



Town Planning Scheme Policy No. 18.1 Planning Vision

APPENDIX 2 – KENDENUP RURAL VILLAGE



Kendenup Entry Statement



Ridge Bros, Kendenup

April 2014

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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.

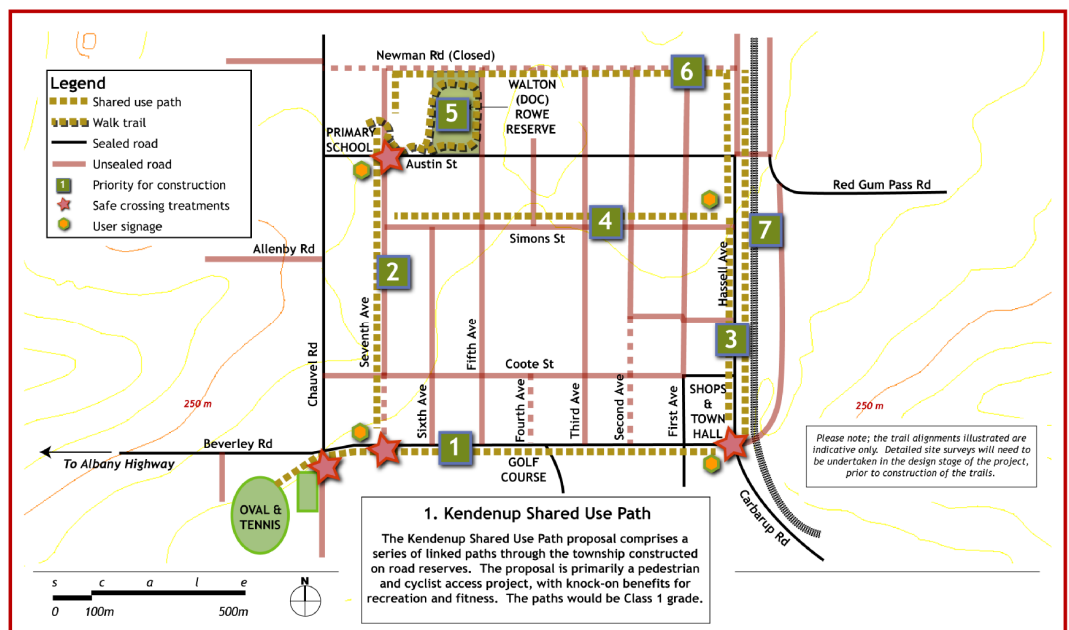
2. PAST REVIEWS

- 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 200m³ elevated tank on the periphery of the village. The water is then reticulated to the majority of the village.
- 3.2** Electricity, both three phase and single phase is available in the village. Domestic lines extend from this main power source to service existing housing and development.
- 3.3** A reticulated sewerage system is not available in Kendenup with effluent disposal currently being carried out on site with standard septic tanks and leach drains. While these systems are currently operating satisfactorily given the relatively low density of development, there is concern that the combination of flat topography and soil types could result in problems as development consolidates over the longer term. The Government's draft Country Towns Sewerage Policy sets a minimum lot size for on site effluent disposal at 2,000m². Many lots in Kendenup are only 1,000m².
- 3.4** As lots have already been created, and given the rate of development and costs of installing the sewerage system and treatment facility, implementation cannot be achieved by the Council. Kendenup is identified in the draft Country 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 – 5,000m² 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 1,000m². Many of these lots are vacant but the recent trends in building activity for houses means this supply of land is being utilised.
- 5.2** Considerable investment in infrastructure has been undertaken in the village in terms of roads, power, telecommunications, reticulated water, fire fighting services, shops, hall, recreational and sporting facilities. Obviously more expenditure 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 1,000m² or more. The surrounding district consists of some 1,300 relatively small rural lots extending from west of Albany Highway to the east of the Great Southern railway. The zoning of the majority of the village is 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 2,000m² 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 1,000m² lots in existence can remain but any further subdivision of land will need to conform with the 2,000m² minimum lot size standard. The rezoning included provision to apply the R10 boundary setback standards in this area to reflect the predominant 1,000m² 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 4,000m² somewhere centrally located for the provision of an area for active open space. Cash-in-lieu funds can be used for the acquisition of such land subject to Ministerial approval.

7.5 Commercial/Service Trades/Light Industrial

- 7.5.1 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

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- (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.

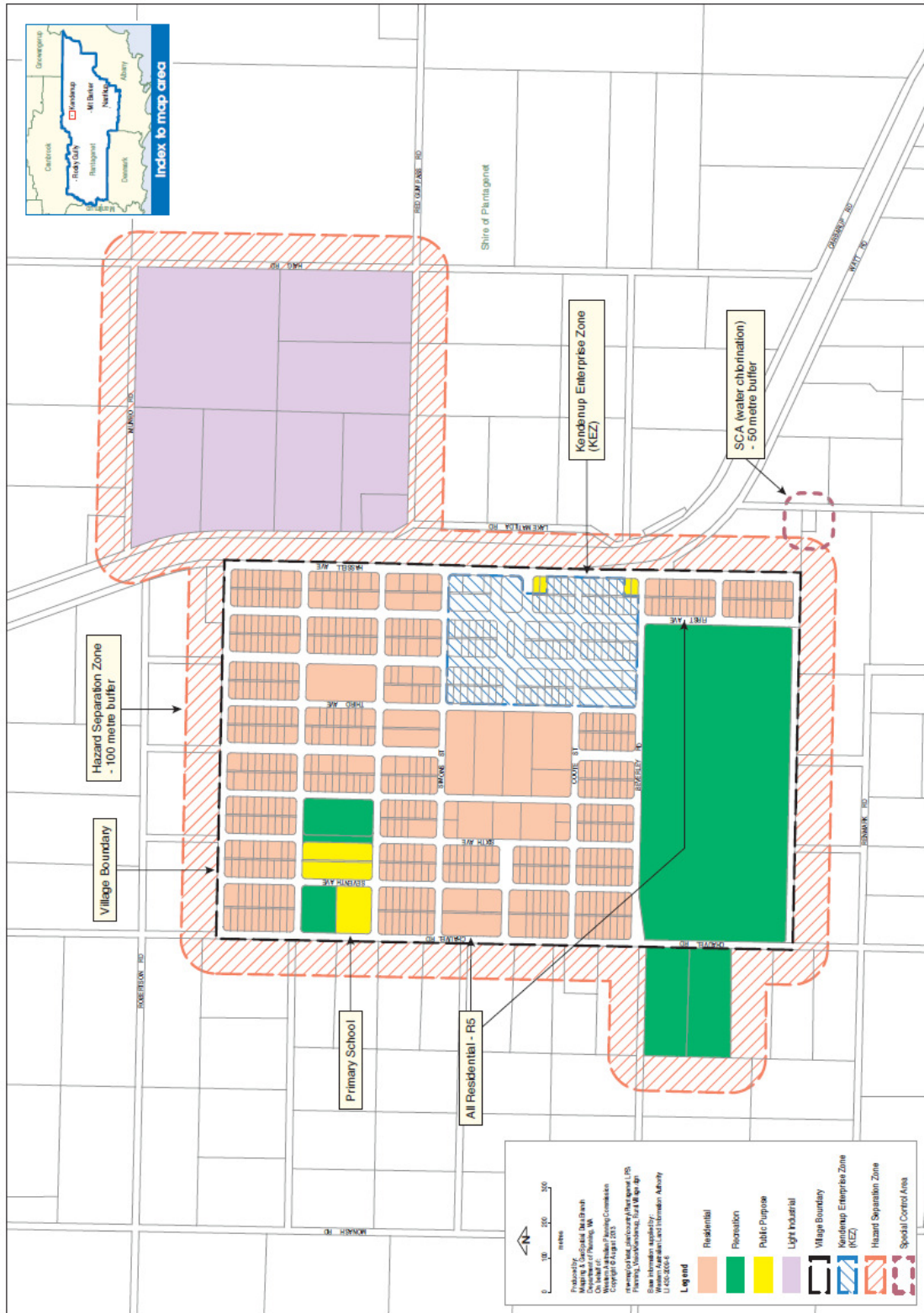
7.11 Infrastructure

- 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 2,000m² for new residential lots. The Water Corporation buffer for the chlorination module at the water tank is within the current lot boundaries. The Corporation 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)

