



Shire of Capel Integrated Vision **Framework & Plan**

JULY 2025



Prepared by **HATCH**

Acknowledgement of Country

We wish to acknowledge the traditional custodians of the land, the Wadandi people.

We wish to acknowledge and respect their continuing connection to the land, waters and community.

We pay our respects to all members of the Aboriginal communities and their culture; and to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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Contents

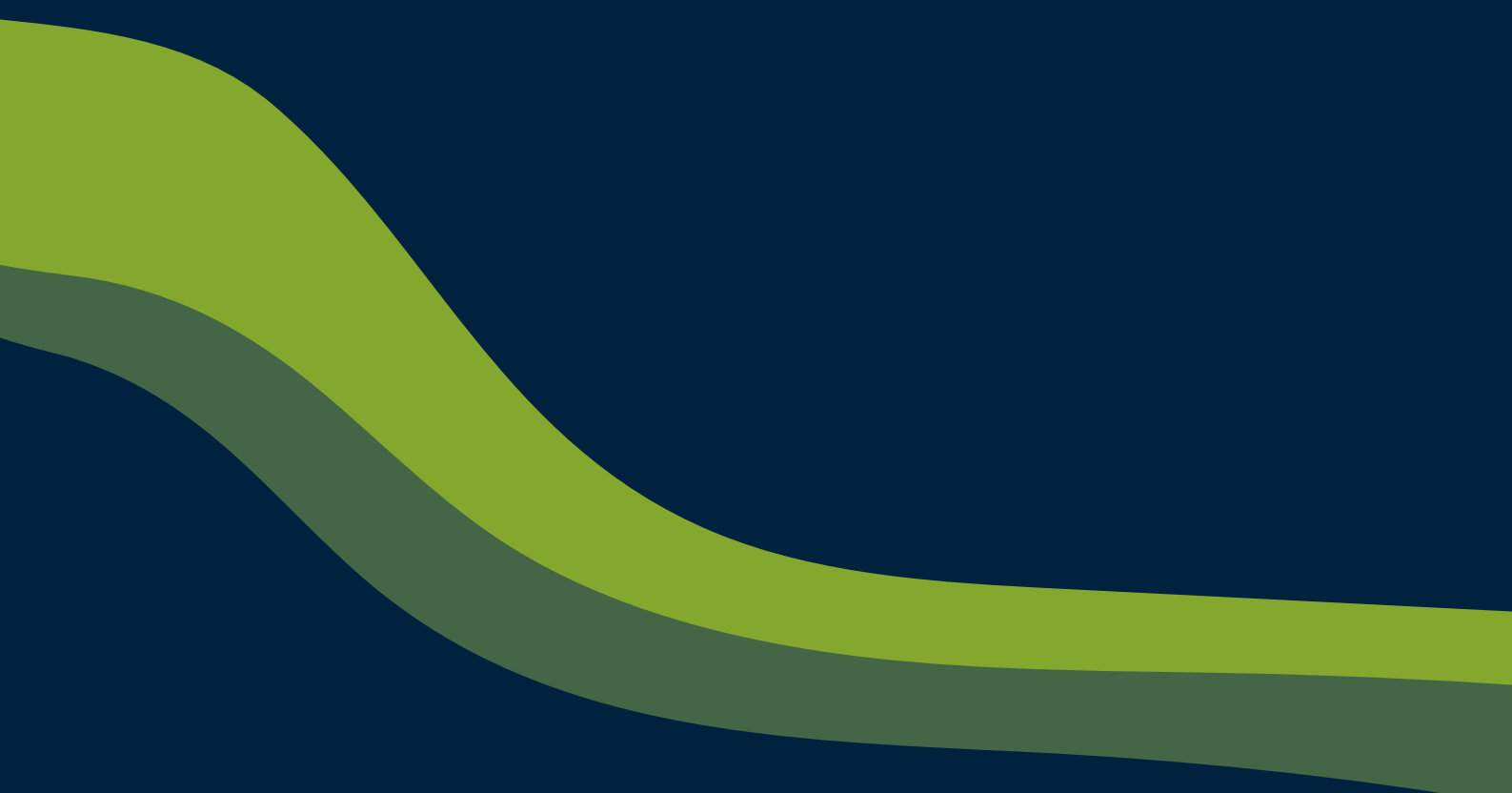
Integrated Vision Framework & Plan	5
Capel Townsite.....	33
Boyanup Townsite.....	51
Dalyellup Townsite	69
Peppermint Grove Beach.....	87
Gelorup	97
Image References	106

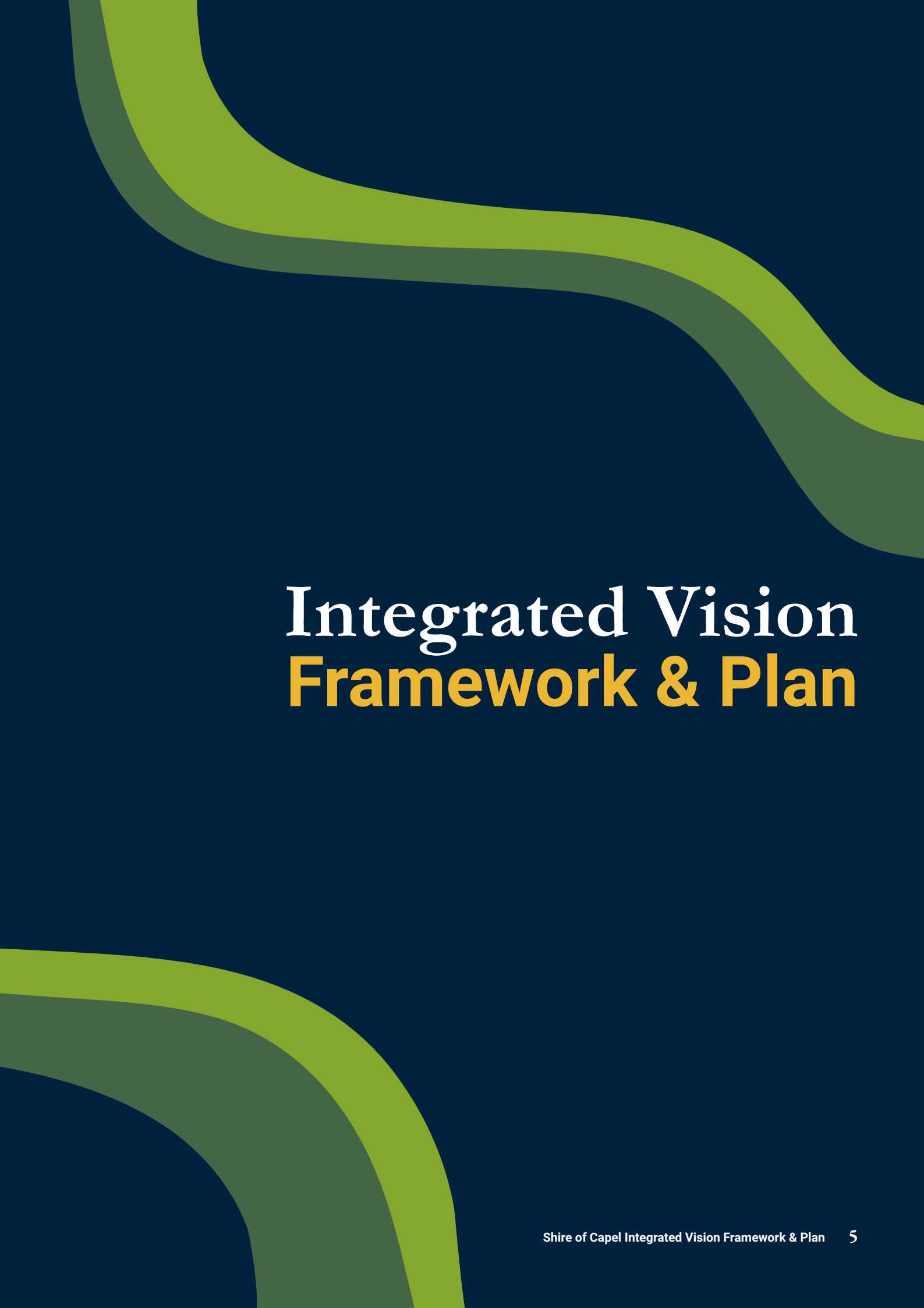
Appendices

Appendix One: Masterplan Concepts

Appendix Two: Place Design Guide

Appendix Three: Implementation Matrix



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Integrated Vision **Framework & Plan**

Background

The Shire of Capel stands at a pivotal moment in its history. The allure of the South West is driving unprecedentedly high demand for new housing and employment. These growth pressures have the potential to undermine the area's unique local character, precious heritage and natural beauty.

The Shire of Capel is located in the South West region of Western Australia, bordered by WA's largest regional centre Bunbury and the Busselton tourism hub. The Wadandi people are the traditional custodians of the area.

The region has been experiencing a period of significant transformation, bringing with it both exciting opportunities and complex challenges. Its communities are evolving—becoming more diverse and dynamic—as people are increasingly drawn to the unique coastal and rural lifestyle, while still enjoying proximity to the amenities and employment opportunities offered by the growing Shire and nearby urban centres.

With declining active land supply in the Bunbury Significant Urban Area and continuing pressure on planned urban areas, the Shire of Capel is needing to play an increasingly important role to meet demand for housing in the growing Bunbury Geographie sub-region. As the district continues to grow, the Shire needs to ensure that development outcomes continue to protect the unique place characteristics of each locality.

Past growth has resulted in a patchwork of developments with varying infrastructure and assets, resulting in missed opportunities for a cohesive approach and specified outcomes to support expanding needs – such as community infrastructure, public open space, signage, dwelling types, affordable housing and sustainability.

This period of change presents challenges in maintaining high-quality service delivery, preserving the unique character of the Shire, and embracing future opportunities. At the same time, it offers the chance to grow the local economy and strengthen regional connections—laying the foundation for a sustainable and prosperous community

The Shire of Capel Integrated Vision Framework (Integrated Vision Framework) has been prepared to manage the challenges and opportunities in a way that ensures outcomes are aligned to local aspiration, and areas of cultural and environmental significance are protected. A core focus has been to identify and manage the social, economic and environmental values that make each place unique, including areas where no further growth is anticipated.

Shire of Capel



180km
South of Perth



550km²
valuable
agricultural &
mineral-rich land



Forecasts
+6,000
people by 2031
high growth scenario

118%
growth net
internal migration

highest quarterly growth rate Regional Australia
Institute Regional Movers Index, March 2024
Quarter

**WA Government population
projections anticipate in 2031
Shire population of**

24,575
median
scenario

27,780
high growth
scenario

23%
Residents
employed in
the Shire of
Capel

56%
Residents
travel to
Bunbury for
work

The Shire of Capel has experienced **rapid population growth**

2001	Current
6,517	19,002
people	people

The Shire of Capel has experienced a **10 year average**
growth rate of 1.9% pa

12th highest in regional WA

DALYELLUP

2006		2021
3,359	▲ 190%	9,770
people		people

SHIRE OF CAPEL

2001		2021
6,517	▲ 78%	19,002
people		people



Purpose

The core focus of this Integrated Vision Framework is to ensure the Shire is 'growth ready' in the identified growth areas in Dalyellup, Boyanup and Capel, with a streamlined framework approach to attract, guide and expedite investment and development in a way that protects the natural environment and ensures sustainable future communities.

The purpose of the Integrated Vision Framework was to:

- Identify, describe and manage the social and environmental values that make each 'place' in the Shire unique, including areas where no further growth is anticipated,
- Outline development specifications for each growth area that ensures localised infrastructure outcomes, consistency and quality, leading to efficiencies and economies for the Shire in whole of life maintenance,
- Increase the capacity and capability of the Shire's Planning and Development Services teams to make good decisions and fast track approvals,
- Identify a cohesive approach to how each 'place' works together as a whole precinct across the district, integrating land use planning, community and regional development.

The framework features an Integrated Vision Framework for the Shire of Capel and Masterplans Concepts for each the identified growth areas of Capel, Dalyellup and Boyanup. Each of these plans highlight the important role these settlements play in contributing to the Shire's overall place character.

The **Shire of Capel Integrated Vision Framework** sets out a cohesive plan for how each place works together as a whole across the district. The Vision Framework is supported by the following suite of documents:

- **Masterplans Concepts** for each the identified growth areas of Capel, Dalyellup and Boyanup. Each of these plans highlight the important role these settlements play in contributing to the Shire's overall place character. They establish clear expectations around the parameters for growth, key design principles, and illustrate a high-level preliminary response to site context and ideas for logical integration and coordination.
- **Locality Vision Plans** have been prepared for Peppermint Grove Beach and Gelorup, to articulate how these areas will be managed to sustainably respond to growth in adjacent areas.
- A **Place Design Guide**, which includes a contemporary suite of design specifications for each locality, centred around place outcomes; and
- An **Implementation Matrix** to outline detailed actions, prioritise outcomes and leverage partnerships as a framework to advocate for public investment.

The purpose of the collective of documents is to empower staff to expedite overall decision making, and ensure all public and private-led investment decisions are centred around cohesive place-led outcomes.

This Integrated Vision Framework builds on a suite of supporting information. It should be read in conjunction with the various strategies and strategic materials that provide a more detailed specification and nuanced response to the technical details at hand.



Planning Context

The Masterplan Vision Concepts and Locality Vision Plans prepared within this Integrated Vision Framework will inform key planning decisions, detailed investigations and the review and future preparation of Precinct Structure Plans and Local Structure Plans.

The Shire of Capel's Local Planning Strategy (the Strategy) was endorsed on 26th July 2023 and provides the vision and a framework for long-term planning and development in the Shire over the next 15 years.

The Strategy forms the interface between regional and local planning and provides a strategic basis and rationale for the land use and development controls in Local Planning Scheme No. 8 (Scheme 8). It is also used as a guide to assist the Council and the Western Australian Planning Commission (WAPC) in planning decision making in relation to Scheme 8 and any proposed amendments, structure plans, subdivision applications and development proposals in the Shire.

The Strategy includes the Shire of Capel Strategic Plan, which shows the key elements of the Local Planning Strategy in a visual form and provides a broad overview of land use, development, the environment, infrastructure and other key planning issues. The Strategic Plans are used by the Shire and the WAPC to guide future land use and development decisions, including:

SP1 – Shire of Capel Strategic Plan

SP2 – Boyanup Townsite Strategic Plan

SP3 – Capel Townsite Strategic Plan

SP4 – Dalyellup/Gelorup Strategic Plan

SP5 – Peppermint Grove Beach Strategic Plan

Although dated 16/6/2023, these plans were originally prepared many years ago. Some of the planning principles require review in accordance with the ideas and principles espoused of this Shire of Capel Integrated Vision Framework report.

Prior to commencing this work, the Shire of Capel had also identified a number of strategic growth areas across the Shire's townsites. Although a handful of these currently

have Local Structure Plans in place or under consideration (e.g. Boyanup East, Dalyellup South), the majority are yet to be planned. Additionally, the majority of strategic growth areas are identified on private land, typically on multiple holdings, where structure planning will need to consider how to minimise the complexity of delivery by multiple landowners (e.g. consolidating open space, establishing key road networks, etc).

Individual structure plans will need to be informed by separate investigation of relevant matters, from traffic, access, noise, environmental conditions, drainage, earthworking, flood, coastal processes, servicing, developer contributions to infrastructure, groundwater, commercial impact, etc.

This study has undertaken a high-level 'masterplanning' exercise across the identified growth areas to identify and establish principles to be considered when landowners progress with their own structure planning. For this reason, the indicative layouts depicted in masterplans are not to be construed as final structure plans, but illustrations of principles and ideas for the logical integration and coordination of this land. The 'Masterplan Concepts' illustrate a high-level preliminary response to site conditions and context, thereby establishing key design principles to be considered. However, given that the character of townsites is fundamental to the community, the Masterplan Concepts also add additional character detail by overlaying notional transect categories, and applying Place Design Guide principles according to transect character. Masterplan Concepts and the Place Design Guide should therefore be read together to provide a greater understanding of desired place and character outcomes for future growth areas.

The Masterplan Concepts and Locality Vision Plans should be used as a guiding framework for key planning decisions, detailed investigations and to inform the preparation of Local Structure Plans whether prepared by the Shire or individual developers.

It is also recommended that the Shire of Capel review and update the Townsite Strategic Plans in the form of Precinct Structure Plans, to further embed the principles and recommended identified in the Concept Masterplans and Place Design Guide, set out in this Shire of Capel Integrated Vision Framework report.

Economic and Investment Drivers

To effectively manage change and drive sustainable growth, the Shire of Capel has implemented an Economic Development Framework (2023–2027), strategically aligned with key policies and designed to deliver co-investment initiatives that directly support community priorities.

The Economic Development Framework supports local businesses—both existing and new—in leveraging regionally significant economic opportunities, while also identifying ways the Shire can proactively remove barriers to future economic growth.

Tourism, agribusiness, business, freight and logistics were identified as having high potential for growth, and being a priority for the Shire of Capel, in the policy review and consultation with key stakeholders. It sets out a pathway to facilitate and encourage economic development in the Shire of Capel by:

- **Being open for business** - a local government that embraces opportunities through open engagement with businesses, investors and all tiers of government, with a solutions-oriented culture and approach.
- **Offering unique and unforgettable experiences** - to local people, visitors and surrounding communities.
- **Enhancing and celebrating natural assets and localities** to attract investment and growth while retaining our unique character in each locality and across the district.
- **Becoming a hub for innovation, creativity, and entrepreneurship**, with a vibrant and diverse economy that supports both established businesses and new startups.

The Economic Development Framework identifies that many of the key higher-level outcomes highlighted in the Plan for the Future would be extremely difficult, if not impossible for the Shire to achieve independently. It also highlights that without significant local economic development and external funding, achieving many of the key priorities would be entirely beyond the Shire's financial capability.

The principles and recommendations outlined in this Integrated Vision Framework build upon the insights and strategic direction established in the Economic Development Framework.



Advocacy Prospectus 2024/25 and Beyond

The Shire of Capel has also developed an Advocacy Prospectus that outlines five strategic priorities currently being pursued. These priorities are strongly aligned with Federal and State Government objectives and are specifically designed to:

- Support local jobs and industry.
- Boost tourism.
- Establish a distinct identity for Capel and the broader region.
- Enhance the unique lifestyle opportunities of the South West.

The Prospectus aims to attract investment in key strategic projects that will drive sustainable growth and regional prosperity.

Each initiative is grounded in the Shire's Plan for the Future and reflects the community's vision and aspirations. Each of these strategic initiatives has also informed with the Masterplan Concepts for each townsite and has been fully integrated into the Integrated Vision Framework.



Essential Infrastructure

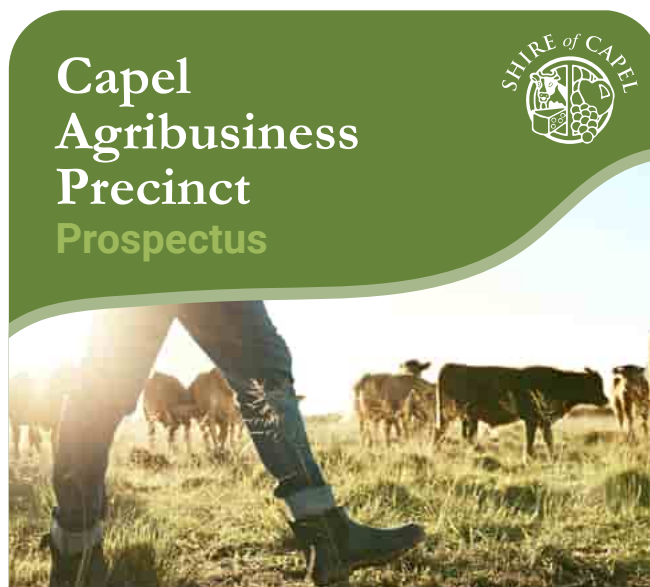
Growth across the Shire has been uneven, with high growth concentrated in Dalyellup, while townsites such as Boyanup and Capel have lagged behind. This disparity is primarily due to infrastructure servicing constraints—particularly the lack of adequate sewerage. Historically, lower land values combined with high regional construction costs have undermined economies of scale, making development in these areas economically unviable.

These constraints continue to significantly impact development outcomes, with lower-than-expected yields being approved in areas like East Boyanup due to the absence of essential, fit-for-purpose infrastructure. Without immediate investment in the right infrastructure, these suboptimal outcomes are likely to persist.

This investment into infrastructure provision will enable the development of nearly 3,400 residential lots in Capel and Boyanup, including 400 social and affordable houses and address the shortage of key worker accommodation.

The strategy focuses on unlocking development opportunities by 2032, aligning with ongoing regional projects and employment growth.

The Shire has sought \$18 million in government funding to address infrastructure challenges, particularly sewerage, to de-constrain land, support future residential development and economic growth.



Agribusiness Precinct

The Shire of Capel is striving to develop a new Agribusiness Precinct within the district. This game changing initiative for the South West aims to attract investment, enhance economic diversification, and replace the existing cattle sale yards in Boyanup. It will ultimately provide significant opportunities for agricultural value-add, job creation, and sustainable industry development. The vision is to build a nationally significant agribusiness hub that delivers substantial local jobs, economic diversification, and efficient supply and distribution chains. It will:

- Lead end-to-end multispecies red meat processing, opportunities for horticulture, dairy, and other agricultural industries.
- Produce high quality food and related goods with a focus on sustainability, circular economy, reducing and valorising waste, animal welfare and ecological conservation.
- Strengthen the South West's compelling brand for high-quality products, growing demand and connecting producers to new local, national and global markets.
- Be a centre of innovation, research, and education that attracts and nurtures talent, that creates and sustains our future agribusiness workforce.

Sports Fields and Facilities

The Shire of Capel Sports Spaces Plan (SSP) provides a strategic framework for planning, funding, and delivering community sporting infrastructure across the district. The plan provides for:

- Improved quality, safety, and accessibility of sports spaces,
- Addressing existing infrastructure challenges and planning for future demands, and
- Ensuring new developments align with population growth and community expectations.

The Integrated Vision Framework incorporates the findings of this report into the Concept Masterplans for Dalyellup, Boyanup, and Capel.

The proposed upgrades will be staged in response to demand. The SSP outlines projected costs for each precinct, funded through internal Shire resources and external grants, with each project subject to a detailed business case review.

Cycle Links

The Shire of Capel is involved in several key cycling and trail projects aimed at enhancing connectivity and supporting regional infrastructure initiatives. These projects align with the Shire's Trails Master Plan and are part of broader efforts to improve cycling links between major hubs and local communities

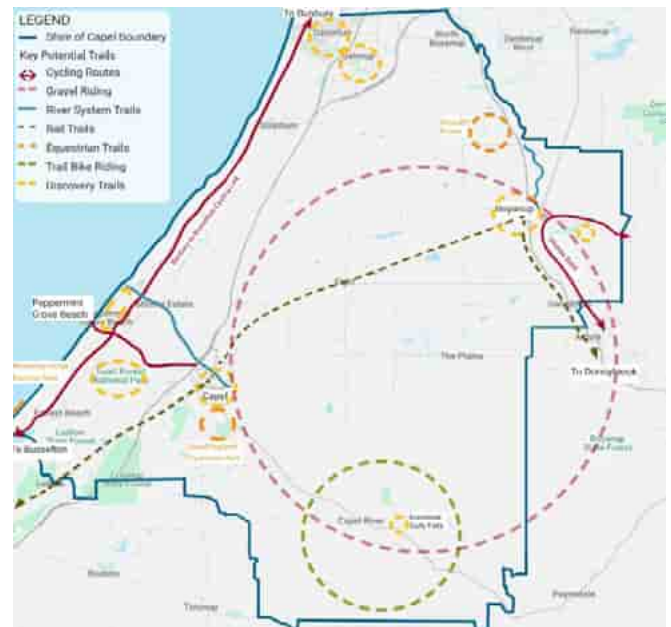
- **Bunbury to Busselton Cycling Link:** A major regional project aiming to connect Bunbury and Busselton, through Capel, improving access for cyclists and enhancing regional connectivity (expected completion by 2027).
- **Capel to Peppermint Grove Beach Link:** A primary cycling route connecting Capel to the coast, boosting local tourism and accessibility (planned completion by 2027).
- **Harewoods Road Cycling Facilities:** A secondary cycling infrastructure development, delayed but aimed at improving safety and accessibility (delayed to 2030).
- **Bussell Highway Shared Path:** A shared cycling and pedestrian path in collaboration with Main Roads WA, enhancing safety along a key highway (expected by 2025).

Trails Masterplan

The Shire of Capel has also progressed a comprehensive review of a Trails Master Plan in two stages. The review aims to assess existing trails, update trail infrastructure, and create a new plan that aligns with current best practices and community needs.

Sixteen (16) new trail opportunities have been identified on the trail opportunities map. They have been categorised as cycling, gravel, river system, rail, equestrian, trail bike riding and discovery trails. The trails identified have been embedded into the Integrated Vision Framework and Concept Masterplans.

The plan includes indicative cost estimates to support future trail development, maintenance, and budgeting.



Engagement Process

The Integrated Vision Framework has been supported by an extensive engagement process capturing a diverse range of views and perspectives.

The engagement activities were also combined with a comprehensive review of the Shire's 10-year Strategic Community Plan (Plan for the Future 2023-25).

A summary of the key outcomes captured for each locality are reflected in the opportunities, challenges and key recommendations for each respective area.

An overall summary of shire-wide opportunities and challenges is reflected below.

830
responses to
Community
Perception Survey

10
Community
Workshops across
5 localities

2
Community
Open Days
(Capel & Boyanup)

6 days
/ 26 participants
Gnaala Karla Booja
and Karri Karrak

5
Youth Focus
Groups

2 days
Stakeholder
Workshops

Key Outcomes



**Protect and promote
natural environment**



**Strengthen communications
and community engagement**



Sensitive to local character



Diversify the economy



Better housing diversity



Celebrate Wadandi history



**Safe streets
(pedestrians and cyclists)**



**Better connection with nature
(Tuart Forest and Capel and
Preston River)**



**Revitalise and beautify
town centres**



**More walking, cycling
and equine trails**



More youth activities



**Better transport
access to services**



**Maintain quality sport and
recreation facilities**

Vision Statement

The Shire of Capel's enviable lifestyle, valuable natural assets and rich history is held in the highest regard by the residents of Capel. In the minds of locals, this has become acutely important in recent years – on the back of high levels of growth in adjacent areas, which by default, has begun to pose a very real threat to current lifestyles – in terms of environmental impacts, housing affordability and tranquility.

Extensive engagement in 2023 culminated in a Sense of Place statement for the Shire. It captured the emotional, cultural, historical and environmental attributes that define the District, and underpin the region's distinct identity. Its purpose is to articulate the values and connections people have with the Shire and to foster a shared understanding and appreciation of its significance.

The Shire's vision and values are a succinct reflection of the aspirations that were captured in the sense of place statement.

The vision captures the essence of what is important to the local community – and its aspirations for the future.

As such, the core elements of the vision have been distilled as an organising framework to underpin the key moves identified in this Integrated Vision Framework.

Vision

A Lifestyle of Choice, Connecting Community, Culture and Country

Sense of Place Statement

This Sense of Place statement informed the development of the new Strategic Community Plan Vision. It was derived as a distillation of the rich information provided by the community from the workshops, surveys and submissions during the Place Planning consultation and engagement in May/June 2023.

The Shire of Capel - where connected, compassionate communities can be found nestled in an enviably diverse natural landscape that spans along the Capel and Preston rivers from the foothills of the Whicher Range to Geographe Bay, embracing a built and cultural heritage born of a complex Aboriginal and Colonial history.

In the heart of Wadandi Country lies the Shire of Capel. Divided by the course of rivers and arterial highways, the Shire of Capel seamlessly weaves together a rich tapestry of history, nature, and community.

Our land whispers stories of a complex and protected past, where the ebb and flow of Aboriginal and migrant communities have shaped the very fabric of our existence. Here, heritage intertwines with the present and looks to the future, inviting visitors to immerse themselves in the legacy of our industrious history rooted in Boyanup railway, agriculture, mining and horseracing, and together act as custodians of our breathtakingly diverse natural environment for future generations.

From the coastal wetlands and ancient forests to the gentle inland pastures and expansive beaches, our landscapes offer protected havens for a myriad of wildlife and rare giant tuarts, paperbarks and Moreton Bay fig trees. Heritage buildings and artefacts excite those with a passion for the past, whilst the love of nature nurtures the soul. Trails carve paths of exploration through the forests and beaches, allowing intrepid walkers, cyclists and horse-riders to

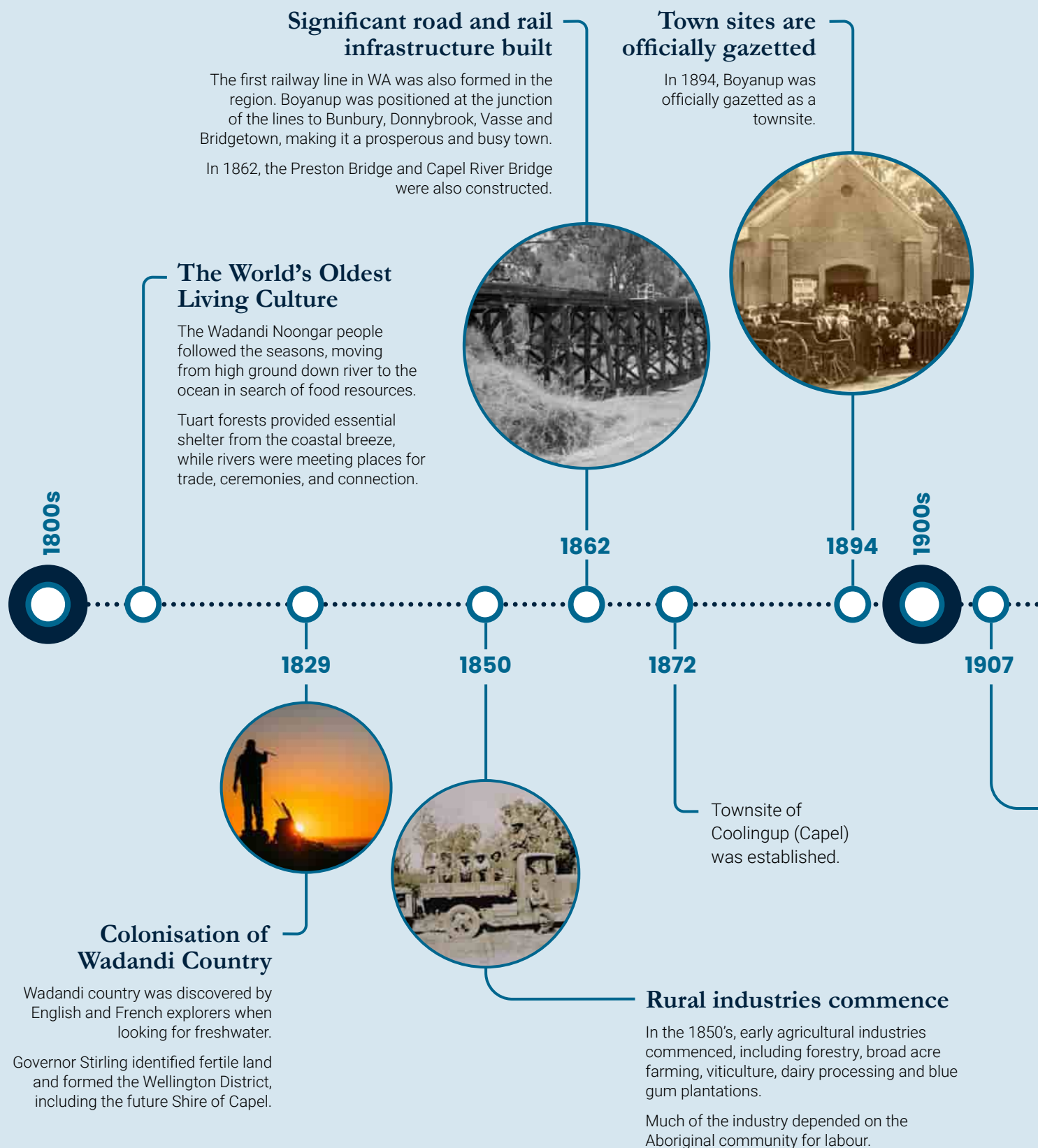
uncover hidden gems, and immerse themselves in the raw beauty of our landscape.

Amidst open farmland and rural tranquility, life here takes on a slow pace, embodying the essence of small-town living, offering respite from the bustling world while remaining within reach of the supporting amenities and infrastructure of adjacent major cities. From rural retreats in Gwindinup to coastal-suburban havens in Dalyellup, an array of diverse living environments meet the needs of diverse family compositions within our nature-loving community.

Built on a foundation of volunteers' dedication and commitment, our people support and connect with one another with a camaraderie that transcends generations. Active, inclusive community groups and clubs cater to diverse interests, all ages and all abilities. Community facilities, events and services abound from Gelorup to Boyanup, nurturing the wellbeing and enrichment of all who call this place home.

Our community respectfully bears the responsibility of being custodians of this remarkable landscape we have inherited and will pass on to future generations. They look to a future of controlled, sustainable growth around their civic and town-centres, to meet the evolving housing and service demands of an aging population, alongside a growing population of rural residents looking for a tranquil lifestyle away from the stresses of city living.

Timeline of History



Mining commences

Mineral sands mining and processing commenced in the 1950-60's, at the Yoganup Deposit near Capel, and blue-metal quarrying became prevalent in Gelorup.



1894

1964



The Bunbury Road District was renamed to the Capel Road District.

The Shire is formally established

On 1 July 1961, the Capel Road District transitioned into the Shire of Capel under the Local Government Act 1960.

Population expansion

In the 1990's, Dalyellup Beach Estate was developed bringing a population base that saw the Shire's population expand three-fold.



1990+

2000s

Wilman Wadandi Highway opens

The Wilman Wadandi Highway (Bunbury Outer Ring Road) officially opens.

Increased pressure on infrastructure and new impacts to local towns.

2024

Ancient Landforms and Culture

For millennia before the arrival of Western settlers, the Noongar Wadandi people thrived, leading healthy and fulfilling lives while nurturing and caring for their land.

During winter months, they travelled in smaller family groups, moving quickly to hunt and gather on their own in the woodlands and forests. During warmer months, families would move from inland winter shelters to coastal areas. They would gather by the ocean and wetlands to harvest seafood, enjoy cultural gatherings and the abundance of bush tucker. At the start of Birak (December-January), family groups would cooperate with seasonal burning of patch fires to drive out game. In dense forest areas, this made the grass and trees strong with new growth and turned the countryside into pleasant parklands. A lot of ceremonies would also happen at this time because the flowering of the Moodjar (native Christmas tree) would indicate celebrating the spirit of the old people.

River & Seas

The ocean introduced a refreshing change to the game meat sourced from land. The rivers were essential for sustenance and central to cultural gatherings and dreamtime stories.



Wetlands

Prior to the 1870's, the Capel River ran parallel to the coast, feeding ancient swamps and floodplains. The wetlands were abundant with food sources year round, from swamp hens, swan and duck eggs, turtles, through to snakes, frogs, crabs and eels.



Tuart Forest

The Tuarts thrived in their natural state alongside the wetlands, functioning in harmony to cultivate a resilient ecosystem. It provided diverse flora for foraging, habitat and shelter for birds, reptiles and mammals and a source of shelter and tools for the Wadandi people.



Hunting

A variety of advanced techniques were utilised as hunting skills developed over time, including fish traps, soap bush, and seasonal burns. The Wadandi engaged in seasonal fishing harvests or kangaroo hunts, and canoes were used for whale hunting, leading to widespread celebrations upon their capture.

Gathering

Foraging for various plants and provided vital nutrition. The vibrant hues of flowering plants and gums was also important indicators of life for the Wadandi people, marking the changing seasons and signaling the appropriate times to journey to the coast or venture into the hinterland.

Medicinal

The land also kept people healthy, providing natural medicinal remedies developed over thousands of years, from endemic species, such as various eucalypts, peppermint trees, mushrooms, snotty gobbler, and honey produced by native bees.



Explosions of colour dictated lifestyle patterns. Yellow flowers from acacias, some banksias and orchids symbolise a return of the hot weather and dark blue flowers from blueberry lillies and patersonia signals rain and cold weather.



Today, evidence of ancient camping and hunting sites can be found beneath the seabed, indicating that the Wadandi Noongar people used this land when the shoreline extended beyond the current continental shelf.



Dried flower stalks from the Balga (grass trees) were used as fire sticks that could be ignited and then used to start new fires. The resin creates a slow-burning material that could be carried over vast distances.

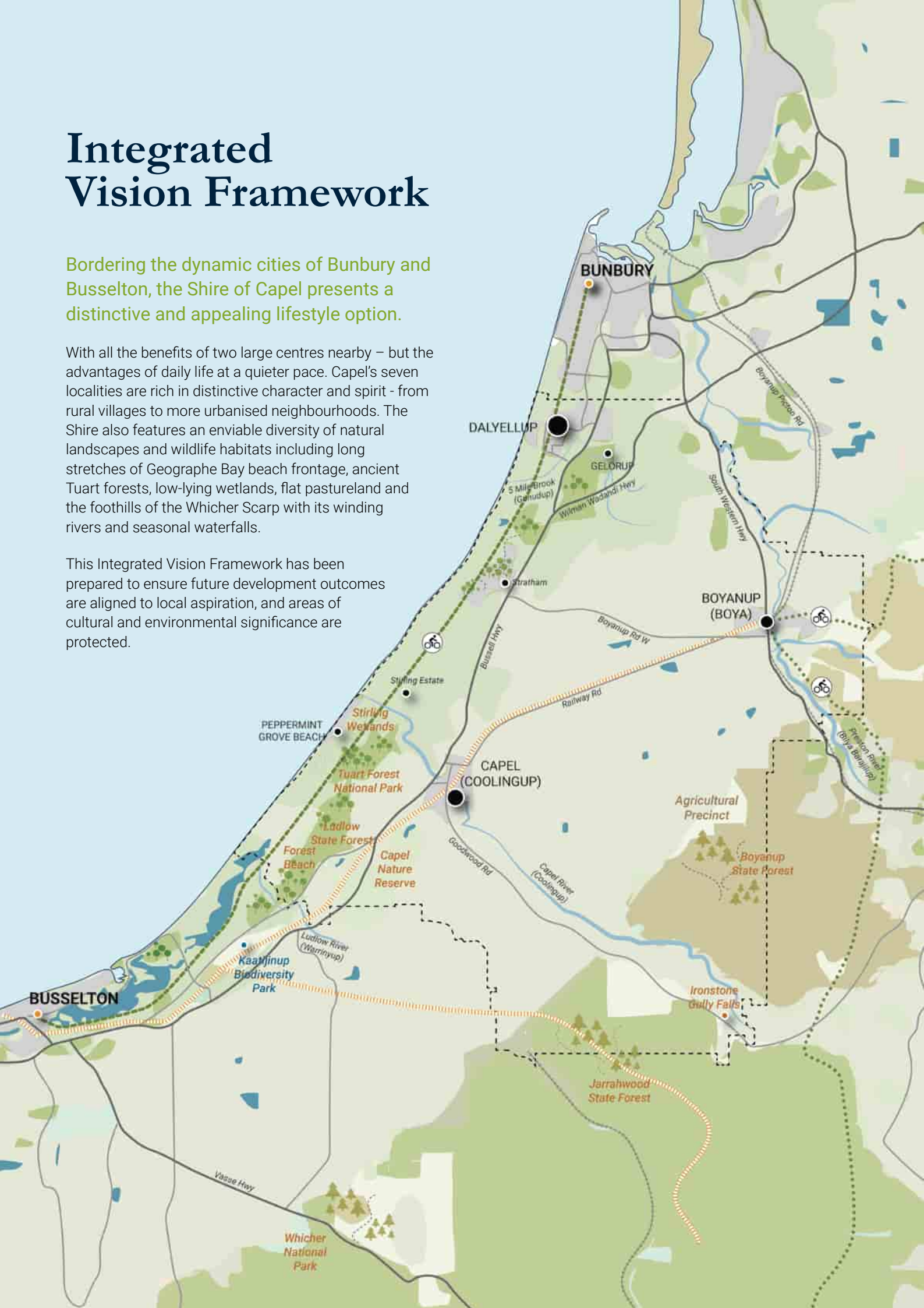


Integrated Vision Framework

Bordering the dynamic cities of Bunbury and Busselton, the Shire of Capel presents a distinctive and appealing lifestyle option.

With all the benefits of two large centres nearby – but the advantages of daily life at a quieter pace. Capel's seven localities are rich in distinctive character and spirit - from rural villages to more urbanised neighbourhoods. The Shire also features an enviable diversity of natural landscapes and wildlife habitats including long stretches of Geographe Bay beach frontage, ancient Tuart forests, low-lying wetlands, flat pastureland and the foothills of the Whicher Scarp with its winding rivers and seasonal waterfalls.

This Integrated Vision Framework has been prepared to ensure future development outcomes are aligned to local aspiration, and areas of cultural and environmental significance are protected.



Vision for the Future



Connecting Community

With fewer residents, the region will remain heavily reliant on good connections between each locality and the regional centres for access to services. Strong connectivity will also entice more visitors from Bunbury, Busselton and Donnybrook to explore the hinterland.



Culture & Country

The Shire's diverse cultural heritage and world class natural assets provide a strong foundation to position Capel as a destination in its own right. In particular, there is an opportunity beckoning to make Aboriginal heritage more visible, by celebrating and sharing cultural knowledge and stories (including the dark history of Aboriginal massacres).



Lifestyle of Choice

A Lifestyle of Choice is ultimately the drawcard that will attract new residents and secure a resilient and bright future for the region. The Shire can bolster its competitiveness and complement its slow-paced lifestyle by enhancing the amenities in each community - local shops, attractive main streets, friendly neighbourhoods, superior facilities and a strong sense of community.

Integrated Vision Framework Objectives

1 Protect and celebrate natural assets

Celebrate world class natural assets, alongside our ancient and modern history.

2 Respect Noongar culture

Make culture visible and demonstrate respect and empathy for Aboriginal people.

3 Reinforce local character

Expand the opportunities for a range of diverse housing typologies in Dalyellup, Boyanup and Capel. Ensure development outcomes are sensitive to local character and protect areas with important cultural and environmental significance.

4 Improve local and regional connections

Invest in quality transport outcomes to provide safe and equitable access to quality services and facilities.

5 Strengthen engagement

Through staff training, community outreach and appropriate communication channels.

6 Stronger partnerships to build resilience

Strong partnerships with government, community and industry are an essential foundation for resilient communities.

7 Diversify the economy

Protect rural land, support value add processing in agriculture and expand tourism.

8 Prioritise health and wellbeing

Optimise health and wellbeing outcomes by promoting active and healthy lifestyles and creating inclusive public spaces.

9 Enrich local experiences

Draw on nature, culture and truth telling to capture local history, share stories and promote local events.

10 Enhance and beautify

Invest in landscaping, extend tree canopy and improve the standard of maintenance in all town centres and localities.

Culture and Country



Enrich Local Experiences

Thousands travel to the southwest corridor every year. Few stop at Capel. With the newly built Wilman Widandi Highway, the town of Capel is now well located as an ideal first stop for commuters from Perth.

This means the Shire of Capel is better positioned than ever, to mark its place on the map as a destination of choice in the South West.

A focus on branding, signage, and wayfinding, will harness an untapped opportunity to enrich visitor experiences, and better celebrate and promote the Shire's diverse cultural heritage and world-class natural assets, alongside its modern history.

This will complement the Trails Masterplan which aims to expand a diverse network of trails.



Respect Noongar Culture

The Elders would like the Shire to make culture more visible, and demonstrate greater respect and empathy for Aboriginal people.

In the context of one of the WA's most prolific tourism areas, comes an opportunity to make Wadandi heritage more visible. The Shire can also demonstrate a higher level of respect and empathy by:

- Prioritising truth-telling and sharing culture,
- Improving the level of engagement with Aboriginal people,
- Creating places that are welcoming for Aboriginal people,
- Supporting Aboriginal enterprise development and employing more Aboriginal people, and
- Helping to protect and preserve cultural heritage, and facilitating access to Country.



Protect and Celebrate Natural Assets

The Tuart Forest National Park contains the largest remaining section of pure Tuart Forest in the world.

Tuart trees are a vital part of Western Australia's natural heritage, valued for their ecological, scenic, and cultural importance. Much of their original range has been cleared, making Tuart Forest National Park crucial for their conservation.

The park also shelters the largest wild population of Western Ringtail Possums. However, threats like invasive species, altered fire patterns, and water system changes continue to endanger these forests, highlighting the need for ongoing protection.



Connecting Community



Improve Local & Regional Connections

With a smaller resident base, the Shire of Capel will always be heavily reliant on good connections between each locality and the regional centres for access to services. Rural roads are also increasingly under pressure with new user conflicts with machinery, caravans and cyclists.

Investment in better roads and a regional public transport service would improve inter-regional connectivity, including better access to services for vulnerable residents.

Better connections will also entice more visitors from Bunbury, Busselton (Port/ Airport) and Donnybrook to explore the hinterland. There were also strong calls for the Shire to explore options for a localised service with commutes between centres, and Bunbury.



Stronger Partnerships

As a relatively small Shire nestled in a burgeoning growth corridor, the Shire of Capel is heavily dependent on robust relationships with key partners to deliver on key platforms identified in its Plan for the Future, including:

- Community networking,
- Events and activation,
- Maintenance and presentation,
- Environmental protection and restoration,
- Visitor attractions,
- Marketing, branding and promotion,
- Infrastructure (design and build), and
- Funding for priority initiatives.

Future partners include the local community, neighbouring local governments, businesses, landowners and industry, as well as State and Federal government agencies.

The Implementation Matrix provides a detailed overview of key initiatives and partners for delivery.



Strengthen Engagement

There was a strong call amongst the community, and via the community perception survey, to strengthen and improve community and stakeholder engagement.

The Aboriginal participants were also eager to strengthen trust and find pathways to better engage and communicate with the Aboriginal community on a more regular basis.

Platforms suggested included less reliance on social media and more traditional channels, such as:

- Local groups (word of mouth),
- Local newsletters,
- Notice boards, and
- Local newspapers.



Lifestyle of Choice



Diversify the Economy

Protect rural land, support value add processing in agriculture and expand tourism.

The economic landscape is evolving. As more residents move into the area, land availability becomes scarce and diversification is now critical. As the pressure for a greater range of employment opportunities expand, new industries such as tourism will becoming increasingly important to underpin the future of the Shire town centres - particularly Boyanup and Capel.

The significance of the region in its role to maintain a primacy of agriculture can not be underestimated. Capel is well placed to accommodate a nationally significant agribusiness precinct that can deliver substantial local jobs, and lead end-end processing opportunities for red meat processing, horticulture, dairy and other agricultural industries.



Enhance and Beautify

With limited resources, smaller towns in well-established localities can become tired and run down. For the Shire of Capel to thrive as a destination of choice for visitors and new residents, it is essential to invest in town centre beautification, particularly in higher profile places like Dalyellup, Capel and Boyanup.

Key areas of focus include:

- Engaging Entry Statements,
- Tree boulevards and landscaping,
- Public art and murals,
- Well-presented parks and open spaces, and
- Attractive landscaping including endemic species.



Prioritise Health and Wellbeing

As the Shire of Capel experiences growth, the demand for a more diverse array of services and facilities is increasing.

This transformation requires the Shire to adapt to the differing needs of its evolving community. This includes the need for a greater focus to service more vulnerable members of the community, such as the ageing population and youth.

Promote health and wellbeing through thoughtful planning, design, and infrastructure by creating inclusive public spaces, encouraging active lifestyles, and ensuring fair access to essential services.



Lifestyle of Choice

Reinforce Local Character

A core objective of this Integrated Vision Framework is to broaden the range of diverse housing typologies available in priority growth areas—Dalyellup, Boyanup, and Capel, while safeguarding areas of cultural, emotional and environmental significance – captured in the Shire’s Sense of Place Statement.

As the Shire of Capel experiences rapid growth in some areas and anticipates accelerated development in others, a clear and sustainable framework is essential to guide this expansion. This Integrated Vision Framework aims to ensure that growth is well-planned and respects the unique identity of each locality.

To support this, a Place Design Guide has been developed as a key component of the framework. It reinforces the distinct character of each townsite through the use of rural-to-urban transects or ‘character

areas’, which represent a continuum of environments—from natural landscapes to the cores of townsites.

The Place Design Guide looks at the existing character of ‘transects’ in Capel, Boyanup, Dalyellup, Gelorup and Peppermint Grove Beach. It notes strengths and weaknesses, and how these may relate to aspects such as the presence or lack of trees, whether building character reflects an authentic country form, and whether public places encourage social interaction and recreation.

As a cohesive guideline, the Place Design Guide integrates land use planning, engineering, and landscaping to protect and enhance how each place functions as a whole precinct. It outlines principles and specifications that can inform planning schemes, engineering standards, and landscape design. Each townsite is supported by tailored ‘codes’ that reflect its unique character and identity.

Transects

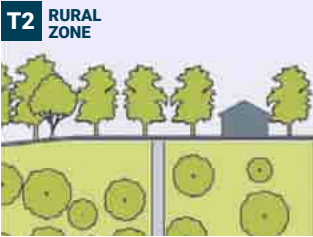
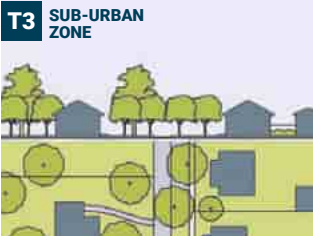
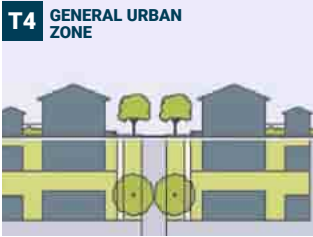
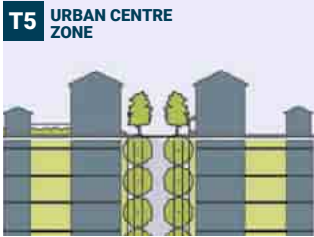
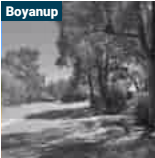
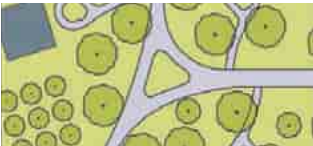
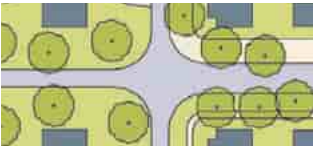
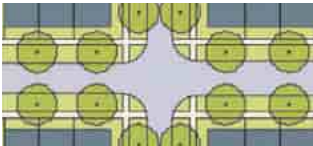
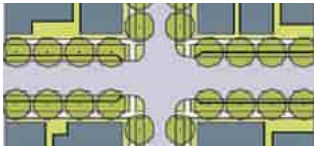
Transects are ‘internally logical’ zones or character areas that integrate various aspects of urban planning, such as street design, density, building form, public spaces and landscaping into a cohesive framework that is logical to that particular place. These are usually described as T1 for rural, T2 for rural lifestyle, T3 for suburban areas, T4 for inner urban areas and T5 for townsite centres. For the townsites, the guide focuses on T2 to T5.

Existing (Place Audit)

The Place Design Guide looks at the existing character of ‘transects’ in Capel, Boyanup, Dalyellup, Gelorup and Peppermint Grove Beach. It notes strengths and weaknesses. These may relate to aspects such as the presence or lack of trees, whether building character reflects an authentic country form, and whether public places encourage social interaction and recreation.

Principles and Specifications

The Place Design Guide suggests principles and specifications that could be reflected in planning, engineering or landscaping controls. Each of the townsites will have slightly different ‘codes’ according to their overall character. The Place Design Guide describes what ‘preferred’ characteristics might be, based on site assessment and community feedback. These might include increasing suburban setbacks, or widening footpaths, planting avenues, using local materials, or adding porches and verandahs.

TRANSECTS	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTRE ZONE
				
	EXISTING  	 	 	 
	PREFERRED 			
PRINCIPLES				
	Indicative Principles - Possible open drainage swales - Road shoulders or flush kerbs - Stabilised gravel footpaths - Informal tree indigenous planting - Large lots (2,000m² – 4,000m²) - Deep setbacks - Encourage wide verandahs	Indicative Principles - Kerbed streets, 6–7.2m yield profiles (ie. on-street parking) 1.2– 2.0m footpaths on lot line (not back of kerb) to improve safety and encourage social interaction, at least one side - Maximise street tree planting to shade footpaths (mostly indigenous planting) - Mix of lot sizes, but ranging from 450m²–600m² - Encourage house setbacks of 4–6m - Encourage front verandahs (for social interaction) - Public spaces such as parks should be informal, naturalistic, and accommodate active play	Indicative Principles - Kerbed, drained streets, 7.2–10m carriageways (for more on-street parking) 1.2–2m footpaths on lot line (not back of kerb) to improve safety and encourage social interaction, both sides - Maximise street tree planting to shade footpaths (mostly indigenous planting) - Mix of compact buildings, from rear-lane terraces to 'squat lots' - Mix of lot sizes, but ranging from 300m²–400m², or group/multiple housing - Encourage front setbacks of 3–4m - Possible nil-side setbacks depending on housing types - Encourage front verandahs (for social interaction) - Encourage local vernacular styles and materials - Public spaces such as parks may be semi-formal (e.g. like village greens)	Indicative Principles 'Main street' street profile - Generally provide four lanes (2x travel lanes of 3.5m, and 2 x parking bays of between 2.5–3.5m) - Footpaths both sides, (preferably at least 5m in width to accommodate trees, street furniture, alfresco and pedestrian interaction) - Abundant street trees for summer shade (either indigenous or deciduous species) - Continuous weather protection where possible - Variable setbacks according to landuse ('nil' for trading frontages such as F&B or retail, modest setbacks for non-trading frontages such as offices, to allow for additional landscaping) - Encourage fine grained, articulated building frontages with varied vernacular architecture - Encourage use of local materials (such as stone, timber in addition to masonry) - Encourage public squares to include shade, public art, trees, soft areas, seating, furniture, play

Priority Initiatives

Summary of high priority projects that will be a catalyst for change.



1 Dalyellup Multipurpose Centre Youth Centre (DMCYC)

The \$11.4m DMCYC will be a dynamic hub for youth and library services, and meeting spaces.

Partners: DLGSC, Lotterywest



2 Essential Service Upgrades

\$18 million in funding has been sought to de-constrain land, support future residential development and economic growth.

Partners: Water Corp, DPLH, Developers



3 Capel Agric Precinct

Funding to acquire land for a nationally significant agribusiness hub that will deliver economic diversification, efficient supply and distribution chains.

Partners: DPLH, DWER, DPIRD



4 Trails Masterplan

Sixteen new trail opportunities have been identified in the Capel Trails Masterplan to enhance the network.

Partners: DBCA, DoT, GKK, KK



5 Regional Recreation Sports Facility

A Regional Recreation Sports Facility in Dalyellup will meet demand for additional ovals and amenities.

Partners: DLGSC, Sporting clubs, Developers



6 Southwest Rail and Heritage Centre

\$1.5m funding to build a new interpretative building to replace the existing Goodes Shed in Boyanup.

Partners: Rail Heritage WA



7 Boyanup Facilities Review

A detailed review to understand what facilities are fit for purpose or possible new builds, to meet future needs.

Partners: Boyanup Community



8 Capel Integrated Sports Facility

An Integrated Hub to replace the Capel Country Club due to building deficiencies with that better services all ages/multiple sports.

Partners: DLGSC, Lotterywest



9 Bussell Highway Upgrades

Improve safety and access in Capel and Dalyellup for pedestrians and cyclists accessing and crossing Bussell Highway.

Partners: Main Roads



10 Kaatijinup Biodiversity Park

Potential to create a world-class native animal hospital and eco-tourism hub that integrates wildlife care, research, and cultural connection within a sustainable, nature-based visitor experience.

Partners: Illuka



11 Tourism Development Plan

A Tourism Development Plan to manage staged implementation of tourism infrastructure including branding, wayfinding, signage, amenities and programming.

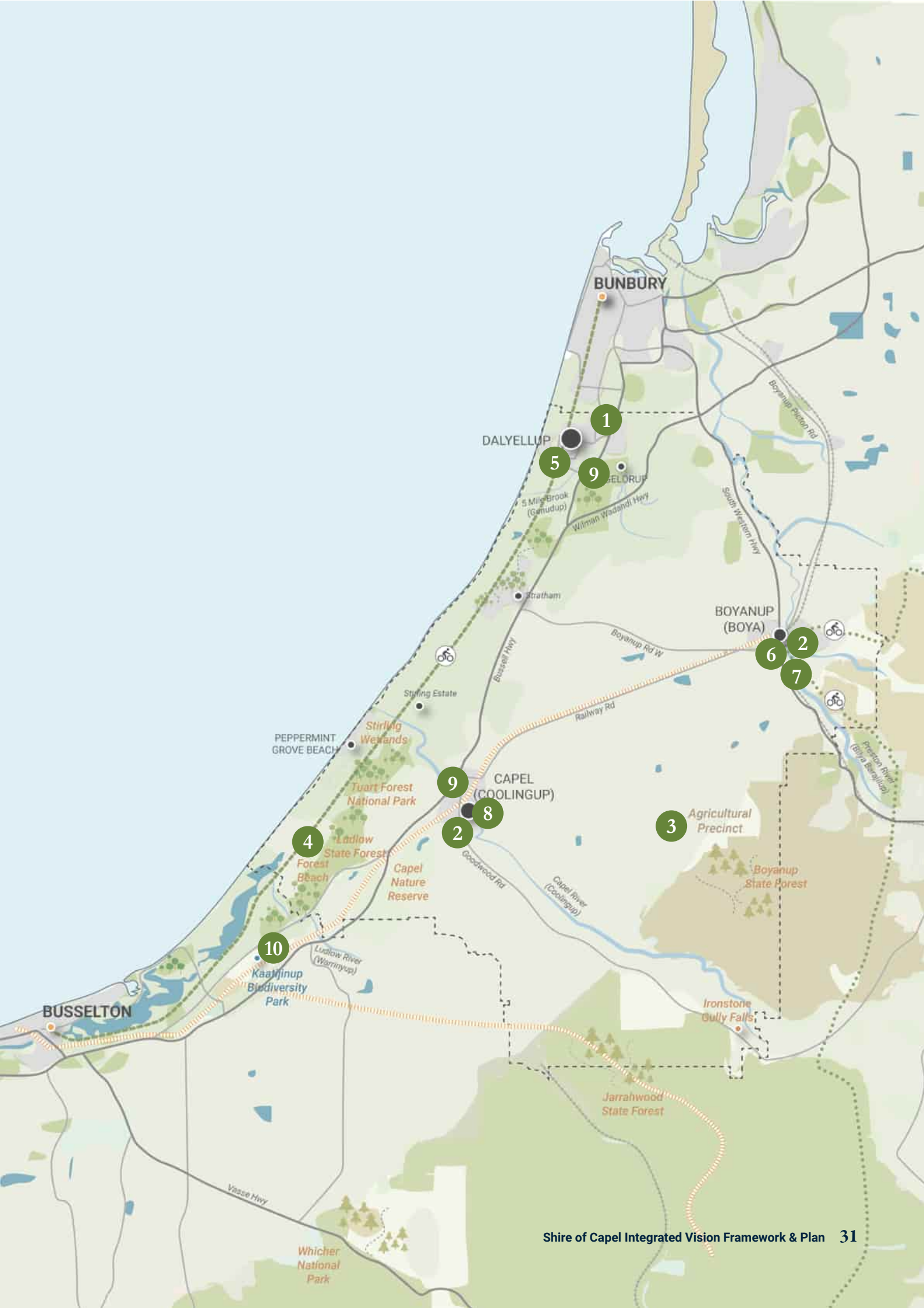
Partners: Tourism WA, DBCA, GKK, KK

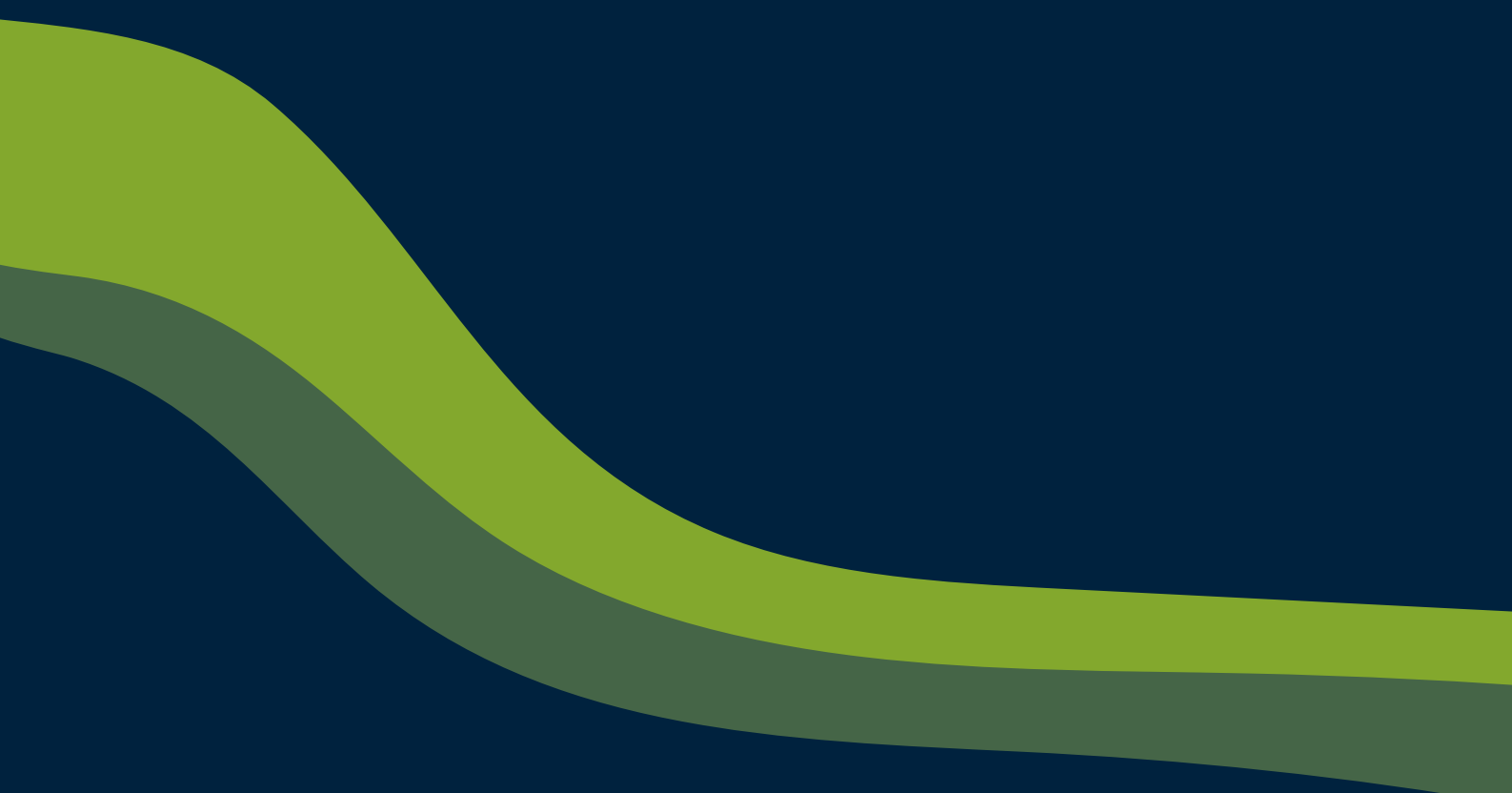


12 Aboriginal Engagement Strategy (RAP)

Preparation an Aboriginal Engagement Plan (revised RAP) to strengthen engagement with local Aboriginal community and identify like-minded projects and initiatives.

Partners: Gnaala Karla Booja and Karri Karrak







Capel Townsite

Capel

Capel has been identified as one of the Shire's three strategic growth areas. It will remain as the civic centre for the Shire and potentially house up to 7,000 people.

Capel is west of Bussell Highway and has good connections with the regional centres of Bunbury and Busselton, and tourism features including the nearby coast and Tuart Forest.

Employment in Capel is characterised by a significant number of residents commuting to jobs outside the area, while a considerable portion of the workforce comes from other locations. As a smaller centre, Capel many residents are dependent on community services and facilities provided in Dalyellup and the larger regional centres.

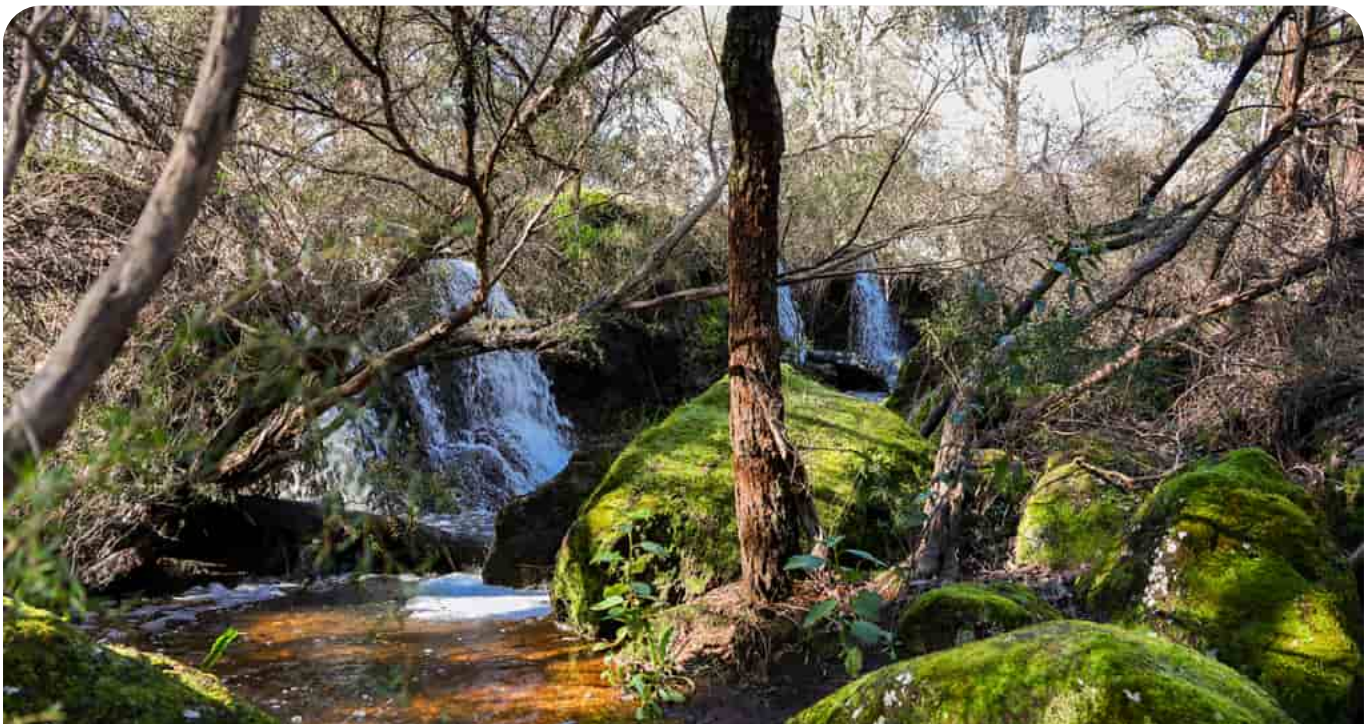
Capel is surrounded by forests, woodlands and wetlands which have retained pockets of biologically diverse

hotspots and an enviable array of diverse flora and fauna such as ancient grass trees, banksias and zamias, rare orchids and fauna such as birds, swans, ducks, phascogales, reptiles and marsupials.

When first settled in the 1870's, it was known as Coolingup. For generations, it has served as a regional hub for its close-knit dairy and mixed farming community, and later, mining operations.

As the town continues to grow and expand over the next decade, it will provide more opportunities for a diverse mix of housing, including smaller dwellings that better cater to the needs of downsizers and retirees.

It will continue to serve as a regional hub for surrounding localities, offering high quality sport, recreation and community facilities, and is well placed to support economic diversification opportunities, particularly tourism.



Ironstone Gully Falls, Capel

The Noongar name for Capel was Coolingup (Koolangup), place of children (koolanga). When they came of age, children would be led to the women's lore grounds at Wonnerup on the coast, or into the hills to the men's lore grounds.

Key Facts

Dwellings

1,061 **94.3%** **88.8%**

Dwellings

Detached dwellings
Regional WA 87.98%

3 or more beds
Regional WA 81%

Estimated Population

NOW **FUTURE**
2,606 **<7,000**

People

Estimated Resident
High Growth Scenario

Median Age

42

Years Old

Households

Older middle-aged families with school aged children and empty-nesters. Small 15-29 cohort, large over 40 cohort

38.6% **42.7%**

Couple family
with children

Couple family
no children

3.7%

Aboriginal and/or Torres Strait Islanders
WA 3.3%

Employment

35% residents are employed in the Shire of Capel; 36% travel to Bunbury and 21% travel to City of Busselton for work

34.2% **58.5%**

Technicians, trade
workers & labourers

Participation rate
WA 63.9%

Income

\$1,425

Low weekly
household income
WA \$1,815

Travel to Work

73.1% **5.5%**

By car or truck
Regional WA 66.7%

Work from home
Regional WA 7.1%

Opportunities



Leverage proximity to natural assets

Capel is surrounded by an incredible range of natural assets in rivers, oceans, wetlands, forests and woodlands - though the town is not well known or associated for these features.

The Capel River is an impressive natural waterway that runs year around. Yet the town currently turns its back on this very important feature.

The Tuart Forest National Park - home to the largest remaining, southern-most tall woodland tuarts in the world, is located just a short drive from Capel.



Enhance the Town Centre as a destination

Thousands of commuters travel straight past Capel every year. Many have never taken the time to visit.

Most have no idea the town even exists. With the introduction of the Wilman Widandi Highway, Capel is well placed to reposition itself as a primary stop for commuters from Perth, heading to the South West. Already businesses have reported an increase in trade. Increasing the town's profile and the range of facilities on offer to better service passing trade, will be essential to underpin this opportunity.

Higher visitation and exposure will also have a positive impact on Capel's broader reputation as an appealing destination to ultimately live, work and stay for longer.



Showcase history and cultural heritage

Nestled in the heart of a nature wonderland, the town has witnessed the ebb and flow of time, each era leaving its mark on the landscape and its people.

Capel's past is woven with tales of cultural exchange, resilience, recreation and celebration. From the Aboriginal people who cared for the land for thousands of years, to the early white settlers who forged a life in the fertile lands, to the modern-day inhabitants who take pride in their community and heritage.

As one WA's oldest settlements, it has a rich history that encompasses many important and interesting stories, that are yet to be widely shared.

Challenges



Low housing diversity and price point

Housing development in Capel faces significant challenges due to the high costs associated with essential infrastructure and the lower price points that discourage potential investors.

The affordability of housing has attracted a significant influx of families to the town, in recent years. There is a strong demand for a more diverse range of housing options in Capel, especially smaller dwellings that are suitable for downsizers and retirees.



Ageing infrastructure

The recently upgraded skatepark, playground and supporting amenities have provided a much needed boost to the town's facilities.

Other infrastructure around the town remains outdated, particularly the disjointed footpaths that require improvement. Sport and recreational facilities also need a revamp.

The Country Club, built in 1976, is outdated and has struggled to gain broader appeal beyond members of the Bowling Club. A modernised, integrated sport facility that caters to a range of ages and sporting codes will better serve the community into the future.



Access to Bussell Highway

Bussell Highway serves as a crucial gateway to Bunbury, Busselton, Dalyellup, and Peppermint Grove Beach, playing a vital role in supporting the economic and social activities within Capel.

Motorists travelling along Bussell Highway often exceed safe speed limits.

Accessing the highway, especially when attempting to turn right or cross over to Peppermint Grove Beach, can feel hazardous.

There are limited waypoints or signs to indicate that the town is approaching.

The town also has three distinct entry points, which can be confusing and disorienting for drivers unfamiliar with the area.



Culture & Country



Celebrate Capel River

- Invest in amenities and park spaces in and around the Capel River.
- Encourage future developments to better interact with the river. The river reserve adjacent to the tavern site, for example, is a great opportunity to extend recreational activities along the river including gazebos, nature play, picnic areas and potentially a swing bridge.
- Consider options to seek the relinquishment of private land along parcels of river reserve to the Crown for future subdivision proposals, to allow for full public access.
- Work with community and government stakeholders to restore the Capel River riverine environments.
- Liaise with landowners to create walking/hiking/cycling trails around town, and between Capel, the Tuart Forest and Peppermint Grove Beach.



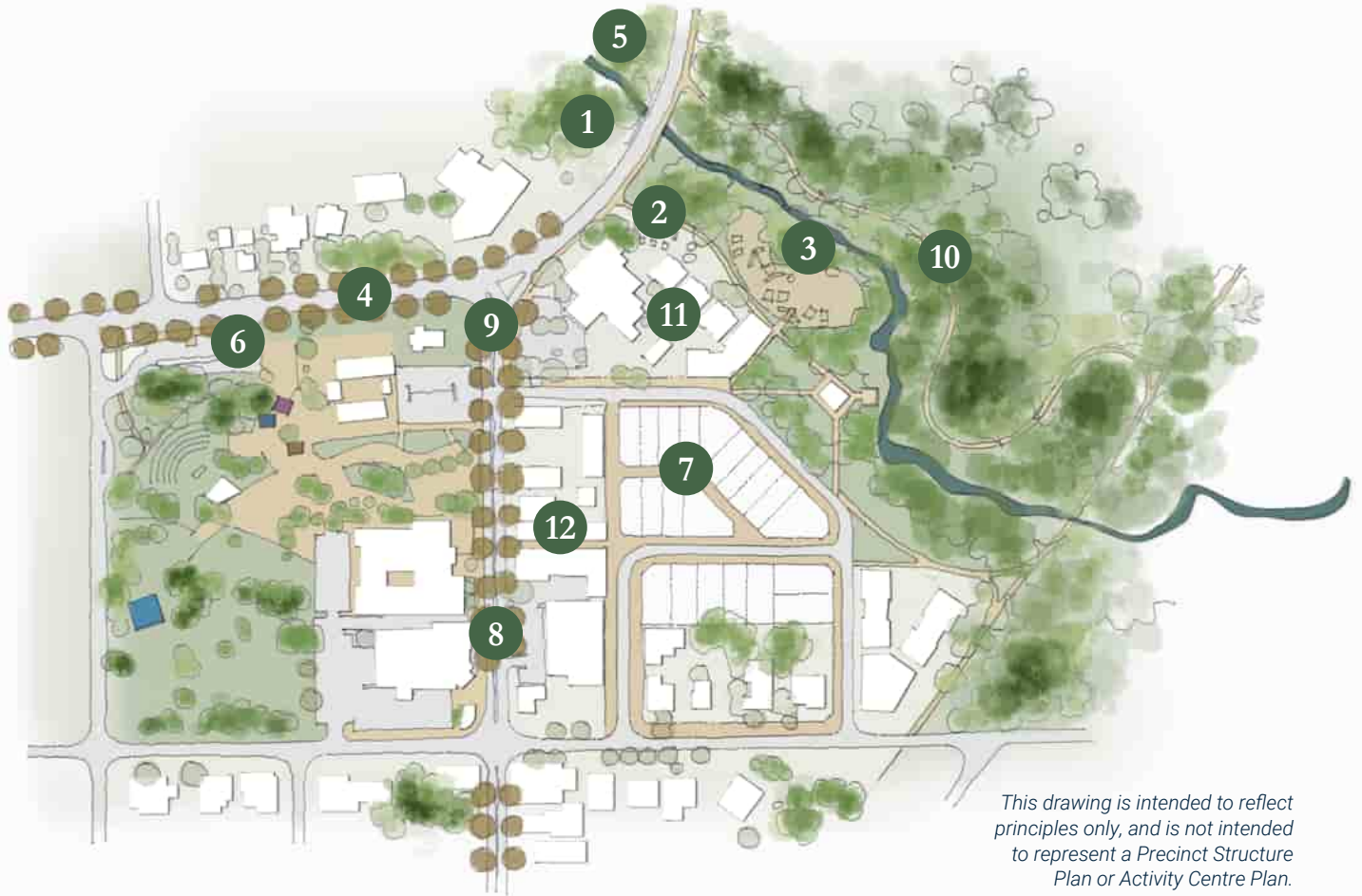
Make Noongar Culture Visible

- Work with the Aboriginal community to feel more welcome and celebrate Aboriginal heritage.
- Consider planting a grove of Balga Bush (Grass Trees) and possibly a signature public art installation as a feature entrance statement.
- Consider dual names for towns and places, and naming streets and parks after Aboriginal people who made notable contributions to the community.
- In partnership with Gnaala Karla Boodja and Karri Karrak, investigate opportunities for a Cultural 'Keeping Place' (Information Centre) and a memorial on the former Capel Aboriginal Reserve or in the Capel administrative centre.
- Capture oral history and use interpretive signage to share Aboriginal culture, history and stories, alongside post-settlement history. Celebrate local flora, fauna, including bush tucker, throughout the town, in parks and general landscaping, by using endemic species and interpretative signage.



Transform Capel into a destination drawcard

- Reposition Capel as a destination hub in the southwest to reconnect with nature (i.e Tuart Forest and Stirling Wetlands).
- Ensure facilities are maintained to a high standard, and install signage to better promote 'drive and revive' opportunities in Capel.
- Incentivise property owners to partner with local artists to utilise vacant spaces and showcase local talent.
- Consolidate retail and commercial opportunities within the Main Street.
- Upgrade/ maintain the Heritage Rail Trail Corridor to Boyanup for equine, hiking, cycling and walking.



Strategies

1. Upgrade access to Capel River
2. Improve access from Capel Tavern to the Capel River
3. Nature play and swing bridge
4. Tree boulevards for wayfinding
5. Capel Noongar Reserve Memorial
6. Capel Skate Park (Drive and Revive)
7. Possible infill (residential/mixed use)
8. Possible Artist Studios/Gallery
9. Possible Noongar Public Art
10. Hiking/walking trails and signage
11. Possible expansion of Capel Tavern/accommodation
12. Possible links to Main Street

Public Open Space

PUBLIC OPEN SPACE APPROACH

T2

Natural Living

- Introduce more street trees and rural character footpaths (e.g. coloured asphalt) to support walkability.



T3

Sub Urban

- Increased frequency of street tree planting.



T4

Village Urban

- Increased frequency of street tree planting for both frame, new and group areas.



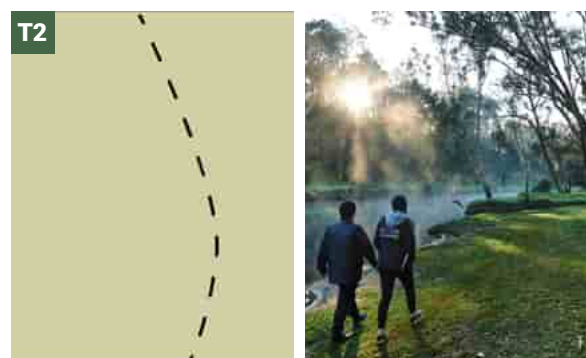
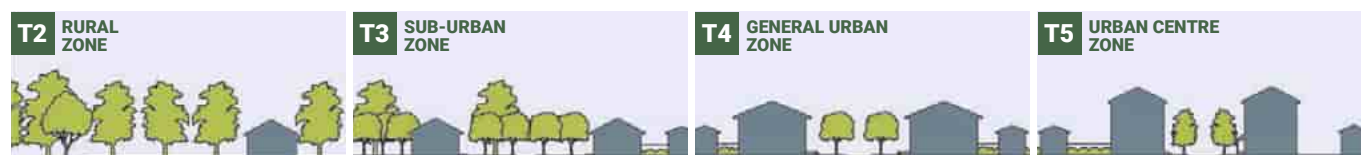
T5

Village Core

- Formalize townparks/squares with further landscaping, community facilities, public art. Encourage a 'town centre' visual design language.
- Encourage/facilitate further public art projects to build on the town's past narratives and future aspirations.



PUBLIC OPEN SPACE GUIDELINES



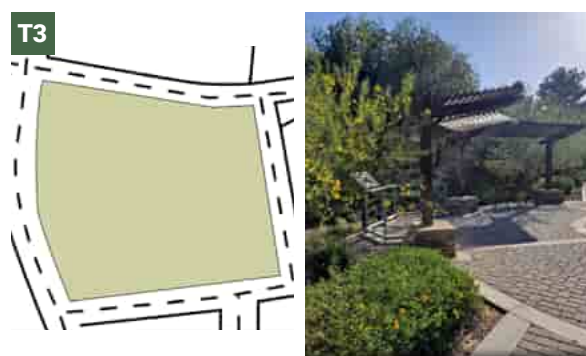
Tree Form Informal naturalistic planting

Tree Species Indigenous to location

Path Material Gravel or asphalt

Structures Rustic, vernacular style

Facilities Shelters, hiking



Tree Form Informal naturalistic planting

Tree Species Indigenous to location

Path Material Concrete or unit pavers

Structures Vernacular style

Facilities Shelters, seating, play areas, active recreation, clubs



Tree Form Mix of informal and formal plantings

Tree Species Mix of indigenous and exotic species

Path Material Concrete

Structures Urban vernacular style

Facilities Shelters, seating, play areas, recreation, performance, public art



Tree Form Formal plantings, abundant shade

Tree Species Predominantly exotics (e.g. deciduous to maximise winter sun and minimise year-round leaf litter)

Path Material Concrete or unit pavers

Structures Urban vernacular style

Facilities Shelter, seating, play areas, performance, public art

Refer Appendices for further details



Connecting Community



Bussell Highway Entrance

Utilise signage, wayfinding, and landscaping enhancements on the southern access to Capel Drive to create a more coherent, logical and visually appealing entrance to the town. This will facilitate easier navigation for visitors.

Collaborate with Main Roads to enhance traffic safety across Bussell Highway, including pedestrian/cycle access to Peppermint Grove Beach.

Additionally, work closely with Main Roads and developers to ensure the long-term integrity of intersection treatments, to enhance accessibility, preserve small town character but also encourage commuter traffic to slow down and visit the town centre businesses.



Regional Events

Historically, Capel has hosted many local and regional events to celebrate milestones and community gatherings.

Continue to work with partners to encourage more of these types of activities - to unite the community and promote all that it has to offer.

Some examples might include:

- Music festivals at Capel Regional Equestrian Park,
- An Aboriginal cultural festival and
- Kayaking and equestrian adventure races.



Streetscape upgrades

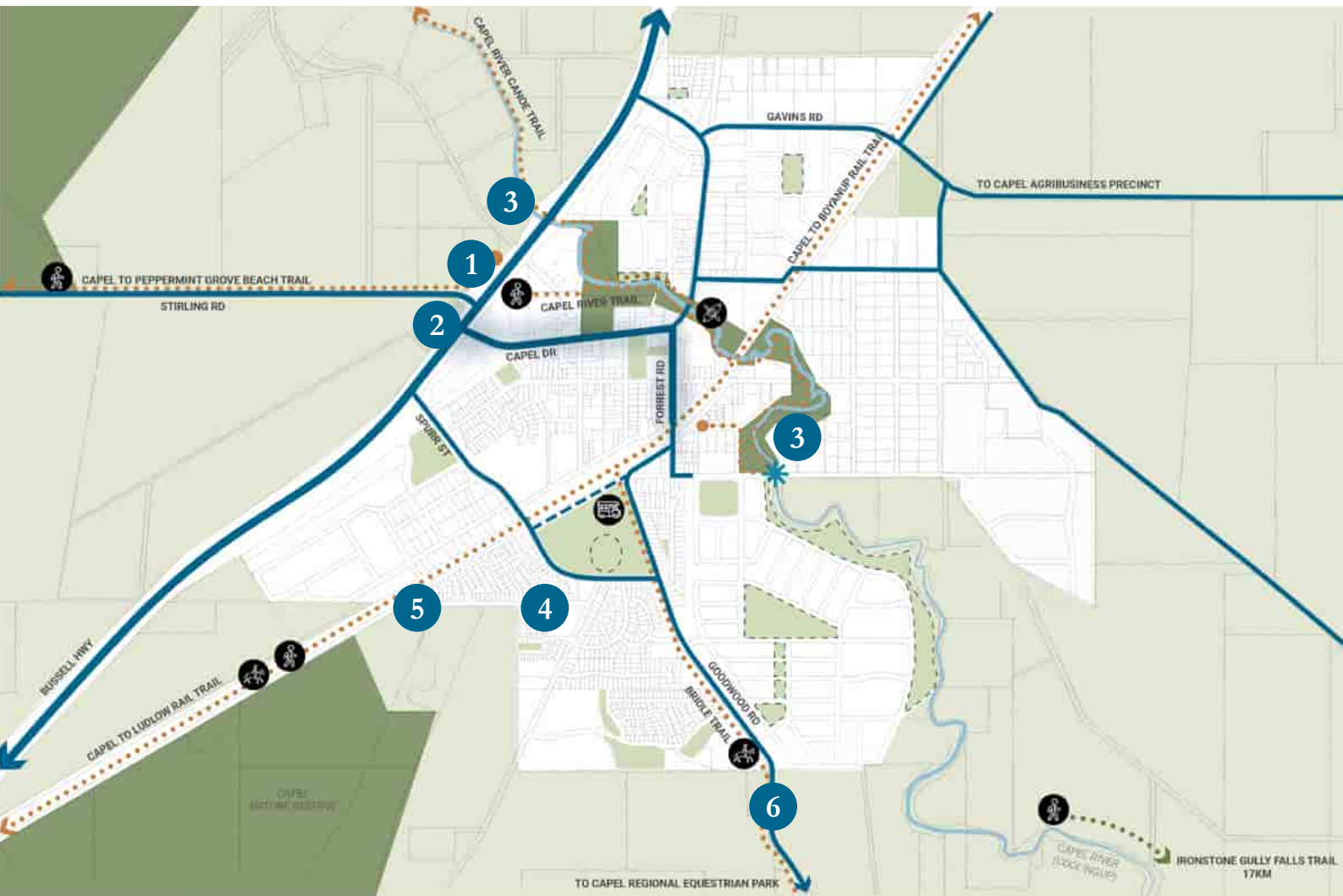
Invest in more trees to extend the tree canopy, better landscaping treatments and modernised footpaths and cycleways throughout the town.

Consider a sheltered area in the Main Street for visitors to congregate (potential negotiations with IGA).

This could also include tree boulevards along primary corridors to assist with better wayfinding.

Investigate a possible future link which extends along the Rail Reserve between Spur Street and Forest Road.

Extend footpath connections to the Equestrian Park.



This plan is intended to reflect principles only, and is not intended to represent a Precinct Structure Plan or Activity Centre Plan.

	Wayfinding and Entrance Statement		Waterbody
	Pedestrian Bridge		POS
	Proposed Recreation Trails		Future POS
	Existing Recreation Trails		Regional Open Space/Public Purposes
	Key Access Road		
	Highway		
	Future Neighbourhood Connector		

Strategies

1. Signage and wayfinding to establish a logical entrance for visitors travelling along Bussell Highway
2. Intersection treatments that preserve long term integrity and small town character
3. Hiking trails along Capel River
4. Upgrade footpaths and cyclepaths throughout town
5. Upgrade Capel Heritage Rail Trail
6. Extend paths to the Equestrian Centre

Movement

MOVEMENT APPROACH

T2

Natural Living

- Retain general street qualities, avoid upgrades to suburban standards for existing and future areas.



T3

Sub Urban

- Maintain street profiles and design standards (6m).
- Apply wider contemporary street reserve widths (e.g.18m).
- Footpaths to one at least side, positioned on the property boundary for pedestrian safety and increased opportunities for social interaction with neighbours.



T4

Village Urban

- Maintain street profiles and design standards (6-7.5m) in frame areas, widen driveways in group housing to allow yield parking on site.
- Apply wider contemporary street reserve widths (e.g.18-20m) for new, street-based T4 development.
- Footpaths to both sides (frame and new), positioned on the property boundary for pedestrian safety and increased opportunities for social interaction with neighbours. Include footpath on one side in group sites.



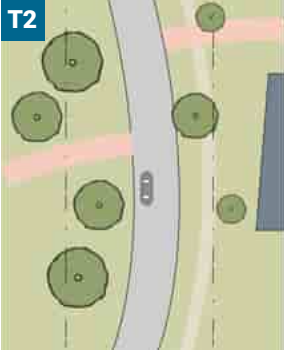
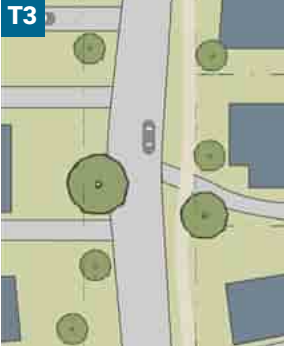
T5

Village Core

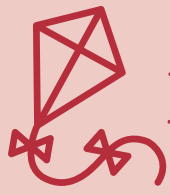
- Consolidate Forrest Road profile, add additional plane trees to fill gaps, extend the street profile southwards to support future intensification of the urban centre.



MOVEMENT GUIDELINES

T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTRE ZONE
			
		Street Profile 6m carriageway, 20m reserve, flush kerbs or gravel shoulders Footpaths One side, gravel or asphalt, variable position responsive to conditions Street Trees Indigenous to location, informal planting arrangement Drainage Open swale, WSUD Furniture Light standards	
		Street Profile 6m carriageway (low parking yield), 18m – 20m reserve, kerbed Footpaths One side, concrete, located on property boundary Street Trees Predominantly indigenous species, regular frequent planting arrangement, priority to shade function for pedestrians Drainage Piped Furniture Light standards	
		Street Profile 7.2m carriageway (high parking yield), 18m – 20m reserve, kerbed Footpaths Both sides, concrete, located on property boundary Street Trees Predominantly indigenous species, mix of exotics, formal and frequent planting arrangement, priority to shade function for pedestrians Drainage Piped Furniture Light standards, seating where required	
		Street Profile Approx. 12m-14m carriageway, inclusive of parking lanes. Painted or constructed median if required, 20 – 30m reserve Footpaths Both sides. Full verge paving where adjacent to active trading frontages Street Trees Predominantly exotics (e.g. deciduous to maximise winter sun and minimise year-round leaf litter), frequent, formal planting arrangement Drainage Piped Furniture Light standards, seating, bins, bollards, public art	

Refer Appendices for further details



Lifestyle of Choice



Capel Info Hub

Explore opportunities to expand the library into an Information Hub, once the District Library is relocated to Dalyellup.

This facility could be used to accommodate:

- Notice board,
- Community services information,
- Tourism information,
- Cultural/Heritage Centre, and
- An Aboriginal Keeping Place.



Integrated Sports Facility

Replace the Capel Country Club due to building deficiencies with an Integrated Hub that better services all ages/multiple sports including:

- Bowls,
- Cricket,
- Hard court sports,
- Basketball,
- Football,
- Sports, Soccer and Hockey (training).

Potential oval, club, changerooms and amenities building as a long term planning option to accommodate expanded changing room needs and consolidate with the gradual replacement of existing changing facilities when they reach the end of their viable life.

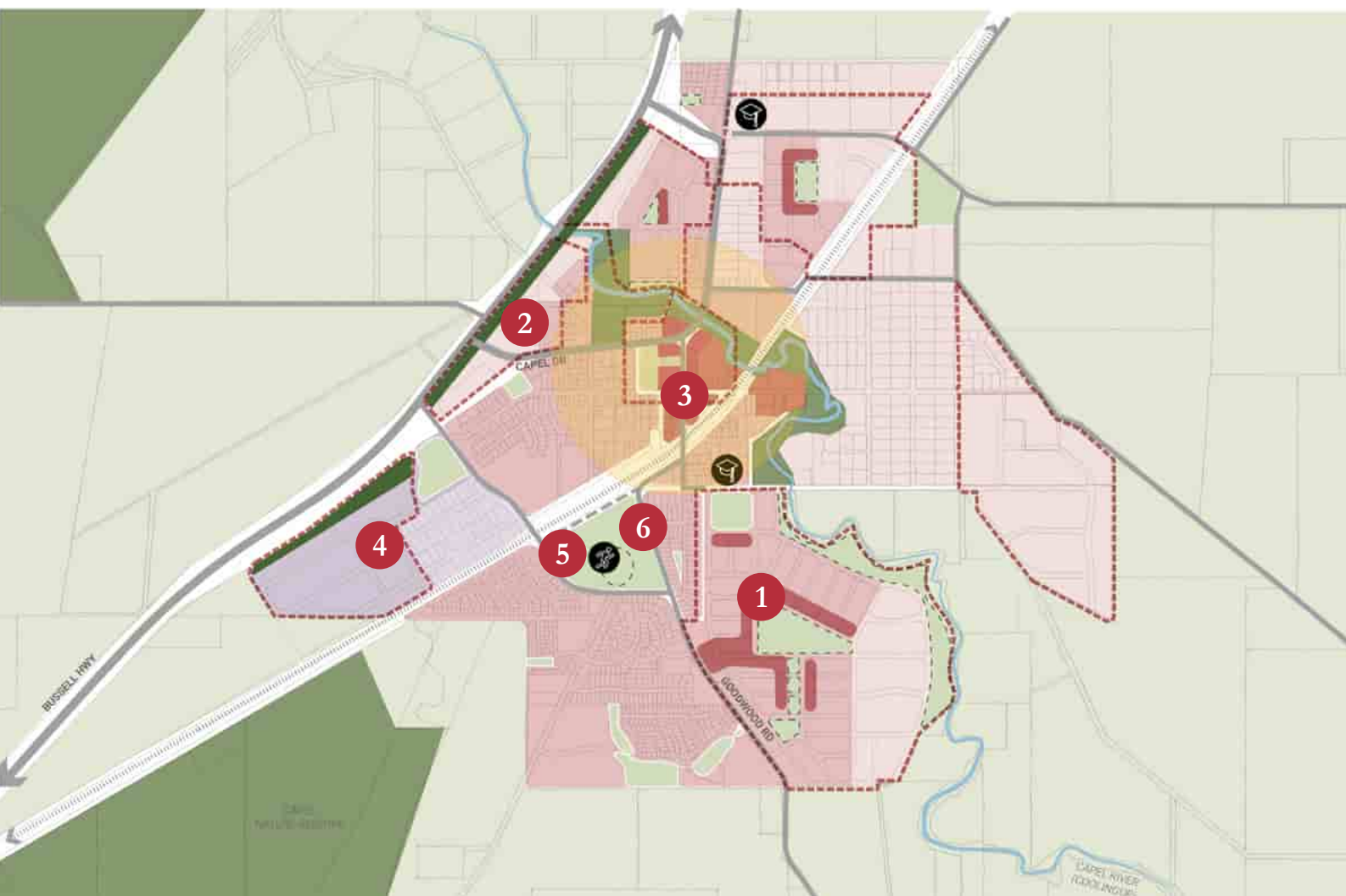


Promote Housing Diversity

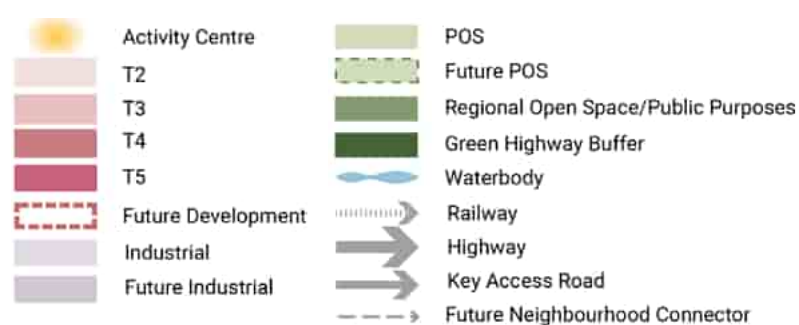
Advocate and invest in essential service upgrades including sewerage and water to incentivise investment in new housing.

Ensure new development areas feature diverse housing, from compact cottages near centres and parks to suburban and larger lifestyle lots with deeper setbacks, guided by transect principles. Refer to the Capel Masterplan Concept to inform key planning decisions, detailed investigations and the future preparation of Local Structure Plans.

Review and update the SP3: Capel Townsite Strategic Plan in the form of a Precinct Structure Plan, in accordance with the ideas and principles espoused in Capel Concept Masterplan and Place Design Guide, set out in this Integrated Vision Framework.



This plan is intended to reflect principles only, and is not intended to represent a Precinct Structure Plan or Activity Centre Plan.



- Strategies**
1. Future development areas featuring diverse lots ranging from lifestyle to urban settings, to provide greater housing options.
 2. Feature entrance statement (Balga Bush)
 3. Consolidate retail in the Main Street
 4. Expand light industrial
 5. Upgraded Integrated Sports Facility
 6. Expand overnight camping (self-contained)

Built Form

BUILT FORM APPROACH

T2

Natural Living

- Maintain deep setbacks, vernacular style.



T3

Sub Urban

- Slightly increase front setbacks to maintain a regional residential character.
- Encourage wider frontages for future T3 lots to reflect regional character.
- Encourage built form to include verandahs in new built form to support social interaction.



T4

Village Urban

- Accommodate functional front setbacks (4–6m) to maintain a Regional residential character within frame and new general urban areas. Consider increased setbacks from driveways (group) to provide garden and socializing spaces.
- Encourage built form to include verandahs to support social interaction (frame, new and group areas).



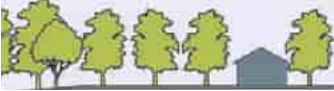
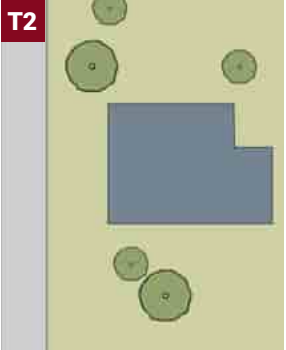
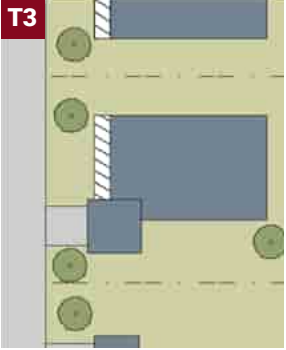
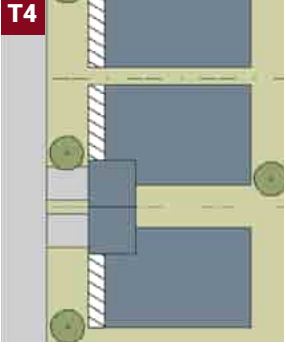
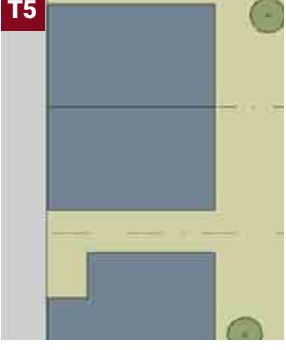
T5

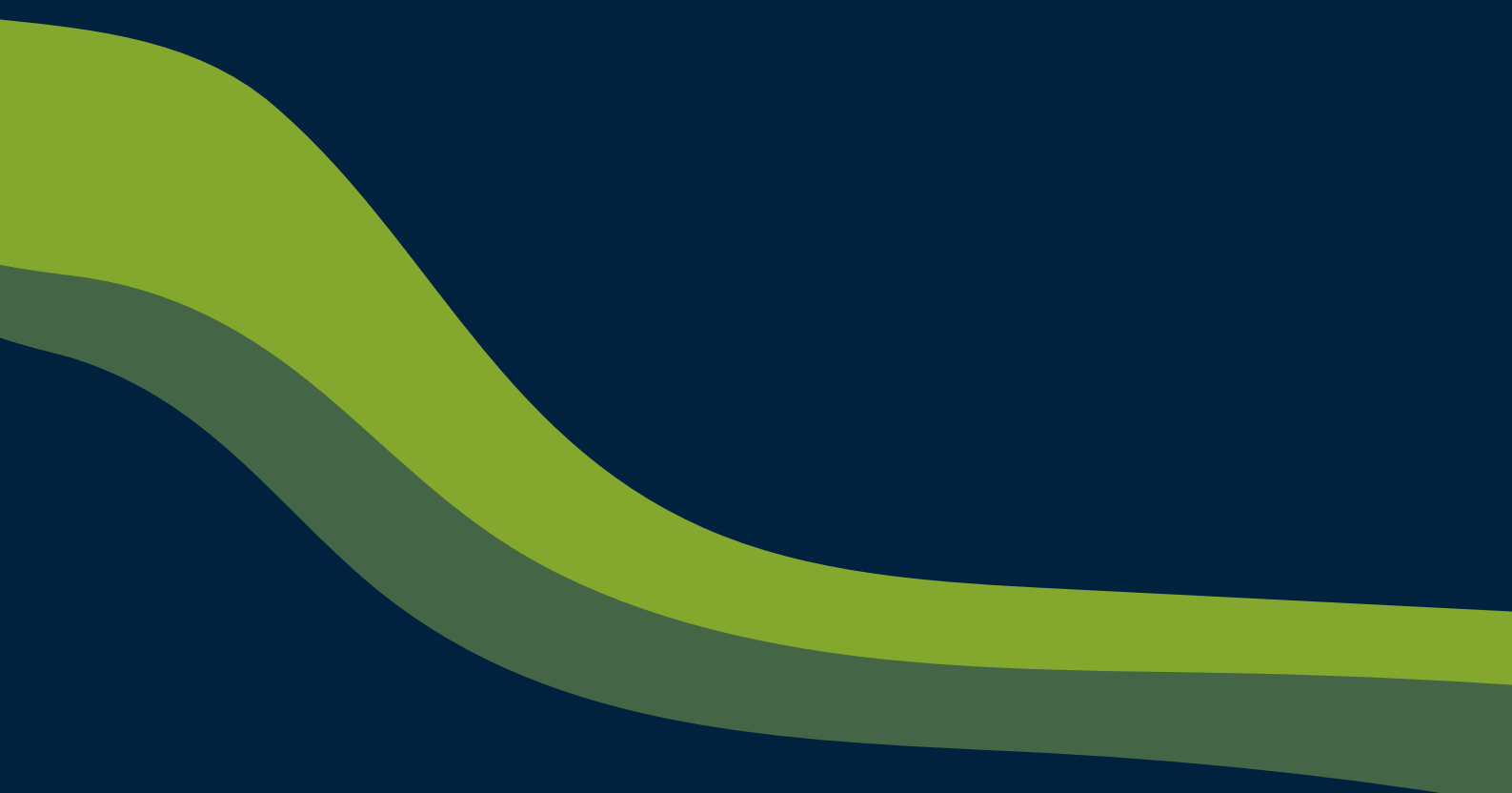
Village Core

- Introduce modest setbacks (e.g. 2m) for new buildings to widen footpath areas and provide more space for tree growth; allow for variable (deeper) setbacks where functionally logical.
- Where redevelopment occurs, encourage new development to adopt a street setback of approximately 2m.
- Encourage regional vernacular style in new buildings, particular architecture, articulation, materiality.
- Encourage variable side setbacks to allow for gaps between some buildings.



BUILT FORM GUIDELINES

T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTRE ZONE
			
 	 	 	 
Fencing Open rural, naturalistic materials Setbacks (front) 12-20m, variable Building Placement Informal position, responsive to site conditions, allowing for tree planting and vegetation Building Style Vernacular regional style, verandahs optional Frontages 25-40m	Fencing Half height, semi-open, naturalistic materials (e.g. stone, brick or timber; not colourbond) Setbacks (front) 4-7m Building Placement Regular, generally square to street Building Style Vernacular, verandahs encouraged Frontages 17m or greater	Fencing Half height, semi-open, urban form and material (e.g. stone, brick, render, timber; not colourbond) Setbacks (front) 4-6m Building Placement Regular, square to street Building Style Urban vernacular, verandahs essential (within setback) Frontages 8-12m	Fencing Generally absent Setbacks (front) 2m (as an extension or wider footpath) to 4m dependent on level of landuse activation Building Placement Regular to the street, allow for spacing between buildings to reinforce rural character Building Style Urban vernacular, weather cover essential where buildings abut footpaths Frontages Variable





Boyanup Townsite

Boyanup

As one of the Shire's strategic growth areas, it will potentially house up to 6,000 people. As the town matures, Boyanup is envisaged to be transformed into a postcard tourism town.

Boyanup is a rural village townsite defined by its interwoven green spaces, historic railway infrastructure and heritage walking trails. It lies within the locality of Boyanup, serving the adjacent rural localities of North Boyanup, Crooked Brook, Gwindinup, The Plains and Elgin.

The townsite is adjacent to the Preston River, at the junction of the Bunbury, Donnybrook, Vasse and Bridgetown rail-lines and the junction of the South-

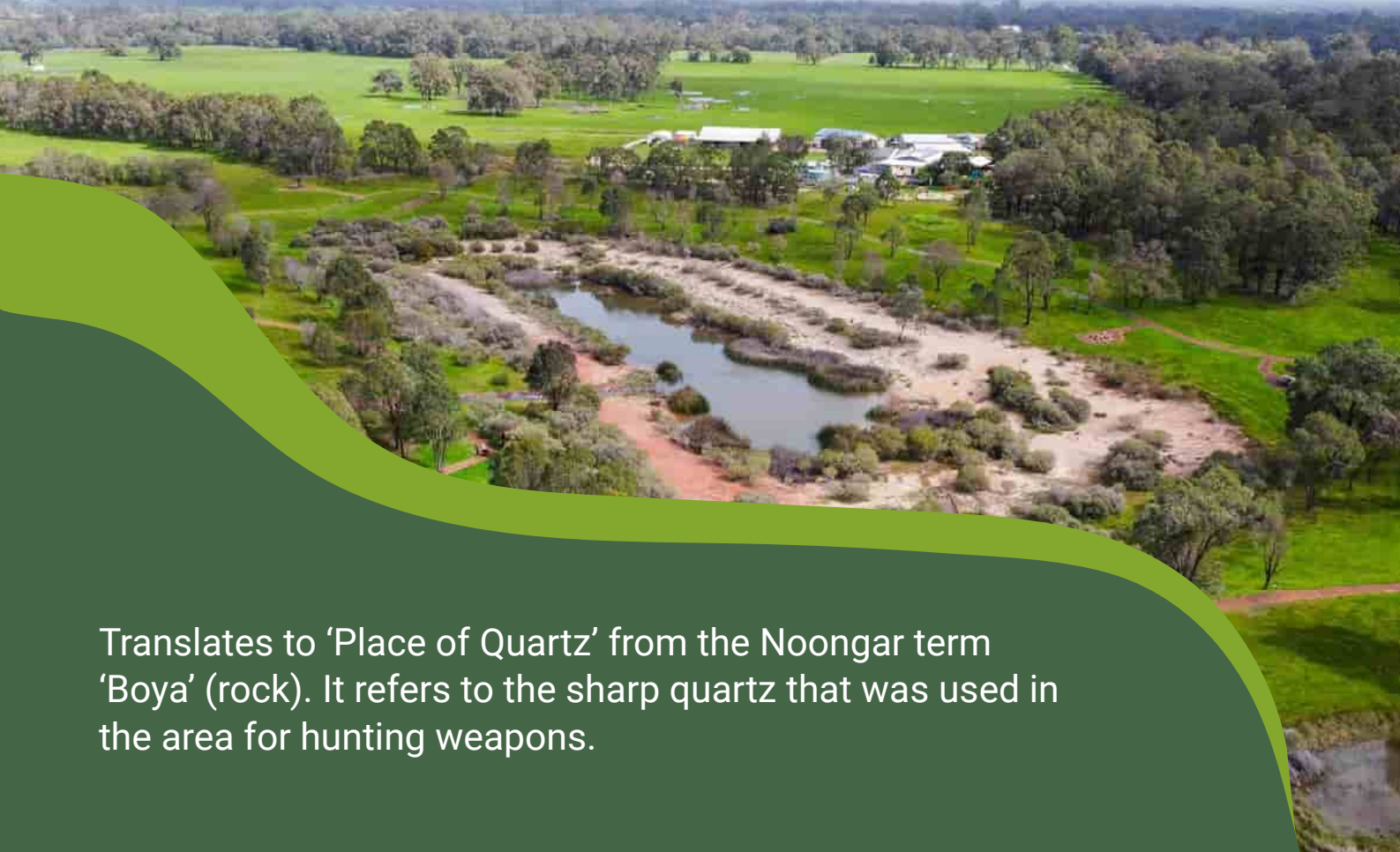
Western Highway and the Boyanup-Picton Road (Bridge Street). Dardanup, Donnybrook and Capel townsites are within a 15-minute drive situating it along an important corridor for passing travellers.

Like Capel, Boyanup has been identified as one of the Shire's strategic growth areas, with the potential to provide more opportunities for a more diverse range of housing typologies.

It is well placed to continue to serve as a local centre for surrounding rural areas for high quality community facilities and services, access to local schools, regional sport and recreation and community facilities and services. It is well placed to support economic diversification opportunities, particularly tourism.



Boyanup Town Centre



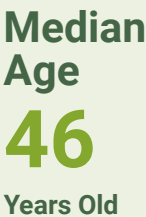
Translates to ‘Place of Quartz’ from the Noongar term ‘Boya’ (rock). It refers to the sharp quartz that was used in the area for hunting weapons.

Key Facts

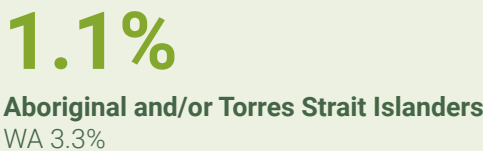
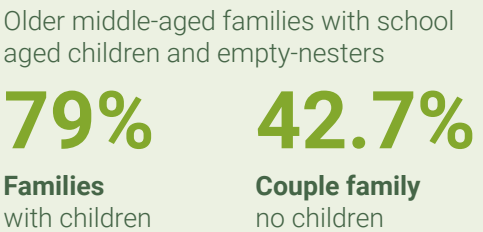
Dwellings



Estimated Population



Households

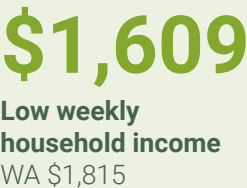


Employment

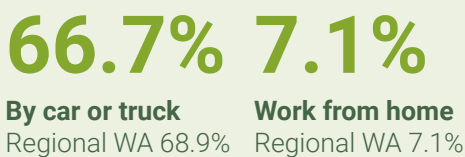
26% residents are employed in the Shire of Capel.



Income



Travel to Work



Opportunities



Enhance Preston River

Running through the centre of town, Preston River is an underutilised asset. Most properties turn their back on the Preston River, and it is currently overrun with invasive weeds, such as arum lilies, making it very difficult to access.

As a primary waterway, it has very high cultural significance for the Wadandi people.

With a focus on environmental restoration programs, better trails and signage, and supporting amenities such as seating and BBQ areas, the Preston River would be a highly valued asset that is better utilised by the community, local businesses, and visitors alike.



Strong heritage and tourism

Boyanup is well placed to leverage future tourism opportunities.

Boyanup has a rich post-settlement history, having been positioned at the junction of the first railway line in WA, between Bunbury, Donnybrook, Vasse and Bridgetown. In the early days from the 1890's, it was a prosperous and busy town.

Today, the town has the hallmarks of a quaint tourism destination. It is situated along a prime tourism corridor, offering a laidback, rural atmosphere and buildings reminiscent of the town's heritage.

Investment in the South West Heritage Rail Interpretation Centre would further enhance this potential.



Authentic local character

Without the impacts of development and progress, Boyanup has retained a strong heritage presence, including buildings rich in character.

A challenge for the future will be finding ways to retain and reflect Boyanup's authentic local character.

As housing opportunities expand, it is crucial to establish a clear framework to protect and enhance character features, and ensure development is carried out sensitively.

Challenges



Road safety and parking

Unsafe intersections and pedestrian crossings were identified as a major concern through engagement, particularly pedestrians crossing South Western Highway, and the intersections on the corners of South Western Highway and Boyanup Picton Road.

It is also difficult to stop and park, particularly for caravans and recreation vehicles.



Lack of essential services

Like Capel, housing development in Boyanup faces significant challenges due to the high costs associated with essential infrastructure and the lower price points that discourage potential investors.

There has been minimal greenfield land development in Boyanup over the last decade, as evidenced by low sales rates for vacant lots. Stagnant growth in prices has implications for the viability of development of new residential lots in the market. It is also reflective of the challenges to deliver viable land in these towns.

In particular, the most significant challenge is the lack of deep sewer and implications for project viability.

Resolving these infrastructure constraints in Boyanup will support the feasible, sustainable and timely development of these sites for urban development.



Restricted community spaces

Boyanup's population is set to more than double over the next few decades. The community has indicated it is important to ensure that adequate space is provided to accommodate evolving demands of a growing population.

Aside from the current sport and recreation facilities, community events are usually hosted in Fettle's Park. This is a small space that is at capacity when hosting large events, such as the Lions Australia Day Breakfast. Such events will be difficult to host in the future, if the space was to be filled up with other facilities such as an adventure playground.

There is an opportunity to enhance the recreation, community and market hub to provide a continued focus for the town.



Culture & Country



Postcard Tourism Town

Upgrade infrastructure to support the transformation of Boyanup into a postcard tourism town, including entrance statements, better wayfinding and interpretative signage, suitable parking, a dump point and short stay accommodation.

Beautify the town. Invest in landscaping treatments, tree boulevards, public art and improved maintenance.

Continue to upgrade and promote recreation trails, including the Boyanup to Capel Heritage Rail Trail and the Munda Biddi Trail.



Expand the Town Centre

Consolidate commercial, retail and shortstay spaces along Bridge Road and South Western Highway, and encourage opportunities to enhance engagement with the Preston River.

Establish robust planning principles to guarantee that future commercial and retail activities remain concentrated in the town centre, by minimising the potential for sizable retail activity within expanding suburban areas.

Enhance the reticulation system and expand the shelter facilities at the Farmers Market. These markets serve as a vital economic engine for the community and are essential to the town's rural identity. With sound infrastructure and promotional support moving forward, this facility has the potential to transform into a commercial hub, akin to Origins Market in Busselton, fulfilling the role of a larger supermarket for the town.



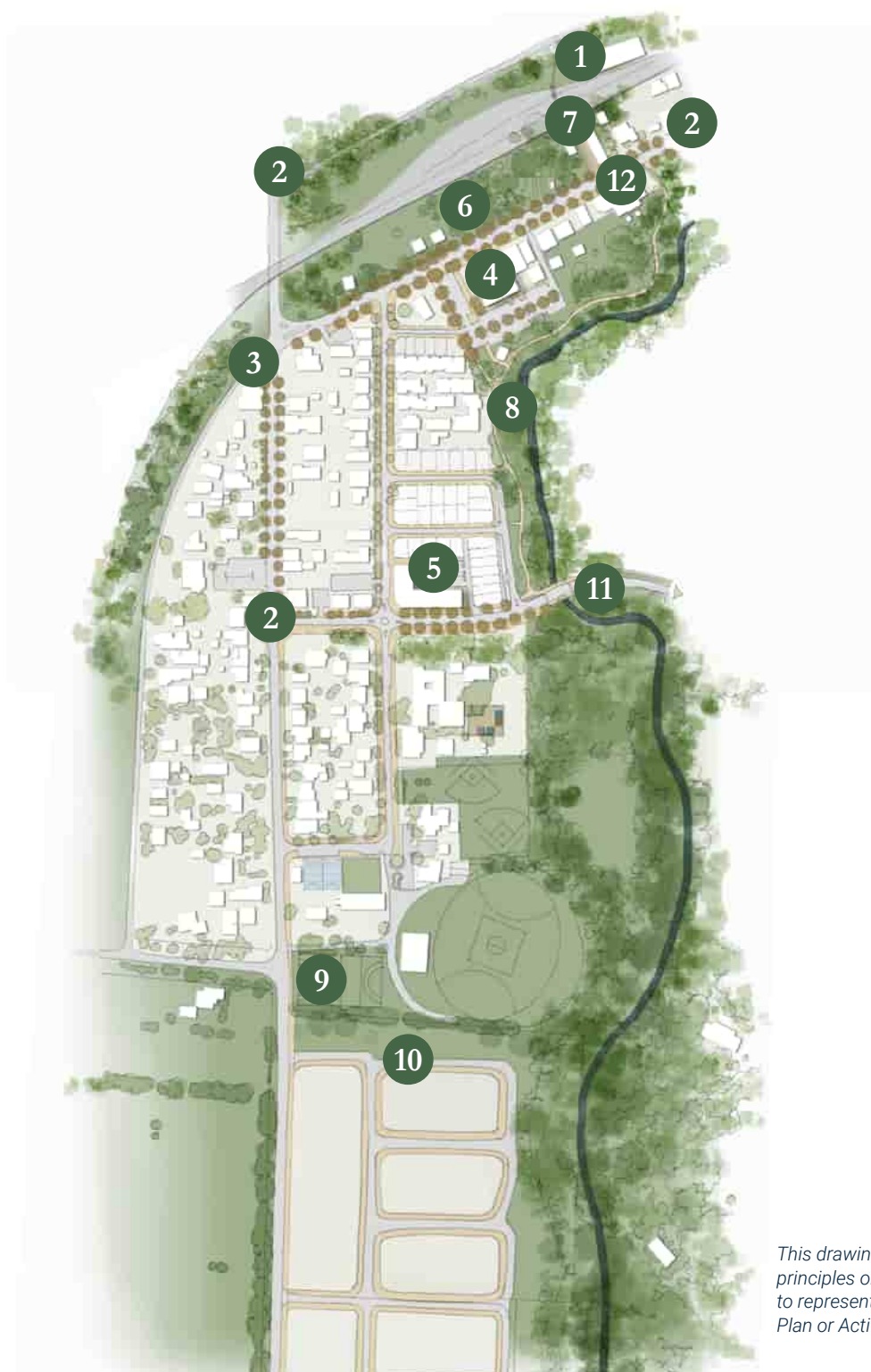
Invest in Rail Heritage

Advocate and support Rail Heritage WA in its quest for a new South West Rail Heritage Interpretative Centre, to replace the Goods Shed, including access to railway lines that permit the operation of the Lady Leschenault steam train

A renewal of key rail infrastructure will help to underpin Boyanup's future, as a tourism destination to the broader region. The Centre at Boyanup plays an important role by preserving old trades, machinery and rail history.

This endeavour provides a good opportunity to recognise the ongoing contribution of Aboriginal people to the rail industry, including in building the infrastructure locally and across the State, and working on the railways.

The facility also accommodates the Capel Men's Shed Inc, the South-West Blacksmiths, the Machinery Preservation Group and the South-West Model Railway Club.



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Strategies

- | | |
|--|---|
| 1. Heritage Rail Interpretive Centre | 7. Car park upgrades (incl. RV Parking) |
| 2. New entrance statements | 8. Preston River restoration |
| 3. Expanded general store | 9. Farmer Market upgrades |
| 4. Possible future commercial/retail/short-stay (strengthen connection to river) | 10. Potential for expanded community node |
| 5. Possible commercial/allied health/Farmers Market | 11. Future connection to Armstrong Road |
| 6. Fettle Park upgrades | 12. Preserve heritage oak trees |

Public Open Space

PUBLIC OPEN SPACE APPROACH

T2

Natural Living

- Introduce more street trees and rural character footpaths (e.g. coloured asphalt) to support walkability.



T3

Sub Urban

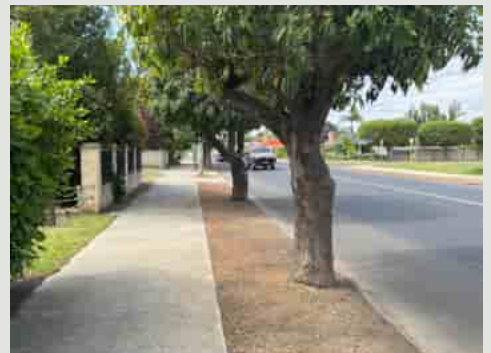
- Increased frequency of street tree planting.



T4

Village Urban

- Increased frequency of street tree planting for both frame, new and group areas.



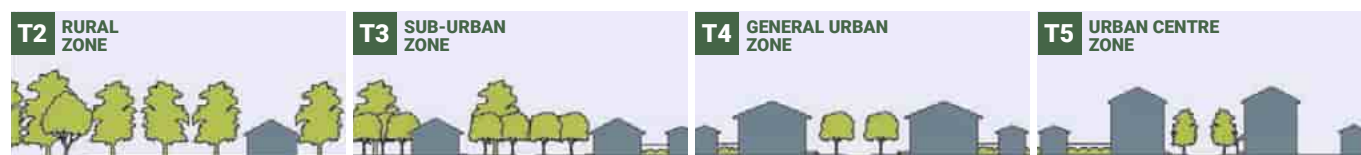
T5

Village Core

- Protect existing street trees (particularly Bridge Street), introduce new/additional trees in both streets.
- Formalise townparks/squares with further landscaping, community facilities, public art. Encourage a 'town centre' visual design language.



PUBLIC OPEN SPACE GUIDELINES



Tree Form Informal naturalistic planting

Tree Species Indigenous to location

Path Material Gravel or asphalt

Structures Rustic, vernacular style

Facilities Shelters, seating, play areas



Tree Form Extensive informal naturalistic planting

Tree Species Indigenous to location

Path Material Concrete

Structures Vernacular style

Facilities Shelters, seating, play areas, active recreation, clubs



Tree Form Extensive mix of informal and formal plantings

Tree Species Mix of indigenous and exotic species

Path Material Concrete

Structures Urban vernacular style

Facilities Shelters, seating, play areas, recreation, performance, public art



Tree Form Formal plantings

Tree Species Predominantly exotics (e.g. deciduous to maximise winter sun and minimise year-round leaf litter)

Path Material Concrete or unit pavers

Structures Urban vernacular style

Facilities Shelter, seating, play areas, performance, public art



Connecting Community



Safer Streets and Regional Roads

Transform the street profiles of Bridge Road and South Western Highway to calm traffic, enhance safety, and support vibrant main street activation. Explore intersection upgrades on the western side of Bridge Street/South Western Highway to improve safety. Allocate funding to upgrade and seal local roads, and continue advocating for the Boyanup Bypass. Consider undertaking a Parking Study to better understand and address parking concerns.

Invest in better tree canopy to create inviting and safe streetscapes, throughout the town. This includes more zebra crossings for children walking/riding to school. Ensure there are good walking trails between the Farmers Market and the Heritage Centre. Upgrade the crossover and seal the car park near the tavern.



East Boyanup Neighbourhood Connector

As development extends to the south, build a new road connection which links new residents to the Town Centre. This could be jointly funded through a developer contributions scheme. Future traffic studies will determine timing of new road links, driven by population thresholds.

Be mindful that the Preston River is a significant site, and traffic demands must be balanced with cultural sensitivities. The concept design proposes a design realignment to minimise impact.

Future engineering considerations should also prioritize minimal impact, such as considering a suspension bridge, for example.

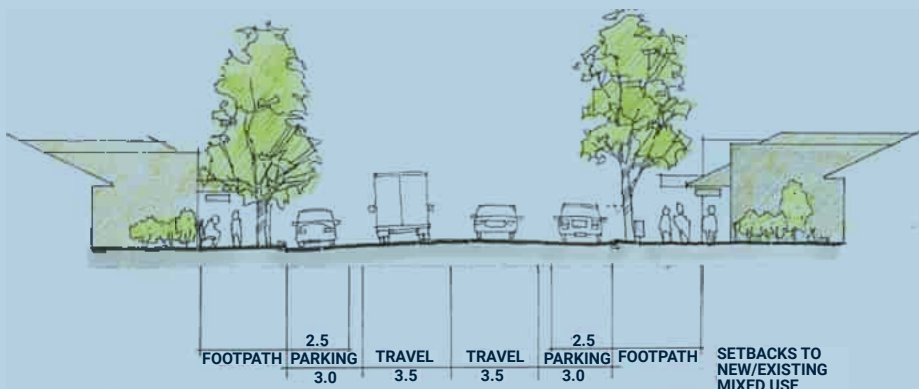


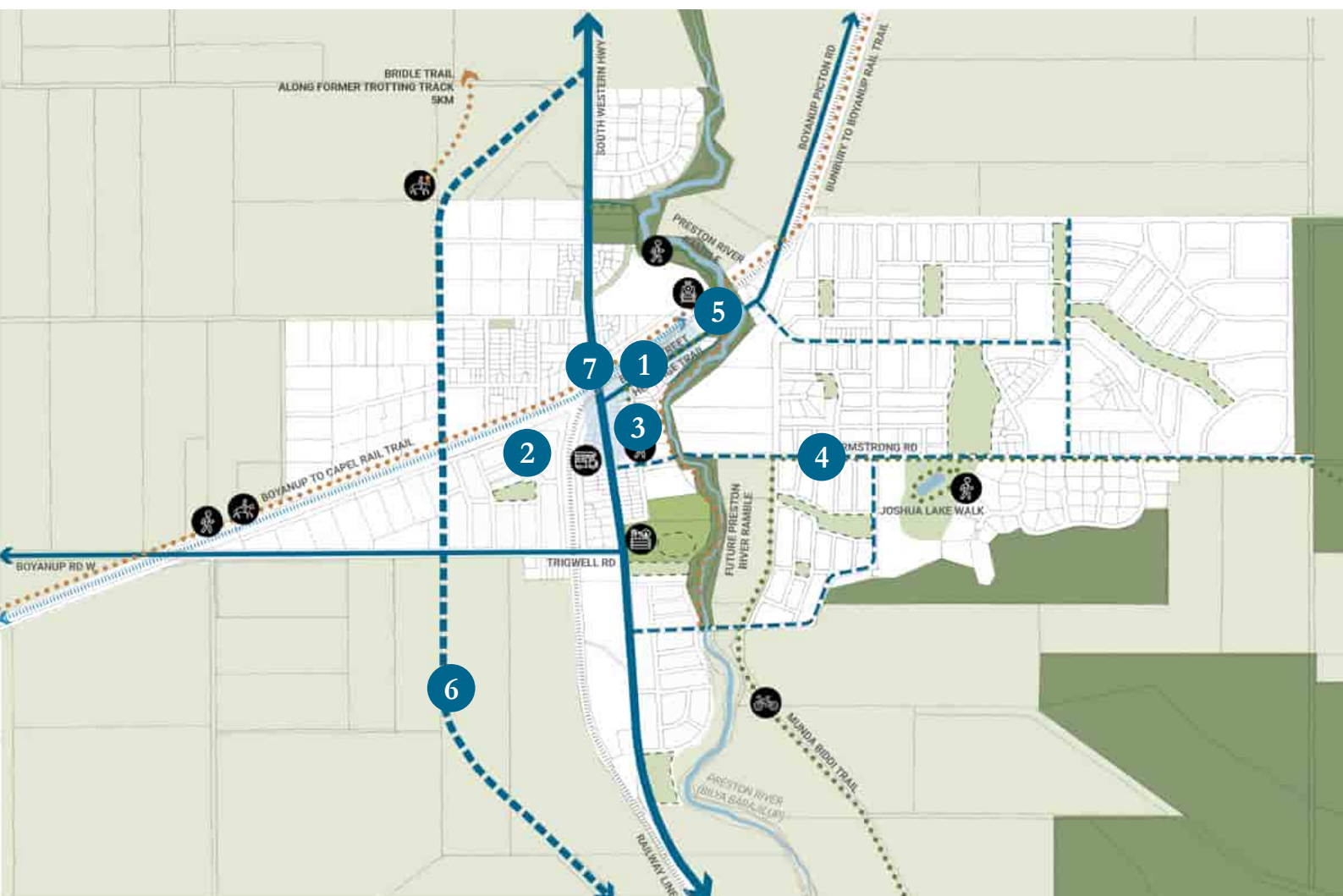
Community meeting places and spaces

Provide adequate commercial space in the centre of town to accommodate better access to retail needs, and community services, such as childcare. A larger primary school will also be required to accommodate the expanding population.

It will also be important to ensure there is adequate meeting spaces to accommodate evolving demands of a growing population. In addition to sport infrastructure, Boyanup has a range of different community facilities. A detailed review of all venues is required, to understand what facilities are fit for purpose, and what may need to be rationalised, or possible new builds, to meet future needs (through developer contributions).

The Shire also owns land on Lot 1, which features a large area adjacent to the Sporting Hub. This review could consider a portion of this site being allocated for opportunities to co-locate multi-purpose activities. This site may also be potentially be a suitable dedicated area for self-contained RV's.





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	Future Recreation Trails		Waterbody
	Existing Recreation Trails		POS
	Key Access Road		Future POS
	Highway		Sporting Facilities
	Future Neighbourhood Connector Road		Rural/Agriculture
	Future Boyanup Bypass		Regional Open Space/Public Purposes/ State Forest
	Railway Line		
	Heritage Rail		

- Strategies**
1. Street profile upgrades on South Western Highway and Bridge Road
 2. Staged footpath upgrades
 3. Boyanup Heritage Trail
 4. East Boyanup neighbourhood connector (manage cultural sensitivities)

5. Maintain and upgrade recreation trails
6. Advocate for the Boyanup Bypass
7. Consider intersection upgrades and a Parking Study

Movement

MOVEMENT APPROACH

T2 Natural Living

- Retain general street qualities, avoid upgrades to suburban standards for existing and future areas.
- Introduce rural character footpaths (e.g. coloured asphalt) to support walkability.



T3 Sub Urban

- Maintain street profiles and design standards (6m) recognising piped drainage in new areas.
- Apply wider contemporary street reserve widths (e.g. 18m).
- Footpaths to one at least side, positioned on the property boundary for pedestrian safety and increased opportunities for social interaction with neighbours.



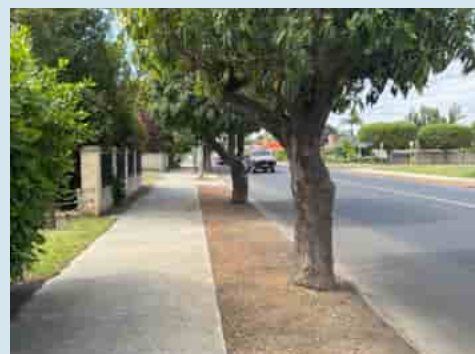
T4 Village Urban

- Maintain street profiles and design standards (6-7.5m) in frame areas, widen driveways in group housing to allow yield parking on site.
- Apply wider contemporary street reserve widths (e.g. 18-20m).
- Footpaths to both sides (frame and new), positioned on the property boundary for pedestrian safety and increased opportunities for social interaction with neighbours. Include footpath on one side in group sites.

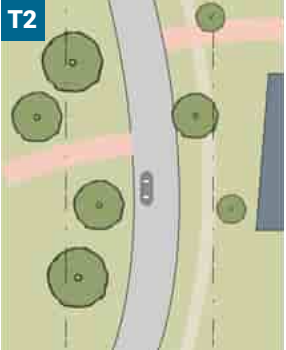


T5 Village Core

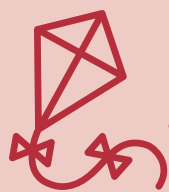
- Rationalise street profiles to functional main street standards (e.g. parking lanes, through lanes, nibbed out crossing, etc).
- Upgrade footpath environments (paving, furniture, width).
- Introduce modest setbacks (e.g. 2m) for new buildings to widen footpath areas and provide more space for tree growth; allow for variable (deeper) setbacks where functionally logical.



MOVEMENT GUIDELINES

T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTRE ZONE
			
			
Street Profile	6m carriageway, 20m reserve, flush kerbs or gravel shoulders	Street Profile	6m low parking yield carriageway, 18-20m reserve, kerbed
Footpaths	One side, gravel or asphalt, variable position responsive to conditions	Footpaths	One side, concrete, located on property boundary
Street Trees	Indigenous to location, informal planting arrangement	Street Trees	Predominantly indigenous species, regular frequent planting arrangement, priority to shade function for pedestrians
Drainage	Open swale, WSUD	Drainage	Piped
Furniture	Light standards	Furniture	Light standards
			
Street Profile	7.2m higher parking yield carriageway, 18-20m reserve, kerbed	Street Profile	Approx. 12-14m carriageway, inclusive of parking lanes. Painted or constructed median if required. 20-30m reserve
Footpaths	Both sides, concrete, located on property boundary	Footpaths	Both sides. Full verge paving where adjacent to active trading frontages
Street Trees	Predominantly indigenous species, mix of exotics, formal and frequent planting arrangement, priority to shade function for pedestrians	Street Trees	Predominantly exotics (e.g. deciduous to maximise winter sun and minimise year-round leaf litter), frequent, formal planting arrangement. Essential to retain heritage avenue oak trees
Drainage	Piped	Drainage	Piped
Furniture	Light standards, seating where required	Furniture	Light standards, seating, bins, bollards

Refer Appendices for further details



Lifestyle of Choice



Innovation and investment to expand housing

Encourage new development areas to feature diverse housing, from compact cottages near centres and parks to suburban and larger lifestyle lots with deeper setbacks, guided by transect principles.

Invest in essential service upgrades including deep sewerage to incentivise investment for new housing. Continue to advocate and support the relocation of the Boyanup Sales Yard.

Be open to innovative concepts and ideas that can provide alternative housing solutions, such as tiny homes. Such concepts, for example, can be a positive contribution to density and diversity, provided attention is given to maintaining a degree of design quality and amenity.

There could also be merit in exploring options for affordable housing/greater diversity through development contribution schemes.

Review and update the SP2: Boyanup Townsite Strategic Plan in the form of a Precinct Structure Plan, in accordance with the ideas and principles espoused in this Boyanup Concept Masterplan and the Place Design Guide.



Quality parks, trails and recreation

Upgrade Fettle's Park to benefit locals with facilities such as an adventure playground, RV parking and public toilets. This investment will also support the South West Rail Interpretation Centre.

Progressively upgrade amenities and landscaping in other open spaces, including Diggers Reserve, seating and amenities in parks and open spaces (including dog parks).

Extend and better maintain the Preston River Ramble south to the Boyanup Sporting Hub. Continue to maintain the Joshua Lake Trail. Explore and promote Equine trails along the Boyanup-Capel Rail Heritage Trail.

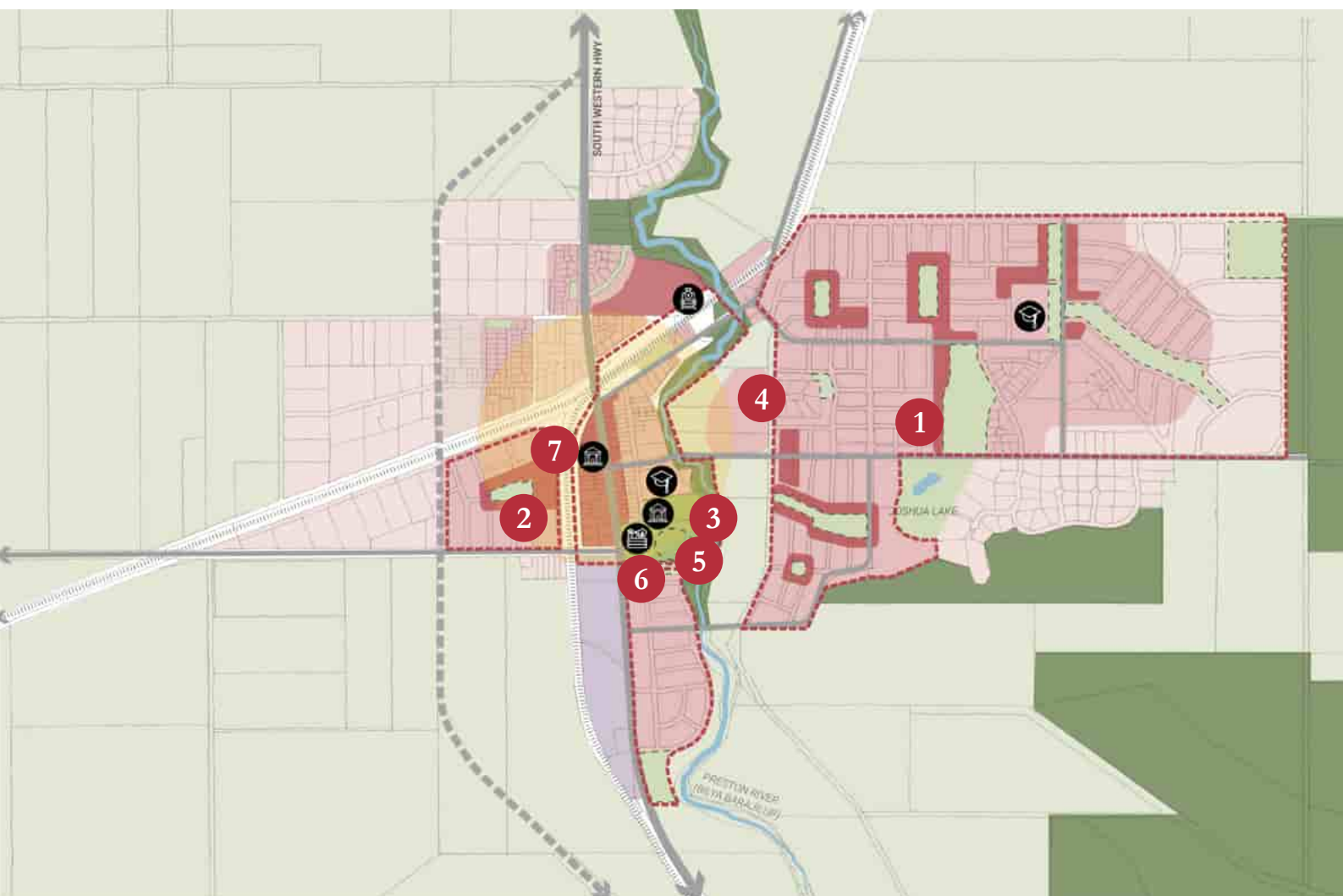
Retain adequate open space and suitable facilities for sport and recreation. Replace and upgrade the skating infrastructure together with the shade shelter. In the longer term, realign the oval and develop new changerooms to service a new hockey training facility (a half sized synthetic turf).



Restore and enhance the Preston River

Restore the river in partnership with local groups and relevant agencies to improve the health of the river, rid the area of invasive weeds and make the river more suitable for water activities such as kayaking.

Encourage new developments to better respond to the river.



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Activity Centre	Future POS
T2	Regional Open Space
T3	Sporting Facilities
T4	Key Access Road
T5	Future Boyanup Bypass
Future Development	Highway
Future Industrial	Railway / Rail Trail
Rural/Agriculture	Waterbody
POS	

Strategies

1. Future development areas featuring diverse lots ranging from lifestyle to urban settings, to provide greater housing options
2. Live-work commercial lots (ie. truckies lots)
3. Expand sport and recreation facilities
4. Short stay accommodation (possible)
5. Overnight camping (self-contained)
6. Farmers Market (upgrades)
7. RV Dump point (potential)

Built Form

BUILT FORM APPROACH

T2

Natural Living

- Maintain deep setbacks, vernacular style.



T3

Sub Urban

- Slightly increase front setbacks to maintain a regional residential character.
- Encourage wider frontages for future T3 lots to reflect regional character.
- Encourage built form to include verandahs to support social interaction.



T4

Village Urban

- Accommodate functional front setbacks (4-6m) to maintain a regional residential character within frame and new general urban areas. Consider increased setbacks from driveways (group) to provide garden and socializing spaces.
- Encourage built form to include verandahs to support social interaction (frame, new and group areas).



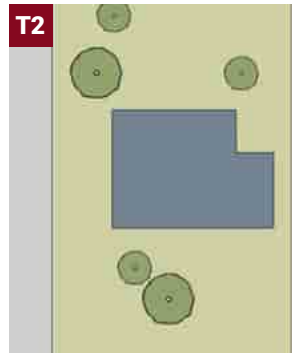
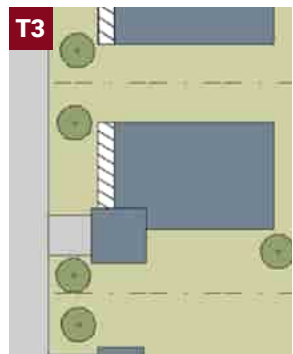
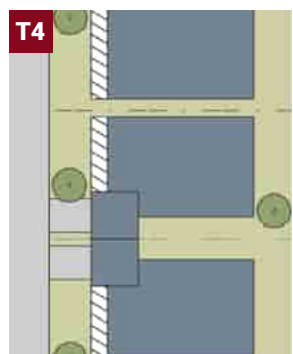
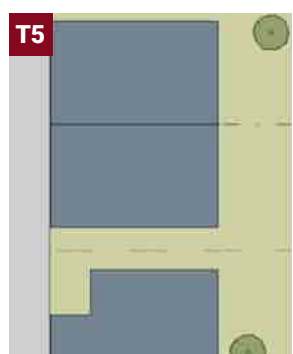
T5

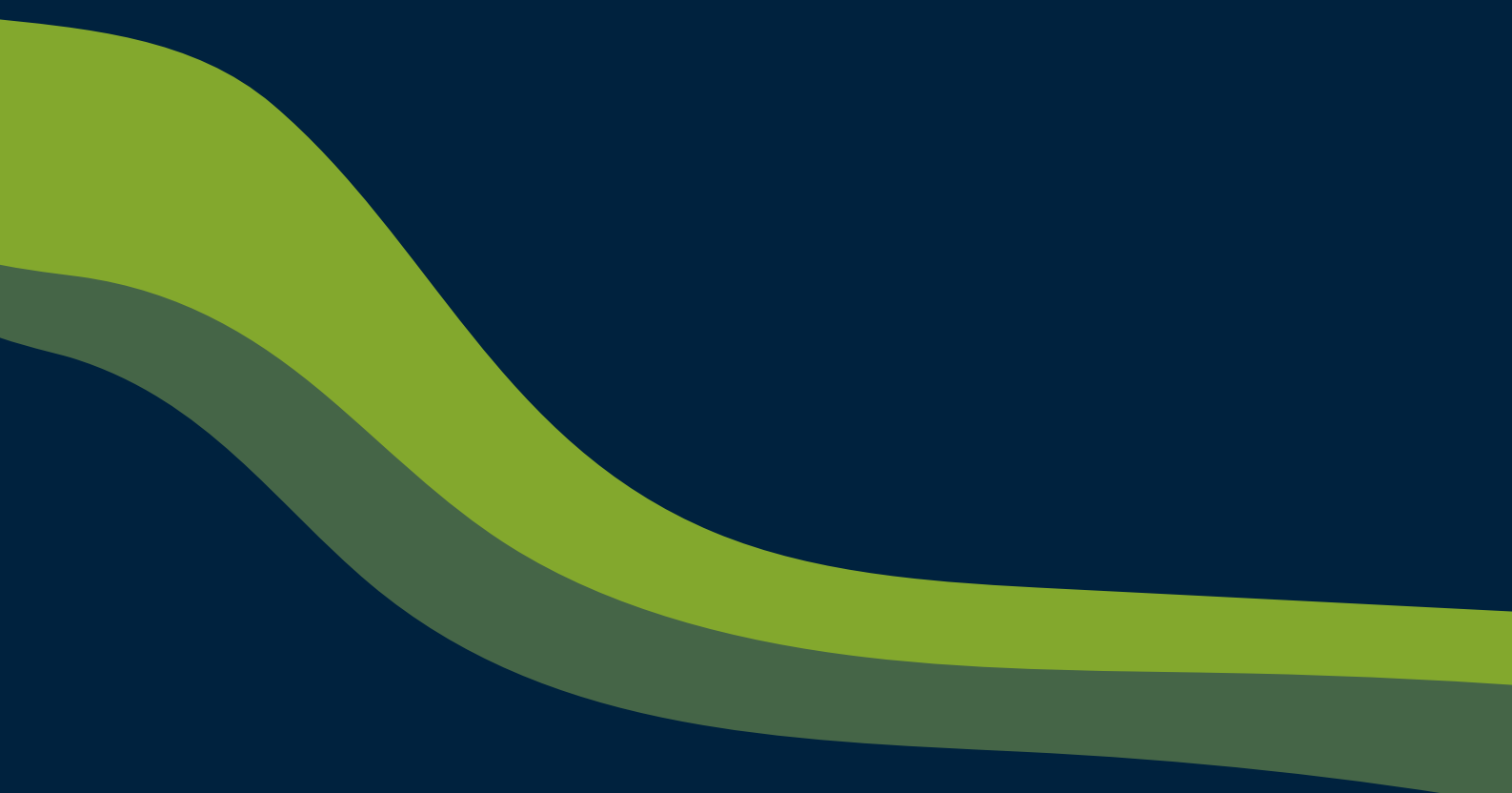
Village Core

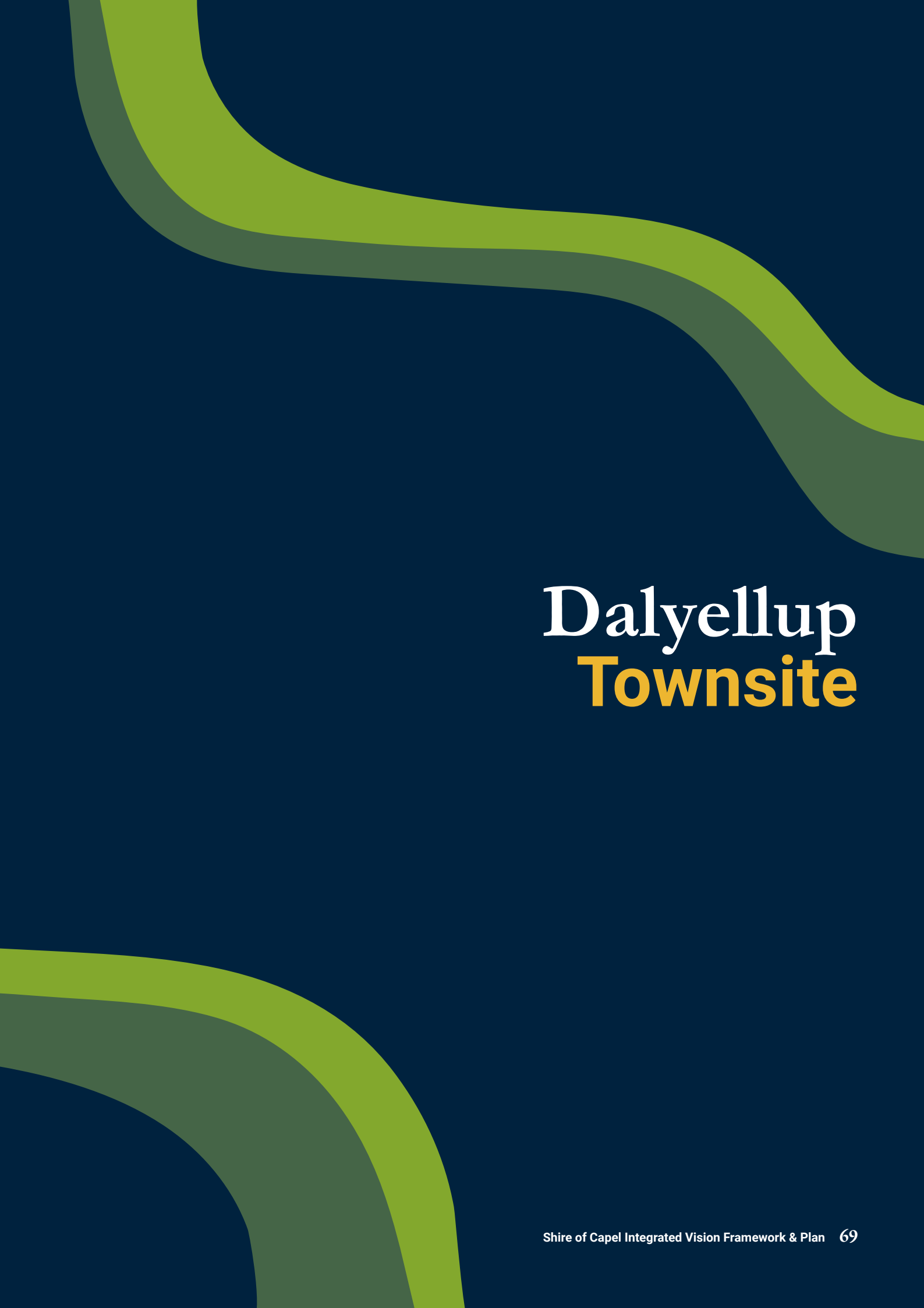
- Encourage regional vernacular style in new buildings, particular architecture, articulation, materiality.
- Encourage variable side setbacks to allow for gaps between some buildings.



BUILT FORM GUIDELINES

T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTRE ZONE
			
 	 	 	 
Fencing Open rural, naturalistic materials Setbacks (front) 12-20m, variable Building Placement Informal position, responsive to site conditions Building Style Vernacular regional style, verandahs optional Frontages 25-40m	Fencing Half height, semi-open, naturalistic materials (e.g. stone, brick or timber; not colourbond) Setbacks (front) 7.5m or greater Building Placement Regular, generally square to street Building Style Vernacular, verandahs encouraged Frontages 17m or greater	Fencing Half height, semi-open, urban form and material (e.g. stone, brick, render, timber; not colourbond) Setbacks (front) 4-6m Building Placement Regular, square to street Building Style Urban vernacular, verandahs essential (within setback) Frontages 8-12m	Fencing Generally absent Setbacks (front) 2m (as an extension or wider footpath) to 4m dependent on level of landuse activation Building Placement Regular to the street, allow for spacing between buildings to reinforce rural character Building Style Urban vernacular, weather cover essential where buildings abut footpaths Frontages Variable





Dalyellup Townsite

Dalyellup

Dalyellup is the Shire's fastest growing centre and has capacity to accommodate an additional 6,000 residents.

As the Shire's District Centre, Dalyellup will serve a sub-regional catchment. As the Shire's largest centre, it will provide best access to centralised community services such as the youth centre and aged care (including high care).

Dalyellup District Centre is positioned between the beach and Bussell Highway, surrounded by natural forests serving the wider rural neighbourhoods and smaller town centres of Capel.

It is characterised as a modern, relaxed, coastal suburb in the forest by the sea featuring commercial and community centres. A key feature of the area are its green open spaces and parks.

It effectively functions as a dormitory suburb of Bunbury, just 10km south of the City. It is the Shire's fastest growing centre, having grown 190% over the past 15 years and has capacity to accommodate an additional 6,000 residents over the next 10 years.

The area will see further consolidation and growth of Dalyellup as a District Centre serving a sub-regional catchment. A key focus will be to maintain primacy of the Town Centre as the District Centre by centralising all commercial activity into the Town Centre. With a greater population, the centre will offer centralised Community services such as the Youth Centre, Aged Care (including high care) and Community Services.



Dalyellup Beach



Dalyellup Skate Park

'Place of still, foaming water', where the fresh and salt waters mix, creating foamy waters.

Key Facts

Dwellings

3,504 **94.8%** **93.3%**

Dwellings

Detached dwellings
Regional WA 87.98%

3 or more beds
Regional WA 81%

Estimated Population

NOW

FUTURE

9,770 **<16,000**

People

Estimated Resident

Median Age

34

Years Old

Households

Older middle-aged families with school aged children and empty-nesters. Small 15-29 cohort, large over 40 cohort

51.1% **30.5%**

Couple family
with children

Couple family
no children

3.2%

Aboriginal and/or Torres Strait Islanders
WA 3.3%

Employment

17% residents are employed in Dalyellup;
65% are employed in Bunbury

18.7% **70.4%**

Professionals

Participation rate
WA 63.9%

Income

\$2,066

Low weekly
household income
WA \$1,815

Travel to Work

78.9% **4%**

By car or truck
Regional WA 66.7%

Work from home
Regional WA 7.1%

Opportunities



Celebrate and preserve public open spaces

Dalyellup's linear parks are a centre piece feature for the community. They are well utilised by all locals for recreation, social gatherings and community events.

Historically, the land in which Dalyellup sits today was dune reserves, wetlands and woodlands. The residential suburbs are bordered to the north and south by nature reserves, which include dune systems that must be safeguarded against the effects of urbanisation and further expansion.



Strengthen community engagement

Dalyellup is home to a multicultural community, spanning a diverse range of ages. As a comparatively recently established community, many residents are new to the area. Some members of the community are troubled by concerns around safety and graffiti is prevalent.

The Dalyellup community could be better supported by a focus on more events and community activities that will bring the whole community, including different cultures and age cohorts, together.



Revitalise the Town Centre

There are a range of strategies that could be employed, to revitalise the Dalyellup Town Centre. It currently presents a sterile and utilitarian appearance, lacking in upkeep and maintenance.

The main entrance is dominated by fast food outlets and there very are few cafes or alfresco dining opportunities for social gathering.

Challenges



Access across Bussell Highway

There are strong synergies between Gelorup and Dalyellup. Safe pedestrian and cycle access is important, particularly for students attending the Bunbury Cathedral Grammar School, and children accessing the parks in Gelorup.

Although traffic movements have altered following the opening of the Wilman Widandi Highway, the highway remains a busy thoroughfare for regional traffic commuting between Busselton and Bunbury.

Any road upgrade improvements, particularly around Hasties and Harewoods Road, and Norton Parade need to prioritise the safety considerations for pedestrians and cyclists.



Reduced tree canopy on streetscapes and verges

Many of the newly established and outer lying areas in Dalyellup, such as the Forest Edge Estate, have minimal tree canopy coverage and reduced vegetation.

Many homeowners have also taken to removing trees from their front gardens. This creates a harsh and unwelcoming environment, increases the urban heat effect and discourages people from walking and cycling around the area.

As a primary entrance signalling the transition from Bunbury to Dalyellup, a suburb with few trees also undermines the aspiration to identify Capel as a place that connects with nature.



Lack of sport and recreational spaces to meet growing demand

The Shire of Capel's Sport Spaces Plan has identified that the greatest pressure for increased sport and recreational facilities is most likely to manifest itself in Dalyellup. Based on the detailed needs analysis, it was concluded there will be a projected shortfall of provision in the future, and it will be essential to seek alternative sporting space solutions.

The community is also reliant on facilities that are subject to shared use arrangements which are significantly compromised and at risk of being lost due to the limited security of the agreements held between both the public school and private school.

A key challenge will be sustaining the ongoing maintenance of new community infrastructure over an extended life span.



Culture & Country



Nature as a centrepiece

Strengthen cultural acknowledgement throughout public open spaces. For example, use Noongar language (dual naming), Aboriginal interpretive signage and storytelling, memorials and plaques and acknowledgement of local Aboriginal/Wadandi people and families through street names.

Deliver suitable infrastructure (power and water), maintain quality amenities (seating and public toilets) and areas suitable for dogs in parks and open spaces, so they continue to be well utilised.

Continue to partner with key agencies and the GKB to protect the dunes and combat invasive environment issues.



Dalyellup Multi-purpose Community Youth Centre (DMCYC)

The DMCYC will be an important facility providing district level services for the Shire, including a library, digital and media hub, small performance spaces, business start up and senior citizens club.

As the District Youth Centre, it will also play a crucial role in addressing the needs of younger people. The community are keen to be actively engaged, to ensure the facility includes programs that are customised specifically to local needs.

The facility will create an appropriate environment that can effectively support programs inclusive of the Aboriginal community, particularly Aboriginal youth and Elders. It offers an excellent opportunity to collaborate with traditional owners in the naming of the DMCYC.



Beautify the district town centre

Beautify the town through investing in public art and murals (including Aboriginal Art), improving entrance statements and providing a high standard of maintenance and upkeep. Where possible engage with local groups to encourage community stewardship.

Complete the District Centre and improve the main street. Encourage new developments to focus on finer grain buildings, more alfresco dining, cafes and diverse commercial uses.

Improve landscaping and better utilise the town square for events (i.e. markets). Encourage public art and greenscaping to soften concrete and harsh landscapes.

Reconfigure the street profile design of Portabello Road to improve pedestrian and vehicular safety, including gopher/wheelchair access.

Provide better wayfinding, more seating, shaded areas and bike racks.



This drawing is intended to reflect principles only, and is not intended to represent a Precinct Structure Plan or Activity Centre Plan.

Strategies

1. DMCYC (Comunity/Youth Centre and Library)
2. Consider options to reconfigure Portabello Road to include central landscaping and trees, and widen footpaths
3. Town centre square improvements
4. Community events (food trucks)
5. Beautify the Town Centre (art and murals)
6. Cafes and restaurants
7. Landscaping upgrades and greenscaping to soften buildings
8. Future commercial buildings to abut and front the main street
9. Trafficable connection past Town Centre to parking at rear

Public Open Space

PUBLIC OPEN SPACE APPROACH

T2

Natural Living

- Introduce more street trees.



T3

Sub Urban

- Increased frequency of street tree planting.



T4

Village Urban

- Increase frequency of street tree planting (enabled by compliance with an Access B profile).



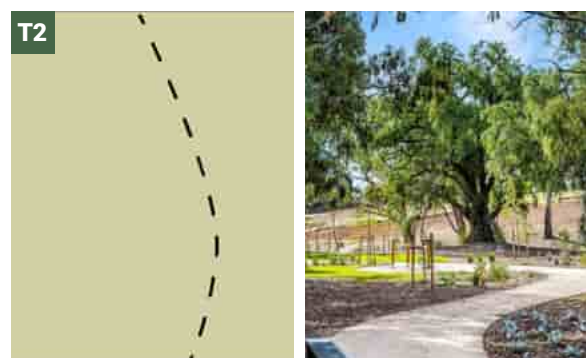
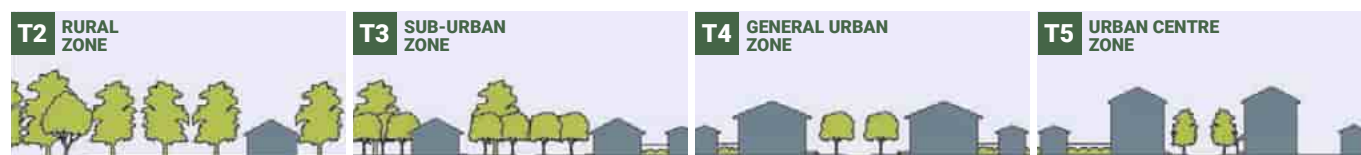
T5

Village Core

- Formalize townparks/squares with further landscaping, community facilities, public art. Encourage a 'town centre' visual design language.
- Encourage/facilitate further public art projects to build on the town's past narratives and future aspirations.



PUBLIC OPEN SPACE GUIDELINES



Tree Form Informal naturalistic planting

Tree Species Indigenous to location

Path Material Asphalt

Structures Vernacular style

Facilities Shelter, seating, play areas



Tree Form Informal naturalistic planting

Tree Species Indigenous to location

Path Material Concrete

Structures Vernacular style preferred

Facilities Shelter, seating, play areas, active recreation, clubs



Tree Form Mix of informal and formal plantings

Tree Species Mix of indigenous and exotic species

Path Material Concrete

Structures Contemporary urban vernacular style

Facilities Shelters, seating, play areas, recreation, performance, public art



Tree Form Formal plantings

Tree Species Predominantly exotics (e.g. deciduous to maximise winter sun and minimise year-round leaf litter)

Path Material Concrete or unit pavers

Structures Contemporary Urban style

Facilities Shelter, seating, play areas, performance, public art



Connecting Community



Safe and welcoming public open spaces

Work with key stakeholders and community groups to continue to provide safe and welcoming environments in all public open spaces and follow CPTED Principles, including:

- Good lighting,
- CCTV security cameras,
- Passive surveillance, and
- Police presence.



Community activation and events

Community partnerships and events will help to unite the community and strengthen local networks. The Christmas Mingle is well received. The community have called for a more regular program of events, that can be coordinated in partnership with local community groups and representatives. This may include NAIDOC week festival, street parties, friendship circles and family festivals.

Another effective approach to fostering community unity can be through establishing programs that provide enhanced support for local organisations. This includes Aboriginal Corporations, "Friends Of" Groups, community gardens in local schools, and small businesses that require assistance.



Inviting streetscapes

Work with Main Roads to explore options that prioritise the safety of pedestrians and cyclists crossing between Gelorup and Dalyellup, in particular:

- Harewoods Road,
- Hasties Road, and
- Lilydale Road.

Advocate for traffic lights which will enable safer pedestrian crossing at Hasties Road.

Extend and improve cycleways and footpaths by including better access to shade across the town. Strengthen pedestrian links to Bunbury, and improve access to nature and the beach, including disability access.

Improve local wayfinding and signage to share local stories and history, and strengthen cultural acknowledgement (memorials, plaques and street names).

Work with the Public Transit Authority (PTA) to improve access to public transport, and supporting infrastructure (i.e. bus shelters).



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- | | |
|----------------------------------|-------------------------------------|
| --- Town Site Boundary | Waterbody |
| --- Future Recreation Trails | Regional Open Space/Public Purposes |
| --- Existing Recreation Trails | POS |
| → Beach Access | Future POS |
| → Key Access Road | Sporting Facilities |
| → Highway | Future Sporting Facilities |
| → Future Regional Connector Road | Beach |
| → Future Connector Road | |

- Strategies**
1. Strengthen pedestrian/cyclist access to Gelorup (integrated pedestrian crossing)
 2. Beautify the main street and improve pedestrian access
 3. Investigate a reduction in size of the Portobello Road intersection

4. Extend tree canopy to improve footpaths and cycle paths
5. Pedestrian links to Bunbury
6. Advocate for better access to public transport
7. Boulevard/landscaped entry statements (Dalzellup South and Forest Edge)

Movement

MOVEMENT APPROACH

T2

Natural Living

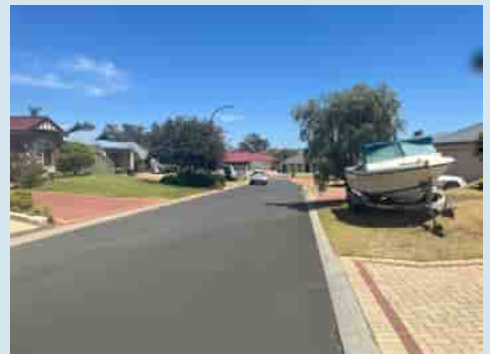
- Retain general street qualities, avoid upgrades to suburban standards for existing and future areas.



T3

Sub Urban

- Maintain street profiles and design standards (6m).
- Footpaths to one at least side, positioned on the property boundary for pedestrian safety and increased opportunities for social interaction with neighbours.



T4

Village Urban

- Maintain street profiles and design standards, but review future T4 street profiles to avoid exceeding Access B profiles.



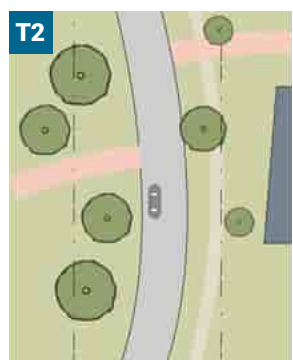
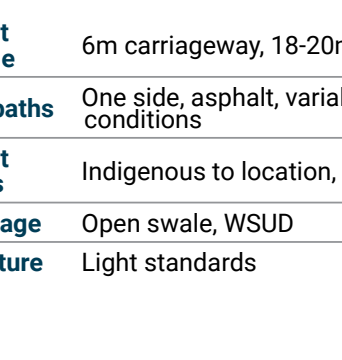
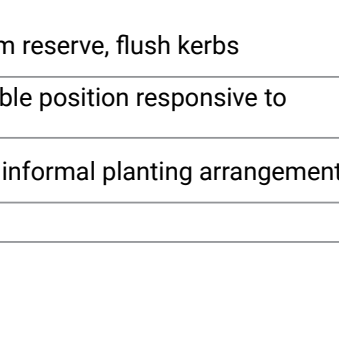
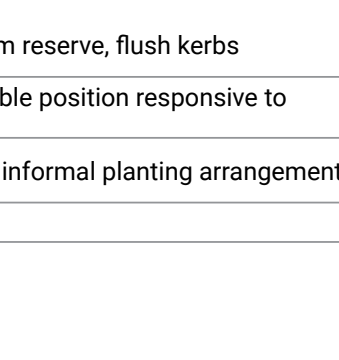
T5

Village Core

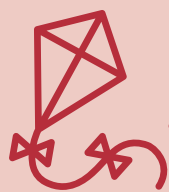
- Rationalise Portobello Road central parking median – remove sections of parking and replace with central landscaping and tree planting.



MOVEMENT GUIDELINES

T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTRE ZONE
			
			
			
			
Street Profile	6m carriageway, 18-20m reserve, flush kerbs		
Footpaths	One side, asphalt, variable position responsive to conditions		
Street Trees	Indigenous to location, informal planting arrangement		
Drainage	Open swale, WSUD		
Furniture	Light standards		
Street Profile	6m kerbed low parking demand yield carriageway, 16m reserve (modified Access D), or 7.2m kerbed carriageway, 18m reserve (modified Access C)		
Footpaths	One side, concrete, located on property boundary		
Street Trees	Predominantly indigenous species, regular frequent planting arrangement, priority to shade function for pedestrians		
Drainage	Piped		
Furniture	Light standards		
Street Profile	7.2m higher parking demand yield carriageway, 18-20m reserve, kerbed		
Footpaths	Both sides, concrete, located on property boundary		
Street Trees	Predominantly indigenous species, mix of exotics, formal and frequent planting arrangement, priority to shade function for pedestrians		
Drainage	Piped		
Furniture	Light standards, seating where required		
Street Profile	Approx. 14-20m carriageway, inclusive of parking lanes. Constructed and tree planted median (to selectively replace median parking). 25m reserve		
Footpaths	Both sides. Full verge paving adjacent to active trading frontages		
Street Trees	Predominantly exotics (e.g. deciduous to maximise winter sun and minimise year-round leaf litter), frequent, formal planting arrangement		
Drainage	Piped		
Furniture	Light standards		

Refer Appendices for further details



Lifestyle of Choice



Regional sports facility

Invest in a Regional Recreation Sports Facility to provide adequate facilities and meet growing demand, on the site currently occupied by Bunbury Horse and Pony Club (BHPC) and the Riding for Disabled Association Australia South West (RDAASW).

The facility will accommodate a combined oval space with associated amenities (pavilion, maintenance equipment storage, car parking, direct road access and potential for sports floodlighting).

The BHPC will be relocated to the CREP, and the RDAASW will be retained in its current location as it is well established and recognised by the population of the greater Bunbury region as a readily convenient and accessible location.



Surf club node and cafe

Redevelop the surf club facility taking into account the Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) recommendations.

The facility should include a café, community function area and improved disability access to the beach.



Reinforce Capel character in future growth areas

Continue to promote a range of housing typologies through new sites, including Dalyellup South (community/social housing and aged care).

Review and update the SP4: Dalyellup/Gelorup Strategic Plan in the form of a Precinct Structure Plan, in accordance with the ideas and principles espoused in the Place Design Guide and this Dalyellup Concept Masterplan.

In particular, aim to deliver improved architectural outcomes in the Town Centre, and strengthen landscaping in future development areas.



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--- Town Site Boundary	Regional Open Space/Public Purposes
Activity Centre	POS
T2	Future POS
T3	Sporting Facilities
T4	Future Sporting Facilities
T5	Highway
Future Development	Waterbody
	Beach

Strategies

- Well maintained parks and open spaces
- Fine grain mixed use only. No large format development
- Redevelop Surf Club and cafe
- Regional Sport and Recreation Facility (and yarning circle)
- Continue to promote aged care housing and support services
- Enhanced verge treatments in new suburbs
- Potential future green linear park
- Beach Reserve Management
- Community safety (lighting, cameras, police presence)
- Future green spine

Built Form

BUILT FORM APPROACH

T2

Natural Living

- Maintain deep setbacks, vernacular style.



T3

Sub Urban

- Encourage built form to include verandahs in new built form to support social interaction.



T4

Village Urban

- Encourage built form to include verandahs to support social interaction.



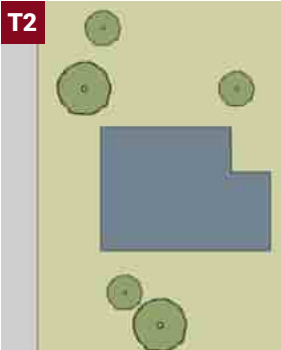
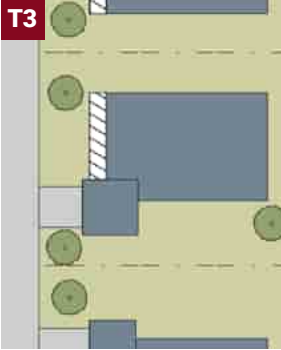
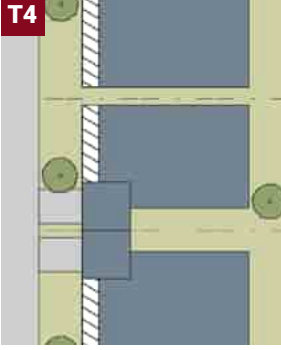
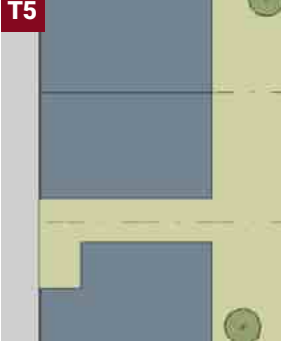
T5

Village Core

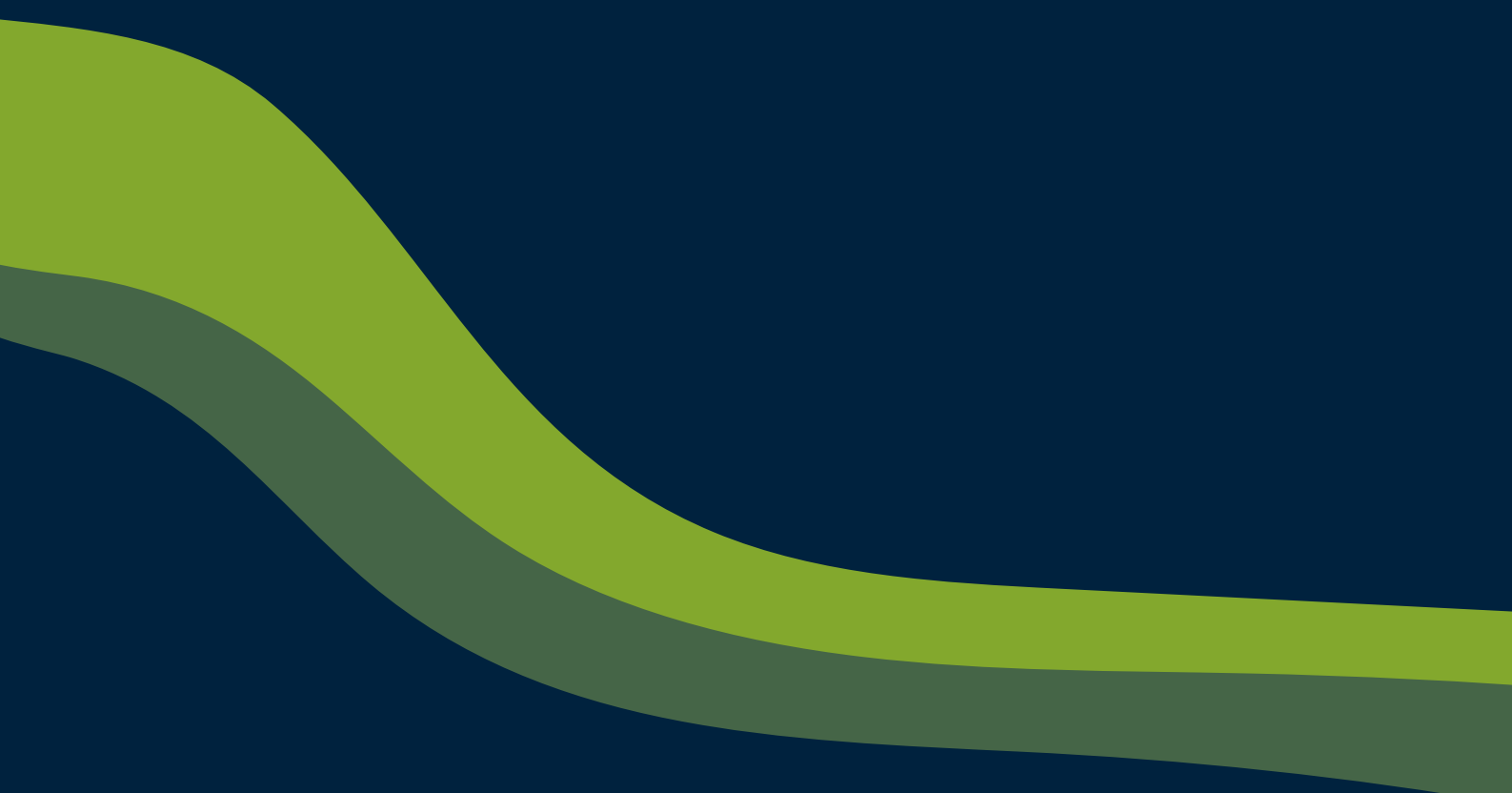
- Introduce modest setbacks (e.g. 2m) for new buildings to widen footpath areas and provide more space for tree growth; allow for variable (deeper) setbacks where functionally logical.
- Encourage regional vernacular style in new buildings, particular architecture, articulation, materiality.



BUILT FORM GUIDELINES

T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTRE ZONE
			
 	 	 	 
Fencing	12m per R-Codes	Fencing	Half height, semi-open, naturalistic materials (e.g. stone, brick or timber; not colourbond)
Setbacks (front)	Informal position, responsive to site conditions	Setbacks (front)	4-6m, preferably greater for more tree planting
Building Placement	Vernacular style, verandahs optional	Building Placement	Regular, generally square to street
Building Style	25-40m	Building Style	Vernacular, verandahs encouraged
Frontages	8-12m	Frontages	12.5-17m to allow on site storage of vehicles
Fencing	Half height, semi-open, urban form and material (e.g. stone, brick, render, timber; not colourbond)	Fencing	Half height, semi-open, urban form and material (e.g. stone, brick, render, timber; not colourbond)
Setbacks (front)	4-6m	Setbacks (front)	4-6m
Building Placement	Regular, square to street	Building Placement	Regular, square to street
Building Style	Urban vernacular, verandahs essential (within setback)	Building Style	Urban vernacular, verandahs essential (within setback)
Frontages	8-12m, preferably rear-loaded	Frontages	8-12m, preferably rear-loaded
Fencing	Generally absent.	Fencing	Generally absent.
Setbacks (front)	2m (as an extension or wider footpath) to 4m dependent on level of landuse activation (e.g. 4m landscaped for non-trading uses such as medical centres, offices etc.)	Setbacks (front)	2m (as an extension or wider footpath) to 4m dependent on level of landuse activation (e.g. 4m landscaped for non-trading uses such as medical centres, offices etc.)
Building Placement	Regular to the street. Maintain continuous frontage along street	Building Placement	Regular to the street. Maintain continuous frontage along street
Building Style	Contemporary urban, weather cover essential. Use of fine-grain high quality cladding materials essential (e.g. stone, brick, etc.)	Building Style	Contemporary urban, weather cover essential. Use of fine-grain high quality cladding materials essential (e.g. stone, brick, etc.)

Refer Appendices for further details





Peppermint Grove Beach

Peppermint Grove Beach

Peppermint Grove Beach is challenged by the infrastructure limitations and the risks of coastal inundation and flooding. As such future development will be restricted within the existing footprint.

The site is also highly significant to Noongar people as the place of the Wonnerup Massacre. There are burial sites throughout the associated with this massacre.

Initially planned and developed in the 1980's, Peppermint Grove Beach was influenced by its proximity to the coast, Capel River and the Tuart Forest National Park.

Conceived as a coastal residential retreat, the settlement does not have a clearly discernable centre, other than the Peppermint Grove Beach Holiday Park and Community Centre.

The design response to its dunal location is a critical aspect of its urban design, and its local street network addresses the highly undulating topography.

Similarly, lot configuration has favoured larger residential lots (a hybrid between conventional suburban lots and rural-residential lots), allowing building responses to acknowledge natural slope and vegetation.

Aside from provision to expand the Holiday Park, it will predominately remain a secluded beachside village supported by the larger town amenities of Capel and Busselton.



Capel River

In this area, Noongar custodianship of Country is associated with the place where Coolingup (Capel River) spills into the wetlands and ocean.

Key Facts

Dwellings

361 **100%** **97.7%**

Dwellings
43.4% unoccupied
(holiday homes)

**Detached
dwellings**

3 or more beds
Regional WA 81%

Households

Older worker/retiree community. Spikes
between 50-70 years old

34.9% **54.8%**

**Couple family
with children**

**Couple family
no children**

Estimated Population

NOW
520

People

FUTURE
<800

**Estimated Resident
High Growth Scenario**

Median Age

49

Years Old

0.8%

Aboriginal and/or Torres Strait Islanders
WA 3.3%

Employment

26% residents are employed in the Shire of
Capel; 34% in Bunbury and 28% in Busselton

23.9% **63.1%**

Professionals

Participation rate
WA 63.9%

Income

\$1,862

**High weekly
household income**
WA \$1,815

Travel to Work

73.1% **5.5%**

By car or truck
Regional WA 66.7%

Work from home
Regional WA 7.1%

Opportunities



Engaged and vested community

Despite a high number of houses being holiday homes, Peppermint Grove Beach residents are highly engaged and vested in their community.

They are passionate about fit for purpose facilities that cater to needs of locals (including disability access to the beach), community safety (particularly traffic, fire and coastal hazard risks) and infrastructure maintenance.

The community is acutely aware of the impacts of sea level rise and the protection and maintenance of infrastructure, to ensure facilities can be protected and maintained in the long term.

There is also a very active arts community located within the area.



Significant natural and cultural assets

Peppermint Grove Beach is situated amongst the Shire of Capel's most highly valuable natural assets - surrounded by the ocean, wetlands, Capel River and the Tuart Forest National Park.

The town is a small but ideal base for visitors to explore the area. It is well serviced by the Holiday Park and a high number of houses which function as short-stay accommodation.

Good signage and compliance are an ongoing issue to ensure the natural assets continue to be protected, particularly from unauthorised footpaths across the dunes, illegal camping in the dunes and forest areas.



Enhance community infrastructure

The Community Centre is a robust and well used facility by the locals.

The Peppermint Grove Beach Residents Association is eager to work with the Shire, to upgrade and enhance the external surrounds of the facility.

In the longer term, the Community Centre could function as a suitable education/information centre to share important information about the nearby Wetlands.

The Holiday Park is popular and has the flexibility to expand into the future, including a small local retail store.

Constraints



Sensitive Aboriginal heritage

Over thousands of years, the landforms have evolved. Today, evidence of ancient camping and hunting sites can be found beneath the seabed, indicating that the Wadandi Noongar people used this land when the shoreline extended beyond the current continental shelf.

It was an important meeting place for ceremonies, and the dune systems were historically used as ancient burial sites.

Since western settlement, the area has been significant to the Wadandi Noongar people as the sites of the Wonnerup/Minninup Massacres. Burial sites associated with this massacre and ancient customs are located throughout the area.



Coastal erosion and flood risks

Peppermint Grove Beach is situated along a vulnerable stretch of coastline that is experiencing significant impacts from coastal erosion due to climate change. These changes, exacerbated by increased storm intensity and frequency, pose a threat to public infrastructure, private property, and natural resources.

The Council is in the process of preparing a Foreshore Management Plan. This will be important strategy to integrate environmental and landscape management, along with coastal adaptation strategies to guide future investments in land uses, facilities, structures, and land management practices. The local residents are eager to be involved in this decision making process. Appropriate infrastructure management will also help to foster sustainable recreational and tourism uses, and also recognise and incorporate environmental and cultural values.



One primary access road

The Peppermint Grove Beach residents have passionately advocated for a secondary emergency access, as a precautionary measure in the case of fire or coastal inundation.

There have been suggestions that Gutman Road may not be a suitable solution.

The local Elders do not support an emergency access via Gutman Road, due to detrimental damage to the wetlands and sacred sites. Their preference is around utilising the existing Water Corp access along the south side of the river, which will need to be extended to the townsite.



Culture & Country

Engagement, Environmental Protection and Truth Telling

Investigate options to better recognise and protect the cultural and environmental significance of the Stirling Wetlands, including its symbiotic relationship with the Tuart Forest.

Work with the GKB and KK and Elders to acknowledge and respectfully commemorate the Wonnerup Massacre, and better protect the dunes, wetlands and Tuart Forest.

Enhance local way finding and interpretative signage for visitors, along with compliance signage to reinforce positive behaviours.

Improve verge side and road reserve maintenance to beautify the area, and mitigate fire risk.

Strengthen engagement channels with the local community and collaborate with the Peppermint Grove Beach Group and artists to support the arts, local events and programming.



Connecting Community

Safe and well connected access, and fit for purpose community facilities

Maintain and better connect cycleways/footpaths throughout the area. Resolve administrative barriers to enable buggy beach access.

Traffic calming and Mallokup Bridge upgrades will assist to improve the safety along local roads.

Expand hiking and cycling trails between Capel and Peppermint Grove Beach and in the Tuart Forest National Park (as per the Trails Masterplan).

As an alternative emergency access route, explore the feasibility of utilising the Capel River access road in case of emergencies. Other options include upgrading the community centre as a fire safe refuge.



Lifestyle of Choice

Protect local character and manage risks

Service restraints will limit growth and expansion.

Continue to encourage design concepts that protect local character and respond to the natural landscape.

Support commercial operations that are sensitive to the area (i.e. expansion of the Holiday Park, Aboriginal tourism - kayaking, fishing, marron, small local store).

Engage residents in discussions to address risks, including coastal erosion and flooding, car park drainage and maintenance, unauthorised dune access and engineering solutions.

Work with the Peppermint Grove Residents Association to upgrade and enhance outdoor facilities at the Community Centre, to ensure it is better equipped to accommodate small local events. The Centre might also be a suitable future location to share important information about the nearby Wetlands.

Explore options for a floatable pontoon jetty for boat users.



- | | | | | | |
|---|------------------------------|---|------------------------------|---|----------------------------|
|  | Town Site Boundary |  | Wetlands Coastal Inundation |  | Existing Recreation Trails |
|  | T2 |  | Waterbody |  | Public Toilets |
|  | T4 |  | Key Access Road | | |
|  | POS |  | Beach Access- Pedestrian | | |
|  | Future POS |  | Beach Access- Vehicular | | |
|  | Regional Open Space |  | Future Emergency Fire Access | | |
|  | Rural / Priority Agriculture |  | Future Recreation Trails | | |

Strategies

1. Upgrade facilities at the Community Centre
2. Provision to expand Holiday Park
3. Commemorate the Wonnerup Massacre site (truth telling)
4. Hiking trails and Interpretive signage
5. Emergency fire access
6. Traffic calming
7. Upgrade and connect local footpaths
8. Protect coastal infrastructure
9. Dune protection and restoration
10. Tuart Forest protection and restoration
11. Mallokup Bridge (double lane)
12. Mow/maintain landscaping on reserves
13. Enhance local wayfinding and signage
14. Explore feasibility for a floatable pontoon jetty for boat users

T2 Natural Living

APPROACH

PUBLIC OPEN SPACE



- Introduce more street trees.

GUIDELINES



Tree Form	Informal coastal planting. Priority to shade trees in pedestrian/higher usage areas
Tree Species	Indigenous to location
Path Material	Asphalt
Structures	Vernacular coastal style
Facilities	Shelters, seating

BUILT FORM



- Encourage vernacular design and materials, including verandahs
- Encourage informal site responsive positioning
- Encourage naturalistic materials and vegetation



Fencing	Open rural, naturalistic materials
Setbacks (front)	7.5m or greater
Building Placement	Informal position, responsive to site conditions
Building Style	Vernacular style, verandahs optional
Frontages	25-40m

MOVEMENT



- Retain general street qualities, consider 'rural' style footpaths (e.g. coloured asphalt) - avoid suburban standards for upgrades.
- Consider traffic calming elements.



Street Profile	6m carriageway, 18-20m reserve, kerbed
Footpaths	One side, asphalt, variable position responsive to conditions, but preferable abutting property boundary
Street Trees	Indigenous to location, informal planting arrangement
Drainage	Piped
Furniture	Light standards

T4 Village Urban

APPROACH

PUBLIC OPEN SPACE



- Consider street tree planting (potentially exotic to signify the role of the centre as a discernable node).

GUIDELINES



Tree Form	Mix of informal and formal plantings
Tree Species	Mix of indigenous and exotic species
Path Material	Concrete or unit pavers
Structures	Vernacular style
Facilities	Shelters, seating, play areas, active recreation, performance, public art

BUILT FORM



- Consider additions to buildings being reorientated to address the street and public realm to improve a legible, walkable, activated experience.



Fencing	Half height, semi-open, urban form and material (e.g. stone, brick, render, timber; not colourbond)
Setbacks (front)	2-6m (to encourage active edge)
Building Placement	Regular, square to street
Building Style	Urban vernacular, verandahs essential (within setback)
Frontages	Variable

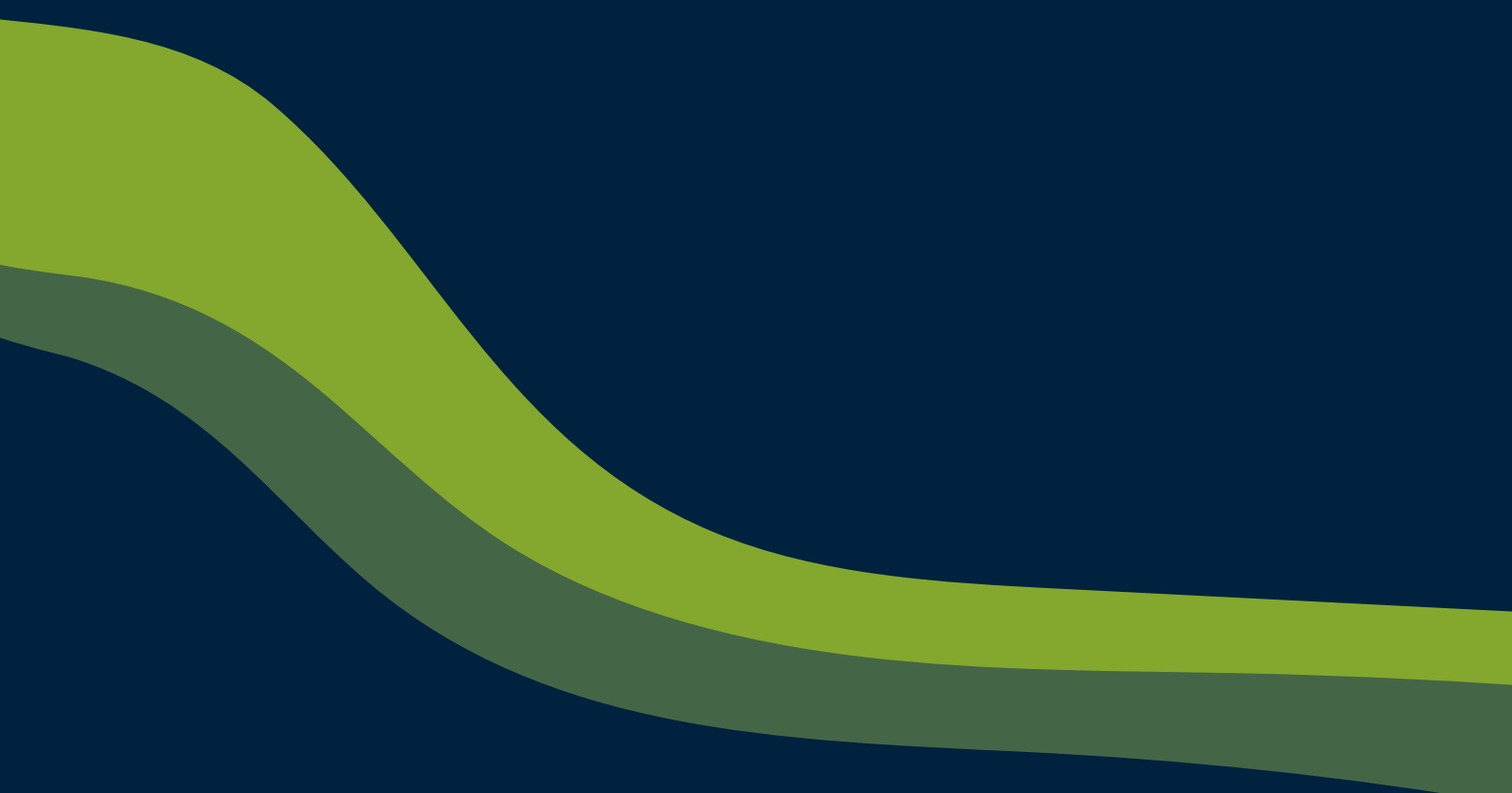
MOVEMENT



- Improve pedestrian access through inclusion of footpaths (to property line).



Street Profile	7.2m carriageway, 20m reserve, kerbed, plus embayed parking
Footpaths	To active side, concrete, located on property boundary
Street Trees	Predominantly indigenous species, mix of exotics, formal and frequent planting arrangement, priority to shade function for pedestrians
Drainage	Piped
Furniture	Light standards, seating where required, bins, public art



The background is a solid dark blue. There are two decorative elements: a thick, wavy green line that starts at the top left and curves towards the right, and another similar wavy line at the bottom left corner.

Gelorup

Gelorup

Gelorup will continue to feature predominately large semi-rural properties within close proximity to the amenity and employment opportunities in Dalyellup and Bunbury.

The suburb is anchored on the west by educational institutions, such as Bunbury Cathedral Grammar School, and recreational facilities including parks and community centre on Hasties Road.

Gelorup will be protected from the invasive urban sprawl - weaving rural lifestyle homes between valued natural habitats from seasonal wetlands and woodlands to the coastal forests.



Gelorup Banksia



Gelorup translates to 'Place of springtime, grassy location'. It is well known for its many Western Ringtail Possums, local banksia and other species where honey could be harvested.

Key Facts

Dwellings

786

Dwellings

98.8%

Detached dwellings
Regional WA 87.98%

96.7%

3 or more beds
Regional WA 81%

Households

Older middle-aged families with school aged children and empty-nesters. Small 15-29 cohort, large over 40 cohort

49.5% **40.7%**

Couple family
with children

Couple family
no children

Estimated Population

NOW

2,255

People

FUTURE

<2,500

Estimated Resident
High Growth Scenario

**Median
Age**

42

Years Old

1.7%

Aboriginal and/or Torres Strait Islanders
WA 3.3%

Employment

23% residents are employed in the Shire of Capel; 60% are employed in Dalyellup

22.6%

Residents are
Professionals

64.9%

Participation rate
WA 63.9%

Income

\$1,862

Low weekly
household income
WA \$1,815

Travel to Work

72.9% **5.7%**

By car or truck
Regional WA 68.9%

Work from home
Regional WA 7.1%

Opportunities



Significant flora and fauna

Gelorup is set amongst highly valued natural reserves and waterways, including the Five Mile Brook. These reserves protect unique ecosystems that house diverse flora and rare orchids, including banksias and other species found nowhere else. The local park is named after Michael Tichbon, one of WA's most dedicated conservationists, in recognition of his conservation and rehabilitation efforts in the area.

Gelorup also plays a significant role in the conservation and protection of the Western Ringtail Possum, a critically endangered species. The nature reserves provide an essential habitat, featuring mature trees and dense undergrowth, which are crucial for their nesting and foraging. Due to the construction of the Bunbury Outer Ring Road, there have been strict conditions imposed to protect the possum's habitat.



Well utilised community facilities

Gelorup's local assets, including the Community Centre, Bushfire Brigade, parks, playgrounds, skate park and nature trails are well used by the local residents and community groups from both Gelorup and Dalyellup.

These facilities serve as important gathering spots for residents.

Some of these facilities, such as the community centre and Michael Tichbon Park, are in a current state of disrepair and would benefit from minor refurbishments and upgrades.

The Bunbury Cathedral Grammar School is also an important community asset for Gelorup. The Grammar School has built a strong reputation for academic excellence and holistic education. The School has attracted new families who value these qualities moving into the area.



Retain rural lifestyle

Residents of Gelorup cherish their rural, laid-back lifestyle.

Gelorup offers a distinct alternative to urban living in regional centres, providing a lifestyle that aligns with the aspirations for high-amenity living within the Shire of Capel.

The area predominantly features large semi-rural properties on lots of 4000+ sqm, nestled along tree-lined, winding streets, interspersed with natural woodlands and creeks. Most homes are spacious, detached family residences with four or more bedrooms.

Challenges



Wilman Wadandi Highway

The construction of the Wilman Wadandi Highway has significantly affected the residents of Gelorup.

It has divided the community and caused considerable impacts to the natural environment, especially the Western Ringtail Possum habitat.

This experience has been traumatic, and the community will need time to heal.

As traffic patterns adjust to the new highway, the next challenge will be implementing effective traffic calming measures to prevent 'rat runs' through the area.



Lack of pedestrian and cyclist infrastructure

Pedestrian and cycle movements across Bussell Highway continue to be a high priority to service the high number of students that commute from Dalyellup to the Grammar School.

Recently, there has been more families with children moving into the area, accustomed to a higher level of urban amenity. These households are calling for better cyclepaths and footpaths more broadly around the area, particularly Jules Road.



High servicing costs and varied needs

More established residents are self-sufficient and comfortable with limited infrastructure, having no desire for improvements like better footpaths and street lighting.

Delivering on these high expectations, in the context of rural residential subdivisions poses a challenge for the small Shire, given the low number of residents and the high cost of providing these types of services.

Managing the threat of bush fire to residents living amongst such a large amount of vegetation is also an ongoing risk.



Culture & Country

Celebrate native flora and fauna

Install interpretative signage throughout the public spaces to better inform locals and visitors and protect flora and fauna. Sharing cultural knowledge will also help to rebuild trust and stronger relationships with the Aboriginal community.

Continue to partner with local interest groups to support environmental-led initiatives such as Five Mile Creek and Sheoak Park (including a compostable toilet).

Other important issues include fire mitigation strategies and orchid preservation along road reserves.



Connecting Community

Safe streetscapes and fit for purpose community facilities

Maintain quality community facilities and amenities in parks, to ensure they are fit for purpose and meet local needs (including the skate park, playground, dog park and community hall).

Invest in pedestrian and cycling friendly streetscapes and better-connected footpaths throughout the town (including better access to Gelorup and Jules Road).

Traffic management will be important to counter 'rat runs' to Wilman Widandi Highway. Consider speed reductions.

Maintain and upgrade walking, hiking and cycling trails in the area. This is an important throughfare for cyclists from Bunbury.



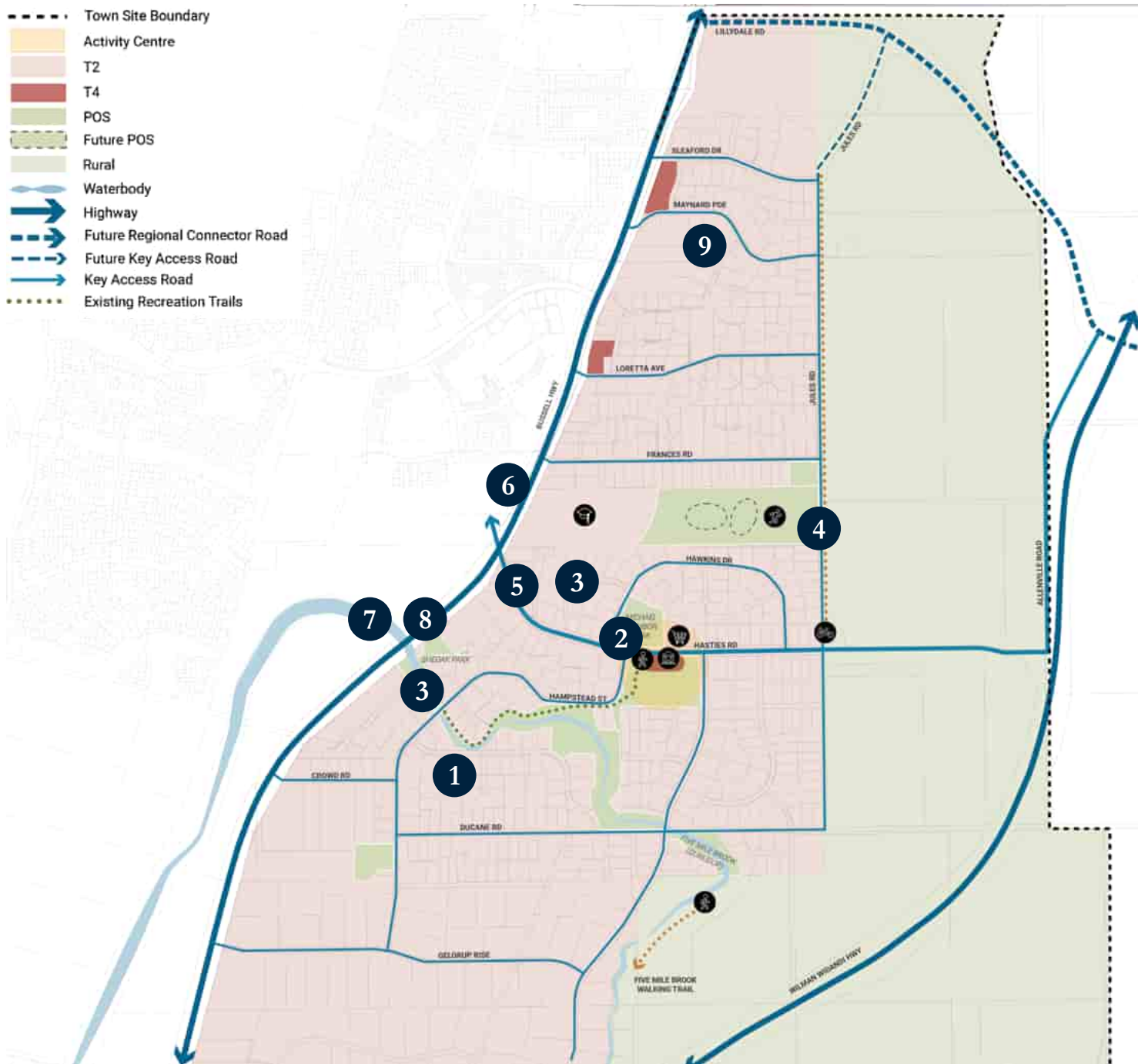
Lifestyle of Choice

Maintain rural lot lifestyle

Protect rural-residential style properties throughout the locality.

Consider a feature entrance statement, enhance greenery and landscaping improvements (along Hawkins Drive), Noongar public art and maintenance.

Support commercial operations that are sensitive to the area (potentially a small local store).



Strategies

1. Maintain rural lot lifestyle
2. Maintain/upgrade facilities at the Community Centre and playground
3. Interpretive signage (cultural heritage, flora and fauna)
4. Extend footpaths/cycle paths
5. Monitor vehicular movements (possible traffic calming)
6. Pedestrian/cycle access to Dalyellup
7. Five Mile Brook restoration
8. Sheoak Park improvements

T2 Natural Living

APPROACH

PUBLIC OPEN SPACE



- Introduce more street trees.

GUIDELINES



Tree Form	Informal naturalistic planting
Tree Species	Indigenous to location
Path Material	Asphalt or gravel
Structures	Vernacular style
Facilities	Shelters, seating

BUILT FORM



- Encourage vernacular design and materials, including verandahs
- Encourage informal site responsive positioning
- Encourage naturalistic materials and vegetation



Fencing	Open rural, naturalistic materials
Setbacks (front)	12m or greater
Building Placement	Informal position, responsive to site conditions
Building Style	Vernacular style, verandahs optional
Frontages	25-40m

MOVEMENT



- Retain general street qualities, consider 'rural' style footpaths (e.g. coloured asphalt) - avoid suburban standards for upgrades.



Street Profile	6m carriageway, 20m reserve, flush kerbs
Footpaths	One side, asphalt, variable position responsive to conditions
Street Trees	Indigenous to location, informal planting arrangement
Drainage	Open swale, WSUD
Furniture	Light standards

T4 Village Urban

APPROACH

PUBLIC OPEN SPACE



- Consider street tree planting (potentially exotic to signify the role of the centre as a discernable node).

GUIDELINES



Tree Form	Mix of informal and formal plantings
Tree Species	Mix of indigenous and exotic species
Path Material	Concrete
Structures	Vernacular style
Facilities	Shelters, seating, play areas, performance, public art

BUILT FORM



- Encourage strong visual and functional relationship to the street and public realm
- Encourage a regional urban character and form
- Consider modest, variable setbacks



Fencing	Half height, semi-open, urban form and material (e.g. stone, brick, render, timber; not colourbond)
Setbacks (front)	4-6m
Building Placement	Regular, square to street
Building Style	Urban vernacular, verandahs essential (within setback)
Frontages	Variable

MOVEMENT



- Improve pedestrian access through inclusion of footpaths (to property line).



Street Profile	7.2m carriageway, 20m reserve, kerbed, plus embayed parking
Footpaths	To active side, concrete, located on property boundary
Street Trees	Predominantly indigenous species, mix of exotics, formal and frequent planting arrangement, priority to shade function for pedestrians
Drainage	Piped
Furniture	Light standards, seating where required, bins, public art

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