

SECTION 3 - STRATEGY PRECINCTS

The Shire has been divided into six (6) precincts as depicted on the Strategy Map and Figure 16 for the purpose of detailing specific strategies.

The Precincts are:

- Coastal
- Lake Clifton
- Agricultural
- Industrial
- Town
- Scarp and Darling Range

Each of the Precincts has its own characteristics and management objectives.

The Precincts are divided into their Land Use Categories, which would likely form the basis for zonings under a new Town Planning Scheme. A range of primary and discretionary uses are outline for each Land Use Category. The lists are general in nature, to provide a guide to the preparation of a Zoning Table in the future Town Planning Scheme.

The major considerations relating to each Land Use Category are also listed.

16 The Precincts

16.1 Coastal Precinct

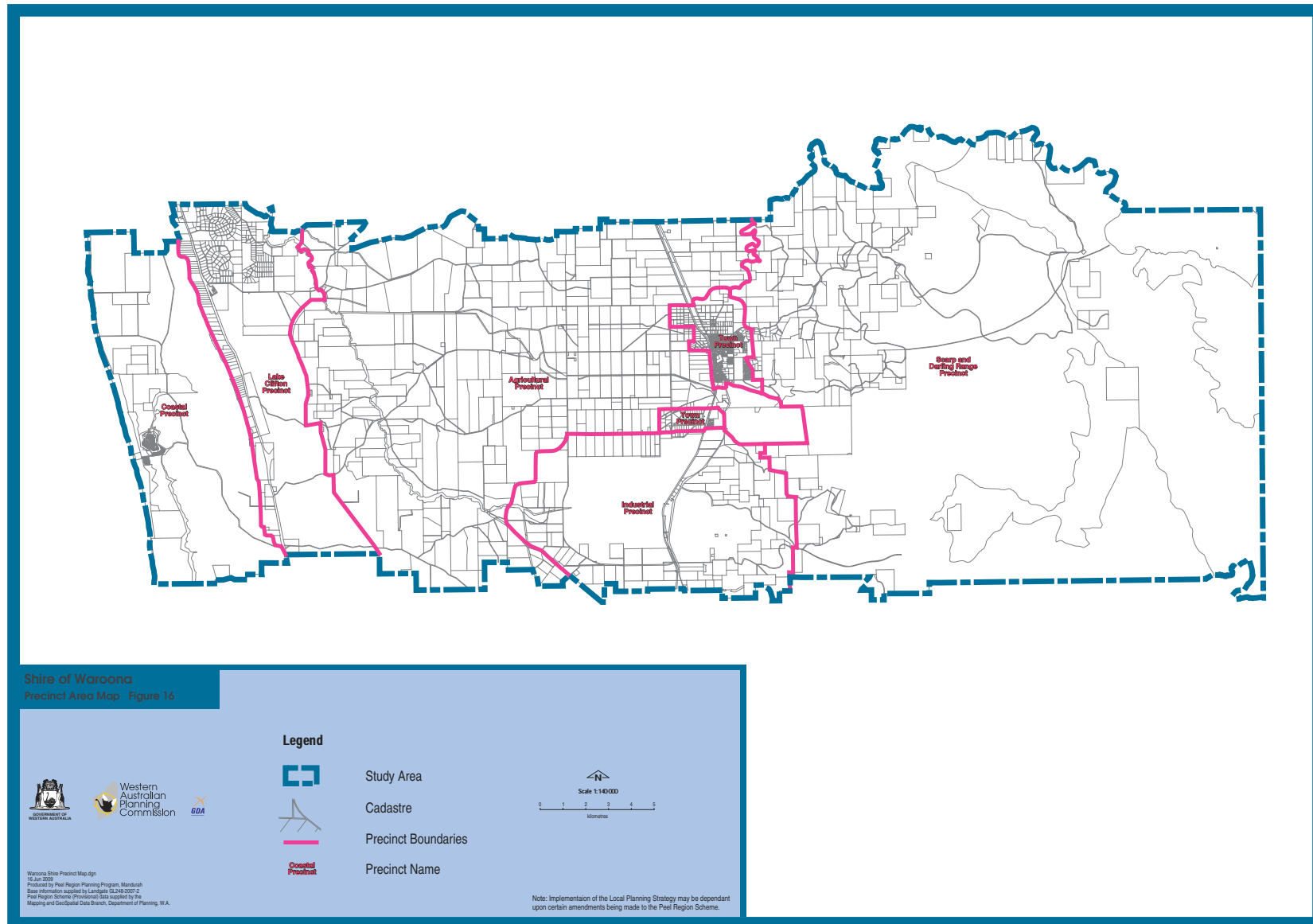
This Coastal Precinct includes the land from Lake Clifton to the coast. It includes the urban settlement of Preston Beach, areas of private rural land and the Yalgorup National Park.

The proposed Land Use Categories are Residential, Town Centre, Public Purpose and General Agriculture. There is also an area that has

been left blank pending the outcome of the Preston Beach Townsite Strategy.

Residential		
Objective	To provide for the enhancement of the Preston Beach townsite.	
Uses	Primary	Discretionary
	Single House Grouped Dwelling Home Occupation Home Office	Residential Building Child Care Centre Family Day Care Medical Centre Consulting Rooms
Lot sizes	Generally average 800m ² (R12.5) for the existing residential area. However, a range of lot sizes is to be provided having regard to topography, landscape, environmental and other considerations. Recommendations on appropriate lot sizes and other built form design principles will be made in the proposed Preston Beach Townsite Strategy.	
Setbacks	As per the Residential Design Codes.	
<p><u>Considerations</u></p> <p>Residential development to comply with the Residential Design Codes.</p> <p>Consideration to be given to the preparation of design guidelines for the townsite.</p> <p>Open Space to be provided in accordance with WAPC guidelines.</p> <p>Any development to consider the impact on the Yalgorup National Park, including water balance, domestic pets and increased human use.</p> <p>Planning for this area to consider the fragile environment surrounding it, including remnant vegetation, Lake Preston and the coastal environment.</p>		

Figure 16 – Precinct boundaries



Town Centre		
Objective	To provide for a wide range of commercial, community & civic uses within a pedestrian friendly and attractive environment.	
Uses	Primary	Discretionary
	Shop Office Fast Food Outlet Restaurant Medical Centre Consulting Rooms Civic Use Community Purpose Caravan Park	Group Dwelling Multiple Dwelling Single House Home Occupation Home Office Residential Building Child Care Premises Industry – Cottage Hotel/Motel
Lot sizes	Nil.	
Setbacks	Road	Side/Rear
	Nil	Nil

Considerations

All development is to face and interact with road frontages in the town centre.

Adequate on-site parking is to be provided for new developments.

Where development is to be setback from the street, a high standard of landscaping will be expected.

Residential development or mixed residential/commercial is encouraged on appropriate sites where the amenity of residents can be guaranteed. Residential to be at an average 300m² per dwelling (R30).

Public Purpose		
Objective	To provide land for a variety of community, civic and infrastructure uses.	
Uses	Primary	Discretionary
	Civic Use Community Purpose Public Utility	Public Worship Ed. Establishment Medical Centre Consulting Rooms Child Care Premises
Lot sizes	N/A	
Setbacks	As determined by Shire	

Considerations

A high standard of landscaping will be expected on new public purpose developments.

General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Plantation Agroforestry Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker’s Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural activity.

Lots the subject of development, other than a single dwelling, to have gazetted road frontage.

Ecologically viable areas of priority vegetation are to be considered for protection.