Council

ATTACHMENT 5

# POLICY 18 – PLANNING VISION AND APPENDICES

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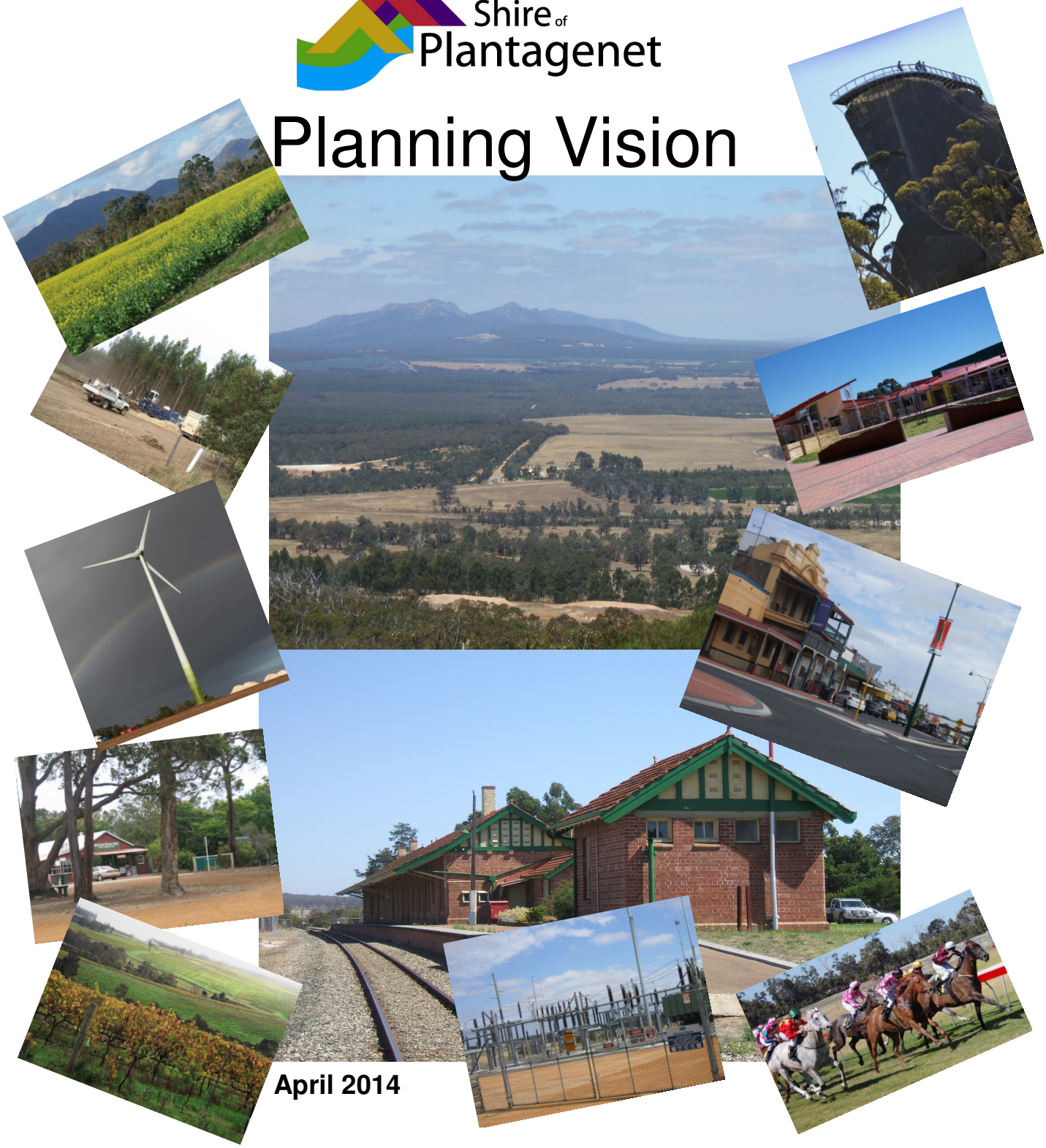
# Town Planning Scheme
# Policy No. 18.1

Shire of Plantagenet

# Planning Vision



**April 2014**

This Town Planning Scheme Policy No. 18.1 supersedes Town Planning Scheme Policy No. 18
Adopted on 29 April 2014 in accordance with clause 7.6 of Town Planning Scheme No. 3

**SHIRE OF PLANTAGENET**

**PLANNING VISION**

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## 1. INTRODUCTION

**1.1** This Shire of Plantagenet Town Planning Scheme Policy No. 18.1 – Planning Vision (Planning Vision) is made under Clause 7.6 of the Shire of Plantagenet Town Planning Scheme No. 3 (TPS3). The Director General of the Department of Planning (DOP) agreed in January 2010 the Council could prepare its planning vision.

**1.2** The Council adopted its Local Planning Strategy to the satisfaction of the WAPC on 30 July 2013. There are aspects of this Planning Vision that have not been approved by the WAPC and there are other strategic initiatives that are not supported by the WAPC.

**1.3** This Planning Vision was originally adopted by the Council on 9 March 2010 and is a critical document in the long term planning of the whole Shire and looks at all aspects to guide growth and development well into the future. This review has been carried out to ensure the document is up to date.

**1.4** The time frame for this Planning Vision will be for the next 10 to 20 years and beyond.

**1.5** In preparing this Planning Vision 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.

**1.6** The Shire of Plantagenet has experienced steady population growth over the years. The sub-regional centre of Mount Barker is only 50km from the regional centre of Albany and in recent years is experiencing growth as a result of growth in Albany. The Australian Bureau of Statistics Estimated Resident Population had the Shire population at 4,733 in 2006 and 5,022 in 2012.

**1. 7** Earlier strategic planning documents were a useful starting point in the preparation process. These documents were:

- Porongurups Rural Strategy (1997)
- Mount Barker Local Rural Strategy (1997)
- Mount Barker Townscape Plan Review (2002)
- Local Planning Strategy (July 2013)

**1. 8** Other strategic planning documents prepared to a draft stage were also useful resource documents for the Planning Vision and these included:

- Industrial Land Review: Mount Barker (Draft 1998)
- Mount Barker Commercial Review (Draft 1999)
- Mount Barker Townsite Strategy (Draft 2002)
- Kendenup Townsite Review (Draft 1998/2002)
- Narrikup Townsite Review (Draft 1999/2002)
- Rocky Gully Townsite Review (Draft 1999/2002)

**1. 9** This Planning Vision replace**s** all of these earlier strategic initiatives.

**1.10** In 2003 consultants prepared a report entitled 'Shire of Plantagenet Local Rural Strategy Environmental Component'. That report assessed the rural parts of the Shire and analysed:

- geology, landform and soils
- land capability and priority agricultural areas
- water resources
- vegetation
- community based natural resource management.

That report was the basis behind the proposals for the rural districts in this Planning Vision.

## 2. STRATEGIC PLAN

### 2.1 Introduction

The overall strategic plan for this Planning Vision is that the Strategies and Actions are detailed in Section 3 are implemented. Section 3 is broken into seven core areas of Rural District, Settlement Hierarchy, Urban Settlement, Industrial, Risk, Sustainability and Special Control Areas. Sustainable development and practices is the key principle underlying this Planning Vision. This section discusses issues and formulates the vision.

### 2.2 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.
- 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.
- Strategies for intensification and diversification need to be encouraged. While limited subdivision may assist in raising capital for implementation of such strategies, it will also contribute to increasing land values and reduce the potential of the land to cater for a range of farming activities.
- A strategy protecting important farming areas from further subdivision should stabilise land prices over time and facilitate consolidation of farms.
- Western Australia has a very small area of productive farmland and this resource must be protected.
- Rural Residential types of subdivision throughout farming areas will result in inefficient development which will place increasing burdens on Council and service authorities in terms of upgrading and maintaining services.
- Indiscriminate Rural Residential subdivision has the potential to conflict with land that has a high capability for horticulture and other intensive agricultural activities.
- Restricting Rural Residential subdivision within specific parts of the Shire can accommodate demand whilst ensuring it will not impact on farming.
- Ensure reticulated potable water is appropriately used.
- Identify any specific Special Control Areas.
- Provide for Rural Smallholding forms of development.

## 2.3 Rural Vision

- Protect areas identified as Priority Agricultural from inappropriate development;
- Provide an environmentally sensitive approach to rural settlements and growth;
- Support the subdivision of Conservation Lots with appropriate covenants and controls;
- Consolidate the existing urban settlement of Mount Barker;
- Encourage the development of 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;
- Encourage tourist nodes based on existing developments or features and include new nodes in appropriate locations;
- Preclude inappropriate subdivision and non rural development to protect rural and visual qualities;
- Protect good horticultural land particularly by the preclusion of subdivision for non horticultural purposes;
- Consolidate Rural Residential and Rural Smallholdings in nodes on appropriately zoned land;
- Include provision for Rural Smallholdings areas on land in reasonable proximity to the townsites;
- Protect identified Special Control Areas;
- Recognise the scenic importance of Albany Highway, Muir Highway, Chester Pass Road and Denmark-Mount Barker Road, Porongurup Road, St Werburghs Road, Woogenellup Road and Spencer Road as key tourist routes by the use of setbacks and appropriate/sensitive screening techniques which retain views.
- 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. Developments such as Rural Residential and Rural Smallholdings will not be required to be connected to reticulated potable water.

## 2.4 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;
- Utilise reserves, foreshore reserves and public open space to provide a comprehensive system of pedestrian/cycleways linking the town centre with existing and proposed suburbs and facilities;
- Screen future development from major traffic arteries by vegetated buffer strips wherever possible and appropriate;
- Ensure all development is specifically designed to minimise the export of nutrients and sediment into waterways;
- Ensure development and growth of the rural villages is planned; and
- Encourage the use of upgrading of Rights-of-Way for coordinated vehicular and pedestrian access for urban areas where intensification is proposed and to avoid the use of battleaxe driveways onto existing roads.

## 2.5 Urban Vision

- 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;
- Preserve the mix of natural bushland and historic and picturesque built environment;
- Prevent the development of an excessively large urban area by encouraging rural villages to grow;
- Provide for alternative lifestyles through the development of Rural Residential and Rural Smallholdings preferably located close to townsites and particularly not on Priority Agricultural land;
- Recognise the value placed on conservation of the environment by the overall community;
- 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;
- Encourage energy efficient subdivision and housing design;
- Encourage sustainable development as the quality of the waterways, remnant vegetation and the environment must be protected and managed through proper and efficient coordinated land use planning; and
- Encourage conceptual structure plans for the rural villages.
- Always consider fire safety in planning proposals.

### 2.6 Commercial Issues

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

### 2.7 Commercial Vision

- 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;
- Reduce the need for residents to travel to other commercial centres for services that can be provided in Mount Barker.
- Encourage the redevelopment and infill development of the existing commercial area;
- Oppose the creation of large new centres in inappropriate locations outside the centre;
- 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;
- Discourage ribbon development outside the centre;
- Provide a pleasant, attractive and convenient pedestrian environment and network;
- Support and continue the use of townscape improvement programs and retain the village-like character of the town;

- Revitalise and support the economic competitiveness of the centre;
- Recognise and support the continued growth of tourism in appropriate areas; and
- Continue to provide appropriate levels of accessibility and car parking, and allow for time-shared reciprocal use of car parking areas.

### 2.8 Industrial Issues

- Industrial development needs to be located in an appropriate area away from urban settlement;
- Industries in or near urban areas must be low key and low impact;
- Ensure industrial development is specifically designed to minimise the export of nutrients and sediment into waterways; and
- Ensure industrial development is screened.

### 2.9 Industrial Vision

- Protect and promote the long term future of industry in appropriate and sustainable locations with an adequate supply of land for a variety of uses;
- Provide a framework for rational and coordinated industrial development;
- Establish industrial land requirements for the next 30 years;
- 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.

## 3. STRATEGIES AND ACTIONS

### 3.1 Rural District

3.1.1 Strategic Rural Planning Objectives

The strategic objectives are to:

(i) protect areas of agricultural significance for sustainable and diverse production 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;

(iii) maintain, support and enhance rural infrastructure and settlements;

(iv) provide for the growth of settlements in a land use pattern which reduces pressure to convert good quality agricultural land to non-agricultural uses;

(v) provide for a range of rural lifestyle and small-scale economic opportunities in proximity to existing settlements and within these settlements where appropriate;

(vi) ensure urban and rural-residential development are located and managed to:

(a) minimise impacts on rural lands;

(b) protect and enhance the rural landscape and environmental values;

(c) recognise the potential for environmental repair and ensure its enhancement and management in subdivision and development proposals; and

(d) be appropriately serviced in a sustainable manner that does not place inappropriate demands on the Council or servicing authorities in terms of upgrading or maintaining services;

(vii) ensure that land use is managed in accordance with integrated catchment management and natural resource management principles;

(viii) strategically manage the allocation of land resources, in a manner consistent with maintaining a high standard of quality of lifestyle expectations of the community, in order to provide for employment opportunities and be responsive to changing economic and social trends;

(ix) promote appropriately located, designed, serviced and managed tourist development;

(x) ensure the natural environment is protected and managed in a responsible and sustainable manner;

(xi) ensure that heritage values are protected and managed in a responsible and sustainable manner; and

(xii) develop and implement townsite strategies to accommodate an increased population which:

(a) is achieved in an orderly and co-ordinated manner commensurate with the availability or provision of infrastructure;

(b) minimises disruption to existing agricultural pursuits;

(c) reinforces the role of and opportunities for existing towns;

(d) recognises prime agricultural land, landscape and environmental values; and

(e) encourages creative planning and design opportunities and outcomes.

Note: The areas included in the rural districts are shown on Figure 1 – Rural and Agriculture Land Use Plan at the end of Appendix 6.

3.1.2 Priority Agriculture

3.1.2.1 Purpose

The purpose of Priority Agriculture 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.

To provide for intensive agricultural and horticultural production; including market gardens, orchards, vineyard enterprises and piggeries that meet national standards.

3.1.2.2 Objectives

The Council's objectives in managing and guiding land use development and subdivision within Priority Agriculture will therefore be to:

(i) require the protection of the rural infrastructure and land resource;

(ii) require planning to avoid the introduction of land uses and subdivision not related to agriculture including rural residential proposals;

(iii) support the improvement of resource and investment security for agricultural and allied industry production;

(iv) require protection and enhancement of bio-diversity of these areas;

(v) encourage value-adding opportunities to agricultural products at source;

(vi) support a wide variety of productive agricultural and rural activities; and

(vii) support subdivision where it provides for boundary adjustments, realignments, farm restructuring and new lot creation which promotes effective land management practices, environmental and landscape enhancement for intensive agricultural and/or horticultural activities.

3.1.2.3 Policies

The Council's policies in controlling development and influencing subdivision are to:

(i) the Council will encourage a diversity of well managed and sustainable rural and agricultural activities where landowners and operators contain impacts on their own properties and where they adopt 'good neighbour' practices designed to allow agriculture to continue on surrounding properties without conflict;

(ii) confirm that the existence of a second house is not to be construed as justification for the subdivision of the land whether under the Planning and Development Act 2005 or the Strata Titles Act 1985;

(iii) confirm that rural residential or rural smallholdings subdivisions will not be supported unless and until the land has been identified on the plans in this Planning Vision and has been rezoned for that purpose; and

(iv) only support proposals for non-agricultural subdivision and development when they are justified by an Agricultural Impact Assessment.

3.1.3 General Agriculture

3.1.3.1 Purpose

The purpose of General Agriculture 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.

3.1.3.2 Objectives

The Council's objectives in managing and guiding land use, development and subdivision within General Agriculture will be to:

(i) encourage the protection of the rural infrastructure and land resource;

(ii) encourage the use of rural land for commercial agricultural production including grazing, cropping, agro forestry, tree plantations, intensive agricultural production (such as piggeries);

(iii) recommend support for subdivision where it provides for boundary adjustments, realignments and farm restructuring and new lot creation which promotes effective land management practices and environmental and landscape enhancement; and

(iv) support appropriate non-rural uses where they are compatible with adjoining and nearby rural uses, environmental attributes and landscape to complement the primary productive use of the land where a site contains remnant vegetation and other environmental features or lacks realistic potential for agricultural use the Council will consider the proposed non-rural uses as the predominant use on its merits.

3.1.3.3 Policies

The Council's policies in controlling development and influencing subdivision within General Agriculture will be to:

(i) confirm that the existence of a second house is not to be construed as support or justification for the subdivision of the land whether under the Planning and Development Act 2005 or the Strata Titles Act 1985;

(ii) confirm that rural residential or rural smallholdings subdivisions will not be supported unless and until the land is identified on the plans in this Planning Vision and has been rezoned for that purpose; and

(iii) require proposals for non-agricultural uses to be supported and justified by an Agricultural Impact Assessment.

3.1.4 Subdivision and Development Standards for Priority Agriculture and General Agriculture

3.1.4.1 Subdivision – General

1. In Priority Agriculture and General Agriculture areas, there shall be a presumption against the subdivision of land unless the Council is satisfied:

   (i) the lots have already been divided by significant natural or man-made features such as a significant road, a railway line or above ground pipeline, and an undesirable precedent would not be set;

   (ii) the lots are for farm adjustment and the erection of houses is restricted through a 'tied lot' in accordance with the Planning and Development Act 2005;

   (iii) the adjustment of lot boundaries where the application, if approved, will not result in the creation of additional lots;

   (iv) the lots are for specific uses such as recreation facilities and public utilities;

   (v) the lots are required for the establishment of uses ancillary to the rural use of the land (eg. Rural Industry, abattoir, canning works), or are required for the travelling public and tourists (eg. service stations, motels) and there is approved and substantial on-the-ground development in the opinion of the Council;

   (vi) of the need to excise a conservation lot;

   (vii) that the subdivision is necessary to enable the carrying out of an intensive agricultural pursuit and is in accordance with this Planning Vision; and

   (viii) the balance of title also meets agreed objectives, standards and development controls.

2. The Council will not support subdivision which in its opinion will have the potential to adversely affect the rural landscape or be prejudicial to the agricultural use of the land of the locality.

3. The Council will not recognise the surrounding historic pattern of settlement alone as justification to support a subdivision proposal.

4. The Council will only support proposals for non-agricultural subdivision and development when they are justified by an Agricultural Impact Assessment.

5. (i) The Council wishes to ensure limited parts of the rural lands are protected for intensive agricultural and horticultural operations. With this in mind, rural planning unit P6 and the portions of rural planning units P8 and P11 west of Albany Highway will be considered for lots down to 50ha subject to detailed justification. That justification requires reports to be signed off as acceptable by the Department of Agriculture and Food and the Department of Water (where appropriate) prior to the submission of a subdivision application to the WAPC.

   (ii) The 50ha lot size has been selected by the Council as an appropriate size for an intensive activity to establish, but soils and water analysis will determine the actual lot size. It also means that persons wishing to establish a new intensive activity will be more likely to be in a financial position to purchase such a landholding and commence the activity.

   (iii) Larger lots will mean people may not be in a position to purchase and then establish the intensive activity. Retaining larger lot sizes does not mean intensive agricultural and horticultural activities will be established largely due to cost of the land purchase at the outset. It is pointed out only a small portion of the rural areas have been identified for this form of subdivision (subject to detailed justification) down to a 50ha minimum. The bulk of the rural lands involve a presumption against further subdivision as per WAPC policy.

   (iv) The 50ha minimum lot size will mean that resultant lot has the ability to be used for intensive agriculture and horticulture in the future as it is there in place as a lot. It may not be fully used immediately but it is in place and ready for an intensive operation to be established. Financial institutions will not lend money on a promise of possible subdivision at some stage in the future once an intensive activity has been established at a great cost.

   (v) This matter has been discussed with officers from the Department of Agriculture and Food and the Department of Water. The area selected represents a

small part of the rural lands in the Shire and is in an area where water availability appears to be good under Department of Agriculture and Food research to date. It is agreed larger lots for intensive agricultural and horticultural operations are good in theory but the main factor which stops them from establishing is the high cost of land purchase for large holdings.

3.1.4.2 Subdivision for Agricultural Purposes

1. In order to protect the productive capacity of agricultural land and the basis of State, regional and local economies, there is a general presumption against the further subdivision of land in Priority Agriculture and General Agriculture, except where it can be clearly demonstrated that the subdivision 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. Subdivision supported by the Council under this criteria shall have minimum lot sizes as set out for each planning unit described in Appendix 6.

2. In addition, in the case of subdivisions creating new or additional lots, new lots of less than 80ha will not be supported, except where the lot is a minimum of 50ha in Priority Agriculture and General Agriculture in specific planning units identified in Appendix 6 and all of the following criteria are met:

   (i) an agronomist's report or similar demonstrates that each new lot will contain a minimum of 40ha in Priority Agriculture and General Agriculture with a high-capability rating (class 1 or 2) for annual or perennial horticultural production;

   (ii) a hydrologist's report or similar demonstrates that each new lot has the capacity to capture and store water of a sufficient quantity and quality as applicable to the potential agricultural production on that lot and the State water management agency is prepared to agree that the capture of that water is within the limits of an endorsed Water Allocation Management Plan or is within the sustainable yield for that sub-catchment;

   (iii) the total lot area incorporates the minimum area of 40ha of high-capability land, plus the water capture and storage area, plus an area for farm

infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties, setbacks from watercourses and wetlands, plus the retention of any remnant vegetation that should be protected from clearing;

(iv) that the remaining rural holding is a minimum of 80ha and is considered suitable for continued agricultural production based on lot size, land capability, land suitability, water availability, has appropriate fire protection measures in place, lot configuration and advice from any relevant government agency; and

(v) the application for subdivision when submitted includes written confirmation from the Department of Agriculture and Food and/or the Department of Water where appropriate that the reports from the agronomist and the hydrologist are accepted.

3. The Council will not support the subdivision of land within Priority Agriculture and General Agriculture unless complying with one or more of the following criteria:

(i) one of the new lots is to be amalgamated with an adjoining property, or lot boundaries are to be relocated, and no additional lots are created;

(ii) an existing approved non-rural use is to be excised from the overall holding, and the use is not ancillary to existing agricultural practices;

(iii) the proposed lots are of a similar or larger size to those in the surrounding area;

(iv) the land is severed by a public facility or significant road, where this causes severe impost to agricultural production on the land;

(v) an established and producing horticultural activity of not less than 40ha in Priority Agriculture and General Agriculture is to be excised from the overall holding and the Council considers that the remaining land is suitable for continued agricultural production based on land capability, water availability, lot configuration and advice from any relevant government agency; and

(vi) the subdivision is consistent with the relevant Policies of the WAPC.

3.1.4.3 Development Requirements

1. Development must conform to the following standards:

   (i) Minimum Front Setback – 10m

   (ii) Minimum Side Setback – 5m

   (iii) Minimum Rear Setback – 10m

   except as otherwise indicated in this section and agreed to by the Council.

2. Where the land adjoins State Forest, National Park, Conservation Reserve or other timbered Crown or Council controlled land, in the opinion of Council, the setback from the common boundary shall be 50m.

3. A reduction of the setbacks required in the preceding clauses may be permitted where the topography, soil conditions, location or shape of the lot are such as to make adherence to the requirement impractical and the application is justified by the applicant. In determining any such reduction, Council will consider:

   (i) any alternative development sites on the property;

   (ii) possible bush fire hazards;

   (iii) environmental impacts;

   (iv) effluent disposal;

   (v) visual impact; and

   (vi) servicing/infrastructure implications.

4. (i) With the exception of a house, where the proposed development is for a non-agricultural purpose, the Council shall require a minimum setback of 100m from existing intensive agricultural activities on any adjoining title, whether owned by the applicant or a third party, with the exception of urban development where the Council will require a minimum setback of 200m subject to having an approved Agricultural Impact Assessment.

   (ii) Notwithstanding (i) above, the Council may approve a lesser setback where the applicant can demonstrate to the satisfaction of the Council that land use conflicts may be ameliorated by appropriate management design or buffer planting. The Council may however require greater setbacks to effectively manage buffers, environmental

impacts, and any other potential land use conflict to which could arise in the opinion of the Council.

(iii) When establishing setbacks all development and changes in land use under advice from the Department of Water shall have regard to potential impacts on rivers, wetlands and groundwater aquifers and the Council may require details of measures to manage the application of fertilisers or the methods proposed for the disposal of effluent as required.

(iv) In determining proposals for the establishment of extractive industries and other development on land within General Agriculture, the Council shall seek to ensure that the setbacks assist in maintaining environmental and landscape qualities of the locality so they are not detrimentally affected and that adequate provision is made for more intensive use of rural lands.

3.1.4.4 Planning Considerations

In assessing applications for development, the Council will consider the following:

(i) the availability of services required to support the proposed development and the economic impact of the provision of, extension or upgrading of those services that may be required;

(ii) the adequacy of the roads, existing or proposed in the area which may be needed to support the amount of road traffic expected to be generated by the development; and

(iii) the need to enforce such conditions as the Council deems appropriate in order to minimise any adverse effect the development may have on the general environment of the area.

3.1.4.5 Additional Houses

1. The Council may grant approval of more than one house on any lot provided the lot exceeds 10ha in area, where the land is managed for agricultural production, where the occupants are engaged in those specified predominant land uses or activities and where the proposal meets the requirements of any local planning policy.

2. Approval for or the existence of an additional house on one title is not to be construed as justification for the

subdivision of the land whether under the Planning and Development Act 2005 or the Strata Titles Act 1985.

3. Regardless of other provisions in TPS3, the Council will not support four or more houses on any title/lot regardless of the house type.

4. The only exception to the above is that the Council will consider, if appropriately justified by the applicant, up to four houses on any title/lot where a dwelling is included on the Municipal Heritage Inventory and/or on the WA Heritage Council's State Heritage Register and where there is a Heritage Agreement, to the satisfaction of the Council (in consultation if appropriate with the WA Heritage Council), to conserve and appropriately maintain the heritage significance of the house.

5. The applicant is required to appropriately justify the need for more than one house on any title/lot.

3.1.4.6 Bushfire Management

The Council will need to be satisfied that development will comply with the Council's Annual Firebreak and Fire Hazard Reduction Notice and any relevant policy on bushfire protection and that an acceptable fire management plan will be implemented.

3.1.4.7 Reasons for Refusal of Planning Application

The Council may refuse an application for planning consent where in its opinion the proposed development will:

(i) adversely affect the rural landscape;

(ii) adversely impact upon the agricultural use of the land and adjoining/nearby areas;

(iii) cause detrimental environmental impacts;

(iv) result in unacceptable fire management risk;

(v) place unacceptable servicing requirements which have not been appropriately addressed by the applicant;

(vi) the impacts of the proposed use/development can not be adequately contained on the application site; and

(vii) in the opinion of the Council will result in an undesirable planning outcome and will be contrary to the orderly and proper planning of the locality.

3.1.4.8 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 50ha;

(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;

(iii) the lot is 'tied' by title as an Agricultural Trade Lot;

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

(v) that the remaining rural holding is a minimum of 80ha and complies with the requirements of this Planning Vision, considered suitable for continued agricultural production based on lot size, land capability, land suitability, water availability, has appropriate fire protection measures in place, lot configuration and advice from any relevant government agency.

3.1.4.9 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. Where a farm consists of multiple titles and the proposal is to consolidate the main operation into a single title, consideration will be given to the creation of lots smaller than the outlined criteria or in other parts of this Planning Vision, provided that:

(i) the smaller lots have sufficient size to allow for the construction of a house and other farm infrastructure and buildings with sufficient setback from adjoining properties so as not to restrict potential agricultural productivity on those properties;

(ii) the smaller lots are located so as to have minimal adverse impact on the viability and sustainability of the main farming property;

(iii) the total number of resulting lots is not greater than the original number of lots; and

(iv) the lots have frontage to a legal road reserve from which practical access can be obtained or, the Council being satisfied with the proposed method of access to the lots.

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.

Special variations to these criteria may be stated for each planning unit as listed in this Planning Vision according to the specific circumstances that apply within that planning unit.

A development and land use has environmental impacts which can be detrimental, or if sensibly planned and managed, can be beneficial. Such benefits can be environmental, social and economic and Council will require and encourage the use of best management practices to be included in any subdivision and development of land.

3.1.4.10 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) Uses existing land resource and capability information in the Planning Vision Environmental Component background document for guidance on areas likely to contain land that is physically suitable or unsuitable for particular uses, and the land management issues that need to be considered.

iv) For specific land use proposals, encourage proponents to undertake more detailed mapping and assessment as a precursor to land development.

v) 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.

vi) 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.

3.1.5 Rural Residential Zone

3.1.5.1 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.

3.1.5.2 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 this Planning Vision, in order to provide for the more efficient use of existing rural-residential areas in close proximity to existing townsites (where essential services are available and where the existing landscape and conservation values of the locality will not be compromised);

(iv) facilitate the conservation of native vegetation, water courses and water bodies and other 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.

3.1.5.3 Policies

The Council's Policies in controlling development and influencing subdivision within the Rural Residential zone will therefore be to:

(i) consider approving low-key development where the applicant suitably demonstrates the development/use is consistent with the objectives for the zone;

(ii) ensure that subdivision and development comply with a Subdivision Guide Plan, this Planning Vision and the principles of any relevant local Planning Policy adopted by the Council: and

(iii) not support additional rural residential areas unless outlined in this Planning Vision.

3.1.5.4 Subdivision and Development Standards

3.1.5.4.1 Subdivision

1. Subdivision must generally be in accordance with a Subdivisional Guide Plan adopted in a Scheme Amendment.

2. The Council will seek the following in Rural Residential subdivisions:

(i) all lots should be suitable and capable of sustaining appropriate development in the opinion of the Council including the proponent suitably addressing environmental, natural resource management, servicing, fire management and visual impact issues and any other matter as determined by the Council;

(ii) the lot size should be a minimum of 4,000$m^2$ and there should be a variety of lot sizes depending upon land capability;

(iii) where any house is proposed to be constructed on a lot below 4ha in area which is 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. The DAFWA Farm Note No. 64/2004 (84/1990) 'Rainwater tanks' is to be used to calculate roof catchment areas; and

(iv) 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 50,000L or other methods acceptable to the Council.

3.1.5.4.2 Development

1. Only one house will be permitted on any lot in the Rural Residential zone.
2. The Council may permit ancillary accommodation if:
   (i) appropriately justified by the applicant and addresses relevant planning consideration; and
   (ii) approval however is not considered to be:
      (a) justification for subdivision of the land under the Planning and Development Act 2005 or the Strata Title Act 1985; and
      (b) it is located within the same building envelope as the first or primary house.
3. Development for other uses, in the opinion of the Council, will not be granted planning approval on any lot within the Rural Residential zone, unless the specific zone allows for such other uses and a house exists on the lot, or is to be constructed as the first stage of the development proposal unless appropriately justified by the applicant and agreed to by the Council.
4. Unless otherwise provided for in the Subdivision Guide Plan or Zone or Schedule in the Scheme, the building setbacks from lot boundaries shall be a minimum of:
   (a) from a road boundary: 15m
   (b) from other boundaries: 5m

(c) from a boundary with State Forest, National Park, Nature Reserve, Reserve for Conservation or Council managed land: 50m

5. In the case where a lot has more than one street frontage, the Council may at its discretion permit the construction of buildings nearer to the secondary street frontage nominated by the Council, but not nearer than 10m to that street or streets where there is no endorsed building envelope or building exclusion area.

6. For the purposes of guiding subdivision and development in specific Rural Residential zone, the provisions set out in Schedule 5 of TPS3 shall apply to the specified zones. Future subdivision will be required to generally accord with the Subdivision Guide Plan prepared for the specified area referred to in Schedule 5 of TPS3 and such a plan of subdivision shall form part of the Scheme.

3.1.5.5 General Development provisions relating to a Rural Residential Zone

Subject to the provisions in TPS3 applicable to any specific Rural Residential zone, the following provisions shall be applicable to all land included in the zone.

3.1.5.5.1 Land Use and Development

(i) In addition to a building permit, planning consent is required for development where proposed outside a building envelope does not meet setbacks and for all discretionary uses. All development shall be in accordance with a Subdivision Guide Plan unless such variation is specifically approved by the Council.

(ii) Unless otherwise provided for in the Subdivision Guide Plan or special conditions, not more than one house may be constructed or occupied on a lot within the zone. In addition to any other general Scheme provision, land included in a Rural Residential zone will be subject to any provision set out against it in the adopted Subdivision Guide Plan.

(iii) No building, outbuilding or fence shall be constructed of materials or be of a colour which in the opinion of the Council is detrimental to the character or natural landscape of the locality.

(iv) All buildings constructed shall, by virtue of materials and design, be reasonably fire resistant. The Council may, from time to time, specify standards for fire resistant buildings consistent with Australian Standards for Bushfires (AS 3959).

(v) Fencing design and materials are to be to the Council's satisfaction. The Council shall not approve fibro cement or similar materials which are considered to be inconsistent with the rural character of the area.

(vi) The Council may take any action which it considers necessary to reduce or eliminate any adverse effects on the environment caused solely or partly by the stocking of animals or by other development on a lot and any expense in this regard which may be incurred by the Council, shall be recoverable from the registered owner of the land.

(vii) Within any Creekline Protection Area identified on a Subdivision Guide Plan, the following provisions are to apply to an area with the minimum width of 10m, measured outwards from the top of both banks of the water course or the flood plain as determined in consultation with the Department of Water (DOW):

(a) No new dams, artificial retention of flow, pumping, diversion of water or modification of stream course, bed or banks without approval of the DOW.

(b) The activities of stock to be controlled such that the problems of erosion, pollution and vegetation degradation do not occur.

(c) No spray (pesticide/herbicide), non cultivation and non nitrogenous fertiliser application buffer of 50m from the water course, shall be established on all land

within the amendment areas. The no spray requirements will not preclude carrying out of noxious weed control in accordance with the DAFWA requirements and also fire breaks required in accordance with the Council's Annual Firebreak Notice.

3.1.5.5.2 Building Envelopes and Building Exclusion Areas

Where required by the Subdivision Guide Plan and controls for a specific zone a building envelope or building exclusion area for a lot shall be defined so as to attain the maximum flexibility for the location of buildings, but subject to:

(i) avoidance of significant landscape and environmental elements;

(ii) avoidance of areas where ground or soil conditions may prejudice the structural integrity of buildings or result in potential for pollution, erosion or flooding;

(iii) the envelope containing an effluent disposal area in accordance with the provisions of the Scheme; and

(iv) conforming to the building setback requirements of the Scheme.

Buildings must be contained within the building envelope defined on a Subdivision Guide Plan for the zone.

The Council may at its discretion approve the relocation of a building envelope, or construction of a building outside the building envelope if it is satisfied that the amenity of the area, the privacy of adjoining properties and the landscape or environment of the area will not be detrimentally affected.

3.1.5.5.3 On site Effluent Disposal

(i) The area for the disposal of effluent through an ATU shall be sited so as to be no closer to a stream line or waterway than a distance of 30m or 50m for a wetland, and where soil types are assessed by the Council as having unsuitable absorption ability the minimum distance will be 100m where conventional on site effluent

disposal systems are proposed. Generally, unsuitable soil types or landforms will be deep light sands, or soils subject to water logging or with a shallow water table.

(ii) The minimum vertical clearance between the bottom of any approved on-site effluent disposal system and the highest known ground water table or bedrock shall be 1.2m and where soil types are assessed as having unsuitable absorption capacity the minimum vertical clearance shall be 2m.

(iii) The Council's preference for all new Rural Residential zones will be for the provision of ATU systems in preference to conventional on site disposal systems.

3.1.5.5.4 Tree Preservation and Landscape Enhancement

(i) Within any Rural Residential zone, no indigenous tree or substantial vegetation may be felled or removed unless with the approval of the Council, except:

(a) trees which are dead, diseased or dangerous;

(b) for the purpose of a firebreak required by a Regulation or Local Laws, or for bush fire fuel reduction purposes;

(c) for an accessway;

(d) for the purpose of any approved development works; and

(e) within the defined/approved building envelope.

(ii) Where land in a proposed Rural Residential zone is considered by the Council to be deficient in tree cover and that such deficiency would upon development result in loss of landscape values, the Council may require that the planting and maintenance for a period of two years of additional trees. Additional planting may be required as a special provision at the time of rezoning or as a condition of subdivision or planning approval.

3.1.5.5.5 Fire Control

(i) Within a fuel reduction area identified on a Subdivision Guide Plan or a Fire Management Plan (FMP), all substantial vegetation capable of creating a fire hazard will be removed to the satisfaction of the Council.

(ii) Within an area identified on a Subdivision Guide Plan or FMP as subject to parkland clearing, the density of substantial vegetation will be reduced to a level satisfactory to the Council.

(iii) Ongoing management of strategic firebreaks, fuel reduction areas, areas subject to parkland clearing and other fire control measures on private property required by the FMP or the Bushfires Act 1954 is the responsibility of individual lot owners unless stipulated on a FMP or Subdivision Guide Plan.

(iv) The Council shall require all landowners to minimise the amount of inflammable materials on their land and clear all inflammable materials save for live-standing trees within a 20m radius around all buildings.

(v) The Council may direct a landowner to clear all inflammable material from the land where it constitutes a fire hazard and should the landowner not do so within a reasonable period, the Council is empowered to carry out that work and any expense in this regard which may be incurred by the Council shall be recoverable from the registered owner of the land.

(vi) The Council may require provision of a suitable water source for fire fighting and registration on Title of any necessary easements in favour of the Council.

(vii) All structures in high bush fire risk areas to be constructed to the relevant Australia Standard (AS 3959).

(viii) Road design is to allow for safe egress in event of an emergency. The use of culs-de-sac will not be favoured.

3.1.5.5.6 Outbuildings

(i) The maximum permitted floor area of outbuildings is 200m$^2$ unless otherwise agreed by the Council.

(ii) The maximum floor area above is the total gross area of all outbuildings on the lot excluding garages, carports or other structures that are substantially attached to the house unless otherwise agreed by the Council.

3.1.5.6 Zoning Requirements for Rural Residential

3.1.5.6.1 Should an owner of land within the District or a proponent request the rezoning of a site to Rural Residential, the Council shall require that owner or proponent to provide to the Council a submission supporting the rezoning, and such submission shall include the following:

(i) a clear statement of the objectives of the proposal;

(ii) a statement indicating the relationship of the proposal to this Planning Vision, and any other approved planning study adopted by the Council and specific to the area in which the subject land is located;

(iii) a full description of the site characteristics of the subject land including an analysis of the geology and soil types of the area, existing land forms and land uses;

(iv) a landscape assessment including an analysis of slopes, vegetation cover, skylines, vistas, stream environs and identifiable natural features;

(v) information regarding the availability of potable/non-potable/secondary water, and the methods whereby it is proposed to supply potable water to service each proposed lot;

(vi) a brief outline of the planning structure, including the proposed areas to be subdivided, areas to be set aside for public open space, pedestrian accessways, trails, community facilities, those physical features including places, things, buildings and structures intended to be conserved or preserved;

(vii) identification of any special development controls considered necessary or desirable; and

(viii) such other particular information details or documents as the Council reasonably requires to decide upon the merits of the rezoning.

3.1.5.6.2 The Council may consider a Scheme Amendment Request (SAR) be lodged in advance of full rezoning documentation. Council has an existing policy titled 'Scheme Amendment Requests' which allows proponents to gain an indication of support or otherwise from the Council prior to preparing a Scheme Amendment.

3.1.5.6.3 If the Council upon receiving a submission for a SAR is prepared to approve the proposal in principle, it shall require the owner of the subject land to submit the documents necessary to effect a rezoning prepared in accordance with the requirements of the Scheme and the Regulations. If the Council is prepared to accept a Scheme Amendment**,** it may resolve to do so with or without modifications and thereafter it shall proceed in accordance with the provisions of the Regulations.

3.1.5.6.4 The Council as a condition of giving approval in principle to a SAR for proposed rezoning of land to Rural Residential may require the owner of the subject land to enter into an agreement with the Council to comply with such terms and conditions relevant to amenity and orderly and proper planning as the Council considers appropriate to ensure that the subject land is developed in an acceptable manner.

3.1.5.6.5 The Council shall not initiate a rezoning of the subject land, or continue the procedures for rezoning if the owner refuses or fails to enter into or comply with such agreement.

3.1.5.7 Provisions for Specific Rural Residential Zones

3.1.5.7.1 In addition to the general provisions set out in the Scheme, the provisions set out in Schedule 5 of TPS3 shall apply to the control of land uses and development in the specific areas referred to therein. Where there is an endorsed Subdivision Guide Plan for any specific area referred to in

Schedule 5, it shall form part of the Scheme, and future subdivision within any such specific area shall generally be in accordance with such Subdivision Guide Plan.

3.1.5.7.2 The Scheme Amendment documents provided in accordance with the Scheme shall include a Subdivision Guide Plan showing:

(i) the proposed ultimate subdivision including approximate lot sizes and dimensions;

(ii) areas to be set aside for public open space, pedestrian accessways, horse trails, community facilities and such other matters relevant to the amenity and orderly and proper planning of the area as the Council considers appropriate;

(iii) those physical features including places, things, buildings and structures which it is intended to conserve or preserve;

(iv) the proposed staging of the subdivision where relevant;

(v) strategic firebreaks, where required; and

(vi) other matters deemed appropriate by the Council.

Scheme Amendment documents are to include a Fire Management Plan and where relevant, a Local Water Management Strategy to the satisfaction of the DOW.

3.1.6 Rural Smallholdings Zone

3.1.6.1 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.

3.1.6.2 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;

(ii) allow the opportunity for subdivision where identified in this Planning Vision where the existing land use, landscape and conservation values will not be compromised;

(iii) to encourage rural smallholdings with a variety of lot sizes consistent with the physical, environmental and landscape characteristics of the land which are capable and suitable of sustaining appropriate development in the opinion of Council including the proponent suitably addressing environmental, natural resource management, servicing, fire management and visual impact;

(iv) to facilitate the conservation of native vegetation; and

(v) in appropriate circumstances, the use of innovative design and clustering of houses and other structures to minimise the impacts on adjacent land (including agriculture) and provide for on-going use of land for rural pursuits, whilst protecting landscape and environmental values and utilising services efficiently.

3.1.6.3 Policies

The Council's policies in controlling land use development and influencing subdivision within the Rural Smallholdings zone are 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.

3.1.6.4 Subdivision and Development Standards

3.1.6.4.1 Subdivision

1. Subdivision and development must be generally in accordance with a Subdivision Guide Plan adopted in a rezoning document.
2. The Council will seek the following for Rural Smallholdings subdivisions:
   (i) lot sizes ranging from 4ha to 40ha or more depending on local conditions;
   (ii) design, development and management provisions to provide a variety of housing and lifestyle opportunities;
   (iii) opportunities for home business, industry-cottage, tourist and rural pursuits where part time or full time income may be

derived from specialty agricultural production and value adding activities, arts, crafts and hobbies, small scale home manufacturing, home office, home based medical, health and similar activities;

(iv) an identifiable rural lifestyle theme (eg. conservation lots, bush blocks, equestrian parks; permaculture estate);

(v) 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. The DAFWA Farm Note No. 64/2004 (84/1990) 'Rainwater tanks' is to be used to calculate roof catchment areas; and

(vi) 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;

The Council may consider Rural Smallholding lot sizes below 10ha, subject to a scheme amendment with the applicant suitably addressing land suitability and capability, servicing and other matters considered relevant by Council.

3.1.6.4.2 Development

1. Only one house will be permitted on any lot unless provided for in the Rural Smallholding zone special provisions.
2. The Council may permit ancillary accommodation if:

(i) appropriately justified by the applicant and addresses relevant planning consideration; and

(ii) approval however is not considered to be:

(a) justification for subdivision of the land under the Planning and Development Act 2005 or the Strata Title Act 1985;

(b) it is located within the same building envelope as the first house.

3. Development for other uses, in the opinion of the Council, will not be granted planning approval on any lot within the Rural Smallholdings zone, unless a house exists on the lot, or is to be constructed as the first stage of the development proposal unless appropriately justified by the applicant and agreed to by the Council.

4. Unless otherwise provided for in the Subdivision Guide Plan or special conditions, the building setbacks from lot boundaries shall be a minimum of:

(a) from a road boundary: 20m

(b) from other boundaries: 10m

(c) from a boundary with State Forest, National Park, Nature Reserve, Reserve for Conservation or Council managed land: 50m

5. In the case where a lot has more than one street frontage, the Council may at its discretion permit the construction of buildings nearer to the secondary street frontage nominated by the Council, but not nearer than 10m to that street or streets where there is no endorsed building envelope or building exclusion area.

6. For the purposes of guiding subdivision and development in specific Rural Smallholdings zone, the provisions set out in Schedule 13 of TPS3 shall apply to the specified zones. Future subdivision will be required to generally accord with a Subdivision Guide Plan prepared

for the specified area referred to in Schedule 13 and such a plan shall form part of the Scheme.

3.1.6.5 General Development provisions relating to a Rural Smallholdings Zone

Subject to the provisions in Schedule 13 of TPS3 applicable to any specific Rural Smallholdings zone, the following provisions shall be applicable to all land included in such a zone.

3.1.6.5.1 Land Use and Development

(i) In addition to a building permit, planning consent is required for development where proposed outside a building envelope does not meet setbacks and for all discretionary uses. All development shall be in accordance with the Subdivision Guide Plan unless such variation is specifically approved by the Council.

(ii) No building, outbuilding or fence shall be constructed of materials or be of a colour which in the opinion of the Council is detrimental to the character or natural landscape of the locality.

(iii) All buildings constructed shall, by virtue of materials and design, to be consistent with the relevant Australian Standards for Bushfires (AS 3959). The Council may, from time to time, specify standards for fire resistant buildings.

(iv) Fencing design and materials are to be to the Council's satisfaction. The Council shall not approve fibro cement or similar materials which are considered to be inconsistent with the rural character of the area.

(v) The Council may take any action which it considers necessary to reduce or eliminate any adverse effects on the environment caused solely or partly by the stocking of animals or by other development on a lot and any expense in this regard which may be incurred by the Council, shall be recoverable from the registered owner of the land.

(vi) The keeping of livestock will not be permitted unless the applicant can demonstrate to the Council upon request that the animals are

correctly yarded and lots will be managed to ensure that the soil and vegetation are not denuded. In considering any request to keep animals, the recommendations of the DAFWA may be sought.

(vii) Within any Creekline Protection Area identified on a Subdivision Guide Plan, the following provisions are to apply to an area with the minimum width of 10m, measured outwards from the top of both banks of the water courses or the floodplain as determined in consultation with the Department of Water:

(a) No new dams, artificial retention of flow, pumping, diversion of water or modification of stream course, bed or banks without approval of the DOW.

(b) The activities of stock to be controlled such that the problems of erosion, pollution and vegetation degradation do not occur.

(c) No spray (pesticide/herbicide), non cultivation and non nitrogenous fertiliser application buffer of 50m from the water course, shall be established on all land within the amendment areas. The no spray requirements will not preclude carrying out of noxious weed control in accordance with the DAFWA requirements and also fire breaks required in accordance with the Council's Annual Firebreak Notice.

3.1.6.5.2 Building Envelopes and Building Exclusion Areas

Where required by the Subdivision Guide Plan and controls for a specific zone a building envelope or building exclusion area for a lot shall be defined so as to attain the maximum flexibility for the location of buildings, but subject to:

(i) avoidance of significant landscape and environmental elements;

(ii) avoidance of areas where ground or soil conditions may prejudice the structural integrity of buildings or result in potential for pollution, erosion or flooding;

(iii) the envelope containing an effluent disposal area in accordance with the provisions of the Scheme; and

(iv) conforming to the building setback requirements of the Scheme.

Buildings must be contained within the building envelope defined on the Subdivision Guide Plan adopted by the Council for the zone.

The Council may at its discretion approve the relocation of a building envelope, or construction of a building outside the building envelope if it is satisfied that the amenity of the area, the privacy of adjoining properties and the landscape or environment of the area will not be detrimentally affected.

3.1.6.5.3 On Site Effluent Disposal

(i) The area for the disposal of effluent through an ATU shall be sited so as to be no closer to a stream line or waterway than a distance of 30m or 50m for a wetland, and where soil types are assessed by the Council as having unsuitable absorption ability the minimum distance will be 100m where conventional on site effluent disposal systems are proposed. Generally, unsuitable soil types or landforms will be deep light sands, or soils subject to water logging or with a shallow water table.

(ii) The minimum vertical clearance between the bottom of any approved on-site effluent disposal system and the highest known ground water table or bedrock shall be 1.2m and where soil types are assessed as having unsuitable absorption capacity the minimum vertical clearance shall be 2m.

(iii) The Council's preference for all new Rural Smallholdings zones will be for the provision of ATU systems in preference to conventional on site disposal systems.

3.1.6.5.4 Tree Preservation and Landscape Enhancement

(i) Within any Rural Smallholdings zone, no indigenous tree or substantial vegetation may be felled or removed unless with the approval of the Council, except:

(a) trees which are dead, diseased or dangerous;

(b) for the purpose of a firebreak required by a Regulation or Local Law, or for bush fire fuel reduction purposes;

(c) for an accessway;

(d) for the purpose of any approved development works; and

(e) within the defined/approved building envelope.

(ii) Where land in a proposed Rural Smallholdings zone is considered by the Council to be deficient in tree cover and that such deficiency would upon development result in loss of landscape values, the Council may require that the planting and maintenance for a period of two years of additional trees. Additional planting may be required as a special provision at the time of rezoning or as a condition of subdivision or planning approval.

3.1.6.5.5 Fire Control

(i) Within a fuel reduction area identified on a Subdivision Guide Plan, or a FMP all substantial vegetation capable of creating a fire hazard will be removed to the satisfaction of the Council.

(ii) Within an area identified on a Subdivision Guide Plan or FMP as subject to parkland clearing, the density of substantial vegetation will be reduced to a level satisfactory to the Council.

(iii) Ongoing management of strategic firebreaks, fuel reduction areas, areas subject to parkland clearing and other fire control measures on private property required by the FMP or the Bushfires Act 1954 is the responsibility of individual lot owners unless stipulated on a FMP or Subdivision Guide Plan.

(iv) The Council shall require all landowners to minimise the amount of inflammable materials on their land and clear all inflammable

materials save for live-standing trees within a 20m radius around all buildings.

(v) The Council may direct a landowner to clear all inflammable material from the land where it constitutes a fire hazard and should the landowner not do so within a reasonable period, the Council is empowered to carry out that work and any expense in this regard which may be incurred by the Council shall be recoverable from the registered owner of the land.

(vi) The Council may require provision of a suitable water source for fire fighting and registration on Title of any necessary easements in favour of the Council.

(vii) All structures in high bush fire risk areas to be constructed to the relevant Australia Standard (AS 3959).

(viii) Road design is to allow for safe egress in event of an emergency. The use of culs-de-sac will not be favoured.

3.1.6.5.6 Outbuildings

The maximum permitted floor area of outbuildings is 300m$^2$, unless otherwise agreed by the Council.

The maximum floor area above is the total gross area of all outbuildings on the lot excluding garages, carports or other structures that are substantially attached to the house unless otherwise agreed by the Council.

3.1.6.6 Zoning Requirements for Rural Smallholdings

3.1.6.6.1 Should an owner of land within the District or a proponent request the rezoning of a site to Rural Smallholdings, the Council shall require that owner or proponent to provide to the Council a submission supporting the rezoning, and such submission shall include the following:

(i) a clear statement of the objectives of the proposal;

(ii) a statement indicating the relationship of the proposal to this Planning Vision, and any other approved planning study adopted by the

Council and specific to the area in which the subject land is located;

(iii) a full description of the site characteristics of the subject land including an analysis of the geology and soil types of the area, existing land forms and land uses;

(iv) a landscape assessment including an analysis of slopes, vegetation cover, skylines, vistas, stream environs and identifiable natural features;

(v) information regarding the availability of potable/non-potable/secondary water, and the methods whereby it is proposed to supply potable water to service each proposed lot;

(vi) a brief outline of the planning structure, including the proposed areas to be subdivided, areas to be set aside for public open space, pedestrian accessways, trails, community facilities, those physical features including places, things, buildings and structures intended to be conserved or preserved;

(vii) identification of any special development controls considered necessary or desirable; and

(viii) such other particular information details or documents as the Council reasonably requires to decide upon the merits of the rezoning.

3.1.6.6.2 Where the Council is of the opinion that the total area of the land to be subdivided and the number of lots that the subdivision will yield are not of such magnitude that strict adherence to all of the criteria outlined in the Scheme is required to enable the Council adequately to assess the proposal, then the Council may permit a relaxation of the requirements in the Scheme.

3.1.6.6.3 If the Council upon receiving a submission for a SAR is prepared to approve the proposal in principle, it shall require the owner of the subject land to submit the documents necessary to effect a rezoning prepared in accordance with the requirements of the Scheme and the Regulations. If the Council is prepared to accept a Scheme Amendment, it may resolve to do so with or without

modifications and thereafter it shall proceed in accordance with the provisions of the Regulations.

3.1.6.6.4 The Council as a condition of giving approval in principle to a SAR for proposed rezoning of land to Rural Smallholdings may require the owner of the subject land to enter into an agreement with the Council to comply with such terms and conditions relevant to amenity and orderly and proper planning as the Council considers appropriate to ensure that the subject land is developed in an acceptable manner.

3.1.6.6.5 The Council shall not initiate a rezoning of the subject land, or continue the procedures for rezoning if the owner refuses or fails to enter into or comply with such agreement.

3.1.6.7 Provisions for Specific Rural Smallholdings Zones

3.1.6.7.1 In addition to the general provisions set out in the Scheme, the provisions set out in Schedule 13 of TPS3 shall apply to the control of land uses and development in the specific areas referred to therein. Where there is an endorsed Subdivision Guide Plan for any specific area referred to in Schedule 13 it shall form part of the Scheme, and future subdivision within any such specific area shall generally be in accordance with such Subdivision Guide Plan.

3.1.6.7.2 The Scheme Amendment documents provided in accordance with the Scheme shall include a Subdivision Guide Plan showing:

(i) the proposed ultimate subdivision including approximate lot sizes and dimensions;

(ii) areas to be set aside for public open space, pedestrian accessways, horse trails, community facilities and such other matters relevant to the amenity and orderly and proper planning of the area as the Council considers appropriate;

(iii) those physical features including places, things, buildings and structures which it is intended to conserve or preserve;

(iv) the proposed staging of the subdivision where relevant;

(v) strategic firebreaks, where required; and

(vi) other matters deemed appropriate by the Council.

Scheme Amendment documents are to include a Fire Management Plan and where relevant a Local Water Management Plan to the satisfaction of the DOW.

3.1.7 Tree Plantations

3.1.7.1 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 TPS3 are satisfied. TPS3 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 Townsite
2. Rocky Gully Townsite
3. Narrikup Townsite
4. Mount Barker
5. Porongurup

3.1.7.2 Although planning consent is not required in the rural districts not part of a Special Control Area, in accordance with TPS3, proponents will need to submit to the Council:

(a) a plantation management plan prior to the commencement of any site works or plantings;

(b) a harvesting plan two years prior to the anticipated harvesting date.

3.1.7.3 The issue of spraying plantations to control insect damage is a matter the Council will have regard to. The Council requires plantation operators provide advice before a plantation is to be aerially sprayed in order that monitoring of spray drift can be carried out by the Council officers. The Council will be prepared to accept a specific protocol to be prepared by the proponent in the form of an aerial spray application management plan which addresses the Code of Practice and the following points:

(a) Restrictions on the wind direction and wind speed under which aerial spraying may occur.

(b) Provisions for a buffer zone adjacent to any urban area that is not to be aerially sprayed, the width of which can

be negotiated depending on the chemical types and any restrictions on wind direction that may apply.

(c) An aerial spraying record to be logged by the pilot and submitted to the Council prior to and following application events.

3.1.7.4 The Council recognises the intentions of the timber industry in its Code of Practice for Timber Plantations in WA and supports the thrust of such a document. The Council administers Town Planning Scheme Policy No. 15 on the understanding that all operators abide by the Code of Practice.

3.1.7.5 Another 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 generally 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.

3.1.7.6 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.

3.1.7.7 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 stabilised. On the other hand, the carbon plantations are generally not to be harvested meaning the land is lost from food production and the population drift will occur.

3.1.7.8 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 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 Planning Vision the line for limiting carbon plantations will be that as shown on Figure 1 of Appendix 6.

3.1.7.9 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.

3.1.7.10 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.

3.1.8 Aquaculture

3.1.8.1 Domestic and worldwide demand for aquaculture products is increasing. TPS3 defines aquaculture as follows:

> 'means the use of land for the purpose of rearing and breeding of fish or crustaceans under controlled conditions for sale'.

3.1.8.2 Such a use is permissible at Council's discretion in the Rural zone after advertising and it has the potential to allow farmers to further diversify their rural activities. The Department of Fisheries is the government regulatory body which considers all aquaculture proposals where the product is to be offered for sale.

3.1.8.3 One issue of concern to the Council is the potential impact of agricultural chemicals applied on nearby farmland and adjacent to waterways which supply the water to aquaculture developments. Many of the species grown in aquaculture developments are susceptible to chemicals.

3.1.8.4 The Council will consider aquaculture proposals on their individual merits and in doing so will have regard to the activities carried out on nearby properties together with the use of best practice principles by the proponent.

3.1.9 Rural Industry

3.1.9.1 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. Such an industry is a 'P' (permitted) use in the Industrial and Special Industrial zones and is an 'AA' (discretionary) use in the Rural zone under TPS3.

3.1.9.2 Rural industries need to incorporate landscaping and tree planting to adequately screen the activity to minimise its visual obtrusion. Such industries producing high volumes of effluent will not be permitted where such effluent could affect groundwater or increase nutrient loading to waterways unless approved management techniques are set in place. Appropriate buffer areas will be required to these activities.

3.1.9.3 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.

3.1.10 Landscape Protection

3.1.10.1 TPS3 contains provision for the creation of Landscape Protection zones. The objective of this zone is to provide for limited subdivision and development where it can be demonstrated to be compatible with the protection of, and where appropriate, rehabilitation of landscape qualities, flora and fauna, both on and adjacent to such areas.

3.1.10.2 The Scheme requires the preparation of a submission supporting the creation of a Landscape Protection zone. That submission is to include:

(i) A statement as to the purpose or intent for which the zone is being created.

(ii) The reasons for selecting the particular area, the subject of the proposed zone including a full explanation of the site's environmental and landscape features it is proposed to protect.

(iii) A plan or plans showing contours at such intervals as to adequately depict the landform of the area and physical features such as existing buildings, rock outcrops, trees or groups of trees, lakes, rivers, creeks, swamps, orchards, wells and significant improvements.

(iv) A comprehensive assessment of all planning, engineering, environmental and landscape considerations which are deemed to be relevant to the subdivision and development of the land.

(v) A subdivision and/or development plan for the zone clearly demonstrating that any landform, vegetation and physical constraints have been met in terms of the development concept, lot size, lot shape, road layout, strategic firebreaks, open space and environmental management proposals.

(vi) Where the proposal includes land within the area of the Porongurups Rural Strategy, a detailed Visual Impact Assessment (VIA) of the land and the subdivision/development proposal will be required. The VIA shall include photographs and plans as necessary to depict components of the VIA and an explanation of the design/subdivision mechanisms to be utilised to ensure the proposal meets the outcomes/recommendations of the VIA.

(vii) Demonstration that the development proposal will result in the maintenance or enhancement of the area's social, landscape and environmental features with specific discussion of the following issues, where deemed necessary:

- visual amenity;
- infrastructure servicing and human servicing;
- building envelopes/development areas;
- rare or endangered flora and/or fauna;
- protection of landscape features;
- public use areas/reserves;
- wildfire management measures;
- exotic pests/weeds;
- specific landuses and activities on land;
- dieback control;
- solid and liquid waste disposal;
- revegetation/regeneration, installation, maintenance and control;
- adverse environmental impacts, including any offsite impacts; and
- building standard and design considerations.

3.1.10.3 The Scheme also requires the preparation of a subdivision guide plan/development guide plan that shows:

(i) The proposed ultimate subdivision and/or development including approximate lot sizes and dimensions, and proposed road reserve widths.

(ii) Areas to be set aside for Public Open Space, pedestrian accessways, community facilities and other matters considered appropriate by Council.

(iii) Any land based environmental management measures proposed.

3.1.10.4 This type of zone can allow for more intense forms of development in capable and suitable areas. That more intense development may have a similar density to rural residential but will involve clusters of smaller lots in the order of 2,000$m^2$ to 4,000$m^2$ in a particular portion of a site whilst areas of substantial remnant vegetation, creek lines or a

continued agricultural activity is/are protected from development. Such areas are to be located close to existing villages to avoid adverse impacts on the broader agricultural areas.

3.1.10.5 One option for this form of development is that the lots could possibly be subdivided into Survey Strata lots and the significant landscape features become Common Property lots under the overall Strata concept. It is not necessary that all Landscape Protection zones be subdivided by way of Strata Titles but it is likely Strata Titles will be the predominant form of land title selected due to its flexibility and the ability to incorporate a Management Statement to guide activities and responsibilities on the land.

3.1.10.6 Zoning of land to Landscape Protection is considered critical to ensure appropriate land use and management controls are set in place with the backing of the Town Planning Scheme. Attempts to avoid appropriate zoning through the use of such things as Strata restrictions or Covenants on the Certificates of Title will be strongly opposed as this is seen as a departure from the principles of the Planning and Development Act 2005.

3.1.10.7 Due to the ethos of Landscape Protection, specific areas may contain Scheme controls to preclude the keeping of pets such as cats and dogs that may have an adverse impact on areas of remnant vegetation or fauna features being preserved as part of this form of zoning mechanism.

3.1.10.8 The WAPC on the advice of the DOP required the Council to delete all reference to Landscape Protection from the first editions of the draft LPS. It is retained in this Planning Vision as it is considered a legitimate planning control mechanism in the TPS3.

3.1.11 Conservation Lots

3.1.11.1 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. In summary the criteria are:

(i) The vegetation has been identified in an approved strategy, catchment plan or specific assessment of an appropriate report.

(ii) The Department of Parks and Wildlife (DPAW), National Trust or other relevant agency has provided

advice supporting the suitability of the lot particularly if it is below 40ha and that agency has agreed in principle to administer a conservation covenant.

(iii) 85% of the conservation lot has high environmental values or is covered by native or regenerated vegetation and/or wetland.

(iv) The conservation lot has an appropriate shape.

(v) A conservation covenant in perpetuity with DPAW National Trust or alternative agency is registered on the Certificate of Title.

(vi) The remaining agricultural lot is of sufficient area for agricultural use and retains some native or regenerated vegetation.

(vii) Landowners wishing to create more than one conservation lot are to do so through rezoning to a conservation themed Rural Residential or Rural Smallholdings zone.

3.1.11.2 Vegetated lots that contain more than 75% remnant vegetation of high quality and where the vegetated lot is at least 20ha in area will be considered for conservation lot status.

3.1.11.3 The Council will support the once-off subdivision of such a lot into a maximum of two lots (regardless of the original lot size provided the 20ha minimum is adhered to for the parent lot). This support is on the basis that both lots created are subject to a conservation covenant being placed on both new Titles, building envelopes (3,000$m^2$ maximum) being carefully selected and nominated, low fuel zones being identified and any other measures considered relevant to maintain the strict conservation theme.

3.1.11.4 Where a conservation lot adjoins DPAW or Conservation Commission managed lands, the owners must liaise with the relevant agency in respect to features such as the fire management strategy to avoid duplication of features such as firebreaks. A vegetation survey will study the presence or absence of declared rare flora, threatened ecological communities and its habitat values for fauna.

3.1.11.5 Only one house per conservation lot will be permitted and chalets will not be permitted.

3.1.11.6 A Memorial must be placed on the Certificate of Title for each new lot advising that the land has been subdivided

once under this system and no further subdivision will be entertained by Council or the WAPC.

3.1.11.7 Where it is proposed to subdivide one vegetated lot to create two conservation lots, it is not considered the lots should be rezoned as this is in effect a time and cost penalty on a conservation lot owner which should not be the situation. A landowner who has chosen not to clear remnant vegetation should be encouraged and supported in this stance and not penalised.

3.1.12 Homestead Lots

3.1.12.1 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.

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

- being able to rationalise farm finance;
- allowing children to remain on the farm, build a house without tying up finance on the existing residence;
- allow contractors, and other rural residents to live in the area;
- allows existing infrastructure to be retained; and
- assists in retaining the rural population and workforce.

3.1.12.3 The WAPC Policy DC 3.4, Subdivision of Rural Land, permits these subdivisions in the Wheatbelt which includes the Shire of Plantagenet. The creation of Homestead lots will be supported by Council where:

- the lot has an area of up to 20ha where the lot size is intended to retain the home, infrastructure, water source and any other appropriate features;
- the lot responds appropriately to the topography and will not require the clearing of existing remnant vegetation;
- the lot has an adequate water supply for domestic, land management and fire management purposes;
- the lot fronts a constructed public road; and
- the homestead lot has not been previously subdivided from the farming property.

3.1.12.4 The Council will also consider supporting the creation of a homestead lot where it:

- will contain an existing rural industry or other intensive economic activity associated with the residence and surrounding land; and
- where Council believes the proposal is justified on its individual merits.

3.1.13 Horticulture

3.1.13.1 TPS3 defines Horticulture in the following way:

'includes both annual and perennial varieties. Annual refers to the commercial market gardening of all varieties of shallow rooted vegetables that can be sown and harvested within a twelve month period and the soil is cultivated at least once a year. Perennial refers to the commercial production of all varieties of long lived fruit and nut species, generally deep rooting and where land is only cultivated deeply at the initial planning stage. This interpretation includes all forms of commercial flower and wildflower cultivation and production commonly referred to as floriculture.'

3.1.13.2 Horticulture is a use that Council may, at its discretion, permit in the Rural zone.

3.1.13.3 Council encourages viticultural activities on capable and suitable land throughout the rural areas. The EPA has a code of practice for the establishment and development of vineyards and Council will require all such proposals adhere to that code of practice. The Department of Health (DOH) has 2012 guidelines for appropriate separation distances which includes vineyards.

3.1.13.4 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 or Rural Smallholdings. 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.

3.1.13.5 Noise emitting bird scaring devices commonly known as 'gas guns' can be a potential source of complaint from residents in urban or semi urban areas. In some cases, Council when granting approval to a horticultural activity such as a

vineyard, may impose a condition which precludes the use of such devices.

3.1.13.6 The potential problem of spray drift is now not as much of an issue as it was in the past due to the high cost of chemicals and more appropriate (environmentally and economically) application practices.

3.1.13.7 In respect to vineyards, associated activities can include cellar sales. These activities are defined and listed as a specific use class in TPS3 and the Council may at its discretion permit such a use after public consultation. Each particular case is considered on its merits.

3.1.13.8 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. The Scheme requires the use of public consultation before a decision is made by the Council.

## 3.2 Settlement Hierarchy

3.2.1 The settlement pattern is well established with Mount Barker as the hub together with rural villages at Kendenup, Narrikup, Porongurup and Rocky Gully. There is the need for further long term growth in and around these villages and Mount Barker to accommodate population growth well into the future.

3.2.2 There is clear pressure for more growth in two distinct areas and these are firstly the land located between Mount Barker and Porongurup. This area will be under increasing pressure for tourist and tourist accommodation facilities and lifestyle and rural diversification properties in the form of Rural Residential and Rural Smallholdings. Secondly is the area stretching from Kendenup, through Mount Barker and Narrikup southwards to the municipal boundary with the City of Albany. Albany Highway is the central axis of this second area which will be under pressure for tourist and tourist accommodation facilities and again lifestyle and rural diversification properties.

While this growth pressure is acknowledged, linear expansion of lifestyle lot developments in these areas is not supported. Rural Residential and Rural Smallholdings proposals will therefore only be supported in those areas close to existing townsites/rural villages as identified in this Planning Vision.

3.2.3 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.

3.2.4 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.

3.2.5 An objective of this Planning Vision is to encourage development of the rural villages of Kendenup, Narrikup, Porongurup and Rocky Gully. The development of these villages will occur over time and at differing rates. With development occurring in these villages, it will reduce the pressure on the Mount Barker urban area for urban sprawl to occur. The planned growth of these villages is a key part of the overall strategic planning initiatives of the Council.

3.2.6 Before the Council will consider subdivisional, zoning or development proposals of a large nature or which may require a coordinated planning approach, a conceptual structure plan for the overall village will be required.

3.2.7 Accepted guidelines for the preparation of conceptual structure plans are as follows:

Form and content of conceptual structure plans

- description of rural settlement (current form and long term development including present and ultimate population);
- existing planning considerations (zoning etc); and
- details required to develop the conceptual structure plan:
  - land capability analysis based on general land forms, not detailed site by site assessments;
  - identification and protection of areas of remnant vegetation;
  - identification of low lying areas and areas subject to inundation;
  - identification of potential source of water supply*;
  - identification of potential effluent disposal system and location of treatment works *; and
  - identification of capacity of power and telecommunication services to cater for the anticipated population *.

* Will need detailed assessment at subsequent rezoning stages.

The conceptual structure plan will show

- location and density of housing areas;
- road layout (short and long term);
- public open space and method of contribution;
- commercial areas;
- service trades and/or light industrial area;
- community purpose sites;
- fire management plan;
- waste transfer station location;
- environmental considerations;
- ethnographic and heritage issues;
- infrastructure (short and long term) including water source and location of effluent disposal site; and
- estimated time frame for development.

3.2.8 This Planning Vision requires the above guidelines be used as a minimum requirement to plan for the overall pattern of settlement. Subsequent rezoning proposals for more intense development such

as Residential, Tourist or Rural-Residential will need to address critical issues in detail to the satisfaction of the various relevant government agencies and the Council.

3.2.9 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. Each Appendix includes a description of the centre and the guidelines for the future long term growth of the centre and the rural villages.

### 3.3 Urban Settlement Issues

3.3.1 Public Open Space in Residential Areas

3.3.1.1 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).

3.3.1.2 WAPC Policy requires 10% of the gross subdividable area be given up at the subdivision stage 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.

3.3.1.3 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. There are strict requirements in respect to how cash-in-lieu funds are held and used. The approval of the Minister for Planning is required before the Council can use cash-in-lieu funds.

3.3.1.4 The Council in November 2007 adopted a comprehensive Public Open Space Strategy for Mount Barker and this sets the basis for where such funds can be utilised in reasonable proximity to the actual subdivision that contributed the funds. Existing parks and recreation reserves are to be improved by the use of these funds.

3.3.2 Home Occupation/Business in Residential Areas

3.3.2.1 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.

3.3.3 Rights-of-Way in Mount Barker Residential Areas

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

3.3.3.2 Under the Transfer of Land Act 1893 (as amended), the present landowners of abutting lots (provided those lots were on the survey in which the ROW was created) have the right to upgrade, seal and drain and to use (along with guests and invitees) the ROW for vehicular and pedestrian access.

3.3.3.3 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. The ROW is then used as the sole vehicular access to the street network for the new house at the rear of the existing house. This facilitates greater use of urban land without detrimentally affecting the existing streetscape by the introduction of a series of battleaxe driveways to provide the new house at the rear with road access.

3.3.3.4 It is preferable in an urban design sense for houses to face streets and laneways (ROW) rather than be enclosed in backyards. Houses facing the ROW also create better surveillance for these areas which have traditionally created a security issue.

3.3.3.5 New housing development adjacent to an unmade or unsurfaced ROW increases vehicular use and this creates management problems.

3.3.3.6 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.

3.3.3.7 Development proponents with a house having sole vehicular access via the ROW will be required (as a condition of development approval/subdivision) to seal and drain the portion of ROW abutting the subject property and make trafficable the remainder of the ROW to the closest public street. Rather than the physical construction and draining, the Council will require a contribution to the appropriate level of upgrading required. That contribution will be placed in a special fund by the Council for the exclusive use of ROW upgrading in that area.

3.3.3.8 The WAPC generally requires the provision of a pedestrian access leg to the public street for postal, visitor, rubbish collection and public utilities (water, telephone, electricity etc.). This can be in the form of a portion of the rear lot or as common property in the case of a strata. A 1.5m width is favoured by the Commission but it may accept a 1.0m width for this access leg.

3.3.3.9 Where there is an expectation that pedestrians will use the ROW, especially where the pedestrian access legs mentioned above have not been provided, lighting will need to be provided at appropriate intervals as an essential component of the ROW design.

3.3.3.10 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.

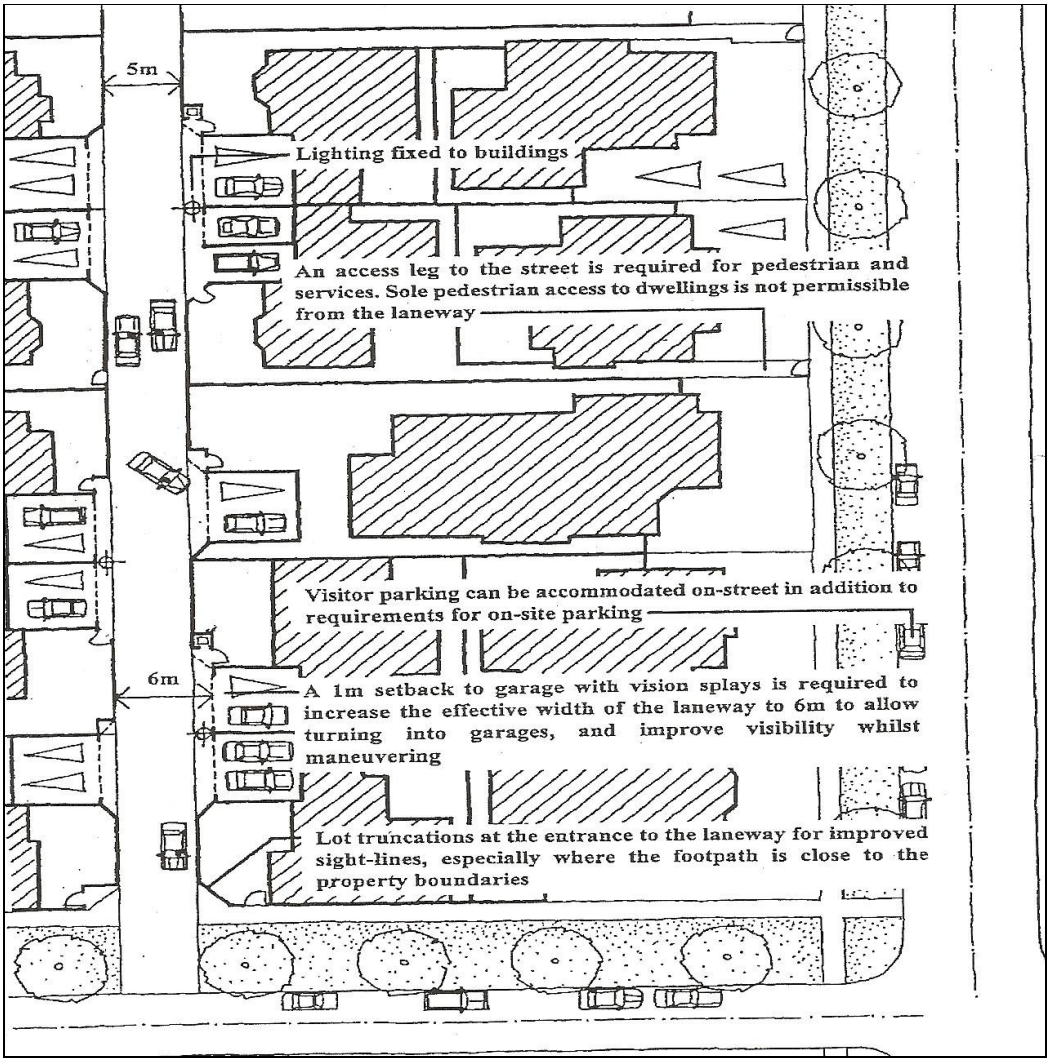
3.3.3.11 The WAPC recognises that vehicles can pass safely (at low speed) in a 5m wide ROW and as such they may not need widening if they only provide access to garages. If they are needed for pedestrian access and rubbish collection widening in some areas will be required. If garages are to be located at right angles to the ROW, they should be set back at least 1.0m from the property boundary to provide a manoeuvring distance of 6.0m. Truncations must be included in fencing and structures in these instances to improve visibility.

3.3.3.12 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.

3.3.3.13 Where the ROW meets the public streets, a 2.8m truncation (2m x 2m) will be required wherever possible to provide additional sight distances for both vehicular and pedestrian traffic. As an alternative to truncations, traffic calming devices may be used in the ROW.

3.3.3.14 The figure below is a sketch from WAPC Planning Bulletin 33 which shows schematically how a 5m wide ROW can be used to provide good access to what has traditionally been the rear of lots.

Figure 1 – Typical 5m Laneway in an Established Residential Area




Source: WAPC Planning Bulletin 33

3.3.3.15 As the need arises and development pressures grow the Council will prepare or require developers to prepare an overall plan for the creation of a dedicated road from a ROW in respect to the kind of information shown on the figure above including details of drainage, traffic calming measures, widened areas, car parking areas, pedestrian access, lighting and so on to ensure a high standard residential environment is achieved.

3.3.4 Urban Stormwater Management

3.3.4.1 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 to ensure protection of waterways.

3.3.4.2 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 DOW.

3.3.4.3 In residential areas drainage devices can include swales on road verges, retention and settling ponds and the redirection of stormwater to artificial or natural wetlands.

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

3.3.4.5 The principles of water sensitive urban design will be a requirement particularly for new subdivisions that lead to the creation of more properties, more roads and ultimately more houses and runoff from hard surfaces. In designing such systems, the Stormwater Management Manual for WA produced by the Department of Water shall be used.

3.3.5 Energy Efficiency in Subdivisional Design and House Design

3.3.5.1 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.

3.3.5.2 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.

3.3.5.3 Important components of residential subdivision design are:

- To provide a range of residential lot sizes to suit the variety of dwelling and household types with area and dimensions that meet user requirements;
- To provide lots which are orientated and dimensioned to suit energy efficient housing which can minimise energy use for heating in winter and cooling in summer or which respond to local climatic conditions;
- To provide lots with area and dimensions that protect environmental features and take account of site constraints;
- To arrange lots to front streets, major streets and parkland such that development enhances personal safety, traffic safety, property safety and security, and contributes to streetscape and park quality;
- To facilitate development which uses land and infrastructure efficiently, and which encourages cost savings in housing to benefit the economy and the environment;
- To provide lots which facilitate safe and efficient vehicle access without street frontages being dominated by garages and parked cars or creating unsafe conditions along major roads; and
- The provisions of vegetated areas of parks and recreation to help absorb the greenhouse gas emissions of a typical home.

3.3.5.4 In respect to lot layout for residential subdivisions, lot size and dimensions should enable dwellings to be sited to:

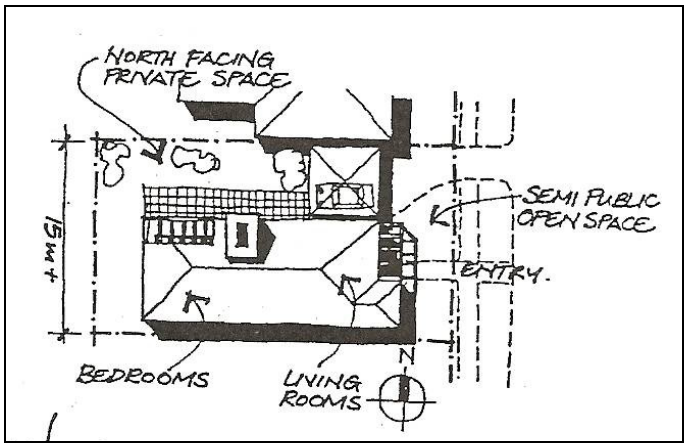
- Protect natural or cultural features;
- Acknowledge site constraints including noise, soil erosion, poor drainage, saline soils and bushfire risk;
- Minimise earthworks and retaining walls on sloping sites;
- Capitalise on views; and

- Provide space for appropriate planting for microclimate management and energy conservation.

3.3.5.5 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 2 – Site Planning for a Single House




3.3.5.6 Important features in residential building design that add to energy efficiency are:

- Roof insulation to a minimum value of R2;
- Roof ventilation;
- Ability of the building to utilise cross breezes and ventilation;
- Minimise west and east facing windows or provide adequate summer shading with awnings, eaves (minimum 600mm) or pergolas;
- Good quality door and window seals;
- Use of energy efficient glazing;
- Primary living areas with good solar access facing north;
- Adequate wall insulation (minimum value of R1.5);
- Installation of energy efficient fixtures such as solar hot water systems, solar pva cells, skylights or star rated appliances as recommended by the Office of Energy Efficiency;

- Environmental initiatives such as rainwater tanks, alternative on-site effluent disposal treatment units when no reticulated sewerage is available, 'healthy living' items such as low allergen homes, domestic waste recycling and the use of garden composting bins;
- Gardens which include appropriate shade trees and vegetation on the western side of the dwelling and provision for deciduous trees on the northern side of the dwelling.

3.3.5.7 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. The Council in January 2013 adopted its Town Planning Scheme Policy No. 21 entitled Water Efficiency in Residential Development (incorporating Rainwater Tanks, Greywater Reuse and Water Efficiency Practices).

3.3.6 Height Control

3.3.6.1 In order to ensure 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.

## 3.4 Industrial

3.4.1 Projected Demand

3.4.1.1 The future demand for industrial land in and around Mount Barker is difficult to predict. Major or significant industrial uses have located in larger regional locations such as Albany, Bunbury or Esperance. 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.

3.4.1.2 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 or adjacent to major ports, including Albany and Bunbury. However, the potential for value-added wood products is very high as a showplace for wood

products. The lack of industrial land for new businesses to establish has been a problem in recent years.

3.4.2 Future Directions

3.4.2.1 The kinds of industries expected include activities such as earthmoving contractors, freight and stock transport businesses, cement batching plants, panel beaters, vehicle wrecking yards, furniture manufacturing businesses and basic raw materials storage yards together with other land extensive activities.

3.4.2.2 There will be a general presumption that caretaker's dwellings will not be permitted to establish in the industrial areas due to potential conflict with buffer requirements and the potential to restrict development of other industries in this area. If the Council wishes to consider such a proposal it must be incidental to the predominant use, only one permitted on a lot and the total area limited to a maximum of 100m$^2$ measured from external wall surfaces.

3.4.2.3 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.

3.4.2.4 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. With the changes proposed in that Appendix, there will be adequate industrial land to cater for future growth. That Appendix also proposes the Service Industrial zoned land near the town centre be rezoned to Commercial and Residential to be a more appropriate use for its location.

3.4.2.5 The Council in 2013 rezoned its depot site at Lot 151 Muir Highway from Special Industrial to Industrial. In partnership with LandCorp, the northern portion of this site is to be subdivided into some 16 industrial lots in 2014.

## 3.5 Risk

3.5.1 Land Use Planning Process

3.5.1.1 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.

3.5.1.2 Natural hazards are essentially meteorological and/or geological phenomena that have the potential to create emergency or disaster situations for communities and the environment. Land use planning can contribute to natural hazard risk reduction and improves community safety and sustainability.

3.5.1.3 Natural elements that can combine to create or lead to hazards include:

- Climate
- Geology
- Soils
- Vegetation cover
- Slopes
- Land forms
- Hydrology
- Fire

3.5.1.4 Direct and indirect losses associated with natural hazards include:

- Loss of life
- Physical suffering
- Emotional suffering
- Damage to property
- Reduced productivity
- Degraded environment
- Loss of species and habitats
- Damaged infrastructure
- Weakened economy
- Destabilised community coherence, political situations
- Reduced quality of life.

3.5.1.5 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.

3.5.1.6 Risks can be reduced and avoided with good land use planning that addresses human activity and natural processes. The 'National Strategy for Ecologically Sustainable Development' by the Australian Government in 1992 contained the following core objectives of sustainable development:

- To enhance individual and community wellbeing and welfare by following a path of economic development that safeguards the welfare of future generations.
- To provide for equity within and between generations.
- To protect biological diversity and maintain essential ecological processes and life-support systems.

3.5.1.7 To maintain and plan around natural systems is essential. Some relevant steps can be:

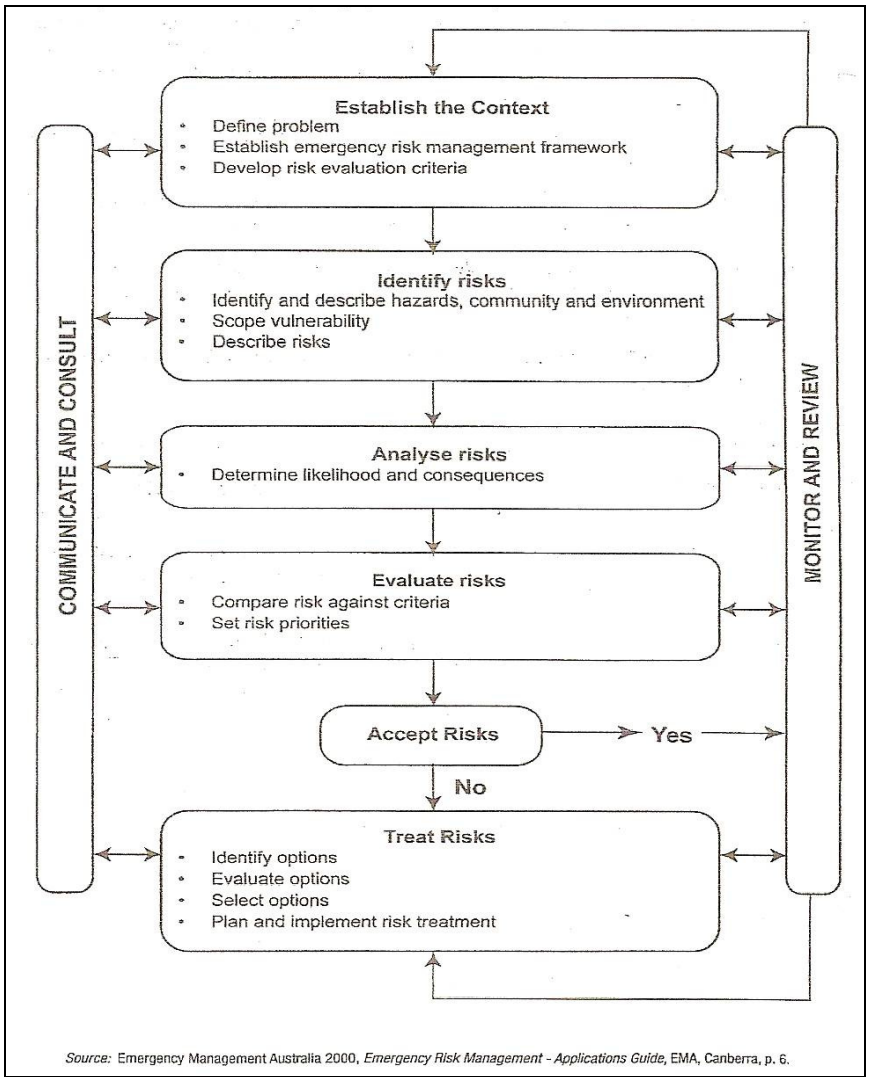
- Locating development away from sites where natural processes could be affected by development;
- Implementing management practices during and after development to protect particular natural processes;
- Maintaining the maximum amount of natural vegetation cover, including ground and understorey vegetation, 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.

3.5.1.8 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.

3.5.1.9 The Commonwealth Government's Emergency Management Australia in its 'Planning for Safer Communities' manual suggested a series of steps be applied in the emergency risk management process. The steps are shown in the following figure.

Figure 3 – Steps in the Emergency Risk Management Process




*Source:* Emergency Management Australia 2000, *Emergency Risk Management - Applications Guide*, EMA, Canberra, p. 6.

3.5.2 Bush Fire

3.5.2.1 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.

3.5.2.2 For more intensive development such as conventional Residential development through to Rural Residential and Rural Smallholdings, the Council will require fire management measures (as recommended by a fire management plan) to be integrated into Scheme provisions and subdivision guide plans of land which is being rezoned. These Fire Management Plans will have a critical bearing on and will substantially influence the subdivisional form envisaged for the land.

3.5.2.3 In the preparation of a Fire Management Plan the Council expects proponents/consultants to have due regard to the 'Planning for Bush Fire Protection' document produced by FESA and the DOP.

3.5.2.4 As part of the Fire Management Plan the Council will expect the document to detail what fire facilities and equipment will be provided and if appropriate what level of financial contribution will be paid by the developer towards the fire equipment in the immediate area.

3.5.2.5 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.

3.5.2.6 Fire Management Plans will address amongst other things relevant:

- Site suitability (including slope analysis);
- Access for fire vehicles and escape routes for residents;
- The provision of, or contribution to, adequate fire fighting equipment and services;
- The design and construction of buildings for fire resistance AS3959;

- The design of development such that BAL40 and BAL-F2 construction standards are not required (BAL – Bushfire Attack Level);
- Nominating the intended BAL for each lot;
- The positioning of building envelopes where larger lots are proposed;
- Clarification of management responsibilities for public open space and reserves;
- Ensuring tree preservation measures do not conflict with fire protection objectives; and
- Increasing public awareness and education.

3.5.2.7 It is considered worthwhile that street organisations of residents (similar to Neighbourhood Watch) should be formed to plan and monitor strategies for reduction of fuels, bushfire preparedness, removal of leaf litter from roofs and gutters, procedures in crisis situations including fire drills and evacuations. Such organisations should work with the local bush fire brigades.

3.5.3 Flood and Impact on Waterways

3.5.3.1 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 DOW and the Council.

3.5.3.2 The Council will not support development in areas subject to flooding or inappropriate filling of areas subject to flooding without support from the DOW 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.

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

3.5.3.4 There is a growing awareness of environmental issues related to developments and the maintenance of water quality related directly to stormwater runoff. The maintenance and improvement of water quality is essential

to ensure long term sustainability of urban areas and the water systems.

3.5.3.5 Materials such as animal wastes, oils and greases, fertilisers and pesticides are carried by stormwater into wetlands, lakes, rivers and inlets. This influx can lead to high input of nutrients into water bodies.

3.5.3.6 For new large scale subdivisions the Council requires the preparation of an Urban Water Management Plan to address the development of the subdivision both during the construction phase and upon completion of the subdivisional works.

3.5.3.7 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 DOW Stormwater Management Manual for Western Australia is to be used as a guide for the basic principles to be adopted for developments and subdivisions.

3.5.4 Landslip

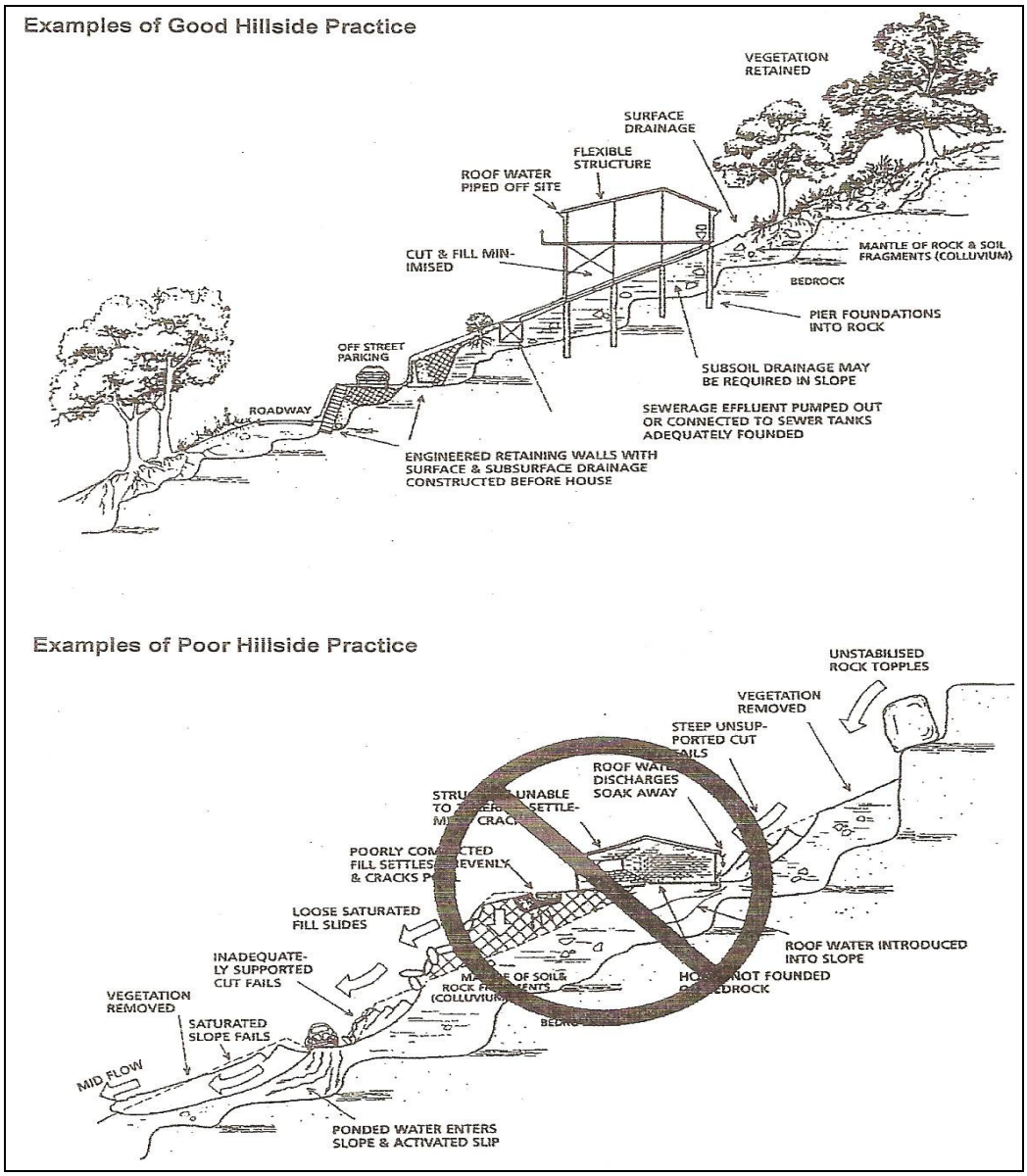
3.5.4.1 Landslip is a movement of a mass of rock, debris or earth down a slope. Instances of landslip occur as a result of instability of the natural slope. Features that can indicate natural slope instability of the natural slope instability include:

- Irregular surfaces – area of hummocks and depressions indicating disturbed material;
- Benches – anomalous flat areas in uniform sloping areas;
- Scars – areas where vegetation has been stripped during slope movement;
- Scraps – linear features showing vertical displacement of the ground surfaces;
- Cracks – linear features showing lateral displacements of the ground surface;
- Debris mounds – deposits of debris on or at the base of slopes;
- Disturbed vegetation – for example, tilted trees; and
- Seepage – presence of water or springs, possibly indicated by dense vegetation.

3.5.4.2 In developed areas indications that movement may have occurred include cracking, breaking, tilting and/or subsidence of built features.

3.5.4.3 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. The Gold Coast City Council produced a brochure on guidelines for control of slope instability. From that brochure the following are examples of good and poor hillside practice;

Figure 4 – Landslip



Source: Emergency Management Australia 2000. Emergency Risk Management – Applications Guide, EMA, Canberra

3.5.5 Acid Sulfate Soils

3.5.5.1 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.

3.5.5.2 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.

3.5.5.3 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 DPAW to ensure a risk is not being created.

3.5.5.4 In the Shire, Lake Barnes to the north west of Narrikup has been found to be acidic resulting from draining.

3.5.5.5 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 DPAW before any works proceed.

3.5.6 Climate Change

3.5.6.1 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.

3.5.6.2 With recent climate change studies it is becoming apparent we can expect to live and work in a climate that is warmer,

with different patterns of rainfall, less available moisture retained in the soil and more severe storms.

3.5.6.3 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. That report summarised projections as follows:

- the majority of Australia may warm 0.4 to 2.0°C by 2030 and up to 6°C by 2070 with slightly less warming near the coast – this may result in more evaporation and hot days and fewer cold nights
- annual rainfall will generally decrease in the south and east (mainly in winter and spring)
- wetter summers may be experienced by some inland and eastern coastal areas
- more frequent extreme rainfall.

3.5.6.4 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 except for in the southern parts of the Shire. 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.

## 3.6 Sustainability

3.6.1 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.

3.6.2 This Planning Vision has built upon and strengthened the sustainability principles used in the Council's earlier strategic planning documents. It promotes containing the urban settlement in close proximity to the townsites and by this discourages wasteful urban sprawl. The concept of promoting rural villages again promotes sustainable principles by controlling the spread of closer forms of settlement.

3.6.3 The State Water Conservation Strategy promotes sustainable water use and this Planning Vision 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.

3.6.4 Through this Planning Vision the sustainable approach to energy efficient subdivision design and housing design is fostered and promoted.

3.6.5 The use of conservation lots and the encouragement for owners to retain these vegetated lots with support from the Council for a once-off subdivision promoting a sustainable approach to planning in the rural districts. The Council does not feel a landowner with a potential conservation lot should be penalised in terms of time and money by being forced to rezone the land before a subdivision for conservation lots can be approved. A once-off subdivision should be supported without the need to rezone the land but as stated, be subject to strict conservation controls. This is a form of encouragement rather than a burden on the landowner.

3.6.6 The Council also strongly promotes the water sensitive urban design principles and water efficiency measures particularly for more intense Rural Residential, Rural Small Holdings and Residential forms of development. Nutrient stripping, sediment retention drainage management plans or Urban Water Management Plans are now a standard requirement of the Council for medium to large scale subdivision proposals.

3.6.7 Another key factor in measuring and ensuring sustainable development is the need for the submission of a Fire Management Plan as part of any proposals to rezone land for Rural Residential and Rural Smallholding forms of development. The Fire Management Plan plays a large part and influences the actual design of any proposed subdivision by ensuring housing for example is located in areas already cleared by past farming practices and retaining areas of remnant vegetation.

3.6.8 This Planning Vision has the underlying intent of ensuring development activities continue to take place but that it occurs at a sustainable rate and in sustainable locations. It lays the foundation for sustainable development and the encouragement of sustainable land use practices for the long term for the benefit of future generations whilst still maintaining the character of the whole Shire.

### 3.7 Special Control Areas

3.7.1 Clause 3.8 of Town Planning Scheme No. 3 contains special control areas provisions relating to tree plantations in particular areas.

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

3.7.3 One special control area in this Planning Vision is the Mount Barker Waste Water Treatment Plant Buffer Special Control Area and is shown on the plans in Appendix 1. As stated earlier the Water Corporation has advised existing and proposed land uses would be considered compatible with this area. Other land use proposals would need to obtain Water Corporation approval.

3.7.4 Other special control areas have been shown over the Water Corporation buffer areas around its existing water treatment plants and the Denmark River Catchment as a drinking water source.

## 4. MONITORING AND REVIEW

4.1 This Planning Vision was originally adopted by the Council in accordance with the provisions and procedures set by Clause 7.6 of Town Planning Scheme No. 3 on 9 March 2010. Since that time the Council has created Enterprise zones in both Kendenup and Rocky Gully.

4.2 As part of the continued implementation of this Planning Vision, the Council will consider the introduction of Amendments to Town Planning Scheme No. 3 which will enable initiatives such as proposed Special Control Areas and other zoning changes to be enacted.

4.3 This Planning Vision continues to 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.

4.4 The monitoring will help determine the success and effectiveness of Planning Vision and the implementation of its various recommendations.

4.5 The Council adopted its Local Planning Strategy (LPS) in July 2013 and referred it to the WAPC for final approval. The WAPC approved the LPS in August 2013. That LPS does not contain all of the Council's long term future strategic planning initiatives as several were not supported by the WAPC on the advice of the DOP. The Council will continue to promote its Planning Vision as this is the Councils aims and objectives for this local area. The Planning Vision best suits the Councils local needs and circumstances and addresses long term future planning and development.

## 5. 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

# PLANNING VISION:

# APPENDIX 1

# MOUNT BARKER SUB REGIONAL CENTRE



Mount Barker



Plantagenet Hotel

**April 2014**

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# 1. INTRODUCTION



Sounness Park redevelopment



Mount Barker Visitor Centre

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 cattle sale yards. Further development of the tourist industry and the attraction of the town for alternative lifestyles and retirement also have the potential to increase growth.

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.

1.3. The town has a very distinctive physical setting, with the residential areas occupying higher ground on either side of the town centre and overlooking surrounding rural areas. Mount Barker Hill to the south west and Mount Barrow to the east are dominating features which provide the essential setting for the town. Extensive views are available to the Porongurup and Stirling Ranges from the town. Remnant vegetation forms an extensive green-belt along the western and northern boundaries and Pwakkenbak Creek runs to the south with low lying wetlands to the east.

1.4. The grid street layout of the town contributes to its distinctive character and provides view corridors which are emphasised by the canopy of trees within some road reserves. Mature remnant vegetation and trees within the town in public open space and road reserves contribute to the character. The existence of many historic buildings, outbuildings, gardens and orchards also contribute to the distinctive image of Mount Barker.

## 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: '

2.4.1. The need for a detailed assessment of the capability of the property to accommodate further subdivision with on-site effluent disposal;

2.4.2. Consideration to be given to the subdivisional potential of adjoining property and the possible need for access to be provided to facilitate further subdivision;

2.4.3. Creek lines and wetlands to be protected, fenced and revegetated;

2.4.4. Remnant vegetation to be retained;

2.4.5. Additional tree planting to be provided; and

2.4.6. 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.


Mill Street
Precinct Plan
SCALE
1:5000
Orig A4


Pearce Street
Precinct Plan
SCALE
1:5000
Orig A4


Morpeth Street
Precinct Plan
SCALE
1:5000
Orig A4


Mortimer Road
Precinct Plan
SCALE
1:5000
Orig A4


Lowood Road
Precinct Plan
SCALE
1:5000
Orig A4
Aplan Taylor Burrell

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: ‘

2.7.1. 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.

2.7.2. 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.

2.7.3. To integrate development into the landscape and minimise any potential visual impact, particularly from major roads and tourist routes.

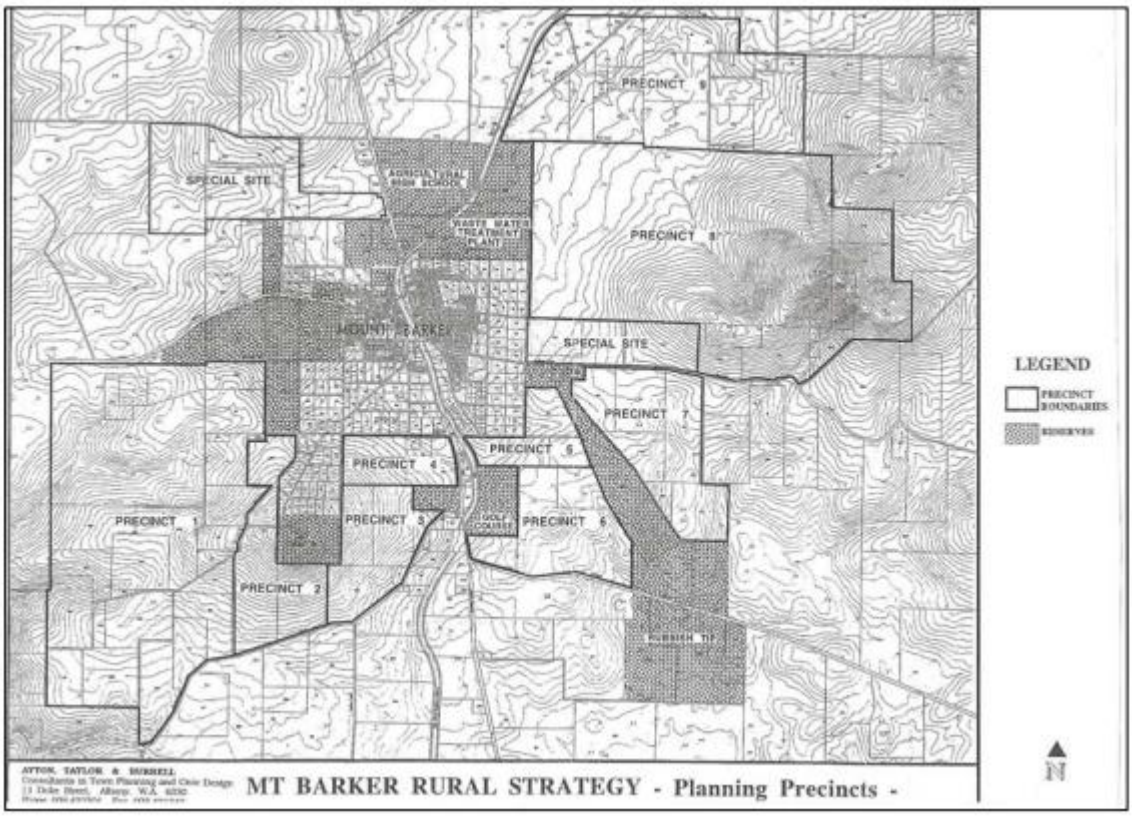
2.7.4. To protect significant landscape features such as Mount Barker Hill and Mount Barrow, retain remnant vegetation and encourage revegetation where appropriate.

2.7.5. To ensure subdivision and development is coordinated and compatible with local catchment management initiatives.

2.7.6. Encourage the revegetation of creek lines and explore opportunities to extend green corridors into and around the townsite.

2.7.7. To minimise any potential conflict between horticulture and rural residential uses. viii) To provide adequate fire protection methods.

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

2.8.1. Set aside for agriculture and commercial horticulture and rural residential subdivision not be supported in this precinct.

2.8.2. 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

2.8.3. Subject to the management issues being addressed, applicators to rezone land for rural residential development and tourist development may be supported on Location 4535.

2.8.4. Within the remainder of the precinct further breakdown of lot sizes is not supported.

Precinct 3

2.8.5. Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.

2.8.6. 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.

2.8.7. Direct lot access onto St Werburghs Road should not be permitted.

2.8.8. 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 4

2.8.9. Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.

2.8.10. 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.

2.8.11. 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 – 500 metres can be provided.

2.8.12. 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

2.8.13. Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.

2.8.14. Creek lines and wetland areas being revegetated, fenced and protected.

2.8.15. Prior to initiating rezoning proposals within the precinct, further investigation regarding the potential conflict with the adjoining rifle range is required.

2.8.16. 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

2.8.17. Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.

2.8.18. Prior to initiating rezoning proposals within the precinct, further investigation regarding the potential conflict with the adjoining rifle range.

2.8.19. 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.

2.8.20. 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.

2.8.21. 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

2.8.22. Subject to the management issues being addressed, applications to rezone land for rural residential and tourist development may be supported.

2.8.23. Prior to initiating rezoning proposals within the precinct, further investigation regarding the potential conflict with the adjoining rifle range is required.

2.8.24. Preference be given to larger productive lot sizes with rural residential development clustered in unexposed locations with appropriate buffers from potentially conflicting agricultural uses.

2.8.25. Creek lines be revegetated and fenced where appropriate.

2.8.26. 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.

2.8.27. 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

2.8.28. 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.

2.8.29. Subdivision associated with horticulture development and associated holiday accommodation may be supported subject to management issues being addressed.

2.8.30. 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.

2.8.31. Existing remnant vegetation on the summit of Mount Barrow be protected.

2.8.32. 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.

2.8.33. 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

2.8.34. Rural Residential subdivision will not be supported within this precinct.

2.8.35. Subdivision in association with more intensive use of the land may be supported, subject to the management issues being addressed.

2.8.36. Revegetation and fencing of creek lines 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, 6 and 8.

## 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 in 2011 the area in the vicinity of Pugh Street and parts of Mondurup Street was connected to the sewer as part of the infill program.

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 as a Special Control Area. The Corporation 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. The water main from Albany is scheduled to be replaced with a new main in 2013/2014. 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. Significant point source requirements may exceed the capacity of the local system and proponents of these should research their requirements carefully in consultation with the service provider. Optical fibre cables service

parts of the town and given cost and disruption issues associated with these services, extreme care needs to be taken with any with any soil disturbances in the vicinity of these cables. 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. Main three phase lines with spare capacity exist adjacent to Muir Highway, Albany Highway (north and south), south of Porongurup Road and a line running north east from town. It must be noted that the single, three phase and 132kv lines cross some private land. If subdivision is to occur in areas traversed by such lines, Western Power will investigate the opportunities for the realignment/rationalistation of the single and three phase lines to follow road reserves and/or lot boundaries. If one of these lines is to cross privately owned land an easement of approximately 6m is required. For the 132kv lines, any interruption in supply and therefore relocation is to be avoided. In these instances a 30 to 40m easement is usually required.

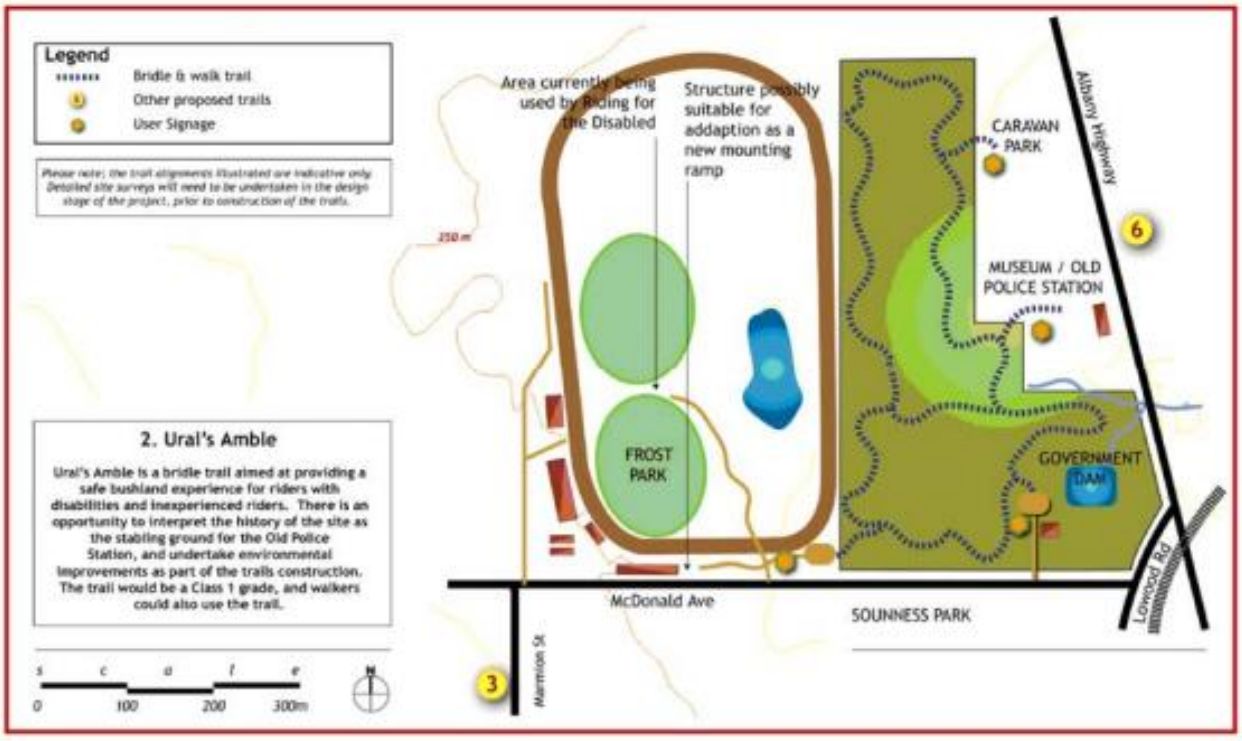
3.6. In 2011 the Mount Barker Community Wind Farm was established by a private company on land just north of Mount Barker. This windfarm puts power back into the Western Power grid at the substation off Quangellup Road. The windfarm consists of three 800kW towers which are 72m high.

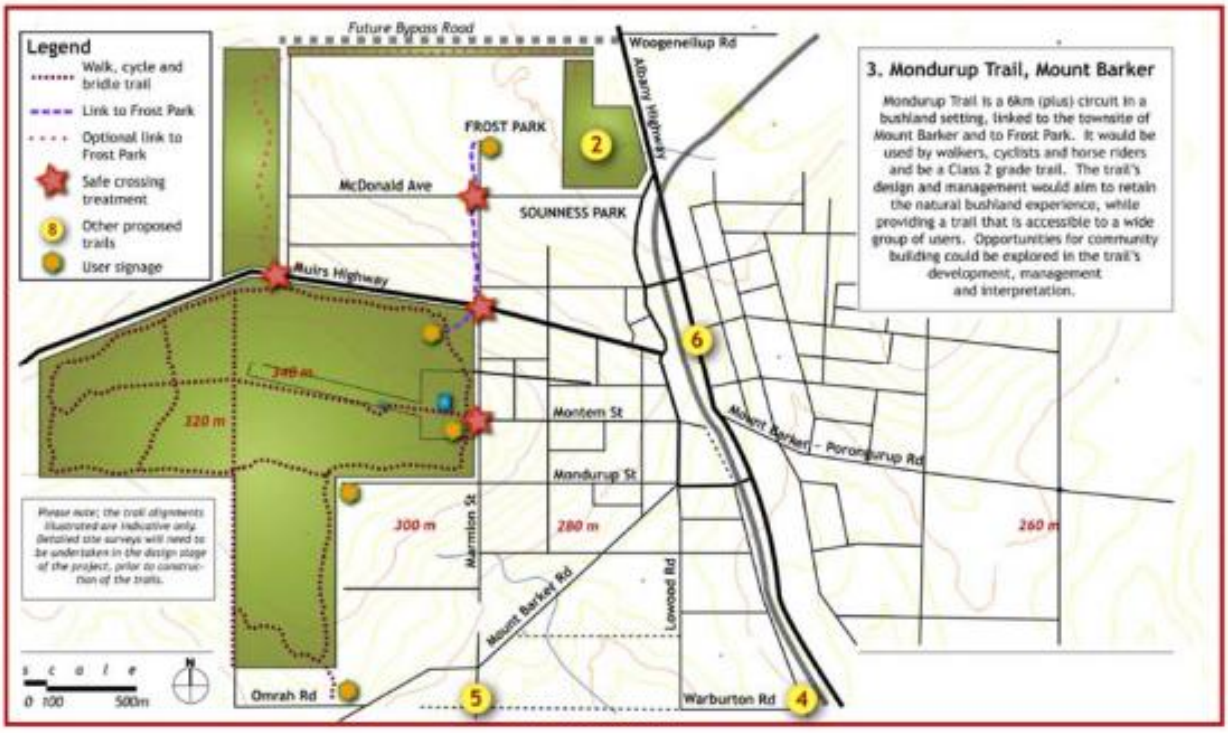
3.7. Approximately 15km of existing gazetted roads in the townsite are unsealed. The majority of these are located in areas with further subdivision potential. Consequently there is an opportunity for the Council to require contributions to enable these roads to be upgraded as subdivision occurs. The existing bitumen sealed roads have various forms of drainage ranging from open table drains to piped systems. Albany Highway runs through the centre of Mount Barker and is under the control of Main Roads WA. As part of the process of preparing Town Planning Scheme No. 3 in 1991, allowance was made in the zoning maps to show a possible future road widening on the western side of Albany Highway. There are no immediate plans for this to occur but Main Roads WA requires the possible widening to be retained in the Scheme Maps.

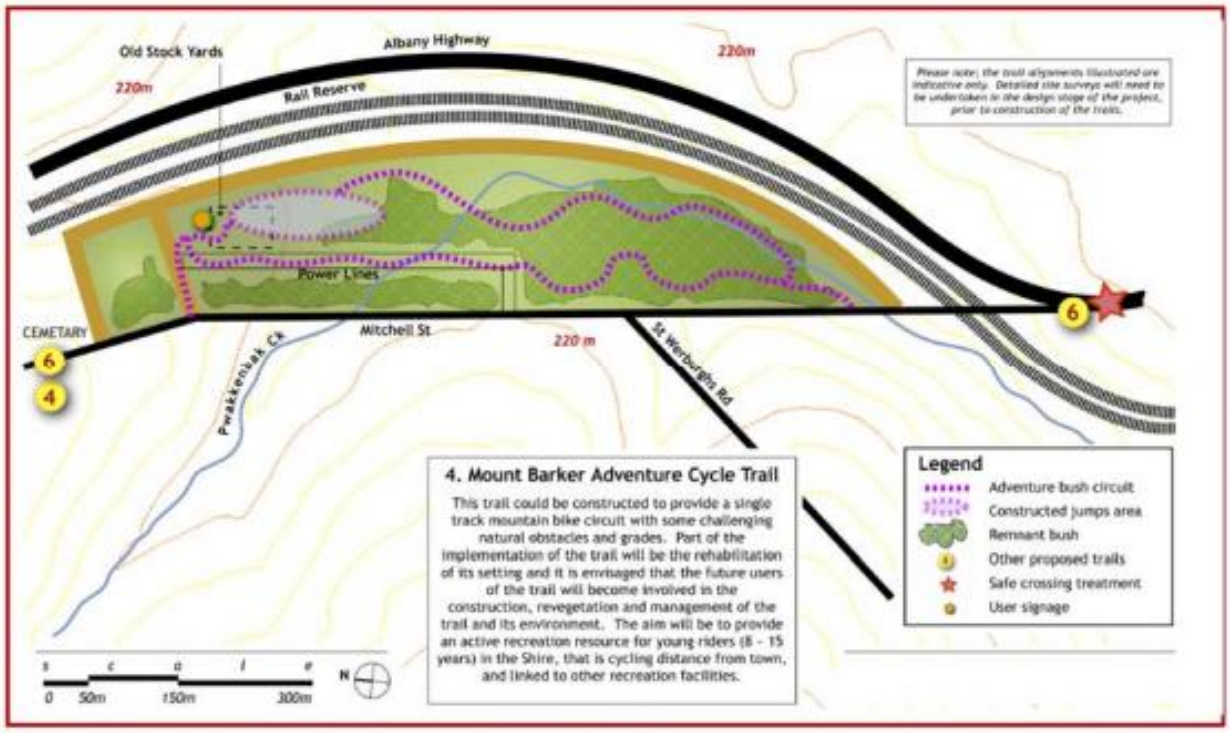
3.8. Reticulated gas is not available in Mount Barker.

3.9. 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.

3.10. The Plantagenet Trails Master Plan of 2006 proposes a series of four trails in and adjacent to Mount Barker. The plans below show the trails as proposed.


Legend
Bridle & walk trail
Other proposed trails
User Signage
Please note; the trail alignments illustrated are indicative only. Detailed site surveys will need to be undertaken in the design stage of the project, prior to construction of the trails.
Area currently being used by Riding for the Disabled
Structure possibly suitable for addaption as a new mounting ramp
CARAVAN PARK
Albany Highway
MUSEUM / OLD POLICE STATION
FROST PARK
GOVERNMENT DAM
McDonald Ave
SOUNNESS PARK
Lowood Rd
Marmion St
2. Ural's Amble
Ural's Amble is a bridle trail aimed at providing a safe bushland experience for riders with disabilities and inexperienced riders. There is an opportunity to interpret the history of the site as the stabling ground for the Old Police Station, and undertake environmental improvements as part of the trails construction. The trail would be a Class 1 grade, and walkers could also use the trail.
scale
0 100 200 300m
N
6
3


Legend
Walk, cycle and bridle trail
Link to Frost Park
Optional link to Frost Park
Safe crossing treatment
Other proposed trails
User signage
Future Bypass Road
Woogenellup Rd
Albany Highway
FROST PARK
McDonald Ave
SOUNNESS PARK
Muirs Highway
320 m
340 m
Montem St
Mondurup St
Marmion St
300 m
280 m
260 m
Mount Barker Rd
Lowood Rd
Omrah Rd
Warburton Rd
Mount Barker - Porongurup Rd
Please note; the trail alignments illustrated are indicative only. Detailed site surveys will need to be undertaken in the design stage of the project, prior to construction of the trails.
scale
0 100 500m
N
3. Mondurup Trail, Mount Barker
Mondurup Trail is a 6km (plus) circuit in a bushland setting, linked to the townsite of Mount Barker and to Frost Park. It would be used by walkers, cyclists and horse riders and be a Class 2 grade trail. The trail's design and management would aim to retain the natural bushland experience, while providing a trail that is accessible to a wide group of users. Opportunities for community building could be explored in the trail's development, management and interpretation.
2
6
5
4


Old Stock Yards
Albany Highway
220m
Rail Reserve
Power Lines
CEMETARY
Mitchell St
Pwakkenbak Ck
St Werburgh's Rd
4. Mount Barker Adventure Cycle Trail
This trail could be constructed to provide a single track mountain bike circuit with some challenging natural obstacles and grades. Part of the implementation of the trail will be the rehabilitation of its setting and it is envisaged that the future users of the trail will become involved in the construction, revegetation and management of the trail and its environment. The aim will be to provide an active recreation resource for young riders (8 - 15 years) in the Shire, that is cycling distance from town, and linked to other recreation facilities.
Legend
Adventure bush circuit
Constructed jumps area
Remnant bush
Other proposed trails
Safe crossing treatment
User signage
0 50m 150m 300m
N

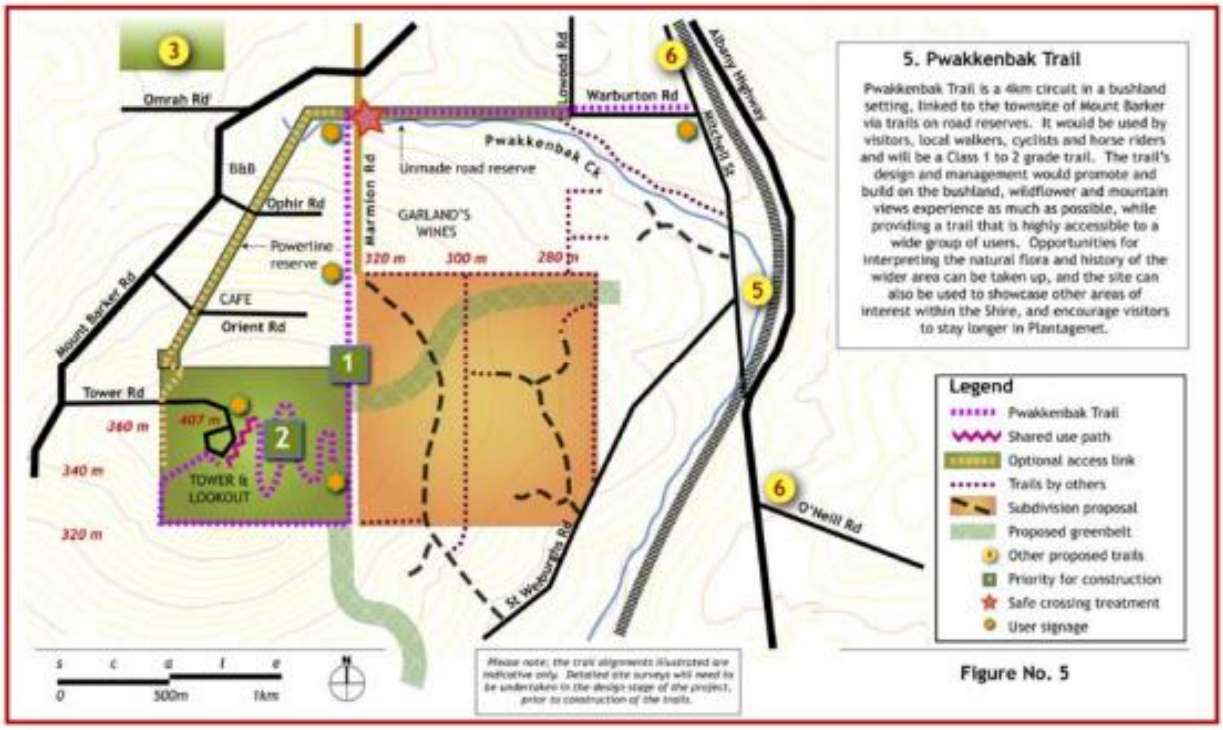

Omrah Rd
Warburton Rd
Lowood Rd
Albany Highway
Mitchell St
Pwakkenbak Ck
Unmade road reserve
Marmion Rd
B&B
Ophir Rd
GARLAND'S WINES
Powerline reserve
320 m
300 m
280 m
Mount Barker Rd
CAFE
Orient Rd
Tower Rd
360 m
407 m
340 m
TOWER & LOOKOUT
320 m
O'Neill Rd
St Werburgh's Rd
5. Pwakkenbak Trail
Pwakkenbak Trail is a 4km circuit in a bushland setting, linked to the townsite of Mount Barker via trails on road reserves. It would be used by visitors, local walkers, cyclists and horse riders and will be a Class 1 to 2 grade trail. The trail's design and management would promote and build on the bushland, wildflower and mountain views experience as much as possible, while providing a trail that is highly accessible to a wide group of users. Opportunities for interpreting the natural flora and history of the wider area can be taken up, and the site can also be used to showcase other areas of interest within the Shire, and encourage visitors to stay longer in Plantagenet.
Legend
Pwakkenbak Trail
Shared use path
Optional access link
Trails by others
Subdivision proposal
Proposed greenbelt
Other proposed trails
Priority for construction
Safe crossing treatment
User signage
0 500m 1km
N

Figure No. 5

# 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 necessarily 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 draw people and businesses and the resultant 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 usually 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 continuing townscape improvements to Lowood Road and the 2013 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 building frontages, shops, offices and residential contribute to the character, atmosphere and comfort of the commercial centre and the people using it. Well presented buildings with interesting architectural or decorative detail, good lighting and with a sense of scale, inhabited or used regularly contribute to make people feel welcome and secure. Such buildings also reflect well on the owners and the town.

4.5.2. People stay out in lively urban places, remaining in the streets to sit, wait, watch, meet and talk. Buildings with irregular frontages or niches, where people can stand, sit or perch, support some of the street's social functions. Verandahs provide protection from the weather and make the street more comfortable for pedestrians. Buildings by their appearance and structure can contribute positively to making a shopping trip or a visit a pleasure.

4.5.3. Generally in the CBD, all commercial buildings, including corner sites, should be built to the footpath and cover the full width of the site. Bank

teller machines should be set back sufficiently from the boundary to accommodate queues. On adjoining side streets, away from the corner site, the setbacks should be as far as those of the nearest residential area. All street level frontages should provide displays or visible activity, and a high degree of architectural design detail at a pedestrian scale.

4.5.4. The scale of buildings should be in keeping with the traditional scale of the area and a pedestrian environment. Long straight, unrelieved, horizontal lines at awning or parapet level should be broken by interesting design devices to suit a pedestrian environment and the building. Any slope in the land should be reflected in stepped awnings and parapets.

4.5.5. Shopfronts have a major impact on the quality and vitality of adjacent public footpaths and open spaces. Shopfronts change with new users and new images but many changes however fail to meet the environmental/social needs of the shop's location. Window shopping is a major attraction.

4.5.6. It is important that glazing, by tinting or reflection, does not obscure views into buildings from street level, thus contributing to an environment that is indifferent, even hostile to pedestrians. As a guide at least 60% of the total length of the façade should be broken to provide interest by solid (opaque) vertical panels, framework and/or strong visual displays. A high level of detailing or decoration in design, structure, colour and materials should be provided to enhance the interest from the street.

4.5.7. Windows should be designed in the style of the building and detailed to provide interest for the pedestrian. Interesting facia and shopfront framework should be provided. Roller doors of solid materials, including see-through acrylic are not considered acceptable and reflective or heavily tinted glazing is not encouraged on any building.

4.5.8. The form of new development will preferably have single storey profiles, with open front facades to the property line incorporating verandahs to the road frontage to continue the theme present in the town centre. Roof pitches should be in the range of 200 to 400 .

4.5.9. All external building materials and finishes shall be sympathetic to existing landscape in design, colour and material. External painting of buildings should match the principles adopted for historic structures such as lighter colours for large wall expanses and darker heritage colours for detailed features such as door and window frames.

## 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 carparks, for uses and activities in and out of normal trading hours.

4.7.2. The amenity of areas surrounding parking facilities should be safeguarded. They should complement their surroundings and provide a convenient service, without causing undue disruption to surrounding uses. Parking areas should be located so they do not dominate the surroundings or intrude into public spaces or landscaped features of the environment. They should generally be located and designed as integral to the development site. Disabled and cyclist parking facilities should be visible and conveniently located.

4.7.3. The design and location of parking areas should aim to address personal and vehicular security, by providing clear and direct access through parking areas, and effective signs and lighting. As a minimum, carparking spaces should be 2.7m wide and 5.5m long with a 6.0m manoeuvring aisle.

4.7.4. Reciprocal parking arrangements may be considered acceptable where the Council is convinced that demand for parking by the uses proposed will not coincide. Where reciprocal parking is proposed the Council must be satisfied that:

I. the parking serving the proposed uses will be located on the one lot, or that parking arrangements are permanent;

II. the hours of operation of the uses being served are compatible with reciprocal parking; and

III. a proposed change of use will comply with the reciprocal parking arrangements, or will satisfy the parking requirements by other means.

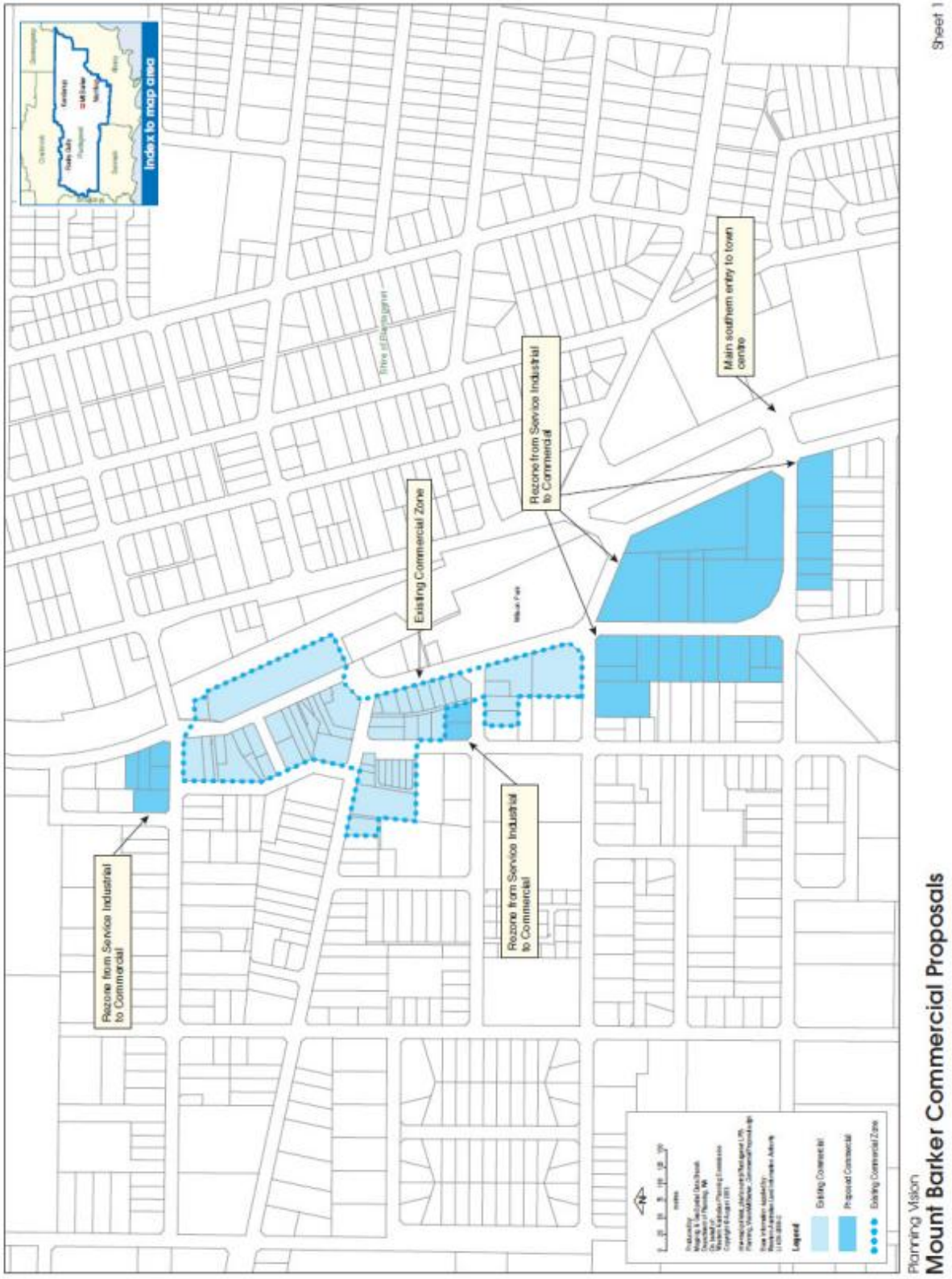
4.7.5. Parking for mixed use development may be combined in one parking area, provided the total number of bays required is provided. If a mixed use development comprises a residential component each residential dwelling must be provided with at least one exclusive bay. Access should be available at all times for all users, and the Council may require bays to be marked for a particular purpose to ensure that access is not restricted.

4.7.6. 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.

4.7.7. When commercial developments provide car parking areas, the spaces must be available for all customers/shoppers in the town centre to use. The spaces should not be marked for the exclusive use of particular businesses.

4.8. The proposals for the new Commercial zones are shown on sheet 1 following:

## Sheet 1 Commercial Proposals



## 5. INDUSTRIAL

5.1. Mount Barker presently includes land zoned Special Industrial (McDonald Avenue/Taylor Road – former abattoir site), Industrial (McDonald Avenue and Muir Highway – Shire depot) and Service Industrial (Lowood Road/Muir Street, Marion Street/Mount Barker Road and Lowood Road/Mondurup Street).

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 limited choice of land available for industry in the Industrial zone between McDonald Avenue and Langton Road, which is owned by the Crown. The Council approached LandCorp with an expression of interest and requested the release of this land in February 2008. LandCorp advised due to environmental matters this would not be possible. In 2013 the Council rezoned its depot on Muir Highway from Special Industrial to Industrial. The Council in partnership with LandCorp will be subdividing the northern portion of this land into some 16 industrial lots in 2014.

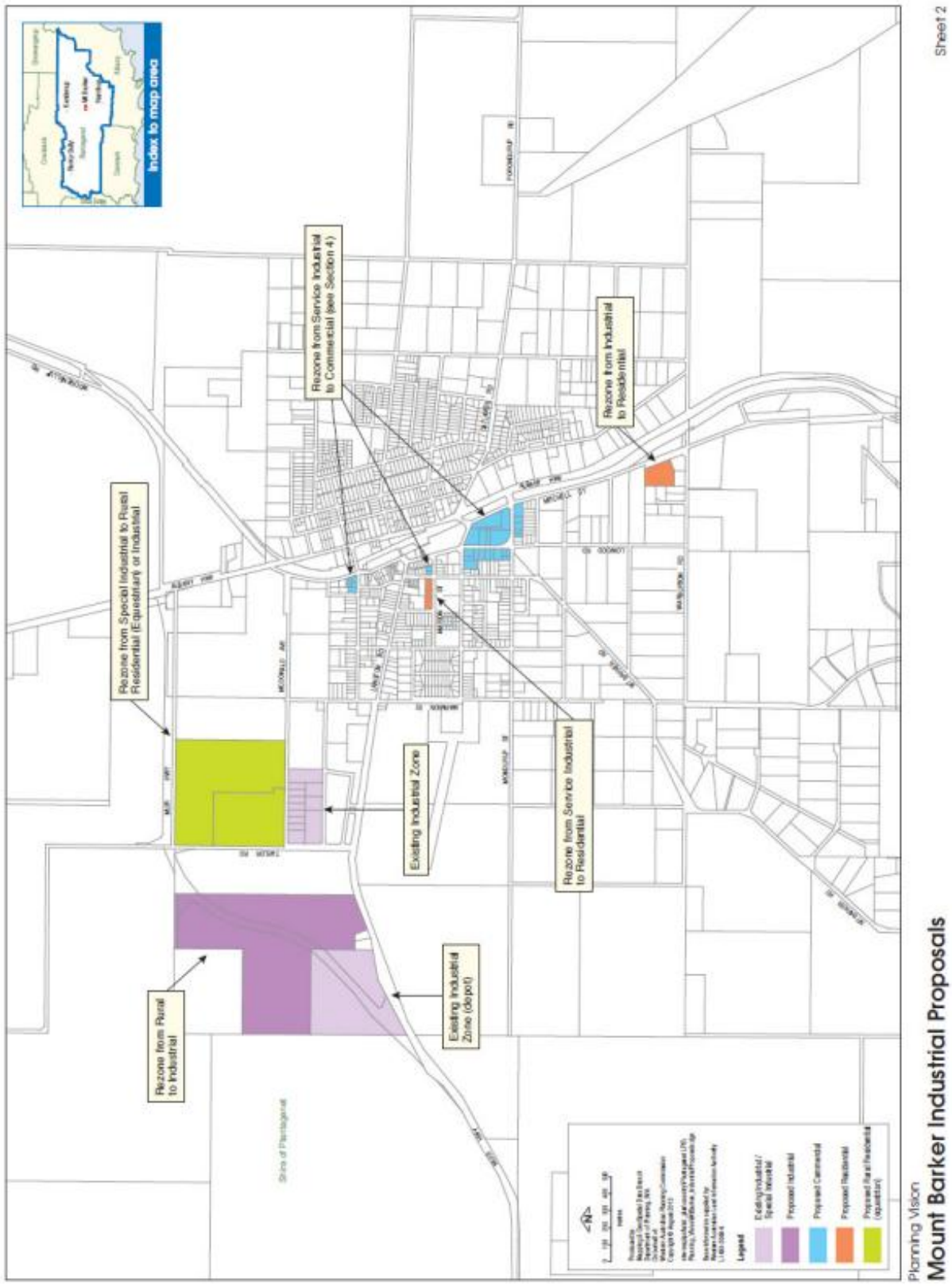
5.3. The Yerriminup Industrial area is some 8 km south of Mount Barker and was specifically created for Special Industry with significant buffer requirements. The land is owned by LandCorp and since its creation as a Special Industrial zone, no subdivision or development of this area has taken place. 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. The Great Southern Development Commission has been for some time attempting to generate interest in the site but its undeveloped nature with no roads or lots being available makes the area less attractive than other similar zoned land in the South West and Great Southern. LandCorp is looking at options to create some lots with a possible stage 1 subdivision being approved in June 2012. No action has been taken to clear the subdivision conditions as at October 2013.

5.4. The Council also recognised there is the need for more industrial land in the long term and proposes a cleared Lot 2 on Muir Highway to the west of reserve 27185 Taylor Road be identified. 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 landowners of portion of the Special Industrial zoned former abattoir holding yards site at McDonald Avenue are considering rezoning that land to Industrial to provide more of that type of land.

5.6. The proposals for the various industrial areas are shown on sheet 2 following:

## Sheet 2 – 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 in 2.4 above 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 from the community that development of residential land to the full extend of the predominant R20 Code standard with an average lot size of 450m2 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 located in Mitchell Street north of Warburton Road. The land is adjoined by Residential zoned land and as such should be rezoned Residential (R5/15) 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 would not be a desirable outcome from a landscape perspective. The only area possible for consideration is Rural zoned land to the north of Muir Highway 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 proposed to rezone land to Residential but was never finalised due to requirements from Main Roads WA and the DOP. The Amendment was deferred by the Minster for Planning. 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. In the long term particularly as the area to the north is developed for residential, there is the potential for the southern portions of this land to be zoned Residential provided appropriate buffer and access controls to Muir Highway and the future industrial area to the south west are in place.

6.6. A large portion of an 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 recreation complex as shown on the Frost and

Sounness Parks Precinct Plan of June 2009. The first stage of the Sounness Park development is now well underway with the new oval, change rooms and club rooms under construction in 2013.

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. The rezoning of this land was initiated in 2010 by the Council but was deferred by the Minister for Planning in 2011 on advice of the DOP. The Minister granted final approval in late August 2013.

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 and is proposed to be zoned Rural Residential to allow for a possible equestrian based development due to its proximity to the recreation facilities at Frost Park. It is noted that site examination for potential contamination from the former abattoir activity will need to be included in any future rezoning proposals. This proposal may not proceed should the land be rezoned Industrial as discussed above. Another equestrian based Rural Residential area, is proposed on land currently zoned Special Site east of Sounness Street north of Porongurup Road. A Scheme Amendment Request for this proposal was submitted to the Council in April 2013 and in August 2013 the Council agreed it was prepared to consider a formal Amendment to TPS3.

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 and that lot sizes in these areas be in the range of 1ha to 4ha. 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 areas 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. As discussed, there are opportunities 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.

8.1.3. An additional area of long term Rural Residential has been shown to the south east of the junction of Albany Highway and O'Neill Road. The land is well situated for Rural Residential forms of development but the lot sizes in this area should range from 1ha to 10ha. The junction of O'Neill Road and Albany Highway has safety problems as it is located to the north of a crest in a 90km/hr speed zone. It will be a requirement of any proposed amendment to rezone this land to Rural Residential that the road junction be relocated further south to the top of the ridge and appropriate road treatments are carried out to Albany Highway to the satisfaction of Main Roads WA to improve sightlines and traffic safety.

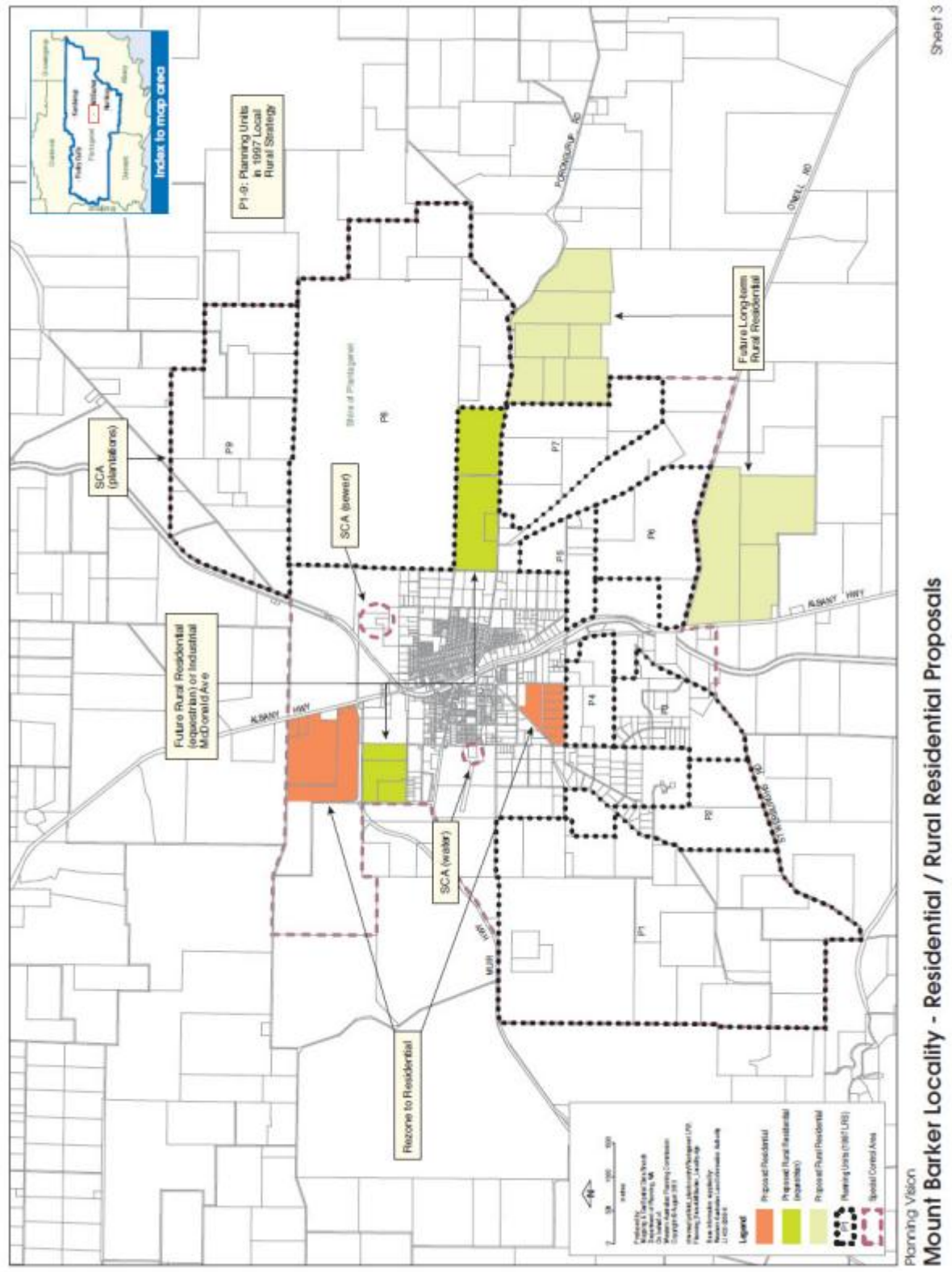
8.1.4. Another additional area of long term Rural Residential has been shown on the south side of Porongurup Road to the east of precinct 7 and south of precinct 8. This area is well suited to Rural Residential forms of development due to its location close to Mount Barker and adjoining precincts 7 and 8. Lot sizes in this area should range from 1ha to 4ha depending upon the capability of the land. Screening of development from Porongurup Road is important as is the protection of waterways.

8.1.5. Two areas are proposed for Rural Residential use with an equestrian theme. These areas are the land to the north east of MacDonald Avenue and Taylor Road and the land to the north east of Sounness Street and Porongurup Road. As part of any rezoning proposal for these areas, detailed land capability and drainage studies will be required. The issue of possible site contamination on the former abattoir site at McDonald Avenue will need to be carefully examined. The preference for both of these areas is for an equestrian based zone and should include appropriate facilities for equestrian activities. Buffer separation from nearby housing must be addressed as will the issue of visual screening from Porongurup Road. Minimum lot sizes in these zones are to be 1.0ha. It is noted the McDonald Avenue site may in the short term be considered for rezoning from Special Industrial to Industrial to provide more land for conventional industrial lots. If this progresses then the equestrian themed Rural Residential will not proceed on this land.

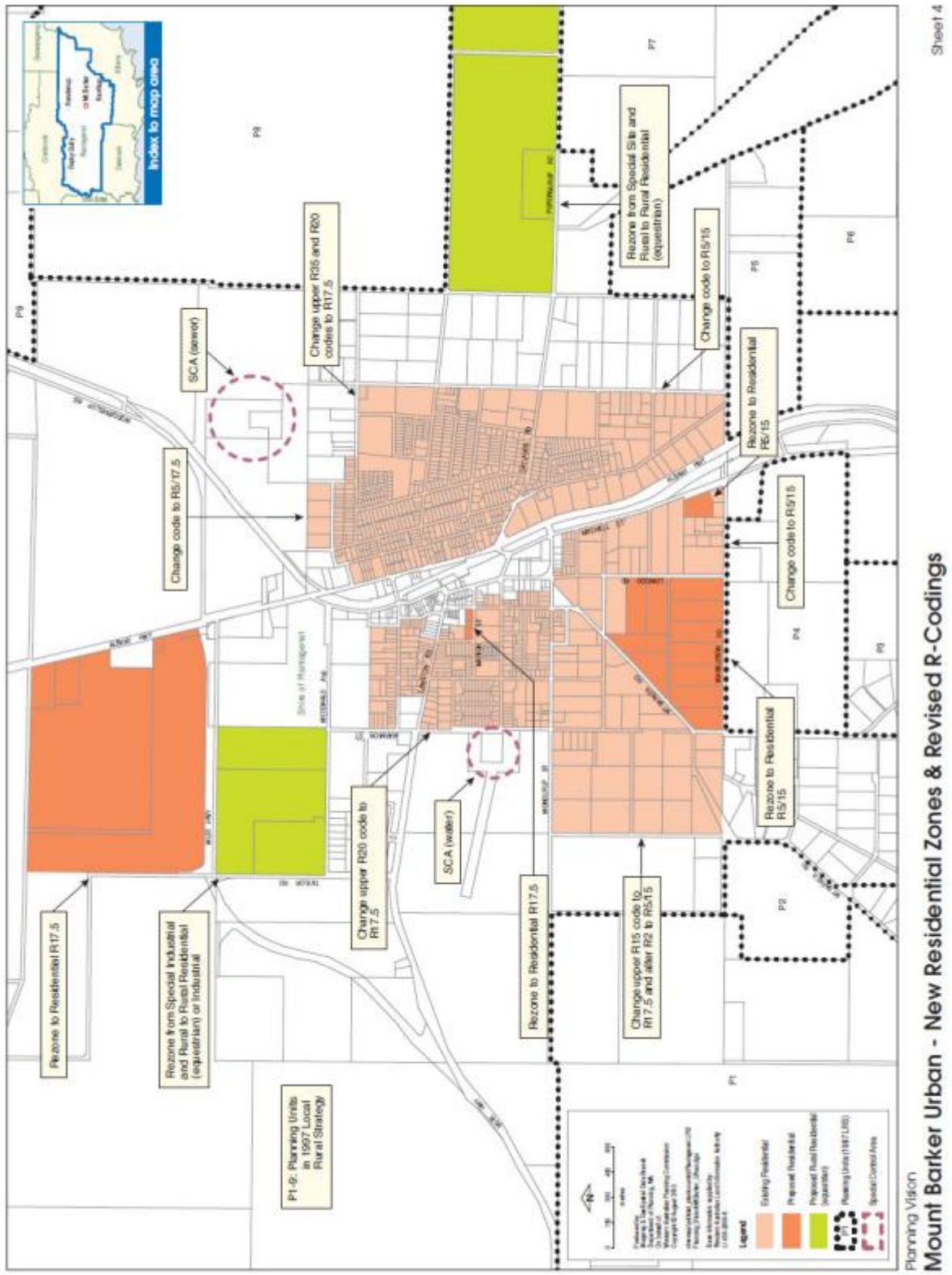
8.1.6. In the Residential zones the Council will be supportive of solar passive design and houses that reflect the character of existing housing in Mount Barker. Houses over two storeys in height will not be supported.

8.1.7. 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 sheets 3 and 4 following:

## Sheet 3 – Residential / Rural Residential Proposals



## Sheet 4 – New Residential Zones and Revised R-Codings



## 8.2. Road Layout

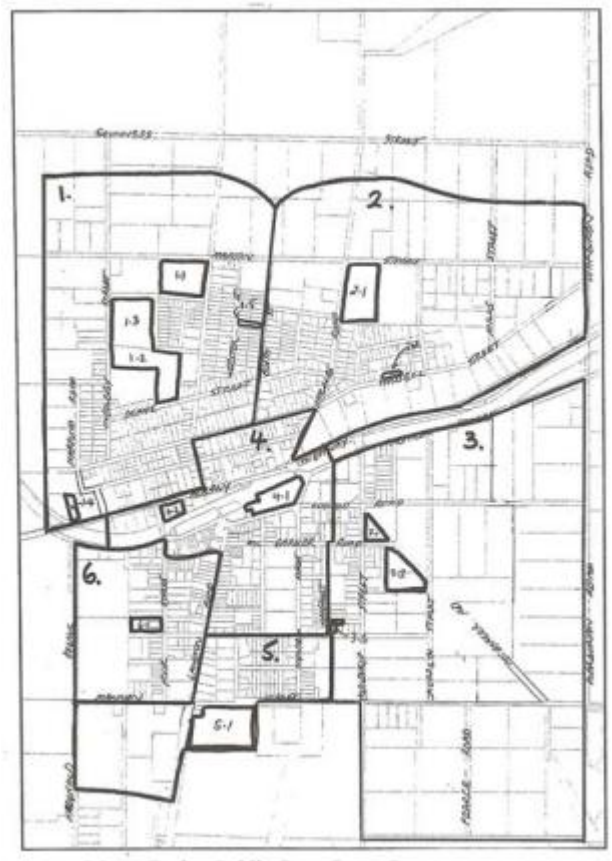
8.2.1. The grid road layout over Mount Barker is to be continued to allow for good connectivity and through movement of vehicles, pedestrians and cyclists.

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.

8.3.2. All of the planning units shown in the Public Open Space Strategy are based on the 400m pedsheds as promoted by the WAPC. Plan 5 from that Public Open Space Strategy is reproduced below.




Mount Barker Public Open Space Strategy

## 8.4. Commercial

8.4.1. The Commercial proposals are detailed in section 4 earlier.

## 8.5. Industrial

8.5.1. The Industrial proposals are detailed in section 5 earlier.

## 8.6. 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 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. As subdivision occurs within the undeveloped outer areas, there is also the opportunity to consolidate the green belt around the town and to create green links and walkways within the town itself.

8.6.4. The Mount Barker Baptist Church in 2011/2012 converted the Mount Barker Library to a community resource centre. Lot boundaries have been rationalised and the TPS3 will need to be amended to appropriately classify the land from Recreation to Public Purpose.

## 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 DFES.

## 8.8. Waste

8.8.1. The present waste transfer facility and disposal site is located on Crown land at O'Neill Road and operates under an EPA licence.

## 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.

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 unless the developer wishes to provide this infrastructure. 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 sheets 3 and 4.

## 8.12. Estimated Time Frame

8.12.1. The further development of Mount Barker will occur over time and this Planning Vision is attempting to look 20 years ahead.

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. The Rural Residential areas south of O'Neill Road and east of precinct 7 have been set aside in this Planning Vision for long term growth.

8.12.3. The changes to the various RCode densities will need to be the subject of a formal Amendment to TPS3.

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 TPS3.

8.12.6. 8.12.6 Once some of these initiatives are progressed the Council may wish to consider extending the formal townsite area in a southerly

direction towards O'Neill Road and north to include the proposed Residential area north of Muir Highway.

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# Town Planning Scheme Policy No. 18.1
# Planning Vision

# APPENDIX 2 – KENDENUP RURAL VILLAGE



Kendenup Entry Statement


Ridge Bros, Kendenup

**April 2014**

## APPENDIX 2 – KENDENUP RURAL VILLAGE

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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. This surrounding area includes in the order of 1,300 lots. 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.

**1.4** A draft Kendenup Bush Plan was prepared in July 2001 by Green Skills Inc with the overall objective of preserving and restoring local native plants and to promote the understanding and appreciation of our natural environment. While the plan did not carry out a complete vegetation survey, it noted that it was an area where several soil types and therefore several different vegetation types meet. Particular points noted in the plan included:

- The health of bushland is generally in decline and the bushland on the golf course is in serious decline.
- As the village is a recharge area in the catchment, any clearing will exacerbate rising groundwater levels. Retention of existing vegetation and revegetation is consequently a desirable objective.
- The Doc Rowe reserve is in very good condition and should be designated as a conservation reserve.
- The railway reserve has a good range of species despite being heavily infested with weeds.

**1.5** Apart from the development of the Kendenup Community Church in 1956, very little development occurred within the townsite until in the 1980's and 1990's and since then many houses have been erected in and around the village.

## 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 shown on the locality map attached 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 the Kendenup townsite 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 200$m^3$ 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 Towns Sewerage Policy sets a minimum lot size for on site effluent disposal at 2,000$m^2$. Many lots in Kendenup are only 1,000$m^2$.

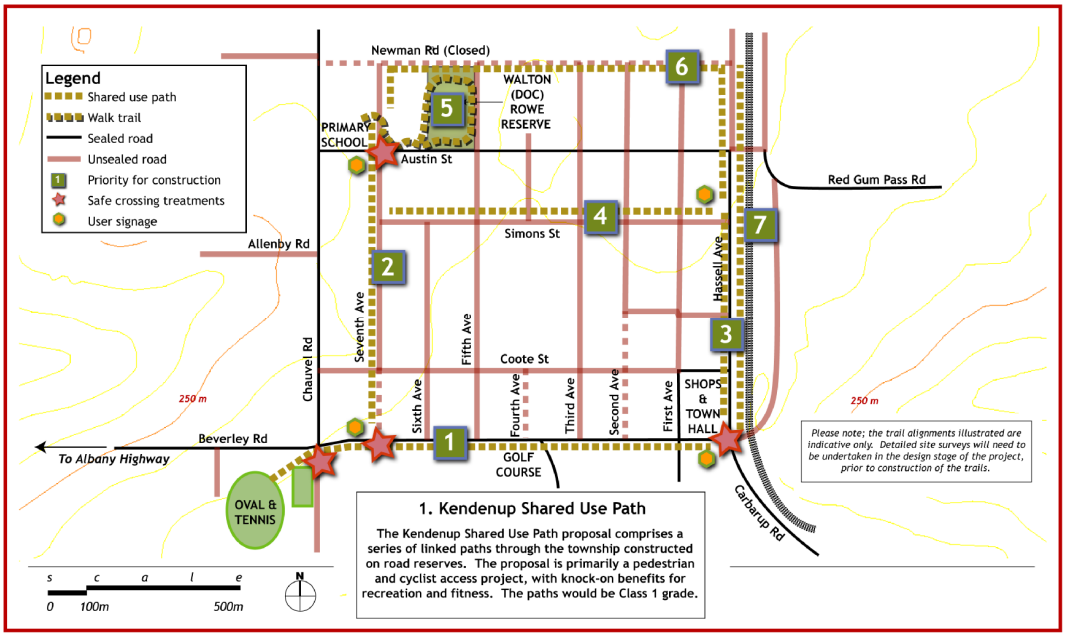
**3.4** As lots have already been created, and given the rate of development and costs of installing the sewerage system and treatment facility, implementation cannot be achieved by the Council. Kendenup is identified in the draft Country Towns Sewerage Policy as a priority for sewerage. The only possibility 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.

**3.5** Beverley Road, Chauvel Road, Austin Street, Pennifold Street, Coote Street, Fifth Avenue and Hassell Avenue are the only roads which are sealed.

**3.6** A fully open grid road layout is becoming a preferred method of road design favoured 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. It will comprise a series of linked paths constructed on road reserves. The plan below shows the location of the proposed path.



## 4. COMMERCIAL AND INDUSTRIAL

**4.1** Apart from the gradual expansion of existing businesses overtime, 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 – 5,000$m^2$ should be allowed for.

**4.2** There is only limited provision for industrial development within Kendenup.

**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 – Poultry Abattoir) and is now occupied by Mount Barker Chickens which processes chickens and turkeys. This use is envisaged to remain in this location subject to strict environmental controls.

## 5. RESIDENTIAL LAND SUPPLY

**5.1** In the village there are in excess of 500 lots of in the order to 1,000$m^2$. 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 will be 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.

**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 lots of in the order of 1,000m$^2$ 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 now Residential (R5). 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 Pennifold Street, Hassell Avenue, the southern boundary of the golf course and Chauvel Road. The majority of the land within the village was rezoned to the Residential (R5) zone in 2010. The R5 Code sets a minimum lot size of 2,000m$^2$ for any new subdivisions and this size reflect the minimum lot size recommended in the draft Country Towns Sewerage Policy for on site effluent disposal systems. Obviously the 1,000m$^2$ lots in existence can remain but any further subdivision of land will need to conform with the 2,000m$^2$ minimum lot size standard. The rezoning included provision to apply the R10 boundary setback standards in this area to reflect the predominant 1,000m$^2$ lot sizes.

7.1.3 It is extremely unlikely the village will be provided with reticulated sewer network system hence the 2010 Residential zoning needed 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 The village became a Townsite once processes set under the Land Administration Act 1997 had been carried out to the satisfaction of the Minister for Lands on 4 November 2010.

### 7.2 Rural Surrounds

7.2.1 It is proposed that the area containing rural lots of in the order of 10ha or less to the north, west and south of the village following the west side of the railway south to Williams Road be zoned Rural Residential with appropriate standards for development and subdivision. Essentially the present number of lots within this area should not be increased but there is a need in some areas to adjust the lot pattern to reflect features such as waterways and remnant vegetation. Another area proposed for Rural Residential is to the south east of the village and the railway line south from Newdegate Road to Pellew Road based on the existing lot pattern.

7.2.2 A final area proposed for Rural Residential zoning is an area to the south east to the north of Woogenellup Road near Nindiup and Scott Roads.

7.2.3 It is proposed the bulk of the rural district surrounding Kendenup be zoned Rural Smallholding which will allow for the existing lots of over 10ha but less than 50ha. Again the present number of lots within this area should not be increased but there is the need in some areas to adjust the lot pattern to reflect features such as waterways and remnant vegetation.

7.2.4 The areas proposed for Rural Residential and Rural Smallholdings zones are shown on the conceptual structure plan (sheet 6) attached to this appendix. The remainder of the areas will remain zoned Rural.

7.2.5 The intention of these zones is an attempt to introduce provisions that will address land use conflict potential and the controlling of further lot breakdown. As an interim step in this process, the Council adopted its Town Planning Scheme Policy No. 19 (Kendenup Rural Surrounds) on 1 March 2011.

### 7.3 Road Layout

7.3.1 The existing road layout for the village is 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.

**7.4 Public Open Space**

7.4.1 The originally 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 was rezoned in 2010 to a Recreation Reserve to reflect the current use of the land as an important recreation facility for the community.

7.4.2 The area north of Austin Street and west of Fifth Avenue and the closed portion of Sixth Avenue known as the Doc Rowe reserve was rezoned in 2010 to a Recreation Reserve to reflect the 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 was rezoned to a Recreation Reserve in 2010.

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 long term 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 for the Council will be to acquire an area of land of in the order of 4,000$m^2$ 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 To encourage a mix of commercial, service trades and light industrial activity in conjunction with residential development an Enterprise zone within the area bounded by Hassell Avenue, Simons Street, Third Avenue and Beverley Road was created in 2010.

7.5.2 The Enterprise zone allows for 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.

7.5.3 One issue which arose at 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 (sheet 5 attached).

### 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 immediate needs of the village community. Other proposals for combined recreation and hall facilities are under consideration.

7.6.2 The golf club, tennis courts and oval have been established to the south of Beverley Road and a skate park is located east of Hassell Avenue. Other children related recreation features are under consideration in this Hassell Avenue locality.

### 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.

7.7.2 The Rural Residential and Rural Smallholding areas will need to include fire management plans as part of any future resubdivision proposals.

### 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 the number of 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. These sites are:

(1) Kendenup Dehydrator

(2) Bakehouse

(3) Brickworks

(4) Co-Op Apple Packing Shed

(5) Old Railway Station

(6) Original De Garis House

(7) Railway House

(8) Overton Lodge

(9) Kendenup Hall

(10) Shepherd's Country Store (Originally Ridge Bros Store)

(11) Kendenup Country Store

(12) Buffs Hall (Originally Lloyds Store)

These sites should be considered for inclusion in the next review of the Council's Municipal Heritage Inventory.

### 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 has taken this into account by applying a residential density coding of R5 that sets a future minimum lot size of 2,000$m^2$ for new residential lots. The Water Corporation buffer for the chlorination module at the water tank is within the current lot boundaries. The Corporation has purchased additional land to the south and west of the existing lot for the installation of a 1ML ground level water tank and future space for a second tank if required.

7.11.2 Drainage of the village will need to be addressed by the Council as a matter of priority in the next 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. The proposal to use the Doc Rowe reserve for a drainage area will create opposition from the community and alternative area to the west need to be considered. Stormwater designs will need to be in line with current best practices.

7.11.3 The road system in the village will need to be bitumen sealed and drained appropriately and longer term budget programming needs to be established for this to occur into the future.

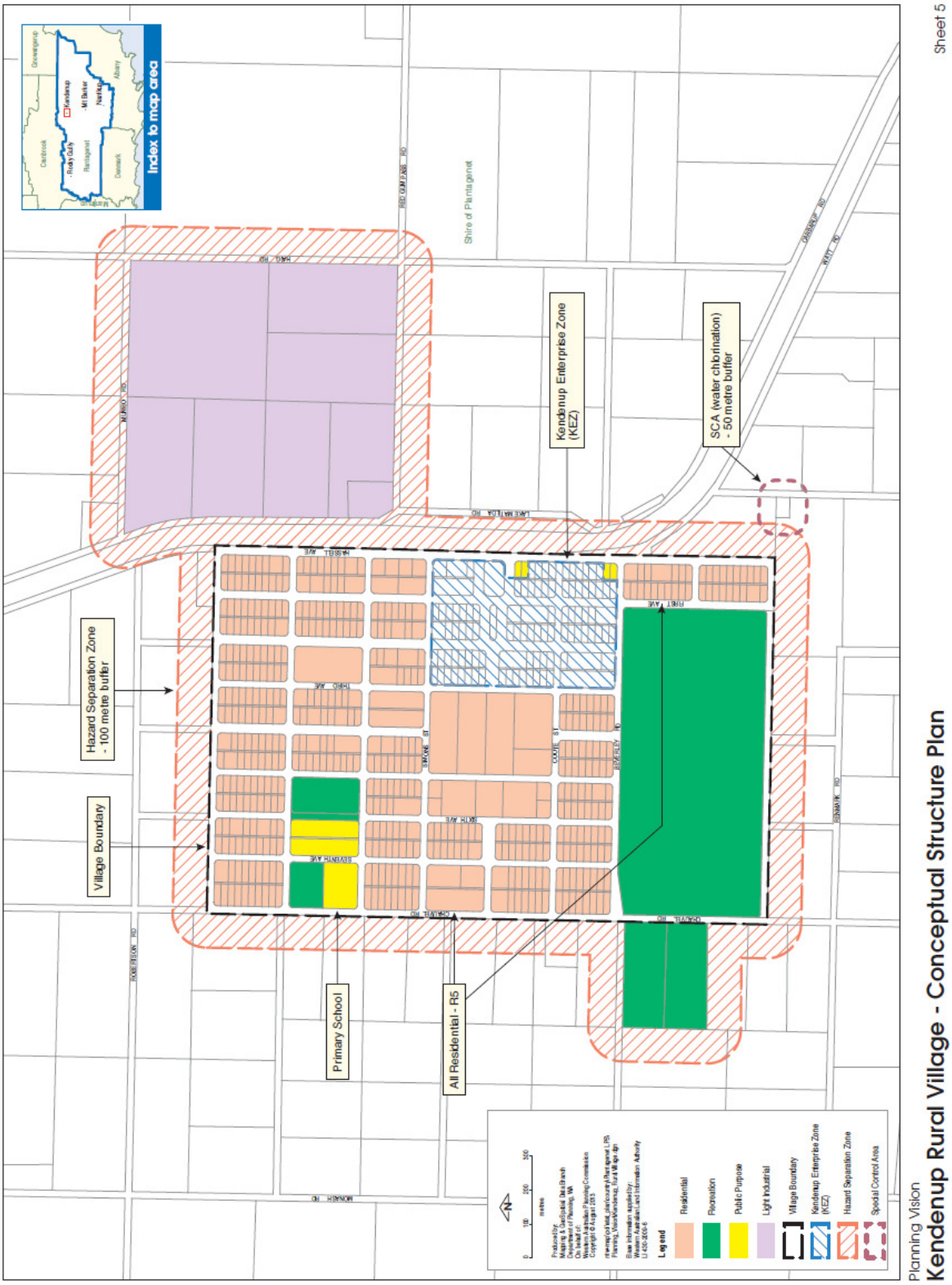
7.11.4 The proposed Rural Residential and Rural Smallholding areas in the vicinity of the village will not be provided with bitumen sealed roads as this is a cost the Shire community could not bear.

7.11.5 It is anticipated that reticulated scheme water will continue to be provided over the village area however it will not be extended into the adjacent Rural Residential and Rural Smallholding areas. 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.

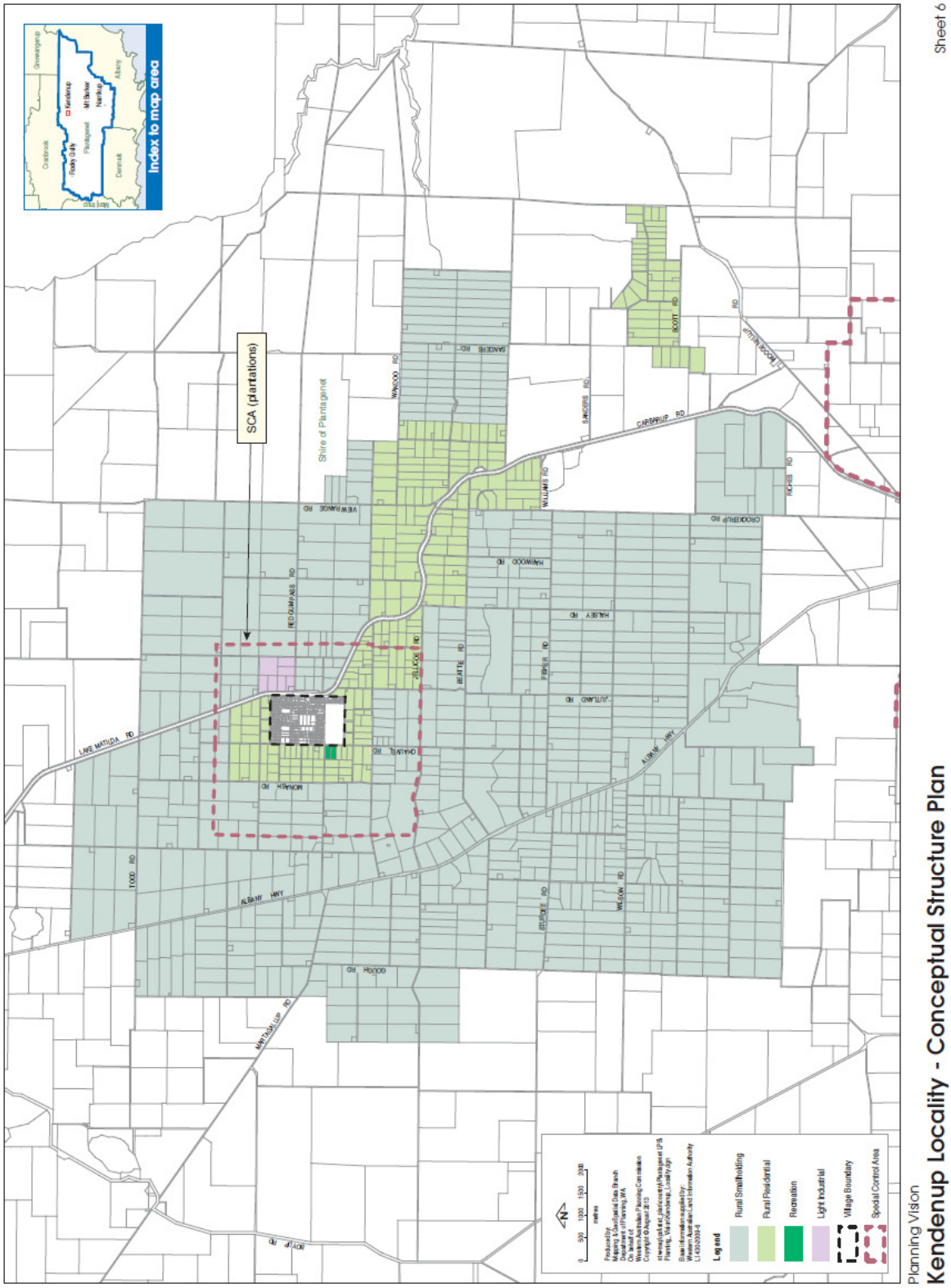
### 7.12 Estimated Timeframe for Development

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.

7.12.2 The proposed Rural Residential and Rural Smallholding areas around the village presently consists of a large number of existing lots and development with houses will be dependent upon landowner willingness. The next 20-30 years will see increasing development in this location.




Sheet 5 – Conceptual Structure Plan (Village)




Sheet 6 – Conceptual Structure Plan (Locality)

# Town Planning Scheme Policy No. 18.1
# Planning Vision

# APPENDIX 3 – NARRIKUP RURAL VILLAGE



Narrikup Shop



Narrikup District Hall

**April 2014**

## APPENDIX 3 – NARRIKUP RURAL VILLAGE

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## 1. INTRODUCTION

**1.1** Narrikup is an important part of the settlement pattern providing a focal point 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.

**1.3** Given the resources that have already been invested in the village and the fact that there has been a demand for lots, efforts should be made to ensure it remains a viable and vibrant centre. Unfortunately for Narrikup the general store and post office facility closed in 2009.

**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. The further release of lots by LandCorp appears unlikely in the present 2013 climate.

**2.3** The present R10 density means residential lot sizes of a minimum of 1,000m$^2$. This is contrary to the Government's draft Country Towns Sewerage Policy which sets a minimum lot size of 2,000m$^2$ 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 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. If the road network is to be radically extended, larger areas are to be imperviously covered and/or land that is currently used for drainage purposes is to be developed for other purposes, then comprehensive drainage management should be required so as to manage stormwater/generation and impacts on downstream land/uses consistent with best management practices.

**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, former shop and the southern 5,500m$^2$ 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. There have been problems with some of these systems in the past, largely because they have not been properly installed and/or maintained.

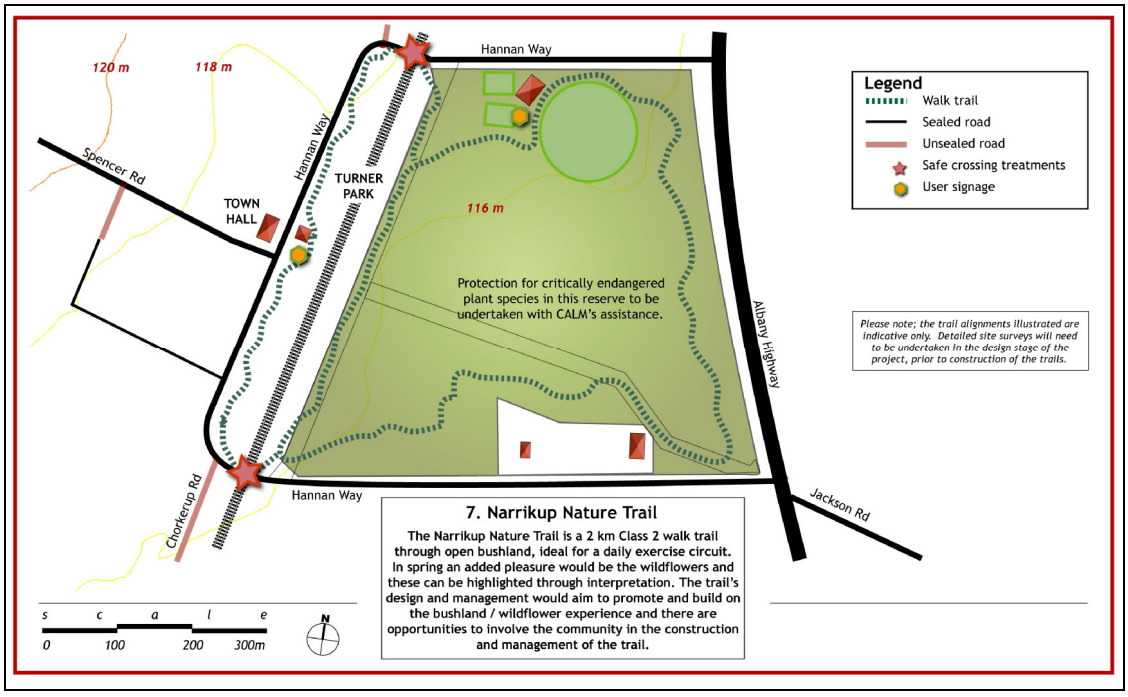
**3.6** Preliminary investigations were undertaken by the Water Corporation in 1997 to explore the option of developing a reticulated sewerage system gravitating to a wastewater treatment plant. Costings suggested that the scheme would run at a significant loss, consequently this option was not pursued further. Either community funding will need to be accessed to subsidise the provision of a reticulated sewerage system or alternatively limited development with individual on site effluent disposal systems will be needed.

**3.7** Narrikup has a standpipe, local bushfire brigade shed 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

100 metre hazard reduction areas around the build 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. The northern leg of Hannan Way from Albany Highway was closed at the railway line upon the opening of Spencer Road.

**3.9** The Plantagenet Trails Master Plan of 2006 proposes that a Narrikup Nature Trail be established in the area between Albany Highway and Hannan Way to the west of the railway line. The trail will be a 2km walk trail through open bushland. The plan below shows the location of the proposed trail.




## 4. COMMERCIAL AND INDUSTRIAL

**4.1** Currently there are three lots with a total area of approximately 5,000m$^2$ which are zoned Commercial. The front portion of one of these lots has been developed with the Narrikup Store which is now closed. 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 and may include brick paving of a portion of Spencer Road which could occasionally be

closed for village fairs or fêtes. An overall design should be prepared for the area in order to ensure the opportunity is not lost to create an attractive centre.

**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 Narrikup has been addressed in a study commissioned by Main Roads WA in 1997. The study (2001) examined a number of options and recommended the bypass run adjacent to the northern boundary of the Narrikup townsite. That road (Spencer Road) and new railway crossing has been constructed. 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 then 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. LandCorp officers have indicated the likely success of such an approach in 2013 is poor. This is due to other LandCorp activities in the Shire at Rocky Gully, Kendenup and the Council depot site industrial land proposal.

**6.3** Considerable investment in infrastructure has been undertaken such as roads, power, telecommunications, reticulated water, fire fighting services, general store/post office (currently closed), 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. From Albany Highway, the well vegetated north-south ridgeline is visible and is considered a landscape feature worthy of preservation. Parts of the sports grounds can be seen from the now closed northern leg of Hannan Way, but road side views are dominated by the vegetation remaining on vacant Crown land.

**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. Good views of the southern flanks of the Porongurup range are obtained from the northern portions of the existing areas of residential development. From more southern areas, landform, vegetation and existing development mitigate against obtaining good views found to the north.

## 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 (2,000$m^2$ lot size)

density code will need to be applied should this area be progressed.

9.1.3 Another option is to consider the possibility of providing land for Rural Residential forms of development. The land to the north of Spencer Road consists of cleared farmland with some remnant vegetation. This area has an elevation of between 120m AHD and 139m AHD and is outside the formal 'Townsite' but it is well located in respect to proximity to the village centre. Obviously vehicular and pedestrian access across Spencer Road will need to be discussed.

9.1.4 The Rural Residential area to the north of Spencer Road could be considered subject to land capability and drainage issues being addressed as part of a thorough Scheme Amendment document. Lot sizes could be considered down to 4,000$m^2$ to allow for more intense development being so close to the village. Other issues needing to be addressed on this land are remnant vegetation protection, fire safety and protection of Sleeman Creek.

9.1.5 The Council initiated Amendment No. 52 to TPS3 in May 2010 to rezone Lot 5102 Newman Road from Rural to Rural Residential. In May 2011 the WAPC refused permission to advertise the Amendment on the advice of the DOP as it considered the land to be priority agricultural. This area will be retained in this Planning Vision as future Rural Residential.

9.1.6 The Rural zoned land to the east of Williams Street and the railway which consists of 8 lots of some 1,000$m^2$ is not appropriate for residential forms of development due to the low wet nature of the area. Residential areas 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 to the north of Spencer Road must include planning to ensure appropriate vehicular and pedestrian access across Spencer Road. The road design within this area should not include roads that do not allow for through access.

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 TPS3. This area is developed with active open space and 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 owned by the Public Transport Authority 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 Beech Road are adequate to cater for present growth. The two lots on the corner of Beech 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 and does not sprawl to inappropriate locations.

### 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 to be realigned Spencer Road. 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 Beech Road and Hannan Way opposite the commercial area. This hall is considered adequate for the needs of the village community. The land to the east of Hannan Way has been developed with low key passive recreational facilities.

### 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 potential fire hazard. A 100m hazard separation zone is shown on the conceptual structure plan (sheet 7). This area will need to be established to assist in the protection of the village into the future.

9.7.2 The area of remnant vegetation to the north of the existing Beech Road and west of Hannan Way needs to be established as a hazard separation zone and maintained as such 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.

9.8.2 There is the ability to establish a waste transfer station in the area shown as service industrial to the south of Spencer Road should the need arise.

### 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 DPAW 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 Crown 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**

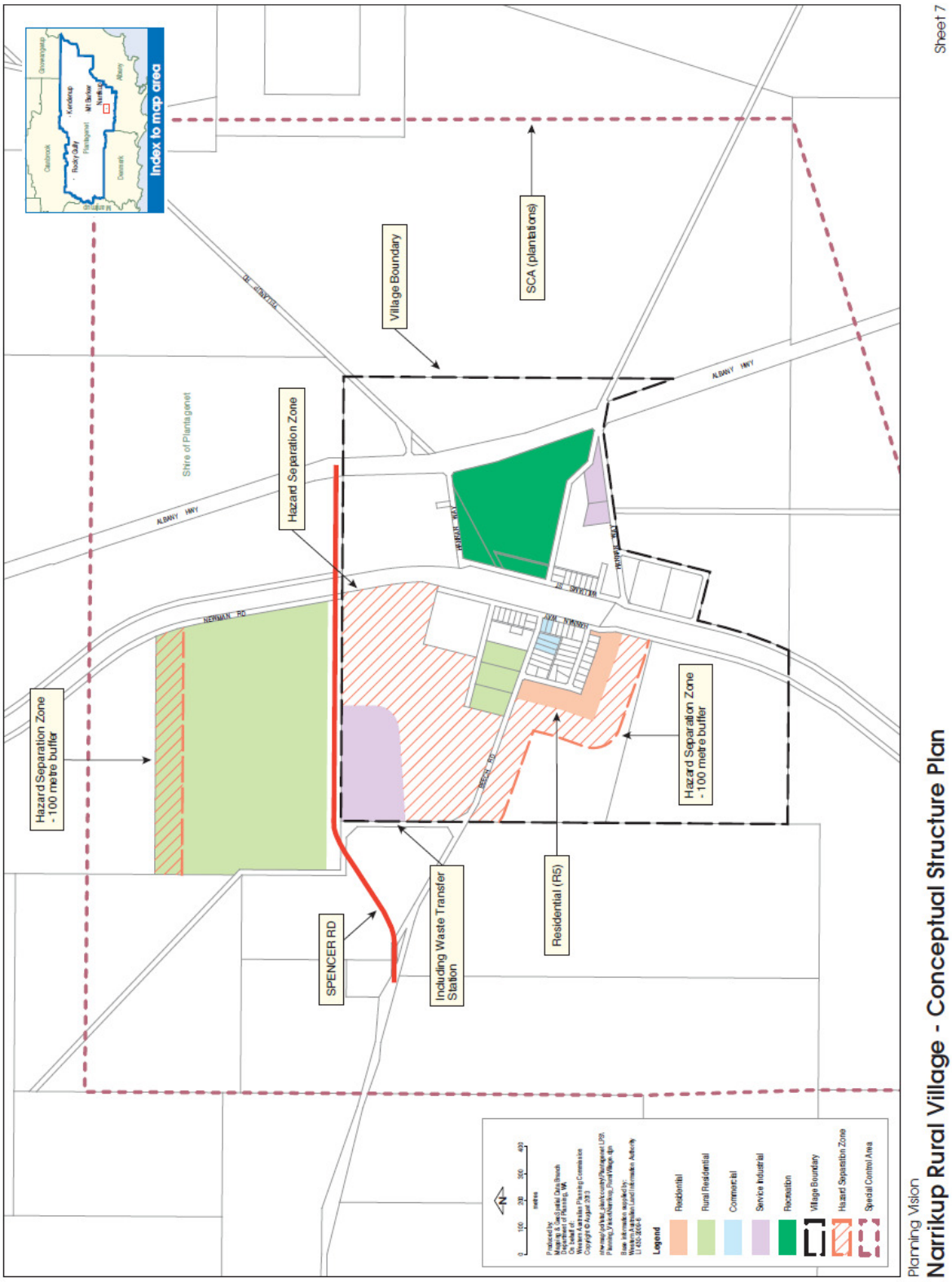
9.11.1 Power, water, telecommunications infrastructure and some sealed roads and drainage are in existence at the moment. Any new development will need to extend the relevant services to new subdivisions.

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 processes will need to be followed in respect to Native Title and land release procedures.

9.12.2 The proposed Rural Residential area to the north is in private ownership and as such the timing of resultant zoning and subdivision will be dependant upon the landowner. It is noted that the WAPC refused permission to advertise Amendment No. 52 to TPS3 to rezone this land on the advice of the DOP the land was 'priority agriculture'. This land is not identified in this Planning Vision as priority agriculture and as such will be retained for future Rural Residential.




Sheet 7 – Conceptual Structure Plan

# Town Planning Scheme Policy No. 18.1
# Planning Vision

# APPENDIX 4 – PORONGURUP RURAL VILLAGE AND ENVIRONS



Information board at Porongurup



Porongurup Shop and Tea Rooms

**April 2014**

## APPENDIX 4 – PORONGURUP RURAL VILLAGE AND ENVIRONS

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## 1. INTRODUCTION

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

**1.2** The National Park attracts more than 45,000 visitors per year. Karribank Lodge and Bolganup Homestead were established in the 1920's and both are listed in the Schedule of Places of Heritage Value under the Council's TPS3. 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 Planning Strategy are reflected in the document particularly in respect to the recognition of the Porongurup Village.

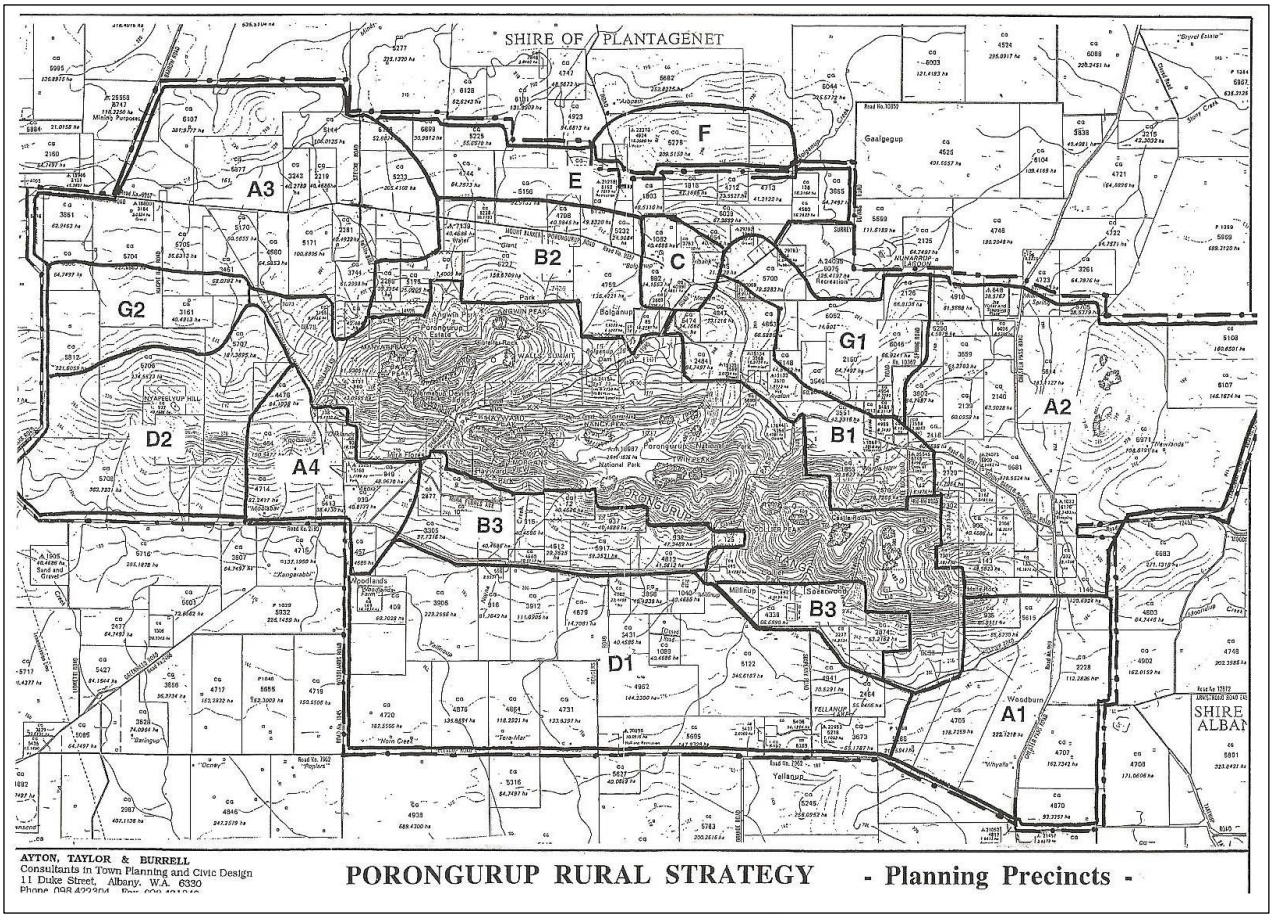
**2.2** The Porongurups Rural Strategy divided the area surrounding the National Park into 13 precincts (see plan following) and provided a series of recommendations relative to each of those precincts. In many of the precincts there was a general presumption against subdivision of land however some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

Precinct B3 large hobby farm lots of 10-20ha

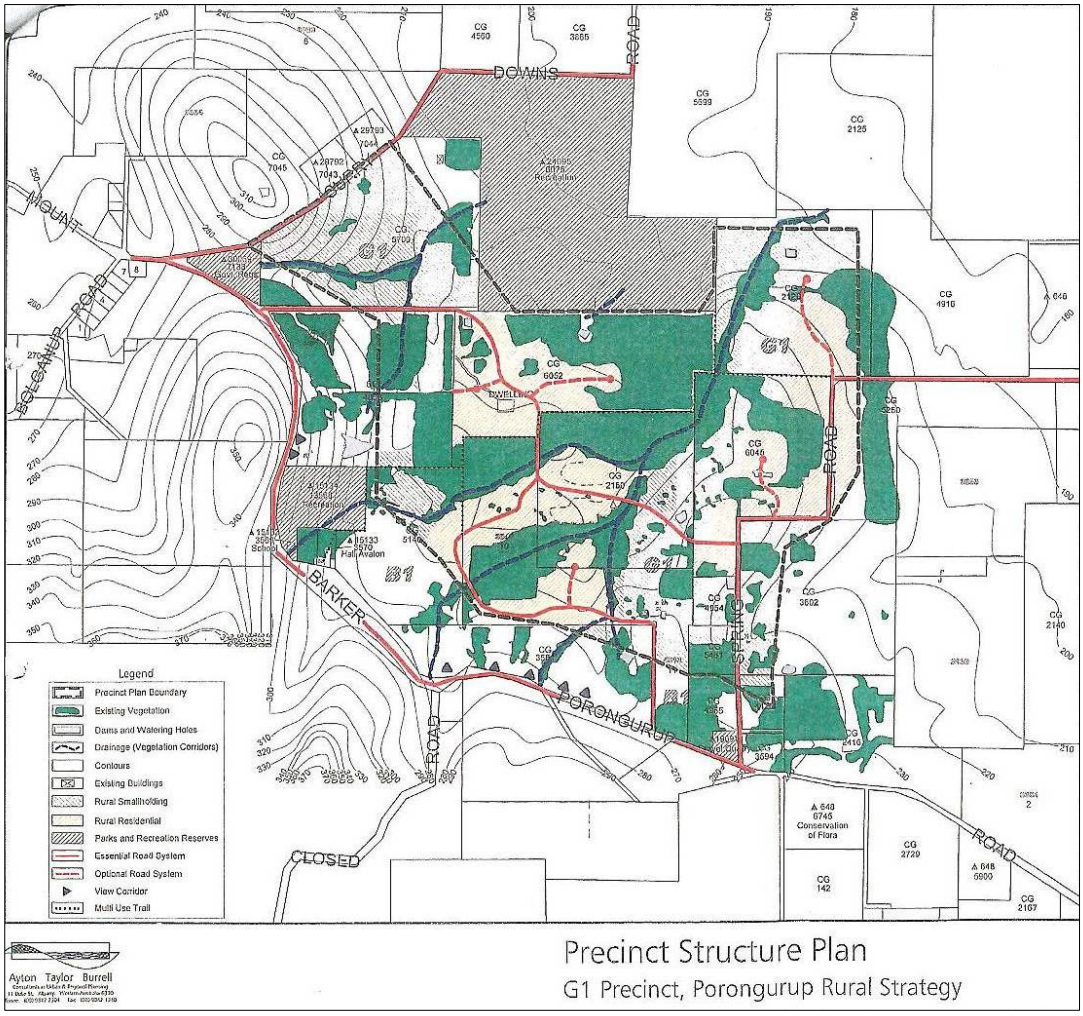
Precinct C rural residential, special residential and residential (the village)

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 Porongurup Road a Precinct Structure Plan was prepared to set the standards for the zoning and development of that precinct. A copy of that precinct plan follows.




Overall Aim

To provide for rural residential and rural small holding development while at the same time addressing key environmental issues such as conservation of remnant vegetation, protection and revegetation of drainage lines, creation of flora and fauna corridors, management of erosion and salinity, protection of view corridors, rural landscape and management of bush fire threat.

Key Elements

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

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

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

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

| | |
|---|---|
| v) | All development to be set back a minimum of 50 metres from drainage lines and water bodies. Drainage lines to be protected and revegetated where appropriate. |
| vi) | Recharge areas to be planted with highwater using perennial plants. |
| vii) | Exclude stock from remnant vegetation and drainage lines and stocking rates to be based on AgWA guidelines. |
| viii) | Stormwater to be contained on site and disposed of via compensating basins/detention basins prior to entry into drainage lines. |
| ix) | View corridors from the Mount Barker-Porongurup Road to the Stirling Ranges to be protected. |
| x) | The existing tree lined character of Spring Road and un named 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 (non potable) 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 DOW has prepared Drinking Water Source Protection Plan for the Bolganup Creek Catchment Area. The dam may still possibly 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 2,000$m^2$.

**3.3** The existing electricity supply consists of a single phase line along 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.

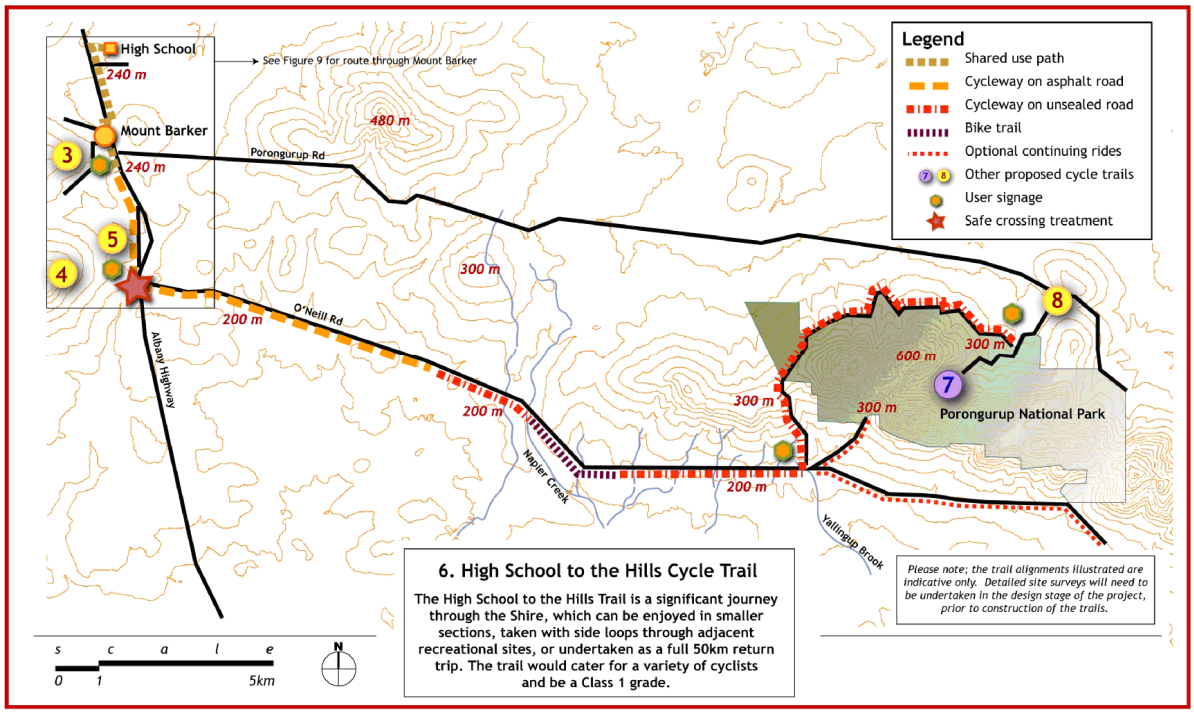
**3.4** Western Power has plans to upgrade the service.

**3.5** Porongurup Road and Chester Pass Road provide the main access to the area and both are sealed along with portion of Woodlands Road.

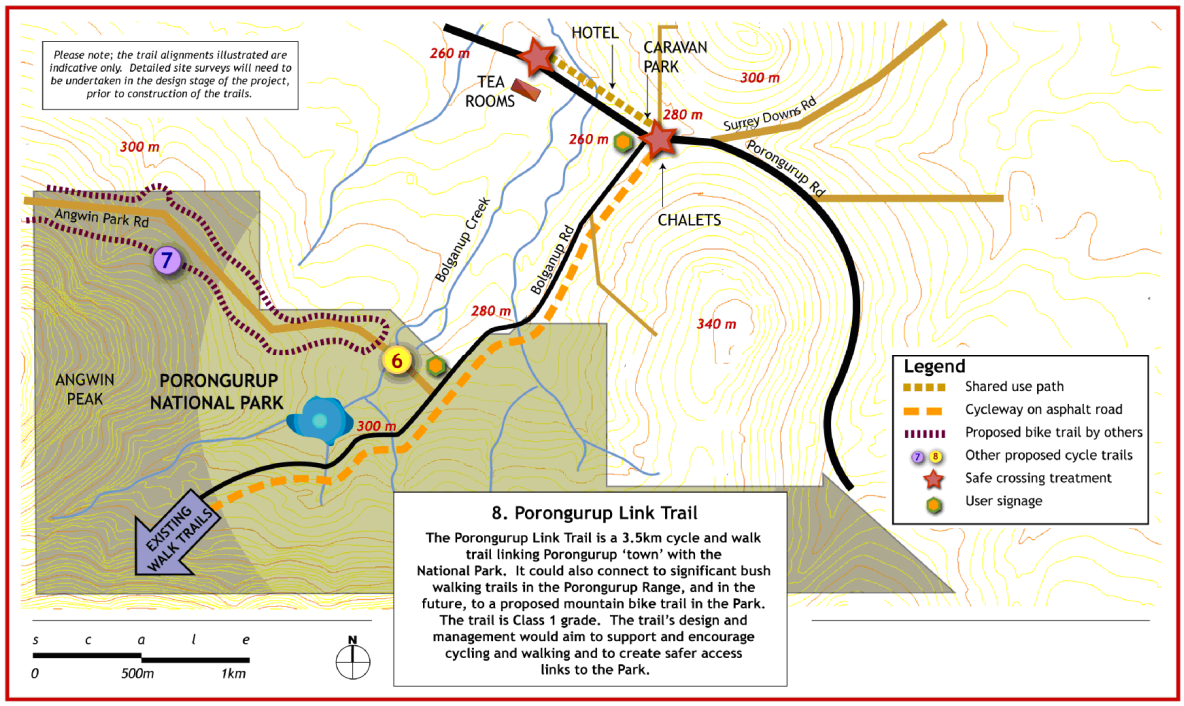
Yellanup Road, to the south and Bolganup Road are also sealed. The remainder of the roads are unsealed and have been developed to an all weather gravel standard. The most significant of these roads are Woodlands Road which runs north-south through the western end of the National Park, and Millinup Road which runs east-west and links up with Chester Pass Road. Together with 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 and Crofts Rise which service Rural Residential subdivisions have been constructed to bitumen standard by the developers. 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. One is the High School to the Hills Cycle Trail shown below:




The second is the Porongurup Link Trail shown below:




**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 DPAW, 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 zones to the north provide a range of lot sizes. Presently some 45 lots have been created and more are either zoned or in the process of being rezoned to Rural Residential.

## 7. HERITAGE

**7.1** The Karribank Lodge and the Bolganup Homestead are listed in the Schedule of Places of Heritage Value in TPS3. There are a number of other possible heritage sites which are noted in the 'Porongurup: History and Tour Guide' by A Burchell. These include the following sites:

- Woodlands Farm
- Woodburn Farm
- The old sawmill site on Magpie Hill
- Waddy's Hut
- Pioneer Gravesite (Stirling View Homestead, Spring Road)
- Wattle Hill Homestead
- Porongurup Hall

**7.2** The National Park and its environs were placed on the Assessment List for the National Heritage List for 2007-08 and is now on the Commonwealth Heritage List.

**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 plantations need to adhere to the Scheme provisions for the area.

## 9. PORONGURUP RURAL VILLAGE – CONCEPTUAL STRUCTURE PLAN

### 9.1 Location and Proposals

9.1.1 The location of the Porongurup Rural Village was determined in the earlier Porongurups Rural Strategy. The area was referred to as Precinct C.

9.1.2 Following a Scheme Amendment Request consultants prepared an Amendment No. 49 to TPS3 to introduce the mechanism for the creation of the Porongurup Rural Village.

9.1.3 It was envisaged the village would have the following components:

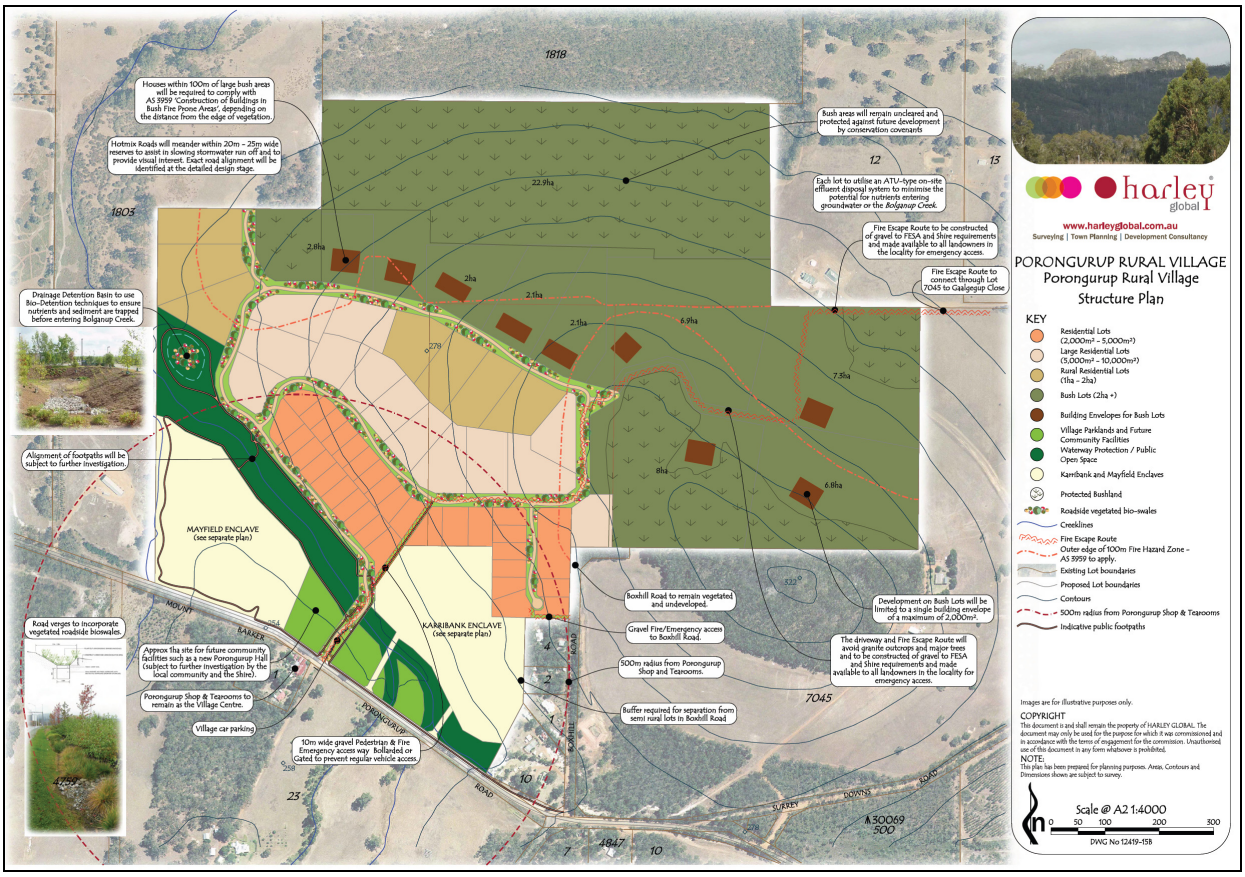
- A small commercial hub based around the existing Porongurup shop, providing for retail, tourist and community facilities. This will form the centre of the village and include the existing buildings and land uses at Karribank. It will be a place for social interaction between residents and a central point in the Porongurup locality for visitors to identify with;
- Smaller residential sized lots within a 400m 'ped-shed' (5 minute walk) around the commercial centre;
- A number of larger lots graduating out to the surrounding rural land uses, ranging in size from 2,000m$^2$ to 1 to 4ha on the perimeter; 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 The Amendment was advertised for comment in 2008 and the Council resolved to recommend the Amendment be adopted for final approval subject to several modifications in August 2008. The Amendment had been with the WAPC since September 2008 for the Minister for Planning's final decision. The WAPC advised in January 2010 it required the Structure Plan to be prepared before the Amendment would be considered further.

9.1.5 The Structure Plan was prepared and ultimately approved in September 2011 and Amendment No. 49 was finalised in October 2011.

9.1.6 The Council then on 3 July 2012 adopted Town Planning Scheme Policy No. 20 (Porongurup Rural Village Design Guidelines) to assist in the design of the village and its future buildings and infrastructure.

9.1.7 The Porongurup Rural Village Structure Plan is reproduced below:

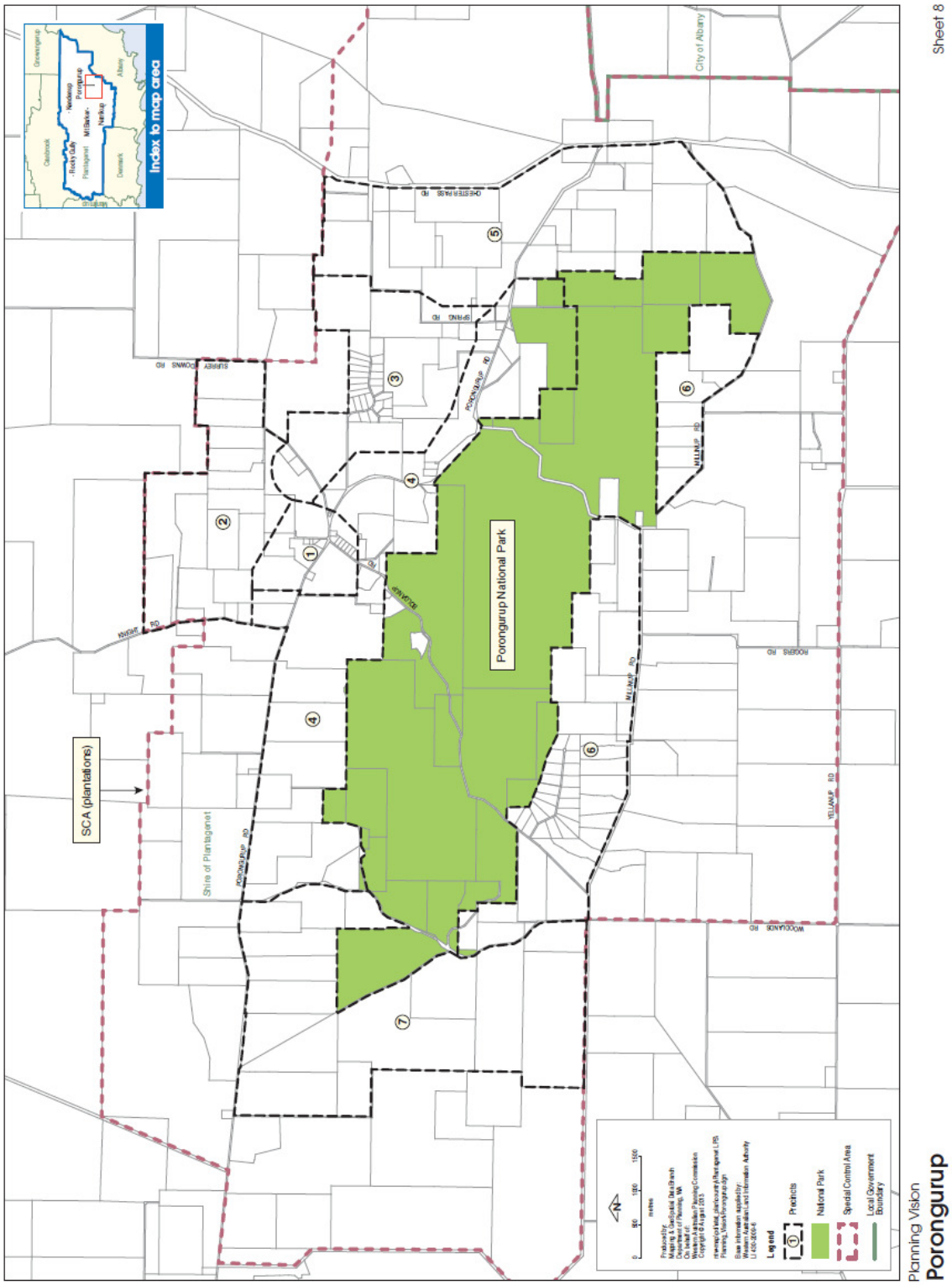



## 10. PORONGURUP RURAL PROPOSALS

### 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 Sheet 8 following**:**




Sheet 8 - Porongurup

**10.2 Precinct 1**

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

**10.3 Precinct 2**

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

10.3.2 Future Proposals

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

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

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

**10.4 Precinct 3**

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

10.4.2 As stated above a Precinct Structure Plan has been prepared for this precinct. The aim of that plan is to provide for Rural Residential and Rural Smallholdings 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 Smallholdings 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 Porongurup Road and the 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 DAFWA 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 Porongurup Road to the Stirling Range to be protected.

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

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

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

**10.5 Precinct 4**

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

10.5.2 Future Proposals:

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

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

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

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

**10.6 Precinct 5**

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

10.6.2 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 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 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.

# Town Planning Scheme Policy No. 18.1
# Planning Vision

# APPENDIX 5 – ROCKY GULLY RURAL VILLAGE



Rocky Gully Former Primary School


Rocky Gully Hall

**April 2014**

## APPENDIX 5 – ROCKY GULLY RURAL VILLAGE

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## 1. INTRODUCTION

**1.1** Rocky Gully is a rural village located on the south side of Muir 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** The development of timber plantations had a significant impact in the surrounding rural area, both in terms of farming families leaving the area and the rural landscape. This in turn affected the viability of services provided. More recently, significant plantings of vines and olive trees in the region have taken place and in contrast to timber plantations are more labour intensive.

**1.3** 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, and infrastructure such as water and power supply and community and recreation facilities.

**1.4** 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'. 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 top soil having been removed from the oval, all infrastructure from the tennis courts has been 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 Water Corporation reticulated water supply (built in 1978) is available to the townsite and consists of an excavated earth embankment dam (42,000$m^3$) 4.2ha bitumen catchment and a 200$m^3$ tank on a 15 metre stand. Water capacity is sufficient to accommodate the development of existing created lots. A 22kv three phase power supply runs to the north of Muir 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 1,012$m^2$ is contrary to the current standard of 2,000$m^2$ as a minimum for on-site effluent disposal in the draft Country Towns 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 provision of telecommunications has been unsatisfactory and in need of upgrading. In July 2013 a new mobile phone tower became operational. This now provides coverage in town and on Muir Highway. 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 100 metre 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 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** The future of the former primary school needed to be considered and in February 2011, the site of the buildings was zoned Enterprise zone and subsequently sold. The oval was zoned Recreation and that land was transferred to be the Shire's responsibility. The former school buildings are now being used as a residence.

## 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 Rocky Gully Enterprise Zone

7.1.1 With the low rate of development in Rocky Gully it was proposed to introduce a new composite Enterprise zone. That zone was introduced in February 2011 and included the land zoned Residential and Rural and also land Reserved Public Purpose in the developed part of the Townsite between Mill Road and the unnamed road east of lots 109 to 111. The Recreation Reserved land remained as such and the former primary school oval was shown as a Recreation Reserve. The Water Corporation Public Purpose Reserve remained unaltered. The Commercial zoned land remained unaltered.

7.1.2 The residential density code for new residential subdivision was increased from the then R10 (1,000$m^2$ lots) to R5 (2,000$m^2$ lots) to enable more efficient use of on-site effluent disposal systems on a larger area of land. Lots presently at 1,000$m^2$ in area remained unaltered and can be developed with housing provided appropriate on-site effluent disposal systems are utilised.

7.1.3 The concept of the Enterprise zone created in 2011 was to allow for 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.

### 7.2 Location and Density of Housing

7.2.1 Housing is permitted throughout the Enterprise zone but new lots will be created at R5 (2,000m$^2$ lot) density because of on-site effluent disposal issues. Existing 1,000m$^2$ lots can be developed with appropriate on-site effluent disposal systems for the particular soil conditions.

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 Muir Highway is an issue that needs detailed design in consultation with Main Roads 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 4,000m$^2$ 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 Muir 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 now shown as a Recreation Reserve 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 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 Enterprise zone allows for additional commercial development to occur within the village at the Council's discretion.

**7.6 Service Trades/Light Industrial**

7.6.1 The 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. The Enterprise zone allows for additional sites if needed into the future.

**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 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.

7.9.2 The Council has recently included Rocky Gully in the weekly kerbside rubbish collection program.

**7.10 Environmental Considerations**

7.10.1 There are extensive areas of remnant vegetation located within the 'Townsite' and the 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 Crown land development Native Title clearances need to be obtained.

7.11.2 All development must respect Aboriginal Heritage Act requirements.

7.11.3 There is 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.

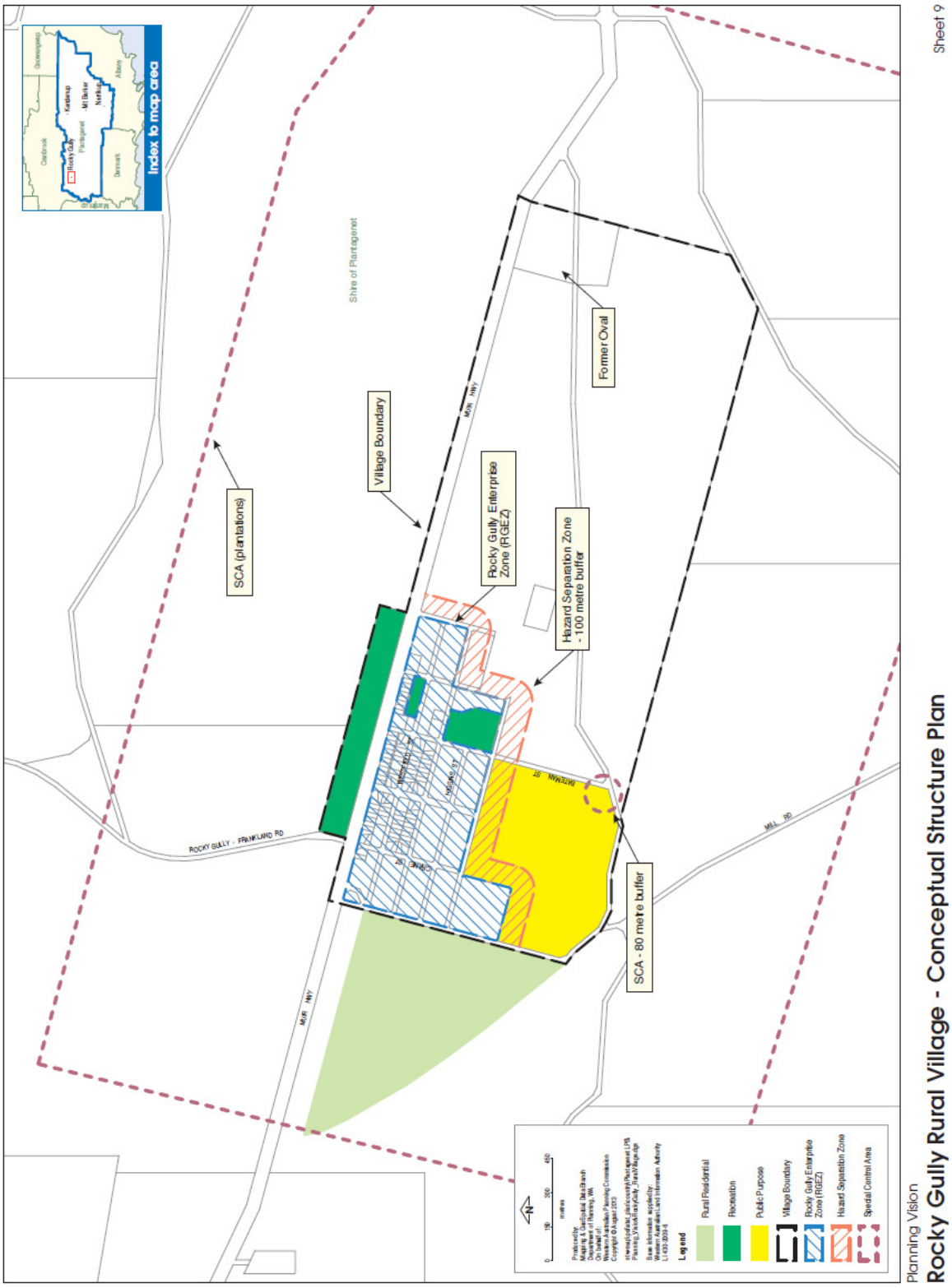
### 7.12 Infrastructure

7.12.1 Power, water, telecommunication infrastructure, some sealed roads and drainage are in existance 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 creation of the Enterprise zone with a good degree of flexibility may hopefully 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.




Sheet 9 – Conceptual Structure Plan

# Town Planning Scheme Policy No. 18.1
# Planning Vision

# APPENDIX 6 – RURAL PLANNING UNITS

**April 2014**

## APPENDIX 6 – RURAL PLANNING UNITS

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Figure 2 – Planning Units and Special Control Areas ..... A3 page at rear

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

## 1. PLANNING UNIT P1 – ROCKY GULLY – UPPER FRANKLAND

### 1.1 Land Use

Existing Land Uses: The land within this Planning Unit is predominantly better quality broadscale agricultural land which is used for cultivation of tree plantations (mainly blue gums) and cropping and grazing of sheep and cattle and similar farming activities with pockets of more intensive agriculture where better soils and water supplies are available.

It includes the rural village of Rocky Gully (refer to Appendix 5).

### 1.2. Lot Sizes

Maintain existing mix of lot sizes.

### 1.3. Planning Comments

- This Planning Unit includes land which has been identified as being agricultural land of State and Regional significance which should be zoned as Priority Agriculture and protected in accordance with State Planning Policy 2.5 Agricultural and Rural Land Use Planning. The land of State and Regional significance has been identified in 'Lower Great Southern Strategy, June 2007'. The Council has also identified areas of local significance which will also be included in the Priority Agriculture zone.

### 1.4. Planning Unit Objectives

Identify and protect agricultural areas of State and/or Local significance by the appropriate zoning of land and application of subdivision and development controls to retain agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

To provide for sustainable agricultural land use and tree farming in a manner consistent with protection of water resources for future public water supply purposes and/or where water resource recovery programs.

Continuation of traditional broadscale agriculture as the primary land use with minor intensive agriculture (animal industries, horticulture) activities where potential for conflict between agricultural industries is addressed.

### 1.5. Subdivision and Development Guidelines

Support limited subdivision for agricultural purposes subject to:

- all lots having frontage to a constructed road within a gazetted road reserve; and
- protection of areas of remnant vegetation, wetlands and waterways.

Support a minimum lot size of 80ha where it is consistent with the standards required for intensive agriculture.

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Non-agricultural uses involving overnight accommodation for tourists and other visitors are to contain any impacts on site and should be separated from existing land uses and activities on adjacent land which could be detrimental to the implementation of the proposed use.

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises and the generally limited potential for intensive agricultural activities.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture.

## 2. PLANNING UNIT P2 – LOWER KENT – FRANKLAND

### 2.1. Land Use

The land within this Planning Unit is reserved for Forestry in the western portion and Public Purpose for the balance of the area. There is no privately owned land.

Forestry is carried out in some parts of the Planning Unit.

### 2.2. Lot Sizes

Not applicable.

### 2.3. Planning Comments

- As there is no freehold land, subdivision will not occur in the Planning Unit.

### 2.4. Planning Unit Objectives

Not applicable.

### 2.5. Subdivision and Development Guidelines

Not applicable.

## 3. PLANNING UNIT P3 – UPPER KENT CATCHMENT

### 3.1 Land Use

Tree plantations and broadscale agriculture for cropping and grazing are the significant uses within this Planning Unit.

### 3.2 Lot Sizes

Maintain the existing mix of lot sizes.

### 3.3 Planning Comments

- Portion of the land has been identified as being agricultural land of State and Regional Significance.
- Portion of the land contains land of Local Significance where remnant vegetation must be protected.
- Planning must support initiatives applied to the Kent River Recovery Catchment to protect the water quality of saline water and to protect its long term potential as a public drinking water source area.
- Need to protect wetlands and waterways.

### 3.4. Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

To provide for sustainable agricultural land use and tree farming in a manner consistent with protection of water resources for future public water supply purposes and/or where water resource recovery programs.

Continuation of traditional broadscale agriculture as the primary land use with minor intensive agriculture (animal industries, horticulture) activities where potential for conflict between agricultural industries is addressed.

### 3.5. Subdivision and Development Guidelines

Support limited subdivision for agricultural purposes subject to:

- all lots having frontage to a constructed road within a gazetted road reserve; and
- protection of areas of remnant vegetation, wetlands and waterways.

Support a minimum lot size of 80ha where it is consistent with the standards required for intensive agriculture.

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Non-agricultural uses involving overnight accommodation for tourists and other visitors are to contain any impacts on site and should be separated from existing land uses and activities on adjacent land which could be detrimental to the implementation of the proposed use.

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises and the generally limited potential for intensive agricultural activities.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture.

## 4. PLANNING UNIT P4 – UPPER DENMARK CATCHMENT

### 4.1 Land Use

More than 50% of the Planning Unit is reserved for Public Purposes and contains remnant forest. The balance of the land is used for tree plantations/farm forestry and broadscale agriculture for cropping and grazing.

### 4.2 Lot Sizes

Maintain the existing mix of lot sizes.

### 4.3 Planning Comments

- Portion of the land has been identified as being Agricultural land of State and Regional Significance.
- Portion of the land contains land of Local Significance where remnant vegetation must be protected.
- Planning must support initiatives applied to the Upper Denmark/Wilson Inlet Recovery Catchment to protect the water quality of saline water and to protect its long term potential as well.
- Need to protect wetlands and waterways.

### 4.4 Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

To provide for sustainable agricultural land use and tree farming in a manner consistent with protection of water resources for future public water supply purposes and/or where water resource recovery programs.

Continuation of traditional broadscale agriculture as the primary land use with minor intensive agriculture (animal industries, horticulture) activities where potential for conflict between agricultural industries is addressed.

### 4.5 Subdivision and Development Guidelines

Support limited subdivision for agricultural purposes subject to:

- all lots having frontage to a constructed road within a gazetted road reserve; and
- protection of areas of remnant vegetation, wetlands and waterways.

Support a minimum lot size of 80ha where it is consistent with the standards required for intensive agriculture.

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Non-agricultural uses involving overnight accommodation for tourists and other visitors are to contain any impacts on site and should be separated from existing land uses and activities on adjacent land which could be detrimental to the implementation of the proposed use.

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises and the generally limited potential for intensive agricultural activities.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture.

It has been recognised the Denmark River salinity levels have been reduced by amongst other things, the planting of tree crops. Activities that encourage the planting of perennial tree crops will be supported.

## 5. PLANNING UNIT P5 – KENDENUP

### 5.1 Land Use

This Planning Unit contains a large number of small freehold lots in the Kendenup rural village and in the surrounding area which are utilised predominantly for lifestyle purposes ranging from intensive and broadscale agriculture to arts and crafts and home occupation.

### 5.2 Lot Sizes

As the existing lots are already very small, relative to other precincts and in large numbers, no further subdivision of rural land unless in accordance with this policy will be supported. (Refer to Appendix 2 – Kendenup)

### 5.3 Planning Comments

- The rural village of Kendenup lies within this Planning Unit and is covered by Appendix 2.
- Areas within the Planning Unit have been identified as of State or Regional significance however the small lot size and wide range of uses mean that protection for intensive or broadscale agriculture is very limited.

### 5.4 Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

Facilitate co-existence of traditional farming, tree plantations and intensive agriculture while providing for home employment, cottage industries, tourism and associated value adding opportunities.

### 5.5 Subdivision and Development Guidelines

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises and the generally limited potential for intensive agricultural activities.

Non-agricultural uses involving overnight accommodation for tourists and other visitors are to contain any impacts on site and should be separated from existing land uses and activities on adjacent land which could be detrimental to the implementation of the proposed use.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture.

## 6. PLANNING UNIT P6 – UPPER HAY CATCHMENT

### 6.1 Land Use

The majority or the Planning Unit and used for a wide range of broadscale and intensive agricultural activities including viticulture and farm forestry.

### 6.2 Lot Sizes

Maintain the existing mix of lot sizes.

### 6.3 Planning Comments

This Planning Unit contains a large proportion of land of State and Regional Agricultural Significance and has been described as the economic hub (agriculturally) of the Shire. It contains areas of remnant vegetation worthy of protection.

### 6.4 Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

Facilitate co-existence of traditional farming, tree plantations and intensive agriculture while providing for home employment, cottage industries, tourism and associated value adding opportunities.

### 6.5 Subdivision and Development Guidelines

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Non-agricultural uses involving overnight accommodation for tourists and other visitors are to contain any impacts on site and should be separated from existing land uses and activities on adjacent land which could be detrimental to the implementation of the proposed use.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture.

## 7. PLANNING UNIT P7 – MT BARKER TOWNSITE AND ENVIRONS

### 7.1 Land Use

Not applicable.

### 7.2 Lot Sizes

Not applicable.

### 7.3 Planning Comments

- This planning unit has been subject to more detailed and comprehensive planning which is addressed in Appendix 1.

### 7.4 Planning Unit Objectives

Not applicable.

### 7.5 Subdivision and Development Guidelines

Not applicable.

## 8. PLANNING UNIT P8 – SOUTH KOKONUP-NARRIKUP

### 8.1 Land Use

This area on the south-east of Mt Barker is within the upper portion of the Hay River catchment. Due to its proximity to Mt Barker and the mix of soil types there is a wide range of uses from home based businesses and contractors to specialty crops and intensive agriculture to broadscale cropping and grazing. It includes the rural village of Narrikup (refer to Appendix 3).

### 8.2 Lot Sizes

Support a minimum lot size of 50ha on land west of Albany Highway where consistent with the guidelines and criteria for intensive agriculture (see 3.1.4.2 of main document).

### 8.3 Planning Comments

- This area includes areas of State and Regional Agricultural Significance and is close to settlements, straddles Albany Highway and already supports a mix of uses.
- This planning unit contains or is on the boundary of vectors of growth between the Porongurup, Narrikup and Mt Barker. Mixed uses and closer settlement growth pressures have been occurring or requested, the fringes of these settlements and between them along Albany Highway, adjacent to the rail line, around Narrikup and along the Yellanup-Greenhills Road and Porongurup Road.
- The eastern portion of this planning precinct does include a substantial portion of Priority Agriculture, which should be retained for agriculture but with opportunities for closer settlement and tourist activities being assessed on their merits. The western portion of the area is mainly General Agriculture and where many examples of mixed use based upon agriculture, including intensive agriculture, tourist attractions and accommodation, already exist along the main transport routes.
- Maintaining the potential for mixed uses and protecting existing mixed uses including tourism and home based businesses is a priority while ensuring good quality agricultural land remains available for agriculture.

### 8.4 Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

To provide for sustainable agricultural land use and tree farming in a manner consistent with protection of water resources for future public water supply purposes and/or where water resource recovery programs.

Facilitate co-existence of traditional farming, tree plantations and intensive agriculture while providing for home employment, cottage industries, tourism and associated value adding opportunities.

### 8.5 Subdivision and Development Guidelines

Support a minimum lot size of 50ha on land west of Albany Highway.

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Non-agricultural uses involving overnight accommodation for tourists and other visitors are to contain any impacts on site and should be separated from existing land uses and activities on adjacent land which could be detrimental to the implementation of the proposed use.

Support catchment and land management provisions.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture (see 3.1.4.2 of main document).

## 9. PLANNING UNIT P9 – UPPER KALGAN CATCHMENT

### 9.1 Land Use

Predominantly broadscale cropping and grazing including farm forestry. The majority of the area is cleared. Includes the eastern portion of the Kendenup rural village (refer to Appendix 2).

### 9.2 Lot Sizes

Maintain the existing mix of lot sizes.

### 9.3 Planning Comments

- This Planning Unit does contain some areas of State and Regional agricultural significance and is almost all freehold lots in larger holdings than in the western portion of the Shire. Tree plantations are a land use and includes crops such as sandalwood, eucalyptus sawlogs, pinus panister and casuarina obesa.

### 9.4 Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

To provide for sustainable agricultural land use and tree farming in a manner consistent with protection of water resources for future public water supply purposes and/or where water resource recovery programs.

Continuation of traditional broadscale agriculture as the primary land use with minor intensive agriculture (animal industries, horticulture) activities where potential for conflict between agricultural industries is addressed.

### 9.5 Subdivision and Development Guidelines

Support limited subdivision for agricultural purposes subject to:

- all lots having frontage to a constructed road within a gazetted road reserve; and
- protection of areas of remnant vegetation, wetlands and waterways.

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises and the generally limited potential for intensive agricultural activities.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture.

Land abutting the National Park must ensure interface issues such as fire, pest and animal control and farming practices are addressed and are responsive to the Park.

## 10. PLANNING UNIT P10 – PORONGURUP AND ENVIRONS

### 10.1 Land Use

This Planning Unit is almost entirely within the area of closer settlement and rural smallholdings around the Porongurups and along the road to Mount Barker.

### 10.2 Lot Sizes

Not applicable.

### 10.3 Planning Comments

- These areas should maintain their existing lot pattern and size and support the local mix of tourist and other uses and be subject to further detailed planning addressed in Appendix 4.
- The Planning Unit also contains the Porongurup Rural Village.
- Areas within the Planning Unit have been identified as of State or Regional significance however the small lot size and wide range of uses mean that protection for intensive or broadscale agriculture may be limited.

### 10.4 Planning Unit Objectives

Development of mixed uses along Porongurup Road where directed towards the travelling public and tourists will be assessed on their individual merits.

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential for areas outside Appendix 4.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems for areas outside Appendix 4.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture for areas outside Appendix 4.

### 10.5 Subdivision and Development Guidelines

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises for the areas outside Appendix 4.

## 11. PLANNING UNIT P11 – UPPER KING CATCHMENT

### 11.1 Land Use

This Planning Unit is used mainly for broadscale cropping and grazing and tree farming.

### 11.2 Lot Sizes

Maintain the existing mix of lot sizes. Subdivision will be limited to lots for agricultural purposes will be supported by Council and to the west of Albany Highway to a minimum of 50ha where consistent with the guidelines and criteria for intensive agriculture (see 3.1.4.2 of main document).

### 11.3 Planning Comments

- A large portion of the land has been identified as being agricultural land of State and Regional Significance. It also is traversed by Albany Highway along which tourism and commercial opportunities related to agricultural production and rural amenity are developing and will be considered on their merits.

### 11.4 Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

Facilitate co-existence of traditional farming, tree plantations and intensive agriculture while providing for home employment, cottage industries, tourism and associated value adding opportunities.

Continuation of traditional broadscale agriculture as the primary land use with minor intensive agriculture (animal industries, horticulture) activities where potential for conflict between agricultural industries is addressed.

### 11.5 Subdivision and Development Guidelines

Support limited subdivision for agricultural purposes subject to:

- all lots having frontage to a constructed road within a gazetted road reserve; and
- protection of areas of remnant vegetation, wetlands and waterways.

Support a minimum lot size of 80ha except for 50ha on land west of Albany Highway where it is consistent with the standards required for intensive agriculture.

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Non-agricultural uses involving overnight accommodation for tourists and other visitors are to contain any impacts on site and should be separated from existing land uses and activities on adjacent land which could be detrimental to the implementation of the proposed use.

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises and the generally limited potential for intensive agricultural activities.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture (see 3.1.4.2 of main document).

## 12. PLANNING UNIT P12 – SOUTH STIRLING

### 12.1 Land Use

Predominantly broadscale cropping and grazing including farm forestry/tree plantations. The majority of the area is cleared.

### 12.2 Lot Sizes

Maintain the existing mix of lot sizes.

### 12.3 Planning Comments

- This Planning Unit does contain some areas of State and Regional Agricultural Significance and is almost all freehold lots in larger holdings than in the western portion of the Shire. Tree plantations are a significant land use across the Planning Unit and include crops such as sandalwood and palonia.

### 12.4 Planning Unit Objectives

Identify and protect agricultural areas of State/Regional/Local significance through the appropriate zoning of land and the application of subdivision and development controls to retain the areas agricultural potential.

Ensure planning provisions are formulated and adopted to assist in maintaining and enhancing the environmental attributes of the locality including landscape, vegetation, soils, water resources, water courses and wetland systems.

Ensure planning provisions are in place to prevent the development of uses which are in conflict with and incompatible with the primary use of the land for intensive and extensive agriculture.

To provide for sustainable agricultural land use and tree farming in a manner consistent with protection of water resources for future public water supply purposes and/or where water resource recovery programs.

Continuation of traditional broadscale agriculture as the primary land use with minor intensive agriculture (animal industries, horticulture, viticulture) activities where potential for conflict between agricultural industries is addressed.

### 12.5 Subdivision and Development Guidelines

Support limited subdivision for agricultural purposes subject to:

- all lots having frontage to a constructed road within a gazetted road reserve; and

- protection of areas of remnant vegetation, wetlands and waterways.

Support subdivision where it is consistent with the provisions of the Scheme and this policy for the purposes of:

- homestead lots;
- conservation lots;
- agricultural trade lots; and
- farm restructuring and boundary adjustments.

Maintain a general presumption against subdivision given the trend for increasing farm sizes for grazing and cropping enterprises and the generally limited potential for intensive agricultural activities.

Support subdivision of rural land where it is in accordance with the requirements and exclusion criteria of WAPC Policy No. DC 3.4.

Apply the catchment and land management guidelines.

Apply any relevant guidelines in relation to tourism, farm forestry/tree plantations and avoidance of land use conflict.

Apply the guidelines relating to subdivision of rural land and assessment of proposals for intensive agriculture.

Land abutting the National Park must ensure interface issues such as fire, pest and animal control and farming practices area addressed and are responsive to the Park.

## 13. PLANNING UNIT P13 – STIRLING RANGE

### 13.1 Land Use

The land within this Planning Unit is Reserve for Recreation and contains no private land but is a significant landscape and environmentally acceptable recreational asset.

### 13.2 Lot Sizes

Not applicable.

### 13.3 Planning Comments

- Encourage relevant State land managers to facilitate recreational opportunities and park management.

### 13.4 Planning Unit Objectives

Not applicable.

### 13.5 Subdivision and Development Guidelines

Not applicable.