



## **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**

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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 (42,000m<sup>3</sup>) 4.2ha bitumen catchment and a 200m<sup>3</sup> 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 1,012m<sup>2</sup> is contrary to the current standard of 2,000m<sup>2</sup> 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 (1,000m<sup>2</sup> lots) to R5 (2,000m<sup>2</sup> lots) to enable more efficient use of on-site effluent disposal systems on a larger area of land. Lots presently at 1,000m<sup>2</sup> 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<sup>2</sup> lot) density because of on-site effluent disposal issues. Existing 1,000m<sup>2</sup> 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<sup>2</sup> 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**

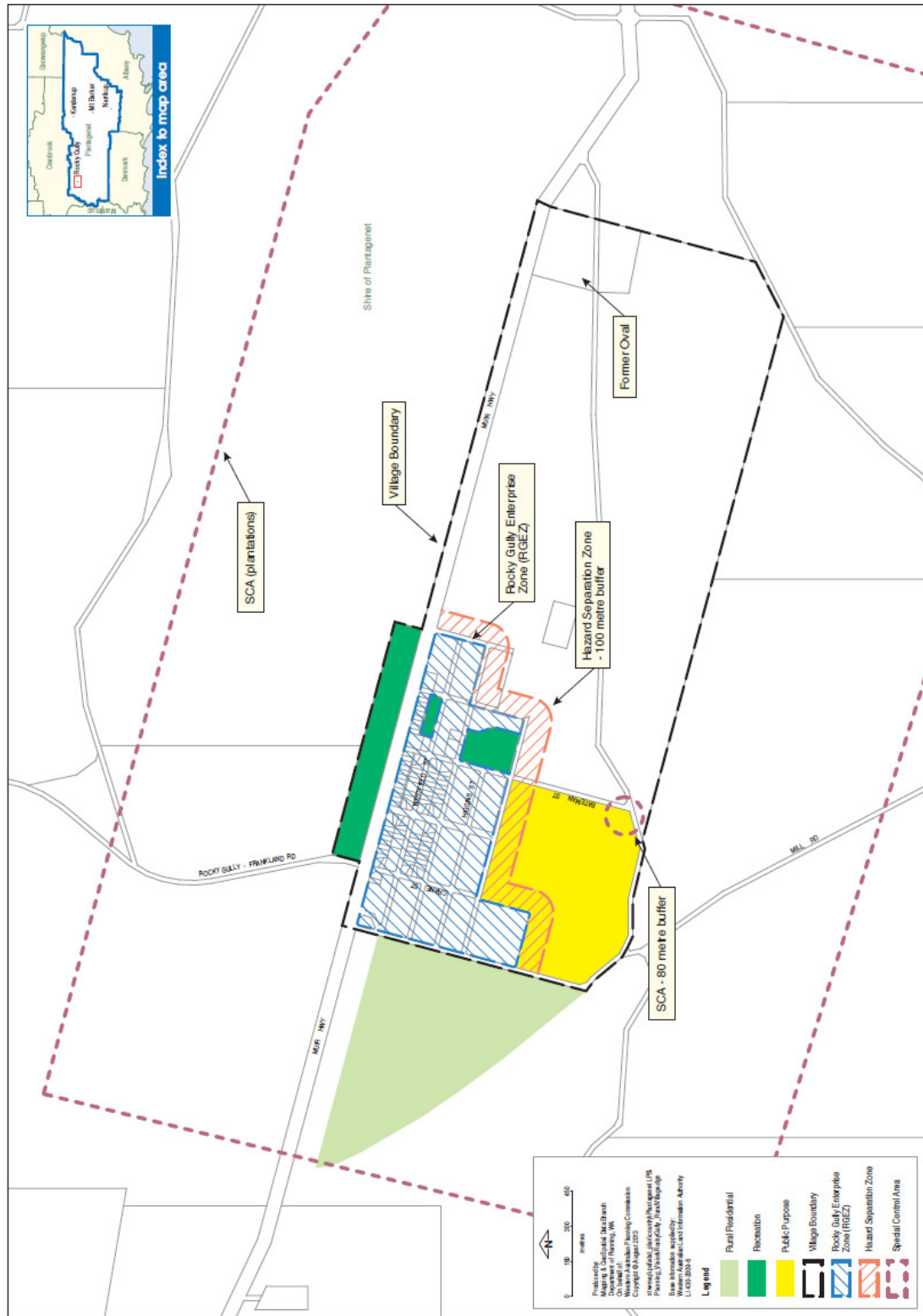
7.12.1 Power, water, telecommunication infrastructure, some sealed roads and drainage are in existence at the moment. Any new development will need to extend the relevant services.

7.12.2 A Special Control Area has been shown around the water treatment plant on Bateman Street to ensure the Water Corporation buffer is observed.

**7.13 Estimated Timeframe for Development**

7.13.1 The 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

Rocky Gully Rural Village - Conceptual Structure Plan

Sheet 9 – Conceptual Structure Plan