



WELLINGTON MILL STRUCTURE PLAN



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1.0 BACKGROUND

Graham Houghton Town Planning Consultant was commissioned by the Shire of Dardanup to prepare the initial Wellington Mill Rural Village Concept Discussion Paper. The Wellington Mill landowners were sent the Discussion Paper and invited to attend a workshop on 6th December 2001 at the Wellington Mill Fire Station. Thirty six (36) people attended the workshop, including two Councillors, the Principal Town Planner and Planning Officer. The community generally supported the development of additional small holding lots, but wanted the opportunities and constraints rationale of the concept refined so that the problems of Japonica View would not reoccur, including visual scaring with new roads, difficult drainage control and relatively small lots (2ha). The community also wanted a re-assessment of the village centre. The other issues raised as part of the submissions included:

- Theme Parks should be omitted as a use in the area.
- There needs to be greater infrastructure (roads, drainage, power, water, and effluent disposal) and commercial planning,
- Council needs to ensure that the Department of Conservation and Land Management (CALM) respond favorably to the Concept,
- Buffers between residential and agricultural land uses,
- The rationale for density identification of lots, development controls that do not allow development in a similar style to that of Japonica View,
- Fire management measures and development that will preserve the rural character.

Submissions from the workshop were used to adapt the Discussion Paper to form the following Structure Plan. Additional comment was also obtained from the Wellington Mill Community Association which was incorporated into the Structure Plan.

The Draft Wellington Mill Structure Plan was advertised for public comment from the 15th August 2002 to the 19th September 2002. This included writing to all landowners in Wellington Mill, placing a Public Notice in the South Western Times Newspaper on the 15th August 2002 and conducting several radio interviews. The Wellington Mill Community Association and Department for Planning and Infrastructure were also invited to make comment prior to the draft document being advertised for public comment. Where possible, suggestions made by both groups were incorporated into the draft Structure Plan.

Fourteen (14) submissions were received during the advertising period, including six (6) from government agencies and eight (8) from landowners and community groups. Comments were invited but not received from the Department of Environment, Water and Catchment Protection, Department of Indigenous Affairs and CALM. A late submission was received from CALM on the 13th November 2002.

A meeting was held on the 15th November 2002 with Peter Hanly from CALM, Scott Wood and Sean Sawyer of the Forest Products Commission, Graham Houghton and Council's Principal Town Planner to discuss the Central Area Precinct of the Structure Plan.

It was discussed that Council proposed for approximately 40 hectares of land that is currently State Forest (CALM Estate) be rationalised and a portion be converted into freehold lots. It was advised that this matter would require the support of State Parliament as it is Crown land and subject to the Wesfi State Agreement Act. It was also discussed that the pine trees, which were due to be harvested in 2004/5, not be replanted within this area. The pine plantation currently occupies approximately 140 hectares and State Agreement Acts must be amended for any areas not to be replanted. It was stated that the Forest Products Commission inherited a \$90 million debt from CALM and therefore does not have resources to buy additional land for pine plantations.

The matter of conversion of State Forest to freehold title was not progressed due to the complexities of land exchange such as Capital Gains Tax, survey and subdivision costs, timeframes for replanting and other development costs.

The issue of fire protection was also discussed at the meeting and the Forest Products Commission believed that buildings should not be constructed within 200 metres of a pine plantation. The current "Guidelines for Plantation Fire Protection" (Fire & Emergency Services Authority (FESA), 2001) require as a general rule that broad scale plantations within 1km of the boundary of any local development shall provide additional fire protection measures as determined and approved by the Local Government Authority. In addition, the Guidelines states: "No plantation trees shall be planted within 50 metres of any existing or proposed structure (i.e. house, shed, etc) and a further 50 metres of plantation should be pruned and have ground fuels

reduced so as to provide a minimum of a 100 metre low fuel area immediately surrounding the structure.” It could therefore be argued that the Forest Products Commission would have to setback sections of the pine plantation if replanted to comply with these guidelines. However, as the State is exempt from obtaining planning approval from Council, this provision may be difficult to enforce. The Guidelines were developed in conjunction with CALM and they recommend that they be used as part of the overall land use planning process in the South West of Western Australia by plantation developers, Local and State Government decision making Authorities and fire control personnel.

Council adopted the now superseded Wellington Mill Structure Plan for Final Approval on the 4th December 2002.

Council also resolved to advise the Western Australian Planning Commission that the removal of pines on land opposite to the Wellington Mills Fire Shed was fundamental to the development of the Structure Plan, should those pines not be permanently removed, Council approval of the Structure Plan would be withdrawn.

In September 2003, CALM and Forest Products Commission advised Council and the community that the pine trees within the Central Precinct would be harvested in summer 2003/4 and replanted in May 2004. Council was investigating if land could be purchased abutting an existing pine plantation to enable pines to be planted in exchange for not replanting pines in the proposed historical park opposite the Wellington Mill Fire Station. As an alternative, it was argued that the pines should be setback at least 30 to 50 metres from rivers due to environmental concerns and 100 metres from buildings due to fire risk, which would prevent pines being replanted in the planned historical park. The issue of the planting of pines is no longer relevant as the area has now been harvested and the Minister for Forestry has advised that the replanting of pines will not occur on a two hectare block opposite the Wellington Mills Fire Shed.

Further to the report dated September 2003, Council was requested by the Western Australian Planning Commission to introduce additional bush fire management provisions and conduct more detailed Structure Planning of the Central Area Precinct.

On the 24th May 2005, Council resolved to advertise the revised Wellington Mill Structure Plan for public comment. The revised plan included additional bush fire management provisions and more detailed planning for the Central Area Precinct. The plan was advertised for comment in July 2005 and fifteen (15) submissions were received.

The Wellington Mills Community Association held a public meeting on 20th July 2005 at which some Councillors and Chief Executive Officer were in attendance.

A community workshop was held at Wellington Mill on the 19th October 2005 with twenty five (25) members of the community in attendance. A revised plan of the Central Area Precinct "Figure 4" together with a comment sheet were distributed at the meeting and were requested to be returned by the 28th October 2005. Nine (9) comment sheets were received.

2.0 INTRODUCTION

The objective of the Structure Plan is to provide for future intensive agricultural activity and small holding lots, and to recommend other land uses considered appropriate for a rural village and in keeping with the character of Wellington Mill.

The Dardanup Rural Strategy identifies Wellington Mill as a Policy Area within which small holding lot development can occur as well as some tourist developments. The Strategy states that: "Council envisages development of a low key rural village encompassing a range of lot sizes and tourist developments." The Dardanup Rural Strategy notes a range of land uses considered desirable and undesirable.

Section 3 and 4 of the Structure Plan briefly describes the idea of a rural village, the attributes of Wellington Mill, the likely land uses in a village, and the need for a development plan to be prepared.

This Structure Plan is the outcome of the Dardanup Rural Strategy provisions. The concept of a rural village for the Wellington Mill locality and the detail of the Structure Plan has been developed in consultation with the local community.

3.0 RURAL VILLAGE CONCEPT

This Structure Plan provides a planning framework that will allow for rural small holding lots and agricultural pursuits, particularly intensive agriculture land uses, within a settlement type loosely described as a rural village.

The scale of a rural village is one where the land uses are relatively small. Its character comes from a mosaic of land uses that are functionally related to the site or landscape. A rural village is not dominated by one land use such as rural small holding lots. If it was to be dominated then it would fail to be and function as a rural village.

The form of a village is simple. It consists of two basic components, the centre containing closer residential settlement and elementary community and commercial facilities, and the periphery of agricultural activity, rural small holdings, and tourist facilities.

4.0 EXISTING CHARACTER OF WELLINGTON MILL

Wellington Mill has a rural character that is comprised of a mix of agricultural activity and settlement lifestyle, spaciousness, and a comparatively small scale. It also has a peaceful atmosphere when compared with the hustle and bustle of larger urban centres and areas. The character is that of a rural village.

The mosaic of these characteristics at Wellington Mill has been formed within a well-dissected vegetated landscape. The roads wind through the valleys often following the watercourses. The scenic appeal of the area is created by the overall grazing activity on hill slopes with occasional dwellings and farm sheds, interspersed with occasional intensive agricultural and small holding/lifestyle lots. The scenes are usually enclosed by the comparatively narrow winding valley. The rural character is not common in Western Australia and is worthy of retention.

Wellington Mill also has an historical centre with closer settlement consisting of a few houses, a fire brigade shed and a church. It has a recognisable sense of 'place' created by the closer settlement and the confined lower valley situation. Driving along

Wellington Mill Road, which runs through the centre, one gets a sense of 'arrival' and 'departure'.

Future small holding lot development at Wellington Mill should fit within the various niches of the landscape in a manner that is environmentally sustainable (i.e. to not diminish and impact upon the natural vegetation, water, soil and air quality) and in keeping with the present rural character.

Wellington Mill is within the Ferguson Valley and tourism is a major growth industry in the region. The relatively close proximity to Bunbury and short distance to the Wellington Dam and Wellington National Park, make Wellington Mill an idyllic place to stay or visit. Low key holiday accommodation and wineries are emerging within the area and there is potential to greater promote the area's timber mill history. "Gnomesville" which started as a silent protest to the round-a-bout at the intersection of Ferguson Road and Wellington Mill Road by placing garden gnomes on the side of the road has become a popular tourism stop within its own right and has received state and national exposure.

5.0 LOCATIONAL PLANNING ISSUES

The following planning issues were assessed for the location of future small holdings.

- Determining high potential agricultural land particularly for intensive agricultural activities.
- Determining land with high capability for small holdings.
- Assessing the capacity of the existing stormwater drainage system.
- Assessing the relevant bush fire performance criteria.
- Retaining the present rural character.

5.1 Land Capability

5.1.1 Protecting Agricultural Land

The underlying principles of all rural land use planning in Western Australia are to discourage the loss of areas of land with agricultural significance.

Although the Wellington Mill locality has been earmarked in the Dardanup Rural Strategy for some future small holding lots, it is important to ensure that these lots do not jeopardise the future agricultural potential of the locality for intensive agriculture. (viticulture, horticulture and market gardening and includes the growing of flowers, vegetables, fruit and nuts)

5.1.2 Land Capability Assessment Criteria

The capability of the locality for rural small holdings and horticulture/viticulture was determined using soils and slopes mapping, the capability assessment in the *Land Capability Assessment for the Wellington-Blackwood Survey* (Tille, P.J., 1996. Agric. WA), and advice from the Department of Agriculture, and the Shire Council.

5.1.3 Soil/Landscape and Slope Mapping

The soil/landscape units of the locality were plotted by the Dept. of Agriculture. These have been interpreted from the regional survey *Wellington-Blackwood Land Resources Survey, Land Resources Series No.14* (Tille, P.J., 1996. Agric. WA). Being at a regional scale they only show the dominant soil/landscape subsystems and some of the phases of the subsystems. Because of the regional scale of the mapping, it is not possible to show some phases that are evident at the scale of locality mapping such as structure planning. To provide better definition, the slope of the land measured in percentage, was mapped by the Dept. of Agriculture. Slope is a key factor for determining variations in soil/landscape subsystems. In the Wellington Mill locality it is a key criterion of land capability for rural small holdings and for intensive agriculture. Again because of the scale of the mapping, the boundaries of the percentage slope classes should be understood as indicative and not definitive.

5.2 Road Drainage and On-Site Retention

The existing road drainage is of very limited capacity and standard. Council does not envisage any upgrading of the drainage. As a consequence future subdivision should not result in any additional stormwater discharge into the present drainage system.

On-site retention/detention basins and wetlands are an alternative discharge method. However, they are of limited application in localities like Wellington Mill where much of land has slopes greater than 15% and little flat land. Also they will become major maintenance problems and are therefore not considered by Council to be a realistic option.

As a result of the drainage constraints, future small holding lots will utilise the present road network by fronting lots directly onto these roads or connecting to these roads with very minor additional roads. This constraint is compatible with the land identified in the land capability assessment of this Structure Plan as suitable for small holding subdivision.

5.3 Retaining the Present Rural Character

As stated above, Wellington Mill has uncommon, if not unique, rural character in Western Australia. There is strong local opinion that the present rural character should not be destroyed by inappropriate subdivision such as blankets of two hectare lots over the locality, particularly on the cleared and visually exposed agricultural land.

The best way to retain the present rural character is to restrict subdivision development and road construction, particularly on the middle and upper slopes of the landscape, particularly if cleared, and wherever possible use the existing trees and shrubs to screen future subdivision and buildings.

If rural small holding lots were permitted on the middle and upper slopes then the houses and outbuildings would be intrusive and effectively change the scenic agricultural backdrop which is so important to the attraction of this locality.

Roads can be very intrusive when constructed on moderate to moderately steep country. Because of the longitudinal grades needed there is significant scarring of the landscape.

The middle and upper slope cleared land has been excluded from future small holding subdivision. The northwest lower land has a network of trees and shrubs that will help screen future small holding lots and a backdrop of bushland.

5.4 Bush Fire Criteria

The performance criteria for subdivisions *Planning for Bush Fire Protection*, 2001, has been applied in this Structure Plan. A Type 1 'broad brush' bush fire hazard assessment was carried out. It indicates that this locality is a bush fire prone area with areas of extreme fire hazard. The extreme fire hazard areas are the surrounding State

Forest or CALM Estate (pines), or private uncleared bush that is contiguous with the State Forest.

In the context of a Structure Plan, the criteria considered relevant in selecting locations for small holding lots and/or house sites are as follows.

- Areas where the bush fire hazard for houses is medium or low.
- Areas where strategic breaks/fire fighting access tracks are able to be constructed either between the house and the hazard or around the hazard.
- Areas with gentle to moderate slopes for small holdings will facilitate the proper siting of houses. (Any access track for fire fighting vehicles and any access track to a house must be at grades of not more than 1 in 8 and not have winding circuitous alignments that try to achieve these grades. At the scale of a Structure Plan it is possible to only assess the general slope of an area.)
- A desired subdivision criteria is to provide residents with more than one access route. This will be compatible with restricting future small holding lots on or very close to the existing road network. The existing road network allows residents to have access in four different directions.

Land that is dissected, has steeper slopes, and is uncleared has been excluded from future small holding subdivision.

6.0 AREAS WITH POTENTIAL FOR SMALL HOLDINGS AND LAND USE MIX

After considering all the locational planning issues, areas of the locality were identified that have potential for small holdings and those that should be excluded. The potential for other land uses such as tourism and agriculture have also been identified within each precinct. The locational assessment is shown on the attached plan (Figure 1 – Drawing No. SoD 113-05).

6.1 Land With Potential for Small Holding Lots

The land with potential for small holding lots has the following features and land development requirements.

- The land has a high capability for small holdings (road and house site construction and on-site effluent disposal) and a significant area with slopes that are gentle to moderate.
- The land also has a high capability for intensive agricultural activity. Within this area the amount of land that could be used for commercial agriculture is small. Most will be for recreational or hobby purposes. The latter is a permitted use in small holding zones providing approval is granted by Council. The Structure Plan recommends that if subdivision occurs in close proximity to the larger existing vineyards then there should be vegetation buffers around vineyards and minimum separation distances.
- Some of the land has existing small lots and the remainder is an extension of an existing small holding area. The result will be a loose linear clustering of small holding lots.
- All the land has direct frontage to the existing road network. Particular issues to do with access are noted on the Structure Plan.
- Site planning, using the existing vegetation cover, will allow for the visual impact of buildings to be minimised.
- A medium or lower fire hazard rating for house areas exists or can be achieved. The latter applies where building envelopes are considered too close to an extreme fire hazard. A trade-off mix to achieve the desired result will be made between vegetation clearing, hazard reduction, and building construction standards. In the case of the bushland lot the building envelopes will be clustered in the gentler slope land and the remainder of the lot left for conservation purposes.
- Emergency fire access can be achieved in this land with proper site design.
- Part of this potential land contains the historical centre. Development of this area is severely constrained by the CALM Estate. It is recommended that when the pines are cut the land should be cleared, converted to freehold for some additional small holding lots, and the rest used for parkland improvement, and to improve fire safety. The Village Centre Area is discussed in a separate section of this Structure Plan.

6.2 Land Excluded From Small Holding Lots

6.2.1 Land With Potential For Intensive Agricultural Land Use

The area south of Ferguson and South Roads has long term potential for intensive agriculture and should be excluded from future small holdings subdivision. The reasons for considering that the area has potential for intensive agriculture are as follows.

- The land has good soil and gentle to moderate slopes.
- The existing lots are large enough to be agriculturally viable.
- Most lots have a good supply of water that is being, or can be captured.
- Some intensive agriculture already exists.

6.2.2 Land With Low Potential for Small Holdings

This land has been excluded for a number of reasons that are noted below. Facets of the land may exhibit one or more attributes that contributed to the low potential.

- It has only a low to fair soil capability for small holdings with a moderate to high risk of such development creating erosion problems and encountering land instability. There is major slumping in at least one area.
- Much of the land is dissected by watercourses, and has steeper slopes.
- There is not reasonable proximity to the existing road network.
- Where it is uncleared and with steeper slopes it is very unlikely to satisfy the bush fire protection guidelines.
- Some of this land is cleared and used for grazing. Any small holding development on this land would be visually exposed.

7.0 STRUCTURE PLAN

The areas with potential for small holdings were divided into precincts and an indicative subdivision design is shown on the Structure Plan (Figure 2 – Drawing No. SoD 114-05 Rev 5). The Plan addresses a range of issues that are discussed below.

7.1 Lot Size Criteria and Community Consultation

Community consultation strongly endorsed the preservation of the present settlement characteristics of Wellington Mill. That is:

- lots should be large to provide spaciousness and privacy from neighbours as well as minor agricultural hobby activities; and
- blanket two hectare lots should not be allowed; and
- lots in the historical centre can be smaller (down to 4000m²) to cater for a range of residential and appropriate commercial uses.

Except for the central area, which is more closely settled, the indicative subdivision proposes lots that are comparatively large e.g. 4ha or more. Whilst the overall settlement pattern will be intensified it is in keeping with the existing character of the locality.

The Structure Plan also proposes to permit only one house on each small holding lot. This is considered appropriate in the context of spaciousness, privacy, and visual intrusion in the landscape. It is recommended that at the time of rezoning, building envelopes be identified and should achieve a minimum setback of 100 metres (250 metres preferred) to existing houses or other alternative screening methods to be implemented if this cannot be achieved.

7.2 Water Supply and Effluent Disposal

There is no reticulated water supply at Wellington Mill and providing a supply would be uneconomic. The future supply of potable water for small holding lots will be from rain water tanks and should be a minimum of 92,000 litres. A separate or additional water supply should be provided for land management and fire fighting purposes. It is recommended that a minimum water supply for each property be 150,000 litres (including 92,000 litres of potable water) supplied by a minimum roof catchment of 150m².

Effluent disposal will be by on-site units. The land capability assessment indicates that the areas selected for small holding subdivision have few if any limitations for the installation and operation of on-site effluent disposal units.

Only detailed site assessment at the stage of a rezoning amendment will be able to determine if a particular site is suitable for conventional septic systems or if alternative systems will be required.

7.3 Additional Lots and Driver Safety

As discussed previously, because of stormwater drainage constraints, as many new lots as possible should front the existing roads. Except for a recent 2 hectare subdivision, this has been the pattern of subdivision. Many of the lots have been quite large or elongated and as a consequence, the number of crossovers or driveways onto the roads are not causing a driver safety problem. The future lot pattern will obviously add to the number of crossovers but if the lots are large and joint crossover use is encouraged by Council, then the additional lots should not create a driver safety problem.

7.4 Agricultural and Residential Uses

Wellington Mill is a locality where a mix of residential and agricultural uses co-exist. That is the character of the locality and it is expected to continue. Some agricultural activities use chemical sprays and it is important that such operations do not adversely affect neighbouring residents. There are numerous measures that can be implemented to minimise any adverse impacts such as vegetation buffers, separation distances, tailoring spray operations to suitable atmospheric conditions, using certain spray equipment etc. This Structure Plan proposes that the development proponent must demonstrate to the satisfaction of Council that the two land uses can satisfactorily co-exist with regard to the use of sprays.

Noise from agricultural operations is another possible adverse impact. Hours of operation, noise suppression of machinery, and separation distances are the main measures to deal with noise. However, none of these are particularly realistic. For example, prescribing hours of operation often does not correspond with the optimum time for a particular operation, noise suppression can be prohibitively expensive, and separation distances in the order of 500 to 1000 metres will sterilise a significant area of land.

As stated previously, Wellington Mill is a mixed use locality that was originally agricultural, and possible nuisance from agricultural machinery is to be expected. The Structure Plan proposes that a memorial be placed on the title of each new small holding lot stating that the area may be subject to chemical spray drift, odour, and noise from normal farming practices of agricultural activities.

At the time of rezoning and/or subdivision, Council may also request the applicant to address issues such as separation distances and vegetation screening to avoid sensitive uses and intensive agriculture.

7.5 Possible Upgrade of Bush Fire Response Appliance

With the increase in population that will occur in Wellington Mill, the local fire response arrangements will need to be re-assessed. The Fire and Emergency Services Authority have indicated that there could be a need to upgrade the local brigade fire-fighting appliance from the present fast attack unit to a 2.4 appliance.

7.6 Bush Fire Management Provisions

7.6.1 Bush Fire Prone Area

Wellington Mill has a mix of low, medium and high fire hazard environments and is surrounded by private bush and Department of Conservation and Land Management estate that is an extreme fire hazard. It is a bush fire prone area.

7.6.2 Rezoning

At the stage of rezoning the proponent must prepare a Fire Management Plan and demonstrate to the satisfaction of FESA and Council that the proposal can satisfy the following requirements and any other measures required by FESA and Council.

7.6.3 Bush Fire Protection Measures

1. New habitable buildings must be at least 100 metres from an existing pine plantation.
2. New habitable buildings must have at least 20 metres around the buildings that is a Building Protection Zone and at least 80 metres of vegetation that has a fuel load that is below 8 tonne per hectare, or a lesser distance than 80 metres when combined with other measures as determined in accordance with the requirements of the Western Australian Planning Commission Policy DC3.7 “Fire Planning” and “Planning for Bush Fire Protection” and in consultation with FESA and the Council.

The aim of a Building Protection Zone is to reduce bush fire intensity close to buildings and to minimise the likelihood of flame contact with buildings. The zones vary in size depending on the degree of the slope eg. 30 metres on a 10 degree slope and 40 metres on a 20 degree slope.

The Building Protection Zone is a low fuel area immediately surrounding a building. Non flammable features such as driveways, vegetable patches, lawn, or landscaped gardens (including deciduous trees and fruit trees) should form part of Building Protection Zones. Isolated native trees and shrubs may be retained within Building Protection Zones.

Building Protection Zones should be created at the subdivision stage.

The Building Protection Zone must fulfil the following conditions:

- Bush fire fuels must be maintained below a height of 50mm.
 - Trees are to be 10 metres away from any building.
 - Tree density is to be no greater than one stem per 10 metres. Where this cannot be achieved trees, are to be removed.
 - The first 5 metres around all buildings must be clear of all flammable material.
 - Branches which may fall on the house must be removed.
3. There is no reticulated water supply at Wellington Mill and as well as water supplied by fire fighting vehicles, the lot owners must provide a water supply.

Each lot owner must install a water tank that is capable of supplying at least 10,000 litres of water for fire fighting purposes. The water tank is to be fitted with water outlets that are compatible with the local fire brigade fire fighting equipment. The tanks are to be constructed with a hardstand and turnaround area and have easy access for fire fighting vehicles.

4. Access to a house must be trafficable for conventional two-wheel-drive vehicles and fire fighting vehicles that are four-wheel-drive and carrying

up to 3,000 litres of water. When necessary the access ways must be of a standard that will allow both forms of vehicles to pass in safety.

5. Access to house sites, including driveways where the house is more than 50 metres from a public road and battle-axe access legs must be constructed to the standards AS3.4.3(iv) and AS3.4.3(v) in “Planning for Bush Fire Protection”, 2001.
6. All habitable buildings are to be constructed to AS3959 standards.
7. At the stage of subdivision, the Council shall request the Western Australian Planning Commission to impose a condition requiring the subdivider to advise all relevant parties of the Fire Management Plan applicable to the land through a notification on Title under Section 70A of the Transfer of Land Act.
8. Because of the variability of topography and vegetation in the Structure Plan area, each rezoning and subdivision application will be assessed on its merits by FESA and the Council and there may be other bush fire protection measures required.

7.6.4 Development Guide Plan

Building envelopes and bush fire protection measures such as building protection zones and hazard separation zones are to be shown on a Development Guide Plan prepared as part of a rezoning amendment and the land management requirements of the measures including landscaping and possible fire retardant vegetation species are to be prescribed in the Scheme Text provisions together with any other measures such as building construction standards and the installation of sprinkler systems.

7.7 Precincts

7.7.1 North West Precinct

This precinct fronts Wellington Mill Road. There are already numerous small lots within a moderately well treed landscape. The indicative subdivisional design seeks to achieve the following.

- Have lots that front Wellington Mill Road.

- Provide a gentle to moderate slope area for a building envelope.
- Satisfy driver safety along Wellington Mill Road.
- Large enough to satisfy characteristics of spaciousness, minimise visual exposure from the road and from neighbours.
- Allow some recreational or agricultural hobby activity. The majority of soils in this area have a high capability for intensive agriculture.

7.7.2 Central Area Precinct

The Structure Plan proposes a closer subdivision pattern in this precinct. It is the historical centre of Wellington Mill and has a remnant closer settlement pattern, albeit of a minor scale. More intensification of the Central Area precinct was not supported by the local community when a revised plan was advertised for comment in June 2005 (see Figure 3a). A more modest intensification was supported by the Wellington Mill Community at a workshop held on the 19th October 2005 with 25 members of the community in attendance. A revised plan of the Central Area Precinct together with a comment sheet was distributed at the meeting and comments were requested. Council adopted the plan having regard to additional submissions on the 24th November 2005 (see Figure 3).

The Structure Plan also proposes that this precinct have small-scale commercial activities such as cafes/restaurants, arts and crafts studios and galleries etc. Subdivision for such uses is difficult to pre-determine, but this commercial activity should be focused within the historical centre. Although there is no reticulated water or sewerage in the area, the soil capability is suited to the long-term operation of on-site effluent disposal systems. It would therefore be reasonable to allow subdivision down to lots of 4000m² if such lots better suited the establishment of commercial activities.

The local community strongly opposed uses such as commercial theme parks. Theme parks are mentioned in the Dardanup Rural Strategy as a possible use for the locality. Based on the existing development located in the Structure Plan area, large scale commercial enterprises are not considered to be appropriate. However, a local public park which had a theme related to the timber mill history of the area would be very appropriate and is proposed in the Plan.

At present the CALM Estate of pines intrudes into the Central Area Precinct and creates a discordant aspect in the general scenic character as well as being an extreme fire hazard too close to the old established housing. The Structure Plan proposes that the boundary of the CALM Estate be rationalised when the pines are harvested and not be replanted within 100 metres of existing and proposed development within the Central Precinct (see Figure 4) The land not replanted to pines should be rehabilitated with native tree species to a parkland clearing density and some left as a public park. Part of the public park should be developed with the timber mill theme.

7.7.3 North East Precinct

This precinct does not have any small holdings but it does have land that has a high capability and is suitable. Only seven small holding lots are proposed for this precinct. There are existing commercial vineyards in the precinct but with appropriate measures implemented at the stage of rezoning or development then there should not be any land use conflict.

Direct road frontage is currently not available for many of the proposed lots on the Structure Plan. Direct road frontage to all lots will need to be provided and battle axe legs may be used to provide this frontage in some cases.

7.7.4 South East Precinct

This precinct is an easterly extension of the existing small holding area and lot pattern in this area. Lot 2079 is predominately cleared and it is proposed for conservation type small holdings. The land has high capability for small holdings and there are gentle to moderate slopes reasonably close to the existing road.

Lot 2079 has the attributes described in Clause 6.1 of the Structure Plan text, therefore has merit to be included in the plan as a small holdings area. This precinct represents a rounding off an existing lot pattern layout. Appropriate fire hazard setbacks will be required in lots adjacent to State Forest. All lots have existing access to a constructed gazetted road.

Due to the extreme fire risk to Location 2149 South Road, it is recommended that the land not be identified for Small Holding lot subdivision.

7.8 Power Supply

The existing 12.7 kV power supply which services this area is not sufficient to cater for further subdivision and subdividers should be aware that connection to the 22kV line is to be at the subdividers cost.

8.0 APPROPRIATE LAND USES

After consideration of the characteristics of a rural village and Wellington Mill, and the range of planning matters the land uses that are considered appropriate for the locality are listed below.

Small holding lots	Shop/convenience store
Single dwelling	Industry - cottage
Agriculture - extensive	Home occupation/office/business
Agriculture - intensive	Community purposes/public utilities
Rural pursuit	Civic use
Restaurant	Holiday accommodation (as described in the Rural Strategy)

The scale and form of the land use is a critical factor. All of the above are essentially small scale uses that are in keeping with the character of the area. Larger scale activities that either dominate the landscape or generate too much traffic for the existing road system and the village atmosphere should not be permitted eg. theme parks, tourist resorts, and larger commercial or industrial operations. In addition, commercial plantations should not be permitted.

Council encourages alternative forms of development occurring in the area based on ecological sustainable principles subject to it not diminishing or negatively impacting upon the environment and character of the area. This may include alternative power sources, building construction and measures to reduce water consumption.

9.0 DEVELOPMENT CONSIDERATIONS

At the stage of rezoning to small holding lots, and/or subdivision, the following matters will need to be addressed. These are in addition to the matters outlined in Town Planning Scheme No.3.

- At the stage of a rezoning the Development Guide Plan should be in accord with the intent the Structure Plan although the shape of the lots may vary following detailed site assessment.
- Lot yields greater than shown on the Structure Plan are not permitted.
- Further subdivision is not permitted.
- A soil capability assessment, including soil profile work, to establish whether or not the building envelopes are satisfactory for house construction and the long term satisfactory operation of on-site effluent disposal systems.
- Only one house will be permitted on each small holding lot.
- The setback of effluent disposal systems from watercourses.
- This locality is a bush fire prone area surrounded by areas of extreme fire hazard. Future development of small holdings will have to comply with the requirements of Western Australian Planning Commission Policy 3.7 and *Planning for Bush Fire Protection* 2001. This will include the provision of strategic fire breaks/fire emergency access tracks, methods for ensuring on-going hazard reduction where required, the application of building construction standards AS 3959 if separation distances from extreme fire hazards are difficult to achieve.
- A memorial is to be placed on the title of small holding lots stating that the area may be subject to chemical spray drift, odour and noise from the normal farming practices of agricultural activities.
- Where appropriate, measures to conserve vegetation are to be implemented prior to subdivision.
- Other matters specific to a Precinct or a lot are noted on the Plan.

9.1 Lot Demand

It is important to try and estimate the level of demand for uses such as small holdings so that an area can be planned in an orderly and timely manner and costly public infrastructure not prematurely developed or unnecessary pressure placed on natural resources.

In the case of Wellington Mill, the planning is not simply for small holding lots. Allocating land for future intensive agriculture is also an objective.

Based on the past few years of lot development and sales it is estimated that the demand for lots is in the order of three to five per year. Demand can be difficult to estimate as recent small holding subdivision was not typical of the character of the area.