



**Town Planning Scheme Policy No. 18.1  
Planning Vision**

**APPENDIX 6 – RURAL PLANNING UNITS**

April 2014

**APPENDIX 6 – RURAL PLANNING UNITS****TABLE OF CONTENTS**

|     |  |      |
|-----|--|------|
| 1.  | PLANNING UNIT P1 – ROCKY GULLY – UPPER FRANKLAND .....   | 4 -  |
| 1.1 | Land Use.....  | 4 -  |
| 1.2 | Lot Sizes .....  | 4 -  |
| 1.3 | Planning Comments.....                                   | 4 -  |
| 1.4 | Planning Unit Objectives .....                           | 4 -  |
| 1.5 | Subdivision and Development Guidelines.....              | 5 -  |
| 2.  | PLANNING UNIT P2 – LOWER KENT – FRANKLAND.....           | 6 -  |
| 2.1 | Land Use.....  | 6 -  |
| 2.2 | Lot Sizes .....  | 6 -  |
| 2.3 | Planning Comments.....                                   | 6 -  |
| 2.4 | Planning Unit Objectives .....                           | 6 -  |
| 2.5 | Subdivision and Development Guidelines.....              | 6 -  |
| 3.  | PLANNING UNIT P3 – UPPER KENT CATCHMENT.....             | 7 -  |
| 3.1 | Land Use.....  | 7 -  |
| 3.2 | Lot Sizes .....  | 7 -  |
| 3.3 | Planning Comments.....                                   | 7 -  |
| 3.4 | Planning Unit Objectives .....                           | 7 -  |
| 3.5 | Subdivision and Development Guidelines.....              | 8 -  |
| 4.  | PLANNING UNIT P4 – UPPER DENMARK CATCHMENT .....         | 9 -  |
| 4.1 | Land Use.....  | 9 -  |
| 4.2 | Lot Sizes .....  | 9 -  |
| 4.3 | Planning Comments.....                                   | 9 -  |
| 4.4 | Planning Unit Objectives .....                           | 9 -  |
| 4.5 | Subdivision and Development Guidelines.....              | 10 - |
| 5.  | PLANNING UNIT P5 – KENDENUP .....                        | 11 - |
| 5.1 | Land Use.....  | 11 - |
| 5.2 | Lot Sizes .....  | 11 - |
| 5.3 | Planning Comments.....                                   | 11 - |
| 5.4 | Planning Unit Objectives .....                           | 11 - |
| 5.5 | Subdivision and Development Guidelines.....              | 11 - |
| 6.  | PLANNING UNIT P6 – UPPER HAY CATCHMENT .....             | 13 - |
| 6.1 | Land Use.....  | 13 - |
| 6.2 | Lot Sizes .....  | 13 - |
| 6.3 | Planning Comments.....                                   | 13 - |
| 6.4 | Planning Unit Objectives .....                           | 13 - |
| 6.5 | Subdivision and Development Guidelines.....              | 13 - |
| 7.  | PLANNING UNIT P7 – MT BARKER TOWNSITE AND ENVIRONS ..... | 15 - |
| 7.1 | Land Use.....  | 15 - |
| 7.2 | Lot Sizes .....  | 15 - |
| 7.3 | Planning Comments.....                                   | 15 - |
| 7.4 | Planning Unit Objectives .....                           | 15 - |
| 7.5 | Subdivision and Development Guidelines.....              | 15 - |
| 8.  | PLANNING UNIT P8 – SOUTH KOKONUP-NARRIKUP .....          | 16 - |

|      |  |        |
|------|--|--------|
| 8.1  | Land Use.....                                    | - 16 - |
| 8.2  | Lot Sizes .....                                  | - 16 - |
| 8.3  | Planning Comments.....                           | - 16 - |
| 8.4  | Planning Unit Objectives .....                   | - 16 - |
| 8.5  | Subdivision and Development Guidelines.....      | - 17 - |
| 9.   | PLANNING UNIT P9 – UPPER KALGAN CATCHMENT.....   | - 18 - |
| 9.1  | Land Use.....                                    | - 18 - |
| 9.2  | Lot Sizes .....                                  | - 18 - |
| 9.3  | Planning Comments.....                           | - 18 - |
| 9.4  | Planning Unit Objectives .....                   | - 18 - |
| 9.5  | Subdivision and Development Guidelines.....      | - 18 - |
| 10.  | PLANNING UNIT P10 – PORONGURUP AND ENVIRONS..... | - 20 - |
| 10.1 | Land Use.....                                    | - 20 - |
| 10.2 | Lot Sizes .....                                  | - 20 - |
| 10.3 | Planning Comments.....                           | - 20 - |
| 10.4 | Planning Unit Objectives .....                   | - 20 - |
| 10.5 | Subdivision and Development Guidelines.....      | - 20 - |
| 11.  | PLANNING UNIT P11 – UPPER KING CATCHMENT .....   | - 21 - |
| 11.1 | Land Use.....                                    | - 21 - |
| 11.2 | Lot Sizes .....                                  | - 21 - |
| 11.3 | Planning Comments.....                           | - 21 - |
| 11.4 | Planning Unit Objectives .....                   | - 21 - |
| 11.5 | Subdivision and Development Guidelines.....      | - 21 - |
| 12.  | PLANNING UNIT P12 – SOUTH STIRLING.....          | - 23 - |
| 12.1 | Land Use.....                                    | - 23 - |
| 12.2 | Lot Sizes .....                                  | - 23 - |
| 12.4 | Planning Unit Objectives .....                   | - 23 - |
| 12.5 | Subdivision and Development Guidelines.....      | - 23 - |
| 13.  | PLANNING UNIT P13 – STIRLING RANGE.....          | - 25 - |
| 13.1 | Land Use.....                                    | - 25 - |
| 13.2 | Lot Sizes .....                                  | - 25 - |
| 13.3 | Planning Comments.....                           | - 25 - |
| 13.4 | Planning Unit Objectives .....                   | - 25 - |
| 13.5 | Subdivision and Development Guidelines.....      | - 25 - |

## List of figures

|   |                 |
|---|-----------------|
| Figure 1 – Rural and Agricultural Land Use Plan .....     | A3 page at rear |
| 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 of the Planning Unit is 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.