



For Discussion Only - Plan Not Endorsed

Dwellingup

PRECINCT STRUCTURE PLAN

HATCH | RobertsDay

We acknowledges Dwellingup's traditional custodians, the Bindjareb People of the Noongar Nation, their continuing connection to the land, waters and community and pay our respects to their Elders both past and present.

Title: Dwellingup Precinct Structure Plan
Prepared for: Shire of Murray
Author: Adrian Cagnana, Tim Parker, Dan Pearce
Reference: MRY DFG (H-000150)
Version: Rev 2
Date of Release: 7th September 2022

DISCLAIMER & COPYRIGHT

This document was commissioned by and prepared for the exclusive use of the Shire of Murray. This document cannot be copied or reproduced in whole or part for any purpose without the prior written consent of the Shire of Murray or Hatch RobertsDay.

HATCH | RobertsDay



For Discussion Only - Plan Not Endorsed



For Discussion Only - Plan Not Endorsed

This Structure Plan is prepared under the provisions of the Shire of Murray Local Planning Scheme No. 4

It is certified that this Precinct Structure Plan was approved by resolution of
the Western Australian Planning Commission on:

.....

Date

Signed for and on behalf of the Western Australian Planning Commission

.....

An officer of the Commission duly authorised by the Commission pursuant to Section 16
of the *Planning and Development Act 2005* for that purpose, in the presence of:

.....

Witness

.....

Date

.....

Date of Expiry

Table of Amendments

Amendment No.	Summary	Amendment Type	Date Approved by WAPC
---------------	---------	----------------	-----------------------

For Discussion Only - Plan Not Endorsed

Table of Contents

Executive Summary	6
Part One	8
Part Two	23
1. Introduction	23
2. Context Analysis	24
2.1 Study Area	24
2.2 Planning Framework	25
2.3 Attributes and Features	28
2.4 People in Dwellingup	30
2.5 Land Requirements To Support a Sustainable Dwellingup	34
3. Technical Inputs	36
3.1 Flora and Fauna	36
3.2 Infrastructure and Servicing	37
3.3 Bushfire	(TBC)
4. How to Grow	41
4.1 Current Structure Plan	41
4.2 Place Analysis	44
4.3 A Distinct Rural to Town Transect	48
4.4 Where to Grow	52
4.5 Place Principles	60
4.6 Key Design Elements	62

For Discussion Only - Plan Not Endorsed

Executive Summary

Dwellingup has been through a sustained period of reinvestment in recent years, evolving from a largely forestry and mining-based economy to a tourism destination.

Being just an hour and a half from Perth, this transformation is being led through significant investment in Lane Poole Reserve, development of the Dwellingup Trails and Visitor Centre, and \$8.4million investment in the Adventure Trails Project.

The local demographic is also shifting, led by regional population growth, tree change retirement and employment availability.

This transition represents an exciting opportunity but also challenging opportunity for local business and the existing community.

To plan and manage for this anticipated change and growth, the Dwellingup Futures Road Map 2021-2036 Project was initiated to work towards a shared vision for the future of the town. Over the past two years, the project has brought together the experience and expertise of a range of stakeholders and groups, ensuring a diverse range of perspectives were captured and ultimately resulting in a new vision for the town being:

“Future growth in Greater Dwellingup will emanate from making the most of our best assets – enhancing our natural resources, sharing our cultural heritage, supporting our people, and maintaining our small-town charm.”

This vision was supported by a series of goals and aspirations:

- **Maintain our small-town charm** so Greater Dwellingup will be an attractive, interesting place that is self-sufficient and sustainable in the services it offers families.
- **Grow a diverse and resilient economy**, offering more pathways for local jobs and career opportunities.
- **Protect and enhance Greater Dwellingup's environment** by sensitively managing diverse land-use activities (such as mining, forestry, tourism, agriculture and recreation).
- **Protect and capitalise on our assets** through education, creativity, cultural awareness and a scientific approach.
- **Community, Government and Industry cooperatively** work together to achieve the objectives of the Dwellingup Futures Road Map 2021-2036



To align with this renewed vision, the Dwellingup Precinct Structure Plan (PSP) has been prepared to inform strategic planning efforts and guide land use and development of the area over the next 10-15 years.

The PSP builds upon and updates the approved 2012 Dwellingup Structure Plan, incorporating measures to achieve the aspirations of the Dwellingup Futures Road Map 2021-2036 Project, as well as updates to relevant technical data, including a more contemporary response to servicing and bushfire management.

The following report is structured generally in accordance with State Planning Policy 7.2 Precinct Design, outlining the following:

- **Context Analysis:** An outline of the study area, planning context, population projections and land use requirements;

- **Technical Inputs:** An overview of environmental, infrastructure and servicing considerations and a contemporary assessment and recommendations for a Bushfire Strategy for Dwellingup.
- **Precinct Design:** Providing context to the proposed statutory controls within Part 1 including:
 - Place Analysis;
 - Consideration of growth options for Dwellingup;
 - Place Principles; and
 - Response to Precinct Design Elements.

The plan is intended as a spatial representation of the community's vision for Dwellingup. It provides a framework to build upon the unique aspects of the town, ensure a self-sustaining community and economic base and transition the town to a highly livable, quintessentially Western Australian place.



PART 1: IMPLEMENTATION

For Discussion Only - Plan Not Endorsed



1. Precinct Structure Plan

This Precinct Structure Plan (PSP) applies to the Dwellingup Townsite, being the land wholly contained within the inner edge of the line denoting the PSP boundary on the Precinct Structure Plan Map (Plan 1).

2. Precinct Structure Plan Purpose and Vision

The PSP has been prepared to inform strategic planning and to guide land use and development of the area over the next 10-15 years.

The vision for the PSP aligns with that set out in the Dwellingup Futures Road Map 2021 - 2036, which is:

“Future growth in Greater Dwellingup will emanate from making the most of our best assets – enhancing our natural resources, sharing our cultural heritage, supporting our people, and maintaining our small-town charm.”

3. Precinct Structure Plan Objectives

The PSP vision is supported by the following objectives detailed in the Dwellingup Futures Road Map:

1. Maintain our small-town charm so Greater Dwellingup will be an attractive, interesting place that is self-sufficient and sustainable in the services it offers families.
2. Grow a diverse and resilient economy, offering more pathways for local jobs and career opportunities.
3. Protect and enhance Greater Dwellingup’s environment by sensitively managing diverse land-use activities (such as mining, forestry, tourism, agriculture and recreation).
4. Protect and capitalise on our assets through education, creativity, cultural awareness and a scientific approach.
5. Community, Government and Industry cooperatively work together to achieve the objectives of the Dwellingup Futures Road Map.

4. Operation

The date the PSP comes into effect is the date the PSP is approved by the Western Australian Planning Commission.

5. Staging

1. Following approval of this PSP by the Western Australian Planning Commission, amendments to the Peel Region Scheme and the Shire of Murray Local Planning Scheme No. 4 (LPS4) will be initiated on a staged basis to rezone and reserve the land in accordance with the relevant designations depicted on Plan 1.
2. The staging of rezoning applications and future development will be governed by commercial considerations and the needs of the Dwellingup community.
3. The staging of public realm improvements will be in accordance with the Shire’s Strategic Community Plan.

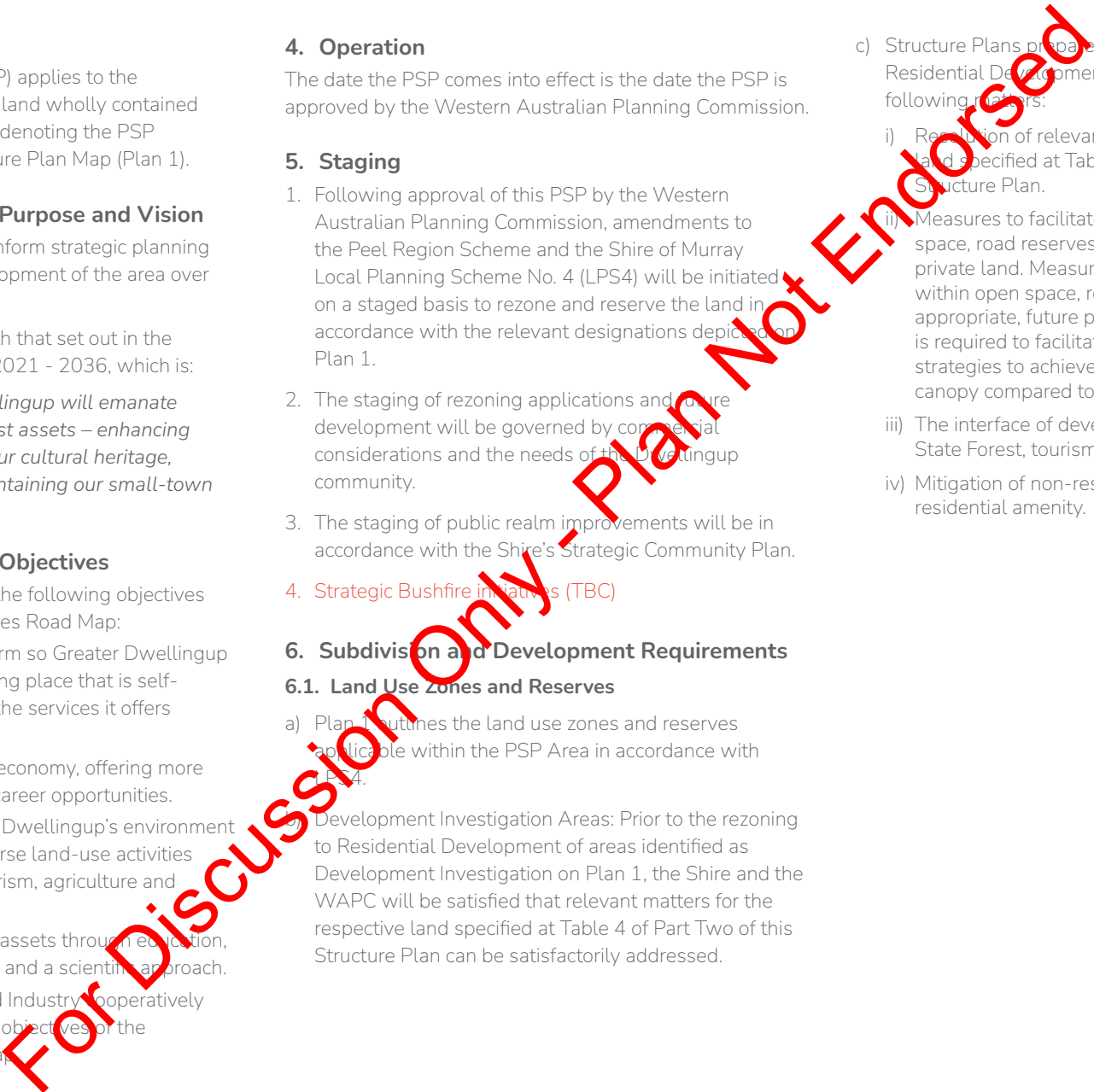
4. Strategic Bushfire initiatives (TBC)

6. Subdivision and Development Requirements

6.1. Land Use Zones and Reserves

- a) Plan 1 outlines the land use zones and reserves applicable within the PSP Area in accordance with LPS4.
- b) Development Investigation Areas: Prior to the rezoning to Residential Development of areas identified as Development Investigation on Plan 1, the Shire and the WAPC will be satisfied that relevant matters for the respective land specified at Table 4 of Part Two of this Structure Plan can be satisfactorily addressed.

- c) Structure Plans prepared to facilitate development of Residential Development zones will have regard for the following matters:
 - i) Resolution of relevant matters for the respective land specified at Table 4 of Part Two of this Structure Plan.
 - ii) Measures to facilitate tree retention within open space, road reserves and where appropriate, future private land. Measures to facilitate tree retention within open space, road reserves and where appropriate, future private land. Where tree clearing is required to facilitate development, identification of strategies to achieve no nett loss in the urban tree canopy compared to pre-development levels.
 - iii) The interface of development with existing roads, State Forest, tourism development and rural land.
 - iv) Mitigation of non-residential use impacts on future residential amenity.



6.2. Transect Zone Character Area Objectives

In accordance with Figure 13 of Part 2 of the PSP, the land within and adjacent the Structure Plan Area is categorised by discrete transect based Character Areas defined by their different contexts within the urban framework.

Development within each Character Areas shall have regard for the following objectives for that zone:

1. Village Centre
 - a) Create a walkable, main street environment for Dwellingup that is attractive and interesting.
 - b) Maintain Dwellingup's small-town charm with an appropriate scale and style of built form.
 - c) Provide opportunities for the integration of residential development that does not compromise commercial activity.
2. Natural Living
 - a) New neighbourhoods should reflect the existing urban pattern of Dwellingup.
 - b) Maintain Dwellingup's small-town charm with new development referencing and interpreting its traditional built form character.
 - c) Improve environmental outcomes through tree retention and an increase in urban tree canopy.
3. Rural Lifestyle
 - a) Facilitate the continued, sustainable operation of rural pursuits on rural land.
 - b) Maintain the rural style and character of new development, particularly when viewed from public roads.
 - c) Support the diversified economy scenario by allowing complementary land-use activity on rural land including tourism and short stay accommodation.

6.3. Residential Density

A residential density of R10 applies throughout the PSP area.

6.4. Public Open Space

- a) Public Open Space shall be provided generally in accordance with the distribution of Public Open Space shown on Plan 1 sufficient to meet the objectives of Liveable Neighbourhoods.
- b) Variations to the open space locations depicted on Plan 1 can be made via a Structure Plan or Local Development Plan for areas identified as Residential Consolidation or Development Investigation.

6.5. Movement Network

- a) New roads and public access shall be provided generally in accordance with the network shown on Plan 1 and, where relevant, Figure 26 (noting that detailed design within the identified Development Investigation Areas will be subject to future structure planning).
- b) Thoroughfare standards for new roads and the upgrade of existing roads will be generally be in accordance with the applicable typology depicted in Figures 1 -8.
- c) Proposals for new roads and the upgrade of existing roads within the PSP Area will be required to demonstrate measures for the retention of existing mature trees where possible to do so.

For Discussion Only - Plan Not Endorsed

Figure 1 Village Centre Main Street (20m)

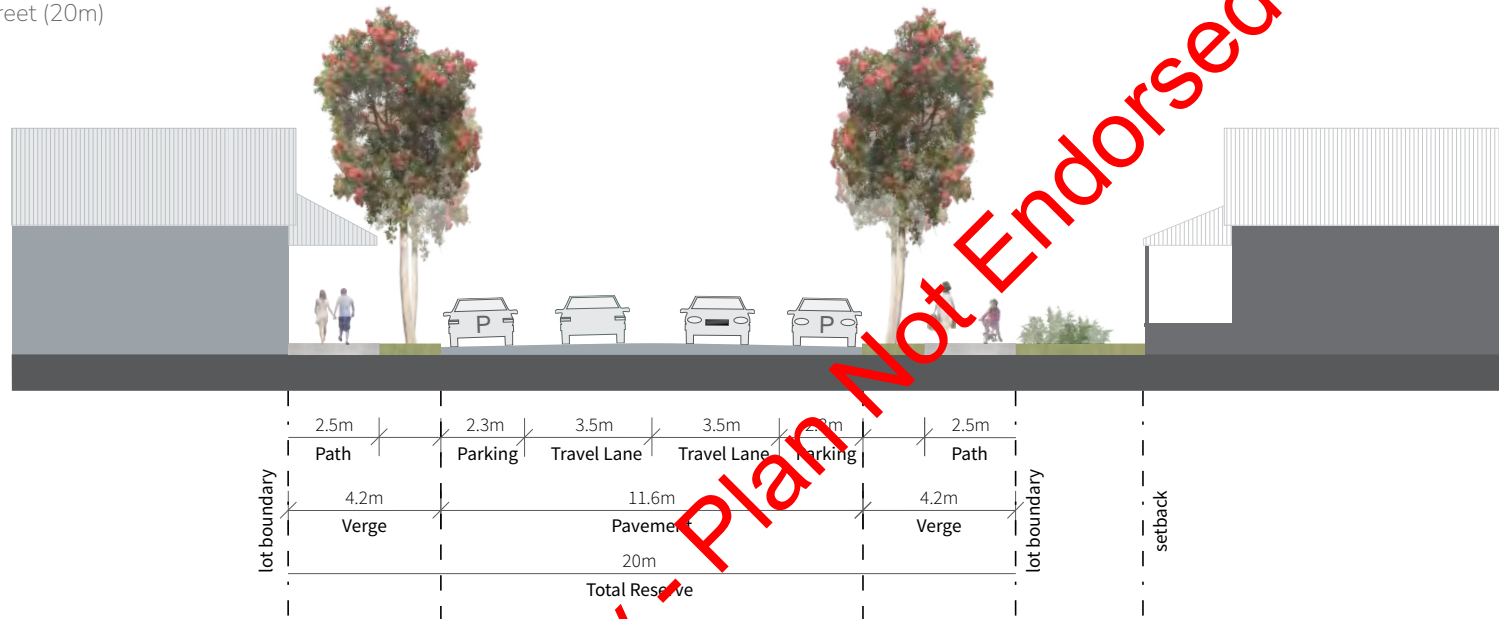
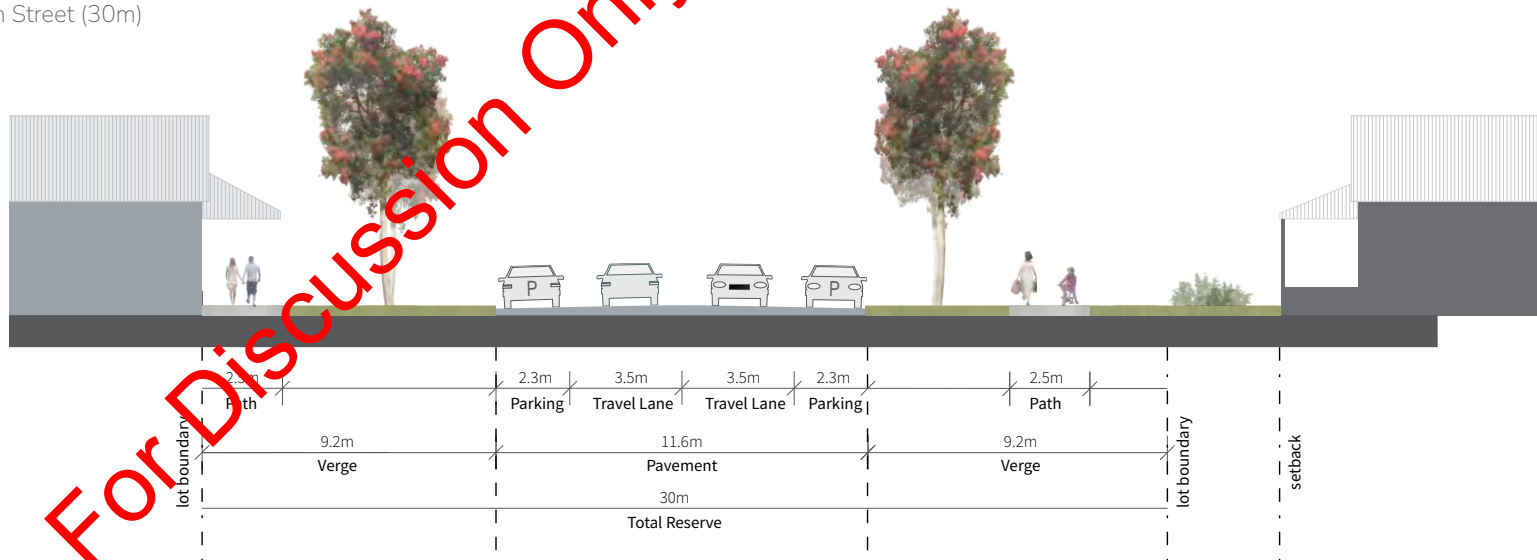


Figure 2 Village Centre Main Street (30m)



For Discussion Only - Plan Not Endorsed

Figure 3 Village Centre Main Street - Special Street (20m)

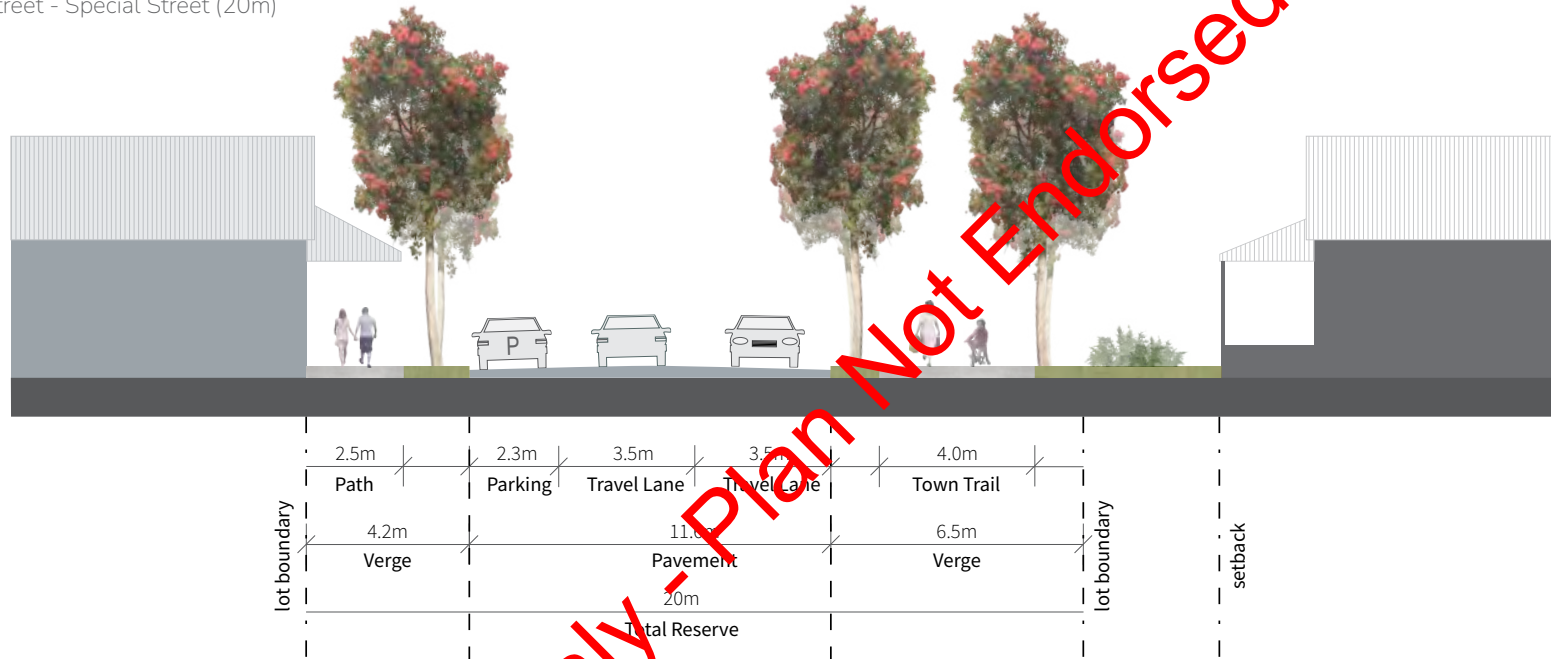
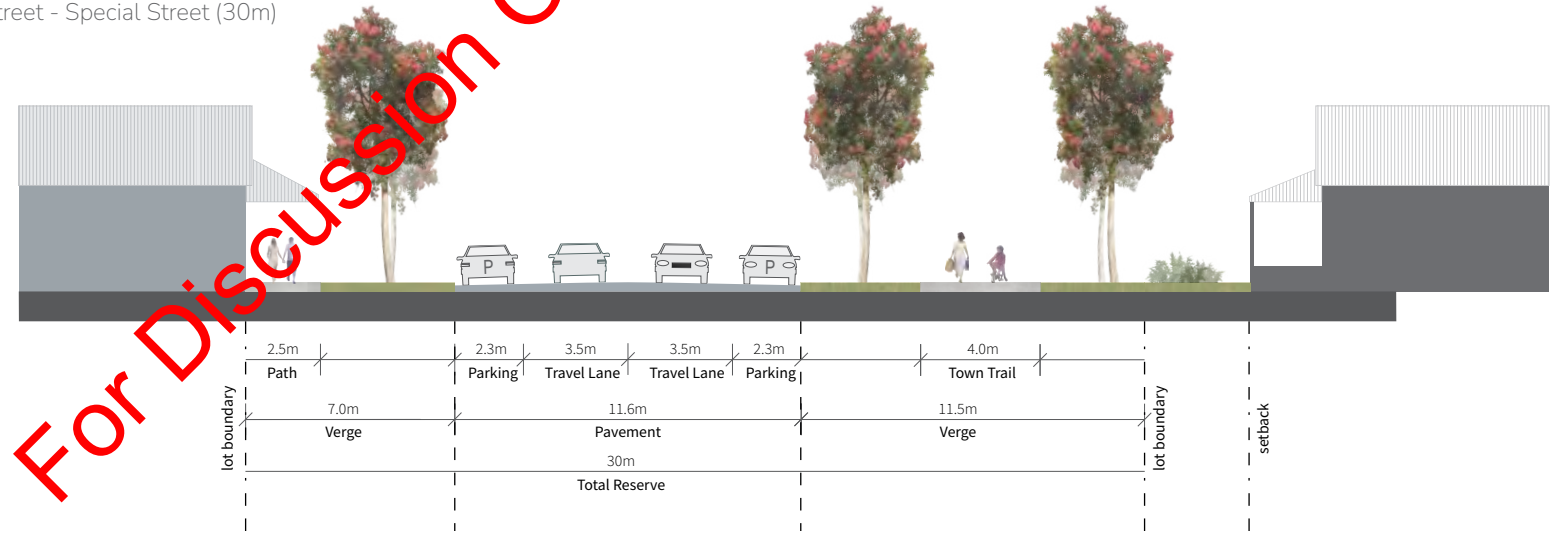


Figure 4 Village Centre Main Street - Special Street (30m)



For Discussion Only - Plan Not Endorsed

Figure 5 Natural Living Access Street

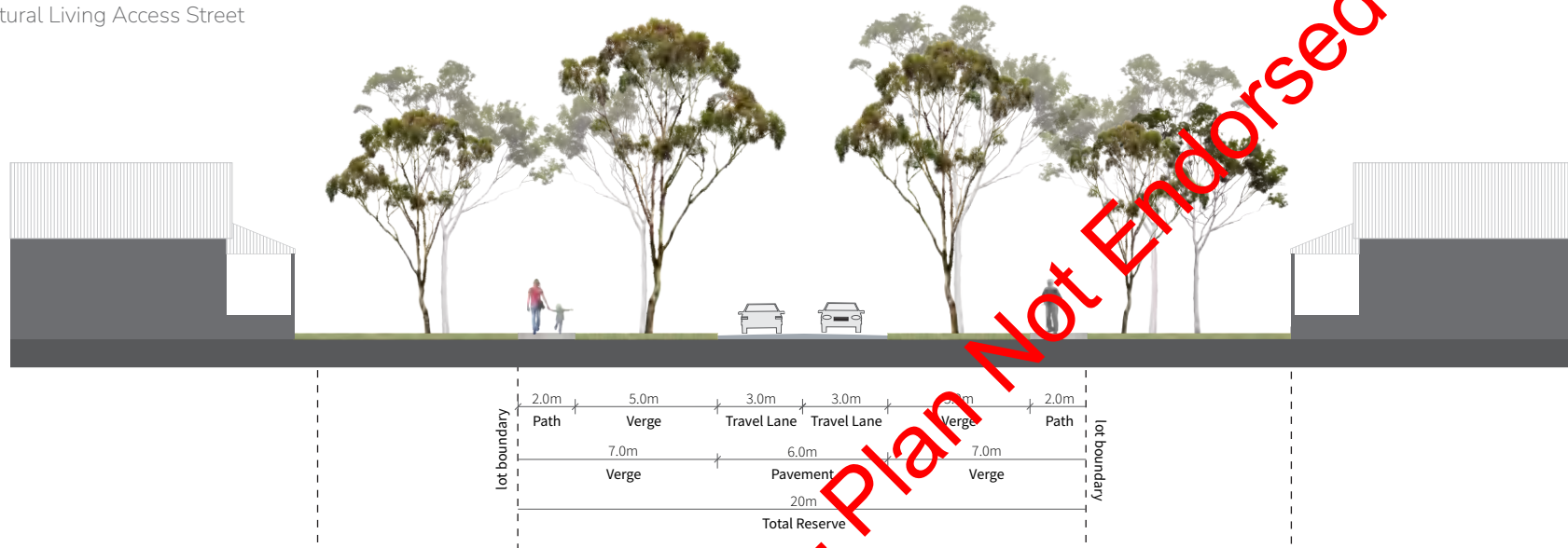
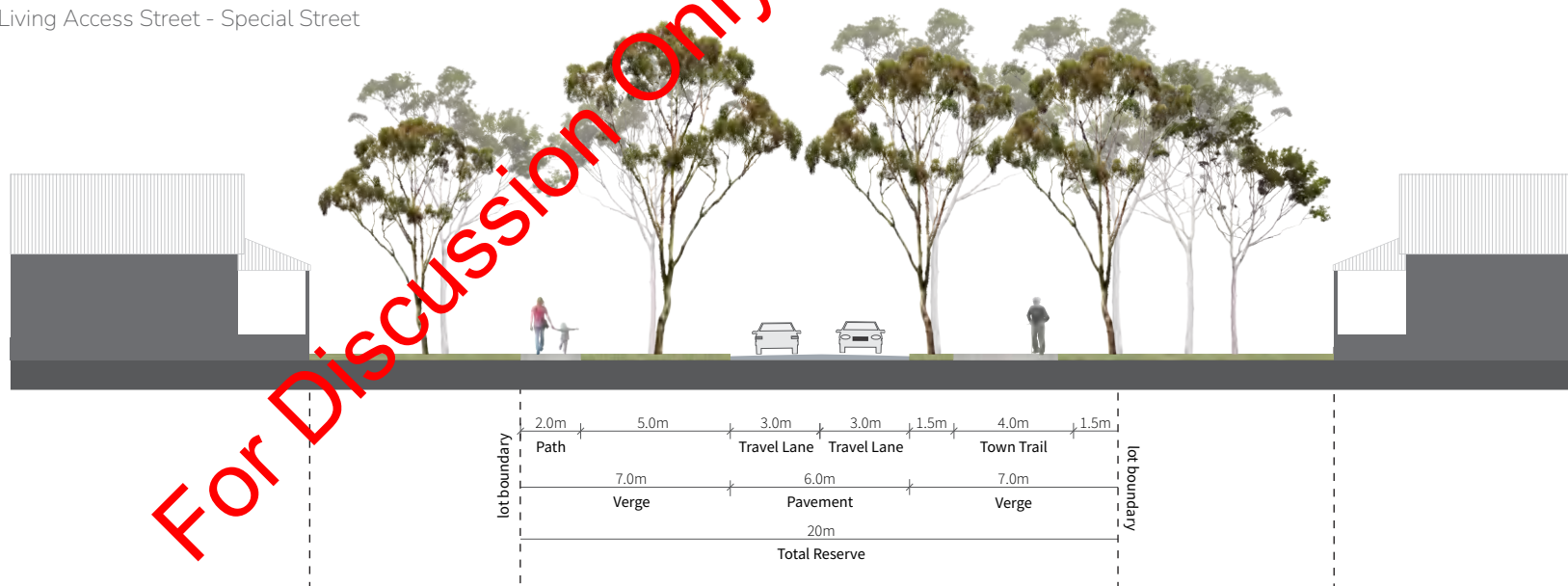


Figure 6 Natural Living Access Street - Special Street



For Discussion Only - Plan Not Endorsed

Figure 7 Laneway



Figure 8 Rural Lifestyle Road



For Discussion Only - Plan Not Endorsed

6.6. Interim Development Standards

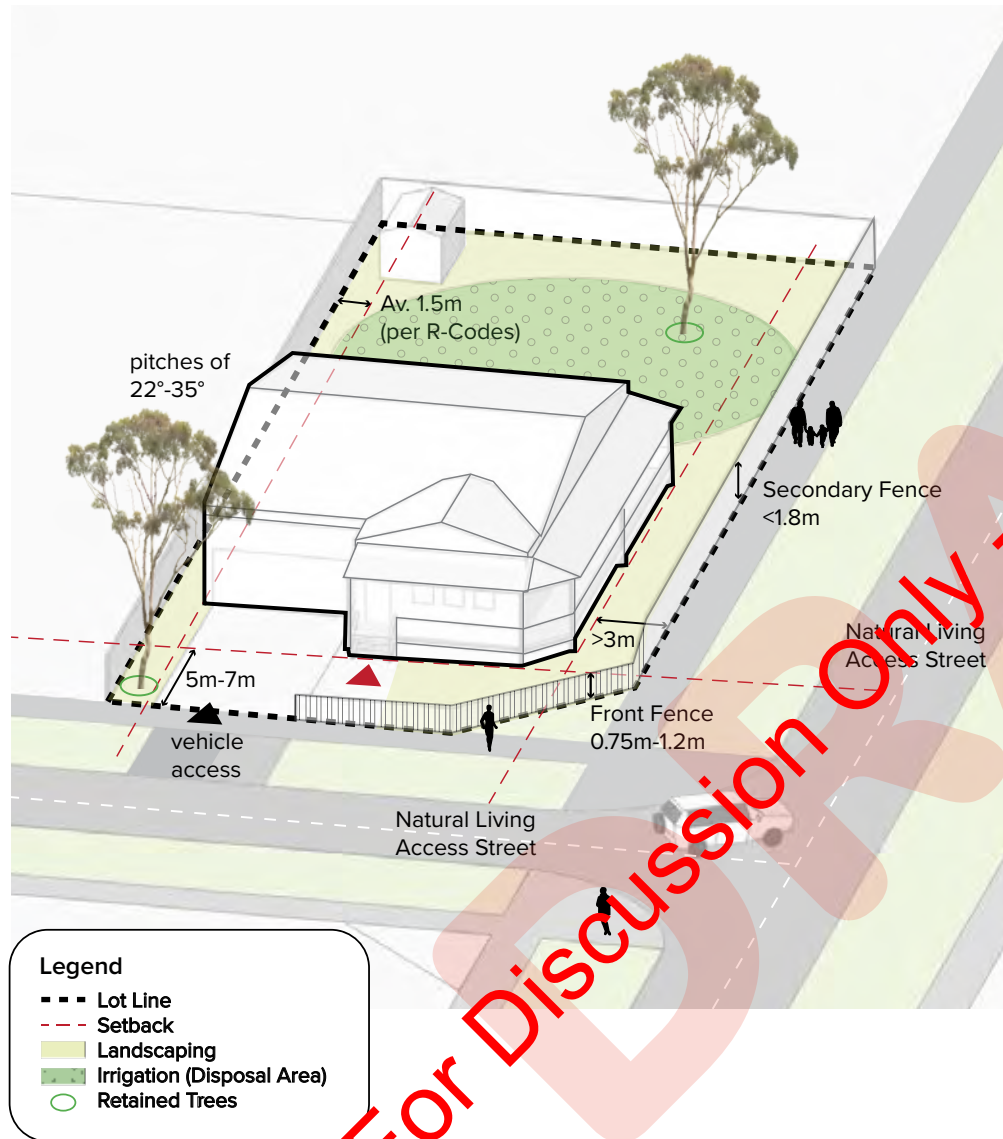
- a) Unless a Local Development Plan or Built Form Design Guidelines (prepared as a requirement of Part One, Section 8) apply, development within the Structure Plan area will generally be in accordance with the standards specified at Figures 9 and 10 below for the applicable category of development.
- b) Standards specified at Figures 9 and 10 constitute variations to the applicable Scheme provisions and the 'Deemed-to-comply' criteria of the Residential Design Codes (for residential development). Where there is an inconsistency between the standards specified at Figures 9 and 10 and the Scheme and / or the Residential Design Codes, the standards specified at Figures 9 and 10 prevail to the extent of the inconsistency.

7. Local Development Plans

1. The Shire may require the preparation of a Local Development Plan (LDP) prior to the subdivision and / or development of land designated 'Residential Consolidation' on Plan 1 or as otherwise specified at Part 6 of the Planning and Development (Local Planning Schemes) Regulations 2015.
2. The purpose of LDP's for Residential Consolidation areas is to ensure new development complements the character and aesthetic of Dwellingup. To this purpose LDP's should address (where relevant):
 - a) The coordination of development, subdivision, design and the location of roads.
 - b) Built form considerations including lot boundary setbacks, overshadowing, visual privacy, building heights, building orientation and ancillary dwellings.
 - c) Measures for the maintenance of residential character in accordance with the community's expectations.
 - d) Vehicle access and parking.
 - e) Tree retention within open space, road reserves and private land.
 - f) The interface of development with fronting roads, open spaces areas, railway reserves, state forest, tourism and commercial development.
 - g) Mitigation of non-residential use impacts on residential amenity.
3. An LDP may augment and / or vary the development standards detailed at Figures 9 and 10 of Clause 6.6 of this PSP.

For Discussion Only - Plan Not Endorsed

Figure 9 Built Form - Natural Living (Residential)



Development Standards

Roofs

1. Simple rectangular shapes with gable ends
2. A combination of gable and hipped roofs may be considered
3. Second storey roof lines should not dominate the street frontage

Fencing

1. Front fences should be constructed in open timber picket or post rail fencing
2. Secondary street fencing shall conform with the front fencing where it is forwards of the building line

Verandahs / Window Canopies encouraged

1. Where possible verandahs and window canopies should reflect the material and pitch of the main roof

Sheds / Outbuildings

1. Setback behind the primary building line and screened from the main street frontage
2. Attached garages and carports should be sympathetic to the design of the main building

Landscaping

1. Min 15% of the site for Deep Soil Landscaping
2. An irrigation (disposal area) of 250 to 280 m² is required
3. Existing trees are to be retained where possible

Ecological aspects

1. Solar panels are to be encouraged
2. Solar panels are to be considered as an integrated design element of the building

Windows and Doors

1. Windows and doors should maintain a rectangular and vertical configuration
2. Front doors and windows should address the main street or facades should be designed so that there are no large expanses of blank walls facing the main street

Materials and Colors

1. Encourage the use of timber-framed and timber-clad construction
2. Where timber is to be painted or masonry is used, the predominant colors should be a of a brown or red hue
3. Exemplary materials and colors:

Walls



Secondary / Accent Colors



Roofs

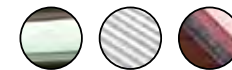
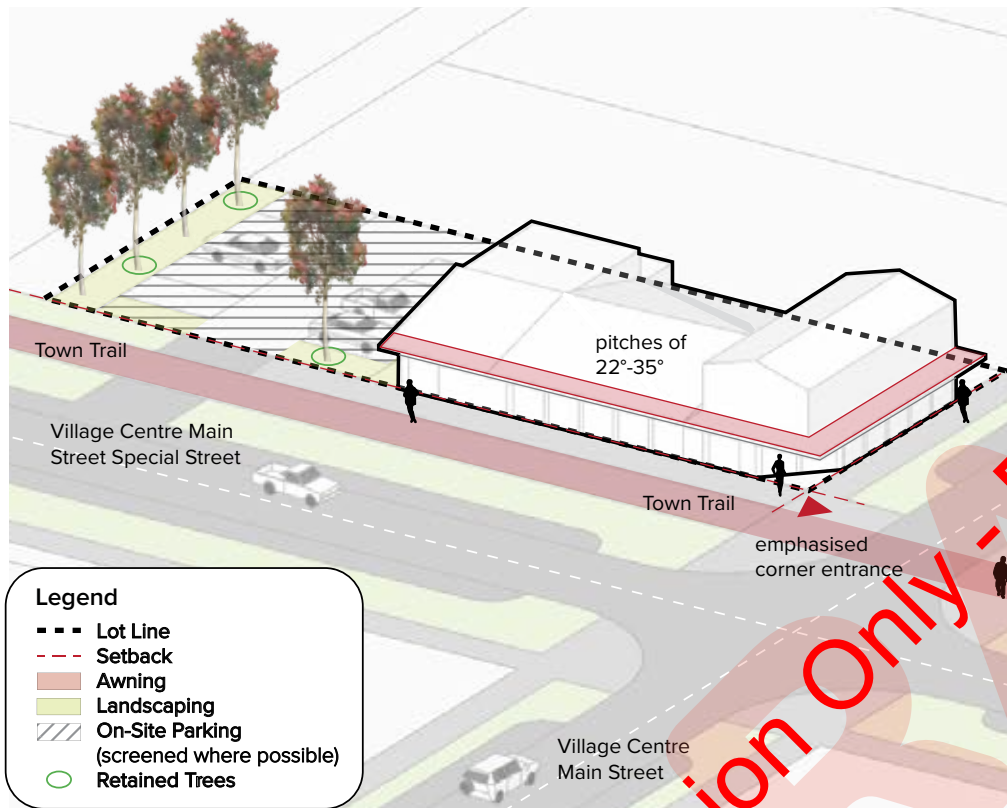


Figure 10 Built Form - Village Centre (Commercial)



Best Practice Examples



Development Standards

Setbacks

1. Nil to 0.5m setback to front boundary

Roofs

1. Simple rectangular shapes with gable ends facing when fronting the street
2. A combination of gable and hipped roofs may be considered
3. Pitches of 22°-35°

Corner Buildings

1. Buildings on corner lots should be located at the corner of the site addressing both street frontages
2. The corner should be emphasised and articulated in the architectural expression of the building (e.g. corner entry, signage, vertical element)

Architectural Articulation and Awnings

1. Building articulation on ground floor shopfronts is encouraged to provide visual interest by including inset entries, creative signage
2. Awning of min 2m alongside the pedestrian paths is required to provide shade and to create pedestrian scale and window displays
3. Facades should pick up on the fine grained rhythm of the street using repeating vertical elements expressed as piers, plinths, and beams
4. Clear glazing to street facing facades (measured up to 3m in height)

Landscaping

1. A Landscape Plan is required for all development applications within the town centre zone
2. Existing trees are to be retained where possible

3. Shade trees are to be provided on site at a rate of 1 tree for every 4 car bays

Materials and Colors

1. New buildings should interpret existing materials, forms and patterns
2. Where timber is not used, the surrounds of windows and doors should be appropriately colored
3. Shops should apply creative and integrated signage

Walls



Secondary / Accent Colors



Roofs



For Discussion Only - Plan Not Endorsed

8. Additional Plans and Strategies

The following actions, plans and strategies are recommended to fulfill the vision and objectives of the PSP.

Table 1 Additional Plans and Strategies

Action, Plan or Strategy	Consultation Required
--------------------------	-----------------------

Modifications to Table 1 - Zoning Table of LPS4

To give effect to the objectives of the PSP the Shire will initiate an amendment to LPS4 to modify the following land use permissibility within the Town Centre zone:

Use and Development Class	Current Permissibility	Proposed Permissibility
Ancillary Accommodation	X	AA
Multiple Dwelling	SA	AA
Car, Boat, Caravan & Agric, Equipment Sales	P	SA
Kindergarten	X	SA

DPLH

Built Form Design Guidelines – Town Centre

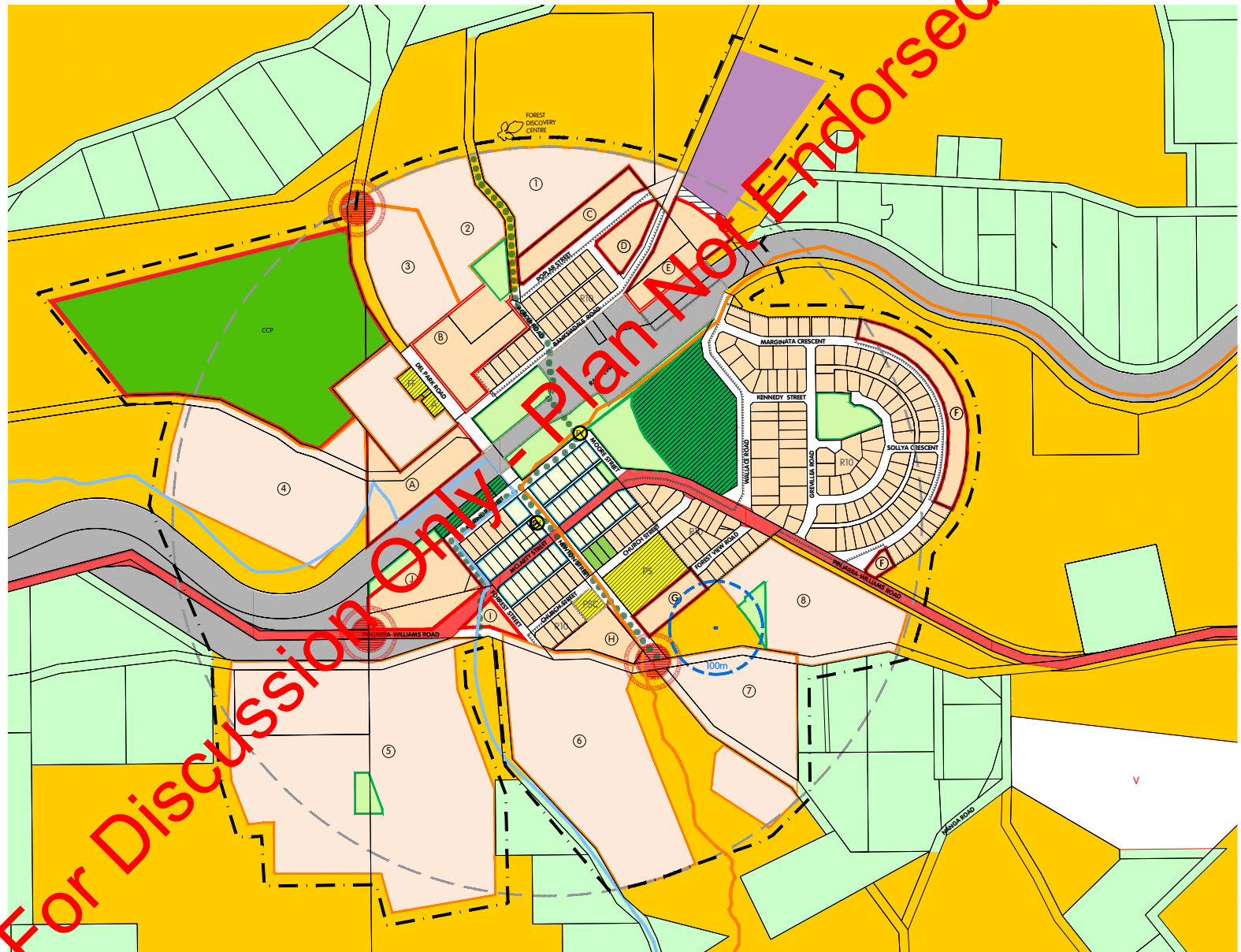
To ensure new development complements the character and aesthetic of Dwellingup, the Shire will prepare Built Form Design Guidelines for the Town Centre zone addressing (as a minimum) the following matters:

1. Tree retention within the public and private realm.
2. Integrated approach to traffic circulation and parking.
3. Signage.
4. Provision of safe and convenient pedestrian access including awnings.
5. Building design and materials that reflect local character.
6. Development standards such as lot boundary setbacks, building heights, building orientation.
7. Integration of residential and commercial development.
8. Integration of development with the Town Trails network.

Action, Plan or Strategy	Consultation Required
<p>Built Form Design Guidelines – Development Investigation Areas</p> <p>To ensure new development complements the character and aesthetic of Dwellingup, Structure Plans for Development Investigation Areas are to be accompanied by Built Form Design Guidelines addressing (as a minimum) the following matters:</p> <ol style="list-style-type: none"> 1. Tree retention. 2. Building design and materials that reflect local character in accordance with the community’s expectations. 3. Development standards such as lot boundary setbacks, building heights, building orientation. 4. Response to topography (where relevant) 5. Opportunities for the sensitive integration of ancillary dwellings and other subsidiary structures (such as sheds). 6. Vehicle access and parking so that garages are not a dominant streetscape feature of new development. 	<p>Shire of Murray</p>
<p>Wayfinding Strategy and Street Improvement Plan</p> <p>The Shire will Prepare and implement a Wayfinding Strategy and Street Improvement Plan addressing the following:</p> <ol style="list-style-type: none"> 1. Confirm the hierarchy of Townsite Entry points, gateways and landmarks within Dwellingup and the preferred connections between them. 2. Identify wayfinding gaps and opportunities for improvement. 3. Consideration of mode-specific locations and connections. 4. Development of wayfinding principles to guide the placement and design of wayfinding signage and infrastructure. 5. Review path connections throughout the Townsite to complete the pedestrian network and identify opportunities to improve disabled access. 6. Prepare a staging plan for the delivery of street improvements in line with Figures X and Y of Clause 6.5 of the PSP. 	
<p>Management of Short Stay Accommodation</p> <p>The Shire will prepare a Local Planning Policy (or similar) to identify appropriate measures for the management of informal short stay accommodation (for instance Air BnB). The Policy will consider:</p> <ol style="list-style-type: none"> 1. Management of conflict between residential development and dwellings used for informal short stay accommodation. 2. Managing the long-term impact of dwellings being converted into informal short stay accommodation. 3. Identification of any necessary Scheme provisions to enable control over the quantum and function of short stay accommodation, including Air BnB. 4. Identification of any necessary Scheme provisions to enhance short stay and tourism opportunities on Rural zoned land. 	
<p>Road Rationalisation Study</p> <p>The Shire will undertake a study of surplus road reserves and the use of informal access tracks in and around the Townsite to:</p> <ol style="list-style-type: none"> 1. Identify road reserves which are surplus to requirements and / or impractical and should be closed. 2. Confirm existing road reserves that should be retained. 3. Identify proposed new road reserves to ensure all allotments have direct frontage to a gazetted public road. 4. Where appropriate ensure DBCA access roads are enclosed within a public road reserve. 5. With MRWA, review the width of the PRS primary regional road reserve at the western end of the townsite, and rezone as required to facilitate better townsite consolidation. 	<p>DBCA, MRWA</p>

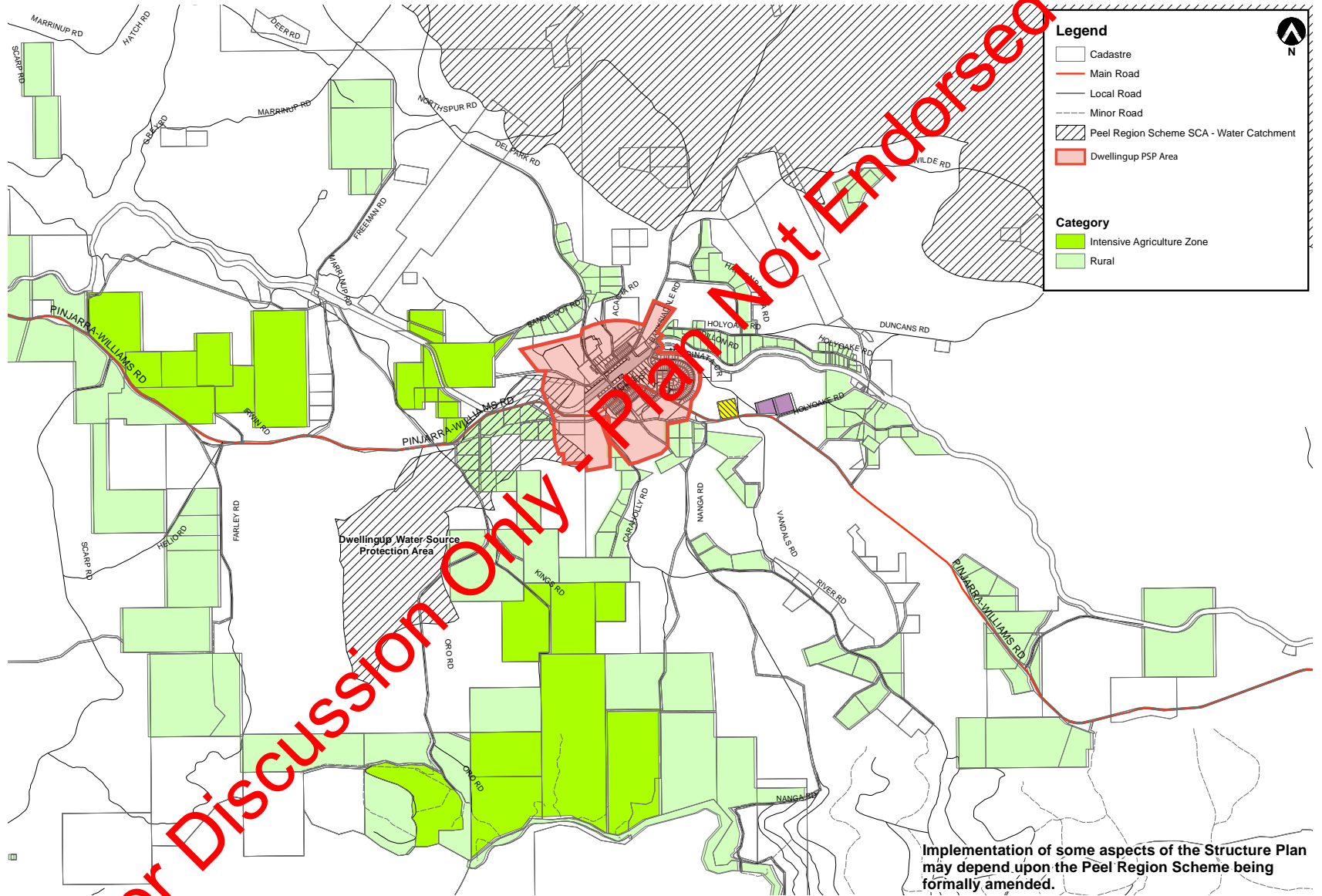
For Discussion Only - Plan Not Endorsed

Plan 1 - Dwellingup Precinct Structure Plan



For Discussion Only - Plan Not Endorsed

Plan 2 - Dwellingup Structure Plan



For Discussion Only

Plan Not Endorsed

PART 2: EXPLANATORY

DWELLINGUP
COMMUNITY
HOTEL

XXXX

For Discussion Only - Plan Not Endorsed



1. Introduction

Greater Dwellingup has experienced significant change and investment over the last 25 years. The Town has leveraged its natural assets and proximity to Perth and has evolved from a forestry and mining community to a popular and accessible place with a strong natural identity and value in the Western Australian community. This change has been driven by significant investment, growth, and transformation across Greater Dwellingup's key industries of mining, tourism, recreation, forestry, and natural resource management. This change will continue to occur into the future.

Dwellingup is also facing demographic change. This is influenced by regional demographic change, the tree change phenomenon and employment availability.

To provide a framework to manage this change into the future, the Shire of Murray, with support from the Peel Development Commission (PDC) and the Minister for Regional Development, established the Dwellingup Futures Group (DFG). The DFG has developed a Roadmap outlining a vision, strategic intent, and implementation pathway for the future of Dwellingup. The Roadmap provides a basis for the inclusion of community inputs into strategic and statutory planning processes in the future, such as this PSP.

The Dwellingup Futures Project brings together the experience and expertise of a range of stakeholders and groups, ensuring the Roadmap captures a diverse range of perspectives and produces a robust vision that is genuinely reflective of community views. It is the culmination of extensive strategic, planning, research, and extensive consultation that took place over an 18 month period.

The DFG developed the vision for future growth in Dwellingup as, "future growth in Dwellingup will emanate from making the most of our best assets – enhancing our natural resources, sharing our cultural heritage, supporting our people, and maintaining our small-town charm."

To support this vision, the Group developed five goals, each with a number of strategic priorities:

1. Maintain our small-town charm so Greater Dwellingup will be an attractive, interesting place that is self-sufficient and sustainable in the services it offers families.
2. Grow a diverse and resilient economy, offering more pathways for local jobs and career opportunities.
3. Protect and enhance Greater Dwellingup's environment by sensitively managing diverse land-use activities (such as mining, forestry, tourism, agriculture and recreation).
4. Protect and capitalise on our assets through education, creativity, cultural awareness and a scientific approach.
5. Community, Government and Industry cooperatively work together to achieve the Objectives of the Dwellingup Futures

Key to the community's feedback was the desire that Dwellingup be a self-sufficient community into the future. To realise this goal, a population of approximately 1,230 residents is likely required to drive sufficient demand for key services. Keeping this desire in mind, three economic scenarios based on population, industry and environmental considerations were modelled to explore the implications of a range of plausible economic development outcomes. These scenarios identify various opportunities and challenges for the vision to be supported.

Further analysis and extensive community feedback determined "Scenario 3 - Diversified Economy" as the scenario which provides the Dwellingup community with the best potential for achieving its vision, goals, and the relevant key performance indicators for success.

This Scenario was supported by the Dwellingup Futures Stakeholder Working Group, and by the Shire of Murray Council. Accordingly, Scenario Three is the focus of the Roadmap and the corresponding initiatives in the PSP.

Under Scenario 3, the future of Greater Dwellingup is a highly liveable community that is growing sustainably, managing to strike a balance between visitors and residents. The population of Dwellingup has grown to a point where it comfortably sustains the required community-oriented services such as child-care, schooling, aged care and health care. Under this scenario, Dwellingup's economy is a balance of traditional mining, tourism and natural resource management, with the addition of a strong arts and culture economy.

The PSP has been developed on the basis of this Scenario. The PSP aims to support Dwellingup's growth by identifying areas for further residential development, as well as commercial land to support the population identified in Scenario 3 necessary to maintain Dwellingup as a self-sufficient town.

For Discussion Only - Plan Not Endorsed

2. Context Analysis

2.1 Study Area

The town of Dwellingup is located approximately 100km south-east of the Perth CBD and lies 24km south east of Pinjarra on Pinjarra-Williams Road. The historic townsite was formally established in 1910, based around the timber industry and a rail link which connected Pinjarra and Dwellingup. More recently history Dwellingup has been less reliant upon the timber and mining industries and has grown in tourist appeal due to its relatively close proximity to Perth, and the many recreation facilities provided in and around the town which are ideal for day trippers. The townsite has also experienced the 'tree change' phenomenon with people relocating to rural localities within close proximity to the CBD.

The PSP study area incorporates Dwellingup Townsite and the surrounding rural hinterland east of the Darling Scarp and north of the Murray River, generally reflecting the spatial extent of the WAPC endorsed Dwellingup Structure Plan 2012.

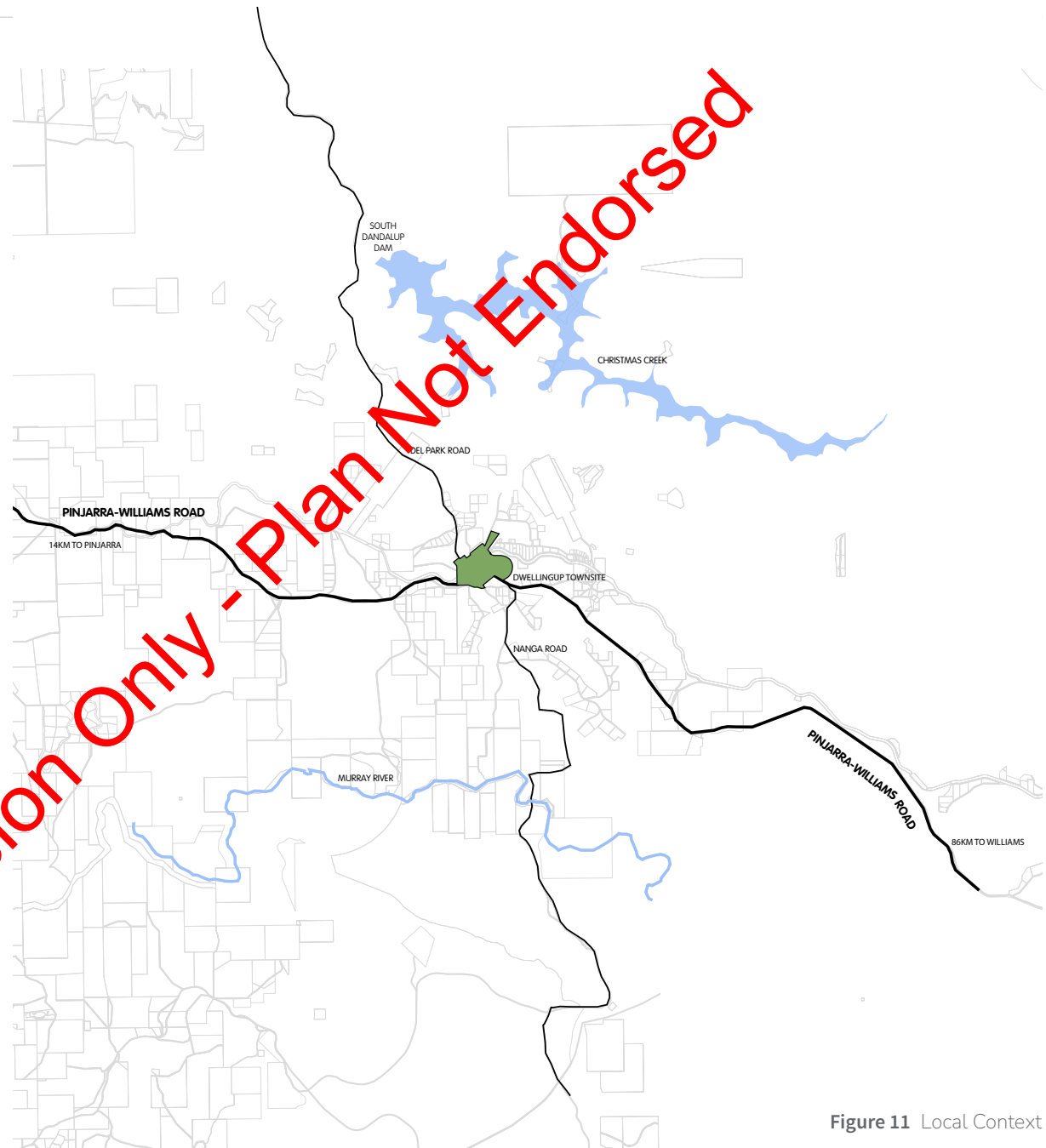


Figure 11 Local Context

2.2 Planning Framework

The following section provides an overview of the relevant planning framework as it relates to the Precinct Structure Plan area.

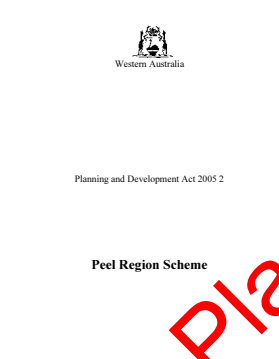


Perth and Peel @ 3.5 million South Metropolitan Peel Sub-Regional Planning Framework

Perth and Peel @ 3.5 million is a suite of strategic land use planning documents that provide a framework for accommodating 3.5 million people by 2050. The framework seeks to build upon the direction set by Directions 2031 in delivering a more liveable, prosperous, connected, sustainable and collaborative city and Peel region.

The framework establishes the context for four sub-regional planning frameworks which build upon the principles of Directions 2031. The SP area is included within the South Metropolitan Peel Sub-Regional Planning Framework Area (SMPSPF), which identifies the subject site as 'Urban'.

Under the framework, the Shire of Murray is projected to accommodate 61,180 additional dwellings by 2050. Whilst a significant portion of these dwellings are expected to be accommodated in and around the Pinjarra Townsite, Dwellingup will support this growth.

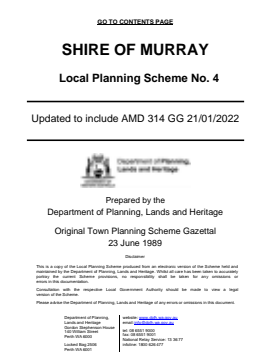


Peel Region Scheme

The Peel Region Scheme (PRS) is a statutory State Government planning instrument which broadly guides the distribution of land use throughout the Peel region by designating 'zones' and 'reserves'.

The PRS designates much of the Dwellingup Townsite as 'Urban', with a railway reservation bisecting the townsite east-west. Additionally, the PRS identifies the sawmill site as being zoned 'Industrial'. Notably, the PRS does not designate any 'Urban Deferred' land around the townsite.

The PRS will need to be amended as a result of the PSP.



Shire of Murray Town Planning Scheme No.4

The development of a Precinct Structure Plan aligns strongly with the objectives of the Shire of Murray Local Planning Scheme No.4 (the Scheme). Specifically the objective to, "preserve and consolidate the individual identity of the urban settlements (villages) within the Scheme Area."

The Scheme designates a commercial core around the intersection of Newton and McLarty Street, and the balance of the Townsite as 'residential'. The Scheme aligns with the PRS in identifying the rail reserve, industrial land, and 'Rural' land surrounding the Town.

The Scheme will need to be amended as a result of the PSP.

For Discussion Only - Plan Not Endorsed



2012 Dwellingup Structure Plan

The Dwellingup Structure Plan was prepared in 2012 in response to an anticipated increase in population as a result of the expansion of the Boddington Goldmine. Since this time there has been:

- A renewed vision from the community for the future of the town established as part of the Dwellingup Futures Road Map 2021-2036;
- The growing importance of tourism as an important consideration to the economic future of the town and the need to increase diversity in short stay accommodation to meet the growth in tourism demand; and
- The need for an updated planning framework that facilitates the land-use changes required to achieve the community's vision for Dwellingup, as well as providing a contemporary response to current planning and bushfire requirements.

These changes have resulted in the need to review and update the current Structure Plan to better reflect the current needs and aspirations of the community. The key issues associated with the current plan include:

1. A significant amount of clearing of natural vegetation contemplated through the introduction of special use zones and future growth areas.

2. A heavy reliance on rural residential zoning to deliver an increase in housing and population. This is unlikely to be developed considering State Policy requirements with respect to bushfire and a presumption against rural- residential development;
3. A larger proportion of industrial zoned land than is required; and
4. The need for more focus on providing new amenity and character considerations to inform future growth.

A key issue for the revised PSP is how to accommodate the population required to sustain the Town, in particular housing for local employees engaged in the growing town sector, and the associated demands on residential, retail and commercial floorspace requirements outlined under the Diversified Economy Scenario in the Dwellingup Futures Roadmap.

Aligned with feedback from the local community and other stakeholders, this should be accommodated whilst maintaining and enhancing Dwellingup's small-town charm and limiting the impact on the surrounding natural environment.

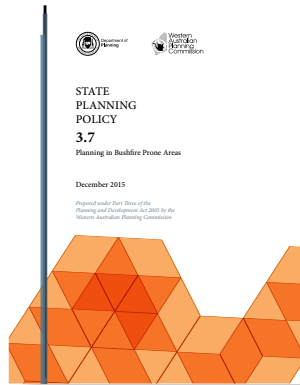
It is intended that the recommendations of the PSP will be reflected in future strategic planning initiatives such as review of the Local Planning Strategy (LPS), Town Planning Scheme (TPS), Sub-regional Framework and Metropolitan Region Scheme amendments.

Peel Region Scheme Priority Agriculture and Rural Land Use Policy

In recognition of the ongoing loss of agricultural land close to cities and towns, the Western Australian Planning Commission's (WAPC) State Planning Strategy 2050 (2014) highlighted the need for measures to secure land for future agricultural and food industry production. This resulted in the preparation and adoption of the Peel Region Scheme Priority Agriculture and Rural Land Use Policy. The Policy identifies priority agricultural land around the Dwellingup Townsite.

The PSP is required to comply with the requirements of the Policy, and with the requirements of SPP 2.5, particularly the establishment of potentially sensitive land uses (i.e. residential) in close proximity to priority agricultural land.

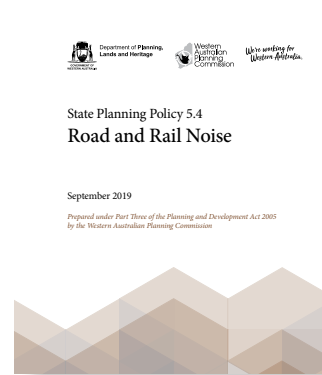
For Discussion Only - Plan Not Endorsed



State Planning Policy 3.7 - Planning in bushfire prone areas design

State Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP 3.7) directs how land use should address bushfire risk management in Western Australia. It applies to all land which has been designated as bushfire prone by the Fire and Emergency Services (FES) Commissioner as highlighted on the Map of bushfire prone areas. As the Dwellingup Townsite is designated bushfire prone, the Policy applies.

In recognition of the significant risk bushfire poses to the Dwellingup Townsite, and the Town's history, the PSP has been developed with specific consideration to the requirements of SPP 3.7, and the bushfire risk posed by the surrounding state forest.



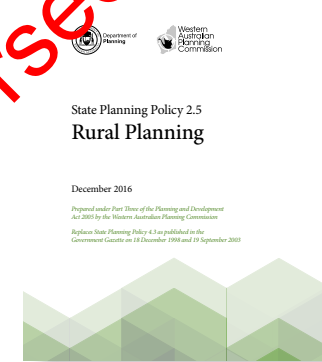
State Planning Policy 5.4 - Road and rail noise

SPP 5.4 applies to locations where a noise-sensitive land use is proposed within the policy's trigger distance of specified transport routes.

The objective of the policy is to:

- protect the community from unreasonable levels of transport noise
- protect strategic and other significant freight transport corridors from incompatible urban encroachment
- ensure transport infrastructure and land-use can mutually exist within urban corridors
- ensure that noise impacts are addressed as early as possible in the planning process
- encourage best practice noise mitigation design and construction standards.

As Pinjarra-Williams Road and McClarty Road are identified as specified transport routes under this Policy, the Policy applies to the Dwellingup Townsite and any development within the trigger distance should be in accordance with the requirements of the Policy.



State Planning Policy 2.5 – Rural

State Planning Policy 2.5: rural planning (SPP 2.5) is the basis for planning and decision-making for rural and rural living land across Western Australia. The Policy aims to protect rural land due to the importance of their economic, natural resource, food production, environmental and landscape values and to ensuring broad compatibility between land uses. Proposals under the PSP will be assessed against the requirements of SPP 2.5, particularly in regard to the trigger distances

Government Sewerage Policy (2019)

It is interpreted from the Policy that for the development of new residential or commercial lots, and for any new development on existing lots within the Dwellingup Townsite that:

- New lots – minimum lots size to be 1,000 m² (i.e. R10 or larger)
- New commercial lots – minimum lot size to be 2,000 m²
- Redeveloped lots – residential and commercial – install new ATUs and disposal systems.

The most effective way of creating a denser development is with a group housing development or survey strata development with smaller houses and with a shared wastewater treatment unit located within a common open space area within the lot.

For Discussion Only - Plan Not Endorsed

2.3 Attributes and Features

Dwellingup has a variety of natural, physical and cultural attributes that contribute to its character. While some of these are challenges to conventional land development, they can equally be considered opportunities to reinforce Dwellingup's uniqueness.

Key attributes and constraints of the area covered by the PSP are summarised below, including the consideration of both natural features, land use and tenure.

PHYSICAL AND NATURAL

- Greater Dwellingup is located within the Darling Escarpment and is home to a diverse range of flora and fauna.
- The Northern Jarrah Forest is one of the most vulnerable ecosystems in Australia and requires careful management to ensure its survival.
- The Dwellingup town site is surrounded by State Forest in which fragmented areas of rural zoned farmland are present.
- Environmental survey of the State Forest around Dwellingup indicates that vegetation condition within the study area ranges from Completely Degraded on roads and around buildings to Excellent, with the majority in Excellent condition. No priority or threatened flora or TEC's were identified within the survey boundary.
- The area is prone to drought and bushfire during dry seasons.
- Variations in topography across the townsite present both challenges and opportunities for development.

INFRASTRUCTURE

- Potential servicing limitations with respect to water, power and limited possibility for reticulated sewer.
- The Government Sewerage Policy limits development to 1,000m² sized lots.

MOVEMENT

- The urban footprint of the Town is located comprises a highly walkable 10-minute catchment from centre to edge that should be reinforced through future development.
- Key trail routes run throughout and adjacent the Town, which contribute to its 'Trails Town' character. The development of Special Street typologies in the PSP i.s an opportunity to formalise these linkages in future public realm improvements.

CHARACTER

- Dwellingup has a distinctive residential built form character derived from the Town's forestry history. This is reflected in the architecture of existing timber workers' cottages and its country village ambience.
- The Town is strongly linked to the surrounding forest context though the extensive trail system.
- An emerging artistic community uses the existing buildings. There is an opportunity to grow the Arts and Culture sector further as part of the Town's future development.
- There is overwhelming community support to maintain the 'small town charm' of Dwellingup.

ECONOMY

- The majority of current jobs based in Greater Dwellingup are in the Mining sector (35%).
- AirBnB rentals present a risk to the Town through the loss of available houses for rent and purchase.
- There is an opportunity for growth in the natural resource management sector tied to the Bushfire Centre of Excellence, bush regeneration, post-mine futures and mine site rehabilitation.

POPULATION

- Aging population with a median age older than Peel and Greater Perth.










- The majority of dwellings are owned outright and are occupied.
- Modelling suggests a population of 1,232 people in 2036 will be required to support the primary school and the employment of a full time GP/remote nursing service in Dwellingup.
- 541 additional dwellings are required in Dwellingup by 2036 to support the preferred 'Diversified Economy' Scenario 3 set out in the Dwellingup Futures Project.

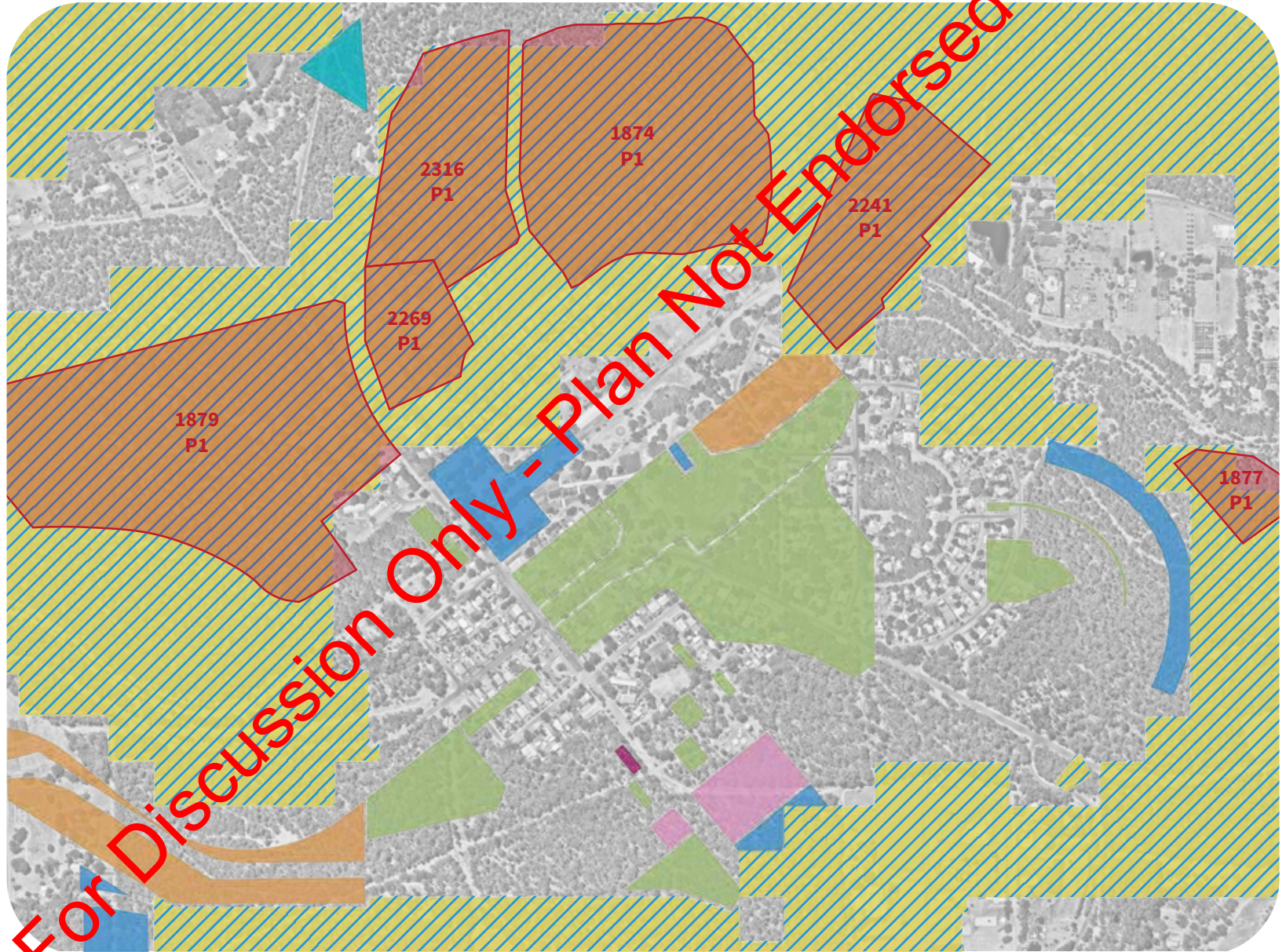
LAND USE AND TENURE

- The logging of State Forest is set to end in 2024, affecting the ongoing viability of the two sawmill sites.
- There are competing demands on the State Forest areas that surround the townsite, between Bauxite Mining, Forestry (diminishing), conservation and the significant and growing tourism industry.
- Complex tenure status of reserved land both surrounding and within the townsite, with over half a dozen state authorities with separate responsibility across significant portions of the study area. This presents a potential barrier to coordinated strategic planning but also an opportunity in terms of the coordination of strategic land assets if agencies can work cooperatively.
- State Forest reservation currently limits urban expansion of the townsite but considering its limited (formal) environmental attributes provides an opportunity for measured growth. Paradoxically, the reservation does not afford any significant protections from mining and forestry activity.
- The changing nature of rural activity, a decline in traditional agricultural productivity and limited uptake for rural-residential development, creates uncertainty as to the future use of rural land surrounding the townsite.
- Fragmented freehold land tenure within the townsite may present a challenge to attracting investment despite the significant opportunity in underutilised and underdeveloped land.

Figure 12 Reserved Land Management Responsibility and Leases

LEGEND

-  DBCA and DMIRS (Mining Lease)
-  DBCA
-  DPLH
-  PTA
-  State Forest
-  DOE
-  WA POLICE
-  Water Corporation
-  DPaW Leases
- 1879 P1 Dwellingup Caravan Park
- 2269 P1 WA Timber Products
- 2316 P1 Dwellingup Training Centre
- 1874 P1 Forest Heritage Centre
- 2241 P1 Dwellingup Sawmills
- 1877 P1



2.4 People in Dwellingup

Greater Dwellingup's permanent residential population will need to grow to support the sustainable provision of services required to ensure Greater Dwellingup remains a self-sufficient place for residents to live at all stages of life. Analysis supporting the Dwellingup Futures Road Map 2021-2036 suggests that this growth should target a residential population of 980 by 2026, and 1,232 by 2036. This will ensure the provision of adequate housing for local employees to support the burgeoning tourism sector, which is critical to supporting economic growth of the town and region. Growth will be complemented by review of the Shire's Community Infrastructure Plan intends to consider future facility provision needs and interim infrastructure asset improvements, for instance the feasibility of upgrading the sport facility changerooms which is currently being explored.

The population projection analysis utilises the Shire of Murray's Forecast.id growth profile within the Rural South area as a baseline projection. Forecast.id's projection is based upon fertility rates and consultation with the Shire to determine the capacity for growth. However, to provide a more realistic representation of future population that accounts for likely growth resulting from industry, additional population derived from the estimated number of jobs driven by industry activity is also utilised.

A high-level target population was calculated to reflect the estimated required population to support sustainable service delivery of the primary school. Based upon consultation outcomes, this is estimated to be 100 students. The model assumes 80% of primary school aged children in Greater Dwellingup would be enrolled in the primary school implying the population level needs to provide for 125 primary school aged children in Greater Dwellingup. Table 2 provides the estimated population and demographic characteristics from which outcomes from Greater Dwellingup's potential future scenarios were assessed.

In addition to the base population projections, 3 scenarios for growth were considered in the Dwellingup Futures Road Map 2021-2036. Based upon research, analysis and consultation undertaken, the Roadmap process has identified that Scenario 3 - Diverse Economy will most plausibly support the realisation of the Roadmap's vision.

Under Scenario 3, Greater Dwellingup is a highly liveable community that is growing sustainably, managing to strike a balance between visitors and residents. Proactive planning and development will have resulted in housing no longer being a constraint to residential population growth. Place making activities have been oriented towards creating vibrancy, amenity, and services for the local population – making it a great place for people to live. The population of Dwellingup has grown to a point where it comfortably sustains the required community-oriented services such as child-care, schooling, aged-care and health care.

Under this Scenario, population is projected to increase to 1,306 people (representing an annual growth rate of 2.08% per annum), an extra 74 people compared to the baseline of 1,232. This also represents an increase of 49 jobs by 2026, and 81 jobs by 2036.

Indicator	2020	2026	2036
Total Population	721	980	1,232
Occupied Dwellings	299	402	506
Residents per occupied dwelling	2.43	2.43	2.43
0-14 (School Aged)	134	183	229
15-65 (Working Age)	463	629	791
65+	124	168	212
Aged Dependency Ratio	27%	27%	27%
Labour Force (% of total residents)	44.67%	44.67%	44.67%

Table 2 Demographic Analysis (Base Case)

Indicator	2020	2026	2036
Total Population	721	980	1,306
Occupied Dwellings	299	402	542
Residents per Occupied Dwelling	2.43	2.43	2.43
0-14 (school aged)	134	183	229
15-65 (working age)	463	629	791
65+	124	168	212
Aged Dependency Ratio	27%	27%	27%
Labour Force (% of total residents)	44.67%	44.67%	44.67%

Table 3 Demographic Analysis (Scenario 3 - Diversified Economy)

MODELLED IMPACT OF AIR BNB ON RESIDENTIAL DWELLING AVAILABILITY

Under the Diversified Economy Scenario, the population of Dwellingup is projected to be 1,306 residents by 2036. To realise the capacity to grow a diversified economy population through housing supply, while maintaining and enhancing the charm and character of Greater Dwellingup, 542 dwellings are required by 2036, representing a requirement of 242 additional houses.

Modelling suggests that there is a moderate risk in Greater Dwellingup's housing stock being utilised for accommodation and holiday house purposes. Current housing stocks in Greater Dwellingup (299 occupied dwellings) are already constrained, with limited available lands for future development.

Demand modelling suggests potential for a total of 24 (4%) of the projected required 542 dwellings to be utilised exclusively for short stay accommodation. Assuming 2.41 residents per household, Greater Dwellingup would lose 57 residents, increasing the scenario 3 projected population in 2026 to 951 and 2036 to 1,249 residents. This would still achieve the 1,232 residents required to support Dwellingup under the Diversified Economy Scenario.



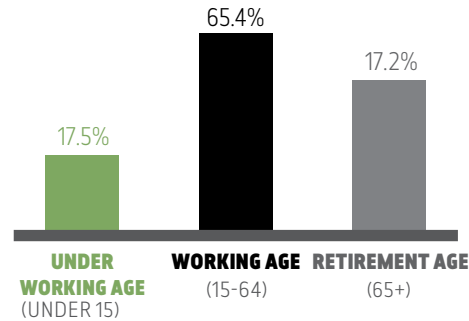
For Discussion Only - Plan Not Endorsed

DEMOGRAPHICS | AN WORKING POPULATION

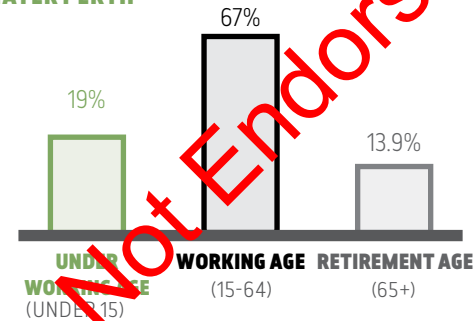
2016 POPULATION **729**
 MEDIAN AGE **47 YEARS**
 36 YEARS GREATER PERTH

15-64 YEARS OLD

65.4%

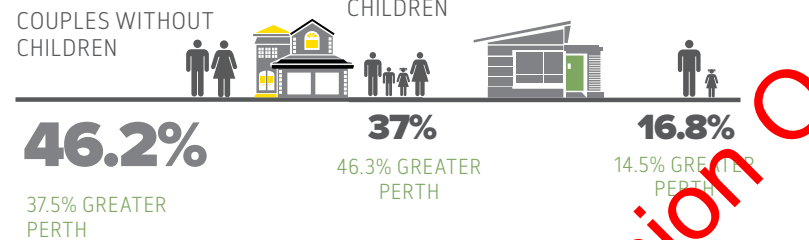


GREATER PERTH

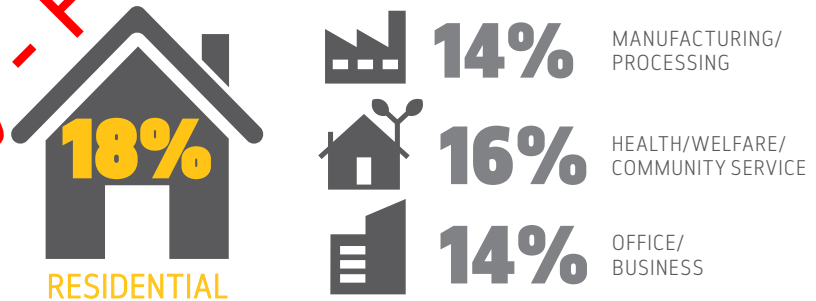


HOUSEHOLDS | WITHOUT CHILDREN

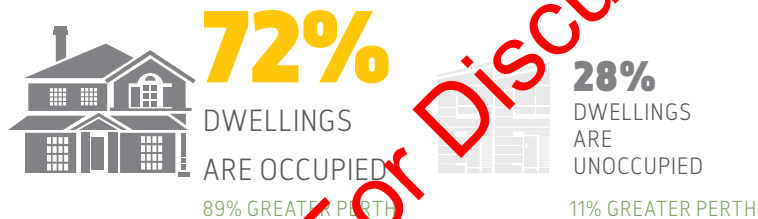
FAMILY COMPOSITION



LAND USE | MIXED USES



DWELLING | LARGELY OCCUPIED



TENURE | HIGH OWNERSHIP

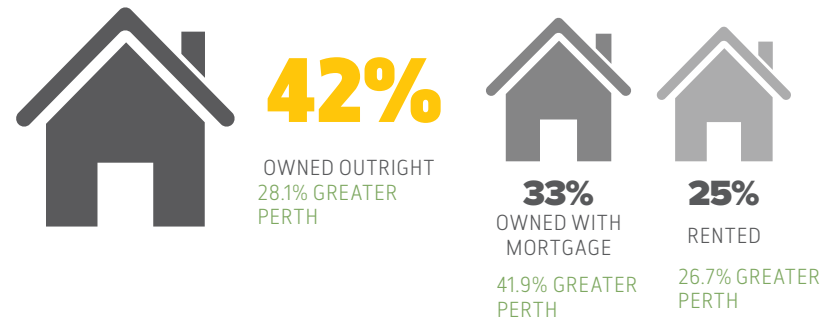


Figure 13 Dwellingup Socio-Economic Snapshot Source: ABS 2016

EMPLOYMENT | HANDS-ON JOBS

MOST PEOPLE WORK IN

24%



MACHINERY OPERATOR AND DRIVER

10%



MANUFACTURING

12.5%



ACCOMODATION AND FOOD SERVICES

9%



ARTS AND RECREATION

GREATER PERTH

3.8% HOSPITALS



2.5% CAFES AND RESTAURANTS



2.5% PRIMARY EDUCATION

EMPLOYMENT | TRAVEL FOR WORK

MOST PEOPLE WORK IN

60.1%

MANDURAH



15%
SHIRE OF MURRAY

12.8%
SERPENTINE - JARRAHDALE

HOUSING | PRICES

THE MEDIAN SALES PRICE OF HOUSES IN THE DWELLINGUP AREA IS \$280,000 AS OF FEBRUARY 2020

AVERAGE SALES PRICE FOR HOUSING IN DWELLINGUP HAS DECLINED BY APPROXIMATELY 20%, OR 6.8% PER ANNUM SINCE 2016.



\$1,397 MEDIAN WEEKLY HOUSEHOLD INCOME

GREATER PERTH
\$1,643 MEDIAN WEEKLY HOUSEHOLD INCOME

EMPLOYMENT | JOB AVAILABILITY

JOBS AVAILABLE WITHIN THE SHIRE OF MURRAY OUT OF THE PEEL REGION



24.3% DROVE TO WORK

2.3% WORKED AT HOME

0.7% USED PUBLIC TRANSPORT

EDUCATION | LEVEL OF ATTAINMENT

MOST PEOPLE HAVE ACHIEVED

20%

YEAR 10 AS THEIR HIGHEST LEVEL OF EDUCATION

11.3% GREATER PERTH



10.7%

YEAR 12 AS THEIR HIGHEST LEVEL OF EDUCATION

16.7% GREATER PERTH



10.5%

BACHELOR DEGREE AS THEIR HIGHEST LEVEL OF EDUCATION

22.9% GREATER PERTH

SOCIO ECONOMIC STATUS | SEIFA INDEX

DWELLINGUP SCORED

949

AND WAS RANKED IN THE 15TH PERCENTILE



GREATER PERTH SCORED 1027 AND WAS RANKED IN THE 58TH PERCENTILE

For Discussion Only - Plan Not Endorsed

2.5 Land Requirements To Support A Sustainable Dwellingup

The Diversified Economy Scenario agreed through the Dwellingup Futures Road Map 2021-2036 represents a future that is most likely to realise the vision set by the community, where small-town charm is maintained while economic self-sufficiency and community sustainability are increased.

This is made possible due to growth in activities that align with the vision statement, as well as a strong and diverse tourism sector that leverages opportunities to collaborate on creative arts, nature, education and Indigenous based tourism experiences.

The predicted growth under this scenario is intended to provide an opportunity to mitigate the risks of the demand for short stay accommodation overwhelming local housing stocks. It also allows for more diverse food, retail, arts and hospitality offers to grow and attract different visitor segments.

The Roadmap documents the implications for Dwellingup of the Diversified Economy Scenario as follows:

1. Small and medium sized enterprises are established in Dwellingup, capitalising on the thriving visitor economy.
2. There is sustained public and private sector investment into Dwellingup's tourism infrastructure and initiatives, including trails, accommodation and services.
3. Investment in agriculture and natural resources management activities and projects are strongly aligned with community vision.
4. Greater Dwellingup's tourism offer is diverse, and geared toward nature, education, arts and Indigenous-based tourism experiences.

5. Sustainable and managed growth allows the community to mitigate the risks of the demand for short stay accommodation overwhelming local housing stocks and eroding community character.
6. A more diverse food, retail, arts, and hospitality offer has grown and is attracting different visitor segments.
7. Mining continues to be a key industry providing significant local employment within Greater Dwellingup (28% of total employment).

The anticipated land requirements associated with this scenario are set out below.

2.5.1 Residential

Despite the allocation of areas for growth in the 2012 Structure Plan, there has been little growth or change in townsite composition in recent decades. This is likely due to a combination of economic and demographic factors, as well as planning, servicing and approval requirements relating to bushfire risk and effluent disposal. As the townsite is also encompassed by State Forest, this has also prevented the release of larger tracts of land for new development.

There are currently 299 occupied dwellings within Greater Dwellingup. Based on the required population projection of 1,306 residents by 2036, a minimum total of 541 dwellings are required to support this population.

An additional 242 dwellings are required to realise the capacity to grow a diversified economy population through housing supply that maintains and enhances the charm and unique character of Greater Dwellingup.

2.5.2 Commercial

Commercial development within Dwellingup has historically occurred in an ad-hoc manner, as reflected in the zoning of the Town centre area. Commercial and retail establishments are generally focused along McLarty and Newton Streets, however there are a high number of residential dwellings in this area also.

The DPLH Land Use Employment Survey suggests there is an estimated 2,350m² NLA of commercial floorspace, inclusive of 860m² of retail floorspace within Greater Dwellingup as of 2017. Approximately 70m² of this land (3%) is vacant. Additional commercial land will be vital in accommodating the range of businesses necessary to provide amenity to the growing population.

Under the population projections for the Diversified Economy Scenario, an additional 133m² of population driven retail floorspace could be required to service the projected population of 1,306 residents in 2036. Considering current vacancy rates the existing convenience retail offer is not sufficient to accommodate the additional retail to support the projected population.

There is also insufficient commercial land availability in Dwellingup to support the additional commercial activity anticipated to service the required population growth. An additional 1,538m² of commercial floorspace for mixed business such as hospitality, retail and healthcare services could be required under the Diversified Economy Scenario.

The current assessment contrasts with the land availability and demand scenarios supporting the 2012 Structure Plan which indicated a surplus of commercial floor space at that time in relation to anticipated population growth.

2.5.3 Industrial

Industrial activity is a minor component of the Dwellingup land use mix and is centred on the two sawmills in the north of the townsite.

While there appears to be limited demand for industrial land for manufacturing and light industrial uses, the retention of land to facilitate these uses is advisable as part of a balanced land-use offering to support a more sustainable and self-sufficient settlement and may provide a beneficial complement to the economic profile of the townsite if established.

2.5.4 Community Uses and Services

Due to Dwellingup's relative proximity to the larger settlements of Pinjarra, Boddington and Mandurah, and its relatively small population base, only essential community facilities are located within the townsite. There are a small number of existing facilities in town, such as the community hall, active playing field and changerooms, however many of these facilities are dated and require upgrading to a contemporary standard.

The projections supporting the Diversified Economy Scenario, estimate growth / demand for the following services if population projections are realised:

- Primary School - 97 primary school aged children in 2026 and 168 in 2036. To support a local primary school of 100 students, a population base of 1,232 residents, or 134 children is required. The viability of the primary school is a key driver of Dwellingup's future sustainability and the need for additional population and housing.
- Childcare - 58 children eligible for childcare in 2026, and 83 in 2036.
- Health and medical - There are currently limited healthcare services within Greater Dwellingup. Based on population estimates there could be demand for one GP for 3.59 days a week by 2026, and one GP for 4.8 days a week by 2036.

2.5.5 Tourism

Tourism plays an important role within the Town, driven primarily by Greater Dwellingup's proximity to popular outdoor recreation sites that include hiking, mountain bike trails and water sports. Greater Dwellingup has a range of infrastructure that supports future tourism and visitation in the Town. This includes the development of the National Trails Centre and visitor centre, a 25km network of new mountain bike trails near Lane Poole reserve, the Dwellingup Gap Trails Project, the suspension bridge over the Murray River near Lane Poole, upgrading of key access roads, facilities at Lane Poole, 4wd trails and associated marketing and promotion.

Within the townsite, dedicated tourism accommodation is provided at the Dwellingup Hotel, Dwellingup Chalets and the Caravan Park. The Jarrahfall Bushcamp (Lalanga Road) provides an important tourist accommodation facility and event venue adjacent to town, with an average 50 guests per night and capacity for 170 people to be accommodated on-site. Air B'nB of residential dwellings in the Town and farm-stay / bed and breakfast operations on the periphery provide the only other accommodation. Anecdotally Air B'nB operations are viewed as sterilising residential dwellings for permanent residential use and the rental market.

Subject to further investigation, future short stay accommodation may be possible by expansion of accommodation facilities at the Forest Lodge and the Dwellingup Discovery Centre, which has the potential for short stay / glamping or chalet style development. The Shire is undertaking separate feasibility review of these tourist accommodation facilities for potential expansion / diversification in tourism facility offerings.

Under the Diversified Economy Scenario a diverse and sustainable tourism sector creates unique experiences for visitors, leading to an increased visitor spend in the Shire of Murray of \$31.59m per annum by 2036.

Demand modelling suggests potential for a total of 24 (4%) of the projected required 541 dwellings would be utilised exclusively for short stay accommodation.

2.5.6 Agriculture

The Dwellingup townsite is surrounded by a number of rural/ agricultural areas within fragmented forest clearings, with significant areas in the south towards the Murray River and west within the locality of Teesdale. The Commission's "Peel Region Scheme Priority Agricultural and Rural Land Use Policy (2017)" identifies a number of these properties as priority agricultural areas, with an associated 500 metre buffer.

While the Policy aims to protect these areas by preventing development that may adversely affect agricultural production now and in the future, the productivity of these rural areas appears to have declined in recent decades, due partly to macro-economic changes and the impact of codling moth. While many of the properties continue to be used as orchards, there is little evidence of industry growth or substantial future investment focused on this sector.

Additional activity on agricultural land is anticipated to be in the provision of visitor services such as farm-stay accommodation and food to reflect the trend of producers providing a hospitality-based tourism attraction.

3. Technical Inputs

3.1 Flora and Fauna

3.1.1 Flora and Vegetation Assessment

A number of flora and vegetation surveys have been taken around Dwellingup over the last decade. Remnant vegetation within the study area is generally confined to DBCA managed State Forests and is commonly known as Jarrah Forest Vegetation which comprises Jarrah – Marri forests in the west with Bullich and Blackbutt in the valleys grading to Wandoo and Marri woodlands in east with Powderbark on breakaways.

There are extensive but localised sand sheets with Banksia low woodlands. Heath is found on granite rocks and as a common understorey of forests and woodlands in the north and east. The majority of the diversity in the communities occurs on the lower slopes or near granite soils where there are rapid changes in site conditions.

A botanical survey was undertaken on the 22nd and 23rd August 2009 (Appendix D – Flora and Vegetation Assessment). The survey was restricted to the four investigation areas described in Section 6. The vegetation varied in condition and whilst no Declared Rare Flora or Priority Flora were located, detailed spring survey is recommended prior to development of any investigation areas.

A further detailed flora and vegetation survey was undertaken in 2021 in a 15.7ha area around the Forest Discovery Centre. This The flora and vegetation survey and the DRF search within site confirmed:

- a total of 142 species (taxa) from 46 families
- a total of 117 native flora species and 25 introduced (weed) species
- no priority or threatened flora within the survey boundary
- one vegetation type occurred within the site, Jarrah Forest

- vegetation condition across the site ranged from Completely Degraded on roads and around buildings to Excellent, with the majority (83.43%) of the site in Excellent condition
- the DRF search found no threatened or priority species, although suitable habitat to support these species was identified to occur immediately south of the town.

3.1.2 Fauna Assessment

A Level 1 fauna survey was undertaken for the investigation areas, which consisted of a desktop literary review coupled with onsite investigations. The survey found that there are 15 species listed as being of Conservation Significance 1 (CS1) (species listed under Federal or State Legislation) that have the potential to occur in the study area. Of these only the Forest Redtailed Black-Cockatoo was recorded in the study Area during the site visit, however the Carnaby Black Cockatoo, Baudin's Black Cockatoo, Rainbow Bee-Eater and Chuditch are highly likely to be present in the area.

There are eight Conservation Significance2 (CS2) (DEC Priority Species) species that have the potential to occur in the study area, of these evidence of the Quenda was recorded in the study area during the site visit (Area 1). The recommendations from the assessment are presented in the table below.

A further desktop fauna survey and threatened black cockatoo habitat assessment was undertaken in 2021 in a 15.7ha area around the Forest Discovery Centre. This fauna survey and threatened black cockatoo habitat assessment confirmed:

- a total of 11 native fauna species, of which 7 are birds, three mammals and one reptile
- minimum of three individual Forest Red-tailed Black Cockatoos (*Calyptorhynchus banksii naso*) were observed feeding within the site boundary
- no introduced fauna species were observed during the basic survey

- evidence of feeding by black cockatoos was observed at 15 locations
- a total of 53 potential habitat trees for threatened black cockatoos were recorded that had a diameter at breast height (DBH) of > 500 mm.

3.1.3 Preliminary Consultation with DBCA

The Department of Biodiversity Conservation and Attractions (DBCA) was consulted as part of the preparation of the Dwellingup Futures Report and the PSP. This consultation occurred in the context of DBCA's \$14 million investment in Dwellingup's tourism industry. The following was noted through consultation:

- Native timber logging is set to end in 2024 which will impact the function of the two sawmills and associated leases.
- The current condition of the State Forest surrounding Dwellingup is generally in good condition with healthy undergrowth, however portions of the State Forest immediately around the townsite are recognised as being heavily degraded from an environmental perspective.
- No threatened ecological communities are understood to be present in the State Forest surrounding Dwellingup.
- Rezoning proposals would be subject to the standard environmental review and assessment process, considering detailed survey and analysis of prospective development areas.
- There are a number of registered contaminated sites surrounding Dwellingup.
- DBCA has no in-principle objection to the investigation of the existing State Forest around the townsite for residential development, tourism or other potential uses. DBCA support would generally be predicated on the basis of 'no nett loss' of vegetation. That is, if State Forest is proposed to be cleared as part of future development, there is an expectation that this can be offset or replaced in some way. For instance through the rationalisation and revegetation of surplus road reserves.

3.2 Infrastructure and Servicing

3.2.1 Water Supply

The townsite is served with water from a supply main from the South Dandalup Dam along Dell Park Road to ground-level and high-level tanks located near intersection of Marradong Road and Newton Street. A 100 metre buffer applies to the facility, which the Water Corporation agrees applies from the chlorine storage facility source.

As with many remote, standalone water schemes the issues and constraints are seldom clear and there are typically several design and operating factors that influence service capacity in a numerical sense. In Dwellingup, there is a complex interplay between available source at the dam (complicated by a planned lowering of the dam's water level for other source allocation reasons), water transfer and treatment capacity (i.e. treated water production), hydraulic transfer capacity of the rising main from the dam, reserve storage of the ground tanks, pumping capacity into the elevated tank, reserve storage and water turnover in the elevated tank, and seasonal variance in peak week demand (typically double in January compared with July).

The current adopted planning underpinning the Dwellingup water scheme has taken account of the growth and rate of growth indicated in the Shire of Murray's Dwellingup Structure Plan (PSP) which identifies a potential 162 residential and 70 rural residential lots that could be developed to expand the town. The PSP indicates a rate of population growth of 0.75%.

Scheme growth to 2021 has been projected based on the Structure Plan's growth projection series. Beyond 2021, an annual growth rate of 0.75% has been used.

If the revised PSP proposes a higher overall dwelling/population yield and can justify a higher growth rate, the Water Corporation will in future revise its scheme planning to take account of these changes. The actual rate of new

services/water demand is likely to come in at less than what the Water Corporation had previously forecast, and the increase in services will to a certain extent be slightly offset by a decline in unaccounted for water losses across the scheme and a decline in per-residential-service water use from 300 kl/year/service in 1995 to an average of 220 kl/year/service today due to water efficient programmes and ongoing sprinkler restrictions.

The Water Corporation's revised water headworks planning will typically include a check of the long term planned storage capacities. It is unlikely that the future ground tank (planned to be 2Ml) and the future elevated tank (planned to be 375kl) will need to be upsized for a small to moderate increase in overall service numbers above what had previously been assumed.



Figure 14 Existing Water Mains

--- Buffer (100m)

For Discussion Only - Plan Not Endorsed

3.2.2 Sewerage

There are no Water Corporation wastewater assets within the townsite. Current wastewater is disposed of primarily through traditional onsite effluent disposal systems such as (septic tanks).

There is no nearby wastewater treatment plant nor is one considered viable for the townsite. Trenches for reticulation pipes to a treatment facility would be very expensive with much excavation in hard rock.

Any new development and for management and treatment of wastewater will have to comply with the "September 2019 Government Sewerage Policy" and then in particular the Policy states about lots sizes the following:

"1,000m² infill residential or commercial subdivision in existing urban areas (outside sewage sensitive areas and public drinking water source areas). This scenario applies to small-scale infill subdivision in areas that are already developed in accordance with an Urban zoning. It replaces the provisions for 'small infill' subdivision that were contained in previous sewerage policies. It is not to be applied to large scale infill (commonly referred to as 'brownfield') subdivision proposals in urban areas, which should be serviced by reticulated sewerage. It is also not to be applied to industrial subdivision.

The minimum lot size outside the Perth Metropolitan and Peel region scheme areas have been determined in consideration of following factors that would apply to Dwellingup, namely:

- Efficient use of urban land and infrastructure - the remote location, lower land values and lower growth potential of many country towns can compromise the viability of providing reticulated sewerage. The policy enables country towns to expand at R10 density without impose of prohibitively expensive infrastructure costs.

- *Depending on site and soil conditions and the type of on-site system used, it is generally possible to accommodate most land uses and land application areas within 1,000m² lots.*
- *Sparse settlement patterns in regional Western Australia mean there is potential for a lower number of unsewered lots at catchment scale compared with the Perth Metropolitan and Peel region scheme areas, resulting in relatively lower cumulative environmental impacts.*
- *Risk to water resources reduced through the exclusion of sewage sensitive areas and public drinking water source areas.*
- *reticulated sewerage will be required where deemed reasonable or where unsewered subdivision is likely to pose an unacceptable risks to public health, the environmental or water resources (refer to Policy measure 5.1.1), and*
- *Subdivision at R10 density will only be provided where it can be demonstrated that the land use planning, public health, and environmental impacts of unsewered subdivision at this density are acceptable.*

Industrial and commercial development often comprises larger buildings and hardstand/ paved areas than residential development. More than one on-site system may be required. For example, standard primary/ secondary treatment may be needed for staff/ customer amenities, in addition to grease and/ or oil separator systems for trade-waste. The experience of regulatory authorities demonstrates that in many instances, lots less than 2,000m² cannot accommodate infrastructure and setbacks in accordance with required standards. The Department of Health and local governments have advised that applications are frequently received for the installation of sewage apparatus servicing industrial/ commercial land where there is insufficient land available for sewage disposal."

It is interpreted from the Policy that for the development of new residential or commercial lots, and for any new development on existing lots within the Dwellingup Townsite that:

- New lots – minimum lots size to be 1,000 m² (i.e. R10 or larger)
- New commercial lots – minimum lot size to be 2,000 m²
- Redeveloped lots – residential and commercial – install new ATUs and disposal systems.

Based on discussions with Dept of Health and Shire officers and considering the soil conditions, it is likely that for a single residential lot with an area of 1,000 m², an irrigation or disposal area of about 250 to 280 m² will be required for a 4- or 5-bedroom house.

The most effective way of creating a denser development is with a group housing development or survey strata development with smaller houses and with a shared wastewater treatment unit located within a common open space area within the lot.

If smaller lots to increase lot densities were contemplated albeit that is not the case in this instance, the disposal area would be virtually the same and then a much smaller footprint area can be built on.

3.2.5 Telecommunications

NBN Co or a similar approved broadband supplier would most likely become the service provider.

According to the NBN Co "availability map", Fixed Wireless (FW) broadband services are available in the area.

3.2.6 Air Strip

An existing air strip lies approximately 2.0km north-east of the townsite and is operated and maintained by DBCA for its fire management and aerial baiting requirements. The air strip is only capable of supporting local air traffic with no scheduled airline services utilising this infrastructure.

The Roadmap includes a proposal ("Dwellingup Airport Utilisation Plan") to use the airstrip for day-trip services to Dwellingup via light plane/helicopter services, as well as ensuring its suitability to enable medevac/evacuations under a range of plausible emergency scenarios.

These proposals are anticipated to require upgrading of the airstrip as well as Banksiadale Road for improved access into town and would need to be undertaken in conjunction with DBCA and DFES. Maintenance and liability are the key issues that require resolution before broader use of the airstrip can be progressed.

3.2.7 Road Infrastructure

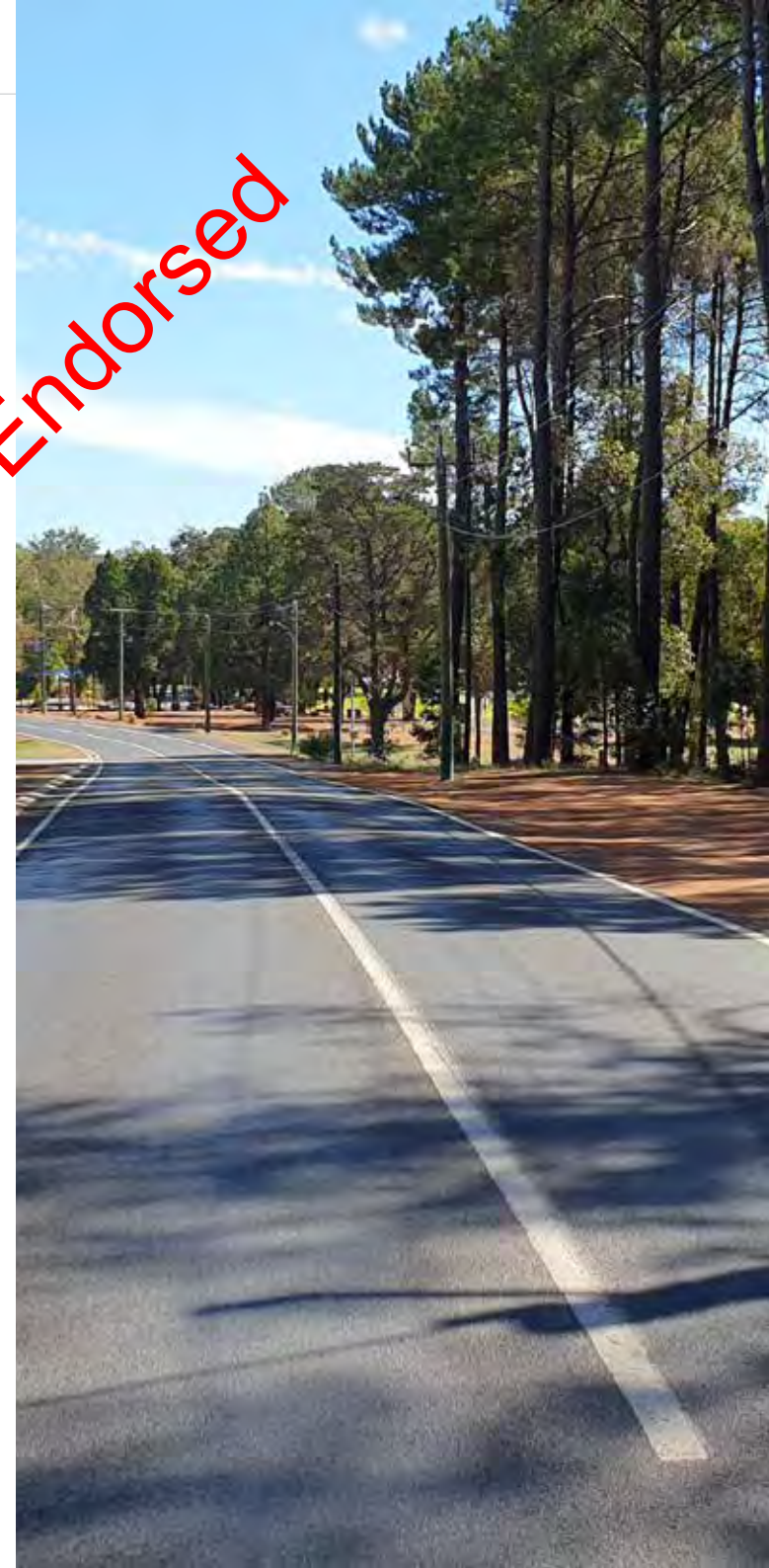
The Dwellingup townsite is located on Pinjarra-Williams Road which is the principal route from Pinjarra through to Williams townsite and Albany Highway to the east. Pinjarra-Williams Road is also the shortest route from the coast to the Boddington Townsite and as a result has become an important transportation route for vehicles servicing the Boddington Gold Mine. Previous investigations conducted by Main Roads concluded that the number of heavy vehicle movements per day through the Dwellingup townsite did not warrant the construction of a proposed heavy vehicle bypass to the south of the townsite. If additional land is developed to the south of the existing townsite, this may present an opportunity for reconsideration of this route.

The Shire of Murray has undertaken upgrades to McLarty and Newton Streets to upgrade on-street including parking facilities and to provide for more controlled and safer movements for pedestrians.

Development of potential consolidation and expansion areas may necessitate upgrades to road infrastructure to accommodate the associated additional vehicle movements.

Any new roads will generally be crowned and often un-kerbed so runoff can be detained in roadside swales. Some pipe drainage systems will be needed to collect and manage overflows or runoff across roads. Major rainfall events will be managed to direct runoff from new lots to open space areas and water courses.

For Discussion Only - Plan Not Endorsed



4. How to Grow

Greater Dwellingup is experiencing a sustained period of growth, evolving from a forestry and mining community to a more diversified economy with strong tourism and natural resource management sectors. This growth is enhancing the town's desirability as a destination, and resulting in pressures relating to housing, land availability, emerging and existing industries.

To plan for this growth, the Dwellingup Futures Road Map 2021-2036 identified a number of key challenges that Dwellingup needs to address to ensure it becomes a thriving regional town that leverages its lifestyle and amenity advantages and diversifies its local economy.

Through a significant and thorough engagement process, it was clear that the community has a shared vision to respond to these challenges. The feedback championed the need to maintain and enhance the town's strong identity, charm and natural amenity, whilst becoming a more self-sufficient place that provides services and delivers lifestyle choice. Community priorities can be summarised as:

1. Maintaining Dwellingup's Small Town Charm
2. Creating a self-sufficient town
3. Growing a diverse economy
4. Protecting and enhancing the town's natural environment

To deliver this community led vision, Greater Dwellingup needs to find new approaches to grow the town, which will drive the sustainable development of services and facilities. A considered approach to this growth that sympathetically responds to the town's amenity and character, together with a contemporary response to bushfire and servicing, provides the opportunity for the town to become a lifestyle destination of choice.

The following section explores the growth options for Dwellingup and outlines a framework to facilitate a preferred growth scenario that will ensure the town maintains its unique sense of place, leverages its natural amenity and strengthens its position as a highly liveable, quintessentially Western Australian town.

4.1 Current Structure Plan

The existing Dwellingup Structure Plan requires updating to better respond to the aspirations of the community articulated through the Dwellingup Futures Road Map 2021-2036.

The key issues associated with the plan include:

1. A significant amount of clearing of natural vegetation contemplated through the introduction of special use zones and future growth areas;
2. A heavy reliance on rural residential zoning to deliver an increase in housing and population. This is unlikely to be developed considering State Policy requirements with respect to bushfire and a presumption against rural-residential development;
3. A larger proportion of industrial zoned land than is required; and
4. The need for more focus on providing new amenity and character considerations to inform future growth.

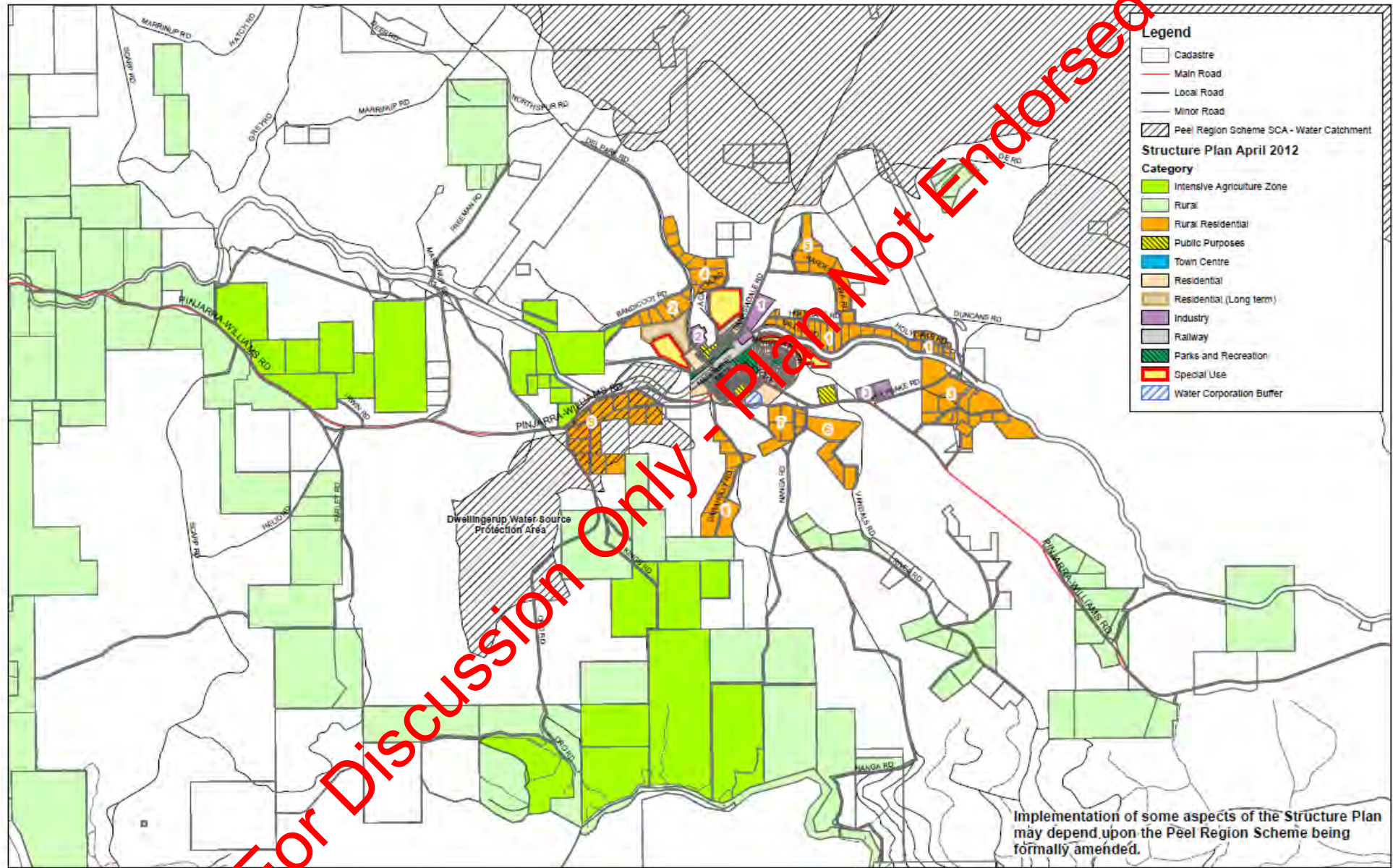


Figure 16 Dwellingup Structure Plan (2012)



4.2 Place Analysis

The Dwellingup community supports measured growth to ensure a prosperous and sustainable township but are clear that growth should continue to reflect Dwellingup's small town charm.

To retain the elements that make Dwellingup such an attractive and interesting place, the PSP includes the following place analysis, which is intended to determine the key qualities that should be retained, enhanced and leveraged as part of any future growth plan.

The assessment was generally aligned to the Precinct Design Elements identified within State Planning Policy 7.2, and focused on the defining aspects of:

- **Landscape and Open Space** | Including open space accessibility and function, landscape quality and tree canopy;
- **Movement & Accessibility** | Including walkability, streetscape character and street hierarchy; and
- **Character & Built Form** | Including built form characteristics, key view lines and vistas and land use patterns

The key findings of this assessment are documented on the following pages.

4.2.1 Landscape and Open Space

Dwellingup is defined by its natural setting, with state forest surrounding the town, and extensive vegetation and tree canopy within the town itself. Significant recreational assets and trees on private property. These qualities give the town the unique sense of being nestled within nature.

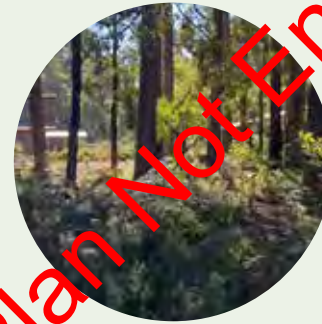


The primary open space in the town is the centrally located and easily accessible active open space of the football oval and surrounding recreation assets.

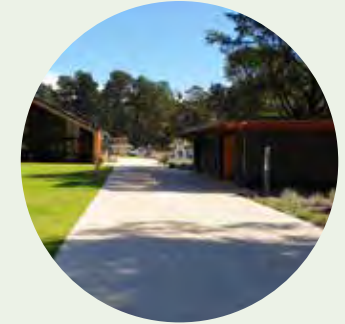
This provides a central location for the community accessible within a ten-minute walk for all residents and a focal point for further recreational opportunities to support the town's growing tourism.



Passive amenity is provided by the surrounding state forest, which offers a constant vista backdrop of tree canopy.



The open space within the Marginata Precinct is centrally located for this precinct and offers localised green amenity for this neighbourhood. This could be replicated elsewhere in the Town including future residential consolidation and growth precincts.



A unique feature of the town is the linear corridor of green space provided within and adjacent to the railway corridor, which links the town to its forest setting. This is strengthened by the surrounding trail system that passes through the town.



The Mick French Community Garden provides a passive garden style public open space defined by flowering vegetation, pergola, and meandering paths through the Garden. It links the Town Centre with the football oval.



The School is a significant open space asset and is easily accessed on foot. It also provides a connection to history with stories of old timber milling in a make-shift hut that was built out the front of the school (Newton St side).



Co-located with the football oval are the pump-track and skate park which provide additional amenity and signals the Town as a destination for trails and outdoor activities.



Nestled in the surrounding State Forest are rural and rural-residential properties which contribute to the Town's distinctive landscape character.

For Discussion Only - Plan Not Endorsed

4.2.2 Movement and Accessibility

The Town is largely structured around a simple grid network, with all destinations highly accessible within a ten-minute walk due to the Town's compact urban footprint. There are some barriers to connectivity between the central town and activity north of the railway corridor. Wayfinding could be improved to take advantage of the highly permeable and walkable street network.



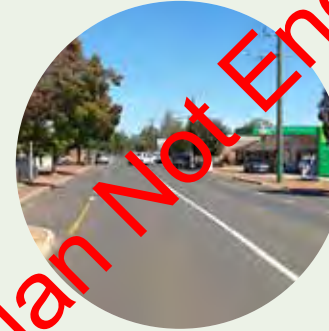
The Townsite and its movement network is orientated around the intersection of Newton and McLarty Streets.

McLarty St forms part of the Pinjarra-Williams Rd which carries moderate levels of traffic, including trucks, through the Town Centre, diminishing the amenity of this area.



The street network reflects its historic character, with limited curbing, open drainage channels and lower order pedestrian infrastructure.

Streets could be improved with tree planting, landscaping and path upgrades to promote walking and cycling



More urban street treatments are limited to the centre of town and include mountable curbs, on street car parking and formal street tree planting.

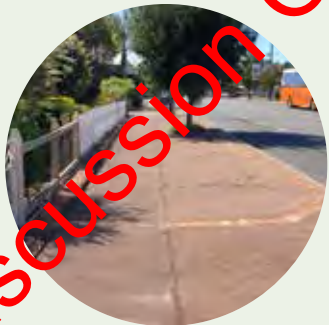


Laneways exist throughout the Town and provide an additional layer of permeability to the grid and access to the rear of many lots providing potential development opportunities.

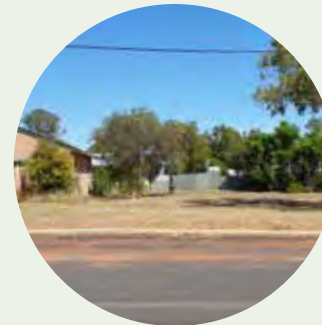
Laneways could be softened with landscaping and improvements to surveillance to encourage greater use



The walkable network is highly permeable, with even dead-end streets providing connectivity to trails through nature.



Footpaths in residential areas are generally only 1.2m, but are commensurate with the country-town character and low-level of pedestrian activity.



There is limited weather protection for pedestrians along the footpaths. Some street trees and awnings of buildings provide shade or shelter, however these are limited to the town centre.



The trail network together with the rail corridor provide networks through the town and out to surrounding bushland, connecting residents to this amenity and the extensive regional trail network.

There are opportunities to create a better sense of arrival at town entries (both entry roads and trails), for hikers and riders entering and leaving town as part of their trails journey, or to welcome and encourage regional travelers to stop.

For Discussion Only - Plan Not Endorsed

4.2.3 Character and Built Form

The character and built form of the Town is defined by the Town's history as a forestry town. Many of the residential buildings are traditional timber workers' cottages which provide the residential areas with a distinctive, country town ambience.



The Town Centre is an eclectic mix of commercial, residential and civic use building typologies. Many civic and commercial uses are located in residential buildings which is part of the Town's charm but diminishes the visual integrity of the commercial core.



The Hotel provides a landmark in the town centre and contributes amenity to the adjacent streetscape through alfresco seating and shade awnings.



Many residential buildings offer a 'gift' to the street that adds interest or create a sense of fun and character.



'Suburban' development has a rural aesthetic with many weatherboard cottages. This residential development also reflects the distinctive forestry history in the Town through the materials used.



Residential dwellings have a distinct pattern of roof pitch, fencing, verandahs, window treatments and materiality that should be strengthened within the town and reflected in new development.



Double garages are very rare, most residential properties only have a carport.



New development such as the Activity Trails Centre successfully references and interprets elements of the traditional Dwellingup character. A similar approach could be applied to new commercial and residential development resulting from the growth of the Townsite. This could be achieved through the development of locally specific Design Guidelines.

For Discussion Only - Plan Not Endorsed

4.3 A Distinct Rural to Town Transect

The place analysis findings identify that Dwellingup exhibits distinct pattern of rural to township development, characterised by:

- Large rural and smaller rural-residential properties set within state forests, and accessed by country roads within Greater Dwellingup;
- Large, 1000sqm² suburban development comprising the majority of the township; and
- A distinct village core comprising a variety of residential, commercial and civic uses with laneway access centred around Newton Street and McLarty Street.

To better understand these key qualities and reinforce these as the defining characteristics of any future growth, the organising principle of a rural to urban transect is proposed. The transect framework:

- Provides a mechanism for ensuring place context is at the forefront of all design decisions;
- Establishes character areas defined by their different contexts within the urban framework;
- Encourages a gradation of design elements according to urban intensity to reinforce a sense of place within each character area / transect zone;
- Facilitates a more seamless transition between established areas and newer development; and
- Is responsive to landform and existing site features.

The transect approach allows for an overarching organising principle to shape future growth, and ensures key design decisions by private property holders, servicing agencies and the Shire are made with reference to Dwellingup's unique context and character.

The implementation of the framework will help to consolidate Dwellingup's existing and emerging place qualities and respond to community aspirations to maintain and strengthen Dwellingup's small town charm.

4.3.1 Transect Zones

T2 - Rural Lifestyle

- Lots close to Town are generally larger than 2ha
- Lots are typically mostly cleared, with horticultural uses such as orchards
- Large residential buildings with significant setbacks and secondary shed
- 20 - 30m road reserves with 6-7m carriageway, uncurbed with swale drainage

T3 - Natural Living

- 1,000sm+ residential lots comprise majority of Dwellingup
- Suburban development has a historic aesthetic with many weatherboard cottages reflecting Dwellingup's timber history
- 20 metre roads reserves with 6m carriageway, curbed both sides, 1m footpath
- Intermittent street tree planting could be augmented to improve canopy cover and pedestrian amenity

T4 - Village Centre

- Eclectic mix of commercial, civic and residential uses and building typologies
- Built form setbacks closer to the primary street than elsewhere in Town
- Town Centre Roads exemplified by McLarty Street and Newton Street - 20m road reserve with parallel parking or 30m road reserve with angled parking



Figure 18 Transect Zones

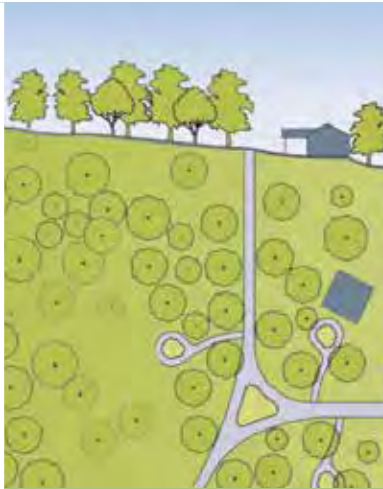
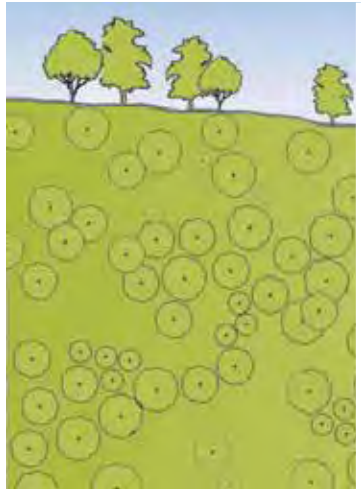
Figure 19 Dwellingup Transect



For Discussion Only - Plan Not Endorsed

RURAL AREAS

URBAN AREAS



T1 STATE FOREST

T2 RURAL LIFESTYLE

T3 NATURAL LIVING

T4 VILLAGE CENTRE

NATURAL

PROTECTED HABITAT
 RIPARIAN CORRIDORS
 CONSERVATION AREA
 NATURAL DRAINAGE AREAS
 ESSENTIAL INFRASTRUCTURE
 NATURE WALKS & TRAILS

LARGER BLOCKS
 DETACHED BUILDINGS
 LIVESTOCK
 FARM INFRASTRUCTURE

OPEN DRAINAGE
 STEEP SLOPES
 BUSHFIRE PRONE AREAS
 NATURAL OPEN SPACES
 ORCHARDS & MARKETS
 LEGACY FARMLAND
 LEGACY WOODLANDS
 LIMITED SERVICES
 DRY, ROLLING LAND

URBAN

LARGER BLOCKS
 PRIMARY RESIDENTIAL
 MORE GREENSCAPE
 DETACHED BUILDINGS
 ROTATED FRONTAGES
 DEEP SETBACKS

ROADS & CONNECTORS
 NARROW PATHS
 OPPORTUNISTIC PARKING
 LARGER KERB RADII
 OPEN SWALES
 MIXED TREE CLUSTERS

BUSHFIRE BUFFERS
 NATURE PARKS & SPORTS OVALS
 INFORMAL GATHERING PLACES

INFIL OPPORTUNITIES
 SOME MIXED USE
 MORE HARDSCAPE
 SOME ATTACHED BUILDINGS
 ALIGNED FRONTAGES
 SHALLOWER SETBACKS

STREETS & LANES.
 WIDE SIDEWALKS
 DEDICATED PARKING
 SMALLER KERB RADII
 PIT & PIPE DRAINAGE
 ALIGNED STREET TREES

EXOTIC TREES
 CIVIC SQUARE & VILLAGE CORE
 FORMAL PARKS, HALLS, CENTRES

PRIVATE

THOROUGHFARES

PARKS

For Discussion Only - Plan Not Endorsed

4.4 Where to grow

To understand Dwellingup's capacity for growth and the projected level of new housing required to support a more diversified local economy, an analysis of potential development areas in and around the townsite was undertaken. This included a review of the Development Investigation Areas (DIA) identified in the 2012 Dwellingup Structure Plan and the identification of 'lazy land' within the townsite that could be better utilised to meet community needs.

Key considerations for each landholding are summarised in Table 5 and 6.

The assessment demonstrated the clear advantages of expansion to areas within an approximate 800 metre walk of the centre of Town. These areas are either urban zoned or reserved land available for development or areas adjacent to the townsite where due to historic factors there will be a minimal impact on the natural environment, when balanced with the need for the Town to grow. Urban consolidation within and adjacent to the town also provides opportunities for the provision of strategic open space and the use of buffers for bushfire protection.

The assessment identified a significant amount of land with the potential to be utilised for alternative purposes within three key categories:

1. Residential Consolidation

Areas adjacent or within the Townsite that are mostly zoned Urban under the Peel Regional Scheme. These areas represent a logical extension of development in the short – medium term (1 – 3 years) subject to appropriate investigation and (where required) rezoning.

2. Non-Residential Uses

Land within the townsite that has potential to be utilised more effectively for other purposes that better align with the evolution of the Town's needs and character

3. Development Investigation Areas

Areas currently within State Forest, some of which are subject to different lease arrangements, and which represent logical considerations for alternative purposes. 8 Discrete land parcels are identified for Development Investigation totalling 75.47 hectares in area and representing a maximum yield of approximately 542 lots if all areas are capable of development. The land parcels are located either within or close to 800 metres of the town centre (a ten minute walk) and represent a compact consolidation of the town. Whilst many of the land parcels are currently located within state forest reserve, most of the sites are currently used for alternative purposes (i.e. the Sawmill), align with existing road reserves and cadastral boundaries or represent logical breaks in forest the reserve.

Prior to their consideration for development, all of the identified sites require further analysis to determine the suitability, form and extent of urban development. This includes resolution of any key barriers relating to servicing, bushfire zoning / reservation, existing lease arrangements and the commerciality of development. The outcome of these investigations may mean that many of the identified areas are not deemed suitable to assist with the Town's need for growth. Accordingly, the Structure Plan takes a maximalist approach to including areas for investigation purposes to avoid the prospect of a shortfall in developable area to achieve the Town's population requirements.

4.4.1 Residential Consolidation

Areas adjacent or within the Townsite that are mostly zoned Urban under the Peel Regional Scheme and represent a logical extension of development in the short – medium term (1 – 3 years) subject to appropriate investigation and (where required) TPS rezoning.

A total of ten sites were identified for residential consolidation, which considering current zoning and location should be moderately easy to develop through the extension of existing infrastructure and road access. These sites total 18.35 hectares and represent a potential yield of approximately 123 lots if all areas are capable of development.



Figure 20 Land Identified for Residential Consolidation

4.4.2 Non-residential Uses

In addition to the two residential categories, land was also identified within the Townsite which has the potential to be utilised more effectively for other purposes that better align with the evolution of the Town's needs and character. This includes:

1. Consolidating main street commercial activity in a more defined town centre around the intersection of McLarty and Newton Streets. At the heart of the Town, the precinct is within a ten-minute walk of existing and future residential development and is best positioned to take advantage of the increasing tourist trade due to its close proximity to the Trails and Visitor Centre, Hotham Valley Railway and other amenities.
2. Provision of new open space areas, strategically located to service new residential neighbourhoods, as well as the proposed re-classification of surplus railway and other land for open space in the heart of the town.
3. Strategic provision of potential landscaped buffers to the railway reserve to augment its visual appeal and the tourist experience.



Figure 21 Land identified for Non-residential Uses

4.4.3 Development Investigation Areas

Mostly areas within the State Forest reserve but within or close to the critical ten-minute walking zone of the Town Centre. These areas are subject to a range of tenure and lease arrangements but represent logical areas where additional growth might be considered in the medium – long term (4 – 10 years). Being located close to the 800m walkable catchment of the town centre this land represents a compact and considered consolidation of the town's existing footprint.

8 Discrete land parcels are identified for Development Investigation totalling 75.47 hectares in area and representing a maximum yield of approximately 542 lots if all areas are capable of development.

Whilst the land parcels are currently located within State Forest reserve, many of the sites have been, and continue to be used for alternative purposes i.e. the Sawmill and are readily accessible by existing road reserves.

Preliminary environmental consideration of these areas indicates that the State Forest designation is not necessarily a barrier to future development, considering:

1. Current reserve boundaries reflect a legacy of historical clearing around the Townsite and do not present any apparent logic or correspond to underlying environmental significance.
2. Flora surveys did not identify any Declared Rare or Priority Flora Species within the identified areas.
3. Areas of high conservation value are generally located well south of the townsite, with the surrounding forest only informally protected as State Forest.
4. Since 2012, DBCA has indicated a willingness to investigate its land asset portfolio and consider alternative uses for the nominated areas to facilitate the sustainable growth of Dwellingup, if a positive or neutral environmental benefit can be realised. This position was reaffirmed during preliminary consultation as part of the PSP process.
5. There is benefit in considering modifications to the PRS and closing / modifying existing road reserves where necessary to improve the future urban structure.



Figure 22 Land identified as Development Investigation Area

PART 2: EXPLANATORY

Considerations common to most Residential Consolidation and Development Investigation areas:

1. Environmental assessment including removal and if necessary, offset of significant trees
2. Potential future mining operations in lease areas
3. PRS and TPS rezoning
4. Sale of land process, with consideration of sale to public or private entity

Table 4 Dwellingup Residential Consolidation Area Assessment and Considerations

Staging (1-3 Years)								
Plan Ref	Size	Current Land Use	Current Zoning (Prs/Lps)	Indicative Yield	Amount Of Clearing Necessary	Tenure	Responsibility	Development Considerations
A	2.7943	Vegetation (includes portion of Mundi Bindi Trail)	Rural / Rural	15	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> • Interface with state forest and associated bushfire requirements • Confirm location of Munda Bindi Trail and appropriateness of relocation for a small portion • Interface with Railway Reserve and operations
B	3.2043	Sawmill Government requirement / depot site	Urban / State Forest Reserve (Office and Stable) / Public Purpose Reserve (Government Requirements)	10	Moderate	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> • Cessation of Sawmill operation • Consolidation / cessation of current depot / office operations • Resolution of lease arrangements • Interface with existing residential development • Site is registered as a Contaminated Site – Restricted use under the DWER Contaminated Sites Database. • Review remediation (potential)
C	1.644	Vegetation	State Forest	16	Significant	Reserve (Public Purpose)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> • Resolution of lease arrangements • Interface with state forest and associated bushfire requirements • Interface with existing residential development
D	0.9178	Vegetation	Urban / State Forest	6	Significant	Reserve (State Forest)	DBCA	<ul style="list-style-type: none"> • Discuss non-contiguous nature of State Forest and potential rezoning • Interface with existing residential development
E	2.2836	Rail corridor / Industrial (sawmill)	Reserve Railway and Industrial / Industry	19	Limited	Reserve (Railway / Unallocated Crown Land)	PTA / DPLH and DMIRS (Mining Lease)	<ul style="list-style-type: none"> • Resolution of lease arrangements • Interface with state forest and associated bushfire requirements • Confirm landholding is not required for operation of Hotham Valley Tourism Railway • Cessation of Sawmill operation • Confirm curtilage requirements to Station (if any) • Noise and interface with railway reserve

Staging (1-3 Years)								
Plan Ref	Size	Current Land Use	Current Zoning (Prs/Lps)	Indicative Yield	Amount Of Clearing Necessary	Tenure	Responsibility	Development Considerations
F	2.2868	Vegetation	Urban / State Forest	19	Significant	Unallocated Crown Land	DBCA	<ul style="list-style-type: none"> Interface with state forest and associated bushfire requirements Minimise impact on adjacent State Forest and potential to enhance bushfire safety Interface with state forest Interface with existing residential development Noise requirements under SPP 5.4
G	0.8925	Vegetation	Urban / State Forest	6	Significant	Unallocated Crown Land	DBCA	<ul style="list-style-type: none"> Water Corporation Buffer Interface with existing residential development Interface with primary school
H	1.0768	Vegetation	Urban / Public Purpose Reserve (Government Requirements)	9	Significant	Unallocated Crown Land	DPLH	<ul style="list-style-type: none"> Confirm surplus to local drainage requirements Interface with existing residential development Impact on amenity and town entry site lines from Newton St
I	0.412	Vegetation	Urban / No Zone	3	Moderate	Unallocated Crown Land	DPLH	<ul style="list-style-type: none"> Formalise road rationalisation Confirm location of Mundi Bindi Trail and appropriateness of relocation for a small portion Impact on amenity and town entry site lines from Pinjarra-Williams Rd Interface with existing residential development Noise requirements under SPP 5.4
J	2.8375	n/a / Drainage	Urban / Public Purpose Reserve (Drainage)	20	Significant	Reserve (Other)	DPLH	<ul style="list-style-type: none"> Confirm drainage requirements Interface with existing residential development Interface with Railway Reserve and operations Explore Primary Regional Road Reservation extent and rationalisation Impact on amenity and town entry site lines from Pinjarra-Williams Rd Noise requirements under SPP 5.4
Total	18.3496			123				

For Discussion Only - Plan Not Endorsed

PART 2: EXPLANATORY

Considerations common to most Residential Consolidation and Development Investigation areas:

1. Environmental assessment including removal and if necessary, offset of significant trees
2. Potential future mining operations in lease areas
3. PRS and TPS rezoning
4. Sale of land process, with consideration of sale to public or private entity

Table 5 Dwellingup Development Investigation Area Assessment and Considerations

Staging (4-10 Years)								
Plan Ref	Size	Current Land Use	Current Zoning (Prs/Lps)	Indicative Yield	Amount Of Clearing Necessary	Tenure	Responsibility	Development Considerations
1	4.8566	State Forest	State Forest / State Forest	28	Limited	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> • Resolution of lease arrangements • Cessation of Sawmill operation • Interface with state forest and associated bushfire requirements • Interface and interaction with Forest Discovery Centre • Lot design subject to topographical constraints
2	4.5526	State Forest	State Forest / State Forest	16	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> • Resolution of lease arrangements • Interface with state forest and associated bushfire requirements • Impact of adjacent Sawmill operation • Impact on amenity and entry site lines from Del Park Road • Site is registered as a Contaminated Site – Restricted use under the DWER Contaminated Sites Database. • Lot design subject to topographical constraints
3	3.9602	State Forest	State Forest / State Forest	38 (shared with DIA 2)	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> • Resolution of lease arrangements • Interface with state forest and associated bushfire requirements • Impact of adjacent Sawmill operation • Impact on amenity and entry site lines from Del Park Road • Interface with tourism operation (caravan park). • Site is registered as a Contaminated Site – Restricted use under the DWER Contaminated Sites Database. • Lot design subject to topographical constraints

Staging (4-10 Years)								
Plan Ref	Size	Current Land Use	Current Zoning (Prs/Lps)	Indicative Yield	Amount Of Clearing Necessary	Tenure	Responsibility	Development Considerations
4	10.227	State Forest	State Forest / State Forest	85	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> Resolution of lease arrangements Interface with state forest and associated bushfire requirements Interface with tourism operation (caravan park). Confirmation of Mundi Bindi Trail and appropriateness of relocation for a small portion Interface with trails network Interface with Railway Reserve Lot design subject to topographical constraints
5	25.3917	State Forest	State Forest / State Forest	189	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> Interface with state forest and associated bushfire requirements Interface with existing residential and rural development Interface with trails network Interface with Railway Reserve Noise requirements under SPP 5.4 Lot design subject to topographical constraints
6	12.4328	State Forest	State Forest / State Forest	100	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> Water Corporation Buffer Interface with state forest and associated bushfire requirements Interface with existing and rural development Interface with trails network Impact on amenity and town entry site lines from Pinjarra-Williams Rd Lot design subject to topographical constraints
7	7.541	State Forest	State Forest / State Forest	47	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> Water Corporation Buffer Interface with state forest and associated bushfire requirements Interface with existing rural development Interface with trails network Impact on amenity and town entry site lines from Newton St Lot design subject to topographical constraints
8	6.5083	State Forest	State Forest / State Forest	39	Significant	Reserve (State Forest)	DBCA and DMIRS (Mining Lease)	<ul style="list-style-type: none"> Water Corporation Buffer Interface with state forest and associated bushfire requirements Interface with existing residential and rural development Noise requirements under SPP 5.4 Lot design subject to topographical constraints
Total	75.4702			542				

For Discussion Only - Plan Not Endorsed

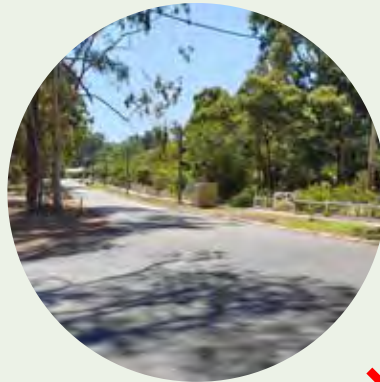
4.5 Place Principles

Having established where to grow, the next key question is how does this growth occur?

The following key place principles have informed the preparation of the Structure Plan and the key design moves intended to give effect to the outcomes of the Place Analysis and community aspirations communicated during the Dwellingup Futures Road Map 2021-2036.



Create a town centre heart through an expanded town centre zone that provides opportunities for urban consolidation, commercial and mixed use development, the introduction of further high quality public realm and defined streetscapes that encourage slower traffic movement.



Grow unique and complementary neighbourhoods through the introduction of residential growth areas to the north and south of the town, building on the existing urban pattern. New development will reference and interpret the traditional built form character to maintain Dwellingup's small-town charm.



Retain and enhance green infrastructure through new areas of open space that complement the trail focus of the town and support surrounding neighbourhoods with a strong focus on tree retention and generating value in depth from the surrounding State Forest.



Define an interconnected urban structure that is responsive to landform, extends the simple grid layout and helps to establish a network hierarchy that strengthens the town's walkability and liveability.

For Discussion Only - Plan Not Endorsed



Figure 23 Key Design Moves



RETAIN AND ENHANCE GREEN INFRASTRUCTURE

4.6 Key Design Elements

4.6.1 Urban Ecology & Public Realm

Dwellingup is physically defined by the surrounding state forest, and this continues to inform the character and ambience of the Town. The green network within the town reflects this and maintains many established pine and jarrah trees throughout. The network is centred around the active open space of the football field and associated uses such as the pump track and skate park. Additionally, the vegetated rail corridor provides more passive open space throughout the centre of the town.

The Town's streets also make an important contribution to the function and quality of the public realm complementing dedicated open space areas. There is a significant opportunity to integrate the trails that surround and permeate the town with open space and streetscapes to create a safe, attractive and interesting public realm network, and provides a considered transition from the town boundary to the town centre.

As part of the any future expansion, three new public open space reserves are proposed (design is indicative only), servicing the northern and southern development areas. These reserves are classified as neighbourhood open space and provide passive open space in a 400m walkable catchment of new residential areas identified in the PSP. The new areas complement the natural passive asset of the surrounding state forest and the walking and cycling trails found around the Town.

The PSP also identifies additional open space opportunities and rationalisation within the Town, generally consistent with the findings of the 2012 Structure Plan. It is recommended these areas be reflected as local planning scheme reserves for recreation when Scheme planning is progressed:

1. Formal reservation of the playground and Pump Track (Area aa) adjacent the Town Oval.
2. Formal reservation of the existing green space at the centre of the Marginata Precinct (Area C).
3. Formal reservation of Marinup Park (Area e) comprising portions of the railway reserve and the Trails and Visitor Centre (Area D).
4. Extension of the existing Dog Park on Marinup Road to create a vegetation corridor and establish a green buffer to the railway reserve and future development to the south (Area E).

The adjacent table provides a breakdown of the amount of current and proposed POS.

In addition to formal open space, it is important from the community perspective that new development protect the existing tree canopy. It is recommended that additional tree retention measures be dealt with through Local Development Plans / Structure Plans required as part of new development and through implementation of the Shire's 'Local Planning Policy – Natural Landscape in Urban Areas'.

Table 6 POS Schedule

Proposed Public Open Space Schedule		
Site Area		129.63
Deductions		
Railway Reserve	6.5460	
LPS No.4 Public Purpose Reserves	2.3193	
Industrial Land	5.1840	
Gross subdivisible area		115.5807
Public open space @ 10 percent		11.5581
Public Open Space Contribution	Open Space Area	
Existing Open Space Reservation		
A		4.818
AA		1.379
B		0.544
Open Space Opportunities Requiring Reservation		
C		1.0791
D		2.9411
E		0.587
Total Existing		11.3482
New Open Space Associated with Urban Growth (Indicative)		
F		0.6446
G		0.456
H		0.433
Total Expansion		1.5336
Total Provision		12.8818
POS Provision		11%

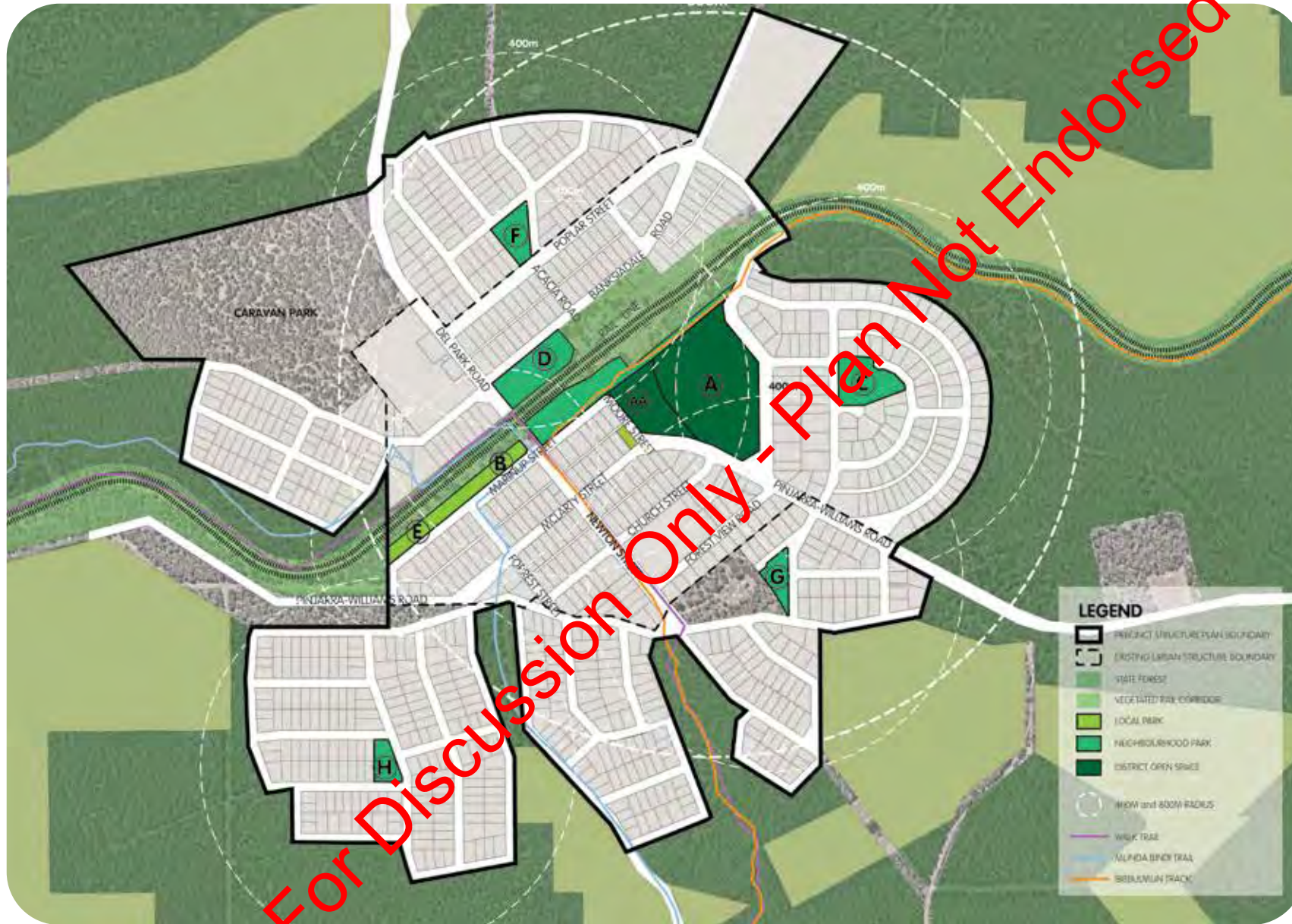


Figure 24
Urban Ecology and Public Realm

Figure 25 Draft Dwellingup Reserve Masterplan 2021

Dwellingup Trails Precinct Reserve Masterplan 2021



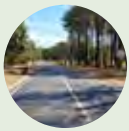
LEGEND

- 1 Oval - Sports - e.g. Football (with sports lights)
- 2 Sports Facilities / Building / Patio / Toilet
- 3 Multi-use Courts / Pop up events space
- 4 Pump Track
- 5 Skate Park
- 6 Barbecue/ picnic area
- 7 Playground - existing - near Moore St
- 8 Playground - existing - near Banksiadale Rd
- 9 Trails & Visitor Centre / Cafe
(Proposed extension indicated by dashed line)
- 10 Toilets/ showers/ laundry facilities
- 11 Avenue - axis walk/ cycle path with seating
- 12 Events & Gathering space - under trees
- 13 RV Dump facility
- 14 Bridle Trail
- 15 Events space - open lawn area
- 16 Skills Park (proposed)
- 17 Courts, existing
- 18 Picnic area / lawn
- 19 Water tanks
- 20 Community Garden / Shelter / walkway to town
- 21 Buffer / Road Reserve Planting - Trees

LEGEND - ACCESS & PARKING

- XP Crossing, pedestrian, at grade
- D Driveway - Access drive in Reserve
- P1 Parking - Formal carpark
- P2 Parking - Gravel carpark
- P2-RV Parking - Gravel carpark - RVs / Skip Bin
- P3 Parking - Formal roadside car bay parking
- PB Parking - Bus and Service vehicle bays
- PC Parking - Cycle parking
- PSv Parking - Service vehicle bay/s
- P-O Parking - Overflow & sports oval parking

DRAFT



DEFINE AN INTERCONNECTED URBAN STRUCTURE

4.6.2 Movement

Streets aren't just places for cars. People use streets for many reasons other than just reaching their destination – leisure, meeting others and as an extension of the natural environment. The street is where interactions happen, so it is crucial they be well-designed to fulfil a variety of functions that facilitate a diverse set of activities.

Dwellingup is fortunate that almost all activity within the Townsite can occur within a ten-minute walk. To promote more walking and cycling that takes advantage of this local characteristic, the streets need to be properly designed, increasing the number of continuous, unobstructed paths, providing shade, being well-lit and including appropriate wayfinding – particularly for tourists. The street must be adaptable enough to accommodate all the people and vehicles that use it.

Especially in the Village Centre, the streets should be 'sticky' – designed to encourage visitation with plenty of seating, lighting and parking. They should be designed to encourage people to stay, like any good public space, with an emphasis on walking and cycling, and non-intrusive design treatments to encourage slower traffic. Future proofing infrastructure initiatives might also consider the opportunity for the inclusion of electric vehicle charging, as well as e-bikes and scooters as a form of mobility and recreational tourism. Dwellingup is well within range of even current electric vehicles from Perth, making it an attractive destination in this regard. Public spaces should also be flexible to accommodate this infrastructure in future design.

A Transect Approach

Classification of streets within the Town aligns with the Transect method discussed at Section 4.2, with distinct main street, local access street and rural road typologies.

The entry roads Pinjarra-Williams Road and Del Park Road carry the most traffic, with their characteristics morphing as they move between the rural lifestyle, natural living and village centre transect zones. Future works provide an opportunity to upgrade these entry points to create a better sense of arrival to Dwellingup. This could be achieved through welcoming entry statements that reflect the character of the town and outline the town's value proposition, and the use of landscape/streetscape improvements that visually slow traffic entering the town.

To improve connectivity between the northern and southern parts of Town, a new road connection is proposed across the railway corridor at the eastern end of the townsite connecting Watsons Road to Banksiadale Road. The proposed road alignment separates the proposed Commercial zone from the existing Industrial zone to the northeast.

The laneways in the Town Centre provide an added layer of permeability to the movement network and further contribute to the walkable nature of the town, particularly in the Town Centre. The laneways also provide potential development opportunities for the lots that back onto the laneway.

In addition to the road network, Dwellingup is traversed by a number of trails including the Munda Biddi Cycling Trail and the Bibbulmun Track which connect the Town with the State Forest. DBCA has also invested in a series of newly constructed town trails which will need to be considered in any adjacent future development. New development will need to ensure an appropriate transition between the town core/trails centre and the forest with safe, attractive and interesting paths that follow the transect principle in terms of character to contribute to Dwellingup's sense of place.

The PSP formalises key elements of the network of Town Trails permeating the townsite with the designation of a 'Town Trail Special Street' depicted on Plan 1 and Figure 25 and supported by new street cross sections. The special street network links key activity nodes within the PSP area (such as the school, the Town Centre, the Trails and Visitor Centre and the Forest Discovery Centre). This assists with identifying a clear hierarchy of streets and paths that require a higher level of visual amenity and streetscape treatment to others within the town.

Each of the key typologies is documented in the street cross sections at Clause 6.5 of Part One of the PSP which provide guidance on future development and design.

Road Rationalisation

Continuing an initiative from the 2012 Structure Plan, the PSP also recommends that a 'Road Rationalisation Study' be undertaken within Greater Dwellingup to:

1. Identify road reserves which are surplus to requirements and should be closed for rehabilitation as part of an offset to the future growth areas proposed in the PSP;
2. Existing road reserves that should be retained (and upgraded where necessary);
3. Proposed new road reserves to facilitate new development; and
4. Formalisation of useful but informal DBCA roads within the public road reserves



Figure 26 Movement Network - Roads



Figure 27 Movement Network - Trails

Village Centre - Main Street

McClarty and Newton Street typify this typology in the heart of town. These streets comprise either 20m or 30m road reserves with the primary difference between the two widths taken up by angled parking in the 30m reserve, and parallel parking in the 20m reserve.

Pinjarra-Williams Road / McClarty Street also functions as heavy haulage route which somewhat diminishes the amenity and sense of pedestrian safety within the centre of town.

In the proposed typology, parallel parking is proposed on either side of the 6.8m road reserve, which provides more space to pedestrians, street trees and furniture. Parallel parking has also been shown to create greater traffic friction, slowing vehicles and creating a safer environment for pedestrians.

As noted in the introduction to this section new 'Special Street' typologies for both the Main Street and the Natural Living Access Streets are also included at Part One. This makes allowance for continuation of the 'Town Trail' network throughout the townsite, delineating a 4m pathway with street tree planting both sides for shade and a continuation of the trails experience.

Future development of these roads should focus on upgrading the pedestrian experience, including upgrading footpaths, improving wayfinding, providing seating and shade (via built form and street tree planting) and other amenities.

Laneway

The laneways in the Town Centre provide an added layer of permeability to the movement network and generally align with the Liveable Neighbourhoods specifications.



Figure 28 Village Centre - Main Street - Indicative Cross Section



Figure 29 Laneway

Natural Living - Access Street

Roads typically comprise a 20m reserve with a 5.5m carriageway. The carriageway is generally curbed on both sides. Services are generally found on one side of the reserve, with a 1.2m footpath located on the other side. Considering the generous road reserve width, footpaths should be provided both sides of the street, and widened to 2m.

Many trees have been cleared from the road reserve, however there are some street trees remaining throughout the Town that could be augmented to improve the pedestrian experience.

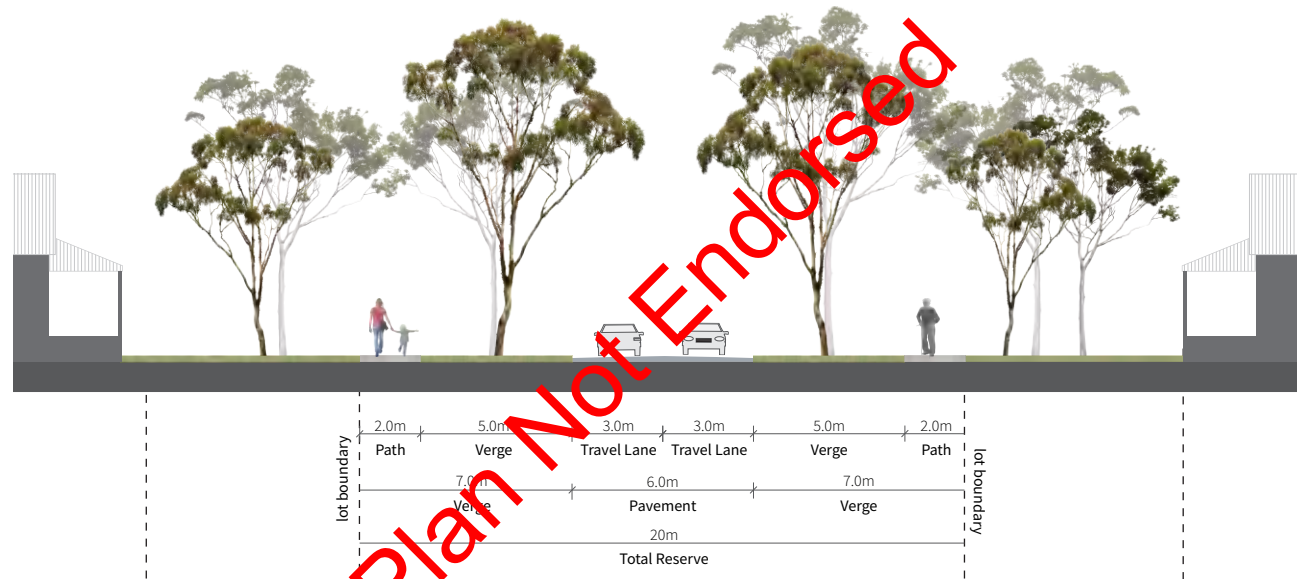


Figure 30 Natural Living Access Street - Indicative Cross Section

Rural Lifestyle Road

Roads in this zone are typically found on a 20m or 30m reserve with a 6.2m carriageway. As distinct to the more urban streets these roads are uncurbed, and in many instances trees have been cleared from the reserve.

Detailed planning of new roads and roadworks should prioritise opportunities for both the retention of existing trees and additional tree planting.

Future roadworks provide an opportunity to upgrade townsite entry points to create a better sense of arrival. This could include welcoming entry statements that reflect the character of the town and outline the town's value proposition, and the use of landscape / streetscape improvements that visually slow traffic entering the townsite.

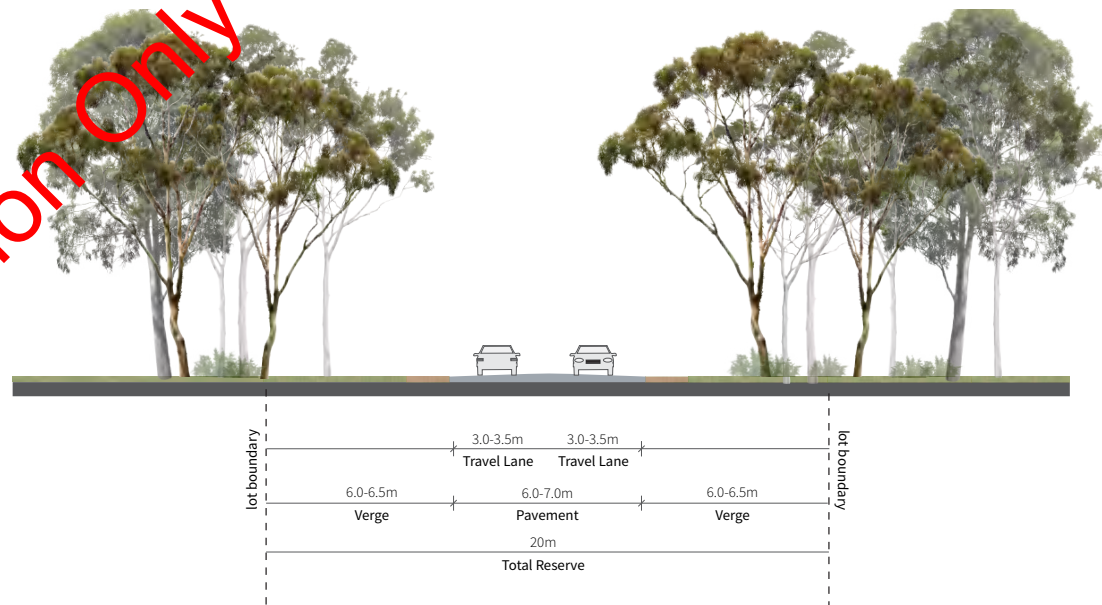


Figure 31 Rural Lifestyle Road - Indicative Cross Section

For Discussion Only - Plan Not Endorsed



CREATE A TOWN CENTRE HEART GROW UNIQUE COMPLEMENTARY NEIGHBOURHOODS

4.6.3 Land Use

The PSP provides a logical planning framework for aligning future land-use planning with the outcomes of the Dwellingup Futures Road Map 2021-2036, and foreshadowing areas that may merit consideration as part of future Sub-regional Framework, PRS and TPS Reviews.

The PSP also incorporates relevant elements of the 2012 Structure Plan recommendations that continue to align with the recent community engagement and visioning processes.

Town Centre

The Town Centre precinct is an eclectic mix of residential, food and beverage, commercial and civic uses. This historic mix is reflected in the variety of built form found throughout the precinct. Recognising this variety of development and use, and in order to provide flexibility for future users, the core area between Forrest St to the west, Marinup St to the north, Church St to the South and Moore Street to the East is proposed to be rezoned to 'Town Centre'. This aligns with recommendations in the 2012 Structure Plan.

The proposed zoning provides flexibility in how the 150m² of retail floorspace and 219m² of commercial floorspace required by the Diversified Economy Scenario can be provided organically over time. This may include development of new supply and/or the repurposing of existing floorspace.

TPS No.4 classifies residential dwellings as an 'AA' use in the Town Centre zone, providing sufficient flexibility to control this use in favour of commercial development as necessary. This flexibility will also facilitate the location of medical and ancillary uses such as a full-time GP in the Town Centre required to support the future population.

Residential

The PSP identifies approximately 94ha of additional land that might be suitable for residential development, comprising the consolidation of existing urban land within the town and development investigation areas of land currently reserved for State Forest around the town periphery. Not all of this land may necessarily become available for development due to various tenure, environmental and other potential constraints, however not all of this land is required to achieve the population targets specified in the Diversified Economy Scenario.

The plans included in the PSP Explanatory Report provide an indicative design response for the potential residential areas, demonstrating how development may occur and how it responds to the existing townsite context. The indicative design is for illustrative purposes only and is not intended to represent a resolved design solution that considers all possible constraints.

The indicative design does demonstrate how future development can strike an appropriate balance that achieves the population growth needed for Dwellingup's long-term sustainability, within an urban footprint that builds in the small-town charm and unique Dwellingup character sought by the community.

For Discussion Only - Plan Not Endorsed

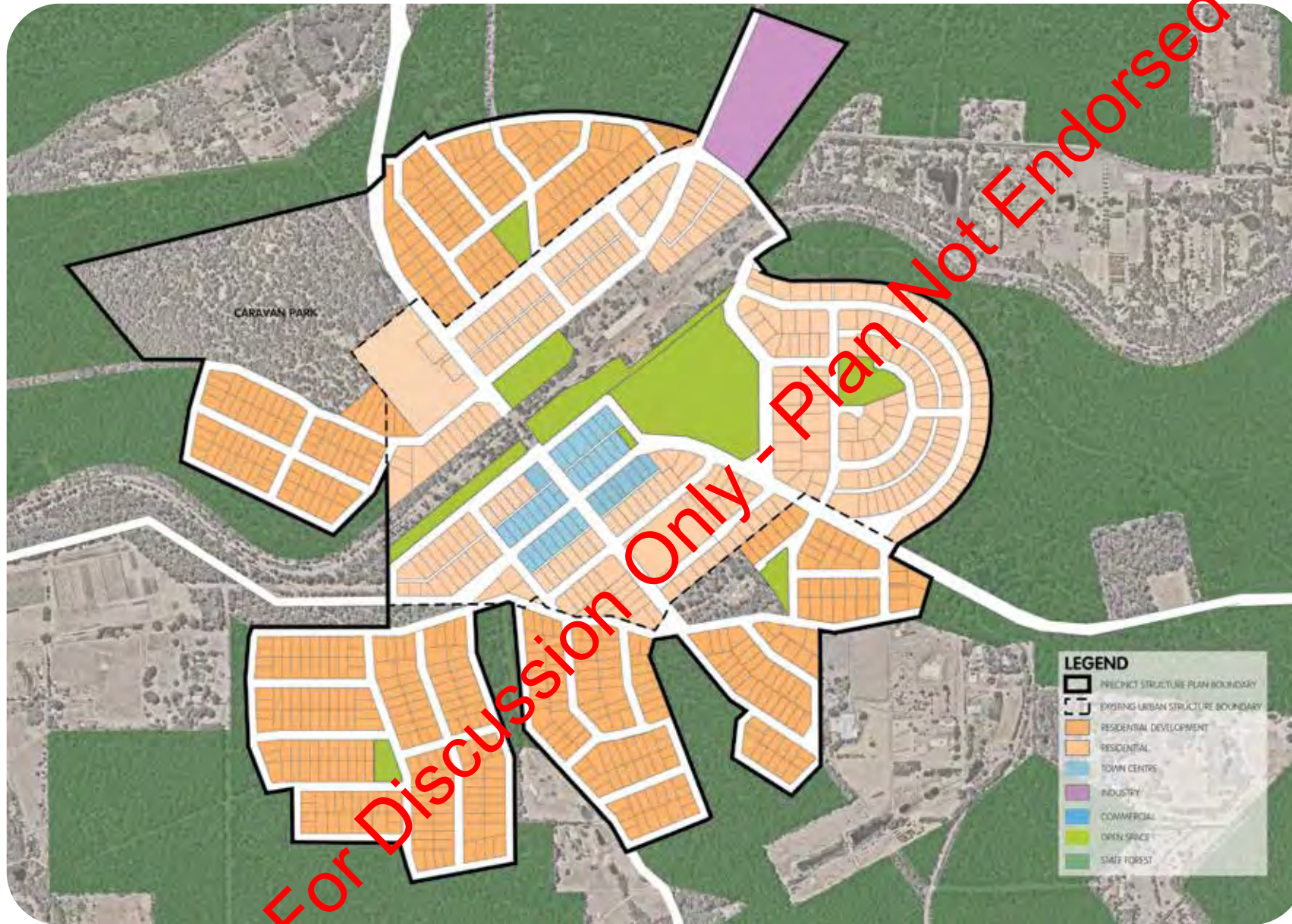


Figure 32 Land Use

Industrial

The Roadmap does not identify a need for further industrial zoned land, and cites a likely decrease in industrial land requirements in Dwellingup. The existing industrial uses within the Townsite are foreshadowed to cease over time, with the land transitioning to the commercial and residential zoning depicted in the PSP for redevelopment over time.

The PSP reflects these findings, proposing a reduction in the area of Industrial zoned land from 18ha identified in the 2012 Structure Plan to 5.18ha. The identified industrial land is currently underutilised for this purpose (comprising a storage area for the adjacent sawmill) providing scope for intensification to meet any future demand.

The PSP does not affect the continued operation of existing industrial activities in accordance with the current zoning and approvals.

Rural Residential

The 2012 Structure Plan relied heavily on rural-residential development to accommodate the estimated change in residential population of Dwellingup. The previous Structure Plan identified 300ha of land for this purpose, with a notional residential yield of 140 dwellings. Despite this, there has been no new rural-residential development since 2012, due to difficulties with the feasibility of providing services to these areas and the management of bushfire risk. In light of the extensive process of visioning, community consultation and the revised population projections in the Dwellingup Futures Roadmap, the revised PSP does not propose any changes to the existing Special Rural zoning in the current Scheme, or the rezoning of existing Rural land for rural-residential development. Instead, the PSP shows that the required increase in residential population should be accommodated in a consolidated approach of residential development around the Townsite.

This is consistent with a general move away from rural residential development in Western Australia and importantly, does not restrict opportunities for the development of complementary tourism activities on rural zoned land that will assist the wider economic success of the area.

Rural / Agriculture

The PSP does not propose to alter the provision of 'Rural' zoned land in Greater Dwellingup

Traditional horticulture and orcharding enterprises are expected to remain the principal land use in these areas, complemented by the provision of visitor services such as farm-stay accommodation and food to reflect the trend of producers providing a hospitality-based tourism attraction.

TPS No.4 provides sufficient scope for additional tourist accommodation and activity on rural zoned land without the need for further site-specific rezoning or interventions.

For Discussion Only - Plan Not Endorsed



GROW UNIQUE AND COMPLEMENTARY NEIGHBOURHOODS

4.6.4 Urban Structure and Built Form

There are currently 299 occupied dwellings within Greater Dwellingup. Based on the required population projection of 1,306 residents by 2036 underpinning the Diversified Economy Scenario, agreed through the Dwellingup Futures Road Map 2021-2036 a total of 541 dwellings are required to support this population.

On this basis, an additional 242 new dwellings are required to grow a diversified economy population while maintaining and enhancing the charm and unique character of Dwellingup.

Due to limitations with servicing, dwellings are currently unable to be accommodated through any significant intensification of residential density within the townsite. Thus, areas within the Town's current boundary, and areas immediately outside the boundary are required to accommodate the increase in dwellings. It is expected that residential consolidation occurs prior to expansion into the proposed development investigation areas.

There are currently 192 residential lots in the Dwellingup Townsite. The structure plan provides for an additional 123 lots in the consolidation area, and 542 potential lots in the expansion area.

Character and Built Form

Dwellingup has a distinctive built form character, particularly its residential built form. This character is drawn from the architecture of existing timber workers' cottages and the country village ambience. Important design elements include roof pitches, verandahs, window design, orientation of entrances and buildings, and setbacks. Additionally, materials such as timber and corrugated iron tie the built form into the history of the Town. This material palette should be encouraged in future development.

Design Guidelines

The Shire of Murray has established design guidelines for residential development within the Marginata Precinct,

As this precinct contains the greatest number of original timber workers cottages which have been identified

As being of heritage significance. These provide a strong basis to guide future development to ensure that new built form is sympathetic to the existing character of the townsite, aligning with community expectations.

Part One of the PSP identifies a number of requirements to implement this expectation, including:

1. The requirement that Local Development Plans be prepared for Residential Consolidation areas to guide subdivision and development;
2. The requirement for the preparation of Built Form Design Guidelines to guide future development in the Town Centre zone;
3. The requirement for the preparation of Built Form Design Guidelines accompanying applications for the structure planning of future Residential Development zones and
4. The inclusion of Interim Development Standards for the Natural Living and Village Centre transect zones, which are intended to apply until such time as more detailed Design Guidelines are prepared for the respective areas.

For Discussion Only - Plan Not Endorsed



For Discussion Only - Plan Not Endorsed