

## 21.16 VILLAGES – KOONWARRA AND WELSHPOOL

--/20--  
Proposed  
C90

### 21.16-1 Overview - Villages

--/20--  
Proposed  
C90

The villages comprise small settlements on urban zoned land with some retail, education and recreation facilities that service the village population and local rural catchment. Nearby larger towns provide the higher order, essential services. Both villages are in sensitive potable water supply catchments. Council's vision is to contain growth consistent with the village function, services and infrastructure.

### 21.16-2 Overview – Koonwarra

--/20--  
Proposed  
C90

Koonwarra has a distinct character focussing on environmental awareness, sustainability and boutique gourmet food. The village has a bush setting and is adjacent to the Great Southern Rail Trail. Koonwarra is serviced with reticulated water but not sewer.

### 21.16-3 Objectives – Koonwarra

--/20--  
Proposed  
C90

- Ensure that any proposed use and development of land is generally in accordance with the *Koonwarra Framework Plan* provided in clause 21.16-5.
- Provide an attractive and safe residential environment and strengthen the economic future of Koonwarra within the village settlement boundary.

### 21.16-4 Strategies – Koonwarra

--/20--  
Proposed  
C90

- Settlement strategies:
  - Encourage infill development of suitable vacant lots within the Township Zone and Low Density Residential Zone.
- Economic strategies:
  - Encourage economic development, particularly in relation to tourism.
  - Encourage small-scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and the Great Southern Rail Trail.
  - Encourage boutique tourism associated with sustainability and/or gourmet food.
- Landscape and built form strategies:
  - Promote ecologically sustainable and attractive forms of development that complement Koonwarra's natural and built environmental characteristics.
  - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
- Infrastructure strategies:
  - Encourage community services and facilities in Koonwarra consistent with the needs for a village and its surrounding community.
  - Encourage the extension of reticulated sewerage system to Koonwarra.

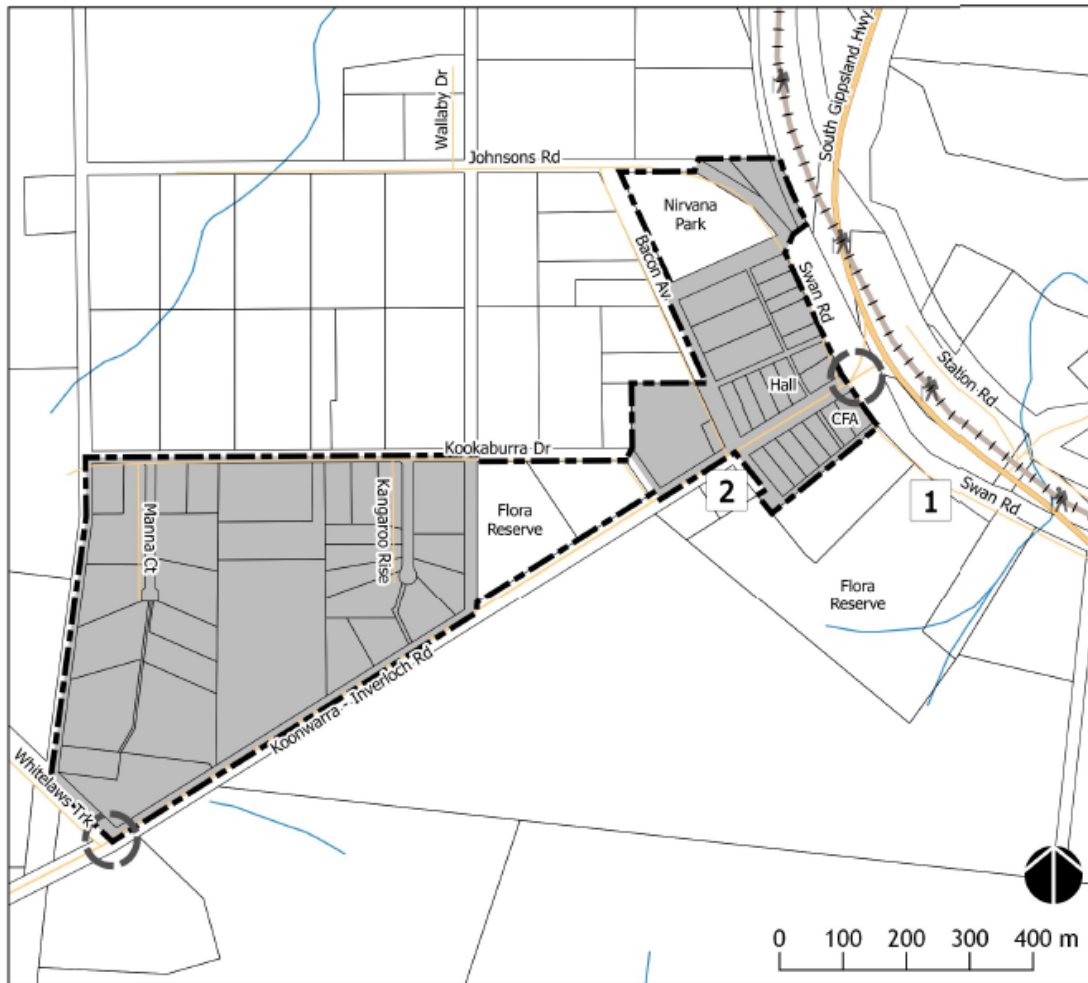
### 21.16-5 Implementation – Koonwarra

--/20--  
Proposed  
C90






Strategies relating to Koonwarra will be implemented by:

- Ensuring that any proposed use and development of land in Koonwarra is generally in accordance with the *Koonwarra Framework Plan* at Clause 21.16-5.

# Koonwarra Framework Plan



**Legend**

- |   |                     |   |                                 |                                       |                           |
|---|---------------------|---|---------------------------------|---------------------------------------|---------------------------|
|  | Settlement Boundary |  | Waterways                       | <b>Support Tourism Opportunities:</b> |                           |
|  | Rail Trail          | <b>Existing:</b>  |                                 | <b>1</b>                              | Great Southern Rail Trail |
|  | Settlement Gateway  |  | Existing Urban Residential Land | <b>2</b>                              | Koonwarra Market          |

1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.

**21.16-6 Overview – Welshpool**

--/20--  
Proposed  
C90

Welshpool provides limited retail, educational, community and public transport services for local residents and the rural hinterland including the nearby coastal village of Port Welshpool. Welshpool has reticulated water and sewer systems.

**21.16-7 Objectives – Welshpool**

--/20--  
Proposed  
C90

- Ensure that any proposed use and development of land in the villages is generally in accordance with the requirements of *Welshpool Framework Plan* at clause 21.16-9.
- Provide an attractive and safe residential environment and strengthen the economic future of Welshpool within the village settlement boundary.

**21.16-8 Strategies – Welshpool**

--/20--  
Proposed  
C90

- Settlement strategies:
  - Encourage infill development of suitable vacant lots within the Township Zone.
- Economic strategies:
  - Encourage economic development, particularly in relation to tourism and industry.
  - Identify the Town Centre of Welshpool as the preferred focus for commercial services and facilities.
  - Encourage small-scale tourism within the Township Zone that complements the natural environment, agricultural and landscape values of the region and takes advantage of proximity to tourist routes and the Great Southern Rail Trail.
- Landscape and built form strategies:
  - Promote ecologically sustainable and attractive forms of development that complements the natural and built environmental characteristics of Welshpool.
  - Encourage development that is sympathetically designed and located so as to protect the environmental and landscape values of the surrounding area.
  - Conserve and enhance heritage places in recognition of their contribution to the overall image of Welshpool.
- Infrastructure strategies:
  - Improve community services and facilities in Welshpool.

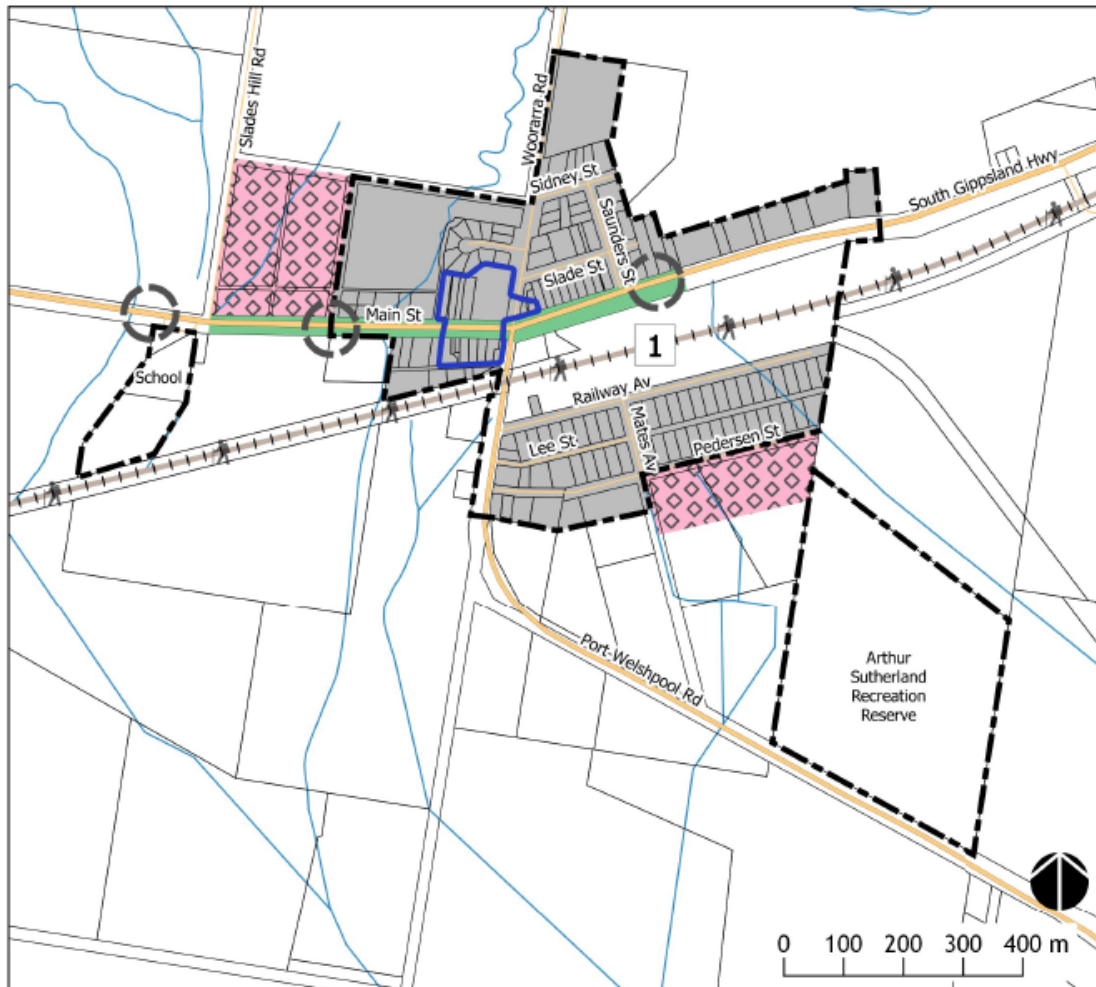
**21.16-9 Implementation – Welshpool**

--/20--  
Proposed  
C90










Strategies relating to Welshpool will be implemented by:

- Ensuring that any proposed use and development of land in Welshpool is generally in accordance with the *Welshpool Framework Plan* at Clause 21.16-9.

## Welshpool Framework Plan



### Legend

	Settlement Boundary		Waterways	<b>Existing:</b>
	Town Centre Area		Avenue of Honour	 Existing Urban Residential Land
	Rail Trail	<b>Proposed Changes:</b>		<b>Support Tourism Opportunities:</b>
	Settlement Gateway		Urban Residential Expansion Investigation Area	 Great Southern Rail Trail

1. Where Settlement Boundary line does not accord with a lot boundary or road, the line is indicative and zone boundaries may vary depending on site specific requirements.