Local Planning Strategy

APPENDIX 4 – PORONGURUP RURAL VILLAGE AND ENVIRONS

May 2009
Information for the Advertising of

Draft Town Planning Scheme Policy No. 18

Shire of Plantagenet Draft Local Planning Strategy

The Council adopted this draft Local Planning Strategy (LPS) on 10 June 2008. It was delivered to the Department for Planning and Infrastructure (DPI) on 11 June 2008 for it to report to the Western Australian Planning Commission (WAPC) for approval to advertise for public comment.

The draft LPS was prepared over some time (including public workshops) and concluded in a series of Councillor workshops as follows:

1. Introduction and background - 13 November 2007.

DPI officers attended all but one of these workshops and were provided with copies of the individual components. The DPI officers have advised on various occasions that the LPS would be considered soon, that officers were to meet in the first week of October 2008 and then it would be considered in early 2009 due to workloads.

As the LPS had not been presented to the WAPC and DPI officers advised on 16 April 2009 that it would be several weeks before the LPS was looked at depending on resources, the Council has resolved to adopt the LPS as a draft Town Planning Scheme Policy for the purposes of advertising to obtain some public comment and feedback. In the current economic climate a LPS is a vehicle for providing the stimulus for potential growth and pre-planning to ensure there is the ability for the economy to grow and foster future development in a planned and coordinated manner. It also provides the vehicle for amendments to the Town Planning Scheme to follow in a planned and coordinated manner in accordance with the Council’s, and obviously the community’s, wishes.

The LPS differs marginally from the WAPC policy on rural planning. The WAPC policy has been written to address rural planning issues over the whole State and as it is a policy and not a statute, there is the ability for the WAPC to agree to variations that reflect realistic and proper planning.

The key differences/variations from the WAPC policy are:

1. Clause 6.1.4.2 - Rural Land - In specific rural planning units (P6, P8 and P11) the minimum rural lot size may go down to 30ha provided on agronomists report shows there is 20ha of highly capable soils (A1 and A2), a hydrologists report shows each lot has the capacity to capture and store adequate water and the total area incorporates a minimum area of 20ha of highly capable land plus water capture and storage etc.

2. Clause 6.1.6.4.1(ii) - Rural Residential Zone - the LPS supports Rural Residential (RR) lots down to 4,000m² as opposed to the WAPC policy figure of 1ha particularly where a RR area is located close to an adjoining settlement. The lot size of 1ha is considered to
be wasteful of a land resource close to settlements provided the land capability is justified. The RR zoning will enable the Council to impose site specific controls over the land as part of the Scheme Amendment process.

3. Clause 6.1.6.4.1(iii) and (iv) require that a RR lot below 4ha which is not to be connected to reticulated mains water supply, is to be provided with other water supply means to provide a supply of 92,000L capacity for the house and an alternative supply of 50,000L for firefighting and agricultural purposes. To use fully treated potable water for watering of fruit trees or livestock is a waste of the State’s limited water resource.

4. Clauses 6.1.8.7 – 6.1.8.12 address carbon plantations as these are not addressed in any WAPC documents or policies.

5. Clause 6.1.13.3 – Conservation lots – allows for the subdivision of such lots under specific controls without the penalty of rezoning.

6. Appendix 1 (Mount Barker) – Clause 6.11 refers to RR lots down to 4,000m² (see 2 above) for a more efficient land use. Clause 8.1.2 also refers to 4,000m² RR lots and clause 8.1.3 refers to RR lots ranging from 1ha to 10ha based on the actual capability of the land in question.

7. Appendix 1 (Mount Barker) – clause 8.11.2 refers to the need to not necessarily connect to reticulated scheme water as this supports the principal of sustainable water use.

8. Appendix 3 (Narrikup) – Clause 9.1.4 refers to RR lot sizes down to 5,000m² due to the proximity of the village (see 2 above).

9. Appendix 5 (Rocky Gully) – Clause 7.2.6 refers to RR lot sizes down to 5,000m² due to the proximity of the village (see 2 above).

10. Appendix 6 (Rural Planning Units) – Clauses 6.5, 8.2 and 8.5 refer to a minimum lot size of 30ha subject to 6.1.4.2 (see 1 above).

11. Appendix 6 (Rural Planning Units) – Clauses 11.2 and 11.4 refer to a minimum lot size of 40ha for intensive agriculture and where potential for conflict is addressed. 11.4 refers to limited Rural Smallholdings in the north western portion of the unit due to the land qualities and subject to land capability.

The above variations to the WAPC Policies No’s SPP2.5 and DC3.4 are considered by the Council to be minor variations. The Council has a good deal of local ‘on ground’ rural experience in this municipality and consider it to be in a position to determine the future directions for the Shire.

The Council is keen to obtain community feedback on this LPS and the proposed minor variations to the WAPC policy requirements and as such, the LPS is now open for comment for a period of sixty (60) days.

Although the WAPC has not been provided with a report by the DPI on the LPS, the Council considers that strategic planning initiatives such as this LPS are of critical importance to the future growth and development of the State and as such has resolved that the draft LPS be advertised to obtain the comment of the community.

Your comments on this draft LPS as a Town Planning Scheme Policy and the variations proposed to the WAPC policy would be appreciated.
# SHIRE OF PLANTAGENET
## DRAFT LOCAL PLANNING STRATEGY
### APPENDIX 4 – PORONGURUP RURAL VILLAGE AND ENVIRONS

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1. INTRODUCTION

1.1 The Porongurup area is rich in natural and cultural heritage value. The area has a diversity of flora, fauna and is within the South-West botanical province which has been identified as one of the world’s 25 biodiversity ‘hot spots’. The peaks in the Porongurup National Park are an important landscape feature and the Porongurup Range is the dominating physical characteristic of the area. As well as being a highly desirable place to live, the area has long been recognised as a significant tourist attraction.

1.2 The National Park attracts more than 45,000 visitors per year. Karribank Lodge and Bolganup Homestead were established in the 1920’s and both are listed in the Schedule of Places of Heritage Value under the Council’s Town Planning Scheme No. 3. Other tourist accommodation includes caravan and camping facilities, farm stay, a hostel and a variety of chalets. In addition to the Porongurup Shop and Tearooms, there are numerous craft outlets. The number of vineyards, wineries and cellar sales outlets is continuing to increase and the area conducts an annual wine festival.

1.3 Orchards and vegetable growing were once a feature of the area but, like much of Plantagenet, were replaced with broadacre farming. More recently there has been a return to horticultural enterprises, particularly viticulture.

1.4 The Mira Flores subdivision on the southern slope of the National Park created 22 lots and was initiated in the mid 70’s. A Landscape Protection Zone has also been established on Millinup Road to the south of Mira Flores. The land has been subdivided into 10 to 25ha lots. In 2004 land on the north side of the Mount Barker-Porongurup Road was rezoned to Rural Residential. The land has been subdivided into lots in the order of 2 to 4ha.

1.5 The land use and management issues in the rural areas adjacent to the National Park are complex. The natural beauty of the area attracts people and there is pressure for subdivision and more intense development. It is imperative to plan for and control development and subdivision to ensure the natural attributes are not compromised.

1.6 Because of the unique qualities of the area, the land surrounding the National Park was one of the first areas within the Shire to have a Rural Strategy. The purpose of that Strategy was to reconcile the development aspirations of land owners and the high environmental qualities of the area having regard to the protection and management of natural resources and the integrity of the National Park.
2. PAST STRATEGY

2.1 The 1997 Porongurups Rural Strategy was a comprehensive analysis of the physical characteristics, infrastructure, capability assessment and planning issues relative to the area. The document was endorsed by the WAPC and subsequently adopted by the Council as a Town Planning Scheme Policy in September 1997. It served as a framework for assessing subdivisions and development proposals. The principles and aims in the then Regional Strategy are reflected in the document particularly in respect to the recognition of the Porongurup Village.

2.2 The objectives of that Porongurups Rural Strategy were:

**GENERAL**

a) To protect and preserve the Porongurup National Park.

b) To protect and encourage the viable usage and development of land for agricultural purposes.

c) To protect regional resources such as water supply, forest areas and heritage elements.

d) To provide for more intensive use of land in environmentally and socially suitable areas for uses such as hobby farms, intensive agriculture and rural-residential retreats.

e) To ensure that land use and development are related to the physical capability and suitability of the land to accommodate such development without environmental degradation, and are undertaken in a manner which protects the overall amenity of the subject area.

**SOCIAL**

a) To maintain and enhance the livelihood and lifestyle of residents as far as possible.

b) To provide for a variety of lifestyles through the provision of land use planning.

**RURAL**

a) To encourage the continuance of effective agricultural activities by controlling subdivision, discouraging fragmentation of holdings, and preventing the encroachment of incompatible areas.

b) To facilitate changing requirements of agricultural activities and management techniques through sufficiently flexible planning controls.

c) To provide for the needs of small rural lot owners in areas identified as appropriate for such use having regard to land capability, servicing availability, environmental hazards, access to community facilities, landscape character and adjoining land uses.

**LANDSCAPE, HERITAGE AND AMENITY**

a) To recognise and enhance areas of high landscape value.
b) The conservation of a diverse native community of vegetation and habitats.

c) To establish landscaping guidelines.

d) To liaise with C.A.L.M. on components of their Proposed Porongurup Draft Management Plan to ensure complementary initiatives.

TOURISM

a) To consider the tourism potential of the area, in particular the viticultural developments, in proposing land use policies.

b) To assess the tourism potential of the area relative to the enhancement of the local economy.'

2.3 The Strategy divided the area surrounding the National Park into 13 precincts (see plan following) and provided a series of recommendations relative to each of those precincts. In many of the precincts there was a general presumption against subdivision of land however some precincts did allow for more development such as:

Precinct B3 large hobby farm lots of 10-20ha
Precinct C rural residential, special residential and residential (the village)
Precinct G1 rural residential
Precinct G2 rural residential, landscape protection (10ha minimum)
2.4 As part of the process of rezoning land in the Precinct G1 north of Mount Barker-Porongurup Road a Precinct Structure Plan was prepared to set the standards for the zoning and development of that precinct. A copy of that precinct plan follows.
Overall Aim
To provide for rural residential and rural small holding development while at the same time addressing key environmental issues such as conservation of remnant vegetation, protection and revegetation of drainage lines, creation of flora and fauna corridors, management of erosion and salinity, protection of view corridors, rural landscape and management of bush fire threat.

Key Elements
i) Development within the Precinct to be based on a maximum density of one dwelling per 4ha.

ii) Rural Residential development to be located on poorer, cleared agricultural land to minimise bush fire threat and retain good agricultural land for productive use. Lot sizes to be a minimum of 2ha with the land to be used for residential lifestyle in a rural setting, including rural retreats and small non-commercial hobby farms.

iii) Rural Small Holdings to be located on good agricultural land with lot sizes capable of supporting productive agricultural uses. Lot sizes to be a minimum of 4ha ranging up to 40ha. Productive use of cleared land with good soils is encouraged where part-time income can be derived from horticulture or viticulture. Where large areas of remnant vegetation are present, the emphasis will be to enhance the landscape quality, environmental values and conservation attributes.

iv) All development to be appropriately located, designed and landscaped to minimise visual impact from the Mount Barker-Porongurup Road and Porongurup Range.
v) All development to be set back a minimum of 50 metres from drainage lines and water bodies. Drainage lines to be protected and revegetated where appropriate.

vi) Recharge areas to be planted with highwater using perennial plants.

vii) Exclude stock from remnant vegetation and drainage lines and stocking rates to be based on AgWA guidelines.

viii) Stormwater to be contained on site and disposed of via compensating basins/detention basins prior to entry into drainage lines.

ix) View corridors from the Mount Barker-Porongurup Road to the Stirling Ranges to be protected.

x) The existing tree lined character of Spring Road and unnamed road to the north of Loc 4853 to be protected.

xi) Detailed bushfire management plans to be provided at rezoning stage of development.

xii) Maximise the use of existing drainage lines, revegetation areas and areas of remnant vegetation to create flora & fauna corridors.

2.5 The planning objectives and recommendations for the various precincts are generally still relevant and valid. Some refinements are necessary, but the basic principles established by that Strategy are to be retained.

2.6 In 2001 and 2002 a proposal to modify the Strategy to allow for more intense subdivision of Lot 4679 in Precinct D1 (south of Millinup Road) for lots of 9 to 26ha was not supported by the WAPC.

3. INFRASTRUCTURE

3.1 Limited reticulated scheme water is available in the village area. The Bolganup Dam previously supplied reticulated water to the Bolganup locality. It also provided approximately 50% of the water requirement of Mount Barker via a 225mm main. The Water Corporation is about to upgrade the water supply from Albany to Mount Barker to enable it to be supplied to the Porongurup village. As stated at 4.6.2.6 the Department of Water has prepared Drinking Water Source Protection Plan for the Bolganup Creek Catchment Area. The dam may still be used in the future as a drinking water source.

3.2 A reticulated sewerage system is not available in the village with effluent disposal currently being carried out on site with standard septic tanks and leach drains. While these systems currently operate satisfactorily given the low density of development, there is a concern that depending upon the level of future development of the village, then conventional onsite disposal may not be the preferred outcome. The Government’s draft Country Town Sewerage Policy sets a minimum lot size for on site effluent disposal at 2,000m².

3.3 The existing electricity supply consists of a single phase line along Mount Barker-Porongurup Road to Chester Pass Road and a three phase supply along Yellanup Road to Chester Pass Road. Underground power is required to be provided in new more intense subdivisions such as rural residential.
3.4 Western Power has plans to upgrade the service in the next 2 to 3 years.

3.5 The Mount Barker-Porongurup Road and Chester Pass Road provide the main access to the area and both are sealed. Yellanup Road, to the south and Bolganup Road are also sealed. The remainder of the roads are unsealed and have been developed to an all weather gravel standard. The most significant of these roads are Woodlands Road which runs north-south through the western end of the National Park, and Millinup Road which runs east-west and links up with Chester Pass Road. Together with the Mount Barker-Porongurup Road they form a complete circuit around the Park providing scenic views and the main access to various features within the National Park and to private property. Between Bolganup Road and Woodlands Road a scenic route has been constructed which skirts the National Park.

3.6 Other unsealed roads on the northern side of the National Park include Barrow Road, Knights Road, Spring Road, Castle Rock Road and Magpie Hill Road. On the southern side of the National Park unsealed roads include Wansborough Road, Millinup Pass, Mira Flores Avenue, Rogers Road and Sixpenny Road.

3.7 Stoney Creek Road which services a new rural residential subdivision has been constructed to bitumen standard by the developer. The southern leg of Spring Road will also be constructed to bitumen standard when adjacent land to the west is subdivided to rural residential lots. The design of the road construction for Spring Road will include provision to protect as much vegetation in the road reserve as possible with reduced pavement widths and so on.

3.8 A footpath is being constructed on the Mount Barker-Porongurup Road between the Porongurup shop and the caravan park.

3.9 The Plantagenet Trails Master Plan of 2006 proposes two trails that impact on the Porongurup. One is the High School to the Hills Cycle Trail shown below:
3.10 The Porongurup Bush Fire Brigade currently has four fire trucks three of which are to the north and one is located to the south of the Porongurup Range. The Department of Environment and Conservation, which manages
the National Park, also has a range of fire fighting appliances which can be brought in in case of fire and access to water bombers based in Albany. The timber companies also provide fire units. New residential type subdivision will be required to provide hydrants in the reticulated water supply network. New rural residential type subdivisions are required to have a bushfire management plan to ensure fire safety.

4. COMMERCIAL AND INDUSTRIAL

4.1 The Porongurup shop is the only facility providing for immediate day to day needs of residents with the nearest comprehensive shopping facilities located in Mount Barker. As tourism and the resident population increases, there will be an opportunity for the existing shop to extend the services it offers to the village. The conceptual structure plan may allow for more commercial zoned land in the village.

4.2 There is no industrial zoned land in the village.

5. EDUCATION

5.1 Education facilities are not available or likely to be provided within the village in the near future. Schooling is available in Mount Barker. A school bus service currently operates between Mount Barker and the village and no problems are envisaged in terms of meeting an increased demand in the future.

6. LOT SUPPLY

6.1 The majority of the smallest lots (up to 10ha) are located in the village area and 22 lots in the Mira Flores rural residential zone and 8 lots in the Landscape Protection Zone to the south. Lots ranging between 10-60ha are concentrated on the more steeply sloping land adjacent to the National Park where the topography is more varied and fragmented by creeklines. Further out and particularly on the flatter land on the periphery of the area, lot sizes are larger and traditional broad acre farming more evident.

6.2 The rural residential zone to the north contains 26 lots. Additional rural residential lots will become available when the land to the south east of that zone is subdivided now that the rezoning has been completed.

7. HERITAGE

7.1 As stated earlier the Karribank Lodge and the Bolganup Homestead are listed in the Schedule of Places of Heritage Value in the Council’s Town Planning Scheme No. 3. There are a number of other possible heritage sites which are noted in the ‘Porongurup: History and Tour Guide’ by A Burchell. These include the following sites:
- Woodlands Farm
- Woodburn Farm
- The old sawmill site on Magpie Hill
- Waddy’s Hut
- Pioneer Gravesite (Stirling View Homestead, Spring Road)
- Wattle Hill Homestead
- Porongurup Hall

7.2 Heritage values have the potential to significantly contribute to the attraction of the area as a tourist destination as well as their continuing importance to the resident community.

7.3 The National Park and its environs were placed on the Assessment List for the National Heritage List for 2007-08. The Australian Heritage Council will examine the area for possible inclusion in either the National or Commonwealth Heritage Lists.

7.4 As the area consists of areas of Crown land, the necessary procedures need to be followed in respect to obtaining Native Title clearance under the Native Title Act 1993 if any development is proposed.

7.5 The Aboriginal Heritage Act applies to all lands both privately owned freehold and Crown land. All landowners must ensure the requirements of the Act are not breached at the time of development proposals. No specific surveys have been conducted in the area and as such proponents of future development should engage suitably qualified consultants to carry out an archaeological and ethnographic site survey in order to ensure possible sites are not affected.

8. SPECIAL CONTROL AREA

8.1 The area surrounding the National Park is a Special Control Area (5) wherein any proposals for bluegum plantations need to adhere to the Scheme provisions for the area.

9. PORONGURUP RURAL VILLAGE – CONCEPTUAL STRUCTURE PLAN

9.1 Location and Proposals

9.1.1 The location of the Porongurup Rural Village was determined in the earlier Porongurups Rural Strategy. The area was referred to as Precinct C and is shown on the preliminary plan below prepare by consultants as part of a Scheme Amendment Request lodged on behalf of landowners which was supported by the Council following public advertising.
9.1.2 Following the Scheme Amendment Request consultants prepared an amendment to Town Planning Scheme No. 3 to introduce the mechanism for the creation of the Porongurup Rural Village. The steps identified by the consultants are:

1. Introduce a new zoning, the ‘Rural Village’ zone, to apply to the subject site and to other rural villages identified throughout the Shire;

2. Provide a conceptual structure plan for Precinct ‘C’ of the Porongurups Rural Strategy to guide the development of this locality as the focal point for locals and visitors to the Porongurup;

3. Rezone the subject site to the new ‘Rural Village’ zone to establish the permitted uses and scheme provisions for this development; and

4. Provide a Development Guide Plan (DGP) as part of the zoning provisions to guide the development of the rural village on the subject site.

9.1.3 The objectives of the proposal for the village are:

- Create a rural village as a focal point for the Porongurup community and visitors to the area;

- Enable the development of a commercial/tourist heart at the centre of the community, located between Karribank and the existing Porongurup Shop and Tearooms, providing an
opportunity for the development of commercial, tourist and community facilities to service local residents and visitors;

- Place smaller residential lots within walking distance of the heart of the community, to add vibrancy and create a defined centre, graduation out to larger rural-residential style lots on the fringe that will merge the Porongurup rural village into its rural hinterland;

- Enable good planning practices and principles to be put in place in the coordinated planning approach for the Porongurup Rural Village, with the introduction of the Rural Village zone and the development of the Conceptual Structure Plan over the entire Precinct;

- Generate a village environment that respects the rural setting and landscape values of the site through the use of design guidelines and extensive landscaping;

- Provide a sustainable focus to the future community with water sensitive design, suitable effluent disposal systems, properly solar oriented lots, use of native endemic species in landscaping, provide grey water recycling, encouragement of solar passive building design and use of rain water tanks, etc.

- Retain the landscape, character and heritage values of the locality, whilst allowing more people to access/experience the qualities of the Porongurup Rural Village;

- Add population to the area to help support the existing shop and tearooms, caravan park and tourist ventures in the immediate vicinity.

- Create a connected community, with walking and cycle facilities which focus on the central heart of the community; and

- Generate a vibrant rural village, based on the site assets and the amenity of the area, in close proximity to the Porongurup National Park.

9.1.4 It is envisaged the village will have the following components:

- A small commercial hub based around the existing Porongurup shop, providing for retail, tourist and community facilities. This will form the centre of the village and include the existing buildings and land uses at Karribank. It will be a place for social interaction between residents and a central point in the Porongurup locality for visitors to identify with;

- Smaller residential sized lots within a 400m ‘ped-shed’ (5 minute walk) around the commercial centre;

- A number of larger lots graduating out to the surrounding rural land uses, ranging in size from 2,000m$^2$ to 1 to 4ha on the
perimeter. Large lots around the perimeter of the village combined with the retention of remnant vegetation will help define and limit the extent of the village and integrate with the surrounding rural hinterland; and

- The rural village is to be based around the sites constraints and opportunities in a sustainable form that encourages walking and cycling, retention of good standard remnant vegetation, community feeling, water sensitive design, extensive landscaping and a respect for the landscape values and rural character of the locality.

9.1.5 The Scheme amendment for the village includes a conceptual structure plan which includes:

- Location and density of housing areas;
- Road layout (short and long term);
- Public open space and method of contribution;
- Commercial areas;
- Community purposes sites;
- Fire management plan;
- Waste transfer station location;
- Environmental considerations;
- Ethnographic and heritage issues;
- Infrastructure (short and long term) including water source and location of effluent disposal site; and
- Estimated time frame for development.

9.1.6 The Amendment was advertised for comment in June and July 2008 and the Council resolved to recommend the Amendment be adopted for final approval subject to several modifications in August 2008. The Amendment has been with the WAPC since September 2008 for the Minister for Planning’s final decision.

10. PORONGURUP RURAL PROPOSALS

10.1 Precincts

10.1.1 The 1997 Porongurups Rural Strategy sets the framework for assessing subdivision and development proposals for the freehold owned land around the National Park. The objectives of that Strategy are listed at 2.2 above and these are still relevant in this PLPS.

10.1.2 The extent and number of precincts have been review and one (D1) has been removed and seven (A1, A2, A3, A4, B2, D2 and G2) have
been reduced in area. The eastern boundary now adopted is Chester Pass Road, the southern boundary is O’Neill and Millinup Roads, the western boundary is on an alignment with Magpie Hill Road and the western part of the northern boundary is the Mount Barker-Porongurup Road. The reason for the reduction in area is that these outer areas now excluded are addressed in the Rural District component of this PLPS and the present level of development and lot pattern in the area selected it more representative of the environs of the National Park.

10.1.3 The precincts have been rearranged and renumbered as shown on the following plan.
10.2 Precinct 1

10.2.1 This is the Porongurup Rural Village detailed at 9 above.

10.3 Precinct 2

10.3.1 This was previously precincts E and F under the Porongurups Rural Strategy.

10.3.2 The precinct occupies the generally flat, sandy areas extending northward from the lower range slopes. Apart from a few significant stands of category 1 remnant vegetation, the majority of the precinct has been cleared. A number of partially vegetated drainage lines traverse the area. The precinct also incorporates a prominent east-west trending ridge with slopes of approximately 10%. The southern face of the ridge is completely cleared and is highly visible from the Park’s vantage points and the approach road from the west. The north facing slopes of the ridge have significant stands of category 1 remnant vegetation.

10.3.3 Landform, soils and planning considerations are:

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<thead>
<tr>
<th>LAND UNIT</th>
<th>SALIENT FEATURES</th>
<th>PLANNING CONSIDERATIONS</th>
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<tbody>
<tr>
<td>Psd</td>
<td>Level to very gently undulating with mainly sandy surfaced, imperfectly drained, yellow duplex soils. Subsurface horizons are commonly bleached and lateritic gravels may be present.</td>
<td><strong>Rural-residential</strong> – Fair to low capability due to soil drainage conditions; flatter terrain more suited to larger ‘hobby farming’. <strong>Agriculture</strong> – Fair capability land for grazing; but susceptible to erosion from overgrazing due to generally finer surface sand. Horticultural uses limited by drainage. Susceptibility to waterlogging can limit sensitive crops (particularly vines). Somewhat limited ability of topsoils to retain nutrients.</td>
</tr>
<tr>
<td>S2d</td>
<td>Gentle to moderate slopes (5-15%) with predominantly sandy surfaced yellow duplex soils which are moderately well drained and surface rock is rare. Subsoil gravels are common.</td>
<td><strong>Rural-residential</strong> – Fair capability although runoff from adjacent slopes can cause erosion. <strong>Agriculture</strong> – Erosion risk limitation as for rural-residential use; Suitable drainage but somewhat limited ability of sandy topsoils to retain nutrients and moisture; Nature of terrain and its position downslope from steeper, more rocky, and predominantly uncleared land, provide opportunities for small dams.</td>
</tr>
<tr>
<td>Db</td>
<td>Broad drainage lines or depressions, usually in sandier flatter terrain.</td>
<td>Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.</td>
</tr>
</tbody>
</table>

10.3.3 Future Proposals
i) Landowners are encouraged to retain remnant vegetation and revegetate particularly exposed areas and fence creeklines and other sensitive areas.

ii) Further breakdown of lot sizes will not be supported.

iii) Rural residential development of the exposed southern face of the ridge will not be supported.

10.4 Precinct 3

10.4.1 This precinct was previously precinct G1 under the Porongurups Rural Strategy.

10.4.2 The precinct occupies the lower slopes of the Porongurup Range and comprises a gently undulating landscape with slopes varying between 2-10%. The area has extensive tree cover and includes both category 1 and 2 remnant vegetation as well as extensive areas of scattered trees. A number of partially vegetated drainage lines pass through or originate in the precinct. A large Recreation reserve consisting of category 1 remnant vegetation abuts the northern boundary of the precinct. In terms of visual impact the precinct is particularly well screened from major tourist routed and the main lookouts within the National Park.

10.4.3 Landform, soils and planning considerations are:

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<tr>
<td>Cg2</td>
<td>Gently sloping crests on lower hills and rises; moderately deep sandy surfaced yellow duplex soils; few to common outcrops of weathered granite, siltstone and lateritic duricrust.</td>
<td>Rural-residential – Fair capability land. Agriculture – Somewhat limited ability of sandy topsoils to retain nutrients and moisture; Localised areas of rock restrict ability to cultivate.</td>
</tr>
<tr>
<td>S2d</td>
<td>Gentle to moderate slopes (5-15%) with predominantly sandy surfaced yellow duplex soils which are moderately well drained and surface rock is rare. Subsoil gravels are common.</td>
<td>Rural-residential – Fair capability although runoff from adjacent slopes can cause erosion. Agriculture – Erosion risk limitation as for rural-residential use; Suitable drainage but somewhat limited ability of sandy topsoils to retain nutrients and moisture; Nature of terrain and its position downslope from steeper, more rocky, and predominantly uncleared land, provide opportunities for small dams.</td>
</tr>
<tr>
<td>Psm</td>
<td>Very gently to gently undulating terrain with variable, moderately well drained duplex soils.</td>
<td>Rural-residential – Fair capability although pockets of lower capability land will occur due to soil variability. Agriculture – Fair capability land for grazing and horticulture although pockets of lower capability land will occur due to soil variability.</td>
</tr>
</tbody>
</table>
10.4.4 As stated at 2.4 above a Precinct Structure Plan has been prepared for this precinct. That plan is reproduced at 2.4. The aim of that plan is to provide for rural residential and rural small holding development while at the same time addressing key environmental issues such as conservation of remnant vegetation, protection and revegetation of drainage lines, creation of flora and fauna corridors, management of erosion and salinity, protection of view corridors, rural landscape and management of bush fire threat.

10.4.5 Future Proposals:

i) Development within the precinct to be generally based on a density of one dwelling per 4ha.

ii) Rural Residential development to be located on poorer, cleared agricultural land to minimise bush fire threat and retain good agricultural land for productive use. The land to be used for residential lifestyle in a rural setting,
including rural retreats and small non-commercial hobby farms.

iii) Rural small holdings to be located on good agricultural land with lot sizes capable of supporting productive agricultural uses. Lot sizes to be a minimum of 4ha. Productive use of cleared land with good soils is encouraged where part-time income can be derived from horticulture. Where large areas of remnant vegetation are present, the emphasis will be to enhance the landscape quality, environmental values and conservation attributes.

iv) All development to be appropriately located, designed and landscaped to minimise visual impact from the Mount Barker-Porongurup Road and Porongurup Range.

v) All development to be set back a minimum of 50 metres from drainage lines and water bodies. Drainage lines to be protected and revegetated where appropriate.

vi) Recharge areas to be planted with high water using perennial plants.

vii) Exclude stock from remnant vegetation and drainage lines and stocking rates to be based on Department of Agriculture and Food guidelines.

viii) Stormwater to be contained on site and disposed of via compensating basins/detention basins prior to entry into drainage lines.

ix) View corridors from the Mount Barker-Porongurup Road to the Stirling Range to be protected.

x) The existing tree lined character of Spring Road to be protected.

xi) Detailed bushfire management plans to be provided at rezoning stage of development.

xii) Maximise the use of existing drainage lines, revegetation areas and areas of remnant vegetation to create flora and fauna corridors.

10.5 Precinct 4

10.5.1 This precinct was previously precincts B1, B2 and portion of A3 under the Porongurups Rural Strategy.

10.5.2 The precinct has a varied landscape which unfolds along the winding Mount Barker-Porongurup Road. Significant views of both the Porongurup and Stirling Ranges are available.
Important areas of Category 1 remnant vegetation abut the steeper land adjacent to the National Park and abutting the Mount Barker-Porongurup Road. Small drainage lines originate in the Park and intersect the precinct running towards the north. The lower slopes are relatively flat (2%) while the mid slopes and upper slopes range between 10-20%.

10.5.3 Landform, soils and planning considerations are:

<table>
<thead>
<tr>
<th>LAND UNIT</th>
<th>SALIENT FEATURES</th>
<th>PLANNING CONSIDERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cg2</td>
<td>Gently sloping upland hill-crests with shallow brown gritty loams, some pockets of gritty yellow duplex soils, and common surface rock (granite).</td>
<td>Rural-residential – Very difficult access; limited occurrence; low capability for on-site effluent disposal due to shallow soils. Agriculture – Predominantly uncleared; difficult plan rooting conditions due to shallow soils; Areas of rock significantly restrict ability to cultivate.</td>
</tr>
<tr>
<td>S1</td>
<td>Moderate to steeply inclined slopes (&gt;15%) with similar soils to Cg1. Few to common surface rock outcrops.</td>
<td>Rural-residential – Best left uncleared; high erosion risk as commonly received rapid runoff from granite domes. Agriculture – Limitations as for rural-residential use; Cultivation or over-grazing exacerbates erosion risk; Where already developed, land should be worked across the contour and grazed under conservative stocking rates.</td>
</tr>
<tr>
<td>S2L</td>
<td>Gentle to moderate slopes (5-15%) with predominantly loamy surfaced red duplex and gradational soils which are well drained and surface rock is rare. Gravels may be present.</td>
<td>Rural-residential – Fair capability although runoff from adjacent slopes can cause erosion. Agriculture – Better quality agricultural soils with good drainage, nutrient retention, and moisture retention properties. Erosion risk limitation as for rural-residential use.</td>
</tr>
<tr>
<td>S2d</td>
<td>Gentle to moderate slopes (5-15%) with predominantly sandy surfaced yellow duplex soils which are moderately well drained and surface rock is rare. Subsoil gravels are common.</td>
<td>Rural-residential – Fair capability although runoff from adjacent slopes can cause erosion. Agriculture – Erosion risk limitation as for rural-residential use; Suitable drainage but somewhat limited ability of sandy topsoils to retain nutrients and moisture; Nature of terrain and its position downslope from steeper, more rocky, and predominantly uncleared land, provide opportunities for small dams.</td>
</tr>
<tr>
<td>Sdp</td>
<td>Gently sloping drainage depressions with imperfectly drained pale yellow to grey duplex soils.</td>
<td>Rural-residential – Low capability land due to poor permeability and drainage for septic tank systems. Areas also tend to concentrate runoff and are susceptible to erosions. Agriculture – Erosion risk limitation as for rural-residential use but exacerbated by cultivation or overgrazing; Where cleared, central drainage areas should remain as grassed waterways; Nature of terrain and its position downslope from steeper, more rocky, and predominantly uncleared land, provide opportunities for small dams.</td>
</tr>
</tbody>
</table>
**Fd**
Very gently to gently inclined lower slopes with imperfectly drained, predominantly sandy surfaced, duplex soils. Localised patches can have small stones or cobbles within subsoil.

*Rural-residential* – Fair capability although dual trench leach drains may be required in areas where subsoil clay is shallow; Areas at base of a long uncleared slopes are susceptible to erosion, particularly on the northern side of the Range.

*Agriculture* – Erosion risk limitation as for rural-residential use but exacerbated by cultivation or overgrazing; Susceptibility to water logging can limit sensitive crops (particularly vines).

**Fs**
Very gently to gently inclined lower slopes with rapidly drained, moderately deep to deep grey or yellow siliceous sands over cemented lateritic gravels.

*Rural-residential* – Lower capability due to susceptibility to wind erosion as well as water erosion, and the generally poor nutrient retention ability of soils in relation to on-site effluent disposal.

*Agriculture* – Erosion risk limitation as for rural-residential use but exacerbated by cultivation or overgrazing; Generally poor moisture and nutrient retention ability of soils.

**Fg**
Very gently to gently inclined lower slopes with shallow gravely duplex soils with common laterite outcrop. These are moderately well drained.

*Rural-residential* – Lower capability due to excavation and operational difficulties for septic tank leach drains; larger block sizes generally required.

*Agriculture* – Fair capability land for grazing but horticultural uses limited by plant rooting conditions in some areas. Localised areas of rock restrict ability to cultivate. Somewhat limited ability of topsoils to retain nutrients and moisture.

**Dg**
Drainage lines which are incised or ‘gullied’.

Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.

**Dn**
Drainage lines or headwater regions which are non-weakly incised.

Susceptible to erosions and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.

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**10.5.4 Future Proposals:**

i) Subject to retention of existing remnant vegetation, extensions of existing viticulture and other appropriate agricultural uses and small scale tourist accommodation is supported.

ii) Further breakdown of lot sizes is not supported unless it can be demonstrated that it:

- will support the horticulture and tourist industry;
- will not reduce the viability of lot sizes for horticultural purposes;
- will not impact detrimentally on the National Park and provides for land to be ceded to the Crown,
where appropriate, as a condition of subdivision approval;
- provides an opportunity for revegetation of creeklines or other sensitive areas;
- takes into account the likely visual impact of further development; and
- incorporates appropriate fire control measures.

iii) Development within the precinct is to include suitable buffer areas to the National Park and provision be made to protect remnant vegetation adjacent to the National Park.

10.6 Precinct 5

10.6.1 This precinct was previously precincts A1 and A2 under the Porongurups Rural Strategy.

10.6.2 The majority of the precinct consists of a gently undulating, open rural landscape which provides good views of the south-eastern portion of the National Park. While much of the precinct is relatively flat (2-10%), the slopes of the Porongurup range from 20% on the mid slopes to over 30% on the upper slopes. Drainage lines enter the precinct from the National Park. The upper portion is bordered by category 2 remnant vegetation and small pockets of category 2 remnant vegetation are scattered through the precinct with significant stands of category 1 vegetation scattered throughout. The historic Woodbury farm is located within the precinct on the western side of Chester Pass Road. Stands of vegetation are also located within Crown reserves which form an attractive entry statement to the National Park at the intersection of Mount Barker-Porongurup Road with Chester Pass Road.

10.6.3 Landform, soils and planning considerations are:

<table>
<thead>
<tr>
<th>LAND UNIT</th>
<th>SALIENT FEATURES</th>
<th>PLANNING CONSIDERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cr</td>
<td>Rocky crests and ridges with moderately inclined side slopes and common to very common rock outcrops.</td>
<td>Predominantly uncleared; Similar constraints to Cg1 but generally prohibitive in relation to both rural-residential and agricultural use.</td>
</tr>
</tbody>
</table>
| Cg2       | Gently sloping crests on lower hills and rises; moderately deep sandy surfaced yellow duplex soils; few to common outcrops of weathered granite, siltstone and lateritic duricrust. | **Rural-residential** – Fair capability land.  
**Agriculture** – Somewhat limited ability of sandy topsoils to retain nutrients and moisture; Localised areas of rock restrict ability to cultivate. |
<table>
<thead>
<tr>
<th>Code</th>
<th>Slope Description</th>
<th>Use (Rural-residential)</th>
<th>Use (Agriculture)</th>
</tr>
</thead>
<tbody>
<tr>
<td>S1</td>
<td>Moderate to steeply inclined slopes (&gt;15%) with similar soils to Cg1. Few to common surface rock outcrops.</td>
<td>Rural-residential – Best left uncleared; high erosion risk as commonly received rapid runoff from granite domes.</td>
<td>Agriculture – Erosion risk limitation as for rural-residential use; Cultivation or over-grazing exacerbates erosion risk; Where already developed, land should be worked across the contour and grazed under conservative stocking rates.</td>
</tr>
<tr>
<td>S2d</td>
<td>Gentle to moderate slopes (5-15%) with predominantly sandy surfaced yellow duplex soils which are moderately well drained and surface rock is rare. Subsoil gravels are common.</td>
<td>Rural-residential – Fair capability although runoff from adjacent slopes can cause erosion.</td>
<td>Agriculture – Erosion risk limitation as for rural-residential use; Suitable drainage but somewhat limited ability of sandy topsoils to retain nutrients and moisture; Nature of terrain and its position downslope from steeper, more rocky, and predominantly uncleared land, provide opportunities for small dams.</td>
</tr>
<tr>
<td>Fd</td>
<td>Very gently to gently inclined lower slopes with imperfectly drained, predominantly sandy surfaced, duplex soils. Localised patches can have small stones or cobbles within subsoil.</td>
<td>Rural-residential – Fair capability although dual trench leach drains may be required in areas where subsoil clay is shallow; Areas at base of long uncleared slopes are susceptible to erosion, particularly on the northern side of the Range.</td>
<td>Agriculture – Erosion risk limitation as for rural-residential use but exacerbated by cultivation or overgrazing; Susceptibility to water logging can limit sensitive crops (particularly vines).</td>
</tr>
<tr>
<td>Fs</td>
<td>Very gently to gently inclined lower slopes with rapidly drained, moderately deep to deep grey or yellow siliceous sands over cemented lateritic gravels.</td>
<td>Rural-residential – Lower capability due to susceptibility to wind erosion as well as water erosion, and the generally poor nutrient retention ability of soils in relation to on-site effluent disposal.</td>
<td>Agriculture – Erosion risk limitations as for rural-residential use but exacerbated by cultivation or overgrazing; Generally poor moisture and nutrient retention ability of soils.</td>
</tr>
<tr>
<td>Fp</td>
<td>Very gently inclined lower slopes with poorly drained mottled yellow and grey duplex soils.</td>
<td>Rural-residential – Low capability land due to inadequate conditions for on-site effluent disposal.</td>
<td>Agriculture – Fair to high capability land for grazing but horticultural uses limited by drainage. Susceptibility to water logging can limit sensitive crops (particularly vines). Establishment of trees tolerant of water logging is desirable.</td>
</tr>
<tr>
<td>Psd</td>
<td>Level to gently undulating with mainly sandy surfaced, imperfectly drained, yellow duplex soils. Subsurface horizons are commonly bleached and lateritic gravels may be present.</td>
<td>Rural-residential – Fair to low capability due to soil drainage conditions; flatter terrain more suited to larger ‘hobby farming’.</td>
<td>Agriculture – Fair capability land for grazing; but susceptible to erosion from overgrazing due to generally finer surface sand. Horticultural uses limited by drainage. Susceptibility to water logging can limit sensitive crops (particularly vines). Somewhat limited ability of topsoils to retain nutrients.</td>
</tr>
</tbody>
</table>
Shire of Plantagenet  
TPS Policy No. 18  
Local Planning Strategy  
Appendix 4

**10.6.4** Future Proposals

i) The visual qualities and view corridors of the precinct be protected by ensuring future development is sensitively sited and designed.

ii) Further breakdown of lot sizes is not generally supported unless associated with established tourist development.

iii) The Council will encourage the revegetation of creeklines and other sensitive areas.

iv) Consider Landscape Protection Zones in this precinct and provide for the protection of vegetation adjacent to the National Park.

**10.7 Precinct 6**

10.7.1 This precinct was previously precincts B3 and portion of A4 under the Porongurups Rural Strategy.

10.7.2 The precinct covers the moderately to gently sloping southern flanks of the Porongurup Range. Slopes vary between 6-10% adjacent to Millinup Road and between 20-25% adjacent to the National Park. Significant stands of category 1 remnant vegetation abut the National Park and a number of partially vegetated drainage lines originate from the National Park and run south across the precinct. From Millinup Road, which is a popular tourist route, the landscape is relatively open with significant views of the Porongurup Range and south. There are steeper slopes between 15-20% adjacent to Woodlands Road. Significant areas of category 1 remnant vegetation abut Woodlands Road. Drainage lines intersect the precinct and are vegetated on the upper slopes.

10.7.3 Landform, soils and planning considerations are:

<table>
<thead>
<tr>
<th>LAND UNIT</th>
<th>SALIENT FEATURES</th>
<th>PLANNING CONSIDERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Psm</td>
<td>Very gently to gently undulating terrain with variable, moderately well drained duplex soils.</td>
<td><em>Rural-residential</em> – Fair capability although pockets of lower capability land will occur due to soil variability.</td>
</tr>
<tr>
<td></td>
<td></td>
<td><em>Agriculture</em> – Fair capability land for grazing and horticulture although pockets of lower capability land will occur due to soil variability.</td>
</tr>
<tr>
<td>Dg</td>
<td>Drainage lines which are incised or ‘gullied’.</td>
<td>Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Rural-residential</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>S1</td>
<td>Moderate to steeply inclined slopes (&gt;15%) with similar soils to Cg1. Few to common surface rock outcrops.</td>
<td>Best left uncleared; high erosion risk as commonly received rapid runoff from granite domes.</td>
</tr>
<tr>
<td>S2d</td>
<td>Gentle to moderate slopes (5-15%) with predominantly sandy surfaced yellow duplex soils which are moderately well drained and surface rock is rare. Subsoil gravels are common.</td>
<td>Fair capability although runoff from adjacent slopes can cause erosion.</td>
</tr>
<tr>
<td>Sdp</td>
<td>Gently sloping drainage depressions with imperfectly drained pale yellow to grey duplex soils.</td>
<td>Low capability land due to poor permeability and drainage for septic tank systems. Areas also tend to concentrate runoff and are susceptible to erosion.</td>
</tr>
<tr>
<td>Fd</td>
<td>Very gently to gently inclined lower slopes with imperfectly drained, predominantly sandy surfaced, duplex soils. Localised patches can have small stones or cobbles within subsoil.</td>
<td>Fair capability although dual trench leach drains may be required in areas where subsoil clay is shallow; Areas at base of long uncleared slopes are susceptible to erosion, particularly on the northern side of the Range.</td>
</tr>
<tr>
<td>Fg</td>
<td>Very gently to gently inclined lower slopes with shallow gravely duplex soils with common laterite outcrop. These are moderately well to well drained.</td>
<td>Lower capability due to excavation and operational difficulties for septic tank leach drains; larger block sizes generally required.</td>
</tr>
<tr>
<td>Dg</td>
<td>Drainage lines which are incised or ‘gullied’.</td>
<td>Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.</td>
</tr>
<tr>
<td>Dn</td>
<td>Drainage lines or headwater regions which are non-weakly incised.</td>
<td>Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.</td>
</tr>
</tbody>
</table>
10.7.4 Future Proposals:

i) Further subdivision within the precinct may be supported to create large Rural Smallholdings with lot sizes ranging between 10-20ha subject to rezoning to a Rural Smallholdings or a Landscape Protection Zone and preparation of an overall structure plan which will ensure:

- all landowners are consulted;
- revegetation and fencing of creeklines and ridgelines running down to Millinup Road;
- a visual analysis be undertaken to ensure all development is sensitively located;
- incorporation of appropriate fire protection measures;
- ceding of land free of cost to the Crown for inclusion in the National Park where appropriate;
- all buildings to be sited and designed to blend in with the landscape;
- provision of suitable buffer areas to the National Park and protection of remnant vegetation.

10.8 Precinct 7

10.8.1 This precinct was previously part of precincts A3, A4, D2 and G2 under the Porongurups Rural Strategy.

10.8.2 The precinct incorporates the ridge and steeply to moderate sloping southern flank of Nyapeelyup Hill. The slopes vary from 20% on the upper slopes to 10% on the mid slopes and 2% adjacent to O’Neill Road. A number of small drainage lines emanate from Nyapeelyup Hill and are only partially vegetated on the lower slopes. While the lower slopes are predominantly cleared, the upper slopes are covered in extensive areas of category 1 remnant vegetation. The precinct includes the lower slopes of the Porongurup Range and Nyapeelyup Hill. Slopes vary between 2-5% with a relatively small pocket of steeper land (15%) adjacent to Woodlands Road.
10.8.3 The precinct is characterised by an open rural landscape, with scattered trees and copses and partially vegetated drainage lines. The vegetation includes a mix of category 1 and category 2 remnant vegetation. Significant views are available of the north-west portion of the Porongurup Range as well as the Stirling Range.

10.8.3 Landform, soils and planning considerations are:

<table>
<thead>
<tr>
<th>LAND UNIT</th>
<th>SALIENT FEATURES</th>
<th>PLANNING CONSIDERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>S2d</td>
<td>Gentle to moderate slopes (5-15%) with predominantly sandy surfaced yellow duplex soils which are moderately well drained and surface rock is rare. Subsoil gravels are common.</td>
<td><strong>Rural-residential</strong> – Fair capability although runoff from adjacent slopes can cause erosion. <strong>Agriculture</strong> – Erosion risk limitation as for rural-residential use; Suitable drainage but somewhat limited ability of sandy topsoils to retain nutrients and moisture; Nature of terrain and its position downslope from steeper, more rocky, and predominantly uncleared land, provide opportunities for small dams.</td>
</tr>
<tr>
<td>Fd</td>
<td>Very gently to gently inclined lower slopes with imperfectly drained, predominantly sandy surfaced, duplex soils. Localised patches can have small stones or cobbles within subsoil.</td>
<td><strong>Rural-residential</strong> – Fair capability although dual trench leach drains may be required in areas where subsoil clay is shallow; Areas at base of long uncleared slopes are susceptible to erosion, particularly on the northern side of the Range. <strong>Agriculture</strong> – Erosion risk limitation as for rural-residential use but exacerbated by cultivation or overgrazing; Susceptibility to water logging can limit sensitive crops (particularly vines).</td>
</tr>
<tr>
<td>Fs</td>
<td>Very gently to gently inclined lower slopes with rapidly drained, moderately deep to deep grey or yellow siliceous sands over cemented lateritic gravels.</td>
<td><strong>Rural-residential</strong> – Lower capability due to susceptibility to wind erosion as well as water erosion, and the generally poor nutrient retention ability of soils in relation to on-site effluent disposal. <strong>Agriculture</strong> – Erosion risk limitations as for rural-residential use but exacerbated by cultivation or overgrazing; Generally poor moisture and nutrient retention ability of soils.</td>
</tr>
<tr>
<td>Fg</td>
<td>Very gently to gently inclined lower slopes with shallow gravely duplex soils with common laterite outcrop. These are moderately well to well drained.</td>
<td><strong>Rural-residential</strong> – Lower capability due to excavation and operational difficulties for septic tank leach drains; larger block sizes generally required. <strong>Agriculture</strong> – Fair capability land for grazing but horticultural uses limited by plant rooting conditions in some areas. Localised areas of rock restrict ability to cultivate. Somewhat limited ability of topsoils to retain nutrients and moisture.</td>
</tr>
<tr>
<td>Db</td>
<td>Broad drainage lines or depressions, usually in sandier flatter terrain.</td>
<td>Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.</td>
</tr>
<tr>
<td>Dn</td>
<td>Drainage lines or headwater regions which are non-weakly incised.</td>
<td>Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.</td>
</tr>
<tr>
<td>Code</td>
<td>Description</td>
<td>Characteristics</td>
</tr>
<tr>
<td>------</td>
<td>-------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>Dg</td>
<td>Drainage lines which are incised or ‘gullied’.</td>
<td>Susceptible to erosion and flash flooding. Should be excluded from direct impacts of either rural-residential or agricultural land use. Margins should be vegetated where practical to assist control of erosion and nutrient losses to drainage.</td>
</tr>
<tr>
<td>Pd</td>
<td>Level to very gently undulating with mainly sandy surfaced, imperfectly drained, yellow duplex soils with subsoil gravels.</td>
<td></td>
</tr>
<tr>
<td>Pg</td>
<td>Level to very gently undulating with shallow gravelly sands or, less commonly, gravelly duplex soils with common laterite outcrop.</td>
<td></td>
</tr>
<tr>
<td>Cg1</td>
<td>Gently sloping upland hillcrests with shallow brown gritty loams, some pockets of gritty yellow duplex soils, and common surface rock (granite).</td>
<td></td>
</tr>
<tr>
<td>S1</td>
<td>Moderate to steeply inclined slopes (&gt;15%) with similar soils to Cg1. Few to common surface rock outcrops.</td>
<td>Rural-residential – Best left uncleared; high erosion risk as commonly received rapid runoff from granite domes. Agriculture – Limitations as for rural-residential use: Cultivation or over-grazing exacerbates erosion risk; Where already developed, land should be worked across the contour and grazed under conservative stocking rates.</td>
</tr>
<tr>
<td>S2L</td>
<td>Gentle to moderate slopes (5-15%) with predominantly loamy surfaced red duplex and gradational soils which are well drained and surface rock is rare. Gravels may be present.</td>
<td>Rural-residential – Fair capability land for grazing; similar to land unit Psd but more susceptible to erosion from overgrazing due to generally finer surface sand. Horticultural uses limited by drainage. Susceptibility to water logging can limit sensitive crops (particularly vines). Somewhat limited ability of topsoils to retain nutrients.</td>
</tr>
</tbody>
</table>
10.8.5 Future Proposals

i) The visual qualities and view corridors of the precinct be protected by ensuring future development is sensitively sited and designed.

ii) Further breakdown of lot sizes is not generally supported unless associated with established tourist development.

iii) The Council will encourage the revegetation of creeklines and other sensitive areas.