



Harwoods Rd, Dalzellup.

PLANNING UNIT BU6: USHER, GELORUP, DALYELLUP

	<p style="text-align: center;">UNIT DEFINITION</p> <p><u>Major Surface Water Catchment:</u> Bunbury Coastal Catchment.</p> <p><u>Location:</u> Bounded by Ocean Drive/Washington Ave/Bussell Hwy/Preston River Catchment on the north, Outer Ring Road on the east, Lakes Road/Five Mile Brook Drain on the south and the coast on the west.</p> <p><u>Local Authority:</u> City of Bunbury & Shire of Capel.</p> <p><u>Physical Features:</u> The landform consists of coastal Quindalup Dunes, a chain of wetlands paralleling the coast and a low scarp of Spearwood Dunes and the Bunbury Basalt Formation east of Bussell Highway. The natural vegetation consists of open heath, tall open tuart forest & banksia woodland. The wetland areas support flooded gum & paper bark.</p> <p><u>Existing Land Uses:</u> A combination of urban, rural-residential development, agriculture, basalt extraction, and SCM disposal site.</p>
<p style="text-align: center;">ISSUES, OPPORTUNITIES & CONSTRAINTS</p> <ul style="list-style-type: none"> The Usher, Gelorup & Dalyellup area was identified in the <i>Bunbury Region Plan</i> for Existing Urban, Urban Expansion (medium and long term), Special Rural, District Centre, Public Purposes, Parks, Recreation and Drainage and Areas Under Consideration for Conservation, Scenic Protection and Reservation. Land capability assessment indicates that the main limitations to residential development exist on the unstable Quindalup Dunes & low lying swamp land. The Spearwood soils are well suited for grazing, forestry uses, residential and rural-residential development. Under irrigation, these soils are also suitable for horticulture. Two options for residential development were examined in the Usher, Gelorup & Dalyellup Structure Plan: <ul style="list-style-type: none"> Concept 1 - to encourage community development by creating villages by commonage & focus on an active centre containing medium density residential development, village green, local shop, public transport stop & primary school. Concept 2 - recognises planning which has previously been undertaken for the study area. It is based on the urban densities being achieved in more progressive developments in the Perth Metropolitan Region. Concept 1 was the preferred option in the community submissions and is therefore promoted (in a modified form) in the Greater Bunbury Structure Plan. The Usher-Stratham Environmental Study identified significant areas of coastal tuart forest as being environmentally important and well worth preserving. The coastal dunes in this area are unique in that they are steep and high and contain substantial tuart/peppermint vegetation to the back of the frontal dunes. Mineral sand deposits are known to exist within the Quindalup/Spearwood dunes. The whole of the area is covered by mining tenements. Two basalt extraction quarries operate adjacent to the special residential estate at Gelorup. A small local rubbish tip operates on Harewood Road, adjacent to the Five Mile Brook diversion. A buffer zone around the Bunbury regional waste water treatment plant is required. A nominal 1 km buffer has been defined. 	<p style="text-align: center;">PLANNING POLICIES & GUIDELINES</p> <p style="text-align: center;">PREDOMINANT LAND USES: Existing Urban, Future Urban (Medium and Long term), Rural-Residential, District Centre, Mixed Business Area, Tourism and Recreation Development, Public Purposes, Industrial, Rural-Urban Transition and Amenity Area, Rural, Parks Recreation and Drainage, Areas Under Consideration for Conservation Scenic Protection and Reservation *****</p> <ol style="list-style-type: none"> Development to proceed in accordance with the approved Usher, Gelorup & Dalyellup District Structure Plan. Landscape buffer, conservation & tree planting areas should be promoted in accordance with the structure plan. Buffer requirements for the Bunbury regional waste water treatment plant should be further defined by detailed study. Wetland protection in accordance with EPA's EPP for Swan Coastal Plain Lakes. Prepare a Coastal Management Plan which addresses: <ul style="list-style-type: none"> impact of residential development on the coastal environment; dune stability; protection of dune vegetation. Preserve designated areas of natural vegetation, but support the concept of mineral sand extraction in areas designated for future urban, with rehabilitation to a standard suitable for urban development. Rehabilitate SCM waste dump site and determine appropriate future uses of that land. All development in unsewered areas should incorporate alternative effluent disposal systems that strictly control nutrient export.