan for Lot 371 Horsley Road	54	52
C	100% (mix UR & SR)	Nil	McLean Road/Kearsley Road Local Structure Plan	84	34
D	80% SR	80%	West Denmark Structure Plan	0	40
E	Nil	Nil	-	70	0
F	100% UR	Nil	Lot 5 South Coast Highway Local Structure Plan	400	0
G	Nil	Nil	-	25	0
H	100% UR	Nil	Weedon Hill Outline Development Plan	330	15
Sub Total				1306	141
Existing and Identified New Extension Areas (not identified in Settlement Strategy)				Potential Yield	
				Urban Res	Special Res
Springdale Beach				0	150
Northern extension of Unit A				40	0
Southern extension of Unit D				0	40
Townsite residential expansion areas (predominantly Lot 2 Smith Street)				100	0
Other minor areas				15	10
Sub Total				155	200
TOTAL *(does not include existing vacant land)				1461	341
Existing Vacant Land [#] (Subdivided Allotments Without Bldg Licences)				300	185
TOTAL (including existing vacant land)				1761	526

Notes: ^ Refer to Figure 4 for identification of Units
Vacant Land Stock Assessment as at March 2011

The expansion areas provided in Table 9 above are identified in the LPS Plans except where the subject land is already zoned Residential or Special Residential under the Scheme.

Expansion Area Yield

The table (excluding vacant land stock) indicates a provision for a yield of total of 1802 lots with 1461 being urban residential lots and 341 being special residential lots. The provision of new lots under the proposed expansion areas correlates with the projected housing needs of 1620 new residences required by 2031, thus ensures the LPS provides for population growth for the next twenty years.

The yield figures have not taken into account the current vacant land stock of 485 lots (300 urban residential and 185 special residential lots) as it is considered these lots ensure adequate supply of land is available in high demand times accounting for 'lag' in bringing residential properties to the market.

Urban Residential Expansion Areas

The identified urban residential and special residential expansion areas (additional to the Settlement Strategy Units) are strategic extensions to existing residential areas on suitable land. They provide logical extensions to the existing development front of Denmark townsite.

Opportunity exists for existing large residential lots in close proximity to Ocean Beach Road to be further subdivided if infill sewer occurs. Infill development provides a more sustainable form of development and should be encouraged.

Future Urban Expansion Area

The Denmark Agricultural College, the TAFE and the High School all play an important education role for the community of Denmark, thus the LPS has identified these establishments and associated landholdings within an 'Education Precinct' designation. Specifically in relation to the Denmark Agricultural College land north of South Coast Highway, it is recognised that the Agricultural College currently utilises all of its landholdings for educational purposes and that for the foreseeable future this will continue.

In 15-20 years time the position may very well be different, thus the LPS seeks to at least 'flag' that the highest and best use for the land is urban development uses (e.g. residential, recreation, community purpose etc) should the State Government seek to dispose of any of the landholdings in the future on the basis that it is no longer required for educational purposes. 'Flagging' the land in the LPS provides clear indications to the State Government that the Shire of Denmark is thinking strategically and long-term, and at this stage considers that the Agricultural College land, if ever made available due to the State Government/Agricultural College identifying some or all of the land is no longer required for educational purposes, could be the focus for urban expansion of the Denmark townsite.

As part of normal planning processes, a structure plan would be required to be prepared for the subject land should it be made available for urban development uses, with such processes needing to address issues including but not limited to the objective of creating an integrated sustainable educational and recreational precinct coupled with a residential neighbourhood, interface with South Coast Highway and having regard to the adjoining Denmark Airport and industrial developments.

Special Residential Expansion Area

The identified Special Residential expansion areas are areas contained within Settlement Strategy Unit D as shown on Figure 3 as this is yet to be rezoned and developed. This area provides a natural and logical extension to existing developed and/or zoned special residential areas. The extension area consolidates the primary special residential precinct west of Denmark townsite.

Lot 374 Scotsdale Road, Denmark

The LPS currently identifies a Neighbourhood Connector Road traversing the lot (with a notation that the alignment is indicative only as it is dependent on the location of the future bridge crossing point), with the south-eastern corner of the lot designated for urban residential purposes and the balance of the land north of the Neighbourhood Connector Road designated as General Agriculture (i.e. the Neighbourhood Connector Road forms the development boundary).

Development of the balance area for special residential purposes or rural residential purposes may be appropriate for future consideration – which depending on land supply and demand issues may be appropriate for consideration within the timeframes of this LPS.

6.4.2 Planning Implications

- 'Flag' the Denmark Agricultural College west of Denmark-Mt Barker Road as a future urban expansion area – noting that the use of the land for this purpose is subject to the State Government/Agricultural College identifying some or all of the land as being no longer required for educational purposes.
- With regards to the future urban expansion area, due structure planning processes will be required to address issues including but not limited to the objective of creating an integrated sustainable educational and recreational precinct coupled with a residential neighbourhood, interface with South Coast Highway and having regard to the adjoining Denmark Airport and industrial developments.
- Identify recommended urban residential and special residential expansion areas around the Denmark townsite.
- Identify the Denmark TAFE College, Denmark District High School and Denmark Agriculture School landholdings north of South Coast Highway as an education precinct.

6.5 Retail and Commerce

6.5.1 Existing Retail Floorspace

Table 10 below provides the retail floorspace provision within the Shire of Denmark. It includes figures from the 1999 Denmark Commercial Strategy which provided data on the then existing commercial floorspace and subsequent to that, floorspace as approved under Building Licence approvals since 1999.

Since 1999 additional commercial developments have been erected in Strickland Street, North Street, Mt Shadforth Road and South Coast Highway as the following floorspace figures show.

YEAR	USE	SHOP RETAIL	OTHER RETAIL	OFFICE/BUSINESS	TOTAL
1999	Floorspace	4213m ² (47.4%)	2074m ² (23.4%)	2595m ² (29.2%)	8882m ² (100%)
2003	Floorspace	6633m ² (56.53%)	2397m ² (20.33%)	2728m ² (23.14%)	11788m ² (100%)
2010	Floorspace	7164m ² (54.67%)	2887m ² (22.03%)	3051m ² (23.28%)	13102m ² (100%)

Source: 1999 Commercial Strategy and Shire of Denmark 2010

Shop Retail is the most important commercial floorspace category and together with population information, is used to determine the net leasable areas (nla) of floorspace per capita, which is a key indicator of a town or centre's performance. The term 'Other Retail' includes lower order commercial establishments like showrooms.

Based on the 2006 ERP population for the Shire of 4837 persons, the nla per person for shop retail is approximately 1.48m². This figure of 1.48m² is a marked improvement on the 1.1m² recorded in the 1999 Strategy. Utilising actual floorspace figures in 2010 against the Estimated Residential Population figure of 5437 person a 1.31m² nla per person is achieved. The WAPC provides in its Metropolitan Centres Policy (SPP No. 9) a guide to achieving a total of 1.74m² nla shop retail per person. This figure however includes 0.2m² for the City Centre. Based on the WAPC guide, Denmark should aim at providing for 1.54m² nla retail shop floorspace per person in future years in order to provide a healthy retail environment for its future population.

6.5.2 Retail Floorspace Forecast

Table 11 below indicates the commercial floorspace likely to be required by the year 2031 based on this LPS's population forecast. The estimate applies the WAPC's 1.54m² (being WAPC's 1.74m² less 0.2m² for City Centre retail) for retail floorspace and applies the relative proportions of the 'Other Retail' and 'Office Business' categories as per the 2010 statistics. It is expected that these percentages will remain fairly static over future years and will provide a broad indication of likely floorspace requirements. The percentage break up may change over time depending on the structure and makeup of future business developments.

TABLE 11 FUTURE RETAIL FLOORSPEC REQUIREMENTS					
	2011	2016	2021	2026	2031
<i>Population Forecast WAPC medium @ 2.59% annual growth</i>	5463	6170	6969	7871	8890
Shop Retail (m ² per person) (1.54)	8413	9501	10732	12121	13690
Other Retail (m ² per person) (0.51)	2786	3146	3554	4014	4533
Office Business (m ² per person) (0.58)	3168	3578	4042	4565	5156
TOTAL	14367	16225	18328	20700	23379

Table 11 indicates the current need for 14367m² of commercial floorspace based on applying the WAPC's floorspace generation requirements. The amount of actual existing floorspace is 13102m² which indicates that current provision of floorspace is very close to demand requirements with only a small shortfall of 1265m².

The table also indicates that population growth will generate a demand for 9012m² additional commercial floorspace over the next 20 years.

To quantify the amount of site area required to accommodate the anticipated increase of 9012m², the application of a commercial floorspace to site area ratio of 1:4 will generate the need for 3.60ha of land. A ratio of 1:4 has been applied as suburban box centres generally generate a 1:5 ratio, whereas 'main street' style retail would generate a ratio of up to 1:3 and office or low order commercial about 1:4. Accordingly, a 1:4 ratio has been applied as an average as there is anticipated to be a mix of commercial functions with future developments.

6.5.3 Town Centre – Future Growth, Function and Design

The difficulty for the town centre in the future is to provide sufficient room for expansion as the town centre is enveloped by non-retail land use with the majority being Reserved land. Options for areas within which to expand the town centre are limited. The LPS has identified preferred areas for the expansion of the town centre in terms of identifying new areas to be zoned Commercial to help maintain a 'core' shopping precinct and Mixed Use.

The LPS identifies an Inner Core area which is to accommodate the higher order retail uses that assist in providing the typical function of a town centre or central business district. The areas outside of the Inner Core area are to be encouraged for lower order retail uses more typical of a Mixed Use zone.

Development approval has recently been granted for a supermarket to be located on the corner of Hardy Street and South Coast Highway.

A kerbside review undertaken in November 2010 revealed that about 20 to 30% of current Commercial zoned land within the town centre was not used to its full capacity for retail/commercial purposes. Given this there is surplus capacity for some retail growth within existing Commercial zoned land.

The following key growth areas are identified in the LPS Plan for accommodating the forecasted commercial floorspace needs for the Denmark Town Centre.

- Horsley Road (east side) – Appropriate area for consulting rooms and other medical related facilities to support the nearby hospital.
- Scotsdale/Horsley/Strickland (part of the former hospital site and fire station site) – Provides a strategic development area capable of accommodating future commercial development. The fire station should be relocated in the medium-long term.

The breakup of site area generation based on retail and other commercial function applied at the ratio of 1:4 is as follows:

Shop Retail/Commercial: 5277 = 2.11ha
 Other Commercial: 3735 = 1.49ha
 3.60ha

The identified proposed shop retail (commercial) and mixed use (other commercial) areas in the LPS Plan provides the following:

Shop Retail/Commercial	1.5ha
Other Commercial	<u>1.5ha</u>
	3.0ha

The LPS identification of 3.0ha of future commercial land does represent an under provision of the identified need of 3.60ha, although the area calculations have not included all of the former hospital site on the basis that the area is to be designated as a 'Community, Civic & Health Precinct'. Notwithstanding this precinct will intended to provide for a range of civic uses, cultural uses, community purposes and health related uses which would fit into the category of shop retail/commercial and other commercial uses.

In addition to land use, the actual form of development within the town centre needs to be controlled in order that the current fabric and village atmosphere is continued and not destroyed. The adopted LPP 15: "Townscape" provides broad directions for new development and redevelopment to reflect the current character, scale and village feel of the town centre. The Policy should be reviewed to include more defined architectural guidance to the design of proposed buildings and their associated public spaces. The review should be coordinated with a review of the LPP 26: "Commercial Development on South Coast Highway" which does include specific design detail on buildings fronting the South Coast Highway. The recent streetscape works on Strickland Street has provided a much needed lift in appearance of this prime retail street whilst still retaining the elements of the traditional design and maintaining a village feel.

There has been pressure from Main Roads WA of providing two formal lanes in each direction on the portion of the South Coast Highway through the town centre. The Shire does not support the two lane idea as it will severely compromise the Shire's desire to retain the village atmosphere of the town centre. Such redesign of the highway will allow traffic to speed through the town centre making pedestrian crossing of this section of road more unsafe. The Shire will maintain dialogue with Main Roads WA on this matter.

6.5.4 Service Park

The future expansion of the town centre is constrained due to existing land uses as discussed above. It is logical to consolidate higher order centres in the town centre to ensure its long term viability and vitality. Accordingly, it is appropriate to encourage lower order and large service related uses (that is service and rural related businesses that require large areas for the delivery, handling, display and/or storage of products) to another location to free up the town centre to accommodate future high order retail outlets. There is already a 'Tyrepower' outlet, large hardware shop, nursery and car wash operating from the existing town centre, and it is considered that these types of uses are better suited to a designated Service Park outside of the town centre.

The site identified in the LPS for a Service Park is considered appropriate as:

- it enjoys close proximity to the town centre especially having regard to the future urban areas and the future industrial area;
- is located strategically in terms of prominence and accessibility to two arterial roads (being South Coast Highway and Denmark-Mt Barker Road);
- access to the site by freight vehicles is easily obtainable, negating the need for such traffic to traverse through town;
- it can be serviced;
- the land is flat and able to be easily developed as a result;
- the site is currently utilised for industrial type activities and it is considered that 'Service Park' type uses would be more compatible with the future surrounding landuses; and
- there is suitable land to facilitate development growth beyond the life of this LPS.

Given the size of the site it should be developed in stages to meet market demands.

6.5.5 Home Based Business

Home based businesses are viewed as legitimate forms of economic activity and should be encouraged particularly given the attractiveness of Denmark and the potential movement of people into the area. Such people may use a home based business as a form of business incubator prior to locating to more formalised premises within the town centre. TPS 3 currently includes the Use Classes of Home Occupation and Home Based Business.

6.5.6 Planning Implications

- To ensure that there is sufficient zoned commercial land to accommodate future retail floorspace requirements.
- To provide for a variety of commercial zonings to accommodate a variety of differing commercial uses such as showroom, mixed use, rural business, and service industry in appropriate locations.
- To identify and support a Service Park site on the north west corner of South Coast Highway and Denmark-Mount Barker Road.
- To retain the village atmosphere of the town centre.
- To review LPP 15: “Townscape” and LPP 26.1: “Commercial Developments on South Coast Highway” to provide more definitive architectural design guidance for buildings and their associated public spaces within the whole of the town centre.
- To support the retention of the current one lane in each direction on South Coast Highway through the town centre in order to maintain the village character of the CBD.

6.6 Industry

6.6.1 Existing Light Industrial Area

The existing Light Industrial Area (LIA) is located within the Denmark townsite and services the Denmark townsite and surrounding area. The LIA has been operating in its current location for a significant period of time and is now constrained in its operation due to its proximity to the residential population of Denmark. New industries that may wish to operate in this area may not be able to do so because of requirements under the EPA’s requirements for buffer distances and Environmental Noise Regulations and need for articulated vehicles to travel through a built up residential area.

The EPA’s Guidance Note No 3 ‘Separation Distances between Industrial and Sensitive Land Uses’ recommends separation distances between certain industrial uses and sensitive land uses (e.g., residential) which are to be considered in the development planning process. These limits heighten the need for a new industrial area to be established away from sensitive land uses and residential areas. The current EPA Guidance Note will make it difficult for new industries to operate and establish/adhere to necessary buffer distances from sensitive premises. The need has arisen to establish a new industrial site which has the appropriate buffer distances from sensitive uses.

6.6.2 New Industrial Site

In acknowledgement of the above situation the Denmark Industrial Area Site Selection Study was undertaken to select a new site within proximity to the town, easily accessible but without the land use constraint issues. The selection of the preferred site is detailed earlier under the heading Denmark Industrial Area Site Selection Study.

The new industrial park area will need to be fully serviced and be well connected to the road network. Currently, the selected location is identified on McIntosh Road east of the Denmark townsite is illustrated on the LPS Plan. Negotiation with the land owners still needs to occur for transfer of the State owned land to Council’s ownership and/or the landowner undertaking development of the Industrial land.

The existing LIA given its close proximity to the townsite is to be phased out of its industrial use base and encouraged as a Business Park/Mixed Business Area with opportunity for service industries and tourism based operations to remain. Such businesses will be able to remain in the long term given their compatibility to operate adjacent to residential areas.

6.6.3 Planning Implications

- Identify and support creation of new industrial park outside of the town site with good road connectivity, easy access to the town centre and location to servicing infrastructure.
- Measures to be put into place to facilitate the phasing out of industrial uses from the existing LIA to remove any land use conflicts. Existing industrial uses will need to be encouraged to relocate to the new industrial park once lots are available.
- Investigation needs to be undertaken to consider what form of ‘mixed business’ zoning/land use is to replace the existing LIA.

6.7 Tourism and Visitors

6.7.1 Tourist Visitor Profile

Tourism WA undertakes research for numerous local government areas and the following numbers and figures presented in this section are an extract from the Overnight Visitor Fact Sheet produced for the Shire of Denmark for the period 2007 to 2009. Denmark in the past three years, has attracted an average of 90,000 domestic visitors per annum and 11,100 international visitors through the Denmark Visitor's Centre and these numbers would be significantly higher in terms of 'real visitors' to the Shire. Each domestic visitor is estimated to have stayed 3.3 nights and 3.2 nights for international visitors. This creates an estimated 333,300 visitor nights per annum, in the Shire of Denmark.

Each domestic visitor spends approximately \$316 per visit and international visitors spend \$110 per trip. Together with money spent on accommodation domestic tourists generate about \$36 million a year and international visitors just over \$1 million a year to the local economy.

Of the 101,100 visitors per year, 73,600 people see Denmark as a holiday or leisure destination and 20,300 visit friends or relatives in the area, with the balance for business and other reasons. The Denmark Visitor Centre believes the number of domestic visitors is higher than that recorded due to many visitors staying with family or friends and not being registered.

The majority of visitors (82%) to the Shire are from intrastate (tourists from other parts of WA) with the remainder being interstate (11%) and international (8%).

Domestic Visitors stay predominantly with friends and relatives (34%) and in hotel/resort/motel accommodation (24%). 19% of visitors stay in caravan parks or camping on private property, 19% stay in a rented house and 4% in a guest house or B&B. International Visitors stay in a range of accommodation types of which caravans (29%) and hotel/resort/motel (28%) are the predominant types. Other accommodation types cited are backpacker/hostel (13%), rented house (13%) and staying with friends or relatives (11%).

TABLE 12 OCCUPANCY RATE BY MONTH

Month	2007	2008	2009
January	73.8%	75.1%	69.7%
February	68.6%	67.9%	58.4%
March	72.3%	62.9%	53.7%
April	62.4%	59.6%	67.1%
May	42.8%	46.5%	41.1%
June	38.2%	36.8%	33.1%
July	40.4%	40.6%	30.3%
August	30.8%	36.8%	30.9%
September	46.4%	40.2%	37.6%
October	54.5%	54.7%	37.5%
November	53.0%	58.7%	38.0%
December	63.9%	62.0%	41.1%
Annual Average	53.9%	53.5%	44.9%
<i>Source: Tourism WA. Based on complexes with 15 or more beds</i>			

As can be seen from Table 12 above, the busiest times of the year are the summer months extending through to the Easter period when the weather is the best. This moderate seasonality provides challenges to the industry in balancing the provision of a sufficient number of rooms during the warmer months and remaining viable during the winter months. It is also acknowledged that there was a downtrend in total visitor occupancy over the three year period. It is assumed that the significant drop in 2009 is attributable to the Global Financial Crisis of 2008.

6.7.2 The Nature of Tourism in Denmark

The mild climate, the restfulness, the space and the wonders of nature make Denmark a popular tourist destination. The rugged coastline, beautiful beaches, inlets, rivers, national parks and towering karri forests offer visitors unforgettable scenery and plenty of activities. Over 75% of Denmark Shire is covered by nature reserves, with most of the Shire within the Walpole Wilderness Area, which ensures significant areas of unspoilt natural wonder still exists and can be preserved.

The Denmark Region is deemed to be an attractive area to visit based on the wide range of tourist activities that are available in the area. Some of the most popular activities or places of nature interest are:

- Beaches
- National Parks, Forests, Tree Top Walk, Wilderness Area
- Iconic natural sites; Mount Shadforth, Ocean Beach, Elephant Rocks, Greens Pool, Valley of the Giants, Wilson Inlet, Frankland River
- Wineries
- Arts and Crafts exhibitions
- Festivals

Denmark also offers attractions through its food growing and wine region. There are cellar door operations and cuisine from locally grown produce, such as, fish, marron, cheese, olives and home grown boutique meats. Denmark is rich in arts and crafts and hosts a number of art festivals, art exhibitions, galleries and craft shops. In 2007 Denmark opened a new Visitor Centre where visitors can obtain information about things to do and see, make bookings for accommodation or trips and it includes an interpretive centre.

Eco-tourism is an emerging industry and has slowly been gathering momentum in Australia and in particular the Great Southern. Eco-tourism activities are low impact and have minimal disturbance to areas and focuses on the natural beauty of the area. Activities such as hiking along the Bibbulmun Track, cycling the Munda Biddi Trail, wildlife watching or visiting National Parks, are activities that will increase over time.

In March 2011, the Great South West Edge, being the coastal region from Bunbury to Cape Arid National Park east of Esperance, was launched as one of Australia's iconic National Landscapes. The National Landscapes program is a partnership between Tourism Australia and Parks Australia and aims to identify and promote Australia's iconic areas to the international visitor market which in turn will deliver environmental, social and economic outcomes for each iconic area.

The Great Southern Region is incorporated into Tourism WA's South West region and has produced a Tourism Development Priorities for the South West region which includes a focus on better road access for the Denmark sub-region. The Great Southern Region is competing as a discreet destination against all of the areas within the South West region. Tourism activities within the area need to have a point of difference in order to attract more interstate and international visitors to the area.

6.7.3 Tourist Accommodation Profile

The Shire hosts a wide variety of accommodation types. Accommodation such as bed and breakfast, apartments, hotel/motel, holiday homes and backpackers are available in the town centre. Opportunities for a more rural stay experience are also offered with chalets, caravan and camping, farmstay, and a home holiday accommodation on small rural lots. There is no resort style accommodation following the recent closure of the Karri Mia Resort.

6.7.4 Planning for Tourism

Planning Bulletin 83/2011: *Planning for Tourism* in July 2011 (superseding the June 2007 version) sets out the policy position of the Western Australian Planning Commission (WAPC) to guide decision making by the WAPC and local governments for subdivision, development and scheme amendment proposals for tourism purposes, with the key policy objectives being:

- Highlight the importance of strategic planning for tourism.
- Recognise local and regional variations in tourism demand and development pressures; and their impacts on the viability of tourism development, in assessing and determining tourism proposals.
- Provide guidance to local government in planning for tourism development to be undertaken as part of the local planning strategy process.
- Provide guidance on the development of non tourism uses on tourism sites.

- Provide for flexibility in the design and assessment of tourism and mixed use development.

Acknowledging that tourism is an important industry in the Denmark area, to date the Shire has undertaken an environmental scan of the tourism environment as part of Stage 1 : Tourism Planning Strategy, with the idea of progressing the undertaking of a Local Tourism Strategy in due course. Key points arising from the environmental scan were:

- Criteria to inform the identification of areas of tourism significance in the Shire and subsequently sites of local significance includes:
 - Tourism routes being Scotsdale Road;
 - Sealed roads;
 - Access;
 - National, marine and regional parks;
 - Oceans and rivers;
 - Landmarks;
 - Vistas with viewpoints to Wilson Inlet, the coast and the rural hinterland;
 - Attractions and amenities;
 - Access to services and facilities;
 - Rail Trail;
 - Bibbulmun Track and Proposed Munda Biddi Track;
 - Aboriginal Heritage sites; and
 - Cultural heritage sites.
- The need to review existing Scheme and LPP provisions including:
 - Permissibility of tourism related land uses in zones;
 - Review of definitions to introduce extended range of tourism development definitions with specific reference to length of stay provisions; and
 - Introduce length of stay provisions and land use restrictions on tourist accommodation in tourism zones.
- The need to prepare a LPP which provides a statement of Council's position on permanent residents in tourism developments and addresses the following issues:
 - Potential loss of high value tourism sites to residential use;
 - Establishing a sustainable economic activity;
 - Impact of tourism use on residential amenity;
 - Assessment of the suitable number of permanent residents in tourism development based on merits;
 - Site assessment being based on environmental, site amenity and community issues in assessing the number of permanent residential units on-site;
 - Protection of the tourism quality of the site and ensuring that the general character remains that of a tourism development. This is particularly important at sites where the isolation, relative lack of development and natural beauty are recognised as providing a 'point of difference' that may/will increase future tourism; and
 - Acknowledge that permanent residents provide financial stability to tourism operations.

Notwithstanding that Council to date has not progressed a Local Tourism Strategy, it is considered that Planning Bulletin 83: *Planning for Tourism*, Council's Tourism Policy and the Stage 1 Tourism Planning Strategy, coupled with Council's previous considerations of tourism development (in particular generally restricting the proportion of permanent residential units relative to the total number of accommodation units on-site to 25 percent) provide a sound basis for decision making when considering land use planning matters pertaining to tourism.

6.7.5 Planning Implications

- The Tourism industry is one of the major employment industries in the Shire and as tourism continues to grow a sustainable approach is required which builds upon a shared desire to establish a tourism industry that supports and enhances the local community, protects its environment and generates economic benefit.
- Prepare a Local Tourism Strategy which addresses the issues identified in WAPC's Planning Bulletin 83/2011: *Planning for Tourism*.

6.8 Education

Denmark currently has the following educational facilities:

- Spirit of Play - Pre Primary
- Denmark Early Childhood Centre
- Golden Hill Steiner School Kindergarten to Year 6
- Denmark Primary School – Kindergarten to Year 7
- Denmark High School – Year 8 to Year 12
- Denmark College of Agriculture
- Denmark TAFE

All the educational establishments are located within or close to the Denmark townsite. There is sufficient capacity in the foreseeable future for the high school to accommodate new students as the town's population grows. The government primary school is nearing its maximum capacity. With population growth additional facilities will be required in the future. New schools will need to be established in larger residential estates as generated by population demand. A primary school site has been identified in Weedon Hill under an approved local structure plan and is shown on the LPS Plan. The early planning of the 'townsite' east' area will need to address the demand for and consider location of school sites. The Shire will need to begin discussions with the Education Department to coordinate the future planning of the Weedon Hill primary school site and all future school sites including assessing the functionality, suitability and life of existing schools.

An Agricultural College is located just east of the townsite which provides local children and students from other areas of the state with the opportunity to learn skills associated with rural life and support of this form of specialist education remains. Having such an educational facility adds an economic benefit to the region and protection should be afforded to maintaining this facility for the long term.

6.8.1 Planning Implications

- Maintain dialogue with the Education Department in respect to capacity of the current government schools.
- To identify potential future primary and high school sites as the population growth demands new sites.

6.9 Recreation, Open Space, Community Facilities and Health

6.9.1 Recreation and Open Space

Recreation facilities include the McLean Park precinct (Oval, Recreation Centre/Gym, Youth Centre, Skate Park & Scout Hall), High School Oval, Berridge Park, Pony & Trotting complex, Bowling club, Country Club (Golf/tennis), Surf Club & Angling Club at Ocean Beach, various halls and associated facilities such as tennis courts.

The McLean Park precinct located on Brazier Street is the premier multi sports area in the Shire. The Recreation Centre is situated at the southern end with a gym, 2 multi-purpose sports courts, function and meeting room, crèche and change rooms. The recently redeveloped Club rooms on the western side of the oval provide an ideal viewing area for the many activities and house a large group of clubs including; AFL (seniors and juniors), cricket (seniors and juniors), little athletics, senior soccer and touch rugby. Opportunities are being investigated to reticulate the oval, provide terraced and grass bank seating on the western side, redevelop the existing change room area to link with the club rooms and provide coaching boxes. The oval is also equipped with 4 light towers to allow for training and matches on an evening.

The Shire is currently undertaking a Feasibility Study into a Sustainable Indoor Heated Aquatic Facility situated at the Recreation Centre.

The High School oval is Education Department owned and maintained by Council to allow community use after school hours. Cricket (Senior and Junior), Junior Soccer and Rugby utilise this facility. It is envisaged that a small facility will be built to allow for spectator viewing undercover and provide toilets with a small servery area.

The Bowling Club is situated on the banks of the Denmark River and possesses two recently installed artificial greens. The Country Club is currently undergoing an extensive three stage redevelopment. The Club has an 18 hole golf course, 8 tennis courts and a club house. Stage one for the golf course is having the fairways reticulated and drainage improved around the course. Stage two is the redevelopment of the club house and stage three is the installation of grass greens. This is planned for completion in 2012.

The Shire also provides open space in the form of foreshore reserves near the Denmark River, Wilson Inlet and Ocean Beach. These are important networks for passive and active recreational uses in the form of fishing, walking, mountain biking, camping, boat ramps and boardwalks. There are also many walk trails including the Bibbulmun Track and Denmark Nornalup Heritage Rail Trail. It is the Shire's intention to complete a shared pathway link from town along Denmark River and Wilson Inlet through to Ocean Beach. Some sections of this pathway have already been constructed.

6.9.2 Bibbulmun Track

The Bibbulmun Track is approximately 1000km starting in Mundaring (Perth) and traverses through the Denmark Shire to its destination in Albany. The Bibbulmun Track is the premier walking track in WA and hosts a great number of walkers each year. The track is maintained by Department of Environment and Conservation and the active Friends of the Bibbulmun Track.

The track through Denmark Shire provides walkers with a great array of vegetation and landscape types and spectacular coastal scenery. The track provides a key tourist attraction within the Shire.

6.9.3 Munda Biddi Trail

The Munda Biddi trail is an off road cycling trail which when completed will provide a trail from Mundaring to Albany. During 2010 Council in association with the Department of Environment and Conservation undertook consultation with the Denmark community and specifically, Denmark Tourism Inc, Denmark Chamber of Commerce and Green Skills Inc to consider the alignment of the trail through Denmark Shire.

The consultation process resulted in two proposed alignments:

- 1) A southern alignment that traverses the existing Heritage Rail Trail between Nornalup, Kenton and then through to the Denmark townsite; and
- 2) A northern alignment which diverts from the Heritage Trail at Kenton and returns back to the Denmark townsite showcasing the bushland wilderness experience of the Mount Lindesay region.

Council considered the two recommended Munda Biddi trail alignments at its meeting of June 2010 and resolved to adopt both alignments and to advise the DEC and Conservation Council of WA accordingly.

Since June 2010, the Department of Environment & Conservation (DEC) have been progressing work on the alignments and subsequently determined that due to environmental constraints and a review of the vision for the trail that a southern connection to Greens Pool and Lights Beach is preferable to the northern alignment linking Mount Lindesay. Council considered the DEC's position on the southern alignment in June 2011 and resolved the following:

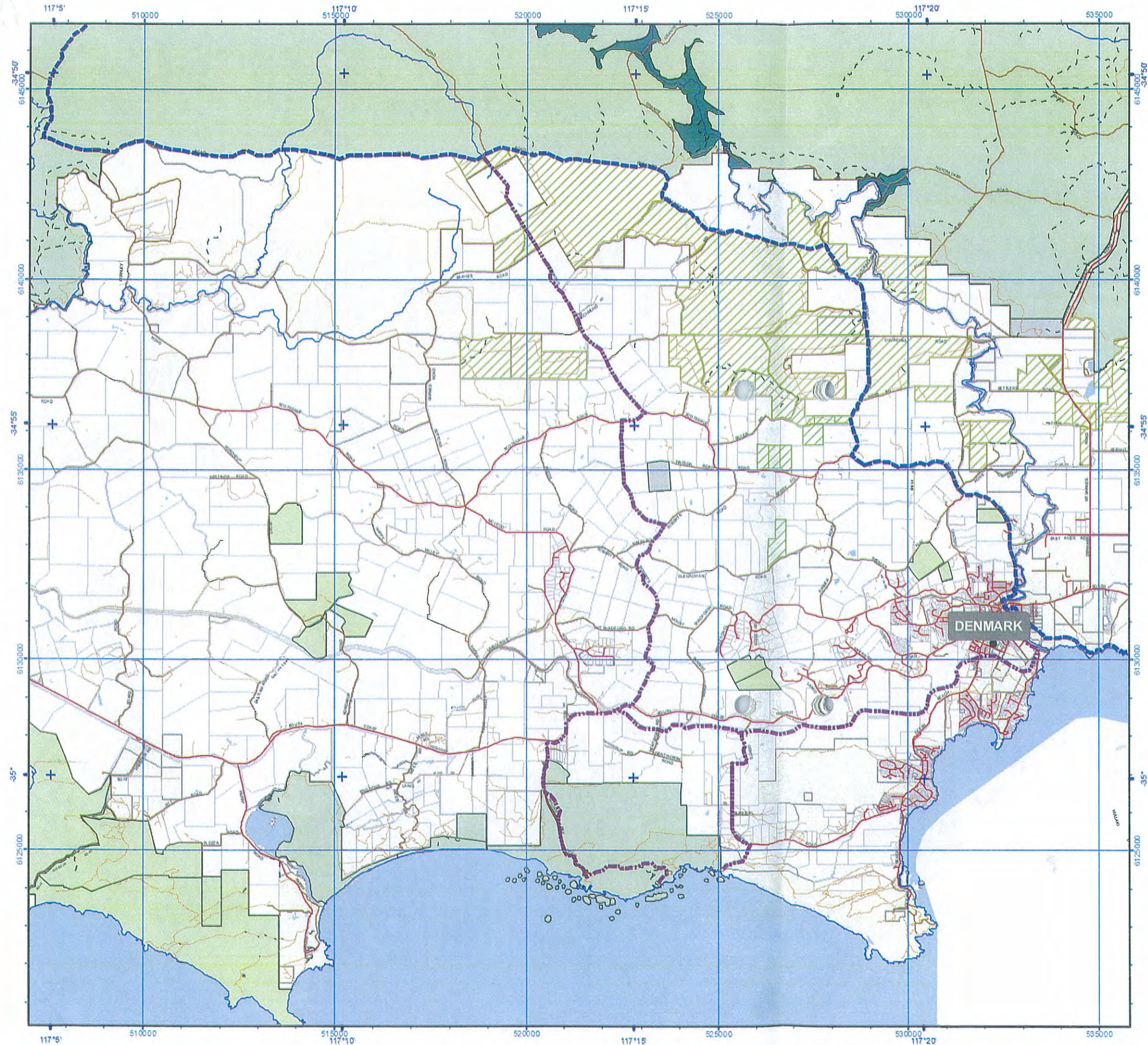
Resolution 250611: That with respect to the request of the Department of Environment and Conservation of Council to consider a southern alignment for the proposed Munda Biddi Trail, Council advise that it supports, in principle, the alignment proposed, subject to:

- 1. Requesting that the planning process also investigates the alternative alignment from Lights Beach to the intersection of Lights Road and Ocean Beach Road, via Wilson Head; and*
- 2. Undertaking specific consultation with adjoining landowners where closed roads are proposed to be used.*
- 3. Investigating more practical alternative routes in liaison with Council Officers.*

The proposed alignment as at June 2011 (referenced as MBT possible alignment options to coast on Figure 10) is provided for on the LPS plans, noting that the final alignment route alignment may differ as a result of further detailed investigations occurring.

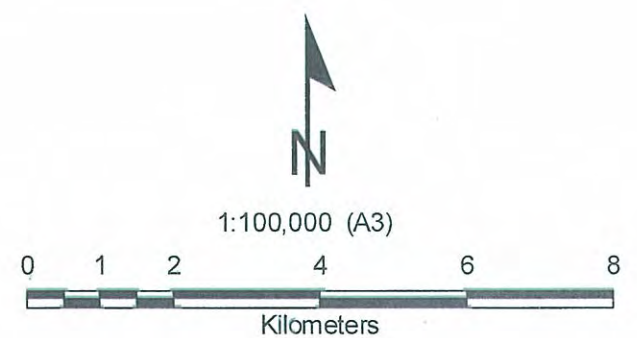
Figure 10

MBT Alignment Options to Coast
Denmark



Legend

- MBT possible alignment options to coast
- MBT current proposed alignment
- Relegated Tracks
- Tracks
- Unsealed Roads
- Sealed Roads
- National Park
- Nature Reserve
- State Forest
- Timber Reserve
- Crown Reserve
- Freehold
- Road Reserve
- UCL



Produced by Recreation and Trails Unit,
Department of
Environment and Conservation

Graticule shown at 5 minutes intervals
Grid shown at 5000 metre intervals

The Dept. of Environment and Conservation does not guarantee that this map is without flaw of any kind
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Job Ref: MBT_GSDC_21022011, Produced at 13:51pm, on February 21, 2011

6.9.4 Heritage Rail Trail

The Nornalup- Denmark Heritage Rail Trail follows the alignment of the Nornalup-Denmark railway line which was closed in 1957. The rail line was to take timber from the Denmark region to Bunbury, but only the Nornalup to Denmark section was completed.

The trail remains an important part of Denmark's history and provides an activity for both local residents and tourists to enjoy. The trail provides a combined bridal, cycle and walking path, sections of which are also utilised by the Bibbulmun track. The track is maintained by the Shire.

6.9.5 Community Services and Facilities

Community services within the Shire of Denmark provide residents with local services such as educational and health facilities, meeting places, churches, civic functions, senior's facilities and recreational facilities.

The Shire Offices are located on South Coast Highway. Council also provides a library, works depot, airstrip, waste transfer station with recycling centre, Civic Centre, Tourist Centre and cemetery.

Council will continue to need to build additional buildings as the population expands, as well as continuing to fund management, maintenance and refurbishment of these structures. Additional structures should be located in appropriate locations, with the WAPC's Liveable Neighbourhood's document providing guidance for their locations. Council should be ensuring through the rezoning and structure planning processes that appropriate locations are identified for community facilities and the associated land excised and transferred to Shire ownership.

The Shire enjoys a healthy variety of over 120 community groups ranging from National Park protection associations, to local groups such as the Peaceful Bay Progress Association to the Denmark Village Theatre group.

6.9.6 Public Art/Art

Public Art has the ability to transform buildings or create special public places and introduce a sense of place for residents and visitors alike. Public Art can be in the form of ephemeral plantings or physical and permanent structures. Public Art provision has the ability to engage the local community in its provision and allow local artists to show their talent. It can assist in a town's or place identity.

Council has the ability to secure public art through its Local Planning Policy 42: "Public Art". The provisions of the LPP shall be applied by Council to all applications for subdivision referred by WA Planning Commission and applications for planning consent for developments where the construction cost is \$500,000 or more. The Policy shall be applied to all developments (including private and public) including civic, institutional, educational, medical, mixed use, office, commercial, tourist, industrial and public works. Additionally, the Policy facilitates the set up of a 'public art fund' in which cash-in-lieu of providing public art on a development site can be paid into the 'fund' for the Shire to use on public projects.

Art galleries or local stores displaying local artists work adds another dimension to the type of culture on display within a Shire. Many budding artists can be supported through local competitions, local arts centres or local businesses who can display art pieces in their foyers, waiting rooms etc.

Private and Public Art should be displayed within the Shire's public places as often as possible and permanent fixtures created where appropriate.

6.9.7 Heritage

Council adopted the 2011 Municipal Heritage Inventory (MHI) in June 2011, superseding the 1999 MHI. The 2011 MHI recognises 123 places that represent natural, Aboriginal and European local heritage value.

Heritage buildings or places are considered to be of importance for social, aesthetic or cultural reasons, but also have the ability to be of economic importance to the Shire as well. Redevelopment of these sites or assets, needs to be undertaken in a sensitive manner that ensures the heritage value is maintained. Council or proponents/land owners are encouraged to seek the advice of appropriate professionals before proceeding with development or redevelopment of these sites.

6.9.8 Health

The WA Health Department has recently constructed a new hospital on Scotsdale Road in the Denmark townsite. It provides a variety of key services such as; Chemotherapy; Child Health; Community Health; Community Nursing; Diabetes Management and Education; Emergency; Home and Community Care; Hospice; Maternity; Medical, General; Mental Health; Midwifery; Nursing Home; Paediatrics; Palliative Care; Physiotherapy; Podiatry; Radiology; X-Ray Services and will accommodate the needs for the town and region in the medium term.

Health services will need to adapt in the future having regard to the changing demographics of the area. Denmark will continue to be an attractive place for retirees to live and their ageing will create specific demands in the future, thus additional health services for the aged need to be considered.

6.9.9 Aged Care

With a higher percentage of middle and aged people (as discussed in Population section above), health facilities will need to adjust for Denmark's aging population over time. The number of private services in the health profession needs to be encouraged to locate and provide services in the Denmark region.

New urban and residential areas need to ensure consulting room spaces either within commercial or community areas are provided for aged care and health workers.

Aged care facilities will need to be provided within the region as the population demographics indicate an aging population, with more people likely to transition into the aged grouping (above 55). An opportunity exists for the establishment of more aged or lifestyle accommodation within the region.

6.9.10 Planning Implications

- Local Structure Planning should consider the need for community facilities and recreational requirements.
- To plan for a continuous shared pathway link from the town centre to Ocean Beach and a network of pathways to link areas of interest.
- Continue with the Feasibility Study into a Sustainable Indoor Heated Aquatic Facility at the Recreation Centre.
- Have due regard to the Municipal Heritage Inventory recommendations in considering applications and undertake regular review of the Inventory.
- To recognise the ageing population and the need to provide appropriate facilities for the aged;
- Support aged accommodation and aged care facilities.
- Indicate the proposed southern alignment of the Munda Biddi Trail on the LPS maps.
- Promote art in public places.
- Continue to apply Local Planning Policy 42: "Public Art" on subdivision and high level development applications.

6.10 Peaceful Bay, Nornalup, Bow Bridge and Kenton Settlements

The Shire's Settlement Strategy of 1999 contained a primary recommendation to "Promote the distribution of population growth between the Denmark townsite and the remainder of the Shire by supporting the development of specified nodes at Nornalup, Bow Bridge, Kenton and Peaceful Bay".

The Shire's Rural Settlement Strategy provided comment about Council's preferred form and scale of development for each node (refer Table 13).

TABLE 13 SCHEDULE OF NODAL RURAL SETTLEMENTS

Node	Preferred Development and Relevant Comments
Normalup	<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. • 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 one side of Highway. • Preliminary investigation 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.
Source: Shire of Denmark Rural Settlement Strategy (1999)	

The Lower Great Southern Strategy (2007) identified only Peaceful Bay, Nornalup and Bow Bridge as 'rural villages' in its 'settlement hierarchy'.

The three recommended future rural nodal settlements of Peaceful Bay, Nornalup and Bow Bridge are simply notated as 'dots' on the LPS Plans, noting that Kenton has not been identified as a rural nodal settlement due to environmental constraints and the ability of Peaceful Bay, Nornalup and Bow Bridge rural nodal settlements to accommodate future growth.

A 'development boundary' shall be identified as part of an initial conceptual structure plan which will be required for each settlement area prior to rezoning and/or subdivision taking place. In accordance with the Guidelines as provided in the Lower Great Southern Strategy the conceptual structure plans for each settlement node will need to address the following:

Form and Content of Conceptual Structure Plan

- Description of rural settlement (current form and long term development including present and ultimate population);
- Existing planning considerations (zoning etc.); and
- Details required to develop the conceptual structure plan:
 - Land capability analysis based on general land forms, not detailed site by site assessment;
 - Identification and protection of areas of remnant vegetation;
 - Identification of low lying areas and areas subject to inundation;
 - Identification of potential source of water supply*;
 - Identification of potential effluent disposal system and location of treatment works*; and
 - Identification of capacity of power and telecommunications services to cater for the anticipated population*.

** Will need detailed assessment at subsequent rezoning stages*

The Conceptual Structure Plan

- Conceptual subdivision layout;
- Location and density of housing areas;
- Road layout (short and long term);
- Public open space and method of contribution;
- Commercial areas;
- Service trades and/or light industrial area;
- Community purpose sites
- Fire management plan;
- Waste transfer station location;
- Environmental considerations;
- Ethnographic and heritage issues;
- Infrastructure (short and long term) including water source and location of effluent disposal site; and
- Estimated time frame for development

Once a conceptual structure plan has been adopted by the Shire and endorsed by the WAPC then the identified rural nodal settlement area can be rezoned to Development Area under the Scheme.

Although the four nodes were all identified in the 1999 Settlement Strategy to date only a limited amount of formal planning work has been undertaken. Greenfield sites and more particularly these remotely located settlement sites suffer from the disadvantage of significant upfront costs to establish and upgrade infrastructure such as water treatment plants, roads, drainage treatment and major power infrastructure. The need to fund this infrastructure upfront very often makes projects difficult to fund and therefore initiate, particularly where there are a number of owners involved.

The progress of planning and development of each nodal area and a commentary on the Rural Settlement Strategy recommendations is discussed for each settlement area under the respective headings below. The Shire considers that Peaceful Bay should be developed first due to there already being an existing settlement and planning being the most advanced. The Shire considers Nornalup as having second priority and Bow Bridge third priority for development.

6.10.1 Peaceful Bay

Peaceful Bay is a seaside settlement situated approximately 50kms west of Denmark townsite. It is occupied by several full time residents but is primarily populated for short periods during seasonal holidays. Peaceful Bay has been developed with a combination of 203 leasehold lots, a 130 site caravan and camping area and 49 private tenure freehold lots. The 1999 Rural Settlement Strategy identifies Peaceful Bay as a *“residential and tourist oriented service centre”*.

The tenure of the leasehold lots consists of Reserve 24510 being vested in the Shire of Denmark with the power to lease and subsequent leases being issued by the Shire for a term of 21 years. These leases were recently extended for a period of 21 years from July 2010.

A Local Structure Plan for expansion of Peaceful Bay was adopted by Council in August 2000 and the West Australian Planning Commission in June 2001 (subject to amendments). The Peaceful Bay Local Structure Plan ultimately consists of 689 lots plus a caravan park site. The Structure Plan defines the ‘rural nodal settlement area’ for Peaceful Bay. The approved Structure Plan specifically states that further zoning, subdivision and development of the settlement needs to be linked to the provision and upgrading of adequate urban services. The isolation of Peaceful Bay and the limited size of the settlement pose particular servicing issues which need to be addressed in a creative, innovative way.

In July 2010 Council considered and adopted a Peaceful Bay Pre-Feasibility Servicing Report. The report identifies the requirements for the provision of service infrastructure to enable the future development of Peaceful Bay without it being completely dependent on traditional infrastructure services and also providing a number of ‘green solutions’ through proposed implementation of various Water Sensitive Urban Design measures including ‘third pipe’ water infrastructure. The Pre-Feasibility Report will ensure that Council can assess any future detailed subdivision and development plans for the Peaceful Bay locality with the knowledge that servicing can be adequately provided, albeit not necessarily via the traditional service delivery arrangements/methods.

The recommendations arising from the Report are:

1. Preparation of a detailed road hierarchy and traffic assessment should be prepared as part of a full servicing report prior to further subdivision occurring at Peaceful Bay.
2. It is recommended that Groundwater monitoring be initiated in order that readings can be taken over the next two winters and reliable data acquired for the preparation of a District/Local Water Management Strategy and detailed design of drainage systems in accordance with Water Sensitive Urban Design principles.
3. That Peaceful Bay adopt Water Sensitive Urban Design practices in future stormwater design as outlined in Appendix 1 – Water Sensitive Urban Design Practices.
4. That an integrated sustainable power supply be pursued.
5. That the Western Power network and infrastructure be upgraded to contemporary standards.
6. Require the power purchased from the grid to be “Green Power” such as “natural power” or “earth friendly”. The natural power scheme ensures all energy is sourced from renewable sources whereas earth friendly also provides for power supplies to be carbon neutral.
7. Utilisation of house based photo voltaic cells and/or wind turbines where appropriate to provide a portion of local requirements with any excess power generated fed back into the grid.
8. To undertake more detailed investigations into Western Power headworks upgrade requirements and develop a mechanism to share these costs equitably across the settlement.
9. That rainwater collection and onsite storage is the preferred option for potable water supply for Peaceful Bay.
10. That reclaimed (recycled) water from a ERA licensed comprehensive integrated effluent collection, treatment and distribution scheme is the preferred non potable water supply.
11. That interim arrangements, such as greywater re-use and ATU irrigation, may need to be put in place for non-potable water supply if the development of the Water Reclamation Plant is to be staged.
12. That Council endorse the principle of a preferred effluent disposal/non potable water supply system for Peaceful Bay which allows collected rainwater to be initially used for potable purposes and all effluent being collected from each lot, taken off site for treatment and then returned to each lot to meet non-potable water demands. The system is to have a single licensed operator which could be the Shire of Denmark, Water Corporation or a private Operation in which case assets may be held by a third party and leased to the operator. An interim strategy will be considered to facilitate the required flow for a WWTP.

13. That the Waste Water Treatment Plant site nominated in the Peaceful Bay Local Structure Plan is retained and the buffer requirements reassessed when the facility is designed to a point where risks and odour can be assessed further.
14. That Council monitor current discussions and negotiations occurring in respect to Gracetown and Witchcliffe, each of which is currently pursuing establishment of a sewerage and third pipe water re-use scheme similar to that prescribed for Peaceful Bay.
15. That Climate Change is acknowledged to potentially impact these areas through sea level rise and storm surge. Future planning for the area will require detailed consideration of these issues.
16. Council consider the need to engage the services of a Project Manager to prepare a project delivery plan and indicative project budget for the delivery of infrastructure services at Peaceful Bay. The scope of project services should encompass but not necessarily be limited to:
 - a. determining a fair process for the possibility of privatising the leasehold lots;
 - b. entering into negotiations to deliver an integrated waste water collection, treatment and distribution system in a manner consistent with the recommendations of the Peaceful Bay Pre-Feasibility Servicing Report;
 - c. Investigating the level of government's assistance which may be available to assist in the project;
 - d. progressing the necessary statutory rezoning and subdivisions needed to facilitate implementation of the Peaceful Bay Structure Plan and the recommendations of the adopted Peaceful Bay Pre-Feasibility Servicing Report;
 - e. preparing a full feasibility analysis for the project and identify staging which will allow the project to occur in a economically and environmentally responsible manner; and,
 - f. establishing the extent of cost share items which all subdividers and developers will need to contribute to and report on a mechanism which will allow this to occur.

The Report concludes:

"The proposed Servicing Strategy recommended in the report is innovative and at the cutting edge of current technology. This implies a higher order of management as many of the operational models currently used for subdivision and development will not apply.

Peaceful Bay enjoys the position that leasehold lots already exist on the site and there is a potential for these lots to be sold in a manner which is both respectful of the existing leaseholders desires and can generate considerable funds to help in the establishment of the head works upgrades.

Private Developers will also need to make a proportional contribution to the establishment of head works, although it needs to be recognised that these developers do not enjoy the captured market of the existing leaseholders and therefore are unlikely to enjoy the same sales rates as could be expected in the leasehold area.

The already developed areas of Peaceful Bay will also require considerable upgrading in terms of servicing infrastructure. This scale of development implies a high level of management and fiscal responsibility.

We believe that Council should be engaging external management to coordinate these works in a responsible manner. This management may be provided through a government instrumentality, such as LandCorp, or from the private sector. Council may also seek to employ a full time Project Manager with suitable experience."

In April 2011, Council considered a Scheme Amendment request to introduce a Development Area zone into Town Planning Scheme No. 3, along with structure plan provisions similar to the draft Model Scheme Text provisions, and rezone the land currently the subject of the adopted Peaceful Bay Structure Plan area to "Development Area" zone, wherein the following was resolved:

Resolution 120411: That Council with respect to the Scheme Amendment Request to introduce a "Development Area" zone and associated structure plan provisions into Town Planning Scheme No. 3 and rezoning of land contained within the current Peaceful Bay Structure Plan area to "Development Area" supports the proposal subject to the following matters being addressed within the amendment documentation:

1. *Identification of the issues that would be required to be addressed in any review of the current Peaceful Bay Structure Plan, noting that these issues may need to be stipulated in the scheme amendment provisions for the Peaceful Bay "Development Area" zone; and*
2. *The provision of non-standard servicing arrangements being addressed in the scheme amendment provisions for the Peaceful Bay "Development Area" zone.*

Resolution 130411: That Council with respect to the current Peaceful Bay Structure Plan:

- 1. Acknowledges that a review of the structure plan is required;*
- 2. Authorises the Director of Planning and Sustainability to prepare a brief to enable fee proposals to be sought from planning consultancies for Council's budget considerations in 2012/2013; and*
- 3. Authorises the Director of Planning and Sustainability to liaise with the landowners of Lots 1, 2 & 301, 203 and 1425 Ficifolia Road, Peaceful Bay regarding the review of the Peaceful Bay Structure Plan and their subsequent consideration of a proportionate financial contribution to the review, with the outcome of such liaisons to assist with Council's budget considerations.*

6.10.2 Nornalup

Nornalup is an existing small townsite located on the eastern bank of the Frankland River and along the South Coast Highway. It is on the western Shire boundary and adjoins the Shire of Manjimup. Nornalup already has a village type settlement and its elevated location on the eastern bank of the Frankland River on South Coast Highway with proximity to the ocean provides an ideal location for future urban growth. Large cleared rural farming lots to the south and east of the existing settlement provide ideal land for extensive urban (and small rural holdings) growth.

To date no formal structure planning has been undertaken for Nornalup, although Council did receive the Nornalup Character Study in March 2011 as being the strategic document relating to the character, environmental and heritage design attributes expected within the Nornalup Settlement (Resolution 140311). The Nornalup Character Study also guided the development of LPP 43: "Nornalup Development Guidelines".

Within the Nornalup Character Study there were a number of strategic recommendations, being:

- A study should be undertaken of the drainage requirements for future development in Nornalup, which could take the form of a Local Water Management Strategy in accordance with Western Australian Planning requirements.
- That Council initiates an amendment to its Scheme to recode all residential blocks along Riverside Drive to R2.5 with a minimum lot size of 4000m².
- Until such time, any rear lot subdivision of existing lots fronting Riverside Drive should be accessed via Macpherson Drive.
- That Council initiates an amendment to their Scheme to increase the density of the area shown in yellow (Figure 2.5) to R10 and rezone it to Commercial; subject to reticulated water and sewer provision.
- It is recommended that Riverside Drive and corner of South Coast Highway is entered as a precinct on the Shire's MHI. The Shire of Denmark should register for the Heritage Loans subsidy scheme.
- A landscape plan should be prepared for the Community Area site to minimise the impact of any future development on the aesthetic qualities of the riverfront and wider Nornalup area.

As part of Council's consideration of the Nornalup Character Study, Council resolved to request staff to prepare a report for Council's consideration on the various recommendations contained within the Study not dealt with by the Nornalup Development Guidelines LPP 43. To date a report has not been prepared for Council's consideration, noting that the majority of strategic recommendations will be the subject of further investigation/review when preparing the new Town Planning Scheme and/or through structure planning processes for Nornalup.

The provision of services is a key issue and the cost of undertaking investigations into the provision of services is proving prohibitive for the current landowners. The Shire has previously resolved not to provide any financial assistance in this regard.

The 'preferred development' recommendations and 'comments' of the Rural Settlement Strategy will form the guiding principles for the structure planning process, noting however that the number of lots envisaged by the Rural Settlement Strategy may not be able to be accommodated for having regard to environmental and social considerations and infrastructure servicing issues. Prior to any development occurring detailed structure planning including detailed investigations into provision of services will need to be undertaken.

This LPS recognises Nornalup as a future rural nodal settlement and identifies a conceptual boundary within which any structure planning should be contained.

6.10.3 Bow Bridge

Bow Bridge is located on the junction of Valley of the Giants Road and South Coast Highway and the identified nodal area centres around the Bow River. It lies about 45kms west of Denmark townsite. The 1999 Rural Settlement Strategy nominated Bow Bridge as *“an 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”* and *“ultimately full services such as reticulated sewer and water”* to allow for the eventual urban residential sized lots.

A Conceptual Structure Plan dated December 1999 was submitted to Council which included two stages of development. Stage 1 (short term vision) proposes lots of over 1ha with no reticulated water or sewer (ATU's are proposed) and a system of deferred (future) roads. Stage 2 provided the long term vision of special residential lots with a range of lot sizes dependent on land capability with reticulated water and reticulated sewer to lots less than 2000m² and a full local road system. The Conceptual Structure Plan was not supported by any detailed land capability or servicing infrastructure investigations.

The Conceptual Structure Plan was considered by the Shire and relevant government agencies at a 'technical committee meeting' held in October 2001. There were a number of fundamental and significant issues raised by the agencies which they identified as needing further detailed investigation, by the proponents, prior to the agencies being able to give any support or detailed consideration to the proposal. These views were further formally expressed by the various government agencies in letters to the Shire dated from June 2004 to September 2004 which were forwarded to the Bow Bridge proponents. Such issues/comments raised were:

- Water Corporation:

Bow Bridge is remote from both water and wastewater schemes and may require its own schemes. The town is not within the Corporation's Operating Licence areas for water or wastewater and no planning has been undertaken for this area.

It appears that land will be subdivided into lots smaller than 4ha; if this is the case, water service requirements may be required under the Planning Commission's SPP2.5 policy as part of 5.5AA of the Town Planning and Development Act. It's the Corporations understanding that DPI may require all lots smaller than 4ha to be bound by this policy, if the provision of water services is required a complete new scheme may be required and will require funding by the developer.

- CALM:

1. Protection of the townsite from fire by buffers within the project area and specification of building design to reduce fire risk.
2. Protection of conservation values on both adjoining CALM managed estate and remnant vegetation areas within the project areas, addressing the issues of weeds, exotic fauna and flora, disease and nutrient run-off.

- Department of Environmental Protection:

1. Vegetation type(s) and if any clearing is required
2. Land capability assessments
3. Setbacks to water courses

(NB: issues/comments have been collated from hand written notes taken by a Shire Officer as no official correspondence appears to have been provided).

- Water & Rivers Commission:

1. Foreshore protection and setbacks – noting that 30 metres might not be adequate in some areas;
2. Nutrient mapping
3. Water supply
4. 1 in 100 flood levels
5. Setbacks to water courses

(NB: issues/comments have been collated from hand written notes taken by a Shire Officer as no official correspondence appears to have been provided).

- Main Roads Western Australia:

1. The structure plan does not address access issues from the South Coast Highway through the proposed subdivision.

2. All lots are to be accessed via internal road structures rather than the South Coast Highway. Main Roads will not approve direct vehicular access from the South Coast Highway to any approved lots.
 3. Main Roads need to approve/endorse any proposed intersection treatments with the South Coast Highway.
 4. The number of intersections and location of intersections with the South Coast Highway would likely be limited to one only each side of the highway.
- Department of Planning and Infrastructure:

An objective of the Shire of Denmark's current Rural Settlement Strategy is to encourage fully serviced development of rural nodal settlements at Nornalup, Bow Bridge, Kenton and Peaceful Bay. Under WAPC policy all lots below 4 hectares in area are required to be serviced with reticulated water. In the case of Peaceful Bay considerable time and effort was put towards structure planning prior to identification of a water source, and establishing feasible funding mechanisms for water reticulation and wastewater treatment and disposal. This raised landowner expectations, which were then frustrated because the fundamental water supply and wastewater disposal issues had not been resolved.

In the case of Bow Bridge, where landowners may also become frustrated, it is recommended that the structure planning be held in abeyance and efforts be directed towards identifying an adequate long term water source to service the town, and establishing feasible funding mechanisms for reticulated water and (in the event urban development is proposed) reticulated sewerage.

In the event urban development is not being considered then the use of on-site effluent disposal may be acceptable provided it is consistent with the intention of the draft Country Sewerage Policy, and it is demonstrated to the satisfaction of the Water and Rivers Commission, Department of Environment, Health Department of WA and WAPC that there would be no long term adverse impacts on water quality in the Bow River or Irwin Inlet and any other water resources in the catchment. Identification of areas capable of accommodating on-site effluent disposal would require proper analysis of local hydrology and soils, and highest known (late winter) water tables. Identification of potential areas for housing and other development that would rely on on-site disposal of effluent need to be based on this analysis. In winter the very high rainfall and associated soil saturation may hinder the nutrient and bacteria retention capabilities of on-site systems. Accordingly a careful approach is necessary.

Following resolution of the reticulated water supply and sewerage disposal issues, structure planning matters could be addressed.

- FESA:

The Bow Bridge Structure Plan should incorporate the bush fire protection measures to the standards specified in the *Planning for Bush Fire Protection* document. Because of its ultimate importance to resident and fire fighter safety, a separate Bush Fire Management Plan is recommended as part of the Structure Plan.

There has been no further progress on planning for Bow Bridge since 2004. Any future action is in the hands of the landowner/proponents. The Shire remains supportive to the development of Bow Bridge but will require the proponents to address the issues raised by the government agencies prior to any further consideration of planning for the area. The Shire will not necessarily support all of the government agency requirements as it sees the opportunity for special consideration to be given to Bow Bridge – particularly in terms of looking at non-standard servicing arrangements rather than traditional servicing requirements in relation to issues such as water supply and wastewater treatment disposal options.

6.10.4 Kenton

Kenton was designated a townsite in 1962 and is located at Kent River where it crosses the South Coast Highway about 30kms west of Denmark townsite. Kenton is identified under the 1999 Rural Settlement Strategy as a “*residential and tourist orientated service centre*” with the comment of “*most likely this node will take the longest time to develop*”. The Kenton node is acknowledged as containing extensive areas of wetlands.

To date, no formal or informal planning has been undertaken over Kenton. The Lower Great Southern Strategy did not acknowledge Kenton as a 'rural village'.

The Shire now considers, given the extensive wetlands within the area and the environmental constraints, that Kenton no longer be considered a future nodal settlement.

6.10.5 Planning Implications

- Continue to identify Nornalup, Bow Bridge and Peaceful Bay as future rural nodal settlements;
- To no longer consider Kenton as a potential future rural nodal settlement.
- Generally support the Rural Settlement Strategy recommendations particular to each settlement area.
- Structure planning to generally reflect the recommendations and issues as per each respective settlement under the Rural Settlement Strategy.
- Involve the Shire of Manjimup in the structure plan process for Nornalup.
- Need for Shire to engage or seek LandCorp or others to project manage the implementation of the Peaceful Bay Structure Plan and coordinate a servicing contributions program.
- Further detailed planning for Bow Bridge to address the Bow Bridge Flood Study and the issues raised by government agencies in their respective letters dating from June 2004 to September 2004.

6.11 Rural Land – Productive

6.11.1 Introduction

Rural land and its use for agriculture is a primary driver in the Shire's economy and provides local residents with the opportunity for employment. The types of agricultural activities undertaken are broad and ranges from small areas of intensive agriculture to large scale tree farms with the most common form being cattle farming. The region has access to saleyards located near Mount Barker for the sale and purchase of cattle and a sheep processing abattoir near Albany.

Denmark has a high level of rainfall and good soils creating an excellent environment for agriculture. The combination of good soil and rainfall has resulted in a sizeable portion of the Shire's privately owned rural land being identified as having significance at State, regional and local level for agricultural purposes. The following two sections discuss these identified agriculture resource areas and measures for their protection.

6.11.2 Priority Agriculture

The Lower Great Southern Strategy (LGSS) has identified, based on soils mapping from the Department of Agriculture, land which has been classified as Priority Agriculture with State or regional significance. The LGSS recommends that this land not be used for any other purposes. The area identified as Priority Agriculture under the Lower Great Southern Strategy has generally been identified in the LPS, with some areas added/excluded as a result of an assessment by Council predominantly having regard to slope and water supply availability. It is understood that the Department of Agriculture is undertaking a review of the soils mapping however this data was not available at the time of preparing the LPS.

It is a key objective of this LPS that the identified Priority Agriculture land be protected in accordance with the WAPC's SPP 2.5 Policy. SPP 2.5 requires that land that has been formally identified as agriculture land of state or regional significance be zoned 'Priority Agriculture' where such land is not already zoned Rural Residential or Rural Smallholdings.

Consistent with State Planning Policy 2.5, the LPS accepts that there shall be a general presumption against subdivision of identified Priority Agriculture areas.

In assessing subdivision applications the Shire shall also give due regard to the WAPC's Development Control Policy 3.4 which sets out the principles in determining applications to achieve the objectives of the SPP2.5 policy.

6.11.3 General Agriculture

General Agriculture areas are broad acre rural land which are not identified as either a 'priority agriculture' area of State or regional significance or as being suitable for closer settlement (i.e., further subdivision or for Rural Small Holdings, Rural Residential estates etc). The General Agriculture area is considered to be important to maintaining the Shire's current and future agricultural activities and is also deemed to be of high value both in terms of economic value and the visual landscape it provides.

Within the LPS the General Agriculture area is identified. It is a key objective of the LPS that the identified General Agriculture area is provided with a high level of protection consistent with the objectives of the WAPC's SPP 2.5 Policy.

Large areas of the General Agriculture area have been cleared, but significant areas of remnant vegetation remain. The remnant vegetation needs to be afforded a level of protection as it assists in maintaining the surface and subsurface quality of the water within a water catchment and maintaining stability and reducing the salinity of the soils. Those areas of significant remnant vegetation need to be protected from further clearing and this issue was discussed under the earlier Remnant Vegetation heading.

Given the strong underlying philosophy of Council to protect this important asset, not only for current landowners and users but for future generations, the land within this policy area needs to be protected from indiscriminate subdivision. Land is a finite resource and once subdivided is very difficult and expensive to reassemble back into larger land holdings.

Consistent with State Planning Policy 2.5, there shall be a general presumption against subdivision of land within the General Agriculture area unless for a legitimate purpose as permitted under the WAPC's Development Control Policy 3.4.

6.11.4 Tree Plantations

Over the past few years the establishment of tree farms/plantations has emerged as a relatively new form of farming and has removed areas used traditionally for grazing. The Great Southern area has been attractive for tree plantations due to the higher levels of rainfall, good soils, cheap land, the ability to lease for longer terms and proximity to the port of Albany to export the material once harvested.

The Shire has a LPP 9.1: "Private Tree Plantation" which has been in operation since 2001. The Policy's objective is *'to assist Council in determining applications for private tree plantations within the Scheme Area'*. The Policy's aims 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 (e.g., grazing) rural uses.
- To encourage the establishment of permanent tree cover on steep slopes and along watercourses.
- To encourage the preparation of management plans for harvesting of private tree plantations.

It is acknowledged that a key aim is to encourage plantations to occur within or as part of broad acre farms and not be 'whole of property' operations. Given this, it is best that the Policy remain as the regulating mechanism and not be replaced by a zoning regime.

6.11.5 Intensive Agriculture/Aquaculture

The climate associated with the region makes it desirable for 'intensive agriculture', which includes horticulture, viticulture, fodder production, market gardens, turf farms and aquaculture pursuits.

Management of these land uses needs to be considered in any new application particularly in relation to the application of herbicides and pesticides so no contamination offsite occurs in the form of air or water pollution. Potential for impacts on groundwater or surface water catchments also needs to be considered.

Aquaculture within the Shire has the potential to grow given the water bodies of Wilson Inlet and Irwin Inlet and the various bays within the Indian Ocean. Land based aquaculture farms are dependent upon good water supplies, sufficient land area and areas in which water can be disposed of after final treatment. Aquaculture activities need to be considered in terms of conflict with other land uses, environmental concerns, infrastructure requirements and access to roads.

6.11.6 Animal Husbandry - Intensive

‘Animal husbandry – intensive’ is the keeping, fattening and rearing of pigs, cows (dairies), chickens (poultry farms) and feedlots (cattle). These uses are incompatible with residential areas due to the noise, smell, dust and potential impact on ground water and surface water supplies and should be located away from townsites and settlement areas.

Given the potential for impacts these uses should include buffers consistent with EPA buffer guidelines if located near sensitive land uses (such as residential or special residential). However, where such a proposed use is located away from settlements and located within an area of broad acre farming and will not pose a land use conflict then consideration may be given for development approval without the need for zoning.

6.11.7 Basic Raw Materials – Extractive Industry

Basic Raw Materials are essential in the day to day continued growth of the Shire as they provide raw materials such as sand, gravel, blue metal, etc for the construction of houses, roads, infrastructure works, parks and recreational areas. The Shire has adopted Local Planning Policy 34: “Extractive Industry” and this is comprehensive in detailing requirements for matters to be addressed by an applicant, matters to be considered in an assessment of extractive industry applications and their rehabilitation upon completion.

Local Planning Policy 34: “Extractive Industry” is recommended appropriate to be retained as the planning control mechanism for extractive industries. Should an extractive industry site be of a significant size and/or require long term protection then the Shire may consider applying a Special Control Area over the excavation site and surrounding area. The WAPC’s Development Control Policy 2.4 Basic Raw Materials provides guidance for the application of Special Control Areas in respect to extractive industries.

6.11.8 Planning Implications

- Identify and protect areas of Priority Agriculture from subdivision and inappropriate forms of development.
- Identify and protect areas of General Agriculture from subdivision.
- Allow tree farms as part of broad acre farming and not as ‘whole of’ property operations.
- Need for the preparation of a local planning policy to provide guidelines when assessing applications for intensive agriculture, horticultural and animal husbandry–intensive pursuits.
- Appropriate management of extractive industries to limit land use conflict, ensure rehabilitation and longevity of strategic operations.

6.12 Rural Residential and Rural Smallholdings

6.12.1 Rural Residential – 1ha to 4ha

The Shire has for many years supported the creation of Rural Residential areas (traditionally referred to as ‘Special Rural’) throughout the Shire but particularly in the fringe areas of Denmark’s townsite. These lots are zoned ‘Special Rural’ in the Scheme. The predominant size for rural residential properties has been in excess of two hectares. Rural Residential lots are now formally considered under WAPC’s SPP 2.5 as lots greater than 1ha and up to 4ha in area. These estates provide an appealing alternate lifestyle choice for residents to the Great Southern and helps provide a resident base close to the town. Existing Special Rural zoned estates with lots less than 4 hectares are proposed to be rezoned to Rural Residential accordingly.

The Shire considers rural residential developments provide a legitimate form of lifestyle living as it acknowledges the desire for people to enjoy a rural type environment in a visually landscape rich place like Denmark. These lots are sought after by new residents seeking a 'sea change' or 'tree change' lifestyle. The Federal Government Bureau of Rural Sciences formally acknowledges the phenomenon of 'sea change' and 'tree change' and in their document "Rural Lifestyle Landholders" (June 2006) conclude that *'rural lifestyle landholders appear to be an increasingly significant component of rural landholders populations around the fringes of Australia's major cities and in other locations with high amenity and good access to services'*.

As at April 2011, the stock of 'Special Rural' zoned lots was 343 lots in total, with 72 of the lots vacant (i.e. no dwelling on-site). Since 2006 the take-up rate of 'Special Rural' zoned land has been 7 dwellings/year - reflecting that there is a need for the Local Planning Strategy, being a 20 year document, to identify additional expansion areas for rural residential development. It should be noted that 'Special Rural' lots are the highest percentage of "locally owned lots by zoning type" in the Shire of Denmark, thus acknowledging that they are highly sought after lots for residential purposes as opposed to holiday home/investment purposes.

Areas that are not currently zoned or do not have a structure plan/subdivision guide plan in place, will need to have an overall structure plan prepared and endorsed by Council. Any plan will need to address the typical elements required in a high level structure plan, such as road alignment, reservations for fire protection/servicing, environmental corridors, etc.

Subdivision Guide Plan – Zoning Request

To facilitate subdivision of the areas identified for Rural Residential, planning for these areas will need to provide appropriate justification and detailed investigations on a broad range of matters in support of a rural residential zoning request.

The Scheme needs to be amended to introduce provisions (in a similar manner as provided for Special Residential zones in the current Scheme) which lists the matters that are to be addressed in a formal rezoning request and the supportive subdivision guide.

Zoning requests shall clearly enunciate which form of development is being pursued and shall provide as part of the amendment request the following information (but not limited to):

- agricultural impact assessment;
- land capability and soil analysis;
- fire management plan (i.e. setbacks from remnant vegetation);
- fire risk and adherence to Planning for Bushfire Protection Guidelines Edition 2;
- demonstrated demand for the product (land);
- vegetation loss;
- access to infrastructure and its capacity for to service additional residents;
- flora and fauna survey;
- land capability for onsite effluent disposal;
- local water management strategy;
- how the development site will 'tie into' adjoining sites in regard to roads, pathways, infrastructure and be provided in a coordinated manner;
- access to services located in Denmark;
- protection of creeklines and natural watercourses;
- protection of the natural landscape qualities of the area and analysis of the visibility of the development from important local roads; and
- proposed land management controls and or practices to be used.

Reticulated Water

The WAPC's SPP 2.5 Policy indicates that the following provision should be included in provisions for Rural Residential zones:

"5.3.2 (i) (d) mandatory provision of a reticulated potable water supply to an appropriate standard as determined by the licence holder."

The Shire considers that there is not a need for reticulated water supply requirements on rural residential estates for the following reasons:

- Denmark Shire enjoys between 1000 to 1200mm of rainfall on average each year with rainfall experienced in all months. There is consistent rainfall within all areas of the Shire to refill the accepted 92 000 litre raintanks throughout the year.
- The amount of roof surface catchment area on a 1ha rural residential lot would be commensurate to the roof surface catchment area on a 4ha rural small holding lot. A house and shed on a 1ha property is unlikely to be any different in size to a house and shed on a 4ha property.
- Reticulated water is not envisaged to be supplied to these expansion areas.
- The continuing increase in re-use of grey-water and the Health Department's now active support for the re-use of grey-water.
- The need to take a sustainable approach to water resource management.

6.12.2 Rural Smallholdings – 4ha to 40ha

There are no existing Rural Smallholding zones within the current Scheme. Rural Smallholdings are defined under the WAPC's SPP Policy 2.5 as having lots between 4ha and 40ha. There are some existing Special Rural zoned estates which incorporate lots of over 4ha in size and these estates are therefore more akin to a Rural Smallholding zone.

It is proposed in the Scheme review to introduce the Rural Smallholding zone into the Scheme. It is considered appropriate that a review of all existing Special Rural zoned estates be undertaken to identify those estates which contain lots over 4ha and accordingly apply a Rural Smallholdings zone over them in the Scheme review with any of the provision relating to the subdivision being applied. Those estates where lots are between 1ha and 4ha will be zoned Rural Residential.

As with rural residential lots, rural smallholdings lots provide a legitimate form of lifestyle living as they acknowledge the desire for people to enjoy a rural type environment in a visually landscape rich place like Denmark, whilst also allowing additional uses to be undertaken other than what may be able to be undertaken on smaller rural residential lots.

Subdivision Guide Plan – Zoning Request

To facilitate subdivision of the areas identified for Rural Smallholdings, planning for these areas will need to provide appropriate justification and detailed investigations on a broad range of matters in support of a zoning request. Any such plan will need to address the typical elements required in a high level structure plan, such as road alignment, reservations for fire protection/servicing, environmental corridors, etc.

The Scheme needs to incorporate provisions (in a similar manner as provided for Special Residential zones in the current Scheme) which lists the matters that are to be addressed in a formal rezoning request and the supportive subdivision guide plan.

Zoning requests shall clearly enunciate which form of development is being pursued and shall provide as part of the amendment request the following information (but not limited to):

- agricultural impact assessment;
- land capability and soil analysis;
- fire management plan (i.e. setbacks from remnant vegetation);
- fire risk and adherence to Planning for Bushfire Protection Guidelines Edition 2;
- vegetation loss;
- access to infrastructure and its capacity to service additional residents;
- flora and fauna survey;
- land capability for onsite effluent disposal;
- local water management strategy;
- how the development site will 'tie into' adjoining sites in regard to roads, pathways, infrastructure, fire management and be provided in a coordinated manner;
- access to services located in Denmark;
- protection of creeklines and natural watercourses;
- protection of the natural landscape qualities of the area and analysis of the visibility of the development from important local roads; and
- proposed land management controls and or practices to be used.

6.12.3 Landscape Protection Zones and Conservation Lots

The current Scheme contains a Landscape Protection zone which affords a 'rural living' lifestyle environment within (mostly) highly vegetated areas. The primary purpose of the zoning is to protect highly vegetated areas or areas of landscape significance. The zoning allows the subdivision and development for residential purposes with provisions requiring the protection of the vegetation on each lot. The Zone essentially provides a potential development use of otherwise undevelopable land whilst at the same time affording protection of a valued landscape. The Landscape Protection zones operate in a similar manner to 'Conservation Lots' as provided for in the WAPC's Development Control Policy 3.4: Subdivision of Rural Land.

Over time fire management practices have become more sophisticated and now under best fire managements practices a building envelope of cleared land between 1000m² up to 3000m² is required around each house and associated buildings on a lot. In addition low fuel load clearing of another 20m with 80m parkland clearing from a residence is required. This required clearing area together with driveways has resulted in situations where the greater majority of the vegetation that was to be protected is lost. The primary objective of protecting landscape values under a Landscape Protection zone can no longer be achieved under the new fire protection management regime, thus Council will no longer support Landscape Protection zones.

Those Landscape Protection zones that currently exist should be reviewed in the context of the most appropriate zoning category they fit into and be appropriately rezoned under the new Scheme (e.g., rural residential or rural smallholdings) but retain their specific provisions relating to protection of the landscape. There are only 5 Landscape Protection zones currently existing.

Specifically in relation to Conservation Lots, they are currently provided for in the current State Planning Policy 2.5: Agricultural and Rural Land Use Planning and current Development Control Policy 3.4: Subdivision of Rural Land and draft State Planning Policy 2.5: Land Use Planning in Rural Areas and draft Development Control Policy 3.4: Subdivision of Rural Land. On this basis, the LPS supports the creation of Conservation Lots.

6.12.4 Rural - Multiple Occupancy Zone

Town Planning Scheme No. 3 contains a Rural - Multiple Occupancy zone which allows people on appropriately zoned land to:

- develop a community based environmentally responsive rural settlement on a single rural lot;
- build a number of dwellings and associated facilities, preferably in a clustered pattern;
- manage the land for primary based commercial purposes;
- develop and manage the land to avoid unreasonable and uneconomic provision of public resources;
- avoid adverse impacts on prime agricultural land; and
- encourage an optimum usage of land between farming and rural residential pursuits.

As at October 2011, there were four (4) Rural - Multiple Occupancy zoned properties within the Shire.

The Shire continues to support Rural – Multiple Occupancy developments in line with the current Town Planning Scheme provisions which provide for Rural – Multiple Occupancy developments and the inclusion of rural stratas as a recognised form of rural living development in the draft State Planning 2.5 Land Use Planning in Rural Areas (January 2011) and draft Development Control Policy 3.4 Subdivision of Rural Land (January 2011). Rural Multiple Occupancy zones shall only be supported in areas designated Rural Residential or Rural Smallholdings on the LPS maps.

6.12.5 Planning Implications

- To identify future Rural-Residential development in appropriate areas which balances the need for growth and the need to protect areas of significant environmental or agricultural value.
- To identify future Rural Small Holding development in appropriate areas which balances the need for growth and the need to protect areas of significant environmental or agricultural value.
- To allow rural residential and rural smallholding subdivision and development to occur without requiring connection to a reticulated water supply system.
- Require rezoning submissions for new rural residential and rural smallholding development to demonstrate land capability, environmental assessment and the coordination of design and servicing with adjoining development through subdivision guide plans.
- To no longer support the use of Landscape Protection zones. To review the zoning of existing Landscape protection zones.

6.13 Traffic and Movement Network

6.13.1 Roads

Denmark is well connected via South Coast Highway to Walpole/Manjimup and beyond and to Albany. The Denmark/Mt Barker Road provides access to Albany Highway (via Mt Barker), providing direct access to Perth. Tindale Road currently provides a connection between South Coast Highway and Muir Highway, noting that it is currently a gravel road, and depending on weather conditions it is not accessible to 2 wheel drives and is narrow in areas. Both South Coast Highway and Denmark/Mt Barker Roads are Main Roads WA controlled roads, and it is considered that such designation should also apply to Tindale Road (noting that this road has a role to play as a regional road).

South Coast Highway provides the only major artery in and out of Denmark townsite and the major bridge link over the Denmark River. The Howe Road/Hamilton Road/Churchill Road link from Scotsdale Road to Denmark-Mt Barker Road currently provides an alternative/emergency vehicle by-pass route should the need ever arise (noting that traffic management may be required in the vicinity of the single lane bridge dependent on the required timeframes for the road to be used).

The LPS identifies that there is a need for an additional bridge crossing point in the general vicinity of the stretch of river from Reserve 12995 north to Riverbend Lane. At this stage the LPS has only provided for the key principle of providing such a bridge crossing point, noting that further studies/investigations/detailed design processes need to be progressed in due course.

In order to provide for an inter-connected road network that seeks to disperse local traffic (i.e. not heavy haulage traffic – which can be controlled via configuration, design and permit processes as they are Council roads and not Main Roads WA controlled roads) throughout Denmark townsite without the need for utilising South Coast Highway for this purpose, the LPS identifies a number of neighbourhood connector roads, being:

- Ocean Beach Road;
- Hollings Road/Inlet Drive/Campbell Road;
- The proposed roads associated with the development of Lot 5 South Coast Highway (refer Figure 3 for the relevant approved/endorsed structure plan) that link South Coast Highway to Ocean Beach Road;
- Hollings Road/Scotsdale Road (in the vicinity of the Denmark townsite);
- Mt Shadforth Road (in the vicinity of the Denmark townsite);
- Cussons Road;
- McLean Road – from Kearsley Road/Lantzke Road through to the re-aligned Horsley Road intersection;
- New road link on Lot 374 from McLean Road/re-aligned Horsley Road intersection through to Scotsdale Road (noting an indicative alignment only is shown as the final alignment is dependent on appropriate structure planning processes in which key engineering design considerations are to be addressed);
- Horsley Road from Scotsdale Road to McLean Road;
- Kearsley Road from Mt Shadforth Road to McLean Road/Lantzke Road intersection;
- Riverbend Lane and East River Road from Denmark-Mt Barker Road to the Denmark River - noting these two roads should be shown as indicative neighbourhood connector roads as will be dependent on the final location of the proposed bridge crossing.

It should be noted that a number of the identified neighbourhood connector roads are provided for on current road reserve alignments and/or have been approved/endorsed via structure planning, scheme amendment and/or subdivision processes.

The bridge crossing point and neighbourhood connector roads have specifically been identified in the LPS having regard to factors such as the:

- Level of development that is currently occurring and proposed to occur on the eastern and western sides of the Denmark River, being:
 - Extensive residential development already approved in the northern part of town on the western side of Denmark River – approximately 550 lots in the immediate vicinity;
 - Proposed future urban expansion areas on both sides of Denmark River;
 - Existing education node (High School, TAFE, Agricultural College) on the eastern side of Denmark River;

- Existing and proposed employment nodes (service park, industrial area, Shire, High School, TAFE, Albany) on the eastern side of Denmark River; and
- The existing strategic transport route to Albany and Perth on the eastern side of Denmark River.
- Level of development occurring throughout the town putting pressure on the need for an additional bridge crossing in terms of traffic loads on South Coast Highway, the current Denmark River bridge crossing, Scotsdale Road and the South Coast Highway/Hollings Road intersection.

Council, in its early deliberations on the LPS discussed an alternative, southern link alignment in the vicinity of Inlet Drive and the rivermouth however opted to discount this route in the early stages of the process for a number of reasons, including environmental constraints, conflict with the existing use by the community of the Denmark-Nornalup Heritage Rail Trail and the fact that the majority of proposed residential development would be occurring to the north of the townsite.

There is no immediate demand for a public transportation system in Denmark but this will need to be closely monitored as the population grows. The urban form of Denmark's urban areas along Ocean Beach Road to the south would be ideal for a public transit route and should be acknowledged in structure planning of those residential zoned broad acre properties which abut Ocean Beach Road. A local bus that links Denmark to Albany would be of benefit to link residents with higher order shopping and specialised services in Albany. In consultation with MRWA, Council may wish to explore treatments of South Coast Highway through Denmark to reduce speed and make the environment more pedestrian friendly.

The existing timber industry will place pressure on particular sections of the road system as harvesting of logs increases. All levels of Government and the plantation industry will need to continue open dialogue with each other to address any issues on a case by case basis.

6.13.2 Shared Paths

A good shared path network enables the community to walk and cycle for recreational purposes and walk/cycle to the shops and community uses/centres. Shared paths allow for children to safely travel to and from schools and need to be provided alongside appropriate roads. New shared pathways need to build upon the existing unconnected sections of pathways that currently exist in and around the townsite area to ensure that the ultimate objective of connecting desire points is achieved. A priority is to provide a shared pathway from the town centre along Denmark River and Wilson Inlet through to Ocean Beach. An indicative route is shown on the LPS Plan. The alignment and design should be appropriately planned to ensure that sensitive vegetation is not disturbed and that the area is not subject to erosion as a result of any construction. Council as part of the development of policy should ensure that an adequate network of shared paths is developed and maintained.

General purpose paths (GPPs) also need to be provided in the urban area for the same principles associated with shared paths. Whether GPPs are on both sides of the road, will ultimately be dependent upon the density of development that surrounds the path network. In the commercial areas, it is expected that both sides of the road will be serviced with GPPs or a combination of GPPs and a Shared Path.

Structure planning of new residential estates and the nodal rural settlements must adequately cater for the need for cycle and pedestrian forms of movement.

6.13.3 Airstrip

The Shire operates the Denmark Airstrip located at Wrightson Road off East River Road, approximately 5 km's to the north east of the Denmark Townsite. The Airport has a sealed surface and has lighting installed. In 2003 Council granted consent for two separate commercial operators to conduct commercial air charter services from the airstrip. The airstrip will be a vital component in the future to continue to boost Denmark's tourism profile and business opportunities and accordingly its continued operation is critical.

A number of industrial lots have been developed on airstrip land adjacent to the runway to allow for hangers and airstrip related industries. Council's LPP 25.1: "Denmark Airfield and Airpark" provides land use and development controls over these lots. There has recently been more demand for further hangars and airstrip related industrial uses with new lots being released.

Due to the increase in demand for hangar lots and the need to protect the future operation of the airstrip the Shire has adopted an Airport Land Use Strategy (2010) to address land use regulations on land around the airstrip. The LPS will define a buffer zone and list uses that will and will not be permitted within the buffer area. The LPS will aim to only permit activities that are compatible with the airstrip and its associated noise

and remove potential for future land use conflicts. The LPS plans show the buffer zone as identified in the Airport Land Use Strategy.

6.13.4 Planning Implications

- Identify that the Howe Road/Hamilton Road/Churchill Road link from Scotsdale Road to Denmark-Mt Barker Road is an existing alternative/emergency vehicle by-pass route should the need ever arise (noting that traffic management may be required in the vicinity of the single lane bridge dependent on the required timeframes for the road to be used).
- Identify neighbourhood connector roads in and around the Denmark townsite as roads that provide the opportunity for dispersment of local traffic.
- Identify the need for an additional bridge crossing of Denmark River in the general vicinity of the stretch of river from Reserve 12995 north to Riverbend Lane.
- Lobby Main Roads WA and the Minister for Transport for inclusion of Tindale Road as a Main Roads WA controlled road.
- Construct the missing sections to create a continuous shared path from the townsite through to Ocean Beach, via Wilson Inlet.
- Improve the shared pathway network in and around the Denmark townsite, tourist destinations and nodal settlements to link desire destinations.
- Protect the ongoing operation of the Denmark airstrip through the Airport Land Use Strategy (2010).

6.14 Infrastructure Services

6.14.1 Water Supply

The Water Corporation is the licensed service provider of water for the Denmark townsite. The Water Corporation has recently undertaken the following works to address the future demands for water:

- A new 15,000 kilolitre water storage tank on McLean Road.
- A below-ground pumping station at Horsley Road Reservoir and a booster pump station in McLean Road and an upgrade of the Christina Crescent transfer pump station.
- A new 1.3km pipeline from Horsley Road Reservoir to the new water storage tank at McLean Road and an additional 1.1km of pipeline to connect into Denmark's water system.

Water is currently sourced from Quickup Dam with additional top up from Denmark Dam. The Water Corporation has recently assessed the need to secure an additional alternative source of water supply to meet growing demand in the short to medium term. The Water Corporation is in discussions with the Department of Water and Department of Environment and Conservation on a proposal to construct a pipehead system on Mitchell River and Denmark River. In the longer term water supply sources for Denmark are likely to be a combination of options and would continue to include local supplies which may include raising the level of the Quickup River Dam, a seawater desalination plant or introducing an integrated scheme along the South Coastal Region. The reduction in rainfall in association with climate change may have a large impact on the options pursued as part of securing future supplies.

Council will need to be part of stakeholder consultation to secure and resolve a future direction(s) in long term water supply resources. Headworks charges and infrastructure charges may need to be examined to order to assist in the construction of new infrastructure.

Rural nodal settlements being distant from existing infrastructure will also need to develop and secure additional supplies to achieve a self-sufficient supply.

6.14.2 Waste Water Treatment

The Denmark Waste Water Treatment Plant is currently being upgraded to increase capacity to service the increasing population, to optimise the wastewater treatment processes and to achieve a significant improvement in the amount of nutrient removal. The current WWTP, subject to further upgrades over time for will have sufficient capacity to cater for the needs of the life of this LPS. The current upgrades are planned for completion by end of 2012.

Current planned improvements have not considered the opportunity to utilise waste outflow water in a more sustainable way, such as irrigating McLean Park sports field, Councils parks, the golf course etc. Council should raise and investigate potential for outflow re-use options with the Water Corporation. It is the Shire's desire for the waste water to be used to irrigate the Council controlled golf course, the grounds of the Denmark Agricultural College and irrigate a local tree farm. Discussions are currently taking with Water Corporation for this to transpire.

The LPS currently shows the Water Corporation's recommended buffer relating to the 2 odour unit contour based on modelling undertaken in regard to the recommended buffer distance as per the EPA's Guidance Note 3. The extent of the final odour buffer will be subject to actual modelling and may be subject to change as a result.

6.14.3 Effluent Disposal/Infill Sewerage

Denmark Shire has been listed on the 'deferred' list under the Water Corporation's Infill Sewerage Program as Denmark is not considered a priority town. The Water Corporation has instead focused its expenditure on the current water supply and WWTP upgrades. The Shire should lobby the Water Corporation to reinstate Denmark into its Infill Sewerage Program as this will provide a more efficient use of the system, provide a better environmental outcome in removing existing septic tanks and the extension will provide more opportunity for developers to extend the service and develop their new residential estates. Some residential estates have been held up from development due to the high cost of extending the sewer service.

For areas that are not designated as future residential under the LPS Plan these areas will need to rely upon on-site effluent disposal systems which meet the standards specified by the Department of Health and the Department of Environment and Conservation. A number of standard on-site effluent disposal systems exist, but landowners or developers may wish to explore and undertake research into alternative treatment systems (ATU's) which provide a better environmental outcome. Consideration should be given under the planning process to require all future rural-residential, rural small holdings and rural nodal settlements to use ATU systems where the local conditions indicate there may be a threat to ground water if standard septic systems are used.

6.14.4 Electricity/Gas

Power for the Shire is delivered through the South West Interconnected System, which has a number of power generators located in the South West region, which are powered by renewable and non renewable sources. No power stations are located within the Denmark region. A wind farm is located in Albany and proposals have been explored to introduce another privately owned wind farm into the region.

The establishment of a windfarm has been considered by the Denmark Shire to provide a sustainable alternative power supply to the town. The area enjoys reliable moderate to strong southerly and south west winds. A site at Wilson Head has been zoned to accommodate the windfarm with construction due to commence once all of the relevant government (state and local) approvals have been issued.

All new forms of development including industrial areas will put additional pressure on the generation of electricity. Ongoing development of alternate supplies by state providers will need to occur, otherwise supplies will be unreliable, as has already been experienced from time to time in the region.

Reticulated gas is not currently supplied within the Denmark townsite and although there are no plans afoot to provide such a supply, the Shire of Denmark has requested the State Government's consideration of providing a gas service to Denmark as part of the proposed Bunbury to Albany Gas Pipeline project (land assembly process for this project was approved by the State Cabinet in March 2010 with route alignments processes currently being undertaken with the aim of completion by 2012) in light of the range of strategic land development projects planned for the next 20 years. In the meantime, gas supply will be provided in the form of bottled gas for individual households as required.

6.14.5 Telecommunications

The Shire of Denmark is serviced by a number of telecommunications providers in the form of land lines and mobile phone connection. The mobile network does not cover the whole of the Shire, primarily due to a combination of areas of state forest and low population along particular transport routes. An increase in transport numbers or population may lead to an increase in coverage for mobile phones. If the Shire wishes to facilitate greater mobile telephone coverage, lobbying with the federal government and providers is needed.

6.14.6 Waste Transfer Station

The Council operates a land refuse transfer station at the junction of South Coast Highway and Denmark-Mount Barker Road with the waste being transferred to Albany for disposal. This facility is envisaged to continue being used as a transfer station for the foreseeable future, unless a new regional waste facility is established somewhere in the Great Southern Region and the Shire cart directly to this new location.

To protect the waste transfer station from incompatible land use the LPS Plan shows a 200m buffer around the site which reflects the EPA's Guidance Statement No. 3 buffer distance for a waste transfer station.

6.14.7 Planning Implications

- Consider options for utilising Waste Water Treatment Plant outflow water in a more sustainable way.
- Lobby Federal Government to fund construction of a wind farm as it provides a more sustainable power supply for future population growth and industry growth.
- Encourage the maintenance and expansion of landline and mobile communication networks.
- Acknowledge and support the buffer area around the Waste Water Treatment Plant and the Waste Transfer Station and ensure that only compatible uses are located within its buffer.
- Lobby the State Government to establish a gas service to the Shire of Denmark to service the range of strategic land developments planned for the next 20 years and beyond.
- Lobby relevant Government Departments and associated Ministers to ensure infrastructure servicing caters for the predicted growth in an orderly manner.

7.0 OPPORTUNITIES AND CONSTRAINTS UPON DEVELOPMENT

The key opportunities and constraints affecting the growth of the Shire are summarised as follows:

OPPORTUNITIES

- Denmark's setting provides an attractive place to live
- The availability of the Agriculture College land east of the town to facilitate long term expansion of the Denmark town centre
- The various accommodation lifestyle choices provided
- Potential for new rural settlements and associated development in Peaceful Bay, Nornalup and Bow Bridge
- Access to regional and local open space networks
- The natural environment in close proximity to Denmark townsite and surrounds
- Reliable rainfall and good quality soils guarantee the continued viable agriculture industry and other rural pursuits
- The variety of agricultural and rural pursuits that can be undertaken
- Denmark has a 'village' feel and a point of difference to other south west and South Coastal towns

CONSTRAINTS

- Protection of the natural landscape and natural features
- Protection of remnant vegetation
- Protection of priority agricultural land
- Limited employment opportunities
- Limited areas to expand town centre due to existing land use
- Limited sites for coastal located tourism activities
- Removal of Denmark from the Infill Sewerage program
- The proximity of the WWTP and its buffer to Denmark townsite
- The quality and quantity of drinking water within Denmark townsite and surrounding areas

8.0 GLOSSARY OF TERMS

Development Area (Structure Plan Area) Zone

This zone is for larger scale comprehensive residential, industrial or commercial developments which should proceed in accordance with a structure plan prepared under the Scheme. The structure plan provides the basis for future subdivision and development. This zoning may be linked to special control area provisions designating development areas (where structure plans are required) and development contribution areas (where cost-sharing towards infrastructure is required).

Industry

The carrying out of any process in the course of trade or business, for and incidental to one or more of the following:

- a) The winning, processing or treatment of minerals;*
- b) The making, altering, repairing or ornamentation, painting, finishing, clearing, packing or canning or adapting for sale, or the breaking up or demolition of any article or part of an article;*
- c) The generation of electricity or the production of gas;*
- d) The manufacture of edible goods; and*

includes the sale of goods from any of these processes conducted on the site.

Industry – General

An industry other than a cottage, extractive, hazardous, light, noxious, rural or service industry.

Industry – Light

An industry:

- a) In which the processes carried on, the machinery used, and the goods and commodities carried to and from the premises will not cause any injury to, or will not adversely affect the amenity of the locality by reason of the emission of light, noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water or other waste products; and*
- b) The establishment of which will not or the conduct of which does not impose an undue load on any exiting or projected service for the supply or provision of water, gas, electricity, sewerage facilities, or any like services.*

Industry – Service

A light industry carried out on land or in buildings which may have a retail shop front and from which goods manufactured on the premises may be sold; or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced.

Local Planning Policies (LPPs)

Guidelines used to assist the Shire of Denmark in making decisions under the Town Planning Scheme. Although Local Planning Policies are not part of the Town Planning Scheme they must be consistent with, and cannot vary, the intent of the Scheme provisions, including the Residential Design Codes. In considering an application for planning approval, the Shire of Denmark must have due regard to relevant Local Planning Policies.

Local Planning Strategy (LPS)

A strategy prepared in accordance with the Town Planning Regulations 1967 which sets out the long-term planning directions for the Shire of Denmark, applies State and regional planning policies and provides the rationale for the zones and other provisions of a local planning scheme.

Mixed Business –

Development form being a range of light and service industrial, wholesaling, showrooms, trade and professional services which, by reason of their scale, character and operational land requirements, are not generally appropriate to, or cannot conveniently or economically be accommodated within commercial or industrial zoned areas. Service Commercial is also a term commonly used for this form of development.

Mixed Use Development –

The compatible mixing of a range of appropriate uses (generally commercial/other non-residential uses on the same site with a residential development), integrated in close proximity to each other to improve the efficiency and amenity of neighbourhoods, reduce travel demand, increase walkability, and make more efficient use of available space and buildings.

Model Scheme Text (MST)

The Model Scheme Text sets out the structure and standard legal and administrative provisions to be used in local planning schemes in Western Australia. The Model Scheme Text is contained in Appendix B of the Town Planning Amendment Regulations 1999.

Reservation

Reservation of land is generally used to identify a significant public use of land, where there is an intention to acquire land for such use or where a level of assurance about the future public use of land is sought. When applied to private land, reservation generally implies a limit on the use or development of that land.

Rural Nodal Settlement Area

A small community village settlement form with small-scale commercial infrastructure (normally a general store and/or fuel depot) that serves the daily needs of the local and agricultural community.

Rural Residential

Land used for residential purposes in a rural setting, typically in the order of 1ha – 4ha, which provides for alternative residential lifestyles and which seeks to preserve the rural and/or landscape amenity of such areas and control land use impacts.

Rural Smallholdings

Land, typically in the order of 4ha – 40ha, used for minor rural pursuits, hobby farms, conservation lots and alternative residential life style purposes where part-time income from cottage industries, home occupation and use of the land for agriculture may be derived. This land use may also seek to preserve and enhance landscape quality, environmental and conservation attributes.

Priority Agriculture Zone

This zone is for land where:

- a) It has been identified by State agencies and the local government in consultation with the community as an agricultural area of State or regional significance; or*
- b) It has been identified in a local planning strategy as being an area of local agricultural significance; and*
- c) It is not already an existing Rural Residential or Rural Smallholdings development.*

Service Park

Development form comprising service and rural related businesses (e.g. hardware stores, nurseries etc.) that require large areas for the delivery, handling, display and/or storage of products.

Special Control Area

A Special Control Area (SCA) is intended to control particular types or characteristics of development associated with a factor which does not generally coincide with a zone(s) or reserve(s). A SCA sets out particular provisions which may apply in addition to the zone requirements and generally concerns landscape, environmental, built form and land and site management issues.

Structure Plan

A plan showing in outline the overall development intentions for an area, including but not limited to land use, major transport and utility networks, drainage/urban water management, open space systems and indicative built form. A structure plan can be prepared on a district or local level. A structure plan is also known as an Outline Development Plan or Subdivision and Development Guide Plan.

Town Planning Scheme

A Town Planning Scheme specifies zoning and development standards gazetted pursuant to the Planning and Development Act 2005. The current operative Town Planning Scheme for the Shire of Denmark is Town Planning Scheme No. 3 District Zoning Scheme and was gazetted on 25 March 1994. A Town Planning Scheme is also referred to as the Scheme and/or TPS (i.e. in instance of Town Planning Scheme No. 3 District Zoning Scheme, reference could also be TPS 3).

Zone

A portion of the Town Planning Scheme area shown on the map by distinctive colouring, patterns, symbols, hatching or edging for the purpose of indicating the restrictions imposed by the Town Planning Scheme on the use and development of land, but does not include a reservation or special control area.

APPROVAL

Approved for advertising by resolution of the Council of the Shire of Denmark at the Ordinary Meeting of Council held on the 22nd day of March 2011.



CR R THORNTON
SHIRE PRESIDENT



D STEWART
CHIEF EXECUTIVE OFFICER

ADVERTISING

Shire of Denmark Local Planning Strategy certified for advertising on the 10th day of May 2011.

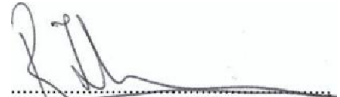
Signed for and on behalf of the
Western Australian Planning Commission

.....
*An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date

ADOPTED

The Council of the Shire of Denmark hereby adopted the Local Planning Strategy at the Special Meeting of Council held on the 4th day of October 2011.



CR R THORNTON
SHIRE PRESIDENT



D STEWART
CHIEF EXECUTIVE OFFICER

ENDORSEMENT

Endorsed by the Western Australian Planning Commission on 22 May 2012.

.....
*An officer of the Commission duly authorised by the Commission
(pursuant to the Planning and Development Act 2005)*

Date