

Council

Draft Local Planning Strategy - Additional Revisions to
Suit the Western Australian Planning Commission

Western Australian Planning Commission Letter of 22
February 2011

Summary of WAPC changes to Local Planning
Strategy

Draft Local Planning Strategy – July 2011 (separate
attachment)

Meeting Date: 26 July 2011

Number of Pages: 92

I63322



Our Ref: DPI/09/02159/2
Your Ref: O23316
Enquiries: Mark Jendrzczak (9892 7306)



Chief Executive Officer
Shire of Plantagenet
P.O. BOX 48
MOUNT BARKER WA 6324

ATTENTION : Peter Duncan

Dear Sir/Madam

REQUEST FOR THE WESTERN AUSTRALIAN PLANNING COMMISSION TO GRANT CONSENT TO ADVERTISE THE PLANTAGENET LOCAL PLANNING STRATEGY

I refer to your correspondence regarding the above matter.

In this regard, the Western Australian Planning Commission resolves to grant consent to advertise the Plantagenet Local Planning Strategy subject to the following modifications being carried out prior to advertising:

1. The last two sentences of dot point three (3) in S8.1.3 of Appendix 1 being deleted and replaced with "Lot 500 within this planning unit is unsuitable for rural residential and/or rural smallholdings development. Rezoning, subdivision and/or development applications for such land uses on this lot will not be supported by Council"; and
2. In S9 of Appendix 3, delete existing S9.1.3 and S9.1.5-9.1.8; re-number existing S9.1.4 to S9.1.3 and existing S9.1.9 to S9.1.4; and remove the 'rural residential' designation from Lot 5102 on the 'Narrikup Conceptual Structure Plan' map.

Yours faithfully

For Tony Evans
Secretary
Western Australian Planning Commission



22 February 2011



SUMMARY OF WAPC CHANGES TO LOCAL PLANNING STRATEGY
FROM 2009 - 2011

MAIN BODY OF DOCUMENT

1. * Reference of timeframe of LPS altered to delete 10 to 20 years and replace with 5 years.
2. Deleted reference to format matching the WAPC Schemes Manual as the format changed to suit DOP and a new, yet to be released manual.
3. Delete reference to community consultation dating back to 2005.
4. Delete reference to Council's strategic planning documents both finalised and draft.
5. Delete reference to 2003 Environmental Component.
6. Delete principles of State Planning Strategy.
7. Delete Great Southern Region vision from State Planning Strategy.
8. Delete relevant Strategies and Actions from State Planning Strategy.
9. Delete State Planning Framework and reference to relevant WAPC policies.
10. Delete reference to Residential Design Codes.
11. Delete Albany Regional Strategy (1994) details.
12. * Delete planning issues and recommendations of Lower Great Southern Strategy (2007).
13. * Delete reference to the LPS planning for detailed growth of the identified rural villages and include only growth areas as identified in 1997 strategies.
14. Delete relevant details of State Water Conservation Strategy (2004).
15. Delete relevant details of State Sustainability Strategy (2003).
16. Delete relevant details of Southcoast Regional Strategy for Natural Resource Management (Southern Prospects 2004 – 2009) including deletion of management actions.
17. Delete section on Sea Change and implications on an inland Shire.
18. Delete relevant details of State Water Draft Water Policy Framework (2006).
19. Delete relevant details and targets of the 100 year Biodiversity Conservation Strategy.

20. Delete relevant details of the Council's Strategic Plan (2003).
21. Delete description of the Council's six strategic planning documents (1998 to 2002).
22. Delete details of public consultation on the draft LPS preparation phase.
23. Delete details of State agencies comments on preparation of draft LPS.
24. * Delete reference to heritage sites listed in TPS and delete reference to Municipal Heritage Inventory (1997).
25. Delete population details and reduce six paragraphs to two.
26. * Delete reference to WAPC Policy on school sites and Education Department requirements.
27. * Delete seven paragraphs that address school site requirements for Mount Barker and the rural villages.
28. Delete relevant sections from the GSDC Great Southern Economic Perspective (2006).
29. Delete agricultural production details.
30. Delete commercial, tourism, building industry, fishing industry and viticulture value details.
31. * Delete important issues to be addressed when looking at future settlement patterns.
32. Delete details of six airstrips in the Shire.
33. Insert paragraph to require the Council to prepare a local road hierarchy to satisfy Main Roads Albany.
34. Delete details of Denmark River and Bolganup dam being future water sources.
35. Delete reference to Minister for Planning and Infrastructure 2006 proposals for a sustainable urban development in Wungong the principles were to be followed in this Shires rural villages.
36. * Delete reference to growth and the need for more community facilities over time and the reference to Liveable Neighbourhoods Community Design Code.
37. Delete principles and objectives of Basic Raw Materials Strategy (1996).
38. * Delete details of floorspace (existing and future needs), carparking and growth needs for commercial development in Mount Barker.

39. Delete details of Tourism Plan and other paragraphs related to tourism.
40. Delete background information on Environment and reference to Lower Great Southern Strategy macrocorridors.
41. Delete rainfall data and rivercare and wetlands information.
42. Delete groundwater information.
43. Delete majority of weed control detail.
44. * Delete all Aboriginal and European Heritage information.
45. * Delete majority of Rural Issues and Rural Responses to limit the scope and flexibility for growth in the rural areas.
46. * Delete several Urban Issues and Urban Response to remove the strategic direction for urban areas.
47. Delete Commercial issues that relate to tourism and pedestrians and delete seven of the Commercial responses.
48. * Delete an Industrial issue and Response that provides for next 30 years.
49. * Delete strategic rural objectives that refer to controlled growth of settlements, lifestyle and economic opportunities, urban and rural residential location and management factors, allocation and management of land resources, tourist development, natural environment, heritage values, townsite strategies for increased population.
50. * Delete all objectives for priority agriculture zone that address land use control and subdivision and replace with subdivision to accord with WAPC policy.
51. * Delete all policies for priority agriculture zone.
52. * Delete all objectives and policies for general agriculture zone as at 50 and 51.
53. * Delete all subdivision and development standards for priority and general agriculture including 200ha minimum lot size in broadacre areas and the 40ha proposals for limited parts of Forest Hill and Narrikup to encourage land for intensive food production subject to soils and water. LPS now only says no subdivision and does not address land use/land use conflict.
54. Delete bushfire management from rural section.
55. Delete important guidance for farm restructuring.
56. Delete section that discusses the rural district in terms of WAPC policy and Lower Great Southern Strategy, land use conflict and management of natural resources.

57. Delete development standards and land use controls for rural residential areas including building exclusion areas, effluent disposal, tree preservation, fire control, outbuildings. Also zoning requirements deleted.
58. Similar to 57 changes/deletions for rural smallholdings areas.
59. Delete majority of section on tree plantations.
60. Delete whole section on aquaculture.
61. Delete parts of rural industry section.
62. Delete nearly all of water resources section.
63. Delete nearly all of conservation lots section.
64. Delete most of homestead lot section.
65. Delete nearly all of horticulture section.
66. * Delete most of settlement hierarchy including Lower Great Southern Strategy issues and guidelines.
67. Delete all reference to Landscape Protection zones.
68. Delete details of home occupation.
69. * Delete most of section on rights of way in Mount Barker including reference to WAPC Planning Bulletin.
70. Delete reference to water sensitive urban design.
71. Delete energy efficient subdivision and building design components.
72. Delete sections of risk management in the land use planning process.
73. Delete Emergency Risk Management Process of Commonwealth.
74. Delete most of bushfire management plans details including reference to WAPC document.
75. Delete sections of flood risk.
76. Delete nearly all of section on landslip.
77. Delete parts of acid sulphate soils section.
78. * Delete majority of climate change section.

79. Delete majority of sustainability section.
80. Delete majority of special control areas section.
81. Delete majority of monitoring and review section.

APPENDIX 1 – MOUNT BARKER

82. Delete most of introductory background.
83. Delete most of past reviews.
84. Delete description and trails plans.
85. Delete commercial background, parking and commercial floorspace needs.
86. * Delete whole section on urban design and replace with very generic words providing no guidance.
87. Delete most of pedestrians section.
88. Delete most of carparking section.
89. Delete most of industrial land section.
90. * Delete large sections of text referring to future rural residential growth areas and provide more justification for equestrian themed rural residential areas (2).
91. * Mount Barker Locality Map – delete two areas for future rural residential and delete residential area south of Cats Creek residential to ensure there is no connection with the town.
92. * Mount Barker Urban Map – delete residential area south of Cats Creek (see 91). Insert border around one RCode area.
93. * Delete public open space strategy plan.
94. * Delete reference to special control area around future waste disposal site.

APPENDIX 2 - KENDENUP

95. Delete most of introductory background.
96. Delete most of past reviews.
97. Delete section on community consultation.
98. Delete most of infrastructure section including drainage, roads, footpaths, trails plan.

99. * Delete proposals for rural residential and rural smallholdings in already subdivided rural surrounds. This would have introduced subdivision and land use control. Replace with retain rural zoning. No land use conflict control at all.
100. Delete listing of proposed uses for Enterprise Zone.
101. Delete list of heritage buildings.
102. * Kendenup locality map – delete all rural residential and rural smallholdings areas (see 99).

APPENDIX 3 - NARRIKUP

103. Delete most of introductory background.
104. Delete most of past reviews.
105. Delete section on bypass.
106. * Delete Lot 5102 Newman Road reference as rural residential. Several paragraphs that provided justification are deleted.
107. Delete sections of landscape description.
108. Delete nearly all reference to rural residential.
109. * Conceptual Structure Plan – delete Lot 5102 Newman Road as rural residential.

APPENDIX 4 - PORONGURUP

110. Delete most of introductory background.
111. Delete trails plans.
112. Delete most of text about rural village proposals.
113. Delete paragraph that describes how planning precincts have been changed.
114. Delete land unit descriptions and planning considerations for all of the 7 precincts.
115. Delete reference to landscape protection from precinct 5.

APPENDIX 5 – ROCKY GULLY

116. Delete most of introductory background.
117. Delete listing of proposed uses for enterprise zone.

118. * Delete all reference to two future long term rural residential areas north of Muirs Highway.
119. * Conceptual Structure Plan – delete two future long term rural residential areas north of Muirs Highway.

APPENDIX 6 – RURAL PLANNING UNITS

120. * Delete all details of all of the 13 planning units and state all subdivision to be in accordance with WAPC policy. All land use, land use control and future long term strategic proposals, planning unit objectives, development guidelines deleted. Some 26 pages of informed detail reduced to one page which lists the names of the planning units.

(Note: Where ‘*’ is adjacent to the number, this is a long term strategic initiative that has been removed or altered.)

Draft Local Planning Strategy



July 2011

**SHIRE OF PLANTAGENET
DRAFT LOCAL PLANNING STRATEGY
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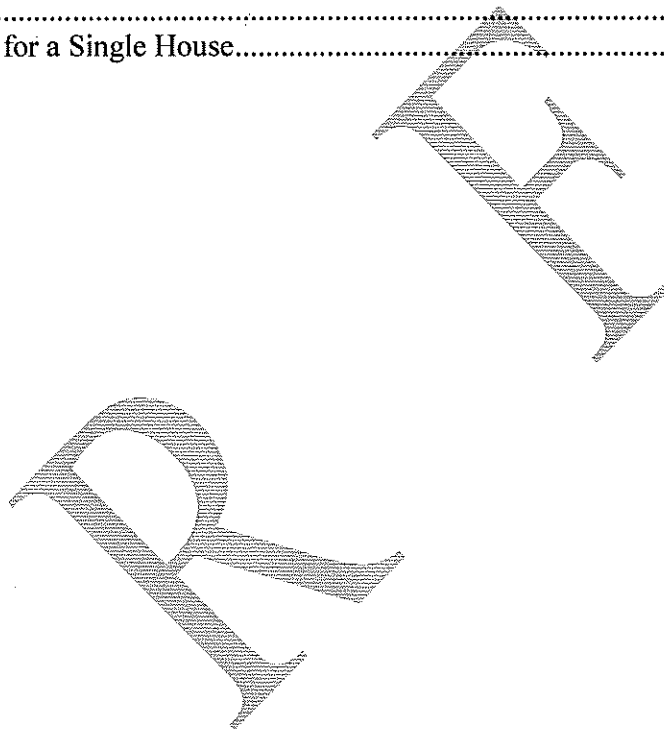
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1. INTRODUCTION

- 1.1 This Local Planning Strategy (LPS) is prepared to satisfy Regulation 12A of the Town Planning Regulations made under the Planning and Development Act 2005.
- 1.2 This version of the LPS has been prepared to suit the requirements of the Western Australian Planning Commission (WAPC) and the Department of Planning (DOP) and differs markedly from those editions prepared by the Council in 2008 and 2009 following and building upon extensive community and stakeholder input. This version will need to be advertised for public comment. The Council adopted its long term Planning Vision (Town Planning Scheme (TPS) Policy No. 18) on 9 March 2010 looking 20 years ahead.
- 1.3 This version of the LPS, as stated above, has been prepared to suit the requirements of the DOP. It does not reflect the focus and purpose of the WAPC 'Local Planning Manual' which includes the following statements:
- '...the local planning strategy providing the overarching framework. The strategy will enable schemes to more clearly express the strategic vision, policies and proposals of the local government. It will also provide a means to apply state and regional policies at the local level.'*
- '...the local planning strategy and achieving the local government's aims and objectives with respect to the development of its local area.'*
- '...each local government is able to adopt the planning policies, provisions and approach that best suit its local needs and circumstances.'*
- 'Each local government should develop a strategy that best suits its area and local circumstances.'*
- 'The strategy sets out the local government's objectives for future planning and development and includes a broad framework by which to pursue those objectives. The strategy will need to address the social, environmental, resource management and economic factors that affect, and are in turn affected by, land use and development.'*
- 1.4 Readers wishing to view the full detail and background information which lead to this LPS should read the 2009 edition of the draft LPS referred to as draft TPS Policy No. 18 which was advertised for public comment.
- 1.5 The purpose and role of the LPS is to review current planning strategies, to set planning directions, apply regional and state planning policies and strategies and to provide a rationale for town planning scheme provisions and zones. The time frame for the LPS will be for the next 5 years.
- 1.6 In preparing this LPS the Council has had regard to documents such as the State Planning Strategy, the Lower Great Southern Strategy (2007), the State Water Conservation Strategy and the State Sustainability Strategy.

2. STATE AND REGIONAL PLANNING CONTEXT

2.1 State Planning Strategy

- 2.1.1 The State Planning Strategy (SPS) was released by the Minister for Planning in December, 1997 and it contains a series of strategies and actions. A review of the SPS was initiated by the WAPC in 2009 and is currently in development phase. The DOP expects it to be released for public consultation in 2010 with a view to implementation in 2011.

2.2 State Planning Framework

- 2.2.1 The WAPC published its State Planning Policy (SPP) No. 1 – State Planning Framework Policy on 22 December 1998. The purpose of SPP No. 1 was to bring together existing State and regional policies and plans which apply to land use and development in Western Australia. The current version of that SPP No. 1 was released in February 2006.

2.3 Other Relevant Strategies

- 2.3.1 The Albany Regional Strategy (A.R.S.) released by the then State Planning Commission in 1994 forms an integral part of the State Planning Strategy in that it provides a framework for development and growth in the Albany region which includes the Shire of Plantagenet. The Regional Strategy presents long term goals for land use, development and conservation.
- 2.3.2 The WAPC in 2001 began the process of preparing the Lower Great Southern Strategy (LGSS). The Strategy encompasses the Shires of Plantagenet, Denmark and Cranbrook together with the City of Albany. The final Strategy was released in June 2007.
- 2.3.3 The LGSS sets out a settlement hierarchy, which promotes Mount Barker as a sub-regional centre.
- 2.3.4 The LGSS identified existing rural villages including Narrikup, Porongurup, Kendenup and Rocky Gully.
- 2.3.5 It is the aim of the LGSS to encourage development around existing nodal settlements, and ensure policies provide a presumption in favour of consolidating settlements. At the request of the WAPC this LPS does not allow new growth around existing nodal settlements other than those areas identified in 1997 documents.
- 2.3.6 The State Water Conservation Strategy (2004) contains a number of recommendations relevant to the land use planning area. The Western Australian State Sustainability Strategy was finalised in September 2003.
- 2.3.7 The 'Southern Prospects 2004-2009: The South Coast Regional Strategy for Natural Resource Management' was produced by the South Coast Regional Initiative Planning Team (SCRIPT) in June 2006. That Strategy aims to ensure the sustainable use of natural resources, protection of natural and cultural values and the development and maintenance of strong and vibrant communities within the region. It recognises that Local Government is an important influence on Natural Resource Management (NRM).

2.4 State Water Plan

- 2.4.1 The Government in April 2006 released a discussion paper entitled 'State Water Plan Draft Water Policy Framework' for public comment. This Plan was approved and published in 2007 by the Department of Water. This LPS plans to meet these objectives particularly in the instance of Rural Residential lots providing their own potable water from rainwater tanks.

2.5 Biodiversity Conservation Strategy

- 2.5.1 The Government released the draft of 'A 100 year Biodiversity Conservation Strategy for Western Australia' for public comment in late 2006.

3. LOCAL GOVERNMENT POLICY CONTEXT

3.1 Strategic Plan

- 3.1.1 The Council adopted its Strategic Plan in 2003 and the document contains a vision, mission, values and its strengths, weaknesses, opportunities and threats.

- 3.1.2 The vision reads:

'We see families and economic development as the mainstay for creating a community that will provide everything that is needed: economic security, safety and social networks within an environment that is clean and safe.

A district where people will come to raise families because of educational opportunities, health facilities, economic infrastructure and a variety of housing opportunities.'

- 3.1.3 The mission reads:

‘To improve the quality of life for the people of Plantagenet, both present and future.’

3.1.4 The values are:

‘We will treat each other with courtesy and respect at all times.

We will conduct ourselves honourably with the highest degree of integrity, honesty and trust.

Hidden agendas, untruths and negative manipulation are not acceptable to us.

We will show respect for each other regardless of individual belief, age, race, gender, religion or lifestyle.’

3.1.5 The strengths, weaknesses, opportunities and threats are:

‘Strengths: our staff, our facilities, our tourism, our location, our community, our rural backbone.

Weaknesses: small rate base, non-retention of youth, degradation of infrastructure.

Opportunities: economic development, recreation, eco-tourism, positive population growth.

Threats: lack of community cohesion, loss of family, natural disasters, unplanned development.’

3.2 Significant Council Policies and Strategies

3.2.1 Town Planning Scheme Policies

The Council has a suite of Town Planning Scheme Policies adopted in accordance with Clause 7.6 of the Shire of Plantagenet Town Planning Scheme No. 3. The operative policies are:

Table 1 – Operative Town Planning Scheme Policies

Policy No.	Policy Topic	Date Adopted
6.	Porongurup External Building Materials	22/11/94
7.	Mount Barker Townsite	26/04/95
11.	Porongurups Rural Strategy	23/09/97
12.	Mount Barker Rural Strategy	23/09/97
13.	Feedlots	14/11/06
14.	Rural Tourist Accommodation and Additional Houses	12/12/06
15.	Commercial Plantations	12/12/06
16.	Outbuildings	12/12/06
17.	Sea Containers	12/02/08
18.	Planning Vision	09/03/10
19.	Kendenu Rural Surrounds	01/03/11

These policies are reviewed and amended from time to time as the need arises.

3.2.2 Strategic Planning Documents

Of importance to the planning of the municipality over the past 13 years are two strategic planning documents:

1. Porongurups Rural Strategy (1997) – this provides guidance in respect to current and future needs of the 15,601ha area which includes 2,401ha of the National Park. The Strategy divides the area into a series of 13 planning precincts surrounding the National Park and provides recommendations for each.
2. Mount Barker Local Rural Strategy (1997) – this looks at an area within a 5km radius around the Mount Barker town with particular emphasis on what are referred to as the eastern precinct and the south west precinct. The north and north east was not included in the study area. It created a series of 9 planning precincts and included recommendations for each of those precincts. Development has occurred in several of these precincts generally along the lines of the recommendations of the Strategy.

3.2.3 Incomplete Strategic Planning Documents

Between 1998 and 2002 there were six strategic documents commenced but never finalised. These were:

1. Draft Industrial Land Review: Mount Barker (1998).
2. Draft Mount Barker Commercial Review (1999).
3. Draft Mount Barker Townsite Strategy (2002). This was brought about by the unavailability of residential lots. It included a series of precinct plans and development guidelines for 5 precincts to the south of Mount Barker with its southern boundary being Warburton Road.
4. Kendenup Townsite Review (Draft 1998 and 2002).
5. Narrikup Townsite Review (Draft 1999 and 2002).
6. Rocky Gully Townsite Review (Draft 1999 and 2002).

These six documents were never formally adopted by the Council but they were used as background data.

3.2.4 Strategic Planning to Date

The range of the Council's strategic planning documents have been successful in guiding development and growth in and around Mount Barker and Porongurup. They are however dated.

4. PLANTAGENET PROFILE AND KEY ISSUES

4.1 General

- 4.1.1 The Shire of Plantagenet is located in The Great Southern Region of Western Australia, covering 4,792 square kilometres and has spectacular scenery including the Porongurup and Stirling Ranges.

The Shire encompasses the settlements of Rocky Gully, Kendenup, Porongurup, Narrikup and Mount Barker.

The township of Mount Barker serves a wide and diverse agricultural area and is the administrative centre for the Shire of Plantagenet.

The main agricultural focus is cropping, viticulture, plantation timber, sheep, cattle, wildflowers and wine production. There are also many lifestyle opportunities set within a beautiful natural environment. Mount Barker is an ideal holiday centre with ample shopping and recreation facilities. It is also within easy reach of the southern coast line and other regional tourist attractions.

4.2 Population

- 4.2.1 Plantagenet has experienced steady population growth over recent years. Most inland shires in contrast have experienced a static or declining population. The table below shows the population of the Shire at actual Census count dates.

Table 2 – Actual Census Count Figures

Year	1986	1991	1996	2001	2006
Actual Count	3,923	3,964	4,117	4,318	4,484

Source: ABS

The ABS 30 March 2010 Estimate Resident Population (ERP) figure for the Shire in 2009 was 5,064 which is already in excess of the WAPC figure for 2021.

4.3 Education

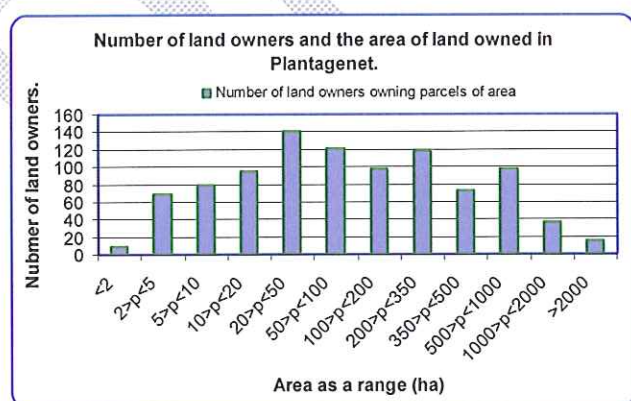
- 4.3.1 School sites must be established in accordance with Education Department criteria based upon residential neighbourhood size and population. Such sites must be earmarked in the structure planning process.
- 4.3.2 At present there are two Government schools within the Shire:

- Mount Barker Community College and Farm – Woogenellup Road; and
 - Kendenup Primary School – Austin Avenue.
- 4.3.3 There is an annexe of the Great Southern TAFE located in Langton Road, Mount Barker which provides a range of studies including:
- Business;
 - Computing;
 - Art; and
 - Horticulture.

4.4 Economy

- 4.4.1 The Great Southern Region plays a vital role in the State’s economy. The economy relies on having the most productive crop and livestock land in the State.
- 4.4.2 The ‘Great Southern Economic perspective’ produced by the Great Southern Development Commission in 2006 provides an excellent picture of economics of the region.
- 4.4.3 Commercial activity has been increasing. Manufacturing activity is based largely on the supply of equipment and machinery to the agricultural sectors and for the processing of agricultural commodities. Tourism continues to have strong potential for the future.
- 4.4.4 The building and construction industry has grown in recent years. Mining production was valued at \$4.0 million in 2004/05 and was comprised largely of silica sand, valued at \$2.5 million and spongolite valued at \$1.4 million.
- 4.4.5 Blue gum plantations are increasing at a rate of 5,000 hectares a year. There is an estimated 135,000 hectares planted. There is also a regional source of 8,514 hectares of pines. The approximate value of the plantations is \$500 million.
- 4.4.6 Viticulture and the wine industry has a well established presence in the Great Southern. The main areas planted with grapes include Mount Barker, Porongurup, Denmark, Frankland and Albany. The Region has developed a reputation as a producer of premium quality red and white wine, both for the domestic and export markets. It is now the second largest wine grape producing region in the State.
- 4.4.7 The following figure provides an indication of the number and size of agricultural lots in the rural parts of the Shire.

Figure 1 – Number of land owners and the area of land owned in Plantagenet.



Source: DAF Albany 2009.

4.5 Settlement Pattern

- 4.5.1 The settlement pattern for Plantagenet has been established over many years with the main focus of the population being within the town of Mount Barker. Smaller areas of population are at Kendenup, Narrikup, Rocky Gully and Porongurup with the remainder of the population distributed over the rural districts.

- 4.5.2 The Kendenup area is predominantly zoned Rural but was subdivided in the 1920's to a vast array of lot sizes. In recent times there has been a high level of development activity with many houses being constructed in and around the settlement. There are some 470 in the Kendenup area.
- 4.5.3 Narrikup consists of 33 residential zoned lots and further residential expansion is curtailed by the lack of reticulated sewer. Narrikup is however well located for some form of urban growth being located near Albany Highway and the railway between Albany and Mount Barker.
- 4.5.4 Rocky Gully is located to the west of the Shire and although it has 82 residential zoned lots, the level of development activity is low when compared to Mount Barker and Kendenup. Due to a relatively low rural population, growth of Rocky Gully is not envisaged to be strong into the future.
- 4.5.5 Porongurup is identified as a future village under the Porongurups Rural Strategy of 1997.
- 4.5.6 Urban and semi urban growth to the south and south east around Mount Barker has been guided by the 13 year old Mount Barker Local Rural Strategy of 1997.

4.6 Infrastructure

4.6.1 Transport/Roads

- 4.6.1.1 Main Roads WA is responsible for Albany Highway, Muirs Highway, Denmark-Mount Barker Road and Chester Pass Road. The Mount Barker northern by-pass is now complete. That by-pass now enables heavy haulage vehicles to gain access from Muirs Highway to Albany Highway without the need to travel through parts of the Mount Barker townsite.
- 4.6.1.2 Another Mount Barker southern by-pass road is near the settlement of Narrikup. That by-pass will enable heavy haulage vehicles to gain access from Spencer Road to the west to Albany Highway to the north of Narrikup. Construction of that by-pass commenced in 2008 and is nearing completion.
- 4.6.1.3 The Great Southern railway line linking Albany to Northam and Perth runs through Kendenup, Mount Barker and Narrikup.
- 4.6.1.4 The Council will look at the preparation of a local road hierarchy for the existing and future road network. This hierarchy will assess how the future local arterial road network is envisaged to connect to the state road network by managing and guiding interaction of traffic.

4.6.2 Power/Water/Wastewater

- 4.6.2.1 The provision of infrastructure and services is to be based on an orderly pattern of development and linked to the structure planning process for the future residential planning units and the rural settlements to ensure timely and efficient provision.
- 4.6.2.2 Servicing agencies such as the Water Corporation, Western Power and Telstra will need to ensure their long term planning, recognises and has regard to this LPS.
- 4.6.2.3 Potable water supplies to Mount Barker, Kendenup and Narrikup are provided through the Lower Great Southern Town Water Supply Scheme. Rocky Gully receives potable water from a Water Corporation sealed catchment south of the townsite. The Bolganup Creek in the Porongurup Range National Park, the Kent River and the upper section of the Denmark River are the only designated public water supply areas within the Shire of Plantagenet.
- 4.6.2.4 The Water Corporation will need to bring forward its plans for the upgrade of the reticulated water service which provides water from Albany to Narrikup, Mount Barker, Kendenup and Porongurup depending upon the rate of growth in these areas.

- 4.6.2.5 The Department of Water is drafting a Drinking Water Source Protection Plan for the Denmark River catchment area. The northern portion of the catchment area lies within the Shire of Plantagenet.
- 4.6.2.6 The Department of Water has prepared and released in June 2008 a Drinking Water Source Protection Plan for the Bolganup Creek Catchment Area in the Porongurup.
- 4.6.2.7 The Water Corporation may also need to bring forward its infill sewer program for Mount Barker and to seriously consider the need to provide a reticulated sewerage system for the rapidly growing Kendenup. Funding was announced in 2006 to connect 116 properties in the Montem/Mondurup Street area of Mount Barker to the reticulated sewer as part of the infill program in 2008/2009 but again this has been postponed.
- 4.6.2.8 The Water Corporation has prepared a buffer plan for the area around its Mount Barker wastewater treatment plant. The buffer area was reviewed in 1996 using the AUSPLUME computer modelling package. This area is shown as a Special Control Area in this LPS. Any development planned for within this Special Control Area needs to adopt specific management practices to be compatible with the treatment works.
- 4.6.2.9 The Council in the development of its new administration building in Lowood Road, Mount Barker made the conscious decision to set a high standard of energy efficient construction.
- 4.6.2.10 The conventional method of onsite effluent disposal through the use of septic tanks and leach drains is now not the favoured form of onsite disposal. New technologies over recent years have led to the development of alternative treatment units which are more sensitive to the environment and the Council favours the approach for onsite disposal of effluent.
- 4.6.2.11 Western Power is planning to upgrade its power line from Kojonup to Albany and to a mining operation to the east of Albany.
- 4.6.2.12 Located to the south of Mount Barker are the Great Southern Regional Cattle Saleyards on Albany Highway. These saleyards are a critical piece of infrastructure for the rural economy providing a vital service.
- 4.6.2.13 The various Council waste facilities are discussed in the Appendices. The Council is investigating establishing a new disposal site north of Mount Barker for the long term disposal of putrescible waste.
- 4.6.3 Community Uses
- 4.6.3.1 Mount Barker is presently well provided with reserves that can accommodate community uses.
- 4.6.3.2 The rural villages will need to address community facility sites in the planning process.
- 4.6.3.3 The Mount Barker Hospital is located in Langton Road and provides an important medical service to the district. A new medical centre has now been completed on land to the west of the Mount Barker Hospital in Marmion Street.
- 4.6.3.4 Current population growth and trends indicate there will be the need over 10 years for an additional three police officers based in the Mount Barker Police Station which presently is staffed by seven officers.
- 4.6.4 Basic Raw Materials and Extractive Industry
- 4.6.4.1 In 1996 as part of the Albany Regional Strategy planning process a study of Basic Raw Materials (BRM) was finalised in September.

- 4.6.4.2 With the present rates of growth in the Shire there is the need to ensure there is access to adequate supplies of BRM such as gravel (for road construction) and sand (for building construction) in particular.
- 4.6.4.3 Of critical importance is the development of a mechanism to enable some Crown lands to allow for regulated access to, in particular, gravel resources subject to a strict protocol for rehabilitation.

4.7 Commercial Growth

- 4.7.1 Mount Barker's commercial area is currently consolidated around the Lowood Road/Langton Street intersection, together with supporting civic, cultural, community and recreational uses. A number of streetscaping initiatives have also been implemented, particularly on the approaches to the town centre, which also add character to the centre.
- 4.7.2 Narrikup has a small area of land zoned Commercial which is developed with a general store which has recently closed due to lack of growth.
- 4.7.3 Kendenup also has a small area of land zoned Commercial which is developed with a general store and a restaurant/café.
- 4.7.4 Rocky Gully has a general store and some Commercial zoned land.
- 4.7.5 The Porongurup village has been identified in earlier planning studies and planning is now underway for the creation of a village. That planning will need to address the extent and location of land for commercial development. Presently there is a general store which services the needs of the local community and tourists.

4.8 Industry

- 4.8.1 In Mount Barker currently there are limited sites available in the Service Industry and Industrial Zones, despite the relative under utilisation of land within these areas. There are a number of inappropriate, space extensive uses within the Service Industrial zone that take up valuable land which could accommodate more intensive and more commercial uses.
- 4.8.2 Portions of the main area of Industry zoned land on the northern side of Langton Road through to McDonald Avenue is owned by the Crown and LandCorp since 2009 has been looking at trying to progress the subdivision of this land. LandCorp has recently decided it does not want to proceed with release of this industrial land.
- 4.8.3 The Yerriminup Industrial area on Albany Highway was specifically created in the early 1990's for Special Industry with significant buffer requirements and is considered adequate for the foreseeable future. LandCorp is the government agency responsible for developing this area but to date no subdivision or development has been carried out.
- 4.8.4 The release of Industry zoned land in the existing industrial area is needed with a variety of lot sizes to encourage inappropriately located service industries to relocate.
- 4.8.5 The former abattoir site on McDonald Avenue is zoned Special Industrial based on its previous use. This site should be considered for rezoning to possibly an equestrian based Rural Residential zone. Detailed justification for this site which adjoins the Frost Park Turf Club and race track is provided in Appendix 1.
- 4.8.6 Kendenup has small pockets of land zoned Service Industry which have been developed in a limited way.
- 4.8.7 Rocky Gully and Narrikup do not have any Industry zoned land.
- 4.8.8 The planning underway for the Porongurup village will address the need or not of providing industry or service industrial land.

4.9 Tourism

4.9.1 With the major attractions of the Stirling and Porongurup Ranges and a developing viticulture industry, the Shire is well placed in terms of meeting the objectives of the Great Southern Regional Tourism Plan (1996) which sets out to:

“Position the Great Southern as Western Australia’s ultimate nature based tourism destination, using cultural and rural tourism product to add value and diversity.”

4.9.2 Tourism facilities are currently concentrated in Mount Barker and adjacent to the Porongurup Range and they include tea rooms, restaurants, hotels, caravan parks, a motel, bed and breakfast accommodation, art and craft shops, wineries and heritage sites etc.

4.10 Environment

4.10.1 General

4.10.1.1 The Shire is located close to the picturesque south coast and contains the splendid Porongurup Range and the southern portion of the Stirling Range. The natural environment of the Shire must be protected and managed in a responsible and sustainable manner.

4.10.2. Vegetation/Fauna

4.10.2.1 It is important to practice sustainable development principles in order to conserve remnant vegetation within the Shire. A considerable amount of land to the south west is uncleared state forest and managed by the Department of Environment and Conservation.

4.10.2.2 Introduced flora consists of plantations such as *Eucalyptus globulus* (Blue Gum) and *Pinus radiata*, pastures, orchards and crops. Several hundred foreign plant species have been introduced to the area.

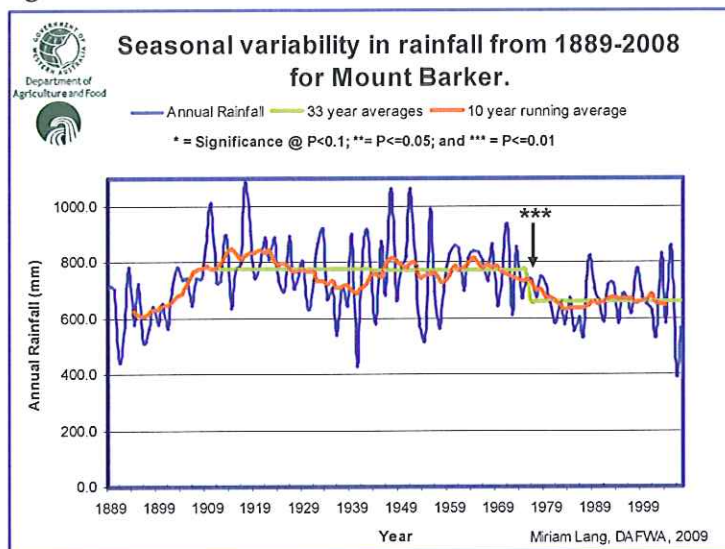
4.10.2.3 Plantagenet is home to many species of native animals. Since European settlement, the number of native animals has declined due to introduced predators and loss of habitat. The variety of vegetation types within the Shire supports many species of aquatic and terrestrial birds.

4.10.3 Climate/Rainfall

4.10.3.1 The climate of the Lower Great Southern Region is generally temperate with wet winters and dry summers. Rainfall gradually decreases from the coast inland, and there is moderate to high rainfall during winter in the west, decreasing to semi-arid in the east.

4.10.3.2 Rain is caused predominantly by rain bearing cold fronts and there is a short and mild dry season in January and February. The average number of raindays per year for Mount Barker is 200 compared to 179 in Albany and 192 in Denmark.

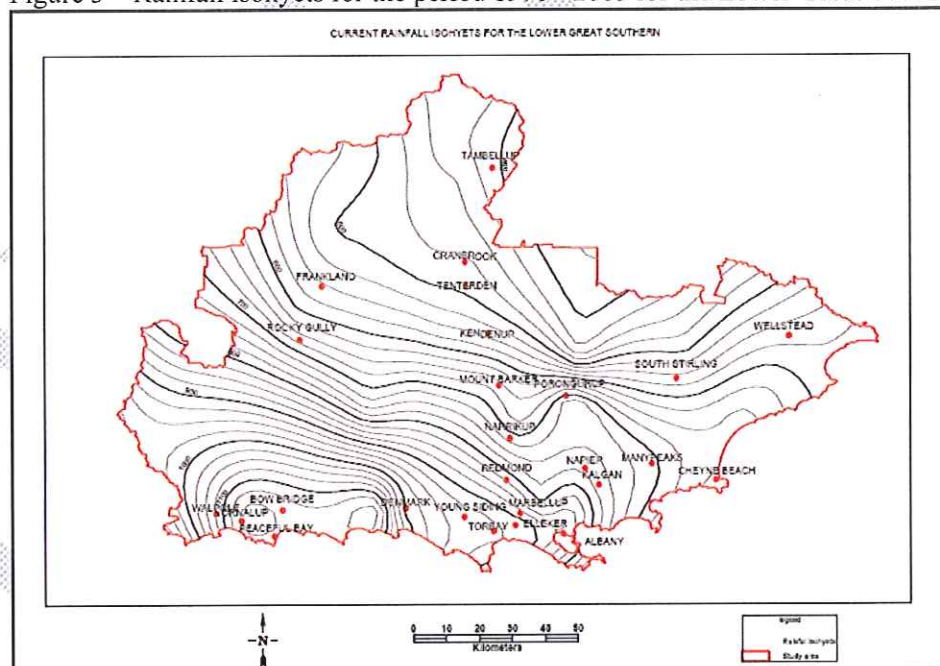
Figure 2 – Annual rainfall for Mount Barker from 1889 to 2008.



Source: DAF Albany 2009.

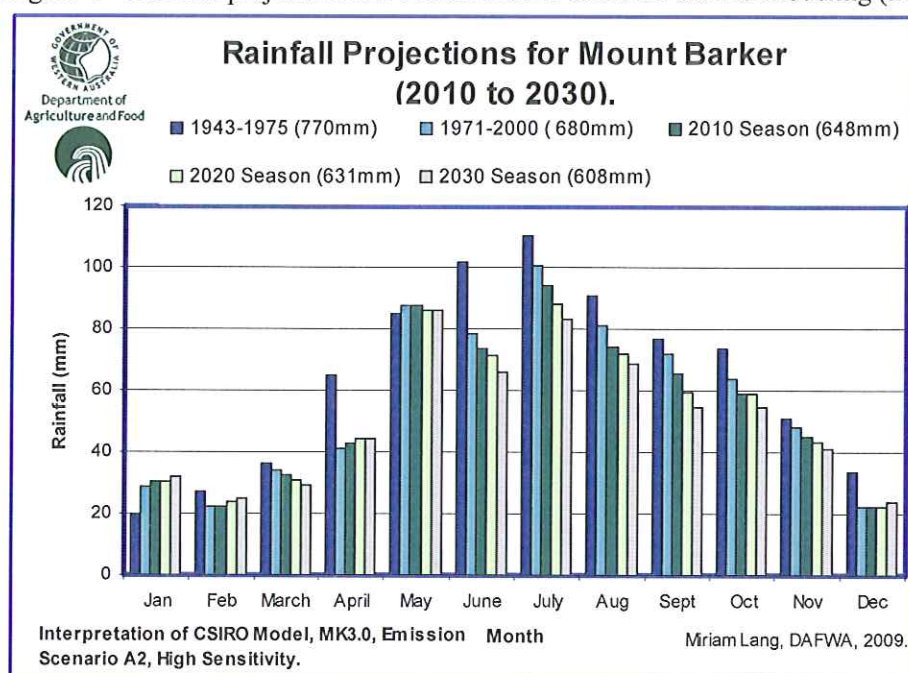
4.10.3.3 The annual mean relative humidity does not vary greatly throughout the district. In Mount Barker, the 9am annual mean is 73% and the 3pm annual mean is 59%.

Figure 3 – Rainfall isohyets for the period 1976 - 2005 for the Lower Great Southern



Source: DAF Albany 2009.

Figure 4 – Rainfall projections for Mount Barker based on CSIRO modeling (MK 3.0).



Source: DAF Albany 2009.

4.10.4 Waterways/Wetlands

4.10.4.1 The preservation and improvement of water resources poses a major planning challenge and is important in terms of public water supply, the environment and the emerging agricultural industries such as viticulture and horticulture. There are a number of threats to the rivers and wetlands, due largely to the change in land use within catchments. The change in river hydrology due to the clearing of native vegetation and changing land uses has led to increased stream salinity in the upper reaches of the Kent, Frankland, Denmark and Kalgan rivers. Other issues include erosion, sedimentation, nutrient levels and pollution.

4.10.4.2 Watercare initiatives need to be supported at the local planning level through the appropriate zoning of land, control of development, stormwater management and by encouraging revegetation.

4.10.4.3 Under the DOW Better Urban Water Management (BUWM) it is recommended that a District Water Management Strategy (DWMS) is prepared with the LPS and summarised as a chapter and linked as a technical appendix. The DOW recognises that much of the information required to compile this plan is not yet available.

4.10.5 Groundwater

4.10.5.1 Groundwater is mostly found in the sedimentary rocks and sands, but overall the Shire lacks extensive groundwater resources.

4.10.5.2 The Council recognises that groundwater resources need to be protected by identifying and consequently managing groundwater protection areas.

4.10.5.3 There are no declared groundwater areas in the Shire.

4.10.6 Visual Amenity

4.10.6.1 As well as having the spectacular and diverse Stirling and Porongurup Ranges the Shire of Plantagenet has a variety of attractive vegetation. These combined with an interesting

landscape and a range of tourist attractions, makes the area a strong drawcard for both Australian and international tourists.

4.10.6.2 The Council places emphasis on protecting the visual amenity and in particular, the tourist routes of the region.

4.10.7 Weed Control

4.10.7.1 The Department of Agriculture and Food issued a Farmnote No 112/96 in 1997 entitled 'Declared Plants in Western Australia'.

4.10.7.2 The Shire has a Local Law relating to Pest Plants.

4.10.8 Feral/Exotic Animal Control

4.10.8.1 The most common feral animals include foxes, wild pigs, goats and cats and these create vast problems for local fauna and farming activities and Council encourages the eradication of feral animals.

4.11 Cultural Heritage

4.11.1 General

4.11.1.1 The Shire of Plantagenet has an interesting Aboriginal and European heritage going back many thousands of years from an Aboriginal perspective.

5. STRATEGIC PLAN

5.1 Introduction

The overall strategic plan for this LPS is that the Strategies and Actions are detailed in Section 6 are implemented. This section discusses criteria and formulates objectives for the Strategic Plan to respond to.

5.2 Rural Issues

- Catchment management based planning is essential;
- Farming is the predominant use on private property within the Shire and is likely to remain so for the foreseeable future; and
- The overall long term sustainability of traditional farming on individual lots may be marginal. The wholesale subdivision of these areas is not an alternative. The Council supports the current variety and range of lot sizes throughout the rural areas and does not see this as a precedent to further subdivide.

5.3 Rural Response

- Protect areas identified as Priority Agricultural Land from inappropriate development;
- Provide an environmentally sensitive approach to rural settlements and growth;
- Consolidate the existing urban settlement of Mount Barker;
- Recognise the Rural Villages of Kendenup, Narrikup, Rocky Gully and Porongurup;
- Clearly define areas predominantly used for traditional farming and preclude Rural Residential forms of development in these areas;
- Preclude inappropriate subdivision and non rural development to protect rural and visual qualities;
- Protect identified Special Control Areas;
- Recognise the scenic importance of Albany Highway, Muirs Highway, Chester Pass Road and Denmark-Mount Barker Road and of the key tourist routes by the use of setbacks and appropriate/sensitive screening techniques which retain views. Key tourist routes include the Mount Barker-Porongurup Road, St Werburghs Road, Woogenellup Road and Spencer Road.
- Ensure tree plantation locations have regard to and protect important vistas on key tourist routes;
- Encourage appropriate bush fire management planning to be incorporated in development and rezoning proposals; and

- Protect and enhance water resources.

5.4 Urban Issues

- Future suburban development should be clustered and separated by foreshore reserves, public open space and landscaped buffers in order to retain a balance between the natural environment and development;
- Maintain inner urban residential densities in Mount Barker at in the order of R17.5 where reticulated sewerage is or is likely to be available;
- Energy efficient housing and subdivision design is encouraged;
- The urban core of Mount Barker should be consolidated;
- Protection of the significant vegetation surrounding Mount Barker; and
- Ensure development and growth of the rural villages is planned.

5.5 Urban Response

- Maintain Mount Barker's essential village character as a country town;
- Contain urban sprawl and retain public open spaces and natural bushland near the town centre;
- Protect the environment and particularly waterways and water bodies;
- Consolidate existing residential areas to enable better facilities and services to be provided close to where people live;
- Optimise the utilisation of existing infrastructure investment; and
- Encourage energy efficient subdivision and housing design.

5.6 Commercial Issues

- Support the role of the commercial core of Mount Barker;
- Support continued commercial growth and development;
- Support appropriate and sensitive development and redevelopment that maintains the village character of Mount Barker; and
- Provide opportunities for employment.

5.7 Commercial Response

- Ensure that enough land exists to cater for long term commercial growth;
- Provide for the continued growth of commercial development within the town centre which has a means of creating associated employment opportunities;
- Encourage the redevelopment and infill development of the existing commercial area;
- Allow for additional office space and encourage the redevelopment of existing sites;
- Support the principle of new uses for old buildings and the revitalisation of the town centre; and
- Discourage ribbon development outside the centre.

5.8 Industrial Issues

- Industrial development needs to be located in an appropriate area away from residential;
- Industries in or near residential areas must be low key and low impact; and
- Ensure industrial development is screened.

5.9 Industrial Response

- Protect and promote the long term future of industry in appropriate and sustainable locations;
- Provide a framework for rational and coordinated industrial development;
- Ensure the special industrial area of Yerriminup, located on the corner of Albany Highway and Yerriminup Road is developed by LandCorp as a high priority; and
- Facilitate the change of the existing service industrial area in Mount Barker to a commercial area.

6. STRATEGIES AND ACTIONS

6.1 Rural District

6.1.1 Strategic Rural Planning Objectives

The strategic objectives are to:

- (i) protect areas of agricultural significance for sustainable production, protect these areas from inappropriate land use and practices, and conserve its non-urban character whilst accommodating other complementary rural activities;
- (ii) promote sustainable economic growth in rural areas by identifying and securing suitable land and water resources for existing and future requirements of agriculture, forestry and timber production;
- (iii) maintain, support and enhance rural infrastructure and settlements; and
- (iv) ensure that land use is managed in accordance with integrated catchment management and natural resource management principles.

6.1.2 Priority Agriculture Zone

6.1.2.1 The purpose of the Priority Agriculture zone is to provide for the sustainable use of high quality agricultural land, particularly where water resources exist, preserving existing agricultural production and allowing for new agricultural production by securing suitable land and water resources.

6.1.2.2 All subdivision in the Priority Agriculture zone is to be in accordance with WAPC policy.

6.1.3 General Agriculture Zone

6.1.3.1 The purpose of the General Agriculture zone is to provide for the sustainable use of rural land which primarily accommodates a range of rural pursuits compatible with the capability of the land and which retains the rural character and amenity of the locality.

6.1.3.2 All subdivision in the General Agriculture zone is to be in accordance with WAPC policy.

6.1.4 Rural Areas

Rural subdivision is controlled by WAPC policy and that policy has been under review for some years. The DAF is also reviewing its mapping for good quality agricultural land. That mapping review is finetuning the level of detail and is likely to mean the LGSS priority agricultural areas are not correct. When the Council started this LPS in 2007 it had to adhere to the LGSS. This error in the LGSS could mean the rural component of this LPS will need to be rewritten. Figure 1 attached to Appendix 1 shows Priority Agriculture and General Agriculture land as required by the current WAPC policy. This Figure 1 may also need to be altered or deleted depending upon WAPC policy and DAF detailed mapping whenever they are finalised. This LPS has been prepared from its beginnings in 2005 based on information and policy over the years. With delays in having the LPS progressed through the WAPC and with the information and policy changing, there could be the need to rewrite the LPS to suit the policy and information of the day.

6.1.5 Agricultural Trade Lots

In providing for farm build up, the creation of an Agricultural Trade Lot will be supported where:

- (i) the lot is a minimum of 40ha;
- (ii) there is a statutory restriction imposed that prohibits the development of a house on the lot and the lot does not contain an existing house; and
- (iii) the lot is 'tied' by title as an Agricultural Trade Lot; and

(iv) all lots have legal access to a constructed road which is part of the public road system.

6.1.6 Farm Restructuring

In the case of farm restructuring or boundary adjustment, where no additional lots are created, the principal issue of consideration in assessment will be improving the sustainability and viability of the farming operation and observing the primary principle of protecting and enhancing the productive capacity of agricultural land.

In the case of farm rationalisations, where boundaries are realigned along existing fence lines, contours, creek lines, ridge lines, other topographic features or similar, rather than along rigid survey alignments, subdivision is and will be supported where it can be clearly demonstrated that the changes will be beneficial to viable and sustainable agricultural production and land management on the subject land and will not be prejudicial to similar production and management on adjoining lands.

6.1.7 Catchment and Land Management

When assessing any proposal, Council will consider the degree to which the following guidelines have been addressed.

- (i) Support catchment management initiatives aimed at improving water quality within the catchments through encouragement of best management practices and, where possible, providing an advisory or educative role with proponents for development of land for agricultural or non-agricultural purposes.
- (ii) Offers tangible measures to protect and enhance the remaining native vegetation within freehold land, particularly within strategically important riparian zones.
- (iii) For specific land use proposals, encourage proponents to undertake more detailed mapping and assessment as a precursor to land development.
- (iv) Promote a greater level of awareness of current rural land management requirements and responsibilities by obtaining and displaying within an appropriate location, a range of locally relevant 'Code of Practice' and 'Best Management Practice' documents relevant to local agricultural activity.
- (v) Support the adoption of improved land management and codes of practice through encouragement and promotion of a 'green and clean' image for the Shire's agricultural produce.

6.1.8 Rural Residential Zone

6.1.8.1 Purpose

The purpose of the Rural Residential zone is to provide for low density residential development in a rural setting consistent and compatible with adjacent land use activity, landscape and environmental attributes of the land.

6.1.8.2 Objectives

The Council's objectives in managing and guiding land use, development and subdivision within the Rural Residential zone will therefore be to:

- (i) encourage a variety of lot sizes and appropriate designs which accommodate environmental opportunities and constraints and landscape protection requirements;
- (ii) encourage the introduction of clearing and land management controls and restrictions, and environmental repair where appropriate;
- (iii) provide the opportunity for subdivision where identified in the 1997 strategies, in order to provide for the more efficient use of existing rural-residential areas in close proximity to existing townsites;

- (iv) facilitate the conservation of environmental features and, where appropriate, to provide for environmental repair;
- (v) encourage opportunities for innovative design and clustering of houses and other structures to minimise the impact on adjacent land uses, protect landscape and remnant vegetation and to utilise the more efficient use of services.

6.1.8.3 Policy

The Council's policy in controlling development and influencing subdivision within the Rural Residential zone will therefore be to ensure that subdivision and development comply with WAPC policy and a Subdivision Guide Plan.

6.1.8.4 Subdivision and Development Standards

6.1.8.4.1 Subdivision

1. Subdivision must generally be in accordance with a Subdivision Guide Plan adopted in a Scheme Amendment and must abide by WAPC policy.
2. As the areas identified in this LPS are within and/or contiguous to Townsites/Villages where services are available, then the lot size should be a minimum of 4,000m² and there should be a variety of lot sizes depending upon land capability to support the lot sizes proposed.
3. Where any house is proposed to be constructed on a lot below 4ha in area which are not to be connected to a reticulated mains water supply, that house shall be provided with sufficient roof catchment or other methods acceptable to the Council and the provision of a rain water catchment tank with a minimum capacity of 92,000L prior to occupation unless alternative arrangements are made to the satisfaction of the Council for an adequate supply of potable water.
4. Where, in addition to the requirements above for a supply of potable water for any house, additional water supplies are required for fire fighting and secondary purposes including land management, that house, shed or other outbuildings must have sufficient roof catchment and rainwater catchment tank with minimum capacity for an additional minimum 50,000L or other methods acceptable to the Council.

6.1.9 Rural Smallholdings Zone

6.1.9.1 Purpose

The purpose of the Rural Smallholdings zone is to provide for rural lifestyle opportunities in strategic locations consistent and compatible with adjacent land use activity, landscape and environmental attributes of the land.

6.1.9.2 Objectives

The Council's objectives in managing and guiding land use, development and subdivision within the Rural Smallholding zone are to:

- (i) encourage the opportunity for a range of rural and semi-rural pursuits on cleared land where part-time or full time income may be generated; and
- (ii) allow the opportunity for subdivision where identified in this LPS where the existing land use, landscape and conservation values will not be compromised.

6.1.9.3 Policy

The Council's policy in controlling land use development and influencing subdivision within the Rural Smallholdings zone is to confirm that the existence of a second house is

not to be construed as support or justification for the subdivision of the land under the Planning and Development Act 2005 or the Strata Titles Act 1985 and contrary to WAPC policy.

6.1.9.4 Subdivision and Development Standards

6.1.9.4.1 Subdivision

1. Subdivision and development must be generally in accordance with a Subdivision Guide Plan adopted in Scheme Amendment and must abide by WAPC policy.
2. The Council will seek the following for Rural Smallholdings subdivisions:
 - (i) lot sizes ranging from 4ha to 40ha or more depending on WAPC policy;
 - (ii) all houses shall be provided with sufficient roof catchment or other methods acceptable to the Council and the provision of a rain water catchment tank with a minimum capacity of 92,000L prior to occupation unless alternative arrangements are made to the satisfaction of the Council for an adequate supply of potable water; and
 - (iii) where, in addition to the requirements for a supply of potable water for any house, additional water supplies are required for fire fighting and secondary purposes including land management, the capacity of the rainwater catchment tank shall be 50,000L along with sufficient roof catchment or other methods acceptable to the Council.

6.1.10 Tree Plantations

6.1.10.1 Plantations are a 'P' (permitted) use in the Rural zone and planning consent of the Council is not required for such a use where criteria specified in Clause 5.1.2(g) of TPS 3 are satisfied. TPS 3 contains five Special Control Areas wherein an application for planning consent is required or alternatively where plantations are not permitted. The Special Control Areas are:

1. Kendenup
2. Rocky Gully Townsite
3. Narrikup Townsite
4. Mount Barker
5. Porongurup

6.1.10.2 Another emerging plantation industry is the establishment of carbon plantations to create carbon offsets through the establishment and management of plantations dedicated to that purpose. These carbon plantations are not subject to harvesting and must be left in place for 70 years. The accumulated carbon dioxide in these plantations is 'traded' with entities that have an obligation to reduce their greenhouse gas emissions profile (such as vehicle manufactures and petroleum companies). Carbon dioxide sequestered by these plantations needs to be certified under the National Greenhouse Friendly Program of the Commonwealth Government Department of Climate Change.

6.1.10.3 For these carbon plantations to be certified, they must be established on land that was not vegetated (forest) prior to 1 January 1990. This means the focus is on cleared farmland to ensure there is no clearing of remnant vegetation. The environmental benefits of such plantations are obvious and include lowering of water tables (and salinity levels), improved biodiversity (including habitat linkages), improved soil conservation and reduced sediment loads in waterways. Also from a local government perspective, additional road construction and maintenance is not required as the plantation is not to be harvested.

- 6.1.10.4 Carbon plantations do generate areas of concern particularly from a local government perspective. After the initial planting and other than annual firebreak maintenance, nothing is returned to the local community. There is essentially no production of food from the land which once was carrying livestock and/or being used for cropping. There is the real potential, that extensive areas planted to carbon plantations will lead to the depopulation of rural areas which in turn will mean small towns will not be sustainable due to population drift potentially leading to the closure of many small rural towns. This loss of agricultural production could have a negative impact on the Australian gross domestic product. Similar potential negative impacts were raised when the blue gum plantation industry was commenced in the late 1980's however, that industry with harvesting occurring every 10 years has meant rural populations have stabilised. On the other hand, the carbon plantations are not to be harvested meaning the land is lost from food production and the population drift will occur.
- 6.1.10.5 With the intention of retaining land for agricultural production of food on a broadscale for crops and livestock, through to smaller scale intensive horticultural and specialist agricultural activities, carbon plantations will not be favoured in areas south of the 500mm rainfall isohyet as shown on Figure 7. That isohyet has also been shown on Figure 1 (Rural and Agricultural Land Use Plan) of Appendix 6. The majority of the areas north of this isohyet are shown as general agriculture on Figure 1. The restriction of carbon plantations to the north of this line will mean the sustainability of Mount Barker and the rural villages will not be compromised. It is recognised that with potential changes in climate and with potential reduced rainfall, this 500mm isohyet line may overtime move further southwards. For the purposes of this LPS the line for limiting carbon plantations will be that as shown on Figure 1 of Appendix 6.
- 6.1.10.6 The Council may favour variations to whole of farm planting in instances south of the 500mm isohyet where belts of carbon plantation trees are planted in conjunction with a traditional farming activity (agroforestry). This will enable the property to continue to produce food and crops whilst there are positive carbon and environmental benefits. The Council may also favour the establishment of a carbon plantation south of the 500mm isohyet where the existing farmland has been degraded to a point where it is not possible to re-establish traditional farming activities.
- 6.1.10.7 When a carbon plantation is proposed for areas north of the 500mm isohyet, they will be treated in accordance with the standards for commercial plantations discussed earlier and the Code of Practice for Timber Plantations.
- 6.1.11 **Rural Industry**
- 6.1.11.1 Rural Industry involves the handling, treating, processing or packing of primary products grown, reared or produced in the locality, and includes a workshop servicing plant or equipment used for rural purposes in the locality.
- 6.1.11.2 Applications for planning consent for rural industries must incorporate management plans detailing the methods by which pollutants such as dust, noise, airborne emissions and effluent are to be managed. The management plans should include details such as vehicular access, hours of operation, estimated noise levels, buffer zones and details of proposed signage.
- 6.1.12 **Water Resources**
- 6.1.12.1 The Department of Water is the lead agency for water resources management. The BUWM framework provides guidance on the implementation of SPP No. 2.9.

6.1.13 Conservation Lots

6.1.13.1 The WAPC Policy DC 3.4 allows for the subdivision of land to create a conservation lot subject to specific criteria being met. Such lots may be created to preserve significant environmental features and remnant vegetation.

6.1.14 Homestead Lots

6.1.14.1 Homestead lots are created around an existing home and associated infrastructure on broadscale farming properties to provide a wider range of options for existing farming families to remain on the farm.

6.1.14.2 The creation of these lots has a number of benefits which would be appropriate in much of the Shire's rural area.

6.1.14.3 The WAPC Policy DC 3.4 permits these subdivisions in the Wheatbelt which includes the Shire of Plantagenet.

6.1.15 Horticulture

6.1.15.1 Council encourages viticultural activities on capable and suitable land throughout the rural areas.

6.1.15.2 As a general rule, Council when considering applications for horticultural activities such as vineyards, will have regard to the proximity of the more intense forms of residential development such as urban subdivision, rural residential, rural smallholding or landscape protection. Council will also have regard to physical terrain and the extent of areas of remnant vegetation to buffer the vineyard from the more intense development.

6.1.15.3 The development of wineries to produce wine from vineyards is an activity that Council will consider based on the individual merits of each proposal. Impacts on neighbours, waterways and transportation routes will all be considered by Council. Effluent disposal from wineries is another matter Council will ensure is addressed thoroughly to meet national standards and guidelines.

6.2 Settlement Hierarchy

6.2.1 The settlement pattern is well established with Mount Barker as the hub with rural villages at Kendenup, Narrikup, Porongurup and Rocky Gully.

6.2.2 The LGSS includes a hierarchy for the region's settlements. It classifies Mount Barker as a sub-regional centre and contains a series of rural villages including Kendenup, Narrikup, Porongurup and Rocky Gully.

6.2.3 The principal planning issues for rural villages are:

- ageing infrastructure and the cost of upgrades;
- cost of extending infrastructure to support development;
- availability of water and wastewater services;
- identification and funding of town water resources, deep sewer and sewage treatment;
- issues relating to the tenure of land adjacent to and in townships, in particular limited availability of freehold land and conservation reserves, national parks and native title claims adjacent to town sites;
- maintenance of existing community assets;
- loss of community services and facilities such as health and education;
- foreshore management issues;
- groundwater pollution and impact of on-site effluent disposal;
- size and location of existing lots i.e. residential and rural-residential in the township;
- incorporation of land for tourist accommodation;
- impacts of historical subdivision and current development trends;

- access to reliable internet services; and
- impact of natural hazards such as bushfires.

6.2.4 Accepted guidelines for the preparation of conceptual structure plans are in the LGSS.

6.2.5 Appendices 1 to 5 include the conceptual structure plans for the sub-regional centre of Mount Barker and the rural villages of Kendenup, Narrikup, Porongurup and Rocky Gully.

6.3 Urban Settlement Issues

6.3.1 Public Open Space in Residential Areas

6.3.1.1 The WAPC, when considering proposals to subdivide Residential zoned land into more than three lots, requires the provision of an area of 10% of the site for public open space (POS).

6.3.1.2 WAPC policy requires 10% of the gross subdividable area be given up at subdivision as POS and acknowledges that cash-in-lieu should be encouraged where either the land given up would be too small to be of practical use, there is adequate open space in the locality or open space has been forfeited in previous subdivision.

6.3.1.3 The Planning and Development Act 2005 requires POS for subdivision involving three lots or more and provides a mechanism for the Council to require the payment of cash-in-lieu of the land contribution.

6.3.1.4 The Council in November 2007 adopted a comprehensive Public Open Space Strategy for Mount Barker.

6.3.2 Home Occupation/Business in Residential Areas

6.3.2.1 Both of these uses are 'AA' (discretionary) in the Residential zone and the ability to allow such uses to establish gives people the opportunity to set up a small business from their home. Once the business grows then there will be the expectation that it should move to an appropriate zone such as Commercial if the floor area and employee numbers exceed the limits set by the definitions.

6.3.3 Rights-of-Way in Mount Barker Residential Areas

6.3.3.1 There are several Right-of-Way (ROW) abutting Residential zoned lots in the various parts of the Mount Barker urban area.

6.3.3.2 The use of a ROW can improve access for infill housing development where, on appropriately coded land, a new house is erected to the rear of an existing one on the lot.

6.3.3.3 The ultimate aim in a ROW situation is to encourage new housing development in appropriately coded areas to be designed to orientate the rear house towards the ROW. The upgrading of ROW to a sealed and drained standard will be required in these areas of intensification.

6.3.3.4 Where the Council is seeking to upgrade a ROW to encourage further infill development facing the ROW, the Council may seek the dedication of the ROW as a public road.

6.3.3.5 As an alternative to widening a ROW the Council may consider a one way traffic flow system, and/or on-site parking bays immediately adjacent and parallel to the ROW (not in the ROW) and wider sections within the ROW to enable vehicles to pass more easily.

6.3.3.6 WAPC Planning Bulletin 33 shows schematically how a 5m wide ROW can be used to provide good access to what has traditionally been the rear of lots.

6.3.4 Urban Stormwater Management

6.3.4.1 The management of stormwater run-off is important for a variety of reasons including the health of the waterways. The adoption of and use of water sensitive design principles,

which ensure stormwater is managed on site, is advocated. The use of sedimentation basins and revegetation is needed to minimise erosion and to ensure nutrients and silt are not transported into the waterways. Stormwater management should be consistent with the Department of Water Stormwater Management Manual for Western Australia.

6.3.4.2 The present urban stormwater system consists of a variety of types established over many years. The existing older urban areas pose a difficult management problem. In more recent times conditions have been imposed on subdivision approvals by the WAPC on the request of the Council for the developer to provide a nutrient stripping/sediment retention drainage management plan for both during the construction phase and upon completion of the subdivisional works. Urban Water Management Plans may be required to be prepared to the satisfaction of the Department of Water.

6.3.4.3 The aim of nutrient stripping/sediment retention drainage management plans or Urban Water Management Plans need to be that there will be no net increase in phosphorus/nutrient exports and nil export of sediment from the site in question.

6.3.5 Energy Efficiency in Subdivisional Design and House Design

6.3.5.1 Objectives of energy efficient design are:

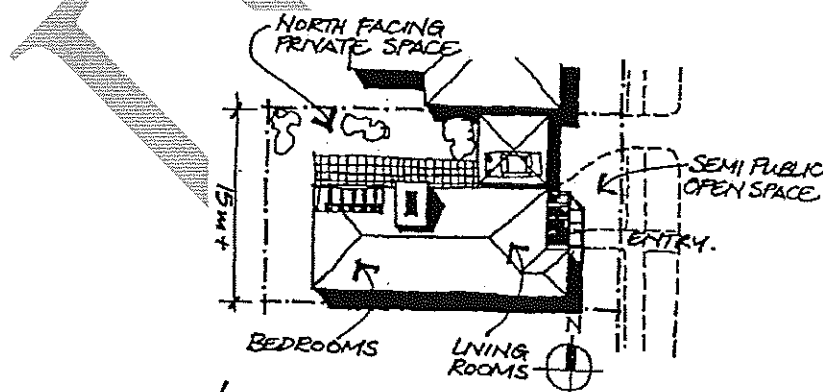
- To assist in achieving a desirable quality of subdivision design with energy efficiency as an important component.
- To assist in achieving a desirable quality of housing design with energy efficiency as an important component.
- To promote designs which respond effectively to climate and incorporate energy conservation measures to facilitate sustainable development that reflects the terrain and the character of Mount Barker.

6.3.5.2 Lot layout for solar access requires a predominantly north-south/east-west street orientation. An important consideration is for lots to be orientated in such a way as to enable good winter sun access to suitably located and sized windows or yard spaces.

6.3.5.3 As with lot layout and subdivision design, north facing spaces for a house is a very important design consideration to strive for wherever possible.

The following sketch is an example of site planning for a single house on the east-west lot.

Figure 5 – Site Planning for a Single House



6.3.5.4 The Council will encourage the use of rainwater tanks in Residential areas which are serviced with reticulated water and attempt to reduce reticulated water consumption. The Council also encourages the installation and use of approved grey water recycling systems in domestic situations.

6.3.6 Height Control

- 6.3.6.1 In order to censure the character and built form of Mount Barker and the rural villages within the Shire are maintained to an acceptable standard the Council will not support houses that are constructed over two storeys in height. Houses over two storeys in height are not considered appropriate and will detract from the visual amenity of the residential area and be contrary to the orderly and proper planning of the locality.

6.4 Industrial

6.4.1 Projected Demand

- 6.4.1.1 The future demand for industrial land in and around Mount Barker is difficult to predict. It is likely that industries that would locate in the area will be those that are already located in town or newly emerging industries that would serve the local market.
- 6.4.1.2 The long-term prospects for the location of value-added timber production are difficult to ascertain. Major timber product industries would need to be located close to the raw materials. However, the potential for value-added wood products is very high as a showplace for wood products.

6.4.2 Future Directions

- 6.4.2.1 The kinds of industries expected include activities such as earthmoving contractors, freight and stock transport businesses, cement batching plants, vehicle wrecking yards, furniture manufacturing businesses and basic raw materials storage yards together with other land extensive activities.
- 6.4.2.2 The existing service industrial areas which are located in the central town area will be encouraged over time to become a more service trades/light commercial area with a less industrial appearance and impact.
- 6.4.2.3 The Mount Barker Sub Regional Centre Appendix 1 provides detailed comment about the Yerriminup Special Industrial zone to the south of Mount Barker, the existing Industrial zone on McDonald Avenue and the Special Industrial zone also on McDonald Avenue.

6.5 Risk

6.5.1 Land Use Planning Process

- 6.5.1.1 Land use planning can be used to reduce the impact of risks associated with natural hazards. It guides the use of land and can reduce risk whilst enhancing sustainability for areas prone with natural hazards such as bushfire, flooding and landslip.
- 6.5.1.2 Over the years there have been changes in settlement patterns with people moving to more hazardous areas. Community attitudes demand particular land use activities and design requirements from a lifestyle perspective without regard to the impact on the environment. Building in bushfire prone areas for 'rural retreats' is an example of creating a risk situation as is building in flood prone areas.
- 6.5.1.3 To maintain and plan around natural systems is essential. Some relevant steps can be:
- Locating development away from sites where natural processes could be affected by development;
 - Implementing management practices during and after development to protect particular natural processes;
 - Maintaining the maximum amount of natural vegetation cover, including ground and understorey vegetation, especially on slopes above 10 degrees;
 - Using flat, low-lying areas for activities upon which the impact of floods will be minimal, such as, open space, agriculture, habitat protection or conservation;
 - Maintaining natural flow regimes of rivers and ground water systems;

- Maintaining the absorptive capacity of soils;
- Maintaining or creating wetlands as a means of absorbing peak flows from floods;
- Maintaining riparian vegetation to protect streams from erosion and changes to stream profiles;
- Implementing risk reduction practices, such as hazard reduction burning, and slope stabilisation, that reflect natural regimes and maintain the risk reduction capacity of the natural environment; and
- Avoid any development in flood plains or areas subject to 1:100 year flood events.

6.5.1.4 It is important to avoid exposure to risk wherever possible and this can be done by avoiding areas where development will increase the likelihood of risk. Design and siting controls can be used to reduce the risk. Controls can be set in place that involve setbacks, lot sizes, development exclusion areas, low fuel zones, density of development and so on.

6.5.2 Bush Fire

6.5.2.1 With the heavily vegetated nature of parts of the Shire the risk from bushfire is ever present. Additional human activity increases the risk of starting bush fires. The vegetation is one of the reasons why people find the Shire an attractive place to settle. This vegetation combined with sometimes steep slopes increases the fire risk.

6.5.2.2 For more intensive development such as conventional residential development through to Rural Residential and Rural Smallholdings, the Council will require the preparation of a Fire Management Plan to form part of individual proposals to rezone land. These Fire Management Plans will have a critical bearing on and will substantially influence the subdivisional form envisaged for the land.

6.5.2.3 The Council will prefer new developments (in particular Residential, Rural Residential, Rural Smallholdings and tourist) to take place in land which has already been cleared of substantial vegetation by past farming practices. If vegetated land was proposed for more intense development then extensive vegetation clearing would be required for fire safety reasons and this is not a sustainable approach.

6.5.3 Flood and Impact on Waterways

6.5.3.1 In areas earmarked for future more intense development such as the Rural Villages, Rural Residential, Rural Smallholdings forms of development, proponents / consultants will need to provide estimates of potential flood levels for events such as a 1 in 100 years flood to the satisfaction of the Department of Water and the Council.

6.5.3.2 The Council will not support development in areas subject to flooding or inappropriate filling of areas subject to flooding without support from the Department of Water for these kinds of actions. The filling of an area subject to flooding will only transfer the flood waters to another location that may have not been susceptible to flooding in the past but the fill proposals could change flood water behaviour. Filling of flood prone land is generally not a sustainable action.

6.5.3.3 The Council will also encourage the Department of Water to prepare flood studies for all of the rivers within the Shire to provide the basis for comprehensive risk assessment.

6.5.3.4 The Council will require all developments and subdivisions that may have a potential impact on water quality to adopt a water sensitive urban design approach. The Department of Water Stormwater Management Manual for Western Australia is to be used as a guide for the basic principles to be adopted for developments and subdivisions.

6.5.4 Landslip

6.5.4.1 Landslip is a movement of a mass of rock, debris or earth down a slope. Instances of landslip occur as a result of instability of the natural slope.

- 6.5.4.2 In developed areas indications that movement may have occurred include cracking, breaking, tilting and/or subsidence of built features.
- 6.5.4.3 In respect to Plantagenet, there are no recorded instances of landslip events but this does not mean the matter should not be addressed particularly in areas where steep slopes are involved and development of one form or another is being contemplated.
- 6.5.5 Acid Sulfate Soils
- 6.5.5.1 The issue of acid sulfate soils has been identified in the Perth metropolitan region as being a potential risk during land redevelopments. Significant groundwater problems can result from the disturbance of acid sulfate soils. When waterlogged, these soils are harmless, however, if exposed to air by excavation or by the lowering of the water table, the sulfide minerals are oxidised, releasing sulfuric acid and heavy metals into the environment.
- 6.5.5.2 This can affect the design life of concrete and metal infrastructure that has not been specifically designed to be acid resistant, may cause severe groundwater contamination, and may affect aquatic life in wetlands that receive groundwater and stormwater discharge from the affected area.
- 6.5.5.3 As a general guide where a potential development or subdivision involves the dredging or pumping out of wetlands or swamp like terrain that may lead to acid sulfate soils being exposed, then the developer or subdivider must address the issue to the satisfaction of the Department of Environment and Conservation to ensure a risk is not being created.
- 6.5.5.4 Where any development proposal involves low-lying, waterlogged areas, there should be no soil disturbance or drainage. All developers will need to carry out the necessary testing to the satisfaction of the Department of Environment and Conservation before any works proceed.
- 6.5.6 Climate Change
- 6.5.6.1 The issue of and risks associated with climate change are continuing to be investigated by numerous agencies and groups throughout the world. It may have the affect of requiring alterations to the day to day operations of businesses, State and Local Government into the future. Results of climate change include higher temperatures, altered rainfall patterns and more frequent or intense extreme events such as heatwaves, drought and storms.
- 6.5.6.2 The Australian Greenhouse Office, Department of the Environment and Water Resources in 2007 released a report entitled 'Climate Change Adaptation Actions for Local Government'. The objective of that report was to identify climate change adaptation actions that are applicable to climatic conditions and climate impact risks that can be implemented by Australian Local Governments.
- 6.5.6.3 The Council will need to ensure it carefully monitors the various potential climate change impacts as over a period of some time climate changes could mean this district becomes a wheat growing area and industries such as horticulture and tree plantations may become marginal due to decreased rainfall and warmer temperatures. This of course will, if the assumptions are correct, take many years to have an effect, but climate change is an issue that cannot be ignored.

6.6 Sustainability

- 6.6.1 The State Government's definition of sustainability is the process of meeting the needs of current and future generations through simultaneous environmental, social and economic improvement.
- 6.6.2 The State Water Conservation Strategy promotes sustainable water use and this LPS assists by not insisting that Rural Residential types of developments be connected to reticulated scheme water. Although this is a requirement of the WAPC in its SPP2.5 it is not a sustainable practice to require

additional Rural Residential land owners to place a further drain on an already stretched resource due to the potential for a higher water use for stock, fruit trees and other Rural Residential activities.

6.6.3 The Council also strongly promotes the water sensitive urban design principles and water efficiency measures particularly for more intense Rural Residential, Rural Smallholdings and Residential forms of development.

6.6.4 Another key factor in measuring and ensuring sustainable development is the need for the submission of a Bush Fire Management Plan as part of any proposals to rezone land for Rural Residential and Rural Smallholding forms of development. The Bush Fire Management Plan plays a large part and influences the actual design of any proposed subdivision.

6.7 Special Control Areas

6.7.1 Special control areas can include a variety of issues such as vegetation protection, environmental significant, off site impacts, water catchments, development areas, building design and salinity management.

6.7.2 One special control area in this LPS is the Waste Water Treatment Plant Buffer Special Control Area.

6.7.3 Other special control areas have been shown over the Water Corporation buffer areas around its existing water treatment plants, the possible future waste disposal site north west of Mount Barker and the Denmark River Catchment as a drinking water source.

7. MONITORING AND REVIEW

7.1 The Strategy will be monitored on a regular basis, particularly in terms of the population growth rates, take up of the various types of lots and the relative distribution of development across the whole Shire.

8. APPENDICES

Appendix 1: Mount Barker Sub Regional Centre

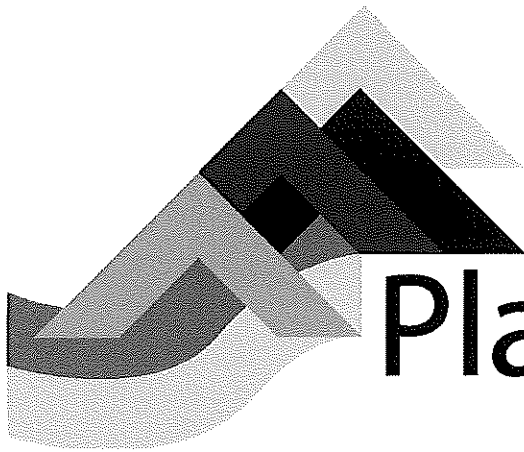
Appendix 2: Kendenup Rural Village

Appendix 3: Narrikup Rural Village

Appendix 4: Porongurup Rural Village and Environs

Appendix 5: Rocky Gully Rural Village

Appendix 6: Rural Planning Units



Shire of Plantagenet

Draft Local Planning Strategy

APPENDIX 1 – MOUNT BARKER SUB-REGIONAL CENTRE

July 2011

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Appendix 1

1. INTRODUCTION

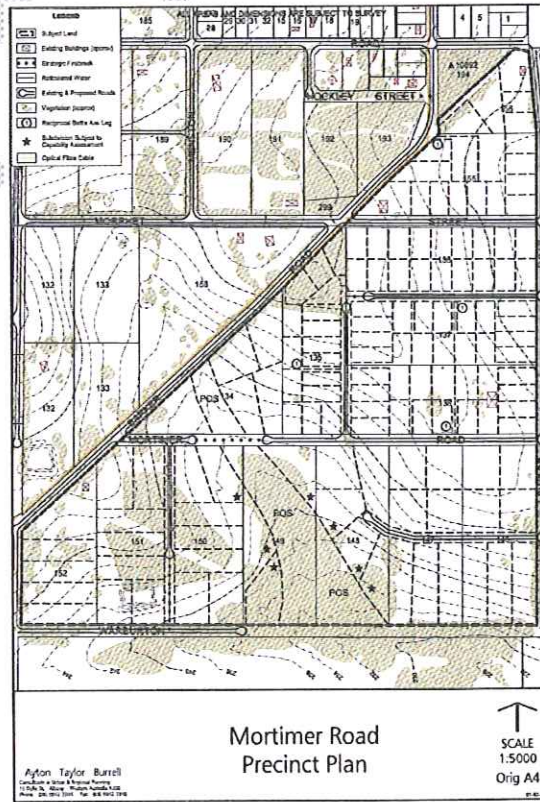
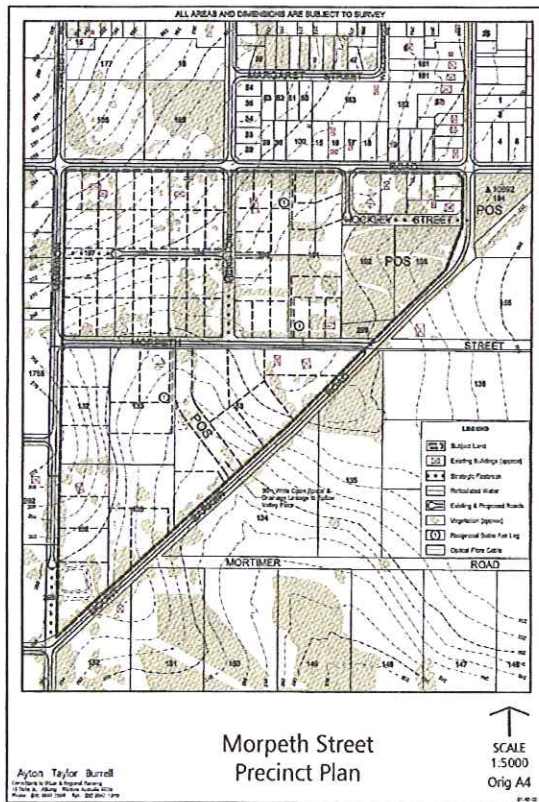
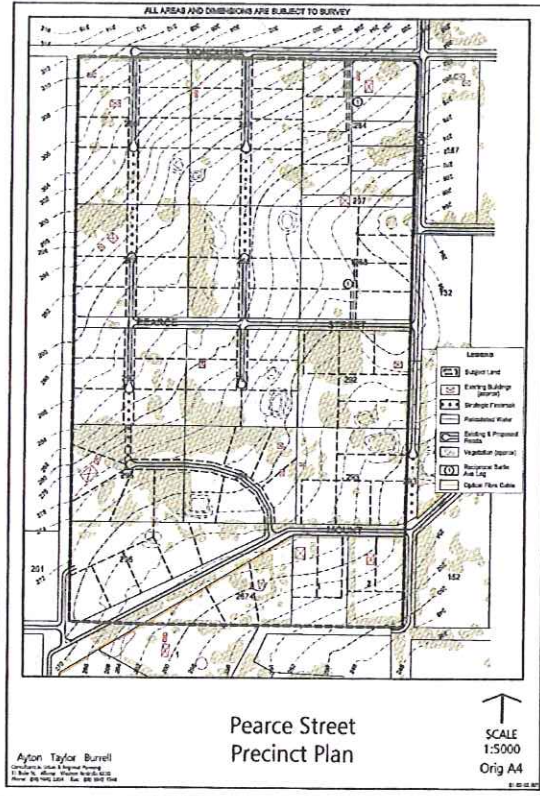
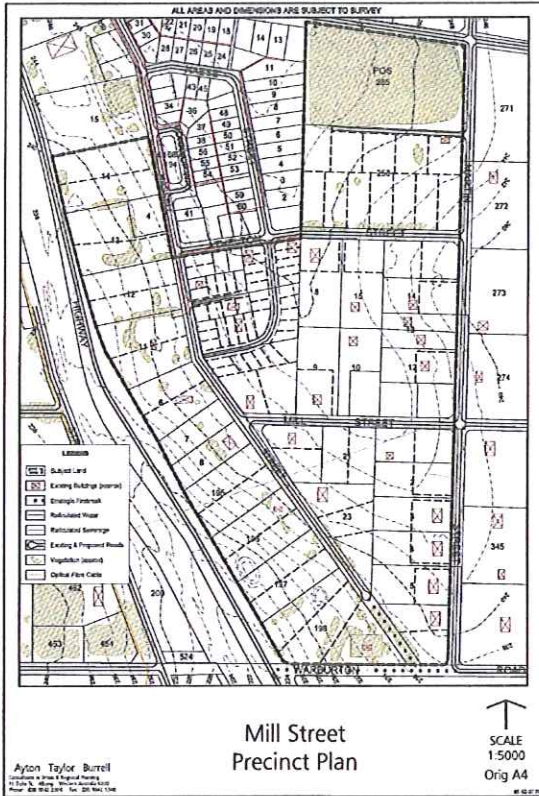
- 1.1 Mount Barker is the major town within the Shire of Plantagenet and is located 50km north of Albany. Mount Barker is a significant service centre for the surrounding agricultural areas and it is anticipated that it will play an increasingly important role in the development of the region, particularly in relation to the horticultural industry, the development of value-added industries such as wood chipping and abattoirs and provision of facilities such as the regional sale yards.
- 1.2 The availability of a variety of residential land to accommodate and encourage people to locate in Mount Barker is essential if the town is to capitalise on its opportunities. Given the limited availability of services in the outlying villages, it is important to enable Mount Barker to consolidate and better utilise the infrastructure that is already in place.

2. PAST REVIEWS

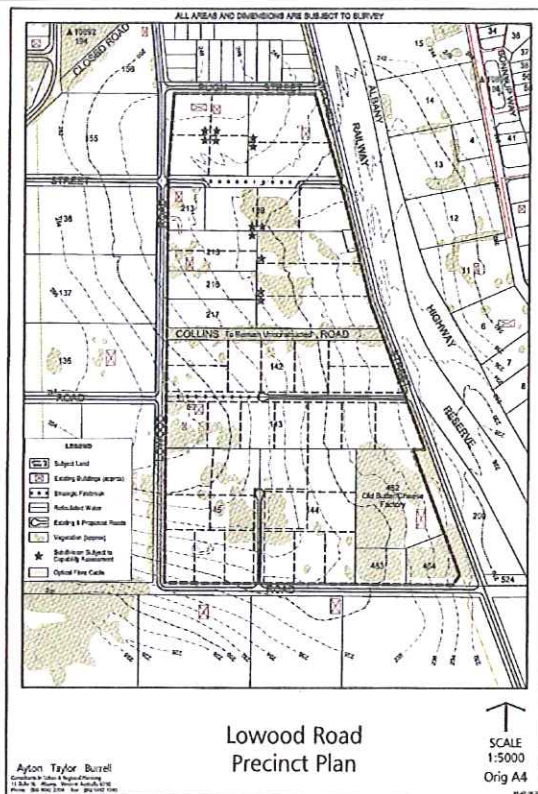
- 2.1 In 1994 a Townsite Strategy carried out a review of residential land availability and density coding and this led to the introduction of split or dual residential density codings such as R10/20 and R12.5/20 into Town Planning Scheme No. 3.
- 2.2 In May 1999 a draft 'Local Planning Strategy' was prepared but never adopted. That draft addressed planning for Mount Barker and discussed residential, commercial and industrial development.
- 2.3 In October 2002 a draft 'Mount Barker Townsite Strategy' was prepared but again never formally adopted. That draft suggested a range of actions to ensure Mount Barker builds upon its strengths as development occurred.
- 2.4 The 2002 draft Townsite Strategy included a series of precinct plans for five precincts to the south of the urban parts of Mount Barker extending to Warburton Road. Those precinct plans were based on the following issues:
 - The need for a detailed assessment of the capability of the property to accommodate further subdivision with on-site effluent disposal;
 - Consideration to be given to the subdivisional potential of adjoining property and the possible need for access to be provided to facilitate further subdivision;
 - Creek lines and wetlands to be protected, fenced and revegetated;
 - Remnant vegetation to be retained;
 - Additional tree planting to be provided; and
 - Control of fences, dams, buildings and colours to be provided for in order to ensure the character of the area is retained.'

The Strategy did not address land to the immediate north of Mount Barker. The five precinct plans are reproduced below.

Appendix 1



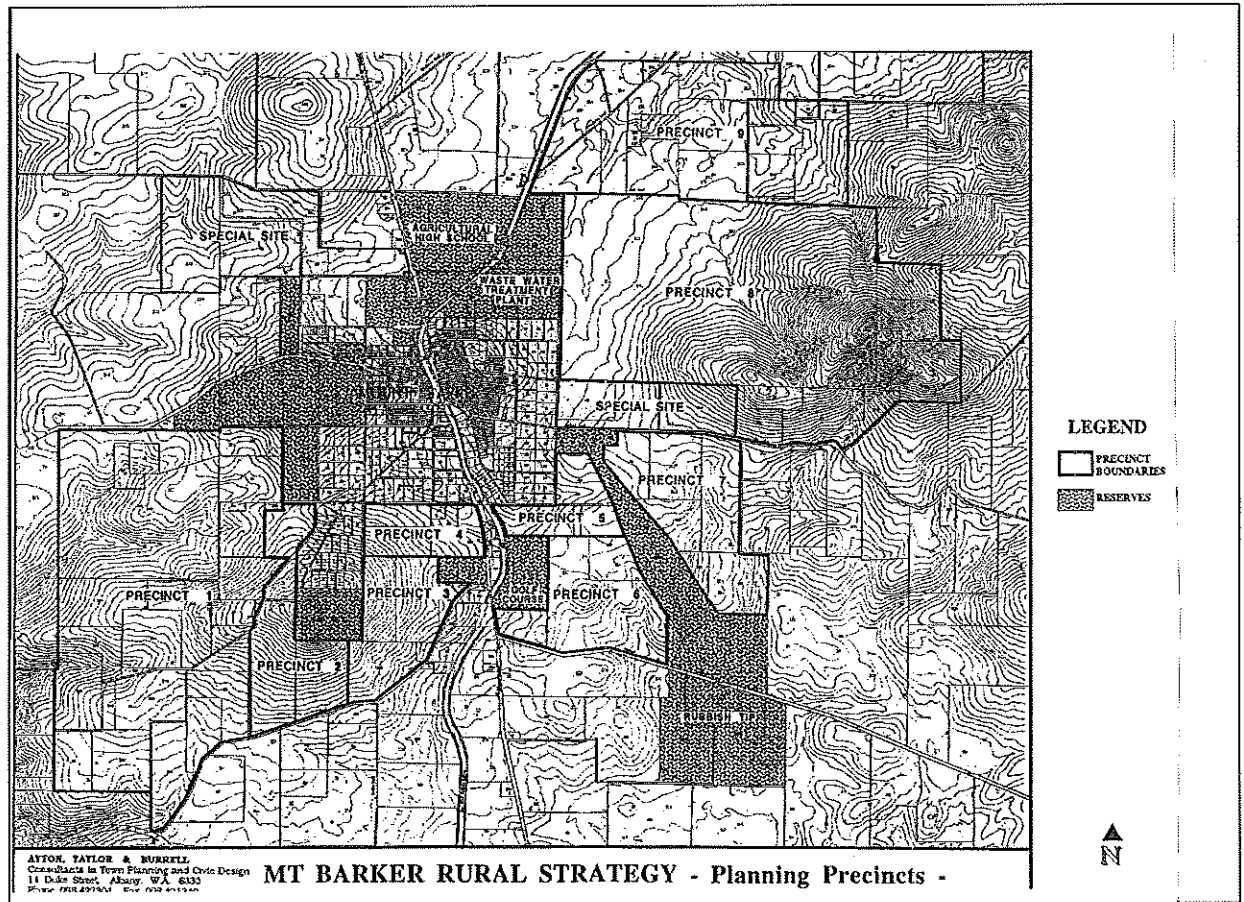
Appendix 1



- 2.5 These precinct plans promote the principle of continuing the grid road layout but contain many culs-de-sac which is definitely not the correct approach. Wherever possible the roads must continue through for a variety of reasons such as connectivity and fire safety. The plan for the Morpeth Street precinct for example shows a series of 2,000m² lots in the northern portion where the ability to extend the sewer may mean smaller lots could be a consideration. These precinct plans will be used as a starting point for future development and subdivision but further detailed planning is required to be carried out.
- 2.6 In 1997 the Mount Barker Local Rural Strategy was finalised and has worked well in guiding development in the precincts then identified for growth. The Strategy addressed areas to the east and south west of Mount Barker within a 5km radius. The north and north western areas were not addressed.
- 2.7 The 1997 Local Rural Strategy identified nine planning precincts and the guiding principles were:
- i) To encourage provision of a range of lot sizes for rural residential living, hobby farms and horticultural uses in proximity to the Mount Barker Townsite.
 - ii) To ensure development is located on land capable of supporting the use without detriment to the environment, particularly in terms of minimising the export of nutrients, salinity, erosion and water logging.
 - iii) To integrate development into the landscape and minimise any potential visual impact, particularly from major roads and tourist routes.
 - iv) To protect significant landscape features such as Mount Barker Hill and Mount Barrow, retain remnant vegetation and encourage revegetation where appropriate.
 - v) To ensure subdivision and development is coordinated and compatible with local catchment management initiatives.
 - vi) Encourage the revegetation of creeklines and explore opportunities to extend green corridors into and around the townsite.
 - vii) To minimise any potential conflict between horticulture and rural residential uses.
 - viii) To provide adequate fire protection methods.'

Appendix 1

The plan showing the precincts is reproduced below:



2.8 The recommendations relative to each precinct in the 1997 Local Rural Strategy are:

Precinct 1

- Set aside for agriculture and commercial horticulture and rural residential subdivision not be supported in this precinct.
- Further breakdown of lot sizes will only be supported where it can be demonstrated that it will not affect the viability of horticultural development in the precinct.

Precinct 2

- Subject to the management issues being addressed, applications to rezone land for rural residential development and tourist development may be supported on Location 4535.
- Within the remainder of the precinct further breakdown of lot sizes is not supported.

Precinct 3

- Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.
- The visually exposed upper slopes of the precinct must either be heavily revegetated prior to development taking place or retained for agricultural purposes with development clustered on the lower slopes.
- Direct lot access onto St Werburghs Road should not be permitted.
- Application to rezone land within the precinct will need to justify lot sizes based on detailed site assessment, proposed uses and need to address management issues.

Appendix 1

Precinct 4

- Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.
- The visually exposed upper slopes of the precinct must either be heavily revegetated prior to development taking place or retained for agricultural purposes with development clustered on the lower slopes.
- Prior to any rezoning, an overall structure plan for the precinct be prepared to ensure the potential conflict between rural residential and horticultural development is resolved and appropriate buffer areas provided. Given the relatively confined nature of the precinct, horticulture areas in excess of 2ha should not be permitted unless a buffer area of between 300 – 500m can be provided.
- Applications to rezone land within the precinct will need to justify lot sizes based on detailed site assessment, proposed uses and need to address management issues.

Precinct 5

- Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.
- Creeklines and wetland areas being revegetated, fenced and protected.
- Prior to initiating rezoning proposals within the precinct, further investigation regarding the potential conflict with the adjoining rifle range is required.
- Application to rezone land within the precinct will need to justify lot sizes based on detailed site assessment, proposed uses and need to address management issues.

Precinct 6

- Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.
- Prior to initiating rezoning proposals within the precinct, further investigation regarding the potential conflict with the adjoining rifle range.
- Preference be given to larger lot sizes which will enable productive use of the land to continue. Alternative, clustering of development, with the majority of the land being retained for productive uses and need to address management issues.
- Possible rural retreat lots within the golf course land should minimise the impact on and fragmentation of remnant vegetation by concentrating development within existing cleared areas.
- With the exception of the golf course land, a precinct structure plan needs to be prepared prior to initiating individual rezoning in order to ensure potential conflict between rural residential and horticulture development is resolved and appropriate buffer areas provided.

Precinct 7

- Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.
- Prior to initiating rezoning proposals within the precinct, further investigation regarding the potential conflict with the adjoining rifle range is required.
- Preference be given to larger productive lot sizes with rural residential development clustered in unexposed locations with appropriate buffers from potentially conflicting agricultural uses.
- Creeklines be revegetated and fenced where appropriate.
- Application to rezone land within the precinct will need to justify lot sizes based on detailed site assessment, proposed uses and need to address management issues.
- In order to ensure potential conflict between rural residential and horticultural development is resolved and appropriate buffer areas provided, a precinct structure plan needs to be prepared prior to the initiation of individual area zonings.

Precinct 8

- Rural residential development will not generally be supported within this precinct except where it can be demonstrated that it will not conflict with possible horticultural uses.

Appendix 1

- Subdivision associated with horticulture development and associated holiday accommodation may be supported subject to management issues being addressed.
- The landowner be encouraged to revegetate the lower slopes of the precinct with endemic native species to combat salinity and create a green belt around the townsite.
- Existing remnant vegetation on the summit of Mount Barrow be protected.
- Application to rezone land within the precinct will need to justify lot sizes based on detailed site assessment, proposed uses and need to address management issues.
- In order to ensure potential conflict between rural residential and horticultural development is resolved and appropriate buffer areas provided, a precinct structure plan needs to be prepared prior to the initiation of individual rezonings.

Precinct 9

- Rural Residential subdivision will not be supported within this precinct.
- Subdivision in association with more intensive use of the land may be supported, subject to the management issues being addressed.
- Revegetation and fencing of creeklines be required as a condition of subdivision.

- 2.9 In accordance with the 1997 Local Rural Strategy rezoning and subsequent rural residential and rural smallholding subdivision has taken place in precincts 2, 3, 4, 5 and 8 and Scheme Amendments for Rural Residential zones are under consideration for land in precincts 5 and 6.

3. INFRASTRUCTURE

- 3.1 Reticulated sewerage is available to parts of the town, however there are areas which have already been subdivided which are yet to be connected. Whilst most of the areas that have already been subdivided into smaller urban lots can be backlog sewered as part of the Water Corporation infill sewer program there are portions of the town, particularly to the southwest that cannot be sewered unless additional pump stations are provided. The infill sewer program has extended services to areas to the east of town and additional areas to the west were proposed in 2008-10 but this has been cancelled by the Water Corporation.
- 3.2 The Water Corporation wastewater treatment plant is located on Reserve 26367 to the north of and accessed from Bunker Street. That plant is protected by a buffer area refined in 1996 and this is shown in this PLPS as a Special Control Area. The Corporation has upgraded the plant by the duplication of the existing primary treatment pond in 2008.
- 3.3 Domestic water supply originates from the Water Corporation Albany supply network (via Albany Highway). Water from Albany is directed to the treatment works to the west of town and is pumped to a reservoir off Marmion Street west of Montem Street. Domestic reticulation services are via a road reserve network of generally 100mm and 58mm mains. Depending on the levels of supply required by future development, new service mains may need to be extended from the central network.
- 3.4 The majority of the town is serviced with overhead electrical power and also telecommunications with the ability to extend the services to cater for future growth. Optical fibre cables service parts of the town. The existing electrical substation is located to the north west of Mount Barker off Quangellup Road.
- 3.5 Electricity is distributed throughout the Mount Barker area by an extensive three phase network and local single phase supply.
- 3.6 Approximately 15km of existing gazetted roads in the townsite are unsealed. The majority of these are located in areas with further subdivision potential. Consequently there is an opportunity for the Council to require contributions to enable these roads to be upgraded as subdivision occurs. The existing bitumen sealed roads have various forms of drainage ranging from open table drains to piped systems.
- 3.7 Reticulated gas is not available in Mount Barker.

Appendix 1

- 3.8 Mount Barker has a fire brigade located centrally in Lowood Road. Standpipes for water supply are located off Marmion Street and Mitchell Street near the cemetery.
- 3.9 The Plantagenet Trails Master Plan of 2006 proposes a series of four trails in and adjacent to Mount Barker.

4. COMMERCIAL

- 4.1 There is a large area of Service Industrial zoned land on Lowood Road between Mondurup Street and Montem Street and this has led to the establishment of some land uses that are not considered appropriate to this important entry to the town centre. This area should be rezoned to Commercial and once zoned the existing service industrial uses could remain subject to the normal non-conforming use Scheme requirements. There are two other areas of Service Industrial zoned land, one at the north west junction of Muir Street and Lowood Road and the other on the north east corner of Marion Street and Mount Barker Road and these areas should also be zoned Commercial. With these additional Commercial zoned areas, Mount Barker will have adequate Commercial land to allow for growth into the future.
- 4.2 Retail growth is largely dependent on population growth and measures to increase the local population are particularly important in order to support a busy and vibrant town centre. The creation of an attractive town centre can help to attract people and businesses and greater patronage enables economic rentals to be established and building refurbished.
- 4.3 The Mount Barker commercial area is the equivalent to a large neighbourhood shopping centre within which there is normally limited competition as normally only one type of a particular business can be supported. Given this characteristic there is no scope for an additional retail centre of any size to be located outside the commercial area. Pressure to develop commercial premises along Albany Highway will detrimentally impact on the existing centre. It is recommended that such uses be strictly controlled, with the possible exception of tourist orientated businesses.
- 4.4 The redevelopment of the Shire Administration Centre at the corner of Langton and Lowood Roads combined with the townscape improvements to Lowood Road and the Mount Barker Co-operative redevelopment have provided the town centre with a much needed lift and has led to an increase in business confidence in the town centre.
- 4.5 **Urban Design**
- 4.5.1 All buildings, particularly their street frontages, contribute to the character, atmosphere and amenity of the commercial centre. Buildings by their appearance and structure can make a positive contribution to a shopping, cultural or recreational experience within the commercial centre. Well designed buildings in turn can stimulate commercial activity in town centres.
- 4.5.2 Council recognises the importance of good urban design in helping to maintain commercial, cultural, social and recreational activity and interest in town centres. To achieve these outcomes Council will consider formulating urban design guidelines for the commercial area.
- 4.5.3 In the interim prior to the preparation of the guidelines the Council will be guided by relevant provisions of the Town Planning Scheme, its Planning Vision and sound town planning practice. In so doing the Council will:
- a) Encourage commercial development that displays a high standard of urban design and which makes a positive contribution to the streetscape; and
 - b) Require development proposals to demonstrate a high standard of urban design appropriate to their specific location and the type of development proposed.

Appendix 1

4.6 Pedestrian and Cyclists

4.6.1 Pedestrian and cycle movement within and throughout the town centre is an important component of the areas. The pedestrian and cycle network should provide a continuous, safe and attractive link between the residential area, various commercial activities and parking areas.

4.7 Carparking

4.7.1 The Council in its consideration of development and land use proposals for commercial sites in the town centre will assess developments on their merits, and in accordance with Scheme provisions. The Council will also have regard to the possibility of time-share or reciprocal use carpark, for uses and activities in and out of normal trading hours.

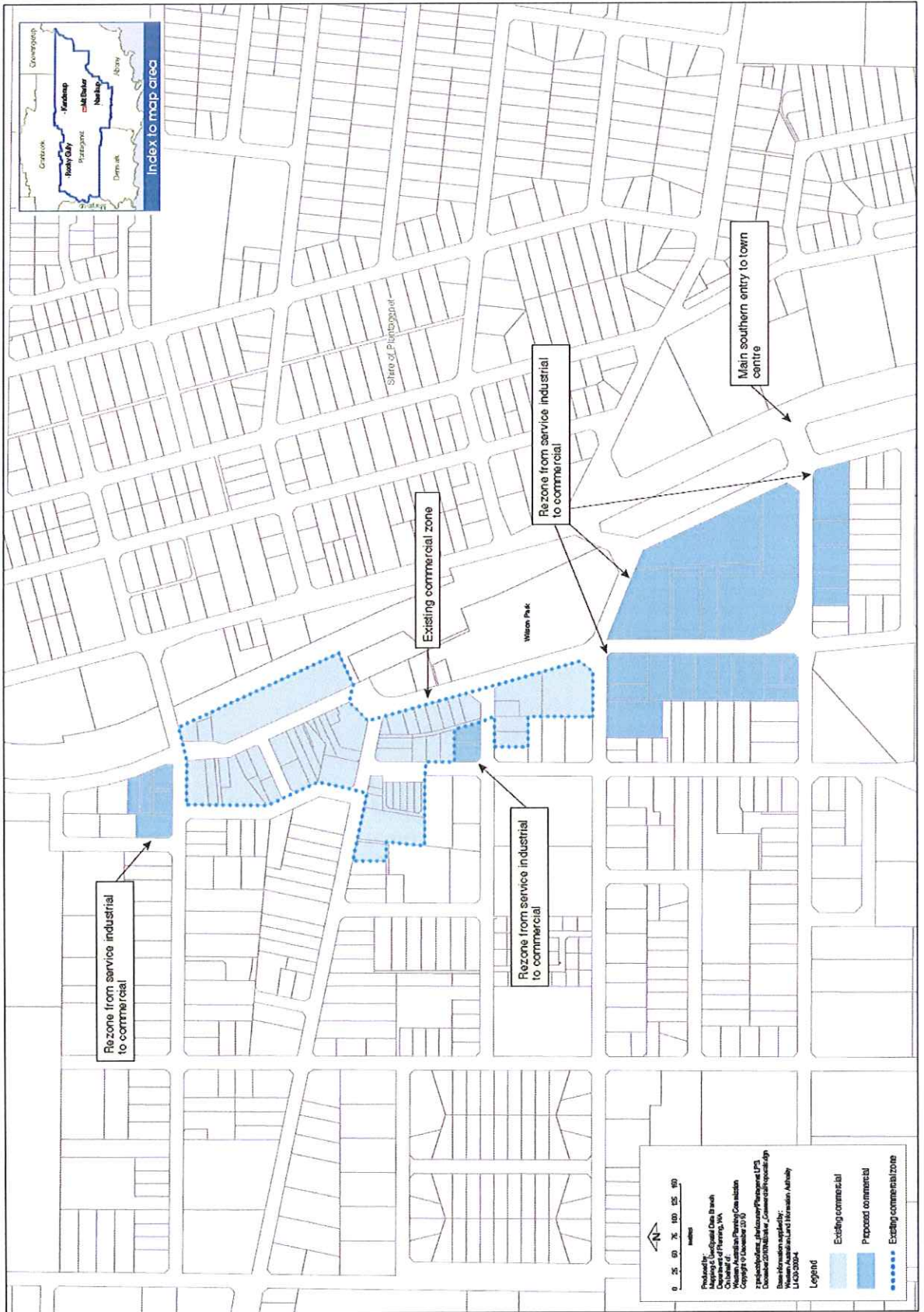
4.7.2 Reciprocal parking arrangements may be considered acceptable where the Council is convinced that demand for parking by the uses proposed will not coincide.

4.7.3 Cash-in-lieu of parking bays may be considered where developments have a shortfall of parking. The Council may accept money for this shortfall, to provide bays in a nearby existing or proposed public parking facility. Cash-in-lieu should not be seen to be replacing the developer's responsibility to provide on-site parking.

4.8 The proposals for the new Commercial zones are shown on the following plan:

DRAFT

Appendix 1

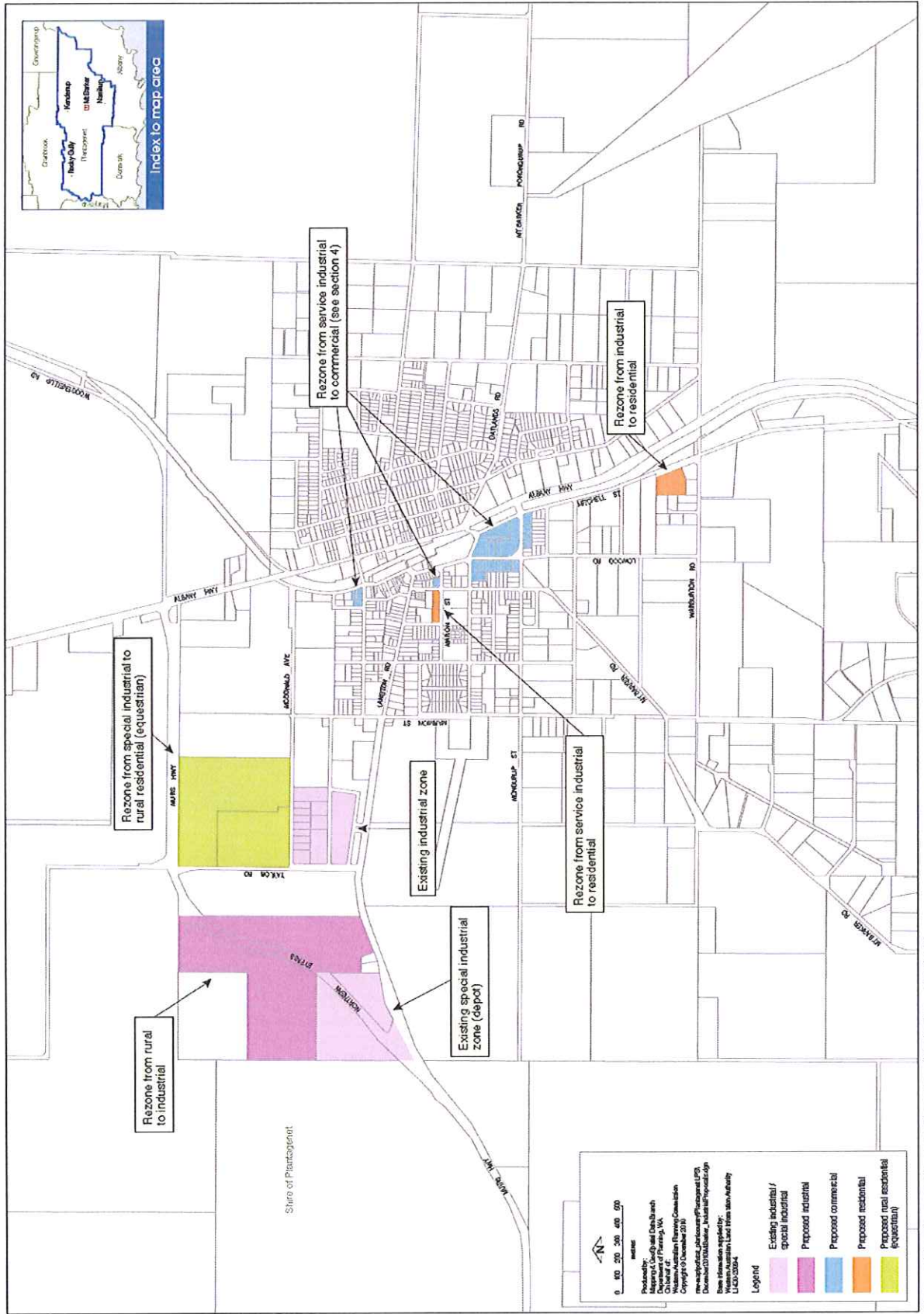


Shire of Plantagenet Local Planning Strategy - July 2011
Mount Barker Commercial Proposals

5. INDUSTRIAL

- 5.1** Mount Barker presently includes land zoned Special Industrial, Industrial and Service Industrial.
- 5.2** There are a number of inappropriate, space extensive uses within the Service Industrial zone that take up valuable land which could accommodate more intensive commercial uses. There is no land available for industry in the Industrial zone between McDonald Avenue and Langton Road, which is owned by the Crown. The Council has approached LandCorp with an expression of interest and requested the release of this land be initiated as a matter of priority (February 2008). LandCorp is now reluctant to proceed with the release of lots.
- 5.3** The Yerriminup Industrial area is some 8 km south of Mount Barker and was specifically created for Special Industry with significant buffer requirements. The land is owned by the State agency, LandCorp and since its creation as a Special Industrial zone, no subdivision or development of this area has taken place. It is ideally located with access to Albany Highway, the Great Southern Railway to the west and the Water Corporation Mount Barker water supply pipeline. In recent times the Great Southern Development Commission has been attempting to generate interest in the site but its undeveloped nature with no roads or lots being available make the area less attractive than other similar zoned land in the South West and Great Southern. LandCorp is now looking at options to create some lots.
- 5.4** The Council recognised there is the need for more industrial land in the long term and proposes a cleared Lot 2 on Muirs Highway to the west of reserve 27185 Taylor Road be identified in this LPS. That land is presently zoned Rural and is cleared farmland which includes a transport business gaining access across reserve 27185 from Taylor Road.
- 5.5** The proposals for the various industrial areas are shown on the following plan:

Appendix 1



Shire of Plantagenet Local Planning Strategy - July 2011
Mount Barker Industrial Proposals

6. RESIDENTIAL

- 6.1 The five precinct plans for the residential areas south of Mondurup Street and north of Warburton Road are described earlier and should be used as a basis for future subdivision of these areas but the use of culs-de-sac as shown on those plans is not favoured. The use of the grid road layout is encouraged with through and connecting roads.
- 6.2 There has been some concern expressed that development of residential land to the full extent of the predominant R20 Code standard with an average lot size of 500m² and the R30 Code standard with an average lot size of 300m² is not in keeping with the character of Mount Barker as a country town with spacious lots of in the order of 1,000m² to 4,000m². It is recognised however that development of land must be intensified to allow for a better utilisation of the land and services such as water, sewer and power. The conceptual structure plan that follows will propose the adjustment of the RCodings over the Residential zoned land to provide a balance by increasing some codings and marginally decreasing others.
- 6.3 An area of Service Industrial zoning on Marion Street between Eaton Avenue and Mount Barker Road is proposed to be zoned Residential as the Service Industrial zoning is not appropriate in this area which is largely housing.
- 6.4 Another area of Industrial zoning exists on the former cheese factory site now occupied by a rural industrial service business located in Mitchell Street north of Warburton Road. The land is adjoined by Residential zoned land and as such should be rezoned Residential (R2/15) as residential zoning and eventual development is more appropriate.
- 6.5 An assessment of long term future residential growth prospect for Mount Barker was carried out to determine where future Residential zoned land could be located to allow for more housing into the future. The land to the east of Mount Barker is zoned Rural Residential and Rural and contains many low-lying areas unsuitable for fully serviced housing. The area to the south towards Mount Barker Hill is predominantly zoned Rural Residential and has a high level of development meaning future fully serviced residential would not be achievable. Land to the west is a heavily vegetated Recreation Reserve in Crown ownership and this land has Aboriginal Heritage Act implications. Clearing of that land for fully serviced residential would not be achievable and for that fact not be a desirable outcome from a landscape perspective. The only area possible for consideration is Rural zoned land to the north of the Northern Bypass and on the western side of Albany Highway opposite the recreation centre and the school complex. Amendment No. 44 to Town Planning Scheme No. 3 proposes to rezone land to Residential. An area of land to the south of this land is zoned Special Site which includes a series of strata titled lots and a timber plantation.
- 6.6 A large area of Rural zoned land within the Townsite and located on the south east corner of McDonald Avenue and Marmion Street is now proposed to be part of a large recreation complex as shown on the Frost and Sounness Parks Precinct Plan of September 2009.
- 6.7 The former primary school site on the corner of Oatlands Road and Hassell Street, presently a Public Purpose (Primary School) Reserve, is shown as a Residential (R17.5) area.
- 6.8 An area of Rural zoned land within the Townsite and located to the south between Morpeth Street, Mount Barker Road, Warburton Road and Lowood Road is proposed to be zoned Residential for future residential development. This area presently is occupied by two vineyards and as such subsequent rezoning to Residential will need to address separation requirements or will need to wait until the vineyards are removed.
- 6.9 The existing Special Industrial area on the north east corner of MacDonald Avenue and Taylor Road is not considered appropriate for this zoning and it is proposed the area be zoned Rural Residential to allow for an equestrian based development due to its proximity to the recreation facilities at Frost Park. Another equestrian based Rural Residential area, is proposed on land currently zoned Special Site east of Sounness Street north of the Mount Barker-Porongurup Road.

6.10 There are areas of land shown as Rural Residential which were in accordance with the 1997 Mount Barker Local Rural Strategy. It is proposed the principals of that Strategy be retained. These developments will not be required to connect to reticulated scheme water but rather provide their own alternative water sources for stock and horticultural activities. In some instances where these Rural Residential areas are close to existing Residential area the Council will support lots down to in the order to 4,000m² to ensure a more efficient use of that land is achieved. This lot size will be largely dependent upon the capability of the land in question.

7. NATIVE TITLE AND ABORIGINAL HERITAGE CLEARANCES

7.1 As Mount Barker consists of areas of Crown land, the necessary procedures need to be followed in respect of obtaining Native Title clearance under the Native Title Act 1993.

7.2 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.

8. MOUNT BARKER – CONCEPTUAL STRUCTURE PLAN

8.1 Locality and Density of Housing

8.1.1 There are opportunities in this LPS to review the Residential Density Codings (RCodes) over the existing Residential zoned land in Mount Barker and to introduce new Residential zones in and adjacent to Mount Barker.

8.1.2 Rural Residential areas as identified in the 1997 Mount Barker Local Rural Strategy will be supported for Rural Residential development based on the principals of the 1997 Strategy. Lots within these areas will not be required to connect to reticulated scheme water but rather in a more sustainable approach be required to provide their own water from roof catchments or other acceptable means. Lot sizes in these Rural Residential areas will be determined by the capability of the land and the closeness to existing Residential areas and will range from 4,000m² to 4ha. See 6.1.7.4 of main document.

8.1.3 Although that 1997 Strategy contains nine planning units:

- Planning unit P1 does not support rural residential as stated on page 5.
- Planning unit P2 does not support rural residential with the exception of only one lot (4535) as stated on page 5.
- Planning unit P8 does not support rural residential except where no conflict exists with future horticulture as stated on page 6. Three lots 3710, 4388 and 4903 are zoned rural residential from 2002 but are developed as part of the larger Mt Barrow Vineyard and as such will not be subdivided for rural residential for many years. Once buffers are applied around this vineyard only part of lots 5082 and 1700 may be considered for rural residential. This leaves the unvegetated parts of lots 3752 and 3935 as potential rural residential but there are road access issues for these lots. Lot 500 within this planning unit is unsuitable for rural residential and/or rural smallholdings development. Rezoning, subdivision and/or development applications for such land uses on this lot will not be supported by Council.
- Planning unit P9 does not support rural residential as stated on page 7.

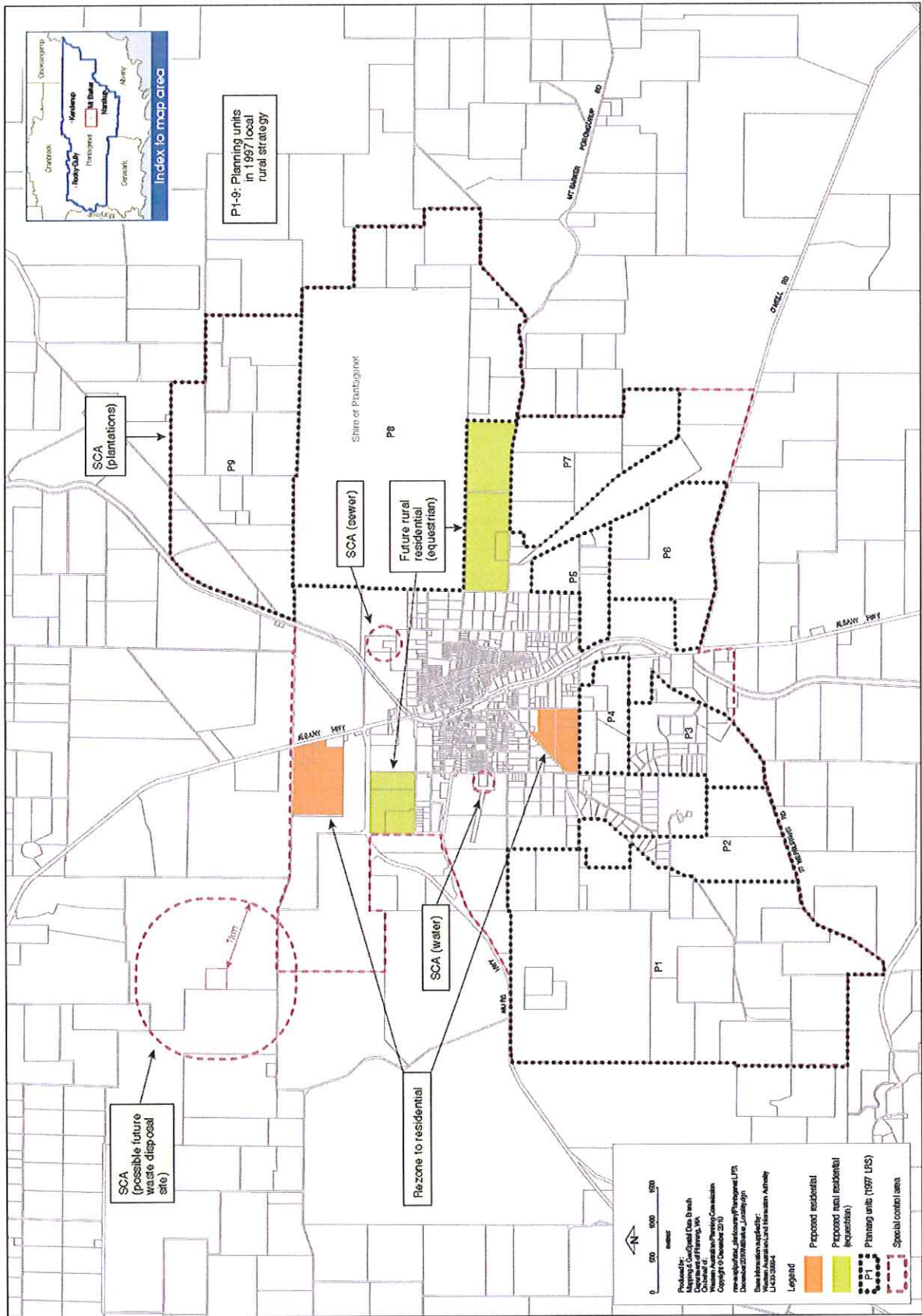
Four other planning units are committed by way of zoning, subdivision or actual development. These are P3, P4, P5 and P6. The bulk of P6 is owned a person unwilling to develop. This only

Appendix 1

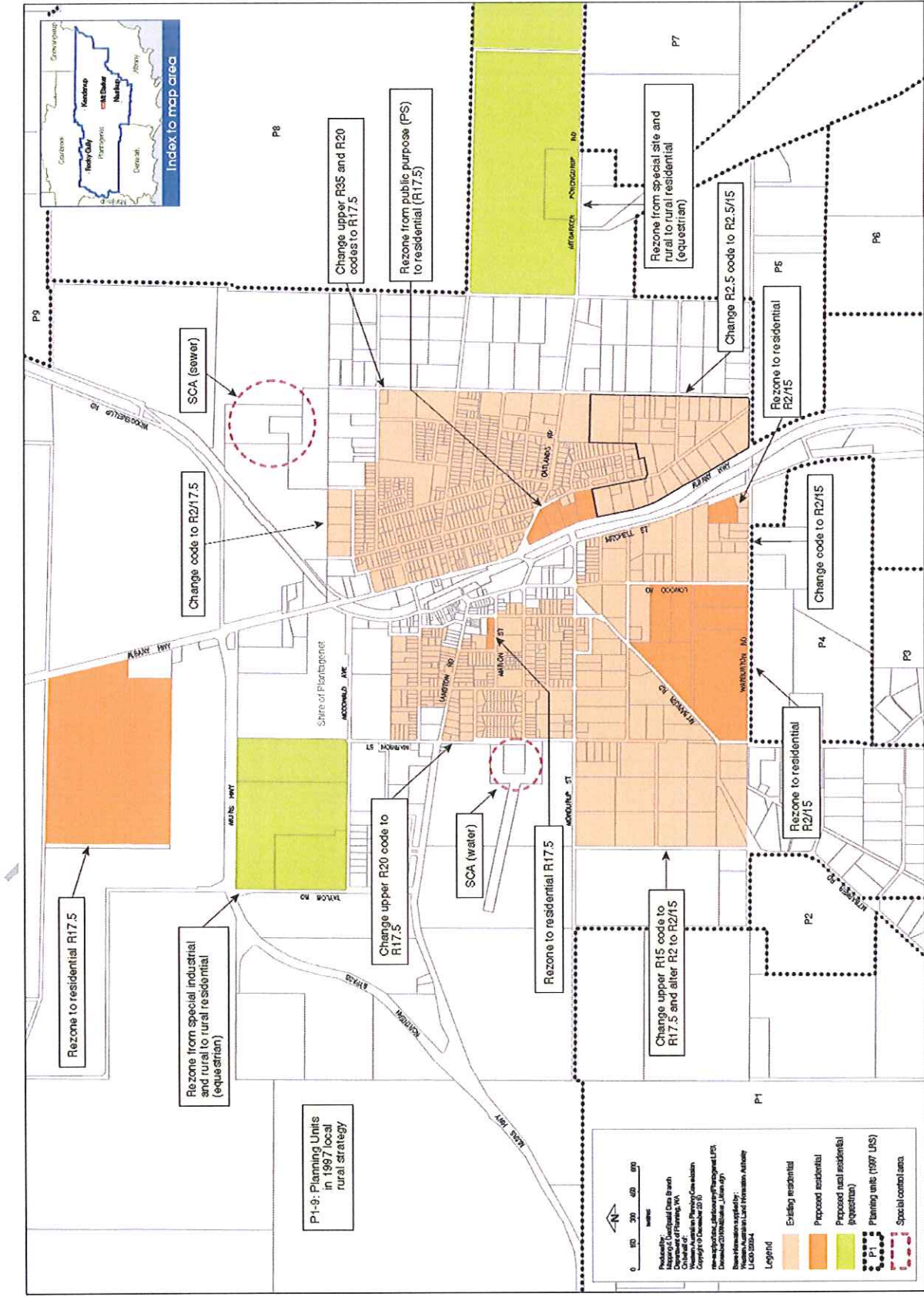
leaves three lots and one unit (P7) for future rural residential growth. The WAPC required the Council to delete its long term future rural residential areas.

- 8.1.4 Two areas are proposed for Rural Residential use with an equestrian theme. These areas are the land to the north east of McDonald Avenue and Taylor Road and the land to the north east of Souness Street and Porongurup Road. As part of any rezoning proposal for these areas, detailed land capability and drainage studies will be required. The area north east of McDonald Avenue is ideally suited for equestrian themed Rural Residential as it is within the Townsite and adjoins the Frost Park recreation complex that includes the horse racing facility. There is a demand for horse trainers to relocate to this region and to locate them adjacent to the horse racing facility provides the ability for a Rural Residential zone with facilities such as horse working tracks and stables. The area north east of Souness Street is also well located for equestrian themed Rural Residential as it is relatively level land contiguous to the Townsite boundary, and is large enough to include working tracks, bridle trails, stables and other equestrian based facilities. As part of the Council's work with persons involved in equestrian activities the Council has ensured that groups such as riding for the disabled, polocross and the camp draft have been located in Mount Barker and there is a continued need for these groups to be located in Mount Barker. Both of these areas are to be for an equestrian based zone and should include appropriate facilities for equestrian activities. Buffer separation from any nearby housing must be addressed as will the issue of visual screening from Porongurup Road. Both these areas provide the ability for Mount Barker to provide facilities for the thoroughbred horse racing industry with active racecourses within Mount Barker and also at Albany to the south.
- 8.1.5 In the Residential zones the Council will be supportive of solar passive design and houses that reflect the character of existing housing in Mount Barker. Houses over two storeys in height will not be supported.
- 8.1.6 The proposed changes to the RCodings, the new Residential zones and the new Rural Residential areas together with Rural Residential areas from the 1997 Strategy are shown on the two plans following:

Appendix 1



Shire of Plantagenet Local Planning Strategy - July 2011
Mount Barker Locality - Residential / Rural Residential Proposals



Shire of Plantagenet Local Planning Strategy - July 2011

Mount Barker Urban - New Residential Zones & Revised R-Codings

8.2 Road Layout

- 8.2.1 The grid road layout over Mount Barker is to be continued to allow for good connectivity and through movement of vehicles, pedestrians and cyclists.
- 8.2.2 All new roads in residential, rural residential, industrial and commercial areas will need to be constructed to bitumen sealed standard and drained appropriately.

8.3 Public Open Space

- 8.3.1 The Council in November 2007 adopted a comprehensive Public Open Space Strategy for Mount Barker. That document shows a series of planning units over Mount Barker and will be a guide as to where cash-in-lieu of providing public open space will be expended and where additional public open space needs to be provided and/or developed.

8.4 Commercial

- 8.4.1 The Commercial proposals are detailed earlier.

8.5 Industrial

- 8.5.1 The Industrial proposals are detailed earlier.

8.6 Community Purpose Sites

- 8.6.1 Mount Barker has extensive areas of land set aside for public purposes and parks and recreation to accommodate community, civic, cultural and recreational requirements. Apart from the need to extend the existing cemetery and to provide playgrounds within convenient walking distances of all residential areas, no additional provision is required at this stage.
- 8.6.2 While there is constant demand for existing services to be upgraded and extended, the population growth and forces of rationalisation and centralisation, dictate that the key issue will be to retain existing levels of service.
- 8.6.3 The Mount Barker Baptist Church is in the process of converting the Mount Barker Library to a community centre.

8.7 Fire Management

- 8.7.1 Mount Barker is serviced by a fire station and two standpipes exist for access to water for fire fighting purposes. Residential areas with reticulated water have a system of fire hydrants for water.
- 8.7.2 The heavily vegetated nature of parts of the town create a fire risk that needs to be maintained carefully as hazard separation zones to the satisfaction of FESA.

8.8 Waste

- 8.8.1 The present waste transfer facility and disposal site is located on Crown land at O'Neill Road. The disposal site is under investigation for its relocation to another more appropriate site that meets EPA standards.
- 8.8.2 A potential waste disposal site being investigated is to the north west of Mount Barker but to date only very preliminary investigations have been carried out.

8.9 Environmental Considerations

- 8.9.1 There are extensive areas of remnant vegetation located in and around Mount Barker and for issues of fire safety in particular, these areas all need to be carefully managed as a hazard separation area whilst maintaining the visual appeal of these areas.

Appendix 1

8.9.2 Low lying areas of land need to be carefully managed and planned in subsequent rezoning and planning processes. Waterways and wetlands should be protected from development and stormwater impact.

8.9.3 There is a need to maintain and protect the Quenda population and local scale vegetation corridors focussed on the southern entry in the vicinity of Albany Highway and the golf course.

8.10 Ethnographic and Heritage Issues

8.10.1 All Crown land has Native Title Act implications as discussed earlier. Prior to land development, Native Title clearances need to be obtained.

8.10.2 All development must respect Aboriginal Heritage Act requirements.

8.10.3 There are sites of interest in respect to European heritage within Mount Barker and these need to be recognised in the review of the Municipal Heritage Inventory.

8.11 Infrastructure

8.11.1 Power, water, telecommunications infrastructure and sealed roads and drainage are in existence at the moment. Any new development will need to extend the relevant services to new subdivision.

8.11.2 The proposed rural residential areas will not necessarily be required to connect to reticulated water. Water will be supplied by rainwater tanks from roof collection.

8.11.3 The Water Corporation buffers around the wastewater treatment plant and the water supply facility have been shown as Special Control Areas on the two plans following 8.1.6.

8.12 Estimated Time Frame

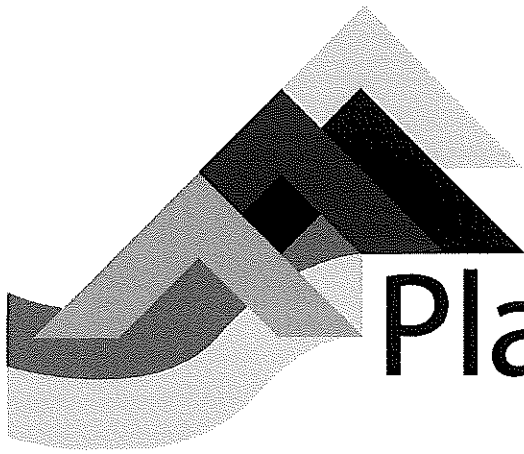
8.12.1 The further development of Mount Barker will occur over time. As some of the areas earmarked for future industry is in Crown ownership, the necessary procedures will need to be followed in respect to Native Title and land release procedures. The Council has approached LandCorp to commence these procedures soon to avoid lengthy delays and to ensure industrial land is available.

8.12.2 The proposed Rural Residential areas are in private ownership and as such the timing of resultant zoning and subdivision will be dependant upon the landowner.

8.12.3 The changes to the various RCode densities will need to be the subject of a formal Amendment to Town Planning Scheme No. 3.

8.12.4 The rezoning of the Rural zone south of Morpeth Street to residential will be dependent upon issues related to the vineyards presently in the area.

8.12.5 The rezoning of the Service Industrial zones to Commercial and Residential will need to be the subject of a formal Amendment to Town Planning Scheme No. 3



Shire of Plantagenet

Draft Local Planning Strategy

APPENDIX 2 – KENDENUP RURAL VILLAGE

July 2011

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1. INTRODUCTION

- 1.1 Kendenup is located approximately 20 kilometres north of Mount Barker and to the east of Albany Highway. The Great Southern railway line passes the eastern boundary of the village.
- 1.2 The settlement pattern of Kendenup consists of 595 lots and reserves in the village which is the centre of the district. The pattern surrounding the village contains a range of relatively small rural lots from west of Albany Highway to the east of the Great Southern railway line. These rural surrounds are shown on the locality map and include in the order of 1,300 lots and that area is shown for information purposes only. The total number of lots including the village is some 1,900. Lot sizes in the surrounding rural district range from 30-50ha to the east, 18-40ha to the north, 8-30ha to the west and 10-25ha to the south.
- 1.3 Kendenup presents a number of problems and opportunities, as the village is a historic subdivision created in the early 1920's. The venture subsequently failed in 1923 and until recently the original village remained largely undeveloped. During the last 10 to 20 years, the individual titles have been released sometimes creating conflict between buyers and service providers as most of the lots had no access to basic services such as constructed roads, power and water.

2. PAST REVIEWS

- 2.1 A Kendenup Townsite Review was prepared originally in 1998 then as a draft in 2002 as part of the then overall review of the Council's Town Planning Scheme No. 3.
- 2.2 The 2002 draft estimated that a population of approximately 1,000 people could be anticipated over the next 20-30 years. This would increase once lots in the surrounding area were developed with houses.
- 2.3 With the recent growth rates in Kendenup the 2002 draft review population estimate of 1,000 people may have underestimated actual growth. Assuming in the next 20 years all of the lots in the village and the surrounds are developed with houses, then the total of 1,900 lots could generate a population of 4,370 people based on the average 2.3 persons per dwelling occupancy rate.

3. INFRASTRUCTURE

- 3.1 Reticulated scheme water is available to Kendenup and is obtained from the Mount Barker Treatment Plant, which is fed from the Albany system. Treated water is transferred from Mount Barker to a 200m³ elevated tank on the periphery of the village. The water is then reticulated to the majority of the village.
- 3.2 Electricity, both three phase and single phase is available in the village. Domestic lines extend from this main power source to service existing housing and development.
- 3.3 A reticulated sewerage system is not available in Kendenup with effluent disposal currently being carried out on site with standard septic tanks and leach drains. While these systems are currently operating satisfactorily given the relatively low density of development, there is concern that the combination of flat topography and soil types could result in problems as development consolidates over the longer term. The Government's draft Country Sewerage Policy sets a minimum lot size for on site effluent disposal at 2,000m². Many lots in Kendenup are only 1,000m².
- 3.4 As lots have already been created, and given the rate of development and costs of installing the sewerage system and treatment facility, implementation cannot be achieved by the Council. Kendenup is identified in the draft Country Sewerage Policy as a priority for sewerage. The only possibility would be for it to be included in the Government's infill sewerage program. That program is many years behind and this may never become a reality in Kendenup but this depends upon the Water Corporation and Government.
- 3.5 Beverley Road, Chauvel Road, Austin Street, Pennifold Street and Hassell Avenue are the only roads which are sealed.

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- 3.6 A fully open grid road layout is becoming a preferred method of road design favoured by the Western Australian Planning Commission as it allows for connectivity and better security. As a feature of the grid road layout is the number of four way intersections, the erection of give way signs and other traffic calming features is recommended to avoid potential conflict as traffic increases on the roads. The control of road entries to Beverley Road is an important consideration as it is the district distributor road.
- 3.7 A footpath plan was prepared by Wood & Grieve Engineers. Dual use paths 2.5 metres wide were recommended for district local roads with 1.5 metre wide footpaths for accessways. Footpaths were not recommended for access places given the low traffic volumes. A comprehensive footpath system will need to be staged over many years as the village grows. Prioritisation and co-ordination of a staging plan with road and drainage upgrades will be essential.
- 3.8 The Plantagenet Trails Master Plan of 2006 proposes that a Kendenup Shared Use Path be established in the village.

4. COMMERCIAL AND INDUSTRIAL

- 4.1 Apart from the gradual expansion of existing businesses, additional uses could include a small supermarket, upgraded fuel and vehicle repair facilities, a chemist, butcher, hair salon, tourist businesses and rural services such as those provided by Elders and Westfarmers. Sites for these potential future uses should be concentrated around the existing commercial uses on Hassell Avenue in order to provide mutual support and create a centre of activity. An ultimate floor space of approximately 2,000 – 5,000m² should be allowed for.
- 4.2 There is only limited provision for industrial development within Kendenup with only 13 lots zoned Service Industry in First and Second Avenues. Given the proximity of residential land these sites are suitable only for light industry which will not affect the amenity of the immediate surrounds.
- 4.3 Businesses which have established in the area are predominantly service oriented or based on the processing of rural produce. They are small single operator or family orientated businesses that are run from home. Most are located on the larger rural lots surrounding the Kendenup village. There has been little demand for a specific industrial area within the village itself. The cost of establishing a small business on a lot separate to the place of residence is usually prohibitive for these types of industry.
- 4.4 Lot 311 on Lake Matilda Road immediately east of the village and the railway is zoned Special Site (R9 – Rabbit Abattoir) and is now occupied by Mount Barker Chickens. This use is envisaged to remain in this location subject to strict environmental controls. The Town Planning Scheme should be amended to delete reference to rabbits and insert poultry.

5. RESIDENTIAL LAND SUPPLY

- 5.1 In the village, there are in excess of 500 Rural zoned lots the bulk of which are of a residential size of in the order to 1,000m². Many of these lots are vacant but the recent trends in building activity for houses means this supply of land is being utilised.
- 5.2 Considerable investment in infrastructure has been undertaken in the village in terms of roads, power, telecommunications, reticulated water, fire fighting services, shops, hall, recreational and sporting facilities. Obviously more expenditure is needed in the village as the population grows to ensure the village is more sustainable.

6. NATIVE TITLE AND ABORIGINAL HERITAGE CLEARANCES

- 6.1 As Kendenup consists of areas of Crown land, the necessary procedures need to be followed in respect of obtaining Native Title clearance under the Native Title Act 1993.

Appendix 2

- 6.2 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.

7. KENDENUP – CONCEPTUAL STRUCTURE PLAN**7.1 Location and Density of Housing**

- 7.1.1 The present settlement pattern at Kendenup is centred on the village with an extensive range of residential sized lots of in the order of 1,000m² or more. The surrounding district consists of some 1,300 relatively small rural lots extending from west of Albany Highway to the east of the Great Southern railway. The zoning of the majority of the village is Rural which is in conflict with the lot sizes and the intensity of development. The surrounding district is predominantly zoned Rural however with lot sizes ranging from 8ha to 50ha, some action is needed to consider a more appropriate planning framework to reflect this intense rural lot pattern and should be maintained in a low fuel state in accordance with the 'Planning for Bush Fire Protection' document.
- 7.1.2 The village is the area bounded by Penniford Street, Hassell Avenue, the southern boundary of the golf course and Chauvel Road. It is proposed in Amendment No. 50 to rezone the majority of the Rural zoned land within the village to the Residential zone and apply an R5 Residential Density Code. The R5 Code sets a minimum lot size of 2,000m² for any new subdivisions and this size reflect the minimum lot size recommended in the draft Country Sewerage Policy for on site effluent disposal systems. Obviously the 1,000m² lots in existence can remain but any further subdivision of land will need to conform with the 2,000m² minimum lot size standard.
- 7.1.3 It is extremely unlikely the village will be provided with reticulated sewer network system hence the Residential zoning needs to take this into account. It is preferable that in the planning for this village that all new houses be required to provide alternative treatment units for on site effluent disposal as opposed to conventional septic tank systems.
- 7.1.4 One privately owned freehold 1,000m² Lot 294 on the south west corner of Coote Street and Second Avenue was shown as a Recreation Reserve when Town Planning Scheme No. 3 was finalised in 1991 and this should be rezoned when the scheme is amended.
- 7.1.5 Council has also requested Government that the village become a Townsite which needs to be formalised by publishing in the Government Gazette once processes set under the Land Administration Act 1997 have been carried out.

7.2 Rural Surrounds

- 7.2.1 It is proposed to retain the present rural zoning at the request of the WAPC.

7.3 Road Layout

- 7.3.1 The existing road layout for the village is as stated earlier a grid pattern which must be retained to ensure connectivity for both pedestrians and vehicles. Some of the roads have been closed for example where they intersect with Beverley Road. It is not appropriate to close any further road reserves in the village.
- 7.3.2 Where four way intersections exist, traffic calming measures or give way signs should be introduced for traffic safety. Several of the road reserves are either unconstructed or constructed to gravel standard and these should overtime be constructed to bitumen sealed standard to ensure an adequate quality of roads exist in the village.
- 7.3.3 The village area contains a series of 41 Rights-of-Way running at the rear of properties. It is proposed that these Rights-of-Way remain as such as they could be utilised for the provision of reticulated sewer if and when that services is provided in the future.

Appendix 2

7.4 Public Open Space

- 7.4.1 The presently Rural zoned area occupied by the oval and tennis courts to the south west of the village and on the south side of Beverly Road and in Amendment No. 50 is proposed to be rezoned to a Recreation Reserve to reflect the current use of the land as an important recreation facility for the community.
- 7.4.2 The Rural zone north of Austin Street and west of Fifth Avenue and the recently closed portion of Sixth Avenue known as the Doc Rowe reserve is also proposed in Amendment No. 50 to be rezoned to a Recreation Reserve to reflect the current use of the land as an important community asset as a well preserved area of remnant vegetation. The Education Department Public Purpose Reserve between Seventh and Sixth Avenues is to remain as a Public Use Reserve and a Memorandum of Understanding is being considered with the Oyster Harbour Catchment Group Inc over this portion of the Doc Rowe reserve. The golf course site is also shown as a Public Purpose Reserve and this is also in Amendment No. 50 to be rezoned to a Recreation Reserve.
- 7.4.3 Any subdivision of Residential zoned land within the village that will create three lots or more will be required to either provide 10% of the land area for public open space or cash-in-lieu of that land area based on the provision of the Planning and Development Act 2005. The cash-in-lieu provision will be preferred by the Council as the funds received will be able to be used on improving the existing recreational facilities in the village. The expenditure of such cash-in-lieu funds must be approved by the Minister for Planning.
- 7.4.4 There may be the need for additional recreation land located centrally within the village, but the Council does not own any land in this area. It may be that a long term strategy to the Council will be to acquire an area of land of in the order of 4,000m² somewhere centrally located for the provision of an area for active open space. Cash-in-lieu funds can be used for the acquisition of such land subject to Ministerial approval.

7.5 Commercial/Service Trades/Light Industrial

- 7.5.1 It is proposed through Amendment No. 50 to encourage a mix of commercial, service trades and light industrial activity in conjunction with residential development to create an Enterprise zone within the area bounded by Hassell Avenue, Simons Street, Third Avenue and Beverly Road. The zone includes land presently zoned Residential, Service Industry, Rural, Public Purpose and Recreation and consists of a variety of land uses.
- 7.5.2 The residential density code for new residential subdivision will be increased from the present R10 (1,000m² lots) to R5 (2,000m² lots) based on effluent disposal standards as discussed earlier. The present 1,000m² lots can remain unaltered and be developed with housing provided appropriate on site effluent disposal systems (such as ATU's) are utilised.
- 7.5.3 The Enterprise zone will allow a wide variety of land uses within the one zone with the majority being at the discretion of the Council. The Council may in some instances decide to advertise the development proposal to obtain neighbour comment. Proposals for single houses will be permitted provided they comply with the relevant R5 standards as set down in the Residential Design Codes. The Council will need to consider whether boundary setbacks will need to be varied down to the R10 standards if considered appropriate where present lot sizes are at 1,000m². Amendment No. 50 to Town Planning Scheme No. 3 to create the Enterprise zone, zone land Residential and Recreation was initiated by the Council in May 2009 and following advertising referred to the Department of Planning in September 2009.
- 7.5.4 One issue which arose at the previous workshops was the need for a light industrial area to the east of the railway. An area has been shown as potential light industry to the east in the vicinity of Mount Barker Chickens on Lake Matilda Road.

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7.6 Community Purpose Sites

- 7.6.1 Kendenup has its community hall located on the corner of Beverley Road and Hassell Avenue adjacent to the commercial area. This hall is considered adequate for the needs of the village community.
- 7.6.2 The golf club, tennis courts and oval have been established to the south of Beverley Road and presently a possible skate park is under consideration.

7.7 Fire Management

- 7.7.1 The village is generally surrounded by cleared farmland however it is considered important to establish a 100m hazard separation zone around the village as shown on the Conceptual Structure Plan. This area will be needed to assist in the protection of the village into the future.

7.8 Waste

- 7.8.1 A waste transfer station has been established on Lot 1 (5.2ha) to the north of the village accessed off Lake Matilda Road across the Great Southern railway and should be maintained in a low fuel state in accordance with the 'Planning for Bush Fire Protection' document.

7.9 Environmental Considerations

- 7.9.1 There are some limited areas of remnant vegetation within the village and the draft Kendenup Bush Plan of 2001 suggested actions that could be taken to protect the quality of the vegetation that exists in the village.
- 7.9.2 Drainage within the village is an area of concern that needs attention over the next 10 years. The Council must program into its works budget to carry out appropriate drainage works to ensure stormwater drainage is managed in an environmentally appropriate manner to trap and control nutrients and sediment consistent with best management practices. Without proper and appropriate drainage water tables will create a risk in respect to on site effluent disposal systems bearing in mind the increasing number of houses which will increase on site effluent disposal systems and hard areas such as roofs and driveways that tend to concentrate water runoff. Waterways and wetlands should be protected from development and stormwater impact.
- 7.9.3 Areas of remnant vegetation within the village should be conserved and/or retained as much as possible as these will assist in the management of the groundwater system.

7.10 Ethnographic and Heritage Issues

- 7.10.1 All Crown land has Native Title Act implications. Prior to land development on these areas Native Title clearances need to be obtained.
- 7.10.2 All development must respect Aboriginal Heritage Act requirements.
- 7.10.3 There are some sites of European heritage interest within the village that were discussed in the 2002 draft Kendenup Townsite Review.

7.11 Infrastructure

- 7.11.1 Power, water, telecommunication infrastructure and some sealed roads and limited drainage are in existence at the moment. Reticulated sewerage is not a realistic prospect for the village in the foreseeable future and as such planning will need to take account of this by applying a residential density coding that sets a future minimum lot size of 2,000m² for new residential lots. The Water Corporation buffer for the chlorination module at the water tank is within the current lot boundaries. The Corporation is in the process of purchasing additional land to the south and west of the existing lot for the installation of a IML ground level water tank and future space for a second tank if required.

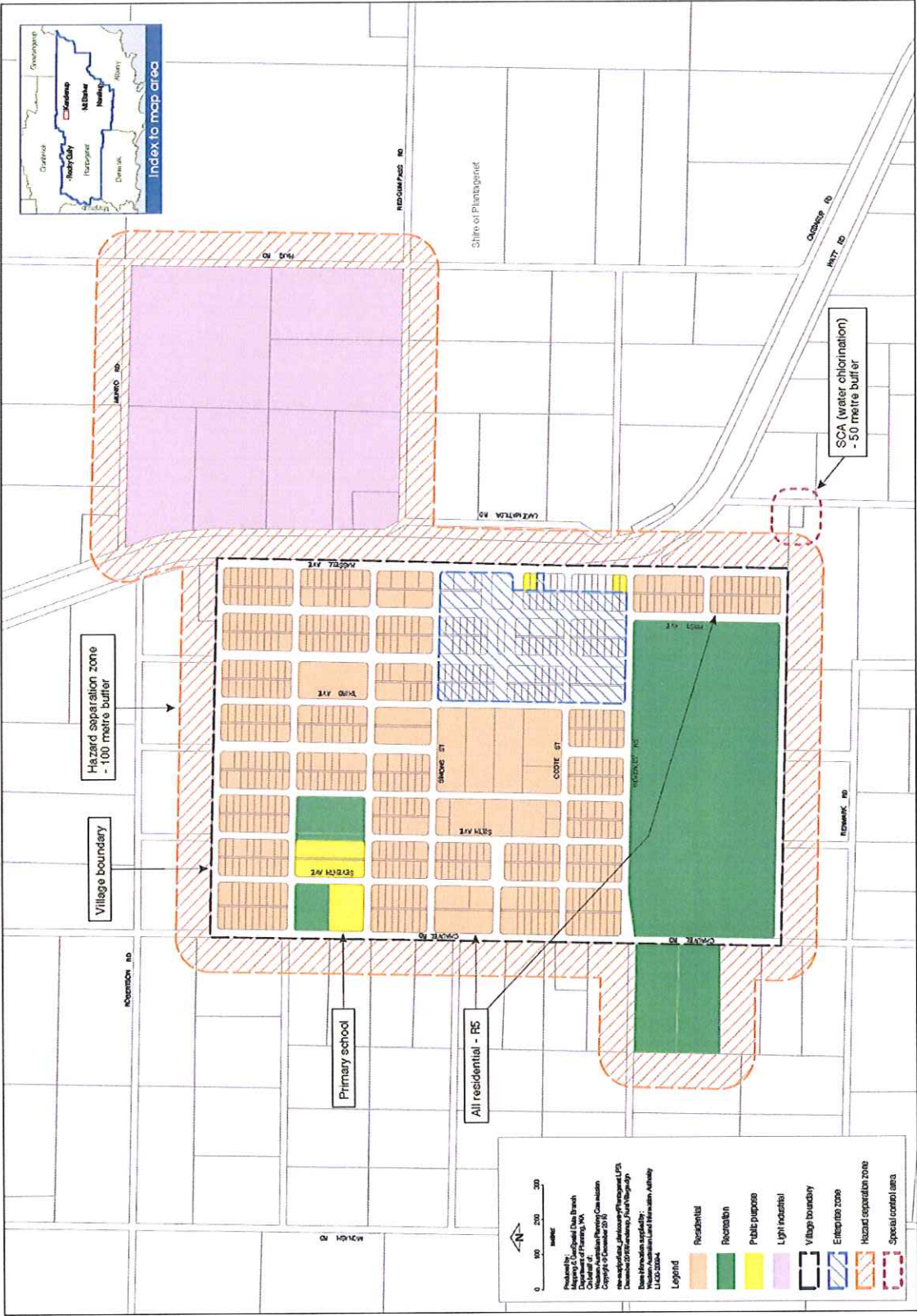
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- 7.11.2 Drainage of the village will need to be addressed by the Council as a matter of priority in the next 5 to 10 years. The plan prepared by TME in 2005 can be used as a starting point for costing and budgetary purposes. Some aspects of that plan will need to be revisited.
 - 7.11.3 The road system in the village will need to be bitumen sealed and drained appropriately and budget programming needs to be established for this to occur into the future.
 - 7.11.4 It is anticipated that reticulated scheme water will be provided over the village area. The Water Corporation is the responsible Government agency for the provision of reticulated scheme water and extension of water services will be at the discretion of that Corporation.

7.12 Estimated Timeframe for Development

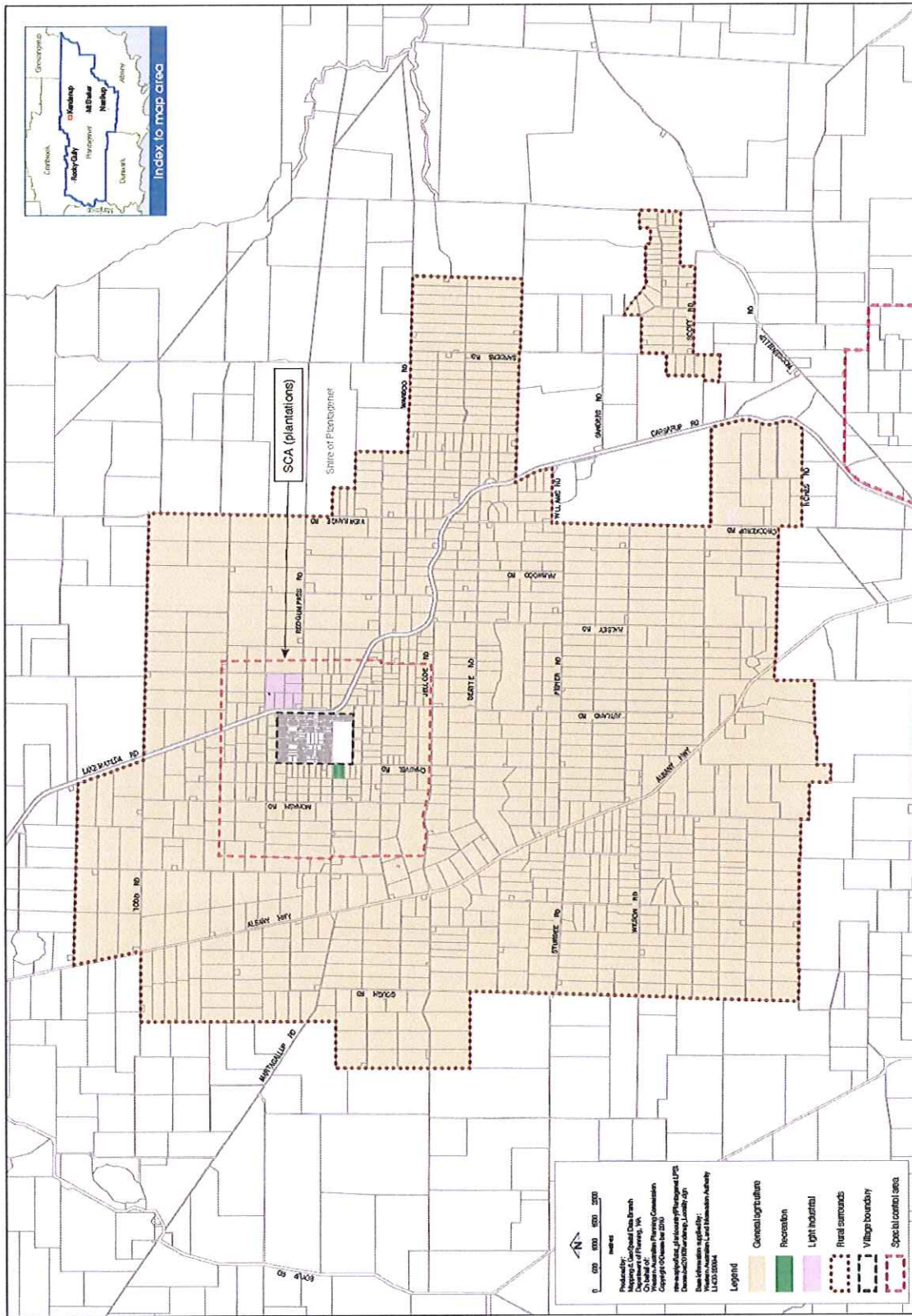
- 7.12.1 The development over the Kendenup village will occur over time. Many lots presently exist and the rate of development applications for houses is increasing due to relatively low land prices when compared to areas such as Mount Barker and Albany.

Appendix 2



Shire of Plantagenet Local Planning Strategy - July 2011

Kendenup Rural Village - Conceptual Structure Plan



Shire of Plantagenet Local Planning Strategy - July 2011

Kendenup Locality



Draft Local Planning Strategy

APPENDIX 3 – NARRIKUP RURAL VILLAGE

July 2011

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1. INTRODUCTION

- 1.1 Narrikup is an important part of the settlement pattern providing a focal point and service centre for the rural locality. The village provides an attractive alternative lifestyle to the larger regional towns and it has good accessibility to both Mount Barker and Albany.
- 1.2 Narrikup has been an important growth area within the Shire and its main attraction has been its small scale village character, the low cost of land and its role as a service centre for surrounding rural areas.
- 1.3 Given the resources that have already been invested in the village and the fact that there has been a steady demand for lots, efforts should be made to ensure it remains a viable and vibrant centre.
- 1.4 The land immediately east of the railway line is significantly lower lying than the immediate surrounds. This coupled with the impeded drainage of the general area leads the area east of the rail reserve to be low, wet and unsuitable for residential development.

2. PAST REVIEWS

- 2.1 A Narrikup Townsite Review was prepared as a draft in 1999 and in 2002.
- 2.2 While the Council and the local community support the further development of the village this can only be achieved by the release of more land by the Crown. Applications to LandCorp under its Townsite Development Program for land release must address a range of criteria and there is no longer any certainty that further development will be supported. There are presently 34 lots zoned Residential in the village.
- 2.3 The R10 density referred to above means residential lot sizes of a minimum of 1,000m². This is contrary to the Government's draft Country Sewerage Policy which sets a minimum lot size of 2,000m² for the use of on-site effluent disposal systems.

3. INFRASTRUCTURE

- 3.1 With the exception of Williamson Avenue, all existing roads incorporate open gully drains within the road reserves. Williamson Avenue incorporates kerbing which channels flow along the road to an outfall on lower lying surplus land (railway reserve, public open space and recreation reserves). Given the low volumes of stormwater generated by the limited road network, coupled with the abundance of land that can be used as outfalls, this drainage system has resulted in few problems.
- 3.2 The village is serviced with a reticulated water supply provided from the 250mm supply main that follows Albany Highway from Albany to Mount Barker. This water is reticulated to all residential lots, the Narrikup Hall, sports grounds, Narrikup shop and the southern 5,500m² lot. A standpipe, located on the north western corner of Hannan Way and Spencer Road, is fed from the reticulated supply. The standpipe provides water for fighting bush fires and emergency supplies for farmers. Adequate scope exists within the existing service to accommodate the likely level of development.
- 3.3 The older areas of the village are serviced with overhead power supplies whilst the development on Williamson Avenue is serviced with underground power supplies. The current supply has adequate capacity or can be augmented, so as to supply likely future development.
- 3.4 Telstra operates an exchange on the northern leg of Hannan Way which can accommodate the likely level of future development. As underground power reticulation is required by Western Power, the trenching for telecommunications can be utilised for electricity.
- 3.5 The village does not have a reticulated sewer system and as such effluent disposal is currently carried out by way of individual on-site effluent disposal systems.
- 3.6 Preliminary investigations were undertaken by the Water Corporation in 1997 to explore the option of developing a reticulated sewerage system gravitating to a wastewater treatment plant. The study was based

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on the development of 175 sewer connections, catering for approximately 350 people. Costings suggested that the scheme would run at a significant loss, consequently this option was not pursued further.

- 3.7 Narrikup has a standpipe, local bushfire bridge sheds and appliances, but the village does not meet the 'Planning for Bushfire Protection' (2001) guidelines. The developed area of the village is surrounded by extensive remnant vegetation which is assessed as an extreme fire hazard. Existing firebreaks around the buildings provide only basic protection should a bushfire occur. Provision of 100m hazard reduction areas around the area is needed as well as preparation of a comprehensive bush fire management plan.
- 3.8 Narrikup is considered well serviced with reticulated water, bitumenised and drained roads, community and recreational facilities. This level of community facility development is not often found in such small villages.
- 3.9 The Plantagenet Trails Master Plan of 2006 proposes that a Narrikup Nature Trail be established largely in the area between Albany Highway and Hannan Way to the east of the railway line.

4. COMMERCIAL AND INDUSTRIAL

- 4.1 Currently there are three lots with a total area of approximately 5,000m² which are zoned Commercial. The front portion of one of these lots has been developed with the Narrikup Store. To cater for future demand the two lots on the corner of Spencer Road and Hannan Way could be zoned for commercial development. The aim is to consolidate all community and commercial development within this locality in order to create an identifiable village centre. Streetscaping and landscaping can significantly add to the attraction of the area.
- 4.2 Currently only one lot is zoned for industry within the village and has been developed with a large shed. Further to the west a wildflower processing and sales business has been developed on Rural zoned land. It is difficult to assess the demand for industrial land in this location, it is considered that some provision needs to be made. The cost of servicing these types of lots will make implementation difficult.

5. MOUNT BARKER SOUTHERN BYPASS

- 5.1 Concern regarding the increase in heavy traffic through Mount Barker has been addressed in a study commissioned by Main Roads Western Australia in 1997. The Narrikup Bypass Study (2001) examined a number of options and recommended the bypass run adjacent to the northern boundary of the Narrikup townsite. This road will only carry some 200 vehicles per day which equates to two vehicles every 15 minutes and as such there will be no conflict with the proposed rural residential area to the north. This road is not a road under the control of Main Roads WA.

6. RESIDENTIAL LAND SUPPLY

- 6.1 Currently there are no residential lots available for development in Narrikup. The most recent land release by the Department of Land Administration occurred in 1994 when 8 lots were released on the southern side of Williamson Avenue. All these lots were sold and have since been developed. While there are some vacant privately owned lots, these are attached to adjoining properties and are not available for development.
- 6.2 As there is no available vacant privately owned land remaining in the village, further residential development will be dependent upon the release of additional Crown land. To achieve this it will be necessary to apply to LandCorp under its Townsite Development Program.
- 6.3 Considerable investment in infrastructure has been undertaken such as roads, power, telecommunications, reticulated water, fire fighting services, general store/post office, public hall, recreation and sporting

facilities. These facilities are capable of supporting a larger population which will in turn help to ensure the village is more sustainable.

7. NATIVE TITLE AND ABORIGINAL HERITAGE CLEARANCES

- 7.1** As Narrikup consists of extensive areas of Crown land, the necessary procedures need to be followed in respect of obtaining Native Title clearance under the Native Title Act 1993.
- 7.2** 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.

8. LANDSCAPE

- 8.1** Due to the low relief of the area and the good stands of vegetation surrounding the village, it is not visible from surrounding tourist view nodes or roads.
- 8.2** The vegetated ridgeline and the vegetation at the Narrikup turn off at Albany Highway are considered worthy of retention primarily because of the way these features break up the continuous rural roadside outlook.

9. NARRIKUP – CONCEPTUAL STRUCTURE PLAN

9.1 Location and Density of Housing

- 9.1.1** The present housing in Narrikup is located centrally in a concentrated area within the village to the west of the railway line.
- 9.1.2** There may be an opportunity to increase the land zoned Residential in an already disturbed area to the south and west of the housing in Williamson Avenue. The issues of land capability, drainage and Native Title are important considerations as part of the detailed planning for this land which is in Crown ownership. A R5 (2,000m² lot size) density code will need to be applied should this area be progressed.
- 9.1.3** Amendment No. 52 to rezone lot 5102 in accordance with the Council's Planning Vision was initiated by the Council in May 2010. The Environmental Protection Authority authorised the Amendment to proceed in July 2010. The Department of Planning advised the approval of the WAPC is required for this Amendment to be advertised for public comment.
- 9.1.4** The rural zoned land to the east of William Street and the railway which consists of 8 lots of some 1,000m² is not appropriate for residential forms of development due to the low wet nature of the area. Residential should be retained to the west of the railway.

9.2 Road Layout

- 9.2.1** The existing road layout for the future residential (R5) area will need to be extended to form a conventional grid pattern to allow for growth and connectivity throughout the residential area.
- 9.2.2** The proposed Rural Residential area in Amendment No. 52 to the north of the bypass includes planning to ensure appropriate vehicular and pedestrian access across the bypass. Traffic volumes on this road will only be 200 vehicles per day or two vehicles every 15 minutes.
- 9.2.3** All new roads will need to be constructed to a bitumen sealed standard.

9.3 Public Open Space

- 9.3.1** A large area of land south of Hannan Way and to the east of the railway is a Recreation Reserve under the Town Planning Scheme No. 3. This area is developed with active open space and

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includes an oval and tennis courts. There is one small lot of Recreation Reserve on the corner of Williamson Avenue and Hannan Way which is a passive recreation area.

9.3.2 A small park incorporating a gazebo and seating has been established on land not owned by the Council between the railway line and Hannan Way opposite the Narrikup Hall.

9.3.3 These areas of Recreation are adequate for the village.

9.3.4 Further residential subdivision of three lots or more will generate the need to provide 10% for public open space. Cash-in-lieu of the land can be provided as an alternative. With the large area of Recreation Reserve available, all new residential subdivisions will be required to pay cash-in-lieu of the land. Those funds can be then used for improvements to the existing developed recreation area.

9.4 Commercial

9.4.1 The three lots presently zoned Commercial in Spencer Road are adequate to cater for present growth. The two lots on the corner of Spencer Road and Hannan Way adjoining the existing Commercial zone could be considered for future commercial zoning to allow for long term growth. The key is to ensure the commercial area is provided in a central location within the village.

9.5 Service Trades/Light Industrial

9.5.1 Only one lot to the east of the railway is zoned Industrial. It is proposed to show this lot and more land to the east of it fronting Hannan Way (south) as a Service Industrial area to allow for the establishment of service trades and light industries. This land is in Crown ownership and as such the Crown will need to be approached in respect to the release of land when required.

9.5.2 The 2002 draft Narrikup Review proposed an area of Service Industry in the vegetated Crown land immediately south of the bypass. The eastern part of this area is vegetated with reasonable quality remnant vegetation and as such any Service Industrial area should be restricted to the already disturbed western portion.

9.6 Community Purpose Sites

9.6.1 Narrikup has its community hall located on the corner of Spencer Road and Hannan Way opposite the commercial area. This hall is considered adequate for the needs of the village community.

9.7 Fire Management

9.7.1 As stated earlier, the developed area of the village is surrounded by extensive remnant vegetation which represents a fire hazard. A 100m hazard separation zone is shown on the conceptual structure plan. This area will need to be established to assist in the protection of the village into the future.

9.8 Waste

9.8.1 Narrikup does not have a waste disposal site. Domestic refuse is collected weekly as part of the Shire waste collection service.

9.9 Environmental Considerations

9.9.1 There are extensive areas of remnant vegetation located within the Townsite and for issues of fire safety in particular, these areas all need to be carefully managed as a hazard separation area whilst maintaining the visual appeal of these areas. Hazard reduction burning should only be undertaken after due consideration of biodiversity values and in consultation with the Department of Environment and Conservation but the safety of the inhabitants of the village is of paramount importance.

9.9.2 The low lying area of land to the east of the railway will need to be carefully managed. Waterways and wetlands should be protected from development and stormwater impact.

9.10 Ethnographic and Heritage Issues

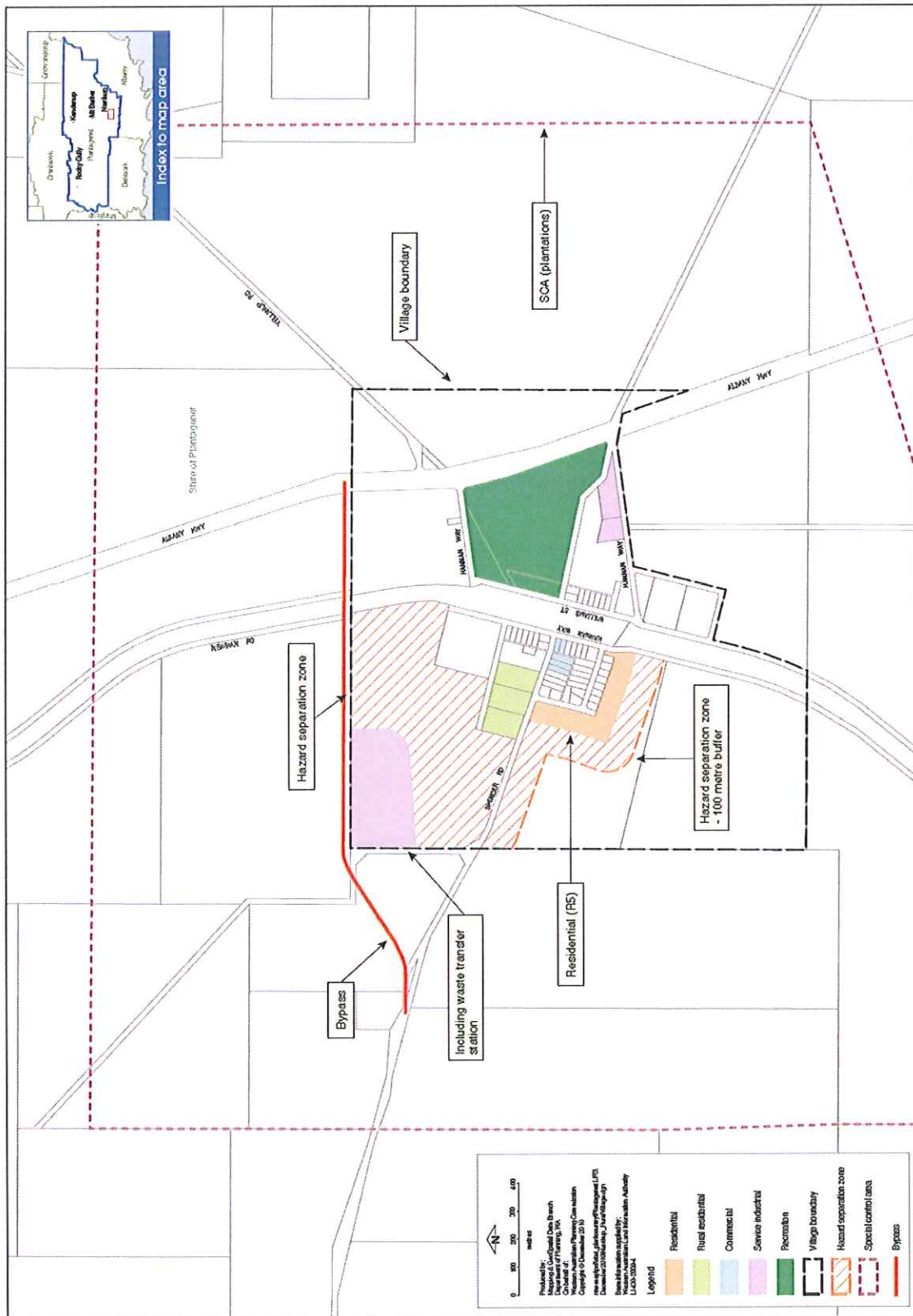
- 9.10.1 All Crown land has Native Title Act implications as discussed earlier. Prior to land development, Native Title clearances need to be obtained.
- 9.10.2 All development must respect Aboriginal Heritage Act requirements.
- 9.10.3 There are no sites of interest in respect to European heritage within the village.

9.11 Infrastructure

- 9.11.1 Power, water, telecommunications infrastructure and some sealed roads and drainage are in existence at the moment. Any new development will need to extend the relevant services to new subdivisions.
- 9.11.2 The proposed Rural Residential area to the north will not be required to connect to reticulated water. Water will be supplied by rainwater tanks from roof collection.

9.12 Estimated Time Frame

- 9.12.1 The further development of the village will occur over time. As the areas earmarked for future residential and service industry is in Crown ownership, the necessary Crown procedures will need to be followed in respect to Native Title and land release procedures. The Council may need to encourage the Crown to commence these procedures soon to avoid lengthy delays when the land is actually needed.
- 9.12.2 The proposed Rural Residential area to the north subject to Amendment No. 52 is in private ownership and as such the timing of subdivision will be dependant upon the landowner.



Shire of Plantagenet Local Planning Strategy - July 2011
Nannikup Rural Village - Conceptual Structure Plan



Draft Local Planning Strategy

APPENDIX 4 – PORONGURUP RURAL VILLAGE AND ENVIRONS

July 2011

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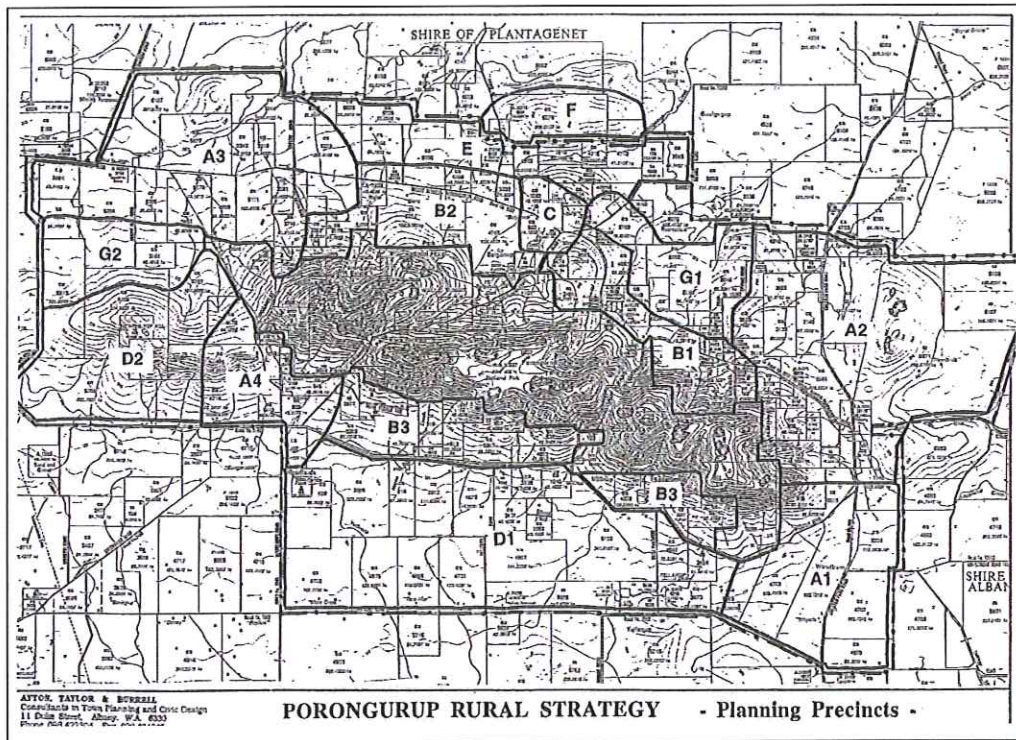
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1. INTRODUCTION

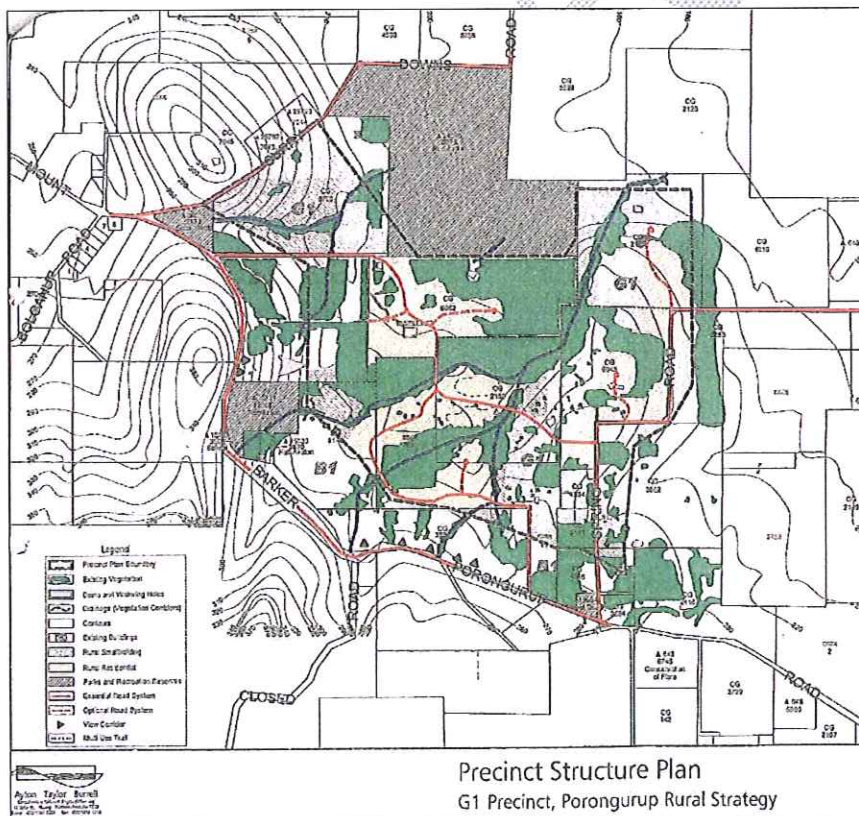
- 1.1 The Porongurup area is rich in natural and cultural heritage value. The area has a diversity of flora, fauna and is within the South-West botanical province which has been identified as one of the world's 25 biodiversity 'hot spots'. The peaks in the Porongurup National Park are an important landscape 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 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 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)



2.3 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.



Appendix 4

<p>Overall Aim</p> <p>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.</p> <p>Key Elements</p> <ul style="list-style-type: none"> 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 an 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.

- 2.4 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. 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 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.
- 3.7 The Plantagenet Trails Master Plan of 2006 proposes two trails that impact on the Porongurup.
- 3.8 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.

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.
- 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 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.
- 7.2 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.
- 7.3 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.
- 7.4 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

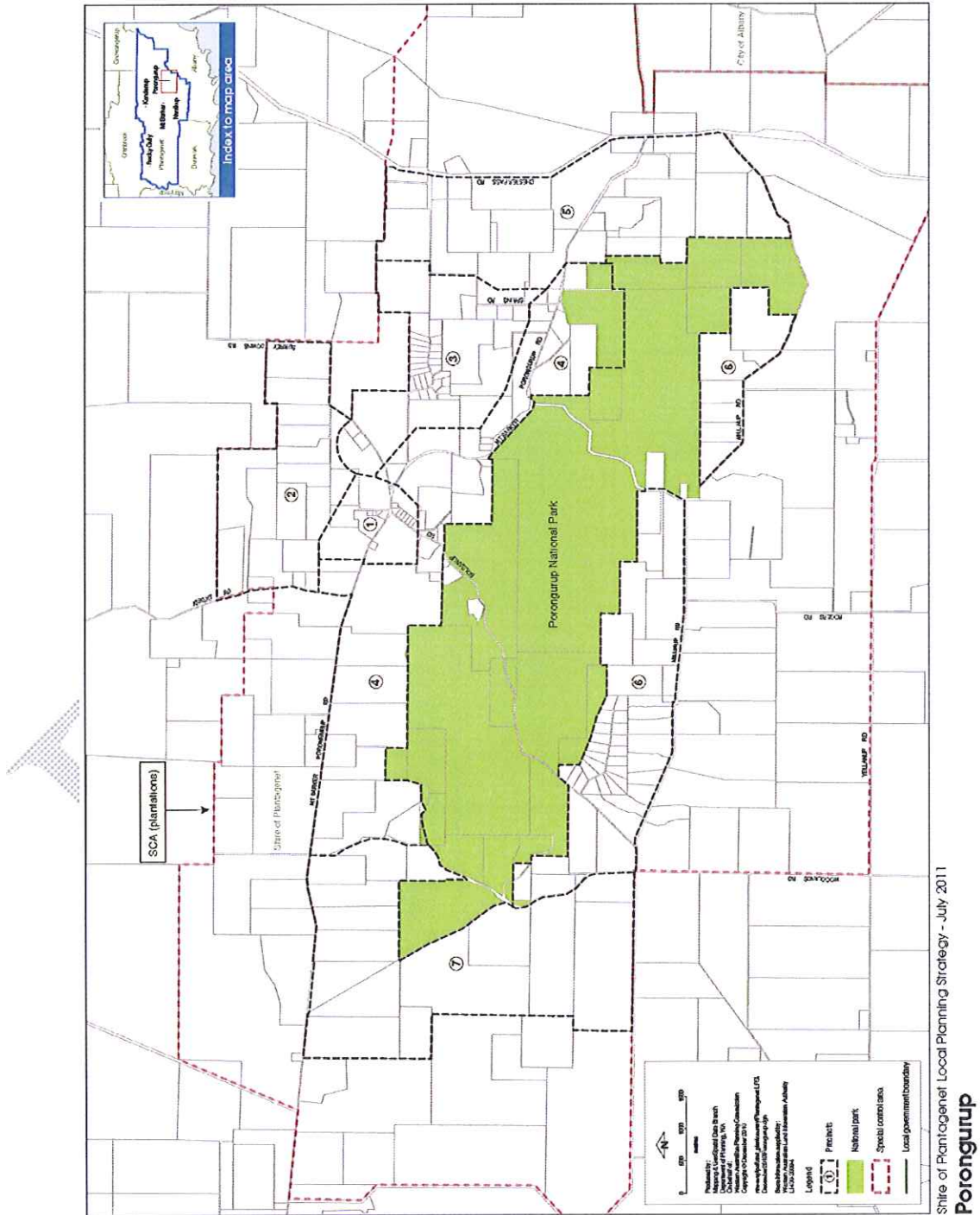
- 9.1.1 The location of the Porongurup Rural Village was determined in the 1997 Porongurups Rural Strategy. The area was referred to as Precinct C.
- 9.1.2 Following a Scheme Amendment Request, consultants prepared an Amendment No. 49 to Town Planning Scheme No. 3 to introduce the mechanism for the creation of the Porongurup Rural Village.
- 9.1.3 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;
 - 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 2,000m² 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.
- 9.1.4 Amendment No. 49 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. A structure plan is presently being prepared for the village area.

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.

10.1.2 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.

10.3 Precinct 2

10.3.1 This was previously precincts E and F under the 1997 Porongurups Rural Strategy.

10.3.2 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.

10.4 Precinct 3

10.4.1 This precinct was previously precinct G1 under the 1997 Porongurups Rural Strategy.

10.4.2 As stated, a Precinct Structure Plan has been prepared for this precinct. 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.

10.4.3 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. Stormwater management is to be consistent with water sensitive design principles.
- 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 1997 Porongurups Rural Strategy.

10.5.2 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 1997 Porongurups Rural Strategy.

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.

10.7 Precinct 6

10.7.1 This precinct was previously precincts B3 and portion of A4 under the 1997 Porongurups Rural Strategy.

10.7.2 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 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 1997 Porongurups Rural Strategy.

10.8.2 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.



Draft Local Planning Strategy

APPENDIX 5 – ROCKY GULLY RURAL VILLAGE

July 2011

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Appendix 5

1. INTRODUCTION

- 1.1 Rocky Gully is a rural village located on the south side of Muirs Highway at the western end of the Shire and some 68km from Mount Barker. Land in this area was subdivided in the 1930's. The town was established as part of the War Service Land Settlement Scheme in the 1950's. It also served as a centre for timber milling. With the decline in timber milling and changing rural land practices, it has reverted to being a small service centre for the surrounding rural area.
- 1.2 Despite past rural depopulation, Rocky Gully is well situated to serve the western most portion of the Shire and the expanding viticulture industry. Its main attributes are the low cost of land, water and power supply and community and recreation facilities.
- 1.3 The formal 'Townsite' of Rocky Gully was Gazetted on 30 November 1950 and is quite large compared to the actual subdivided village which is located in the north western portion of the 'Townsite' area. The remaining eastern and south eastern parts of the Townsite are heavily vegetated with native vegetation. The remains of a former oval and tennis courts exist on the eastern edge of the Townsite but these facilities are no longer serviceable and are in a bad state of repair with sand having been removed from the oval, all infrastructure from the tennis courts being removed and the bitumen surface is unusable.

2. PAST REVIEWS

- 2.1 A Rocky Gully Townsite Review was prepared as a draft in 1999 and 2002. Those reviews were to assess existing development trends and determine whether current landholdings, zoning and infrastructure was available to support possible future growth.
- 2.2 As part of past reviews, the suggestion was made that Crown land on the north side of Westfield Street, on the eastern corner of Bateman Street be set aside for a caravan park. Considering the expense of establishing such a facility and the likely low level of patronage, this concept would not be a practical venture for such a business in the long term.

3. INFRASTRUCTURE

- 3.1 A reticulated water supply (built in 1978) is available to the townsite and consists of an excavated earth embankment dam (42,000m³) 4.2ha bitumen catchment and a 200m³ tank on a 15m stand. Water capacity is sufficient to accommodate the development of existing created lots. A 22kv three phase power supply runs to the north of Muirs Highway and provides both a single and a three phase supply to the townsite. A reticulated sewerage system is not available and as such effluent disposal is via on-site disposal. Soil types and drainage characteristics may mean that conventional on-site disposal systems may not work adequately in the long term. The predominant residential lot size of 1,012m² is contrary to the current standard of 2,000m² as a minimum for on-site effluent disposal in the draft Country Sewerage Policy.
- 3.2 Main roads within the townsite such as portions of Bateman Street, Arbour Street, Westfield Street and Crane Street have been sealed. The current provision of telecommunications is unsatisfactory and in need of upgrading. No mobile phone service is currently available. In respect to bushfire management Rocky Gully currently has a standpipe, Local Bushfire Brigade shed and one fire truck. It is surrounded by extensive remnant vegetation which is an extreme fire hazard. Provision of a 100m hazard reduction area around the built area, as well as preparation of a comprehensive bushfire management plan for the townsite may be needed.

4. COMMERCIAL AND INDUSTRIAL

- 4.1 While there has been no demand for commercial land, there may be some opportunities associated with the development of the viticulture industry and associated tourist industry. Located between Manjimup and Mount Barker provides the opportunity for Rocky Gully to be developed as the gateway to the surrounding

Appendix 5

viticulture industry. While residential, commercial and public purpose uses are provided for in the townsite, no provision is currently available for industrial. Until such time as there is an identifiable demand, it will however be difficult to justify the cost of bringing industrial lots onto the market. The price of these lots, even if they are set on a cost recovery basis is also likely to be a significant impediment to development.

5. PRIMARY SCHOOL SITE

- 5.1 Options for the redevelopment of the former primary school need to be considered. The oval is to remain for recreation purposes and that land will be transferred to the Shire.

6. NATIVE TITLE AND ABORIGINAL HERITAGE CLEARANCES

- 6.1 As Rocky Gully consists of somewhat extensive areas of Crown land the necessary procedures need to be followed in respect of obtaining Native Title clearance under the Native Title Act 1993.
- 6.2 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.

7. ROCKY GULLY – CONCEPTUAL STRUCTURE PLAN**7.1 Enterprise Zone**

- 7.1.1 With the relatively low rate of development in Rocky Gully it is proposed to introduce a new composite Enterprise Zone. This zone will include the land presently zoned Residential, Commercial and Rural and also land Reserved Public Purpose in the presently developed part of the 'Townsite' between Mill Road and the unnamed road east of lots 109 to 111. The Recreation Reserved land will remain as such and the former primary school oval will be shown as Recreation Reserve. The Water Corporation Public Purpose Reserve will remain unaltered.
- 7.1.2 The residential density code for new residential subdivision will be increased from the present R10 (1,000m² lots) to R5 (2,000m² lots) to enable more efficient use of on-site effluent disposal systems on a larger area of land. Lots presently at 1,000m² in area can remain unaltered and be developed with housing provided appropriate on-site effluent disposal systems are utilised.
- 7.1.3 The concept of the Enterprise zone will be to allow a wide variety of land uses within the one zone with the majority being at the discretion of the Council. The Council may in some instances decide to advertise the development proposal to obtain neighbour comment. Proposals for single houses will be permitted provided they comply with the relevant R5 standards as set down in the Residential Design Codes.
- 7.1.4 As stated in Appendix 2 (Kendenup) Amendment No. 50 to Town Planning Scheme No. 3 to create the Enterprise Zone was initiated by the Council in May 2009 and has been with the Department of Planning since September 2009. An Amendment No. 53 to the Scheme to rezone land to the Enterprise Zone was initiated by the Council in February 2010 and after advertising, has been with the Department of Planning since May 2010.

7.2 Location and Density of Housing

- 7.2.1 As stated above housing will be permitted throughout the Enterprise Zone but new lots will be created at R5 (2,000m² lot) density because of on-site effluent disposal issues. Existing 1,000m² lots can be developed with appropriate on site effluent disposal systems for the particular soil conditions.

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- 7.2.2 Another option is to consider the possibility of providing land for Rural Residential forms of development.
- 7.2.3 The Rural Residential area to the immediate west of the village has an elevation of between 230m AHD and 245m AHD and is cleared farmland. The extent of the Rural Residential should stop well short of a creekline which runs from south east to north west. Access to Muirs Highway is an issue that needs detailed design in consultation with Main Road WA. The area is well located in respect to its proximity to the village.
- 7.2.4 Although the potential Rural Residential area is shown, it can only be considered subject to detailed land capability and drainage issues being addressed as part of a thorough Scheme Amendment document. Lot sizes could be considered down to 4,000m² to allow for more intense development as it is so close to the village. Obviously a whole range of issues would need to be addressed at the Scheme Amendment stage and these include matters such as remnant vegetation protection and fire safety.
- 7.3 Road Layout**
- 7.3.1 The existing road layout is in a conventional grid pattern and is considered adequate to allow for long term growth. Any new roads will retain the present grid pattern.
- 7.3.2 Any new access to Muirs Highway will require the approval of Main Roads WA.
- 7.4 Public Open Space**
- 7.4.1 There are two areas of land presently shown as a Recreation Reserve under present zoning and these areas are both occupied by remnant vegetation and are suitable for passive recreation.
- 7.4.2 The former primary school oval is to be a Recreation Reserve in Amendment No. 53 and provides the ideal facility for active recreational activities.
- 7.4.3 Further residential subdivision of three lots or more will generate the need to provide 10% for public open space. As an alternative cash-in-lieu of this land can be provided by the subdivider. With the amount of Recreation land available with portion of the former primary school oval, all new residential subdivisions will be required to pay cash-in-lieu of the land. Those cash-in-lieu funds can then be used to fund improvements to the existing Recreation Reserves.
- 7.5 Commercial**
- 7.5.1 The new Enterprise zone will allow for additional commercial development to occur within the village at the Council's discretion.
- 7.6 Service Trades/Light Industrial**
- 7.6.1 The new Enterprise zone will allow for additional trades and industries to occur within the village at the Council's discretion.
- 7.7 Community Purpose Sites**
- 7.7.1 There are several hall and community purpose sites within the village. Some are developed with facilities such as a hall, ambulance depot, fire brigade shed, etc.
- 7.8 Fire Management**
- 7.8.1 As detailed on the Conceptual Structure Plan for Rocky Gully a 100m hazard separation zone is shown to the south of the proposed Enterprise Zone. This area will need to be established to assist in the protection of the village into the future.
- 7.9 Waste**
- 7.9.1 A waste transfer station has been established on Reserve 38793 to the south east of the existing village.

7.10 Environmental Considerations

- 7.10.1 There are extensive areas of remnant vegetation located within the Townsite and the proposed Enterprise zone does not intrude into the bulk of the remnant vegetation which is located in the eastern parts of the Townsite. The present Rural zoning is to be retained and the land will remain in Crown ownership in this eastern area.
- 7.10.2 Waterways and wetlands should be protected from development and stormwater impact.

7.11 Ethnographic and Heritage Issues

- 7.11.1 All Crown land has Native Title Act implications as discussed earlier. Prior to land development Native Title clearances need to be obtained.
- 7.11.2 All development must respect Aboriginal Heritage Act requirements.
- 7.11.3 There are one site of interest in respect to European heritage within the village and that is an arboretum located adjacent to the former primary school building to the east and south east. This area consists of various trees and shrubs planted in honour of pioneering families of Rocky Gully. Any redevelopment of this area must ensure the vegetation is protected where possible.

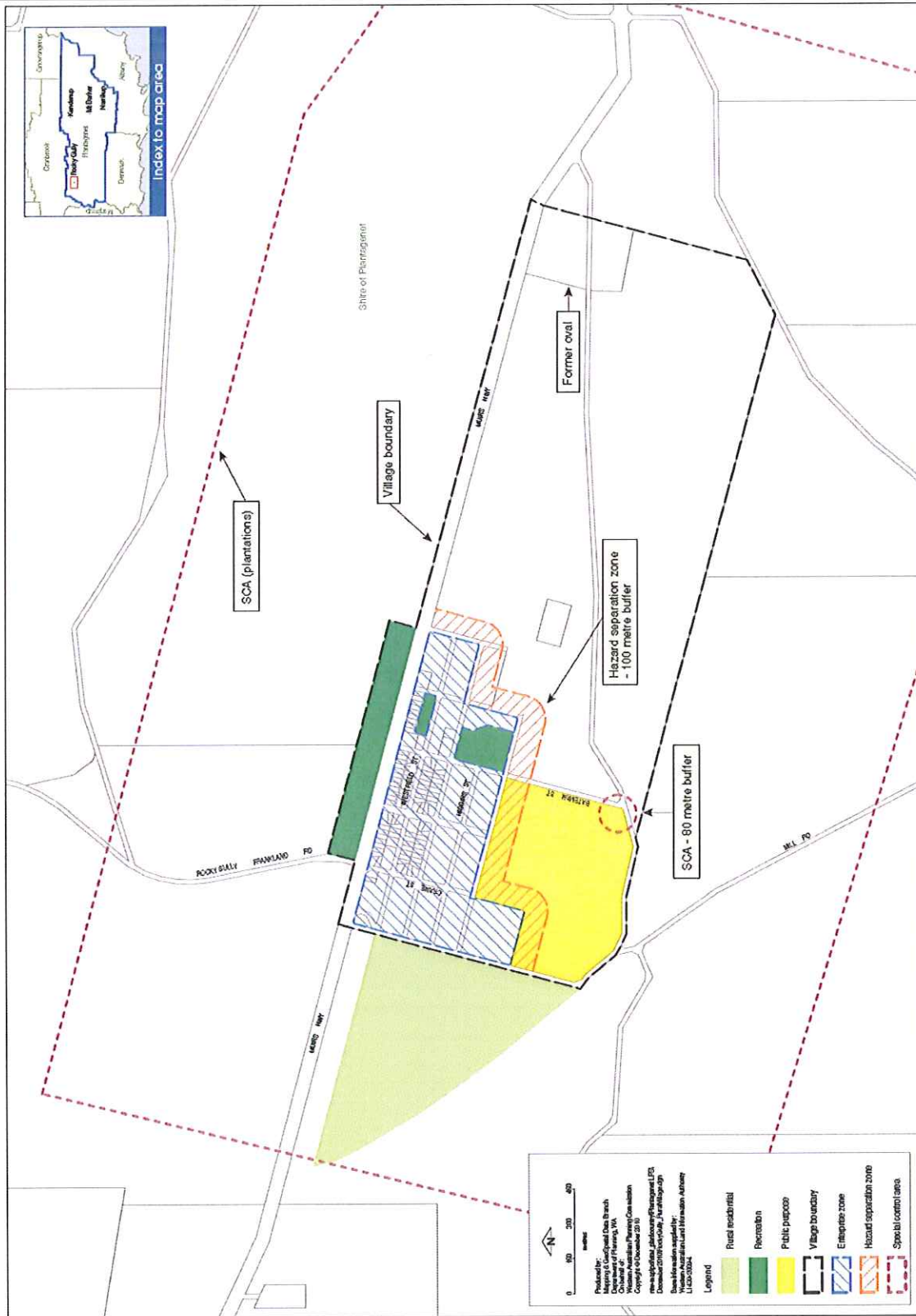
7.12 Infrastructure

- 7.12.1 Power, water, telecommunication infrastructure, some sealed roads and drainage are in existence at the moment. Any new development will need to extend the relevant services.
- 7.12.2 A Special Control Area has been shown around the water treatment plant on Bateman Street to ensure the Water Corporation buffer is observed.

7.13 Estimated Timeframe for Development

- 7.13.1 The Enterprise zone with a good degree of flexibility may provide the impetus for an increased level of development which will occur over time. It is not possible in this village to estimate a timeframe for development.

Appendix 5



Shire of Plantagenet Local Planning Strategy - July 2011
Rocky Gully Rural Village - Conceptual Structure Plan



Draft Local Planning Strategy

APPENDIX 6 – RURAL PLANNING UNITS

July 2011

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Refer to Figure 1 – Rural and Agricultural Land Use Plan, and Figure 2 – Planning Units and Special Control Area, at the end of Appendix 6.

1. PLANNING UNITS

There are 13 Planning Units over the rural districts as follows:

- P1 – Rocky Gully – Upper Frankland;
- P2 – Lower Kent – Frankland;
- P3 – Upper Kent Catchment;
- P4 – Upper Denmark Catchment;
- P5 – Kendenup;
- P6 – Upper Hay Catchment;
- P7 – Mt Barker Townsite and Environs;
- P8 – South Kokonup-Narrakup;
- P9 – Upper Kalgan Catchment;
- P10 – Porongurup and Environs;
- P11 – Upper King Catchment;
- P12 – South Stirling; and
- P13 – Stirling Range

2. SUBDIVISION

In all of the planning units the intention will be to maintain the existing mix of lot sizes. All subdivision is to be in accordance with WAPC Policy.

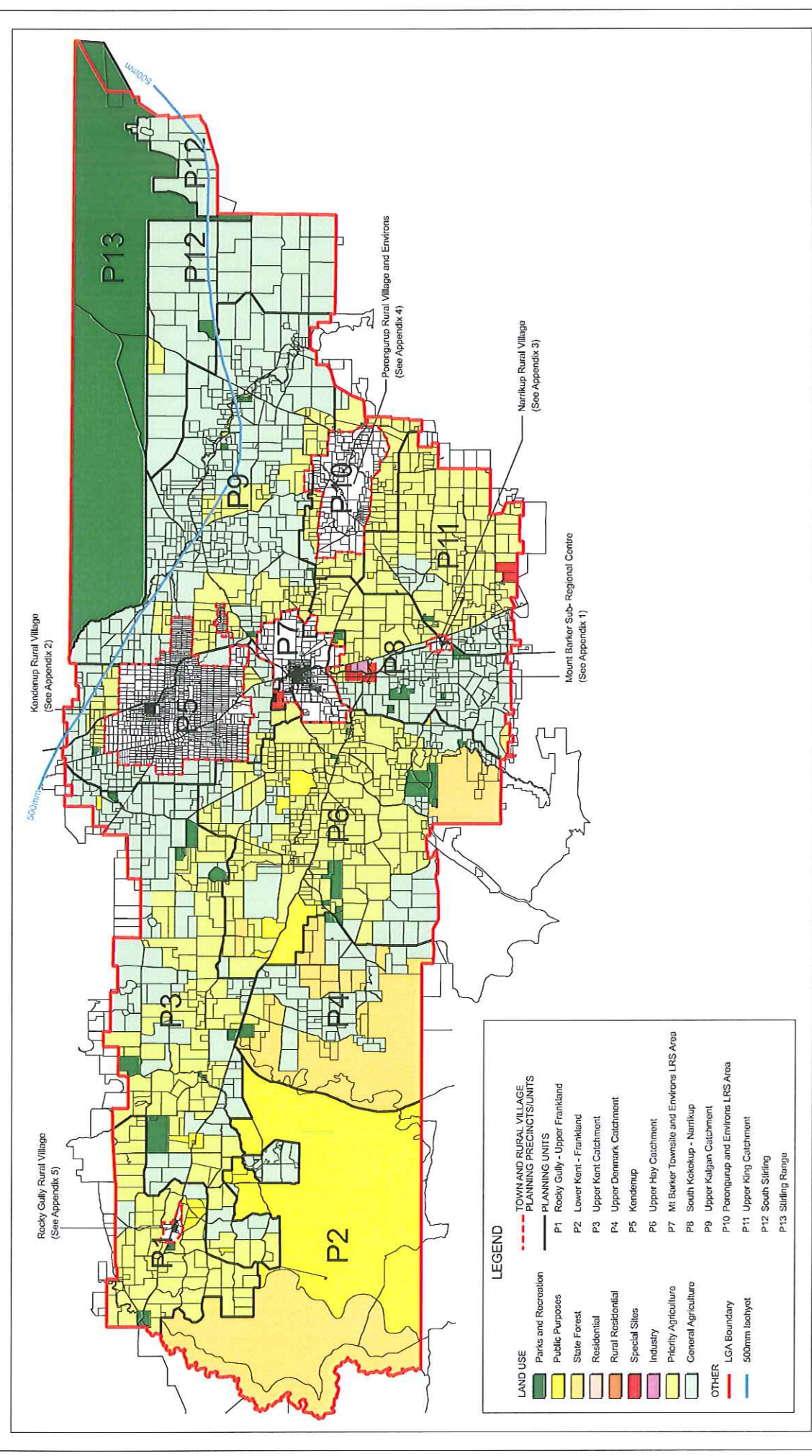


FIGURE 1

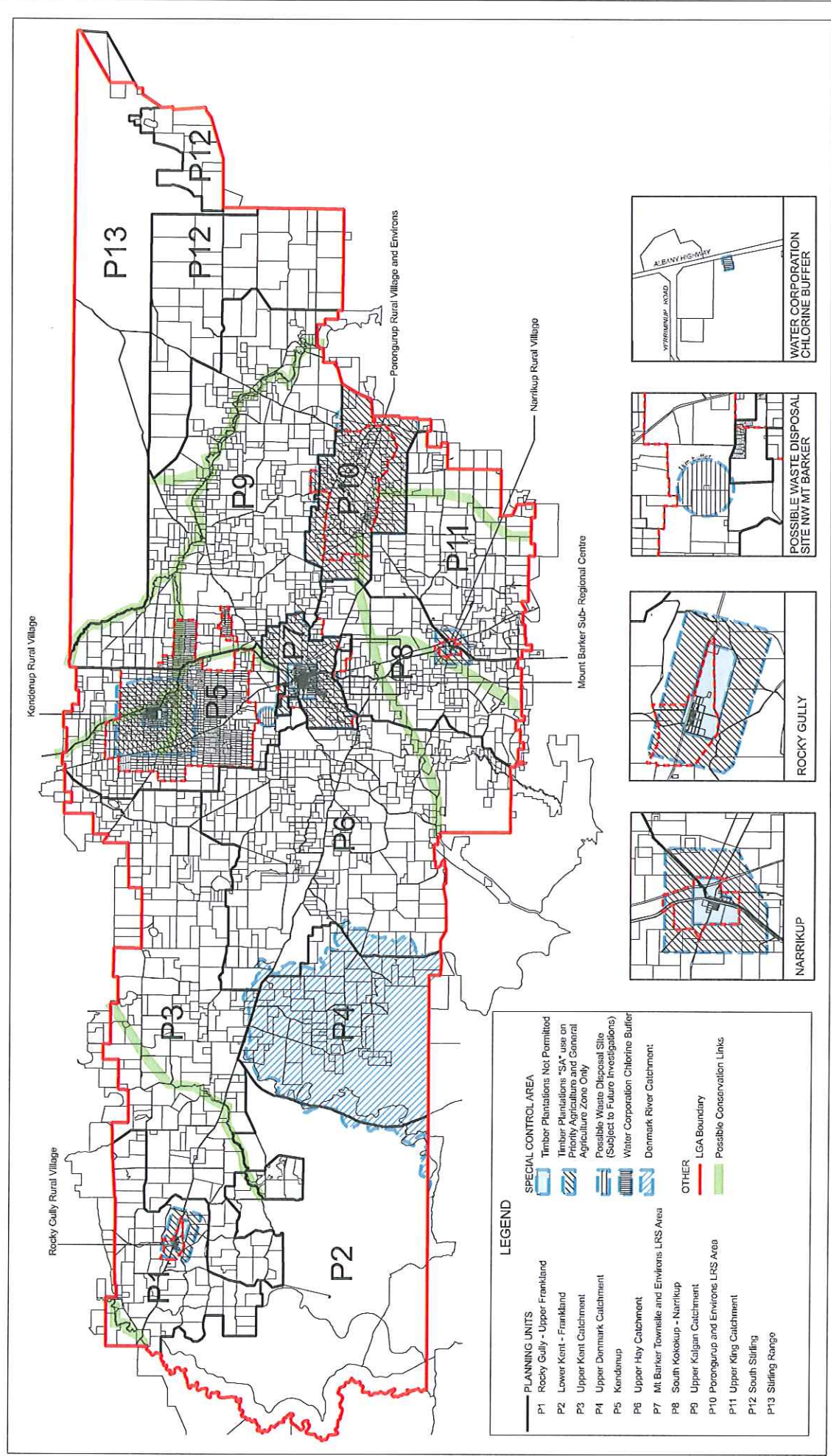


RURAL AND AGRICULTURAL LAND USE PLAN
SHIRE OF PLANTAGENET

LEGEND

LAND USE	TOWN AND RURAL VILLAGE PLANNING PRECINCTS/UNITS
Parks and Recreation	Planning Units
Public Purposes	P1 Rocky Gully - Upper Frankland
State Forest	P2 Lower Kent - Frankland
Residential	P3 Upper Kent Catchment
Rural Residential	P4 Upper Denmark Catchment
Special Sites	P5 Kondanup
Industry	P6 Upper Hay Catchment
Priority Agriculture	P7 Mt Barker Townsite and Environs LRS Area
General Agriculture	P8 South Kokokup - Narrikup
OTHER	P9 Upper Kelgan Catchment
LGA Boundary	P10 Porongurup and Environs LRS Area
500mm Isohyet	P11 Upper King Catchment
	P12 South Stirling
	P13 Stirling Range





LEGEND

PLANNING UNITS	SPECIAL CONTROL AREA
P1 Rocky Gully - Upper Frankland	Timber Plantations Not Permitted
P2 Lower Kent - Frankland	Priority Agriculture and General Agriculture Zone Only
P3 Upper Kent Catchment	Possible Waste Disposal Site (Subject to Future Investigations)
P4 Upper Denmark Catchment	Water Corporation Chlorine Buffer
P5 Kondonup	Denmark River Catchment
P6 Upper Hay Catchment	OTHER
P7 Mt Barker Townville and Environs LRS Area	— LGA Boundary
P8 South Kokokup - Narrikup	— Possible Conservation Links
P9 Upper Kalgan Catchment	
P10 Porongurup and Environs LRS Area	
P11 Upper King Catchment	
P12 South Stirling	
P13 Stirling Range	

FIGURE 2

SCALE 1:400,000 (A3)

0 5 10 20KM

PLANNING UNITS AND SPECIAL CONTROL AREAS
SHIRE OF PLANTAGENET

Job Number: 1438
 Date: JANUARY 2010
 Landvision Pty Ltd
 Land Planning & Mapping
 Consultants
 Suite 5, 10 Nicholson Road
 7009 GOSNOLD WA
 F: 08 9298 8185
 E: enquiries@landvision.com.au



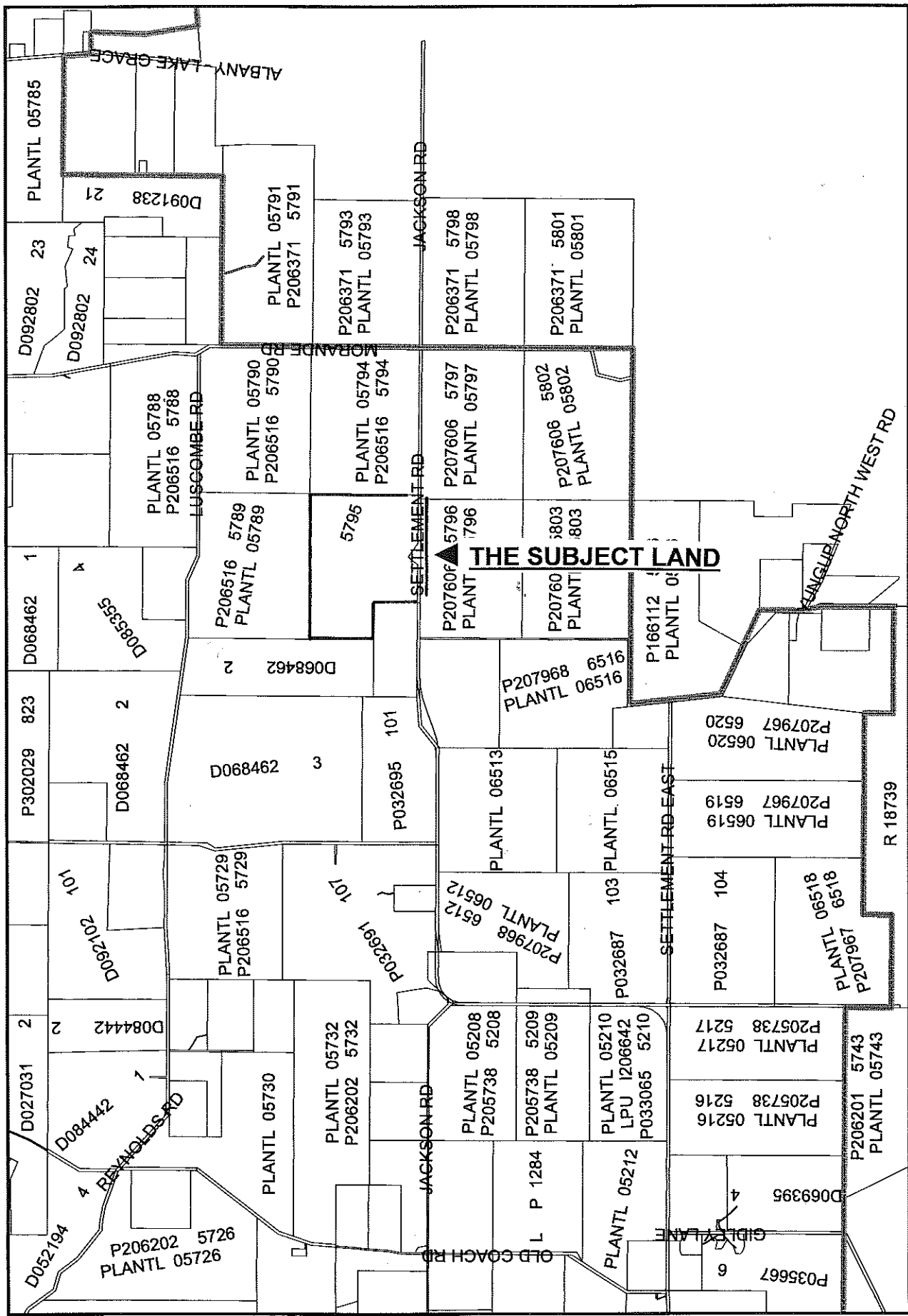
Council

Location 5795 Settlement Road, Narrikup - Extractive
Industry - Planning Consent and Licence

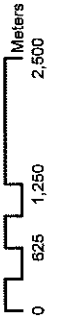
Location Plan
Site Plan
Summary of Submissions

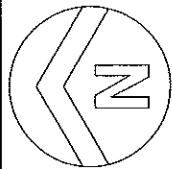
Meeting Date: 26 July 2011

Number of Pages : 4



LOCATION PLAN

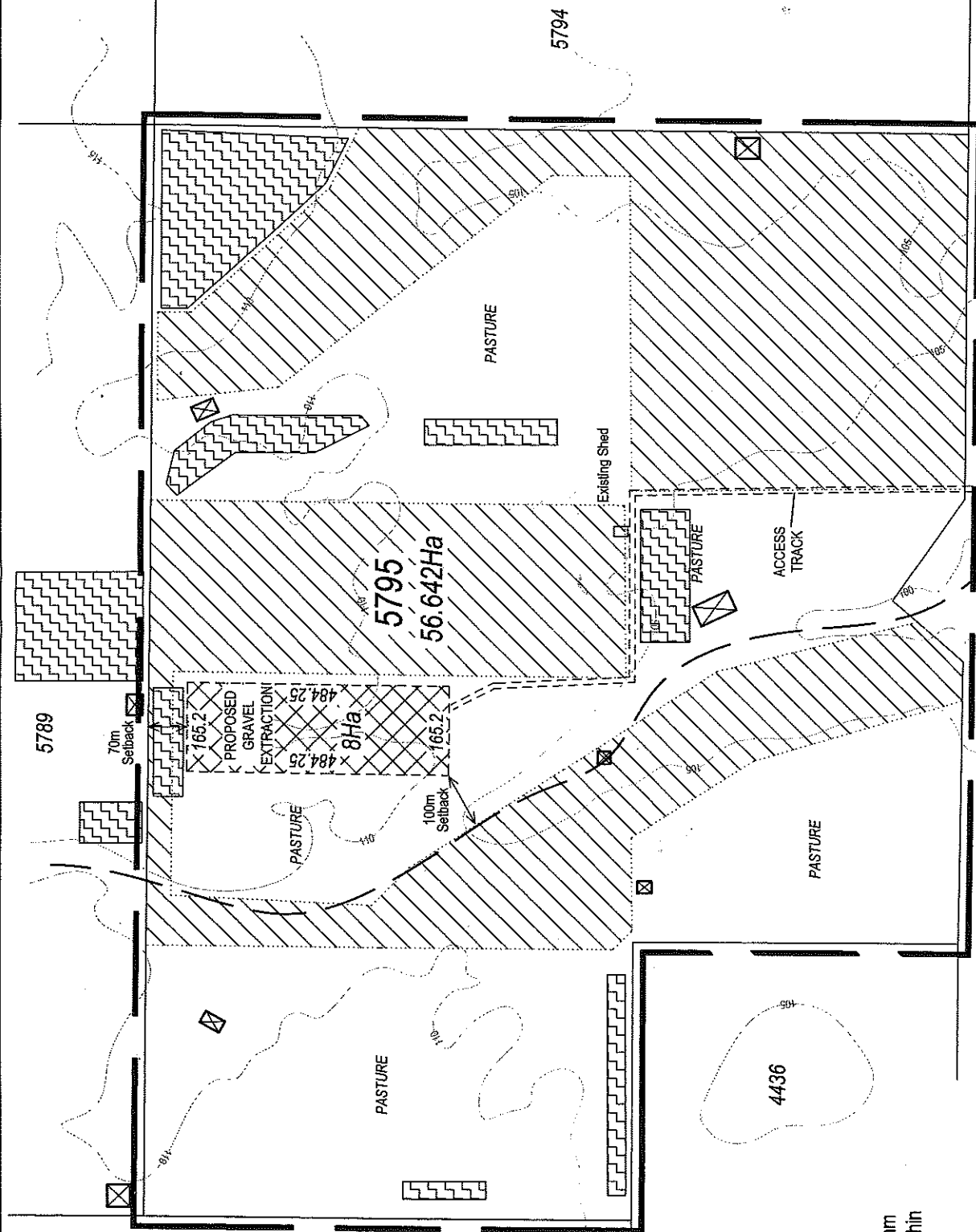




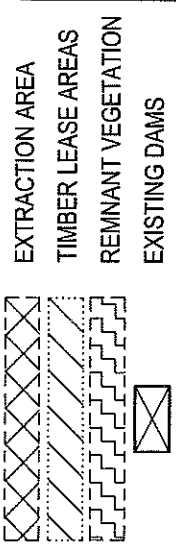
68462

SITE PLAN

- Notes:
- Excavation Depth 500-600mm
 - Overburden to be stored within Excavation Area.
 - Stockpiles to be contained within Excavation Area.



ROAD SETTLEMENT



EXTRACTION LICENSE
 K & A ZAMBONETTI
 LOT 5795 SETTLEMENT ROAD
 NARRIKUP, SHIRE OF PLANTAGENET

JOHN KINNEAR & ASSOCIATES
 Consulting Surveyors
 24 STIRLING TERRACE
 PO BOX 293
 ALBANY WA 6331
 PHONE (08) 9642 1553 FAX (08) 9642 1670
 ABN 43 004 693 473
 EMAIL jka@jkaab.com

NOTE: DISTANCES & AREAS SUBJECT TO SURVEY
 Date: Feb 2011
 DWG B274



**Location 5795 Settlement Road, Narrikup
Extractive Industry**

Submission No.	Name/Address of submitter	Summary of Submission	Council Comment
1.	Department of Water PO Box 525 Albany WA 6331	<p>DoW waterway mapping identifies the area proposed for the gravel extraction as having a minor waterway passing through the area (map provided). The mapping supplied by the proponent shows the waterway to the left of the proposed extraction area, but does not indicate the other waterway identified by the department mapping.</p> <p>While the departmental mapping for this site has not been verified with a site visit, if a minor waterway is located at the site of the proposed works, it would not be appropriate for gravel extraction to be undertaken in that area. Even if the waterway is intermittent, it could be problematic for extraction as well as causing erosion on site and potentially transporting sediment downstream. Although no riparian vegetation is retained on the waterway to the right, adequate setbacks are required to protect the downstream environment.</p>	Stormwater management plan required prior to commencement of any site of excavation works.
2.	Department of Mines and Petroleum Mineral House 100 Plan Street East Perth WA 6004	<p>Although Extractive Industry Licences fall outside the <i>Mining Act 1978</i>, information on mineral resources, including basic raw material, is of importance to the Geological Survey of Western Australia (GSWA), a division of the Department of Mines and Petroleum (DMP). The information is used in our MINEDEX database, which is a source of information for our State-wide resource mapping system. The locations and status of basic raw materials extraction sites are also valuable inputs to the Geological Surveys' resource assessment and land use planning role.</p>	Noted.
3.	Western Power Locked Bag 2520 Perth WA 6001	<p>No objection, but Western Power wished to advise the following in respect to the above mentioned project:</p> <p>Note, that the maximum height of any vehicle that can drive on roads without a special permit is 4.3m. If the vehicle height is higher than 4.3m and/or wider than 5.5m then authorisation must be gained by Western Power.</p> <p>There are distribution lines traversing the above property.</p>	Noted.

4.	<p>Department of Environment and Conservation 120 Albany Highway Albany WA 6330</p>	<p>The area proposed for gravel extraction is within cleared land however it does lay immediately adjacent to a strip of remnant native vegetation. You may wish to consider an appropriate set back distance from this vegetation in order to minimize the risk of accidental damage to the vegetation through vehicle movement, stock pile slippage or import of soil borne disease. Site licencing issues are generally a matter for the Shire to administer. However the operation may require DEC registration of a licence depending on the annual throughput. There is no reference to throughput in the proposal either on an annual basis or 'over the life of the site'.</p> <p>If a mobile crushing and /or screening plant are to be used, separate licences will be required for each. DEC will also require notification forms for re-location of any mobile plants on the site.</p>	<p>20m setback distance to this remnant vegetation required.</p> <p>Advise note to applicant.</p>
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