

Local Profile

2013

This local profile was prepared by the Planning and
Development Services Division of the Shire of Capel

~ first published in 2010 ~

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Local Profile 2013

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The information in the Shire of Capel Local Profile is gathered from a variety of sources including Shire records, the Australian Bureau of Statistics, State Government authorities and other agencies e.g. the South West Development Commission.

While some of the information included is derived from sources other than the Shire or the ABS, the Shire has attempted to ensure that the data is correct at the time of publication. However, the Shire does not accept responsibility for any errors that may arise from the use of this information.

Where estimates are included, discretion should be used in their application. The sources of information should be noted along with any assumptions used in determining estimates.

Shire of Capel Local Profile



Capel Change

Urban development in the Shire of Capel has increased markedly over the past ten years and this will continue to drive substantial population growth.

The population of the Shire in June 2012 was estimated at 15,383 by the Australian Bureau of Statistics (ABS). The Shire was the second fastest growing local government area in Western Australia outside Perth between 2001 and 2011 with an average annual growth rate of 7.7% according to the ABS.

Industries active in the Shire include dairy and beef farming, horticulture, viticulture, forestry and mineral sands mining. Urban development, particularly in Dalyellup, is influencing the demographic and cultural profile of the Shire's population. As Boyanup and Capel begin to experience significant residential growth also, the Shire will need to manage emerging challenges related to:

1. managing demographic change in a 'growth' community; and
2. increasing demand for community infrastructure, facilities and services.

Shire Profile

This local area profile is published by the Shire of Capel to provide data to ratepayers, residents, visitors, investors, consultants and the business community requiring information about demographic change, strategic planning and related issues in the municipality.

The Profile includes information about the South West region as well as some relevant background and demography in relation to the Shire.

A brief history of the Shire is provided along with some demographic data from the 2011 Census of Population and Housing. Issues related to population, local recreation/cultural activities, events, community resources, agriculture, industry, housing, the economy, urban growth and other town planning issues are also addressed briefly.

It is anticipated that the information provided in the Profile will assist the community to better understand the issues that are shaping growth in the Shire as well as the impacts of change as urban development continues.



Pultenaea skinneri (Skinner's Pea) - Shire floral emblem

photo – Capel Wetlands Centre

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1.0 Description



1.1 Location

The Shire of Capel is a predominantly rural municipality situated on the Indian Ocean coast 180 kilometres south of Perth in the south west of WA.

The Shire is located between the regional centres of Bunbury and Busselton and comprises valuable agricultural and mineral resources while also accommodating significant population growth within the 'Greater Bunbury Region'.

1.2 Description

Capel and surrounding areas are the traditional lands of the indigenous Wardandi people and were settled by Europeans in the 1830's.

The Shire has an area of approximately 550 square kilometres, with approximately 28 kilometres of coastline on Geographe Bay, as well as native forests and the Whicher scarp. The Shire comprises rural countryside, white sandy beaches, Jarrah forests and the Tuart Forest National Park which is a part of the only naturally occurring Tuart forest in the world.

The Capel River flows to Geographe Bay at Peppermint Grove Beach while the Preston River forms part of the Shire's north eastern boundary and the Ludlow River forms part of the south western boundary.

Capel and Boyanup are located in rural settings and are a short drive to the Indian Ocean beaches, wineries, Jarrah and Tuart forests and the retail centres of Bunbury and Busselton.

The Shire was the third fastest growing local government area in Western Australia between 2001 and 2011 with an average annual growth rate of 7.7%.

The Shire is developing a more diverse economy which has traditionally been based on agriculture, predominantly dairying, beef, timber, orchards and, more recently, viticulture.

The largest industry in the Shire is Iluka Resources Limited which is involved in mineral sands mining. Iluka is a major participant in the global mineral sands sector and is involved in the production, sales and marketing of titanium mineral products and zircon.

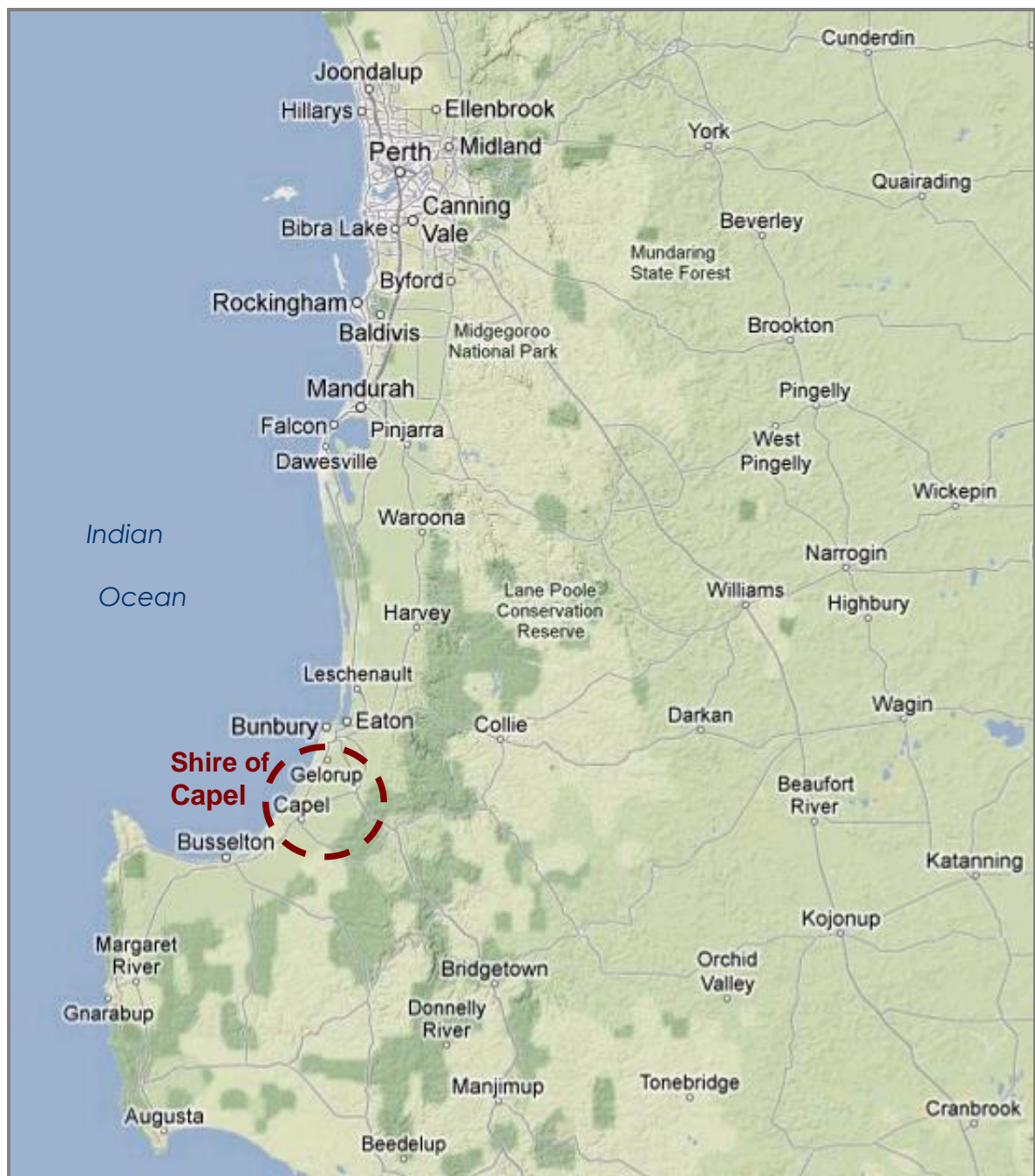
The Shire's dairy industry supplies local and export markets with quality dairy produce. Wineries in the Geographe wine region supply domestic and export markets with a variety of wines.

The growth occurring in the urban areas of Dalyellup, Boyanup, Peppermint Grove Beach and Capel, and in rural residential areas such as Stratham and Gelorup, is a response to the area's rural and coastal attractiveness, as well as the proximity to employment and natural recreation opportunities. The Shire is also popular for hobby farms and is favoured by those seeking an alternative lifestyle.

Changes in the population, age structure and diversity of residents creates challenges in maintaining quality lifestyles for residents and ensuring that adequate infrastructure, facilities and services are available over strategic time frames.

Figure 1 indicates the Shire's location in the south west of WA.

Figure 1
Location Map



© 2012 Google

1.3 Climate

The Capel area is characterised by a Mediterranean climate with hot, dry summers and wet, mild winters. Average annual rainfall is around 700-800mm with 90% of rainfall occurring during winter.

The summers average three wet days a month from December to February while June to August record eighteen wet days each month on average. Winter temperatures vary from 5-26 degrees C and from 14-40 degrees in summer.

1.4 Geography

The Shire is situated within the Swan Coastal Plain and the Blackwood Plateau geographic areas. The Swan Coastal Plain is a low lying, level to gently undulating formation of marine, alluvial and aeolian sediments. It generally comprises relatively infertile, deep sandy soils along with coastal sand dunes, river estuaries, and a number of wetlands separated from the sea by dunes.

A number of rivers cross the Plain from east to west from the Whicher Scarp to the Indian Ocean including the Capel, Preston and Ludlow Rivers. Many of the creek systems and lower reaches of the rivers have been modified as part of artificial drainage systems to drain the very low lying and now cleared plain in order to enable its use for agriculture.

The Vasse-Wonnerup Wetlands are located within the Shire of Busselton and extend into the Shire of Capel. The wetlands are included on the List of Wetlands of International Importance (Ramsar convention) and provide a significant habitat for waterbirds.

The Blackwood Plateau is a moderately elevated and gently undulating formation of laterised rocks in the south east of the Shire. The Whicher Scarp forms the boundary between the Blackwood Plateau and the Swan Coastal Plain, with elevations of up to 180 metres in the south east of the Shire.

1.5 Geographe Wine Region

Situated on the Indian Ocean coast north east of Busselton and south of Mandurah, the Geographe wine region comprises a limestone plain over which run a number of rivers to the sea. Along the river banks are deposits of rich alluvial soil up to five metres deep which overlay limestone.



The region enjoys a very mild climate with a strong Mediterranean influence and high winter rainfall. Summer days are generally warm to hot and are tempered by a cool afternoon sea breeze.

This region is particularly recognised for chardonnays and merlots and shows great promise for some other varieties including petit verdot, viognier, verdelho, tempranillo and sangiovese.

The Geographe region has an early vintage and can support varieties that would not ripen in cooler regions. Local wine producers include Snottygobble, Capel Vale and Pepperwood.



1.6 Tuart Forest National Park

The narrow strip of tuart (*Eucalyptus gomphocephala*) forest that links Capel and Busselton is one of the more unique places in the south west of the State. The 2,050 hectare Tuart Forest National Park protects the largest remaining forest of tuart in the world. It also has the tallest and largest specimens of tuart on the Swan Coastal Plain (over 35 metres in height).

The Park is a day-use area, with a number of scenic drives. In the open glades of the forest there are many attractive picnic sites, roadside stops and scenic drives to enjoy.

Timber cutting was carried out in the area throughout the 1800s. Wooden-railed, horse-drawn trams ran the length of the forest, hauling logs and timber products to the mill. Sleepers and other timber cutting relicts can still be seen in the park.

In 1920, a saw-mill was erected at Wonnerup Beach, some 10 kilometres east of Busselton. A small jetty was built off the beach and shallow draft boats took the timber to schooners anchored in Geographe Bay. After World War II, wood was again in strong demand. A new mill was built at Ludlow in 1955 and it worked on and off until 1974.



The Park's vegetation includes a number of isolated and remnant populations of several plant species, normally associated with WA's South Coast. The Park provides an abundance of nesting hollows, used by many species of birds and small mammals.

The Park protects the largest remaining wild population of the endangered western ringtail possum. The forest is also home to the densest population of brushtail possums ever recorded in the State. Other residents include the brush-tailed phascogale, bush rat, kangaroo and quenda (also known as the southern brown bandicoot).

1.7 Capel

The town of Capel is situated 200 kilometres south of Perth on the Capel River and is the economic and administrative centre of the Shire.

It has retail outlets including a supermarket, post office, newsagent, hairdressers, beauty therapy, butcher, real estate agent, specialty shops, health facilities, cafes, food outlets, tavern, liquor store, service station and a rural/hardware store. Capel also comprises a light industry area as well as the Shire office, public library and primary school.



With a resident population of approximately 2,150 in 2013, Capel has an active sporting and cultural background with many sporting, arts and community groups providing many activities. The Capel Civic Precinct is currently being improved to enhance civic, business and recreation opportunities in the town centre.

Community news and information is provided via the locally produced 'Capel Courier' and Shire newsletters.

1.8 Boyanup

The town of Boyanup is located on the South Western Highway and Preston River 18 kilometres south of Bunbury. Boyanup is a small country town which gives its residents the enviable option of country living within twenty minutes of the regional city of Bunbury.

Boyanup has a resident population of around 820 in 2013 and this is anticipated to increase substantially over the next 20-30 years as additional residential development occurs in the town.



Residents are well catered for with the traditional general store, a popular tavern, a bakery, post office, hairdresser, a service station/hardware/rural store and two schools.

The town has an active community focus with social, service and sporting clubs providing many opportunities for interaction and leisure.

Boyanup is also home to a popular monthly farmer's market, usually held in Boyanup Memorial Park. Fettle's Park is an attractively landscaped reserve with a rail heritage theme. The adjacent Rail and Heritage Centre, housing the legendary 'Leschenault Lady', has recently been refurbished.

For those who seek a more rural lifestyle, small landholdings are available close to the town. Combining the best of country life and town living, Boyanup is a desired location for those who wish to escape the pace of the city, but still enjoy the facilities that this can offer. The 'Boyanup Post' keeps residents up to date.

1.9 Dalyellup

Dalyellup is a large and rapidly growing 'new town' in the north of the Shire with a resident population of approximately 8,200 in 2013. It is located just minutes from Bunbury and 20 kilometres north of Capel, surrounded by Tuart forest and adjacent to the Indian Ocean.

Dalyellup has large areas of parkland, a central lake, cycle ways and walking trails which lead to the forest or the sea and link the various urban precincts. Along with smaller parks, and the beautiful beaches for swimming and fishing, Dalyellup even has possum corridors to ensure the safety of the protected western ring-tail possum. One of the annual highlights is the 'Founder's Day Fair' which ends with a family concert.

A centrally located neighbourhood centre provides a number of retail, health and community services, including a family medical centre, dentist, pharmacy, café/deli and the Dalyellup Library. A commercial 'district centre' is being planned which will provide a major retail, office, community, medical and entertainment focus for Dalyellup, Gelorup and surrounding areas when completed.



Dalyellup College and Ocean Forest Lutheran College provide modern co-educational learning facilities for school students from 'kindergarten' to Year 12.

1.10 Gelorup

Gelorup is an easy fifteen minute drive from the centre of Bunbury and only ten minutes from the Bunbury Hospital and South West Sports Centre. Gelorup has a population of around 2,240 in 2013 and offers a unique lifestyle with a range of larger residential and rural residential lots. With extensive areas of native bushland, Gelorup is also home to many species of birds, possums, kangaroos and reptiles.

The Gelorup Community Centre is the focus of a close community and the setting for the monthly Gelorup markets, which sells local produce and crafts. It is also used for public meetings, dance and exercise classes and houses the Gelorup volunteer library. There is also a skate park and children's play area as well as the adjacent Gelorup Fire Station.



Five Mile Brook runs through Gelorup and the community meets for the first water flow with a boat race, a fun family event. Gelorup experiences a low crime rate, with neighbours keeping an eye out for each other. Annual street parties are quite common throughout the area.

Bunbury Cathedral Grammar School, a 'kindergarten' to Year 12 co-educational day and boarding school is situated in Gelorup. The attractive school chapel hosts Sunday services for the local community. The Gelorup-Stratham-Dalyellup Gazette and Shire newsletters keep residents up to date with local news.

Providing for those who wish to live in open spaces, perhaps grow some vegies and keep some chooks on the larger blocks, Gelorup offers peace and tranquillity close to the city. Gelorup is a desired location for those who want the benefits of living on a larger lot, but still enjoy the nearby urban facilities.

1.11 Peppermint Grove Beach

Peppermint Grove Beach is a small coastal village established in the 1970s on coastal dunes between the Indian Ocean and low-lying pastures approximately eight kilometres northwest of Capel, to the south of the Capel River.

The permanent resident population of Peppermint Grove Beach is approximately 410 in 2013 however this increases substantially at holiday times.

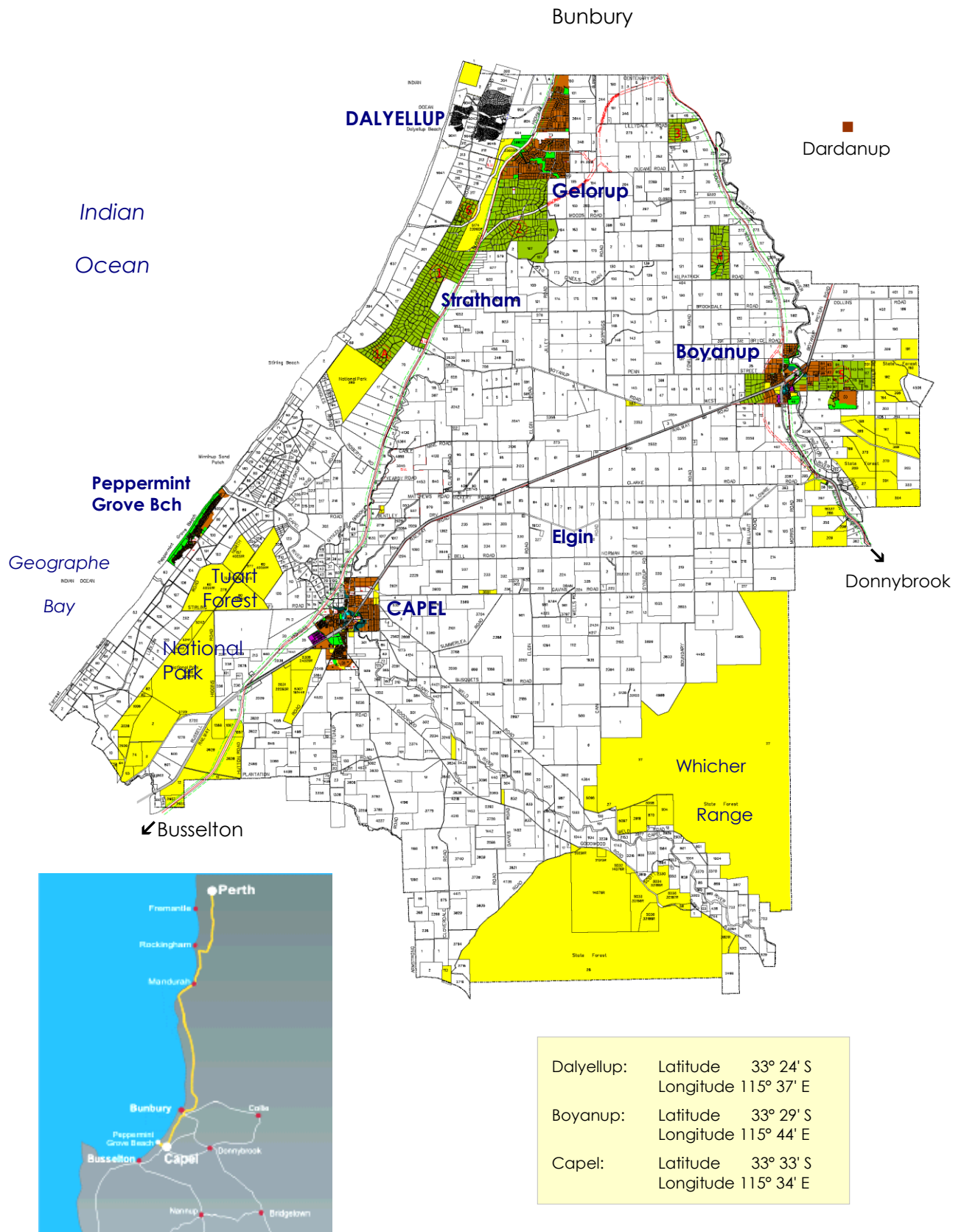
Many homes have impressive views of the sea, the beach and the rural hinterland. There are many holiday homes in the locality, and this is reflected in the fact that 52% of dwellings were vacant in 2011 according to the ABS.

The community centre and recreation area in Hayfield Drive was opened in 2006. A caravan park site is available but it is currently not operating, and an undeveloped commercial site is also available in Peppermint Grove Road.



Families will love the usually calm waters of the Indian Ocean and the large stretches of beach, perfect for walking, beach-combing, swimming and beach fishing in the designated fishing areas.

Figure 2
Shire of Capel



2.0 Regional Overview



The South West of Western Australia comprises an area of approximately 24,000 square kilometres. In 2012 the region had an estimated resident population of approximately 160,000 in twelve local government areas.

The South West is expected to grow to over 216,000 people by 2027 according to projections published by the Commonwealth Department of Health and Ageing. Most of this growth is forecast to occur along the coastal strip between Australind and Busselton.

The City of Bunbury and the adjacent Shires of Capel, Dardanup and Harvey (known as the Greater Bunbury Region)

had a population of over 83,000 in 2012. Inland areas in the South West have remained generally stable in terms of population with generally modest growth rates.

The indigenous (Nyungar) people of the South West represent approximately 2.2 per cent of the regional population.

Table 1 indicates the population of the South West along with preliminary average annual growth rates between 2001 and 2011. The South West had an average annual growth rate of 2.1% between 2001 and 2011 while the Shire of Capel had the highest average annual growth rate in the region with 7.7%.

Table 1
Estimated Resident Population – South West WA

LGA	2001	2006	2011 pr	Average annual growth rate 2001-11 pr
Augusta-Margaret River	10,187	11,143	12,219	1.8%
Boyup Brook	1,642	1,576	1,614	-0.2%
Bridgetown-Greenbushes	4,188	4,168	4,411	0.5%
Bunbury	30,493	31,712	32,440	0.6%
Busselton	23,099	26,930	31,211	3.1%
Capel	7,107	10,753	14,906	7.7%
Collie	9,072	9,087	9,315	0.3%
Dardanup	8,955	10,927	12,679	3.5%
Donnybrook-Balingup	4,691	4,992	5,406	1.4%
Harvey	18,452	20,620	23,685	2.5%
Manjimup	10,309	9,798	9,428	-0.9%
Nannup	1,218	1,293	1,301	0.7%
South West Region	129,413	143,000	158,615	2.1%

Source: ABS - Regional Population Growth 2011, 31 July 2012.

pr: preliminary rebased data (based on 2011 Census)

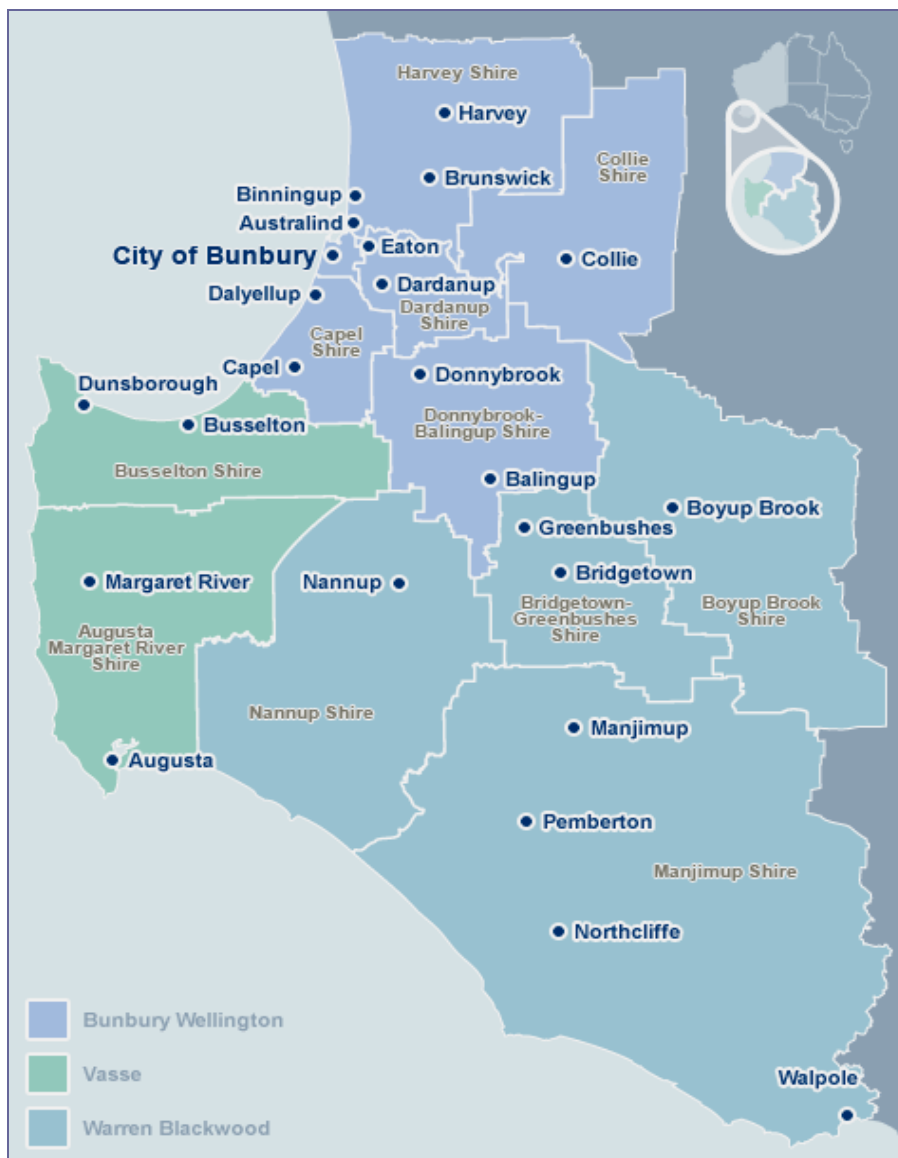
The South West is known for its biodiversity, attractive beaches, rugged coastlines, native forests and rural landscapes. The South West comprises over 7,000 different plant species and is one of only thirty-four international Biodiversity Hotspots in Australia, as recognised by 'Conservation International'.

While supporting a vibrant tourism industry, the South West also supports a diverse agricultural sector including meat

production, dairy, fruit, vegetables, timber and viticulture. The mineral sand mining industry also contributes significantly to the regional economy.

Urban development is being driven by natural growth, migration and 'long distance commuting' workers who are now choosing to live in the region. The housing construction industry is tasked with accommodating high population growth rates of 2.1% across the region and 7.7% in the Shire of Capel.

Figure 3
South West Region



Source: South West Development Commission

Collie-Preston Electoral District

For the 2008 State general election, the electoral district of Collie-Preston included the local government areas of Capel, Dardanup, Donnybrook-Balingup and Collie and approximately 22,200 registered voters.

A review of electoral boundaries during 2011 resulted in the ceding of the Shire of Donnybrook-Balingup to the Warren-Blackwood electoral district. Notwithstanding this change, the number of electors remains approximately 22,000 due to population growth over the past five years. The revised boundaries applied to the State general election held on 9th March 2013 when the electorate was narrowly retained by Labor's Mick Murray. A plan of the Collie-Preston Electoral District and adjacent Districts is included below.

Figure 4
South West Electoral Districts



Source: WA Electoral Commission, 2011

3.0 Some History



Capel and surrounding areas are the traditional lands of the Nyungar people known as "Wardandi", '*the people who live by the ocean and follow the forest paths*'. The Wardandi used the Shire's waterways extensively during summer for fish and other food and moved inland during winter to hunt.

Each community had a traditional camp site ('*kaleep*') and an agreed territory, often marked by scarred trees where each group had hunting rights and sacred sites. A portion of a dead tree with a large scar is kept at the Shire office and this has been interpreted as a tribal boundary marker by a Wardandi elder.

In 1801 Captain Nicholas Baudin anchored in a wide bay which he named for his ship, the *Geographe*. A party of French sailors landed near the Capel River but had little contact with the Wardandi. In 1829 the English landed at Fremantle and began the permanent European settlement of Western Australia.

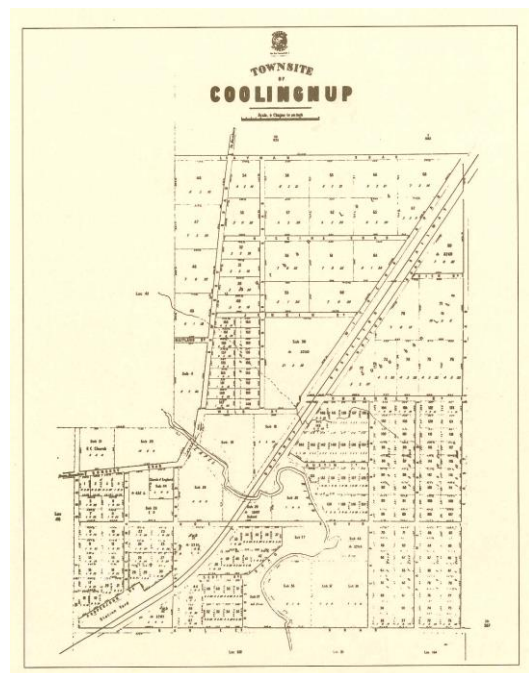
The Shire was settled by Europeans very soon after the Swan River was colonised. In the 1830's the first Governor, Captain James Stirling, took up land in the region along the coast and the Capel River (the Stirling Estate). Early prosperity came from the timber industry when Tuart was used for railway sleepers and wagons but later broad acre farming, including dairying, was established.

The Capel River was discovered by F. Ludlow in 1834 and in December 1836 Lt H Bunbury crossed a considerable river with steep banks which he says was subsequently named the "Capel" by J Bussell, after a cousin, Miss Capel Carter.

The first settler in the area, Mr Child, arrived in 1843 and settled at 'Minninup'. The establishment of a town on the Capel River was first considered in 1844, and the place was given its Nyungar name "Coolingup", which means 'watering place/a swamp where spearwood grows' (although it was written as 'Coolingnup' on some plans).

In the early 1850s George Payne built a water mill on the Capel River near the town site to mill grain for his neighbours. The town was surveyed in the 1870's, but lots were not sold until 1897. The town's name was changed to Capel in 1899.

In the mid-nineteenth century convicts brought labour and skills to assist in the development of the land but it was difficult work. The later 'group settlers' were often ill-equipped to clear and farm the land, and many were forced to walk off their blocks.



The locality of Boyanup was settled in the late 1840s by James Bessonnet, who named his farm "Boyanup" meaning 'place of quartz' in the Nyungar language (*boya* is said to mean rock or stone). The name was shown on a road survey in 1869 as 'Boyinup'. However Bessonnet soon left the land and returned to Ireland.

In 1863 Thomas and Charlotte Simmons settled on land near the bridge over the Preston River and their son James was the first settler's child to be born in Boyanup. By 1877 a school had been established at Gwindinup, attended by around 18 children and taught by Miss Moriarty.



Boyanup War Memorial

The Capel Roads District was gazetted in 1907 and the Shire of Capel was proclaimed in 1961. New Shire offices were opened in 1969 and the Capel Library was added in 1991. The Shire office has since expanded into the library building and a new library built adjacent.

The Iluka Capel Public Library was opened in 2008 as part of the rebuilt Capel Community Centre which was constructed around the former community hall.



Timber rail bridge over Capel River

In 1888 a railway was built between Boyanup and Bunbury and the South West Railway arrived in Capel in 1896. In 1891 the government opened up land in the area by declaring the 'Boyanup Agricultural Area'. Town lots were surveyed in 1893 and the Boyanup town site was gazetted in 1894.

The Shire has developed slowly as a rural community since 1900 and now looks forward to significant change as urban development surges south from Bunbury and the population grows more quickly than ever anticipated.



This healthy English Oak was planted at the Boyanup railway station on 12th January 1904 by TE (Ned) Reilly on the birth of his fourth son, Hugh.

4.0 Demography



4.1 Resident Population

The estimated resident population (ERP) of the Shire was 14,906 in June 2011 and 15,383 in June 2012 according to the ABS.

This indicates that the population has more than doubled since 2001. The average annual growth rate between 2001 and 2011 was 7.7%, which was the third fastest growth rate in WA. The population in June 2013 is likely to be

around 16,120 assuming average annual growth of 4% since 2011.

Table 2 summarises the inter-census estimated permanent resident population change between 1991 and 2011. The average annual growth rates between 2001 and 2006, and 2006 and 2011 were 8.6% and 6.75% respectively, among the highest in Australia.

Table 2
Estimated Resident Population 1991-2011

	1991	1996	2001	2006	2011
Shire of Capel	5,452	5,989	7,107	10,753	14,906
Change	1,469	537	1,118	3,646	4,153
Average annual growth rate	6.5%	1.9%	3.5%	8.6%	6.75%
Average annual growth rate 2001-2011	7.7%				

Source: ABS, Regional Population Growth.

In 2011, 49.6% of residents in the Shire were male and 50.4% female compared to the figures for Australia of 49.4% male and 50.6% female.

The 2011 Census indicated that 84.1% of Shire residents were Australian citizens compared to 84.9% of persons in Australia. Also, 2.3% of residents were indigenous persons, compared with 2.5% in Australia.

There were 3,976 families in the Shire in 2011 and there was an average of two children per family, while the average household size was 2.9 persons.

Table 3 includes the estimated resident population of selected localities in 2011 and 2013. The 2011 estimates are derived from the 2011 Census adjusted for the rebased ERP data published by the ABS on 31st July 2012.

Table 3
Estimated Resident Population of Localities 2011 and 2013

	June 2011	June 2013
Capel	1,980	2,150
Boyanup	800	820
Peppermint Grove Beach	390	410
Gelorup	2,220	2,240
Dalyellup	7,240	8,200
Other areas/rural	2,276	2,300
Shire of Capel	14,906	16,120

Source: Shire of Capel and ABS

Note: The 2011 data has been adjusted to reflect the preliminary rebased ERP for the Shire published in July 2012. The ERP for Capel includes an estimate of 80 residents in Goodwood estate (which is not included in the 2011 statistical geography for Capel). The 2013 Shire ERP assumes average annual growth of 4%.

4.2 Age Profile

The median age in the Shire was 34 in 2011 compared to 36 in Western Australia and 37 in Australia. Table 4 indicates that the median age increased from 29 in 1991 to 34 in 2001 but was unchanged between 2001 and 2011, probably due to

the increasing number of 'family households with children' in the Shire, particularly in Dalyellup. The data tends to indicate that the Shire's population is not ageing as quickly as it is in other areas.

Table 4
Shire of Capel Median Age 1991-2011

1991	1996	2001	2006	2011
29	33	34	34	34

Source: ABS Census data

Table 5 indicates the age distribution of the 2011 resident population across six age groups and compares the Shire with Western Australia and Australia.

The data demonstrates that the population of the Shire is considerably younger than Australia's population, with higher proportions of children and lower proportions of young adults and seniors. It is likely that Dalyellup contributes significantly to the extremely low proportion of adults aged 65 or over in the Shire in view of its attraction to younger family households.

The proportion of children aged 0-17 in the Shire (32.8%) is much higher than in Western Australia (23.6%) or Australia (23.2%). The proportion of persons aged 18-29 is much lower in the Shire compared to WA and Australia.

The Shire has a much lower proportion of persons aged 50 or over at 24.5%, compared to 30.3% in Western Australia and 32.4% in Australia. Only 7.7% of the Shire's population is aged 65 or over compared to 12.25% in Western Australia and 14% in Australia.

Table 5
Age Distribution, 2011

	Median Age	Age group					
		0-4	5-17	18-29	30-49	50-64	65+
Shire of Capel	34	8.6%	24.2%	11.9%	30.8%	16.8%	7.7%
Western Aust.	36	6.75%	16.9%	17.2%	28.8%	18.1%	12.25%
Australia	37	6.6%	16.6%	16.4%	28.0%	18.4%	14.0%

Source: ABS, 2011 Census of Population and Housing

While an ageing population is occurring in Australia generally, the future demographic of the Shire could include an increasing proportion of younger families which may counteract to some degree the national trend.

This outcome assumes that new residential areas will attract a similar demographic to the already emerging growth areas e.g. Dalyellup. Accordingly, the demography of the Shire may not reflect a significantly

ageing population as growth occurs over the next ten to twenty years.

Figure 5 below illustrates the proportional age structure of Dalyellup, the Shire and Australia based on 2011 Census data. The comparison highlights the differences between the Shire and Australia in terms of children, younger people and adults. As new residential areas are developed in Capel and Boyanup the age profiles of Dalyellup and the Shire are likely to more closely align.

Figure 5
Age Structure 2011

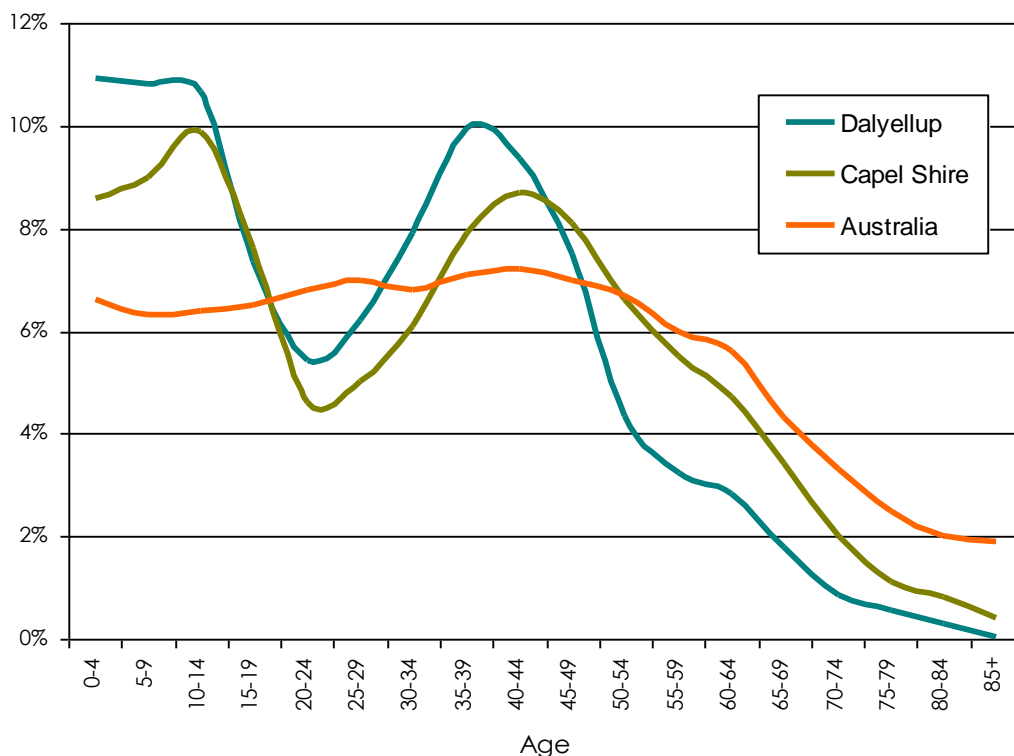


Table 6 indicates broader age profiles for selected localities in the Shire. This table attempts to reflect generational cohorts i.e. children and young adults under 20, adults (aged less than 50 years), middle aged adults (aged 50-64 years) and

senior adults aged 65 years or over. This demonstrates that Dalyellup has a much younger population than other areas in the Shire. Only 13.9% of Dalyellup residents are aged over 50 compared to 32.3% nationally.

Table 6
Age Profile of Localities, 2011

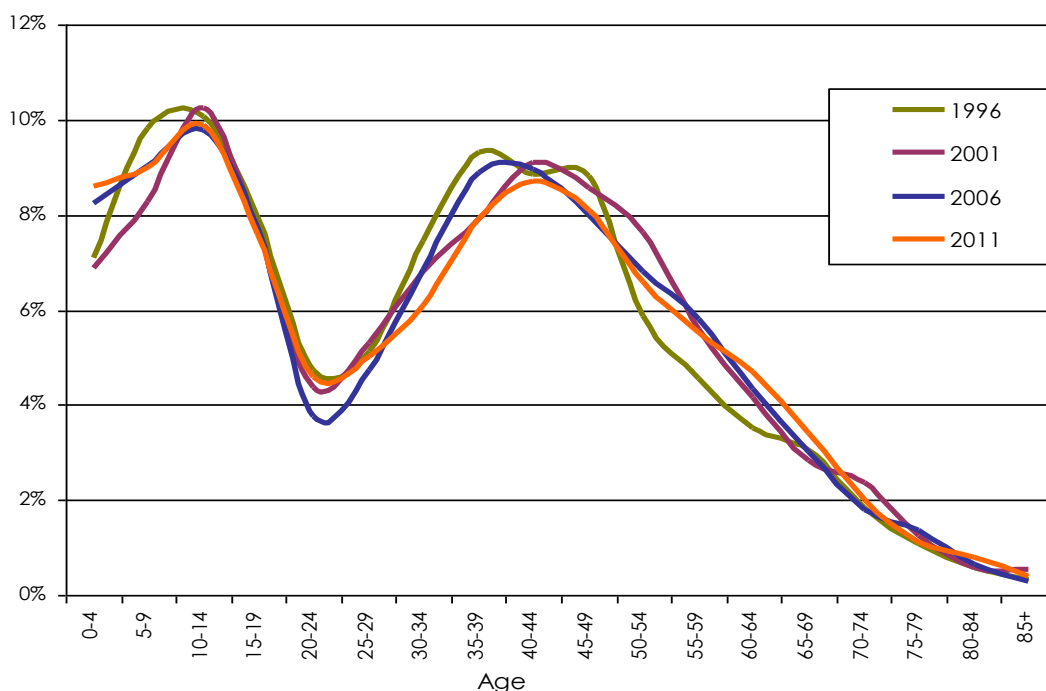
	Median Age	Age cohorts			
		0-19	20-49	50-64	65+
Capel	35	33.3%	38.5%	16.9%	11.4%
Boyanup	41	26.2%	35.5%	24.2%	14.2%
Peppermint Grove Beach	44	23.0%	37.8%	28.2%	10.9%
Gelorup	40	34.7%	31.3%	24.1%	9.8%
Dalyellup	29	39.7%	46.4%	10.4%	3.5%
Shire of Capel	34	35.1%	40.4%	16.8%	7.7%

Source: ABS, 2011 Census of Population and Housing

The median age of Shire residents increased marginally from 33 to 34 between 1996 and 2011. Accordingly, the Shire's changing age structure

between 1996 and 2011 as charted in Figure 6 does not demonstrate significant ageing of the Shire's population over that time.

Figure 6
Age Structure - Shire of Capel 1996-2011



4.3 Education, Labour Force and Income

The proportion of persons aged 15 and over with a tertiary qualification in 2011 was approximately 48% in the Shire compared to 42% in Australia. Table 7 indicates that the Shire comprised slightly lower proportions of people with higher

educational qualifications compared to Australia. However, the Shire had a much higher proportion of certificate qualified people compared to Australia, which reflects the higher proportion of technicians and tradespeople (Table 9).

Table 7

Level of Tertiary Education, 2011 (persons aged 15 and over with a qualification)

	Dalyellup	Shire of Capel	Australia
Certificate	46.1%	45.9%	32.3%
Diploma	13.3%	14.6%	14.4%
Bachelor	21.6%	19.2%	24.1%
Graduate Diploma	2.9%	2.9%	3.1%
Post-graduate degree	3.1%	2.6%	6.5%
Not stated/ inadequately described	13.0%	14.8%	19.6%

Source: ABS, 2011 Census of Population and Housing

According to Table 8, in 2011 the Shire had a larger labour force compared to Australia, and slightly more of the labour force employed full time, as well as a

lower unemployment rate. The proportions of part time employees were the same apart from Dalyellup which had a lower proportion of part time workers.

Table 8

Labour Force, 2011 (persons aged 15 years and over)

	Dalyellup	Shire of Capel	Australia
Labour force (as a percentage of persons aged over 15 years)	72.4%	67.5%	61.4%
Employed full-time (as a % of labour force)	61.6%	59.9%	59.7%
Employed part-time (as a % of labour force)	26.9%	28.7%	28.7%
Away from work (as a % of labour force)	7.0%	7.3%	5.9%
Unemployed (as a % of labour force)	4.5%	4.0%	5.6%

Source: ABS, 2011 Census of Population and Housing

Table 9 indicates that in 2011 the Shire had a very high percentage of technicians, tradespeople, machinery operators and labourers compared to Australia, possibly reflecting the mining,

dairy and other similar industries in the Shire. The Shire also had lower proportions of administration workers, managers and professionals compared to the Australian population.

Table 9
Occupation, 2011 (employed persons aged 15 years and over)

	Dalyellup	Shire of Capel	Australia
Technicians/trades workers	19.2%	19.3%	14.2%
Labourers	8.7%	10.3%	9.4%
Machinery operators	8.5%	9.1%	6.6%
Professionals	19.5%	18.2%	21.3%
Admin. workers	13.8%	11.9%	14.7%
Managers	10.9%	11.9%	12.9%
Sales workers	10.0%	8.6%	9.4%
Community/personal service workers	8.2%	8.6%	9.7%

Source: ABS, 2011 Census of Population and Housing

According to 2011 Census data, residents of the Shire, and particularly Dalyellup residents, enjoyed higher median incomes than the national medians, reflecting the high level of skilled employment in the Shire.

Table 10 indicates that the median weekly household income of the Shire was \$1,628 in 2011, 32% higher than the weekly median household income for Australia.

Table 10
Income, 2011 (persons aged 15 years and over)

	Dalyellup	Shire of Capel	Australia
Median personal income/week	\$759	\$664	\$577
Median household income/week	\$1,858	\$1,628	\$1,234
Median family income/week	\$1,958	\$1,783	\$1,481

Source: ABS, 2011 Census of Population and Housing

4.4 Household Structure

Table 11 indicates that the Shire, particularly Dalyellup, has much higher proportions of family households compared to Australia which may reflect the popularity of the area with younger families building their first homes.

Table 12 confirms that the Shire also has a much higher proportion of couple families with children, which again reflects the popularity of Dalyellup with young families. The Shire has a lower

proportion of one parent families in comparison to Australia, and 80% of single parents are female. The regional preference for larger lots and larger detached dwelling types compared to

the diversity of housing in cities may partly explain the lower proportions of lone person households and group households in the Shire.

Table 11
Household Composition, 2011

	Dalyellup	Shire of Capel	Australia
Family household	86.7%	84.1%	71.5%
Lone person household	10.4%	13.7%	24.3%
Group household	2.9%	2.2%	4.1%

Source: ABS, 2011 Census of Population and Housing

Table 12
Family Characteristics, 2011

	Dalyellup	Shire of Capel	Australia
Couple families with children	58.9%	51.9%	44.6%
Couple families without children	26.7%	35.0%	37.8%
One parent families	13.7%	12.5%	15.9%

Source: ABS, 2011 Census of Population and Housing

4.5 Cultural Diversity

According to the 2011 Census, 27.8% of Shire residents stated that they had no religion compared to 22.3% nationally as indicated in Table 13. Just under 24%

indicated that they were Anglican and 20% Catholic compared to 17.1% Anglican and 25.3% Catholic of persons in Australia.

Table 13
Religious Affiliation, 2011

	Persons in Dalyellup	Persons in the Shire of Capel	Persons in Australia
No religion	26.7%	27.8%	22.3%
Catholic	20.9%	20%	25.3%
Anglican	21.5%	23.9%	17.1%
Uniting Church	2.8%	3.7%	5.0%
Christian - not further defined	4.5%	3.4%	2.2%

Source: ABS, 2011 Census of Population and Housing

According to the 2011 Census, 73% of Shire residents stated that they were born in Australia compared to 69.8% nationally as indicated in Table 14.

Only 27.1% of persons stated that both parents were born overseas compared to 34.3% of persons nationally.

Table 14
Country of Birth, 2011

Country of Birth	Persons in Dalyellup	Persons in the Shire of Capel	Persons in Australia
Australia	68.2%	73.0%	69.8%
UK	8.6%	8.3%	5.1%
New Zealand	3.2%	2.7%	2.25%
South Africa	6.7%	3.9%	0.7%
Zimbabwe	1.7%	1.0%	0.1%
Philippines	0.9%	0.5%	0.8%
Ireland	0.6%	0.4%	0.3%
USA	0.4%	0.3%	0.35%
Other countries	4.6%	3.8%	15.0%
Place of birth not stated	5.1%	6.1%	5.6%
Both parents born overseas	33%	27.1%	34.3%
Both parents born in Aust.	52.4%	57.4%	53.7%

Source: ABS, 2011 Census of Population and Housing

Table 15 indicates that 89% of Shire residents spoke English only at home compared to 76.8% throughout Australia.

Less than 8% of Shire residents spoke two or more languages at home compared to 20.4% nationally.

Table 15
Languages spoken at home, 2011

	Persons in Dalyellup	Persons in the Shire of Capel	Persons in Australia
English only spoken at home	86.6%	89%	76.8%
Italian	0.4%	0.4%	1.4%
Dutch	0.25%	0.2%	0.2%
German	0.2%	0.2%	0.4%
Afrikaans	3.8%	2.1%	0.2%
Tagalog	0.4%	0.2%	0.4%
Two or more languages spoken at home	11.6%	7.7%	20.4%

Source: ABS, 2011 Census of Population and Housing

4.6 Demographic Comparison

Table 16 provides a comparison of selected demographic statistics between 2006 and 2011. This highlights some of the changes that have occurred in the past five years in relation to population, dwellings and households. For example, the median household income increased by 33%, while the median monthly

mortgage increased by 53%, and the median weekly rent increased by 72%. It is also notable that the number of one parent families increased by 86% and that the number persons separated or divorced increased by 65%. In addition, the number of dwellings rented increased by almost 85%.

Table 16
Inter-Census Comparison of Selected Demography

Shire of Capel	2006	2011	Change
Population (ERP)	10,753	14,906	+38.6%
Median age	34	34	0
Persons aged 0-19	3,742 (34.8%)	5,141 (35.1%)	+37.4%
Persons aged 20-64	6,247 (58.1%)	8,373 (57.2%)	+34.0%
Persons aged 65 or over	763 (7.1%)	1,123 (7.7%)	+47.2%
Dwellings	3,804	5,447	+43.2%
Unoccupied dwellings	12.0%	11.1%	-
Dwellings fully owned	1,038 (31.0%)	1,245 (26.8%)	+19.9%
Dwellings mortgaged	1,593 (47.6%)	2,268 (48.7%)	+34.6%
Dwellings rented	567 (16.9%)	1,047 (22.5%)	+84.7%
Median monthly mortgage	\$1,300	\$1,993	+53.3%
Median weekly rent	\$180	\$310	+72.2%
Households/Families			
Median household income	\$1,221	\$1,628	+33.3%
Family households	2,767 (82.7%)	3,914 (84.1%)	+41.5%
Couple families + children	1,519 (54.1%)	2,064 (51.9%)	+35.9%
One parent families	267 (9.5%)	497 (12.5%)	+86.1%
Married (persons aged 15+)	4,660 (62.5%)	6,154 (58.0%)	+32.1%
Separated/Divorced (persons aged 15+)	661 (8.9%)	1,089 (10.2%)	+64.8%
Never married (persons aged 15+)	1,958 (26.3%)	3,096 (29.2%)	+58.1%

Source: ABS, 2011 Census of Population and Housing and Regional Population growth

Note: The age profiles are based on the Census data proportions adjusted to the ERP total.

Table 17 compares a number of WA local authorities with Western Australia and Australia in terms of growth rates, median age, household size, income and rents.

The Shire of Capel had the highest household size, family income and weekly rent in 2011 as well as the highest average annual growth rate.

Table 17
Demographic Comparison - Selected Areas, 2011

LGA	Estimated Resident Pop. 2011pr	AAGR 2006-2011pr	Median Age	Average Household Size	Median weekly household income	Median weekly rent
Capel	14,906	6.75%	34	2.9	\$1,628	\$310
Busselton	31,211	3.0%	39	2.5	\$1,078	\$270
Donnybrook-Bal.	5,406	1.6%	44	2.5	\$ 990	\$195
Augusta-MR	12,219	1.9%	39	2.5	\$1,096	\$260
Bunbury	32,440	0.5%	39	2.3	\$1,139	\$250
Dardanup	12,679	3.0%	35	2.7	\$1,502	\$290
Harvey	23,685	2.8%	37	2.7	\$1,464	\$260
Albany	34,579	0.7%	41	2.4	\$1,003	\$230
Esperance	13,878	0.2%	38	2.5	\$1,138	\$180
WA	2,352,215	2.7%	36	2.6	\$1,415	\$300
Australia	22,323,933	1.5%	37	2.6	\$1,234	\$285

Source: ABS - Regional Population Growth, 2012

pr: preliminary rebased

AAGR: average annual growth rate

4.7 Dwellings

There were 5,447 dwellings in the Shire according to the 2011 Census. Approximately 11% of dwellings were vacant, down from 12% in 2006. Table 18 also includes the occupancy rate across

all dwellings in the Shire which was 2.75 persons/dwelling in the Shire and 2.45 in Australia. The rate has decreased significantly since 1986 when the Shire's occupancy rate was approximately 3.5.

Table 18
Dwellings 2011

	Dalyellup	Capel	Shire of Capel	Australia
All private dwellings	2,457	760	5,447	9,117,033
Unoccupied private dwellings (excluding non-classifiable dwellings)	9.3%	8.3%	11.1%	10.7%
Occupancy rate - all dwellings	2.95	2.6	2.75	2.45
Average household size	3.1	2.7	2.9	2.6
Estimated Resident Population	7,240	1,980	14,906	22,323,933

Source: ABS Census data and Shire of Capel.

Notes:

1. Average household size relates to the number of persons usually resident in occupied private dwellings determined from the Census count, while the occupancy rate is the ratio of all dwellings, including vacant dwellings, to all persons.
2. The data for the Capel urban area includes an adjustment of 26 dwellings and 80 residents in Goodwood estate which is not included in the 2011 statistical geography for Capel.

4.8 Population Projections

In 2012 the WAPC reviewed and published 'Western Australia Tomorrow', a population report and forecast profile for local government areas including the Shire of Capel. Projections were based on five simulations which resulted in a Shire population range of 22,100 (Band A) to 30,600 (Band E) for 2026. Table 19 includes the data for Band C which projects 25,900 persons in 2026.

Notwithstanding the difficulties of projecting population change in high growth areas over strategic time frames, it would be difficult to argue that the growth of the Shire over the next 20 years will not be significant. Accordingly, the estimates summarised in Tables 19 and 20 below indicate a population range of 25,357 to 25,900 in 2026. This indicates an average annual growth rate of around 4.2% between 2011 and 2026. This is considered achievable in view of recent growth rates and the outcomes published in WA Tomorrow.

The government forecasts have relied on conventional methodology using data relating to births, deaths and migration.

The Shire has prepared alternative projections as a comparison with other forecasts. These consider the impacts of more recent housing development and growth, including the following:

- An average of over 300 dwellings per year constructed 2006 - 2012;
- Urban growth strategies endorsed for the towns of Capel and Boyanup;
- Significant structure planning completed or being prepared for residential development; and
- New aged persons accommodation in Dalyellup.

The Shire's projections use a different methodology based on anticipated dwelling outcomes over the next twenty years, as indicated in Table 19. While this is acknowledged as a more simplistic approach to projecting population, it may nevertheless be considered effective in relation to smaller local government areas which are experiencing significant growth. It is therefore notable that the different methodologies achieve similar outcomes.

Table 19
Shire of Capel Population Projections 2011-2031

	Census Year				
	2011	2016	2021	2026	2031
Shire of Capel^a	14,906¹	18,800²	22,300³	25,600⁴	28,720⁵
WA Tomorrow^b	14,400	18,000	21,800	25,900	-

Assumptions:

1. ABS, 2011 Estimated Resident Population.
2. Average growth of 260 dwellings/year 2011-2016 at 2.75 persons/dwelling + aged persons accommodation (320 persons).
3. Average growth of 260 dwellings/year 2016-2021 at 2.7 persons/dwelling.
4. Average growth of 250 dwellings/year 2021-2026 at 2.65 persons/dwelling.
5. Average growth of 240 dwellings/year 2026-2031 at 2.6 persons/dwelling.

Source: a. Shire of Capel (2016 -2031 projections)
b. Band 'C' (median) projections. Western Australia Tomorrow, WAPC, 2012.

Note: The projections prepared by the Shire reflect possible population outcomes related to the stated assumptions only. Dwelling estimates and suggested average occupancy rates may change over time and a higher or lower population may be achieved.

Forecasts prepared by the Shire in Table 19 are based on anticipated dwelling construction rates as this has been an indicator of increasing growth in recent years. Dwelling growth between 2006 and 2011 can be calculated at 330 per year (the number of dwellings increased from 3,804 to 5,447 in that period). Assuming an occupancy rate of 2.7 persons per dwelling and around 280 dwellings/year, the projected 2016 resident population can be estimated to be approximately 18,800.

Subsequent projections for the Shire (2021-2031) are based on continued residential development and consistent growth in accordance with the assumptions stated in Table 19.

It is assumed that the Shire's dwelling occupancy rate will reduce over time

mainly due to the trend to an ageing population, but tempered by an anticipated increase in the number of 'families with children' in the Shire.

In view of recent dwelling construction and the current and potential residential land supply evident in the urban areas of Dalyellup, Capel and Boyanup it can be assumed that the rate of dwelling growth will continue over the medium term with around 240-260 dwellings per year.

Table 20 summarises population projections for the Shire and adjacent LGAs prepared for the Australian Government Department of Health and Ageing by the ABS in 2008. In relation to the Shire of Capel these projections are similar to the 'Band C' data prepared by the WAPC in 2012.

Table 20
Alternative Population Projections 2011-2026

LGA	2011	2016	2021	2026
Capel	14,092	17,720	21,481	25,357
Busselton	31,175	35,383	39,575	43,673
Bunbury	33,238	34,861	36,278	37,472
Donnybrook-Balingup	5,390	5,739	6,067	6,366
Dardanup	13,794	16,393	18,942	21,393

Source: Customised projections prepared for the Australian Government Department of Health and Ageing by the Australian Bureau of Statistics in 2008. The projections are not official ABS data.

Note: The base population is based on the preliminary ERP data for 2007. The revised 2011 data records an ERP of 14,906 for Capel Shire (5.8% higher) therefore it can be assumed that the stated projections for Capel Shire are lower than they would be if based on the revised ERP.

Table 21 includes preliminary projections for selected localities in the Shire to 2021. These projections are based on anticipated development outcomes from structure plans and urban growth strategies adopted by the Shire.

The assumptions relate to estimates of average annual growth rates based on anticipated dwelling growth and average occupancy of all dwellings in each locality.

Table 21
Preliminary Population Projections 2011-2021

Locality	2011	2016	2021
Capel	1,980 ¹	2,410 ²	2,870 ⁸
Boyanup	800 ¹	890 ³	1,250 ⁹
Peppermint Grove Beach	390 ¹	470 ⁴	570 ¹⁰
Gelorup	2,220 ¹	2,320 ⁵	2,400 ¹¹
Dalyellup	7,240 ¹	10,400 ⁶	12,800 ¹²
Other areas/rural	2,276	2,310	2,410
Shire of Capel	14,906¹	18,800⁷	22,300⁷

Assumptions:

1. Estimate of resident population from Census and ERP data.
2. 2011-2016 average annual growth rate (AAGR) of 4%.
3. 2011-2016 AAGR of 2.2%.
4. 2011-2016 AAGR of 3.8%.
5. 2011-2016 AAGR of 0.9%.
6. 2011-2016 AAGR of 7.5%.
7. refer Table 17.
8. 2016-2021 AAGR of 3.4%.
9. 2016-2021 AAGR of 7%.
10. 2016-2021 AAGR of 3.9%.
11. 2016-2021 AAGR of 0.7%.
12. 2016-2021 AAGR of 4%.

Source: Shire of Capel

Notes:

1. The projections depicted in Table 21 reflect possible population outcomes related to the stated assumptions only. Suggested average annual growth rates have been determined from anticipated dwelling growth and dwelling occupancy rates, and may change over time - a higher or lower population may be achieved.
2. The 2011 population of Capel includes an estimate of 80 residents in Goodwood estate which is not included in the 2011 statistical geography for Capel. The 2011 population of Boyanup does not include rural residential dwellings in East Boyanup.



Shire of Capel Administration Centre

5.0 Community & Culture



5.1 Indigenous

The Capel area is within the traditional lands of the Wardandi Nyungars. The Wardandi are the traditional custodians of the area generally between Bunbury and Cape Leeuwin and have a strong connection to the sea.

In 2011 the Shire had approximately 330 indigenous persons comprising 2.3% of the Shire's residents, compared with 2.5% in Australia.

A number of Aboriginal heritage sites have been identified in the Shire including burial sites, artefact finds and scarred trees. Places that hold meaning and significance can include:

- where Aboriginal people have camped, lived or moved through;
- places associated with Dreaming stories depicting the law of the land and how people should behave;
- places associated with spirituality;
- places where other cultures came into contact with Indigenous people; and that are significant for more contemporary uses.

Aboriginal sites are a precious part of the heritage of the whole community as they are of immense cultural, scientific, educational and historic interest, and provide an important link to the culture and heritage of Indigenous people.

The Wardandi have developed the Wardan Aboriginal Centre in Yallingup as a place where they can share culture with visitors, school groups and Aboriginal people from other areas, in an effort to increase understanding and reconciliation in the wider community.

The Department of Sport and Recreation conducts Indigenous Cultural and Sports Days in local schools to promote community-based sporting opportunities.

5.2 Post European

Many local families have descendants who have been in Capel since European settlement in the 1830s. More recently, people have been enticed to move to the Shire in increasing numbers, attracted by employment, affordable housing and the rural lifestyle.

The Shire has an active sporting and cultural background. There are many recreation, arts and community groups offering a diverse range of activities.



Boyanup hosts a popular farmer's market each month and has a Rail and Heritage Centre and Fettle's Park.

Dalyellup is a newly developing urban area adjacent to the City of Bunbury near the beach, which has a young age profile and very high growth rate.

5.3 Recreation and Cultural Activities

The Shire has opportunities for all ages to participate in sport and recreation and strategies are being formulated to ensure that facilities are available to service the growing population.

The Shire's Sport and Recreation Strategic Plan gives direction on the development of new facilities, the upgrading of existing facilities, highlights gaps in facilities provision and addresses issues of access and equity. The Trails Master Plan provides a framework to direct the planning of trails in the Shire to ensure they are well planned, managed, resourced, promoted, and maintained.

Public Open Space Strategies have been adopted for Capel and Boyanup. These Strategies profile existing facilities and future community needs. They are intended to guide the long term planning and development of open space, parks, gardens, reserves and associated community and recreation facilities in the urban areas of Capel and Boyanup.

Sporting activities in the Shire are centred on popular ball sports and informal recreation such as bush walking, fishing and swimming at the beach. There are a number of formal recreation areas in the Shire including Capel Sports Ground and Boyanup Memorial Park. Active sports clubs include:

Football (soccer) (senior and junior)
 AFL (senior and junior)
 Cricket (senior and junior)
 Hockey (senior and junior)

Netball
 Tennis
 Basketball
 Equestrian and polocrosse
 Softball
 Tee-ball
 Lawn bowls - Boyanup and Capel
 Capel Golf Club - Stratham
 Dalyellup Surf Club
 Coolilup rifle range - Capel

Other activities include walking, running, cycling, BMX, skate-boarding, sail-boarding, surfing, canoeing, boating, fishing, diving and taekwondo.

Community/cultural organisations active in the Shire include:

Capel Country Club
 Country Women's Association
 Youth Advisory Council
 Lions Clubs
 Apex Clubs
 Playgroups
 Senior citizens
 Meals on Wheels
 Men's Shed
 Over 50s social club
 Scouts
 Girl Guides
 Community associations
 Music schools/singers groups
 Arts groups
 Garden clubs
 Chamber of Commerce
 Returned and Services League
 Land Conservation District Committee

A summary of the principal community and cultural facilities available in the Shire is provided in the following schedule.



Schedule of community and cultural facilities - Shire of Capel

<p>Schools</p> 	<p>Capel Kindergarten Boyanup Primary (established 1875) Capel Primary (established 1897) Child Side School, Boyanup (established 2003) Dalyellup College (primary + middle) (established 2001) Ocean Forest Lutheran School, Dalyellup (established 2004) Bunbury Cathedral Grammar School, Gelorup (established 1972)</p>
<p>Emergency services</p>	<p>No police station in Shire (Bunbury Police 9722 2111 or 131 444) Capel and Boyanup Ambulance Capel, Gelorup, Elgin and Stirling BFB</p>
<p>Health</p> 	<p>Community Health Nurse Capel, Gelorup and Boyanup Child Health Clinics Home and Community Care service GP and physiotherapist - Capel Dalyellup Family Medical Centre (GP, physiotherapist, podiatrist) Dentist - Dalyellup Pharmacies - Capel, Dalyellup Capel Vet</p>
<p>Commerce</p> 	<p>Post Offices in Capel, Boyanup & Gelorup (Post-point in Dalyellup) Bendigo Bank, Capel Supermarket, general store and specialty stores Cafes, Galleries, Wineries, Taverns Capel industrial area</p>
<p>Recreation</p> 	<p>Capel Sports Ground Capel Country Club Capel Park/Erle Scott Reserve Boyanup Memorial Park Boyanup and Capel skate parks Fettle's Park, Boyanup Dalyellup beach, parks, lakes and recreation trails Capel Golf Club Capel Equestrian Centre Peppermint Grove Beach foreshore Tuart Forest National Park Ironstone Gully Falls walk Preston River Ramble, Boyanup Joshua Lake Park, Boyanup</p>
<p>Churches</p> 	<p>Anglican Church - Capel, Boyanup and Gelorup (BCGS) Catholic Church - Capel, Boyanup and Gelorup (Carmelite) Uniting Church - Capel Seventh Day Adventist Church - Capel Reformed Seventh Day Adventist Church - Boyanup Lutheran Church - Dalyellup</p>
<p>Other facilities</p> 	<p>Dalyellup, Capel, Boyanup and Gelorup Libraries Capel Community Centre Capel Senior Citizens Centre Capel RSL Hall – Capel and Boyanup War Memorials Capel CWA Hall Jack and Mary Kitchen Community Centre, Boyanup Hugh Kilpatrick Memorial Hall, Boyanup Dalyellup Community Centre Capel, Boyanup and Dalyellup Beach playgroups Gelorup Community Centre Peppermint Grove Beach Community Centre Elgin Community Hall Child Care Centres - Capel and Dalyellup</p>

5.4 Cultural Diversity in Western Australia

The 2011 Australian Census affirmed that Australia is a diverse nation and that Western Australia is one of the fastest growing and most diverse of all the states and territories.

- Perth had the highest proportion of people born overseas of all Australian capital cities.
- Only 13% of overseas-born people in WA lived in non-metropolitan areas.
- Between 2006 and 2011, the majority of migrants to WA were skilled migration visa holders (71%) – and WA received almost one-quarter of Australia's skilled migrants.
- 73% of Capel Shire residents (and 63% of Western Australians) stated that they were born in Australia.
- 21% of Shire residents (and 31% of Western Australians) stated that they were born overseas.
- 41% of Shire residents (and 52% of Western Australians) had at least one parent born overseas.

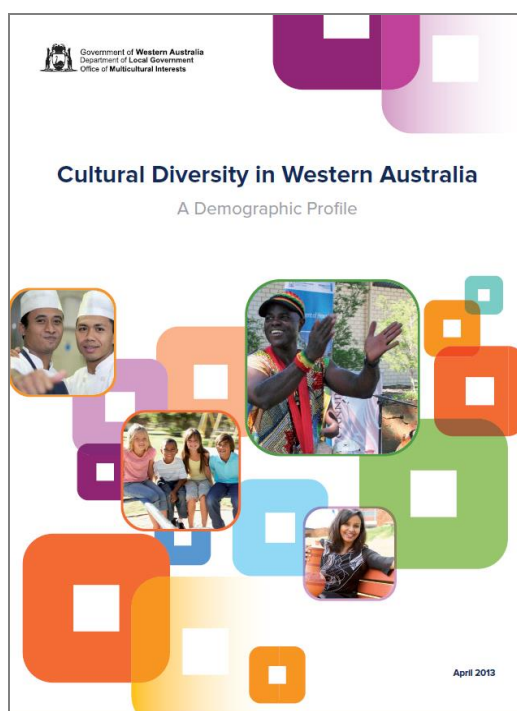
- 2.3% of Shire residents (3.1% of Western Australians) identified as being Aboriginal and/or Torres Strait Islander.

A profile has been produced by the WA Office of Multicultural Interests which tells the story of Western Australia's cultural and linguistic diversity. Using 2011 Census data, it looks at the countries of birth, ancestries, languages spoken at home, proficiency in spoken English and religious affiliations of Western Australians.

Office of Multicultural Interests publications include:

- Cultural Diversity in Western Australia - A Demographic Profile
- The Economic and Social Contribution of Migrants to WA
- Local Government Profiles of cultural and linguistic diversity.

Go to: <http://www.omi.wa.gov.au>
http://www.omi.wa.gov.au/omi_diversity_statistics.cfm



The Scarred Tree

The remnant of a tree trunk exhibiting a 'scar' made long ago by the Wardandi is preserved at the Capel Shire administration centre. This scarred tree trunk came from a dead eucalypt found east of Davies Road 15 kilometres north of the Capel-Donnybrook Road and was discovered during a heritage survey of a power line route.

The scar was made when the tree's bark was removed to expose the sapwood. To remove the bark Aboriginal people would cut an outline of the shape they wanted using stone axes and cut the bark to the desired depth. The bark was then levered off using an adze or wedges of stone or wood.

Aboriginals used the bark from scars for many uses e.g. coolamons (containers), wanda (shields), meero (spearthrowers) and for roofing of mia mia (shelters). Some scar trees have footholds which were used to climb trees to reach food such as nuts, honey and possums.

Scar trees were also used to mark boundaries of a group's territory or ceremonial area, or to point to something important such as a water hole or burial ground.

An Aboriginal elder has interpreted this scar as a tribal boundary marker. Few scarred trees remain in the South West but a number are listed on the State's Register of Aboriginal Sites and are preserved.



6.0 The Economy



6.1 Agriculture

The Shire is still characterised by its earliest industries, forestry and broad acre farming. Other agriculture and rural industries such as viticulture, orchards, dairy processing and blue gum plantations have also been established.

Declining farmer numbers and labour sources at peak harvest times are beginning to impact on agricultural production in the region. Competition for water resources resulting from increased water needs and declining rainfall is also a significant issue for agriculture. The average annual rainfall between 2007 and 2012 recorded at the Shire depot in Capel was 704mm while Boyanup's rainfall was approximately 10% higher than Capel's over that period.

Land use change within the region is leading to some alienation of prime agricultural land primarily due to ongoing residential development or the need for buffers to non-agricultural land uses to address potential land use conflict.

Dairy industry

The local dairy industry features prominently in Western Australia's history. The original Capel Dairy, one of Western Australia's first industries, was established in 1920 in the Capel River valley. This historic site was home to a modern dairy manufacturing plant until late 2010 but is no longer operating.

Milk from the South West is primarily processed as fluid milk for the domestic market in a number of South West dairy plants, including in Boyanup. Some branded dairy products are also

produced. The range includes a variety of styles of milk, traditional butter, cheese, yoghurt, skim milk and whey powder.

The South West is relatively isolated in agricultural terms, helping to ensure that the local dairy cows are disease free. This is a factor that is highly regarded by statutory agencies as well as being a distinct advantage in terms of international marketing.

Grazing

Livestock are grazed extensively in the Shire for meat products. The South West region is Western Australia's leading supplier of beef cattle.

Processing of prime beef for export occurs at an abattoir near Harvey. Live cattle are exported to the European Union, Asia, and the Middle East.

The Boyanup stock saleyard is located in the Boyanup urban area. Investigations are progressing to determine an alternative location for a stock sale facility to service the region. The Shire of Capel represents the most appropriate location for a new facility in view of its central location within the cattle catchment and transport network.



Fruit and vegetables

Most vegetables grown in the region are sold to the Perth market, but increasingly a share is exported to South East Asia. Varieties include potatoes, carrots, broccoli, onions, cauliflowers, pumpkin, beans, lettuce, capsicum, chillies, zucchini and cabbage.

Orchard fruits and grapes dominate fruit production in the region. Varieties include table and wine grapes, apples, oranges, plums, prunes, pears, avocados, nectarines, peaches, cherries, apricots and berries.

Viticulture

The South West is the largest wine producing region in Western Australia and is considered a world-class producer of premium wine. Wine regions include Margaret River, Manjimup/Pemberton, Blackwood Valley and Geographe.

The Geographe region includes the Shire of Capel and is a compact region with

an essentially Mediterranean, maritime climate which is cooled and humidified by breezes from the Indian Ocean. Summers are dry but rainfall is generous during winter. The soils are deep, sandy (overlying limestone) and well-drained but low in nutrients.

Approximately 20% of south west wine production originates from the Geographe appellation which includes producers such as Capel Vale and Pepperwood near Capel.

Viticulture production in the Geographe region had an estimated value of \$10.3 million in 2008, with 9,400 tonnes of grapes crushed.

While wine production has been increasing, lower domestic sales and falling exports have led to increased wine stocks in recent seasons.

The Geographe Vignerons Association has a web page with more information 'www.geographewine.com.au'.

Table 22
Grapes crushed (tonnes)

Region	2005	2006	2007	2008
Blackwood Valley	1,930	1,617	1,609	2,135
Geographe	5,761	4,645	8,184	9,407
Manjimup/Pemberton	5,782	4,173	7,031	5,032
Margaret River	30,631	25,015	31,719	33,819
TOTAL tonnage	44,104	35,450	48,543	50,393

Source: Wine Grape Utilisation Survey 2002-07 - SWDC web page

Table 23
Estimated value of grape production (\$m)

Region	2005	2006	2007	2008
Blackwood Valley	2.3	1.63	1.5	2.4
Geographe	6.1	5.0	9.4	10.3
Manjimup/Pemberton	8.1	5.1	8.6	6.3
Margaret River	44.1	37.8	47.6	48.9
TOTAL	60.5	49.6	67.1	67.9

Source: Wine Grape Utilisation Survey 2002-07 - SWDC web page

6.2 Mining

Significant reserves of mineral sands occur from Wagerup in the north, through the Shire of Capel to Dunsborough along the base of the Darling and Whicher escarpments. Mineral sands mining in the Shire began in the 1960s and processing provides synthetic rutile, zircon and titanium dioxide minerals to a world market valued at \$166m regionally in 2008-09.

Iluka Resources Limited is a major participant in the global mineral sands sector and is involved in the production, sales and marketing of titanium mineral products and zircon.

Iluka is the world's largest producer of zircon, with a market share of approximately one third. It is the second largest producer of titanium dioxide minerals and, within this sector, the largest global producer of the higher value titanium dioxide products of rutile and synthetic rutile (upgraded ilmenite).

The average number of persons employed by Iluka in its Capel group was around 450 in 2008-09 Source: WA Mineral and Petroleum Statistics Digest 2008-09.

Cristal Mining Australia Limited (formerly Bemax Resources) and the Cable Sands Group operate the Gwindinup and Happy Valley deposits which contain 2.9 million tonnes of contained heavy mineral, approximately 10% of which is zircon.

Development of the Gwindinup mine commenced in May 2007 and it was commissioned in early 2008. The mine (including Happy Valley North and South) has an approximate nine-year mine life which is relatively long for the region.

There is a need to provide a fully integrated transport network to assist export of mined material and address heavy vehicle use of local and regional road networks. Competition for, and costs of water and energy also remain issues for the mining sector in the region.

6.3 Tourism

The South West has an extensive coastline with some of the best beaches in Australia, towering forests and established wine regions.

The region's mild climate and diverse natural attractions draw more domestic and international visitors than any other part of regional Western Australia.

Wine growing, tasting and cellar doors are significant attractions for tourism in the region. With an international reputation as a producer of premium wines, unique opportunities for growth in wine tourism are emerging.

It is expected tourism will continue to develop as a major contributor to the region's economy as visitors are increasingly attracted to the unique South West lifestyle.

The town of Capel is 200 kilometres by road from Perth (around 2.5 hours) on mostly dual carriageway highway. It is also serviced by Busselton Regional Airport which is around 26 kilometres south-west of Capel.

The Shire contains an ecologically significant Tuart forest in Ludlow. The Tuart Forest National Park is located on the coastal plain between Capel and Busselton and is the largest naturally occurring Tuart forest in the world.

The National Park comprises a unique ecosystem of Tuart, Peppermint trees, shrubs and grasses, as well as a diverse range of flora and fauna (including the endangered western ringtail possum). It is ideal for bushwalking, nature studies and picnics.

The picturesque Ironstone Gully Falls and picnic area are located south east of Capel along Goodwood Road. In the wet season, the stream flows through a jarrah forest, under the road and meanders over a series of rapids. At the end of winter through to spring a stunning display of WA wildflowers can be seen in many areas of the Shire.

Nature based holidays and eco-tourism are emerging as areas with significant potential for growth. New attractions e.g. recreation trails will become potentially significant future contributors to tourism.

The Shire has approximately 28 kilometres of pristine coastline featuring attractive beaches and excellent fishing. The coast is accessible at Forest Beach, Peppermint Grove Beach, Stirling Beach and Dalyellup Beach.



Dalyellup Beach

Capel Vale winery was established on the Capel River in 1974 and has a restaurant among the vines. Situated on Bussell Highway in Stratham, ten kilometres north of Capel, the Capel Golf Club welcomes visiting golfers most days. It has grass fairways in natural woodland and friendly kangaroos.

The caravan park in Peppermint Grove Beach is currently not operating. Accommodation for tourists in the Shire is therefore limited to 'Tren Creek Chalets' near Capel and a number of 'bed and breakfast' establishments. Although there are a number of 'holiday homes' in Peppermint Grove Beach and Dalyellup, these can not be legally rented to tourists as holiday accommodation due to conflict with the 'Residential' zoning of the land pursuant to the town planning scheme.

Issues for tourism include the provision of caravan parks and holiday accommodation, tourist information and road side rest areas. Improved public transport and connections to Busselton Regional Airport would also assist regional tourism outcomes in the long term.

6.4 Commerce & Employment

Capel is the administrative and economic centre of the Shire however most commerce is conducted in Bunbury or Busselton due to their proximity and the availability of a wider range of services.

Capel has a post office, Bendigo Bank, IGA supermarket, the Shire administration office, and a number of specialist shops, cafes and other businesses, as well as a light industry area.

Boyanup and Dalyellup have some local convenience services and commercial facilities however they are so close to Bunbury that duplication of services has not occurred at this time.

A new district centre is currently being planned for Dalyellup (east) and this will eventually provide significant retail, business and community services for the large population emerging in Dalyellup and Gelorup.



Capel 'MainStreet' improvements

Employment of Shire residents is dominated by the construction, manufacturing, retail trade, education and health care industries. With the exception of construction, education and mining, much of the employment is likely to occur outside the Shire in larger employment centres e.g. Bunbury.

Table 24 below summarises employment characteristics of employed persons in the Shire in 2011 and compares the industry of proportional employment outcomes with 2006.

Table 24
Industry of Employment – Shire of Capel

Industry	Employed persons 2011	Proportion 2006	Proportion 2011
Agriculture, forestry & fishing	265	5.9%	3.9%
Mining	368	5.4%	5.35%
Manufacturing	775	11.9%	11.3%
Electricity, gas, water & waste services	107	1.1%	1.55%
Construction	881	13.1%	12.8%
Wholesale trade	171	3.7%	2.5%
Retail trade	773	11.0%	11.2%
Accommodation & food services	287	4.1%	4.2%
Transport, postal & warehousing	239	2.7%	3.5%
Information media & telecommunications	49	0.85%	0.7%
Financial & insurance services	115	1.8%	1.7%
Rental, hiring & real estate services	121	2.0%	1.75%
Professional, scientific & technical services	278	3.5%	4.0%
Administrative & support services	179	2.6%	2.6%
Public administration & safety	358	5.1%	5.2%
Education & training	652	7.8%	9.5%
Health care & social assistance	756	9.9%	11.0%
Arts & recreation services	51	0.75%	0.75%
Other services	323	4.4%	4.7%
Inadequately described/Not stated	128	2.3%	1.9%
Total	6,876	100%	100%

Source: ABS, 2011 Census of Population and Housing

The 2011 Census indicates that around 82% of residents who traveled to work travelled by car as the driver and 7.8% travelled by car as a passenger. This statistic tends to indicate that the

availability of effective forms of transport other than private motor vehicle is extremely limited. Approximately 5.5% of residents worked from home.



Table 25 below includes some selected labour force, education and migration data for 2011. This indicates a low unemployment rate of 4% (up from 3% in 2006) compared to 5.6% in Australia.

Significantly, over 6,500 persons (around 45% of the population) lived at a different address in 2006. This tends to reflect the high rate of growth and demographic change occurring in the Shire.

Table 25
Selected person characteristics – Shire of Capel 2011

	<i>Males</i>	<i>Females</i>	<i>Persons</i>
Labour force status(a):			
Employed, worked full-time(b)	2,968	1,322	4,290
Employed, worked part-time	493	1,568	2,061
Employed, away from work(c)	284	240	524
Unemployed, looking for work	145	145	290
<i>Total labour force</i>	<i>3,890</i>	<i>3,275</i>	<i>7,165</i>
Not in the labour force	1,031	1,846	2,877
% Unemployment(d)	3.7	4.4	4.0
% Labour force participation(e)	74.4	60.9	67.5
% Employment to population(f)	71.6	58.2	64.8
Non-school qualifications(a):			
Postgraduate Degree	98	58	156
Graduate Diploma/Graduate Certificate	66	112	178
Bachelor Degree	419	737	1,156
Advanced Diploma and Diploma	366	513	879
Certificate Level	1,782	984	2,766
Migration:			
Lived at same address 1 year ago(g)	5,465	5,606	11,071
Lived at different address 1 year ago(g)	1,269	1,328	2,597
Lived at same address 5 years ago(h)	2,981	3,012	5,993
Lived at different address 5 years ago(h)	3,191	3,372	6,563

Source: ABS 2011

Notes:

- (a) Applicable to persons aged 15 years and over only.
- (b) 'Employed, worked full-time' is defined as having worked 35 hours or more in all jobs during the week prior to Census Night.
- (c) Comprises employed persons who did not work any hours in the week prior to Census Night and employed persons who did not state their hours worked.
- (d) The number of unemployed persons expressed as a percentage of the total labour force.
- (e) The number of persons in the labour force expressed as a percentage of persons aged 15 years and over.
- (f) The number of employed persons as a percentage of persons aged 15 years and over.
- (g) Excludes persons less than 1 year of age.
- (h) Excludes persons less than 5 years of age.

6.5 Development & Construction

Significant urban development is occurring in the Shire and this is anticipated to continue in the medium-long term as natural growth and migration continues. The majority of residential building activity over the past five years has occurred in Dalyellup and Capel.

Urban development is expected to continue in Dalyellup, Capel and Boyanup over the next twenty years in

view of the outcomes published in the Capel and Boyanup Townsite Strategies and in Dalyellup urban structure plans.

Table 26 indicates the rate of residential building activity in the Shire since 2001. This shows that there has been an average of 329 dwellings constructed each year since 2006. Most of this activity has occurred in Dalyellup with an annual average of 259 dwellings per year since 2006 as indicated in Table 27.

Table 26
Dwellings 2001-2011

	Number of dwellings		
	June 2001	June 2006	June 2011
Shire of Capel	2,548	3,804	5,447
average annual increase	-	251	329

Source: ABS Census data

Table 27
Dwelling Growth 2006-2011

	Dwellings		Average annual change 2006-2011	Unoccupied dwellings 2011
	June 2006	June 2011		
Capel	580	760	36	8.3%
Boyanup	275	300	5	1.0%
Peppermint Grove Bch	276	319	9	52.1%
Gelorup	693	748	11	7.5%
Dalyellup	1,162	2,457	259	9.3%
Rural/balance	818	863	9	10.2%
Shire of Capel	3,804	5,447	329	11.1%

Source: ABS Census data and Shire of Capel

Note: The 2011 data for Capel includes an estimate of 26 dwellings in Goodwood estate which are not included in the 2011 statistical geography for Capel. The data for Boyanup does not include rural residential dwellings in East Boyanup.

Table 28 indicates average sale values for dwellings in selected local government areas. The value of dwellings sold in the Shire of Capel

increased significantly between 2004 and 2007 but reduced by 10% between 2007 and 2008.

Table 28
Average dwelling sale values (\$)

Shire/City	2004	2005	2006	2007	2008
Bunbury	218,724	286,908	391,548	403,781	378,295
Capel	245,598	342,147	439,525	494,382	445,906
Dardanup	206,266	270,708	377,442	369,663	356,305
Donnybrook-Balingup	153,279	215,280	297,882	344,350	354,737
Augusta- Margaret River	336,794	408,738	488,281	580,183	544,264
Busselton	361,804	458,644	578,987	699,741	666,018

Source: SWDC web page (Residential Sales Data, Valuer General's Office, 2009)

Future population growth in the Shire will be dominated by urban development in Dalyellup, Capel and Boyanup. Peppermint Grove Beach, Gelorup and various rural residential areas also have some capacity for additional development of housing on currently vacant lots.

Table 29 summarises future residential development outcomes in Capel, Boyanup and Dalyellup sourced from land use planning documents. This indicates that over 7,000 additional residential lots could be developed in the Shire in the long term with the potential for a total of over 12,000 lots ultimately.

Table 29
Summary of Residential Lot Yield

	Boyanup	Capel	Dalyellup	Total
2011 lot estimate	400	920	2,920	4,240
Additional 2011+	2,800	2,055	3,030	7,885
TOTAL	3,200	2,975	5,950	12,125

Source: Shire of Capel

Issues and priorities for the housing construction industry in the Shire include:

- Availability of skilled trades workers.
- Provision of land to the market once subdivided.
- More climate-responsive and sustainable housing.
- Sustainable land use and development e.g. water sensitive urban design.
- More diversity and affordability in housing.
- Provision of adequate community facilities by development.



7.0 Planning Issues



7.1 Shire of Capel Strategic Plan

The Shire's '*Strategic Plan 2009-2020*' was adopted in 2009 and establishes the long-term direction that the council and staff will take in relation to the Shire's administration.

The Plan not only addresses strategic initiatives and the way the Shire will conduct its business but also focuses on matters which are important to the community. This will allow the Shire to implement strategies over the next ten years that address the high rate of population growth and other emerging issues which will require ongoing attention.

The Plan was formulated in recognition of the financial position of the Shire and therefore the strategies are framed around available resources.

The Plan is a living document subject to ongoing review, with outcomes and achievements that will be reported to the community. Many identified actions will involve consultation with the community.

The plan establishes objectives under key focus areas and strategies; key actions to achieve these, and indicative timeframes that will allow the Shire to review progress against agreed outcomes.

7.2 Urban Growth

Between 2006 and 2011 subdivision of new urban development precincts in the Shire, particularly in Dalyellup, has resulted in an average growth of 330 dwellings per year (an average annual growth rate of 7.5%).

In that time the resident population has increased by an average of 830 persons per year according to the ABS (an average annual growth rate of 6.75%).

An average of 36 dwellings per year have been constructed in Capel since 2006, with 259 dwellings per year in Dalyellup.

The average occupancy rate across all dwellings in the Shire in 2011 was 2.75 persons per dwelling with 2.9 persons per dwelling in Dalyellup.

Approximately 11% of dwellings in the Shire were unoccupied when the Census was counted in August 2011. It is notable that 52% of dwellings in Peppermint Grove Beach were unoccupied when the Census was recorded, highlighting the number of holiday homes and vacant dwellings in that locality.

The significant growth of the Shire is partly a response to the ongoing demand for housing in the Bunbury region to accommodate regional population growth. This demand for housing is anticipated to continue in the Shire for another twenty years.



7.3 Land Use Planning

The Planning and Development Services Division of the Shire is responsible for the coordination of the growth and form of the Shire via the planning of residential development, commercial centres, tourist development, rural land and recreational areas. This is achieved through the preparation of Local Planning Schemes, assessment of development, rezoning and subdivision applications, and by formulating policies and strategies for sustainable development and conservation.

The Division is particularly focused on providing an integrated service in the area of development application assessment and implementation.

The Division provides planning and development information to the community and is responsible for assisting Council in the preparation of land use plans and policies designed to manage development and preserve the character and environment of the Shire.

Specific services carried out by the Division include:

- assessment of development and subdivision applications,
- assessment of Scheme amendment proposals (including rezoning),
- administration of the district Town Planning Scheme,
- formulation and implementation of planning and development policies,
- preparation of land use and urban growth strategies, and
- building control.

Town Planning Scheme No. 7 was gazetted in 1998 and comprises a Scheme text and Scheme map (in a number of sheets). All land in the Shire has been 'zoned' or 'reserved' for a particular land use on the Scheme map e.g. 'Residential', 'Rural' or 'Recreation'.

The Scheme text lists the types of use or development that is permitted in each zone, specifies the uses which require

planning consent, and describes any restrictions which may relate to land use and/or development.

There are also Scheme policies and guidelines which affect the use and development of land within the Shire and can influence outcomes related to landscape protection, clearing of vegetation, building height and related matters.

The use or development of land generally requires the approval of the Shire. Planning decisions are based on the local and regional planning framework, and often involves consultation with the community and Government agencies. If planning consent is granted, it is usually subject to a range of conditions, which must be met before the issue of the building licence, prior to the occupation of the completed development, or before commencement of the use.

Subdivision applications are determined by the Western Australian Planning Commission which takes into account comments from the Shire and other referral authorities.

The rapid growth of the Shire presents various challenges for land use planning in the Shire and these are being addressed through a number of outcomes and initiatives including:

- Implementation of the district Town Planning Scheme;
- implementation of urban growth strategies;
- assessment of structure plans for new urban development;
- formulation of policies for public open space and urban landscaping;
- preparation of development contribution plans;
- implementation of streetscape and civic precinct plans in Capel; and
- monitoring and analysis of lot creation, building completions, population growth and demographic trends.

7.4 Capel Townsite Strategy

The 2008 Capel Townsite Strategy recognises that the town of Capel represents the major community, administrative, and economic (district) centre for the Shire.

Capel is experiencing significant and ongoing demands for urban growth along with the urban development occurring in Dalyellup. The Strategy indicates that future development of more than 2,000 additional lots could ultimately result in a population of up to 7,000 persons in the town.

The Strategy establishes strategic planning directions for Capel in relation to residential, community, environmental, recreation, social, economic and other outcomes over a 15 year timeframe.

Subsequent urban structure planning will ultimately determine the size, form and nature of Capel in terms of land use and development.

Table 30
Capel Residential Lot Potential

Category	Indicative timeframe	Potential lot yield
Existing lots 2011	-	920
Zoned land - SE Capel Structure Plan	1-3 years	275
Urban consolidation/infill	2-5 years	510
Short term deferred – ST1, ST2	3-5 years	370
Medium term deferred – MT1, MT2, MT3	5-10 years	190
Long term deferred – LT1, LT2, LT3	10-20 years+	710
Total lot yield		2,975

Source: adapted from Capel Townsite Strategy 2008, Shire of Capel.

A number of actions have been adopted relating to:

- Population Growth and Land Supply
- Economy and Employment
- Community Facilities/Recreation
- Environmental Values
- Infrastructure and Utilities
- Transport and Access
- Character and Sustainability
- Heritage

The Capel Townsite Structure Plan identifies six planning precincts which identify residential, commercial, industrial, recreation and other areas. Recommendations for future urban development, including notional residential densities and indicative timing of future development are also provided.

Table 30 summarises the projected lot yields in Capel over the short, medium and long terms with an estimated 2,055 additional lots to be created over the next 20-30 years. This estimate is in addition to the 920 lots existing in 2011.



7.5 Boyanup Townsite Strategy

The 2010 Boyanup Townsite Strategy recognises that Boyanup is experiencing significant and ongoing demands for urban growth along with the urban development occurring in Dalyellup. The Strategy indicates that future development outcomes could yield 2,800 additional lots in Boyanup, which could result in a resident population of 6-7,000 in the town beyond 2031.

The Strategy establishes strategic planning directions in relation to residential, community, environmental, recreation, social, economic and other outcomes over a 15 year timeframe. Subsequent urban structure planning will ultimately determine the size, form and nature of Boyanup in terms of land use and development.

A number of actions have been adopted relating to:

- Population Growth and Land Supply
- Economy and Employment
- Community Facilities and Recreation
- Environmental Values
- Infrastructure and Utilities
- Transport and Access
- Character and Sustainability
- Heritage

The Strategy includes the Boyanup Townsite Structure Plan which identifies five planning precincts. These precincts reflect existing urban areas, and recommendations for future urban development, including residential densities and notional timing of future development of new urban areas.

Table 31 summarises the projected additional lot yield of 2,800 in Boyanup. This estimate is in addition to approximately 400 lots existing in 2011.

Table 31
Boyanup Residential Lot Potential

Category	Indicative timeframe	Potential lot yield
Existing lots 2011	-	400
Current – conditionally approved	1-2 years	20
Urban consolidation/infill (requires rezoning)	2-5 years	340
Short term deferred	3-5 years	790
Medium term deferred	5-15 years	880
Long term urban deferred	15-25 years+	770
Total lot yield		3,200

Source: adapted from Boyanup Townsite Strategy 2010, Shire of Capel



7.6 Dalyellup

The population of Dalyellup doubled between 2006 and 2011, increasing from 3,550 to 7,240 at an average annual growth rate of 15.3%.

In June 2011 there were around 2,920 lots already created in Dalyellup and 2,457 dwellings completed. Assessment of structure planning outcomes indicates that up to 3,000 additional lots could be developed over the next 20-25 years.

Table 32 summarises the anticipated ultimate dwelling unit yields in Dalyellup, including accommodation for the aged.

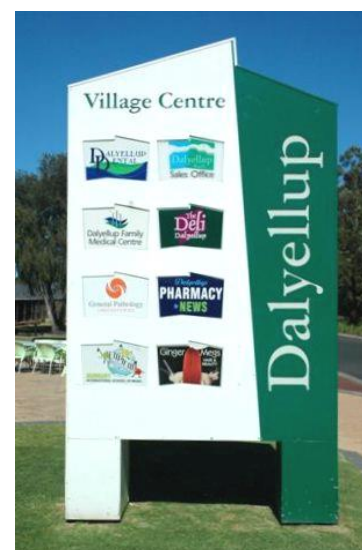
Almost 6,000 lots in total could be developed over the long term as well as 224 aged persons units and an 80 bed permanent care facility. This indicates that an ultimate population of 15-17,000 persons could be achieved assuming 2.5-2.8 persons per dwelling.

Table 32
Estimate of Dwelling Unit Yield - Dalyellup

	Dwelling Units (incl. strata lots)	Aged Housing (1.2 pp per unit/1 pp per bed)	Estimated Population (2.8 pps/du)
Dalyellup Beach	2,950	-	8,260
Dalyellup East	2,050	224 1 & 2 bed units + 80 permanent care beds	6,080
Dalyellup South	950	-	2,660
TOTAL	5,950¹	224 units + 80 beds	17,000

1. Includes 2,920 lots created at June 2011.

Source: Shire of Capel (structure planning and proposed development outcomes, June 2011)



7.7 Greater Bunbury Region Scheme

The Greater Bunbury Region Scheme (GBRS) has been in operation since November 2007 and provides the legal basis for land use planning in the region.

The Greater Bunbury region comprises the area from Lake Preston in the north to Peppermint Grove Beach in the south, and east to the Darling Scarp. It includes the City of Bunbury and the Shires of Harvey, Dardanup and Capel.

It is estimated that by 2031 the population of the Greater Bunbury region will exceed 100,000 people. It is therefore important to ensure that there is an adequate supply of commercial, residential and industrial land to accommodate future growth, as well as adequate mechanisms to conserve key environmental features.

The GBRS defines the future land use of the region, dividing it into zones and reservations. Local government is required to reflect planning outcomes in local Schemes consistent with the GBRS.

The GBRS comprises a Scheme map and text. The text provides planning rules for zones and reservations, which are shown on the map sheets in different colours and patterns. Scheme zones include:

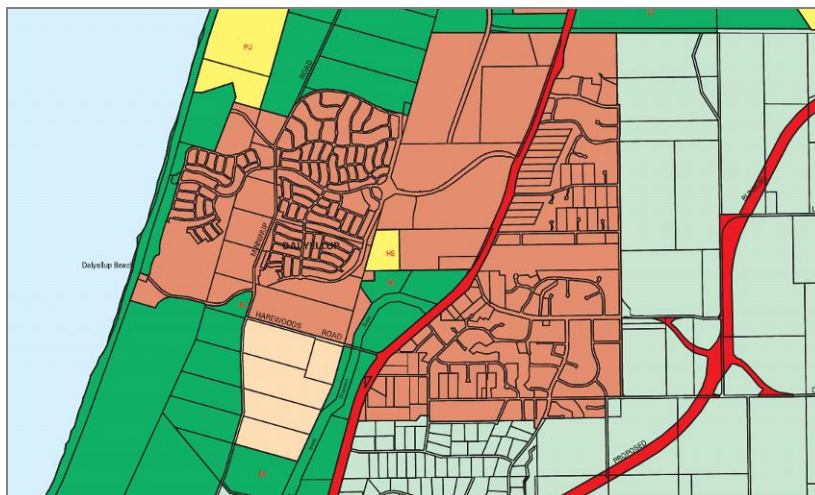
Urban: to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities.

Urban deferred: land suitable for future urban development. Various planning, servicing and environmental requirements need to be addressed before urban development can occur.

Rural: for the sustainable use of land for agricultural purposes, to assist in the conservation and the wise use of natural resources. These areas can also provide a distinctive rural landscape unique to the region and accommodate carefully planned rural living developments.

The Scheme also identifies Regional Open Space reserves which are designed to protect the natural environment, provide recreational opportunities and safeguard important rural and natural landscapes to be enjoyed by the public.

The GBRS text and map can be found on the Department of Planning web page 'www.planning.wa.gov.au'.



GBRS map extract - Dalyellup and Gelorup

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Notes on ABS data

Confidentiality

In relation to Census data for small areas, the ABS advises that this data is subject to a confidentiality process before release to avoid releasing information that may allow for identification of particular individuals, families or households. Accordingly, care should be taken in analysing tables with cells containing small numbers. Aside from the effects of the confidentiality process, possible respondent and processing errors have greatest relative impact on small numbers.

It is not possible to determine which individual figures have been affected by random error adjustments, but the ABS advises that the small variance which may be associated with derived totals can, for the most part, be ignored.

Estimated Resident Population

The Estimated Resident Population (ERP) is the official measure of the Australian population, and is based on the concept of usual residence. It refers to all people, regardless of nationality or citizenship, who usually live in Australia, with the exception of foreign diplomatic personnel and their families. The ERP includes usual residents who are overseas for less than 12 months and excludes overseas visitors who are in Australia for less than 12 months.

In the Census year, the ERP is first calculated at the Census date (9 August for the 2011 Census), and is then backdated to calculate the ERP at 30 June of the Census year. After each Census, estimates for the preceding inter-census period are revised to ensure that the total inter-census increase agrees with the difference between the estimated resident populations at the two 30 June dates in the respective Census years.

In the compilation of the 30 June ERP for a Census year, three important adjustments are made to the Census count based on Place of usual residence.

- The first is an adjustment for Census under-enumeration. The level of under-enumeration is derived from the Post Enumeration Survey which is conducted soon after the Census, and from estimates based on demographic analysis.
- The second adjustment is the inclusion of the estimated number of Australian residents who are temporarily overseas on Census Night and are therefore not covered by the Australian Census. Using data on residents returning in the 12 months after the Census date, an estimate of the number of residents temporarily overseas is made.
- The third adjustment occurs because the Census is not conducted on 30 June - the 2011 Census was held on 9 August and population estimates were back-dated to 30 June.

Statistical Geography

The ABS replaced the Australian Standard Geographical Classification (ASGC) with the Australian Statistical Geography Standard (ASGS) in July 2011. The mid-2011 release of 'Regional Population Growth, Australia' (cat. no. 3218.0) contained data on both geographies, allowing a smoother transition to the new geography. Consequently resident population estimates for both geographies e.g. SLA and the Statistical Area Level 2 (SA2) were released at that time.

Population estimates will be available at the SA2 level and at other levels such as SA3 and SA4. ERP data will be available on request for other geographical aggregations (for example geographical areas built up from SA1s) as a charged consultancy service.

The LGA is one of the non-ABS geographies included in the ASGS, and as LGA population estimates are regarded as an important ABS output, they will continue to be prepared and released post 2011.

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