



## **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**

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## 1. INTRODUCTION

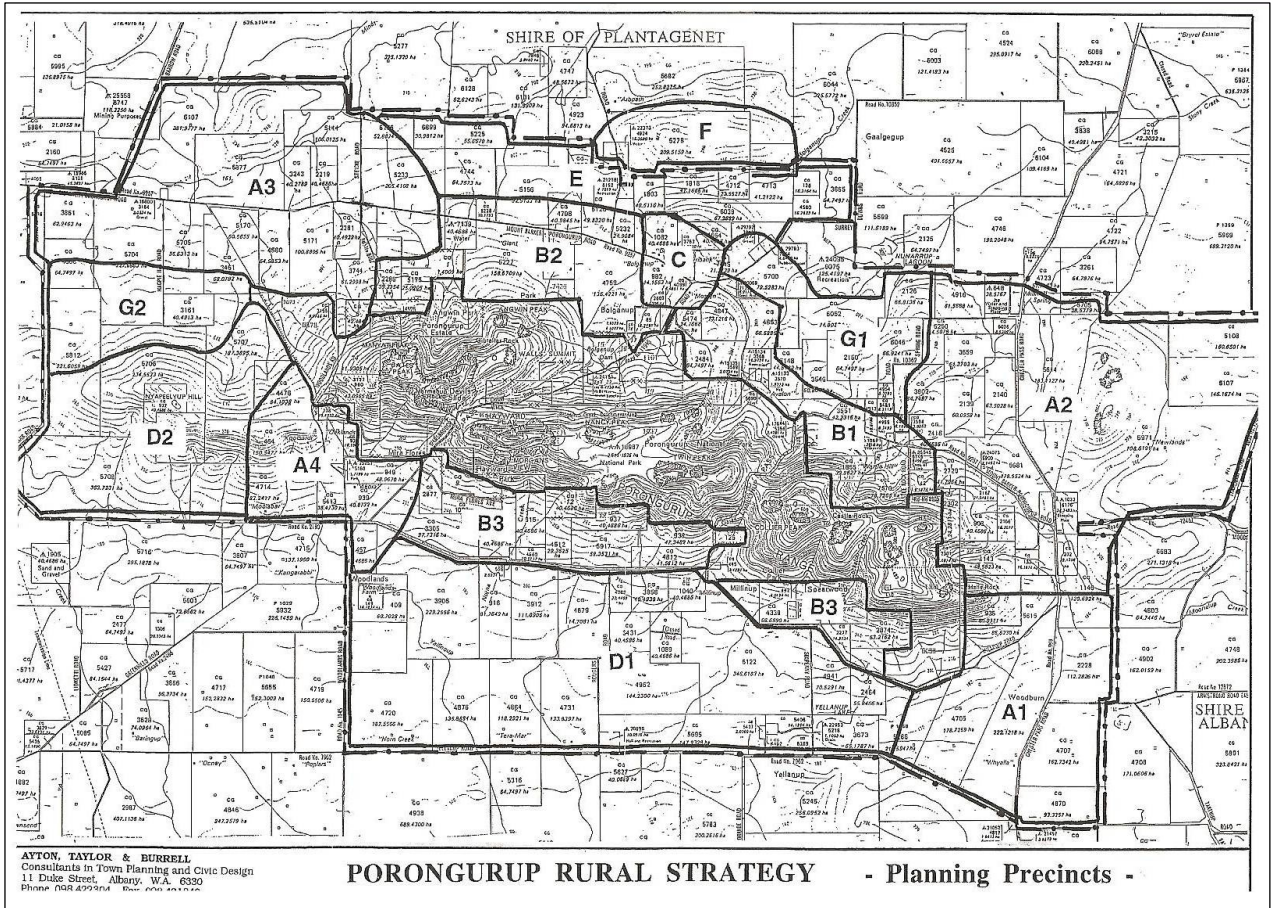
- 1.1** The Porongurup area is rich in natural and cultural heritage value. The area has a diversity of flora, fauna and is within the South-West botanical province which has been identified as one of the world's 25 biodiversity 'hot spots'. The peaks in the Porongurup National Park are an important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

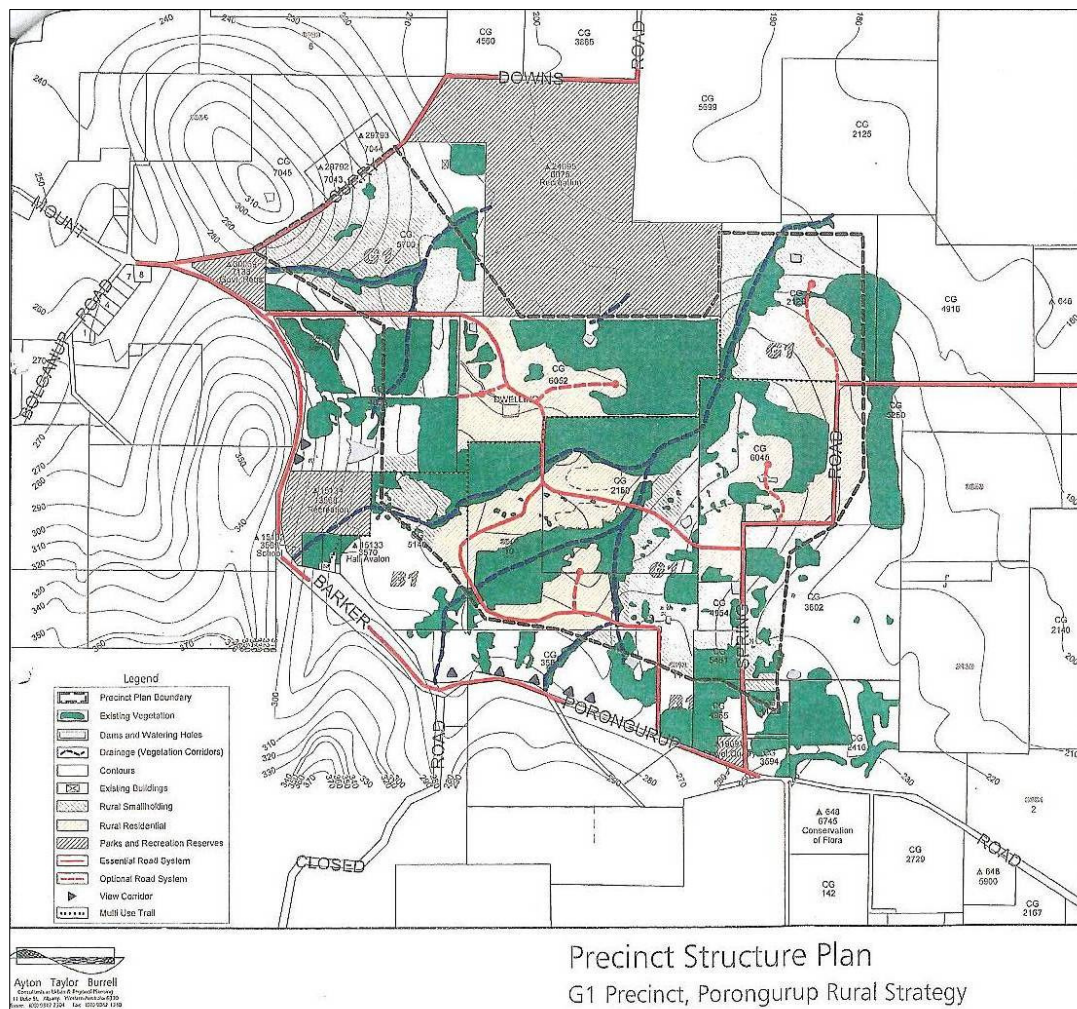
- 2.1** The 1997 Porongurups Rural Strategy was a comprehensive analysis of the physical characteristics, infrastructure, capability assessment and planning issues relative to the area. The document was endorsed by the WAPC and subsequently adopted by the Council as a Town Planning Scheme Policy in September 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 an unnamed road to the north of Loc 4853 to be protected.
xi)	Detailed bushfire management plans to be provided at rezoning stage of development.
xii)	Maximise the use of existing drainage lines, revegetation areas and areas of remnant vegetation to create flora & fauna corridors.

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

### **3. INFRASTRUCTURE**

**3.1** Limited reticulated scheme water (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 2,000m<sup>2</sup>.

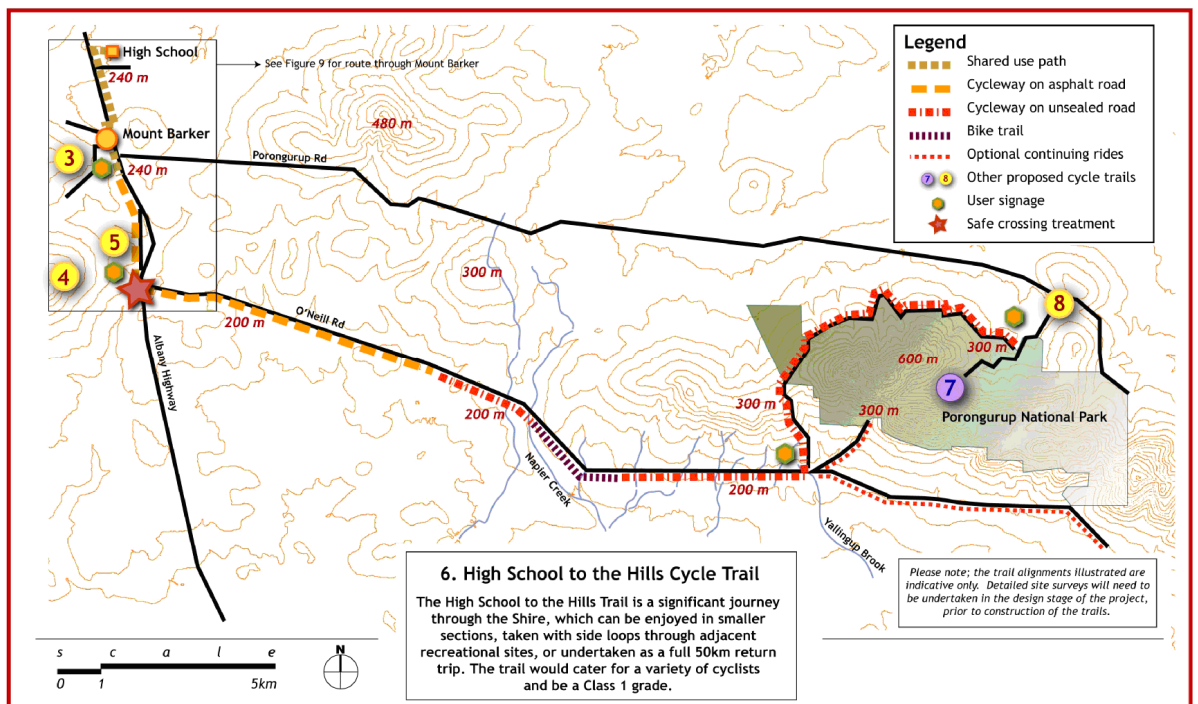
**3.3** The existing electricity supply consists of a single phase line along Porongurup Road to Chester Pass Road and a three phase supply along Yellanup Road to Chester Pass Road. Underground power is required to be provided in new more intense subdivisions such as Rural Residential.

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

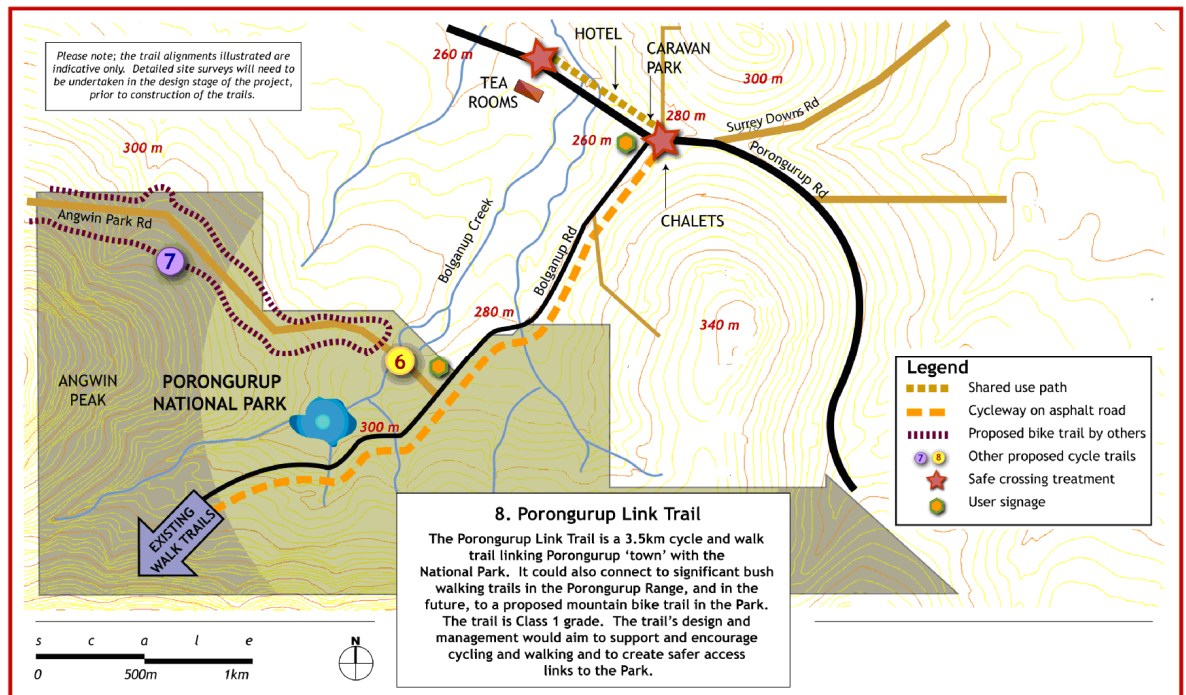
**3.5** Porongurup Road and Chester Pass Road provide the main access to the area and both are sealed along with portion of Woodlands Road.

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<sup>2</sup> 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.





**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:

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- 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

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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.