



Town Planning Scheme Policy No. 18.1 Planning Vision

APPENDIX 3 – NARRIKUP RURAL VILLAGE



Narrikup Shop



Narrikup District Hall

April 2014

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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 1,000m². This is contrary to the Government's draft Country Towns Sewerage Policy which sets a minimum lot size of 2,000m² for the use of on-site effluent disposal systems.

3. INFRASTRUCTURE

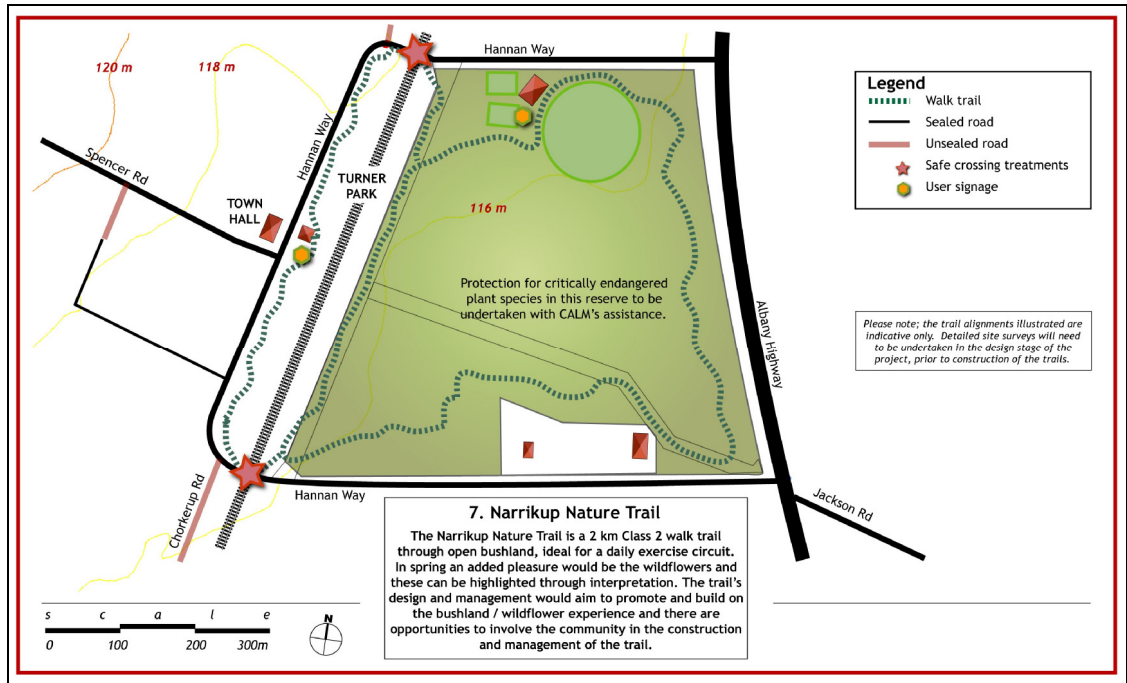
- 3.1 With the exception of Williamson Avenue, all existing roads incorporate open gully drains within the road reserves. Williamson Avenue incorporates kerbing which channels flow along the road to an outfall on lower lying land (railway reserve, public open space and recreation reserves). Given the 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 5,500m² lot. A standpipe, located on the north western corner of Hannan Way and Spencer Road, is fed from the reticulated supply. The standpipe provides water for fighting bush fires and emergency supplies for farmers. Adequate scope exists within the existing service to accommodate the likely level of development.
- 3.3** The older areas of the village are serviced with overhead power supplies whilst the development on Williamson Avenue is serviced with underground power supplies. The current supply has adequate capacity or can be augmented, so as to supply likely future development.
- 3.4** Telstra operates an exchange on the northern leg of Hannan Way which can accommodate the likely level of future development. As underground power reticulation is required by Western Power, the trenching for telecommunications can be utilised for electricity.
- 3.5** The village does not have a reticulated sewer system and as such effluent disposal is currently carried out by way of individual on-site effluent disposal systems. 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 5,000m² 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 (2,000m² 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 4,000m² 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 1,000m² 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

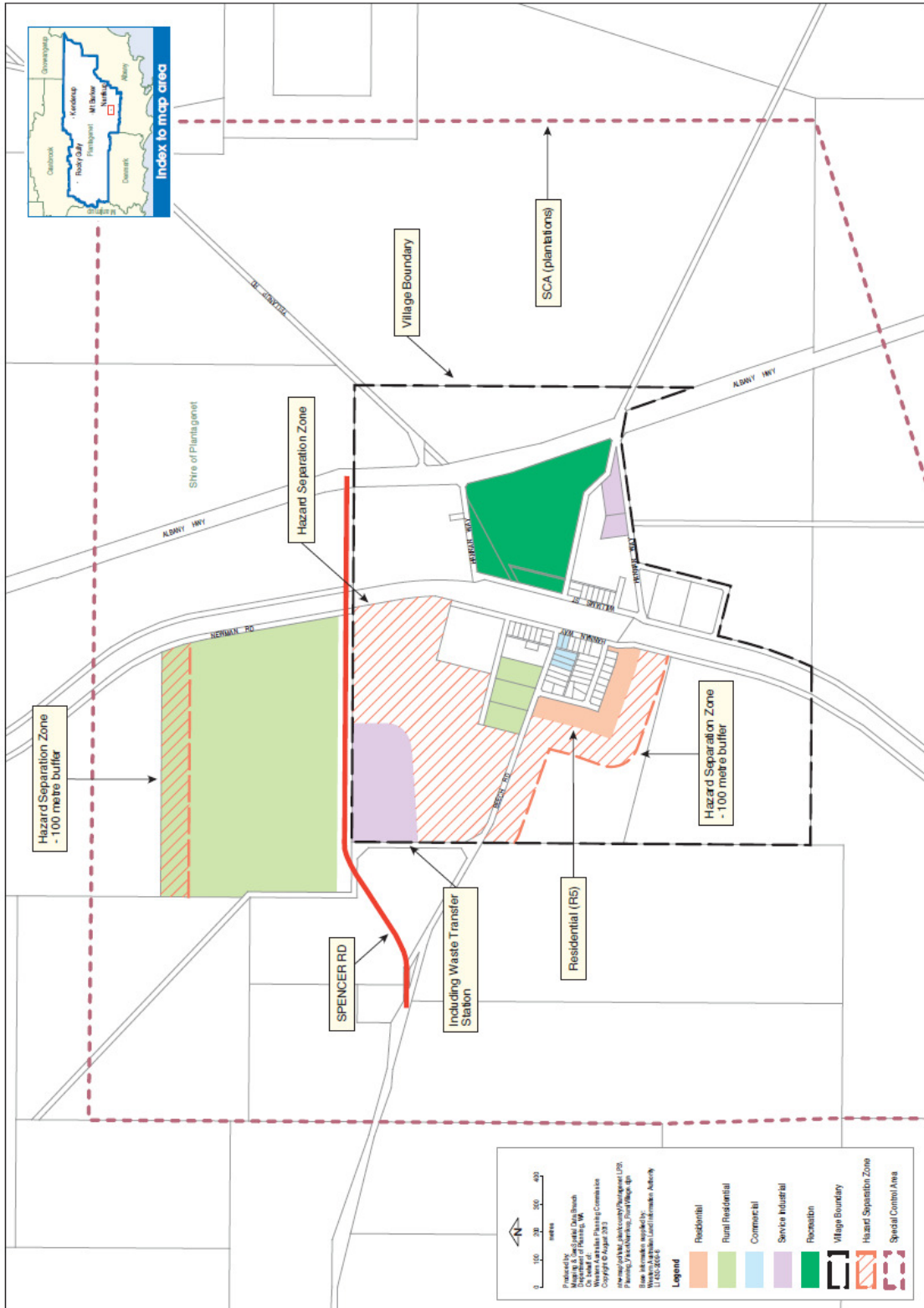
9.11.1 Power, water, telecommunications infrastructure and some sealed roads and drainage are in existence at the moment. Any new development will need to extend the relevant services to new subdivisions.

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

Planning Vision
Narrikup Rural Village - Conceptual Structure Plan

Sheet 7 – Conceptual Structure Plan